

REGIONAL DISTRICT OF CENTRAL OKANAGAN

BYLAW NO. 1074

A bylaw to establish a service area in the Westside Electoral Area for the purpose of purchasing and managing property for public purposes.

WHEREAS a regional district may, by bylaw, establish and operate a service under the provisions of Part 24 of the Local Government Act;

AND WHEREAS the Regional Board of the Regional District of Central Okanagan wishes to establish a service in the Westside Electoral Area for the purpose of purchasing and managing property for public purposes;

AND WHEREAS pursuant to section 801.3 of the Local Government Act, a regional district may obtain approval of the electors for an establishing bylaw by the Alternative Approval Process in accordance with Section 86 of the Community Charter;

AND WHEREAS the Directors of the Westside Electoral Area have consented to the establishment of the service area;

NOW THEREFORE The Regional Board Of The Regional District Of Central Okanagan In Open Meeting Assembled Enacts As Follows:

1. The Regional District hereby establishes within a portion of the Westside Electoral Area, a service area for the purpose of purchasing and managing property for public purposes.
2. The participants in the service, established under Section 1, are portions of the Westside Electoral Area shown as the outlined area on Schedule "A" attached hereto and forming part of the Bylaw.
3. The boundaries of the service area, to be known as the "Westside Land Purchase and Management Service Area", are as shown outlined on Schedule "A" attached hereto and forming part of this bylaw.
4. The annual costs for the service established in Section 1 shall be recovered by:
 - a) The requisition of money under Section 806 to be collected by a property value tax levied on land and improvements imposed in the manner provided by Section 806.1(1)(a).
 - b) Revenues received by way of agreement, enterprise, gift, grant or otherwise.
5. The maximum amount that may be requisitioned annually for the service provided under Section 1 shall not exceed 14 cents per \$1,000.00 of net taxable value of land and improvements within the service area.

6. This bylaw may be cited as the "Regional District of Central Okanagan Westside Land Purchase and Management Service Area Establishment Bylaw No. 1074, 2004".

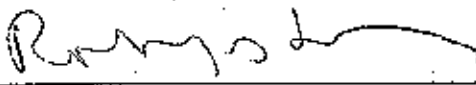
READ A FIRST TIME THIS	18th	DAY OF	October	2004.
READ A SECOND TIME THIS	18th	DAY OF	October	2004.
READ A THIRD TIME THIS	18th	DAY OF	October	2004.

Approved by the Inspector of Municipalities this 27th day of October, 2004.

ALTERNATIVE APPROVAL PROCESS RESULTS IN ACCORDANCE WITH THE COMMUNITY CHARTER:

<u>44</u>	<u>0.24%</u>
Number of signatures	Percentage of estimated eligible electors

RECONSIDERED AND ADOPTED THIS 13th DAY OF December, 2004.



CHAIR



DIRECTOR OF CORPORATE SERVICES

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 1074 cited as the "Regional District of Central Okanagan Westside Land Purchase and Management Service Area Establishment Bylaw No. 1074, 2004", as read a third time by the Regional Board on the 18th day of October, 2004.

Dated at Kelowna, B.C. this 19th day of October, 2004.



DIRECTOR OF CORPORATE SERVICES

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 1074 cited as the "Regional District of Central Okanagan Westside Land Purchase and Management Service Area Establishment Bylaw No. 1074, 2004", as adopted by the Regional Board on the 13th day of December, 2004.

