



City of Revelstoke

Council Report

File No.: 5600-01

To: His Worship Mayor McKee and Members of City Council
From: Mike Thomas P.Eng. ENV SP
Date: 2 November 2017
Subject: Parks Canada Campground Water Service

RECOMMENDATION:

THAT Policy PW-8, regarding the provision of water outside the municipal boundaries be waived for the purposes of Parks Canada developing a campground at Mount Revelstoke National Park;

AND THAT the City work with Parks Canada to develop an agreement for the provision of water to the Mount Revelstoke Campground via a metered service off HWY23N.

CAO Comments:

Background:

At the October 24, 2017 Council meeting, Parks Canada came as a delegation ([presentation link](#)), informing Council of their current project to develop a campground on the lower slopes of Mount Revelstoke. The provision of front country camping in Mount Revelstoke is a valuable addition to the accommodation options available in the Revelstoke area and is expected to appeal primarily to a subset of travelers and visitors wanting to stay in a National Park. Sixty-three campsites of all types are proposed, with an office, kitchen shelter, interpretation centre and washroom and shower facilities.

City staff have been working with Parks Canada's staff and consultant on reviewing water and sewer options for the campground. Recognizing the limitations of the City's sewer treatment plant, Parks Canada opted to develop a septic system within the park for sewer disposal.

For water, Parks Canada's preferred option was to connect to the City's water distribution network on HWY 23N, and enter into an agreement with the City for this water. However, Mount Revelstoke National Park is outside the City Limits and the City has a policy to not supply water outside the boundaries of the City without a boundary extension in place, (Policy PW-8 attached).

Water demand would be seasonal, (May to October), and is expected to be less than 1000



City of Revelstoke

Council Report

cubic meters a month, equivalent to approximately 30 single family homes.

Options / discussion:

The policy to not provide water or sewer services outside the city boundary is common across municipalities in British Columbia, the general reason for this type of policy is to ensure that development occurs and services are provided in a manner that is consistent with city development and infrastructure planning, and that services are available for developments within the city as they occur.

City staff view the proposed campground as a complimentary activity to Revelstoke's development planning, and believe that a request for water from Parks Canada was not specifically contemplated in the drafting of the policy. This request is somewhat different from that of a developer or neighbourhood outside the city boundary for the following reasons:

- Parks Canada is a government agency, providing a public non-commercial service,
- The very nature of the National Park means that further development of camping or other water demand will be limited in scope,
- The camp ground is complimentary to existing Revelstoke services, and fills a niche that can only be provided in the national park setting.

Should council approve the recommendations, city staff will develop an agreement for the provision of water, to be brought back to Council for approval. Some items that will be considered include:

1. The City can enter into a 5-year agreement without seeking elector approval.
2. The designed water service to the campground will be metered, allowing for water to be billed at rates identified in the fees and charges bylaw.
3. The provision of third-party services by the City are subject to a 10% surcharge, again identified in the fees and charges bylaw. This is a reasonable surcharge for the consumption portion of water fees for this campground.
4. Developments within the City are subject to Development Cost Charges (DCC's), as this campground is outside the City boundary, the City has no jurisdiction to impose DCC's. It is suggested that an estimate of the equivalent water DCC's (based on the equivalent number of residential dwellings that the campground would represent) amortized over the normal timeframe for projects in a DCC bylaw (usually 25 years) could be incorporated as an annual fee in the agreement. Should the DCC bylaw change over the time of the contract, this annual fee should change accordingly.
5. Consideration of water restrictions, continuity of supply and the requirements of the water regulation bylaw should be incorporated into the proposed agreement.

Financial and Risk

Financially, the proposed fee structure incorporates the risk of requiring treatment plant or other development related upgrades through the collection of the equivalent to DCC's. Additionally, fees should be relative to those being charged to residents and businesses, with the addition of an administrative charge to cover services that would otherwise be covered by general taxation.



City of Revelstoke

Council Report

Risks to the City should be managed through the development of the agreement.

Others Consulted:

Parks Canada

Respectfully submitted,

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Director of Engineering and Public Works