

## Kanaka Business Park Landscape Maintenance Repeal Bylaw

**Recommendation:**

**THAT *Kanaka Business Park Landscape Maintenance Repeal Bylaw No. 8102-2026* be given first, second and third reading.**

**Report Purpose and Summary Statement:**

To present the results of the petition submitted by property owners within Lots 1 through 51 of the Kanaka Business Park Local Area Improvement (LAI) area, confirm that the Corporate Officer has certified the petition as sufficient, and seek Council direction on whether to proceed with a bylaw to repeal Kanaka Park Landscape Business Maintenance Bylaw No. 6676-2009 (the "Bylaw").

**Previous Council Action:**

Council adopted the bylaw on July 28, 2009

**Financial Impact:**

None for approximately 15 years

**Funding Source:**

After approximately 15 years, general taxation would fund this service.

**Strategic Alignment:**

Governance & Corporate Excellence

**Applicable Legislation/Bylaw/Policy:**

*Community Charter*

## **Kanaka Business Park Landscape Maintenance Repeal Bylaw**

### **BACKGROUND:**

Kanaka Park Landscape Business Maintenance Bylaw No. 6676-2009 established a parcel tax levy to fund landscape maintenance for specified portions of the subdivision, including areas within the public right-of-way and embankments located on privately owned lots, as described in the Bylaw. The levy was introduced following a property owner-initiated process and applies to the defined benefiting area (Lots 1–51 at Kanaka Business Park).

In response to concerns raised by some property owners regarding the ongoing levy, the City issued correspondence outlining the formal process required to amend or repeal the Bylaw, including the requirement for a petition that meets provincial legislative thresholds. Following that notice, petitions were received and processed for certification.

The Corporate Officer has certified that the petition is sufficient, having been signed by owners representing:

1. at least 50% of the parcels subject to the local service tax (27 of 51 owners [53%], and
2. at least 50% of the assessed value of land and improvements (\$114,537,300 of \$221,497,700 [51.7%] subject to the local service tax.

### **ANALYSIS:**

#### **Discussion:**

As the levy was established by bylaw, Council action is required to make any change to the levy authority, including amendment or repeal. The petition process is intended to demonstrate a minimum level of support within the benefiting area before Council considers altering an established local service. In this case, the Corporate Officer's certification confirms the petition meets the required threshold and may be relied upon by Council in proceeding to consider a repeal bylaw.

Calculation of the rates applied to the original bylaw have been collected since 2009 but expenditures have not exceeded the taxation and it is estimated that there are sufficient funds to cover expenditures for approximately 15 years.

If the bylaw is repealed, the taxation would immediately impact owners of Lots 1 through 51 of the Kanaka Business Park for 2026. Clear communication to all affected owners will be forwarded, as the outcome applies to the full-service area and not only to those who signed the petition.

**Project Description:**

Council's consideration of whether to repeal the Bylaw that authorizes the local service parcel tax levy for landscape maintenance in the Kanaka Business Park LAI area.

If Council chooses to proceed with repeal, the administrative and operational work will include: advancing the repeal bylaw through Council's bylaw process (readings/adoption); confirming the effective date and implications for the upcoming tax roll and billing cycle; determining how any remaining funds will be addressed consistent with municipal financial administration requirements; and communicating the outcome to affected property owners within the service area.

**Public Engagement:**

A letter to all affected owners was forwarded identifying the process for bylaw repeal of the process.

**Strategic Alignment:**

Governance & Corporate Excellence

**Financial Impact:**

No impact for approximately 15 years, following this time general taxation would fund the maintenance.

**Applicable Legislation/Bylaw/Policy:**

*Community Charter*

**OPTIONS & IMPLICATIONS:**

- 1) Adopt the repeal bylaw (recommended)
- 2) Do not adopt the repeal bylaw which would result in continued over collection of landscape maintenance fees from Kanaka Business Park property owners.
- 3) Direct back to staff to determine an amount to reduce the annual levy to a point where, over a 15-year period, the maintenance revenues and costs come into alignment, and then tie the annual levy going forward to the actual costs of maintenance, annual inflation, and with the ability to change the levy as needed.

## **CONCLUSION:**

The Corporate Officer has certified the petition as sufficient under the applicable provincial legislative threshold for the LAI/local service tax area affecting Lots 1 through 51 at the Kanaka Business Park. Council is now positioned to consider whether to proceed with a repeal bylaw for Kanaka Park Landscape Business Maintenance Bylaw No. 6676-2009 or to take no action at this time and maintain the existing bylaw and levy.

---

Prepared by: Carolyn Mushata, CMC, MMC  
Director of Legislative Services

## **Attachments:**

- (A) Kanaka Business Park Landscape Maintenance Repeal Bylaw No. 8102-2026
- (B) Kanaka Business Park Sample Petition

## Report Approval Details

Document Title:	Kanaka Business Park Landscape Maintenance Repeal Bylaw No. 8102-2026.docx
Attachments:	- Kanaka Business Park Landscape Maintenance Repeal Bylaw.docx - Kanaka Business Park Sample Petition.pdf
Final Approval Date:	Mar 31, 2026

This report and all of its attachments were approved and signed as outlined below:

Catherine Nolan, Deputy Chief Financial Officer

Walter Oleschak, Director of City Operations/Acting Chief Operating Officer

Scott Hartman, Chief Administrative Officer