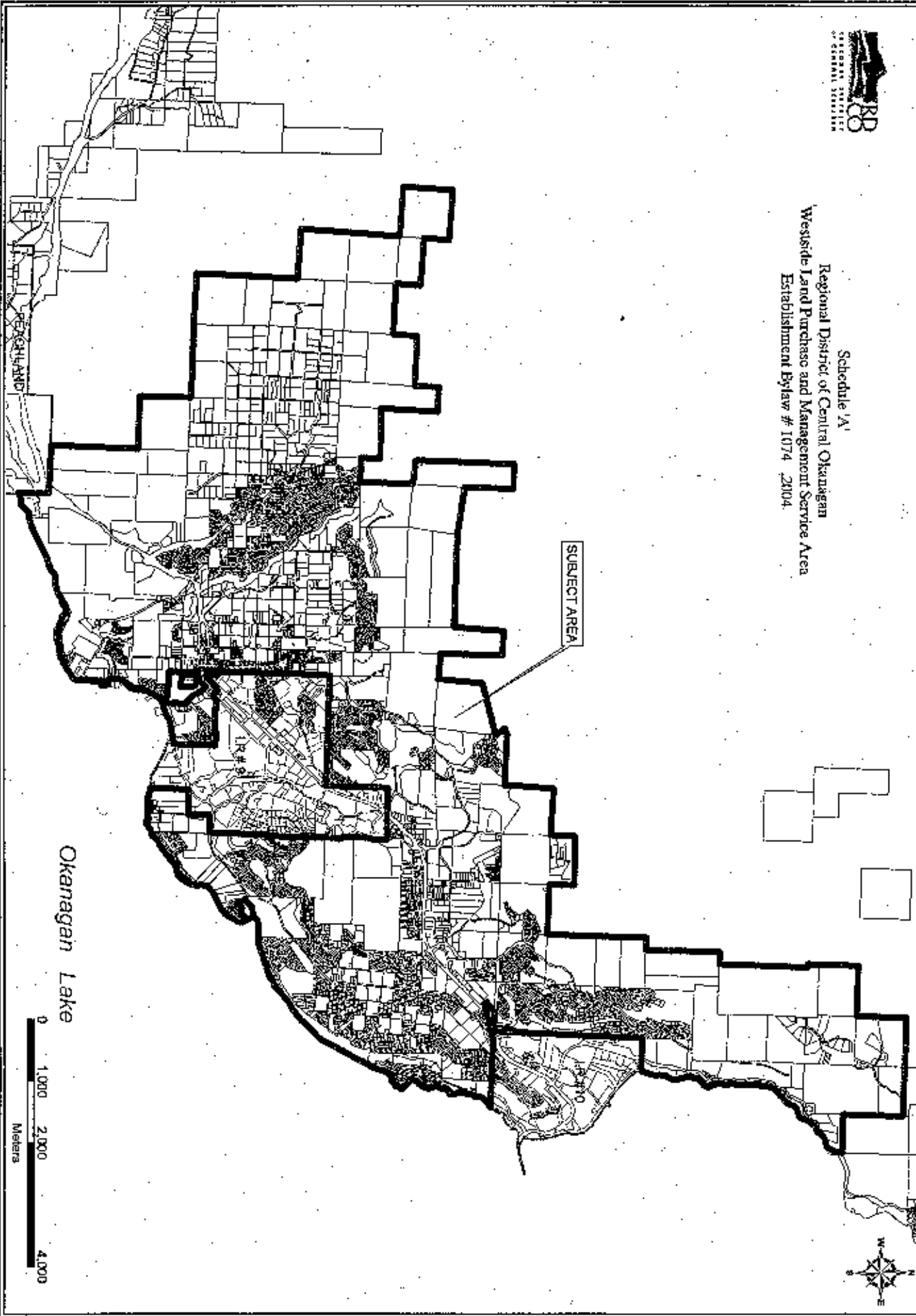
Dated at Kelowna, B.C. this 14th day of December, 2004.



DIRECTOR OF CORPORATE SERVICES



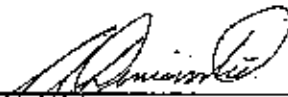
Schedule 'A'
Regional District of Central Okanagan
Westside Land Purchase and Management Service Area
Establishment Bylaw # 1074 2004.



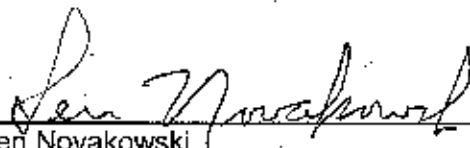


CONSENT

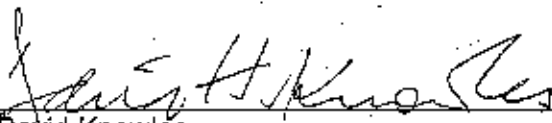
We, the undersigned Directors of Electoral Area 'Westside' of the Regional District of Central Okanagan, hereby consent to the Regional District of Central Okanagan Westside Land Purchase and Management Service Area Establishment Bylaw No. 1074, 2004.



Aaron Dinwoodie
Director – Westside Electoral Area



Len Novakowski
Director – Westside Electoral Area



David Knowles
Director – Westside Electoral Area

Dated at Kelowna, B.C.
This 19th day of October, 2004.



W. d'Easum
Director of Corporate Services

REGIONAL DISTRICT OF CENTRAL OKANAGAN

Residential 2,041,717,700 5,962,891,763 8,004,609,463
 Utilities 63,566,855 45,731,864 109,298,719

Westside Land Purchase LSA #5 Code F

Requisition 337,334
 Actual Assessment 2,432,498,525
 Tax Rate 0.1387
 Residential Tax Rate 0.1224

Actual Tax Rate by Classification	LSA #5	Total		Tax Rate
		Actual Assessments	Converted Assessments	
Residential	2,239,348,201	2,239,348,201	223,934,820	0.122
Utilities	12,267,102	12,267,102	4,293,486	0.428
Major Industry	9,178,600	9,178,600	3,120,724	0.416
Light Industry	31,777,200	31,777,200	10,804,248	0.416
Business/Other	134,657,072	134,657,072	32,990,983	0.308
Managed Forest	3,000	0	0	
Recreational/Non Profit	3,329,000	3,329,000	332,900	0.122
Farm	1,000	1,941,350	194,135	0.122
	2,432,498,525	2,432,498,525	275,671,298	

Proposed Budget
 Debt Repayment over 10 years at 6% Interest 232,735
 Site demolition and cleanup 65,000
 Contingency @10% 29,774
 Administration costs 9,825
 337,334



No. _____

Statutory Approval

Under the provisions of section _____ 801(1) _____

of the _____ *Local Government Act* _____

I hereby approve Bylaw No. _____ 1074 _____

of _____ the Regional District of Central Okanagan _____,

a copy of which is attached hereto.

Dated this *27th* day
of *October*, 2004

Deputy Inspector of Municipalities