

CITY OF SURREY

BY-LAW NO. 14214

A by-law to impose specified charges on the owners of parcels of land benefiting from the installation of municipal services in the area of 94 Avenue, 189 Street and 190 Street  
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WHEREAS the Local Government Act, Section 646, gives the City the power to undertake services for the special benefit of a specified area of the municipality with the cost of such services being borne by the owners of real property within the specified area.

AND WHEREAS the City of Surrey wishes to facilitate industrial development within the City;

AND WHEREAS the City of Surrey has proposed to construct municipal services which will benefit owners of certain legal parcels of land in the area of 94 Avenue, 189 Street and 190 Street.

THEREFORE, the City Council of City of Surrey, in open meeting assembled, enacts as follows:

1. Description of the Benefiting Lands within the Specified Area.

The benefiting lands consist of Blocks A, B, C and D as shown on Schedule 1 as prepared by Hol and Associates, Professional Land Surveyors.

The areas of Blocks A, B, C and D are shown on Schedule 2 as prepared by Hol and Associates, Professional Land Surveyors.

2. Description of Municipal Services to be Constructed.

The City proposes the construction of the following municipal services as necessary to service the benefiting lands. These works include:

- sanitary sewers complete with all appurtenances
- storm sewers complete with all appurtenances

- water mains complete with all appurtenances
- roads together with curbs, sidewalks, street lights, underground ducts and other appurtenances
- underground electrical and telecommunications cables
- underground B.C. Gas supply works

### 3. Allocation of Costs to Benefiting Lands

Costs for the proposed municipal services have been allocated to the benefiting lands in accordance with principle that properties pay for the cost of the services that either front or flank the property. These costs shall be recovered from the benefiting lands through the collection of specified charges by the City.

The applicable frontages for the various different blocks of land are shown on Schedule 3, the associated percentage of costs on Schedule 4, and the resultant total cost to each block on Schedule 5.

The areas of the various blocks are shown on Schedule 6 and the resulting cost per square metre for each block on Schedule 7.

### 4. Specified Charges

4.1 Based on the principle outlined in Section 3, the estimated cost of the works and the data in the Schedules referenced in Section 3, the Specified Charges for all the works described in Section 2 have been determined on a \$ rate per square metre of area, for the year 2001, as shown in Schedule 8.

4.2 Any unpaid specified charges after 2001 shall incur an annual financing charge calculated at the compound rate of Five Decimal Five (5.5%) percent per annum added on annually for the first 10 years, after which no annual interest shall apply, as shown in the Table in Schedule 8.

4.3 The owner shall be required to pay the specified charge, including the accrued interest increment, in full at the time the property owner makes a formal

application for connection to the sanitary sewer, storm sewer, and/or water main, and/or a driveway connection and/or building permit.

No such permits will be issued unless the specified charge is paid in full.

5. Other Charges Payable

The application of this specified by-law does not alleviate the benefiting lands of any other charges that would legally apply. All existing latecomer and development cost charges, and their conditions thereof, remain in full force and effect.

Once the benefiting lands connect to the municipal services, all the water, sewerage and drainage utility user charges become payable.

6. The General Manager, Engineering shall submit an amendment to this By-law with a revised Schedule 8 when the final costs of the Works are determined and have been apportioned to the benefiting properties.

Subsequent to this initial amendment to this By-law, the General Manager, Engineering shall submit an annual amendment to adjust costs to reflect the reimbursement of B.C. Hydro charges. The reimbursement of these charges shall be credited against the various blocks in accordance with Schedule 9.

