

Rhonda West

From: Debbie McGregor [REDACTED]
Sent: Monday, December 2, 2024 6:15 PM
To: Rhonda West
Subject: [External] Request for a formal review by Council regarding the current rules of the City's Fees for Service Bylaw No. 2498 (as it pertains to Bylaw No. 4281/Garbage/Recycling p/u)

Hi, Rhonda,

I was recently at City Hall asking what is required in order to get Bylaw No. 2498 looked at for a change to be made to the current 'timeframe to apply fees' rule, and I was given your contact information, and told that an inquiry must go through you first. As such, please see the following for details of my concern(s).

Currently, as it has been explained to me, Bylaw No. 2498, Schedule B, Appendix 10, for Curbside Household Garbage and Recycling Fees, is set up so charges begin four months following building permit issuance 'or' from the date of occupancy permit issuance, whichever is earlier. (Clearly, it takes a minimum of 6 months to build a house, and obviously much longer for a townhome project).

It is my understanding that the City of Salmon Arm wants (& needs) affordable housing, but it has also been my experience that they do nothing to help ease a builder's costs to actually encourage this (in fact, they charge much more). For example, for our build, which is a 15-unit townhouse project, we are charged approximately \$12,000 '**per unit**' for Permits & DPP's, which is about three times what the City would charge for a house build. This action alone, does nothing to help the City get the affordable housing they seek. Then while the build moves forward, which can take many months, more fees are handed out at the four-month mark. Fees, for services such as Garbage/Recycling, and Water/Sewer. In our case, we had to pay for the entire 2024 year of Garbage/Recycling fee for 4 units even though occupancy will not even happen until 2025. There's clearly something wrong with the Bylaw, when the City knows full well that they're charging for services (both Garbage & Sewer) that should only apply once a residence is occupied, since these services are obviously not needed until then.

Due to the above stated: My request is that Bylaw No. 2498, that pertains to Bylaw No. 4281 be reviewed by Council, with the suggestion that the Fee only goes into effect from the date of occupancy, and not 4 months after the permit is issued. (I also think the same rule should apply to the water/sewer service fee).

I appreciate your time on this, and am hoping I can be kept informed as to the status of this going to Council for review/adoption.

Sincere thanks,

Debbie McGregor
[REDACTED]

*On a side note, why are the fees so much higher for a townhouse unit compared to a house?