



PUBLIC NOTICE OF INTENT
To establish “The Winds” Local Area Service
by Council Initiative, subject
to a Petition Against

In accordance with sections 210, 211, 213 and 217 of the *Community Charter*, the Council of the District of Lantzville gives notice that it intends to:

- undertake, on its own initiative and subject to petition against, a local area service to construct a water system for the benefit of a specified area of the District by adopting the **“District of Lantzville Water System Expansion (The Winds) Local Area Service Establishment Bylaw No. 336, 2023”** and bringing water service to the 141 properties located within “The Winds” Local Area Service”;
- adopt the **“District of Lantzville Loan Authorization Bylaw No. 299, 2022”** to authorize:
 - borrowing up to \$3,598,388 towards the construction of “The Winds” Local Area Service to be recovered entirely by a parcel tax assessed to property owners within “The Winds” Local Area Service” area, with a maximum term of debentures of thirty years;
 - acquiring real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with the construction of “The Winds” Local Area Service.

Estimated costs of the service: The estimated total cost of the proposed local area service is \$9,296,506 comprised of capital works funded through a \$5,733,746 grant under the Investing in Canada Infrastructure (ICIP) – Green Infrastructure – Environmental Quality Program and the balance, not exceeding \$3,598,388, borrowed upon the credit of the District **to be recovered by means of a local service tax** imposed by way of a parcel tax under Division 4 of Part 7 of the *Community Charter*, on all land and improvements within “The Winds” Local Area Service area as shown outlined in bold in the map on page 2 of this Notice. The total maximum principal cost per property is \$25,521 to be paid by each of the 141 property owners which they may elect to pay as a one-time charge. A Parcel Tax will be levied on the remaining properties choosing not to pay the principal cost as a one-time charge. The Parcel Tax would be sufficient to cover the annual cost to repay the actual principal cost (maximum principal of \$25,521) plus interest for the 30-year term of borrowing. The estimated annual parcel tax, based on the \$25,521 maximum principal, would be approximately \$1,405 for the 30-year term.

Opportunity to Petition Against: Council may proceed with establishing the Local Area Service unless, by 4:00 pm on Tuesday, August 27, 2024 (which is at least 30 days after the 2nd notice is published [1st notice published July 17, 2024; 2nd notice will be published on July 24, 2024] in accordance with section 213 of the *Community Charter*), the Council receives a sufficient petition against the proposed Local Area Service, certified by the Director of Corporate Administration:

- a) as being signed by the owners of at least 50% of the parcels that would be subject to the local service tax described above and representing at least 50 percent of the value of the land and improvements that would be subject to the Local Area Service.

Please note that owners of parcels subject to “The Winds” Local Area Service local service tax will be directly notified by mail. The Elector Response Form, bylaws and other information regarding “The Winds” Local Area Service may be obtained from the District Office, 7192 Lantzville Road (250.390.4006) or from the District’s website at www.lantzville.ca under the Business tab, and then the Current Projects tab titled “The Winds” Local Area Service July 2024.

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Schedule "A" Bylaw No. 336, 2023
The Winds Water Service System
Local Area Service Boundaries

The Winds Water Service System Local Area Service Boundaries

0 100 200 300
Meters

May 10, 2024

N

D.L. 31-A

D.L. 161

D.L. 53

D.L. 93

WESTWIND DR
 SOUTHWIND DR
 EASTWIND DR
 NORTHWIND DR
 NORMAREL DR
 HOBSONS RD
 STONE RD
 SUPERIOR RD
 VANDERHOEK RD
 HARB'Y RD WEST

PLAN 21981
 PLAN 21509
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