7. This By-law may be cited for all purposes as "Surrey Specified Charge Supplementary By-law, 2001, No. 14214."

PASSED THREE READINGS on the 15th day of January, 2001.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 22nd day of January, 2001.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

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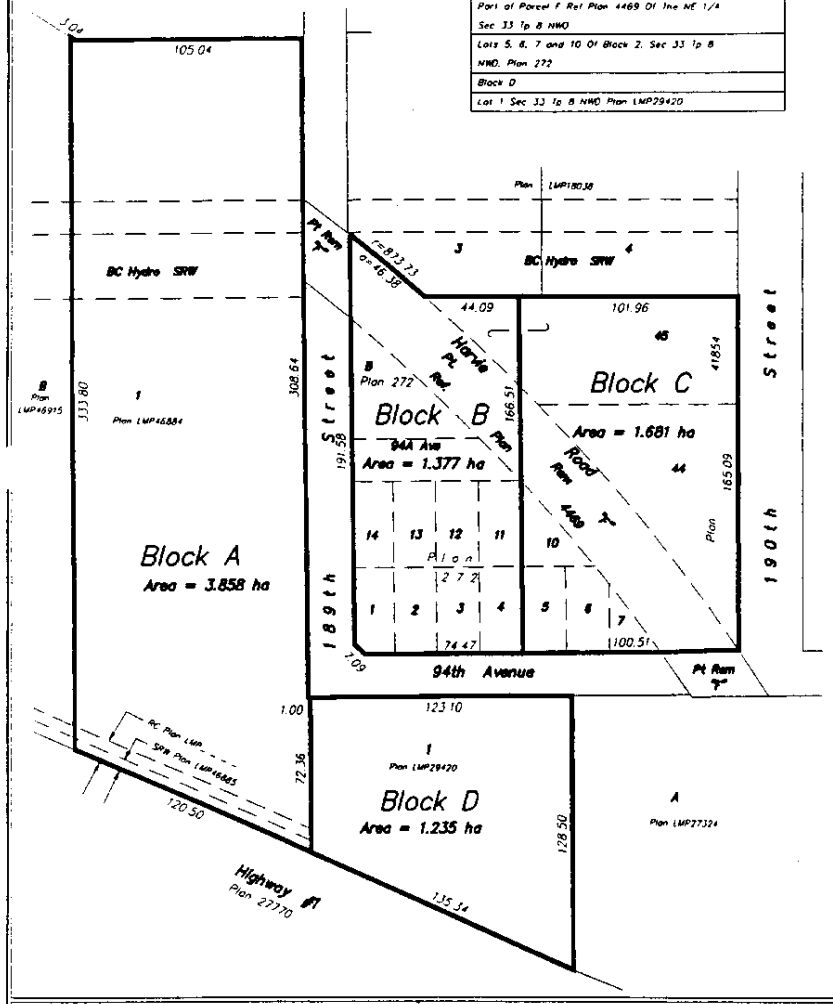
SCHEDULE 1

**Survey Plan**  
Of Blocks A, B, C & D Showing  
Development Areas All In NE 1/4  
Sec. 33, Tp 8, N.W.D.

Scale 1 : 2000 Dimensions are METRIC



| Legal Descriptions  |  |
|---|--|
| Block A   |  |
| Lot 1, Sec 33, Tp 8, N.W.D. Plan LMP46884                         |  |
| Block B   |  |
| Lots 7 to 4 and 11 to 14 inclusive and Lot 8 (BC 83648)           |  |
| All of Block 2, Sec 33, Tp 8, N.W.D. Plan 272                     |  |
| Part of Lot 45, Sec 33, Tp 8, N.W.D. Plan 41854                   |  |
| Part of 94A Ave Dedicated by Plan 272                             |  |
| Part of Lot F Ref Plan 4469 NE 1/4 Sec 33, Tp 8, N.W.D.           |  |
| Block C   |  |
| Part of Lot 45, Sec 33, Tp 8, N.W.D. Plan 41854                   |  |
| Part of Lot 44, Sec 33, Tp 8, N.W.D. Plan 41854                   |  |
| Part of Parcel F Ref Plan 4469 Of the NE 1/4 Sec 33, Tp 8, N.W.D. |  |
| Lots 5, 6, 7 and 10 Of Block 2, Sec 33, Tp 8, N.W.D. Plan 272     |  |
| Block D   |  |
| Lot 1, Sec 33, Tp 8, N.W.D. Plan LMP29420                         |  |



