



City of Prince George
1100 Patricia Blvd
Prince George, BC V2L 3V9
p: 250-561-7600 | www.princegeorge.ca

October 9, 2015

Killarney-Sussex-Wildwood Sanitary Sewer Local Area Service (LAS)

Pre-Petition Information Update

The Killarney-Sussex-Wildwood Sanitary Sewer LAS was initiated at the request of homeowners who were concerned about their aging septic systems and approached the City about the possibility of connecting to the sanitary sewer system. This project is being undertaken through a process called a local area service (LAS). Local area services are improvement projects that benefit a particular area, and are paid for by the benefiting property owners.

In order for construction to take place, the project will need to be approved by at least half of the benefiting properties, and by City Council. Homeowners wishing to support the project may do so by signing a formal petition. The formal petition process will take place in November of this year.

To help you make an informed decision, we encourage you to review the following package which includes more details about the project and the petition process. In advance of the formal petition we will be holding an information session to go over this material.

Pre-Petition Information Session

Tuesday October 27th, 7:00–8:00 pm

Heather Park Elementary School

Project Overview

The proposed LAS project is an approximate 1.3 km extension of gravity sanitary sewer main to service eighty properties located on Killarney Drive, Sussex Lane, Sussex Place, and Wildwood Crescent, as shown on the enclosed map.

Estimated Cost and Construction Timelines

The estimated project cost that will be referenced in the formal petition is \$24,300 per lot. This number is the highest probable cost based on construction by City crews. It includes a 20% contingency (buffer) to account for circumstances such as bad weather or difficult soil conditions. If actual project expenses are lower, then any savings will be reflected in the amount paid by homeowners.

If the LAS petition is successful, construction will be planned for 2016. In order to complete the project in the most cost effective manner possible, work will likely extend into 2017.

Repayment

If the LAS petition is successful and the project proceeds, charges will be assessed against the benefiting properties to cover the project cost. These charges may be paid annually over a period of 20 years (at 3% interest) or in a single lump-sum payment. Individual property owners will have the option to repay the remainder of their debt in its entirety at any time during the 20 year amortization period.

The LAS charges will not be applied until the year after all construction is completed. If the project is not completed in 2016, then LAS charges will not be applied until 2018.

Petition Requirements

In order for the project to proceed, a petition must be signed by the owners of at least 50% of the parcels that would be affected. Collectively, these parcels must represent at least 50% of the total assessed value of land and improvements in the local service area. If a parcel is owned by more than one person, a majority of the owners must sign the petition. This means that if your home is owned by two people, then both owners would need to sign the petition. These petition requirements are dictated by provincial law.

A copy of the formal petition will be mailed to you in early November. If you would like to support the proposed local area service, you will need to sign and return the petition to City Hall.

If you do not support the local area service project, you do not need to take any action. Unsigned petitions do not need to be returned. Not responding will automatically count as a vote against the project.

Next Steps

- **Pre-Petition Information Session:** Will be held on Tuesday October 27th, 7:00–8:00 pm at Heather Park Elementary School.
- **Formal Petition:** Will be mailed to you for your consideration in early November. The results of the formal petition will be known by the end of 2015.

If the neighbourhood successfully petitions for this project, the following steps will be taken:

- **Formalization of the Local Area Service (LAS):** A bylaw to establish the local area service will be brought forward to City Council for approval. The City would be taking out a loan to finance this project, so approval from the Inspector of Municipalities (provincial government) is also required.
- **Construction Planning Information:** An information package will be sent to residents in early 2016 to help homeowners plan and prepare for the upcoming construction project.



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Contact Information

Killarney-Sussex-Wildwood Working Group:

Please contact any of us with your questions or concerns. We appreciate hearing from you, and it will assist us in preparing all necessary information and answers for the Pre-Petition Information Session.

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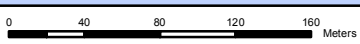
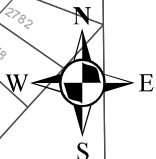
Project Website:

<http://princegeorge.ca/cityservices/utilities/KSWSanitarySewerLAS/Pages/default.aspx>



Legend

- Proposed Local Service Area
- Existing Sanitary Sewer Main



Coordinate System: NAD 1983 UTM Zone 10N
 Projection: Transverse Mercator
 Datum: North American 1983

1:4000

**Map of Proposed Killarney-Sussex-Wildwood
 Sanitary Sewer Local Service Area**