Certified Correct  
Date: 10th, November 2000

*[Signature]*  
L. Achtemichuk

BCLS

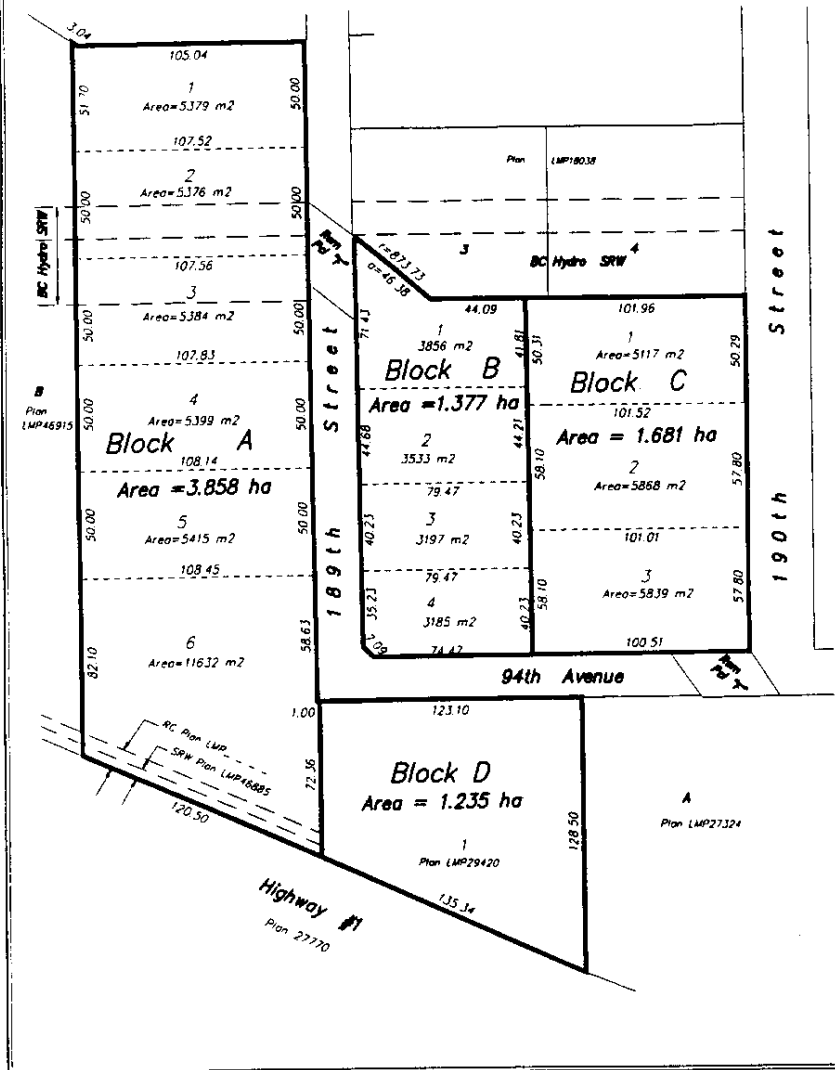


**Hol & Associates**

Professional Land Surveyors  
#111 12827 76th Avenue  
Surrey, BC Tel: 591-9770  
Fax: 4957000  
Client Reference Foundation Realty Ventures

**Plan Showing Proposed Development**  
**Of Blocks A, B, C & D of NE 1/4**  
**Sec 33, Tp 8, N.W.D**

Scale 1 : 2000 Dimensions are METRIC



Certified Correct  
 Date: 10th, November 2000

*[Signature]*

L. Achtemichuk

BCL5



**Hol & Associates**

Professional Land Surveyors  
 #111 12827, 76th Avenue  
 Surrey, BC Tel: 591-9770  
 File: A957Comp2  
 Client Reference: Foundation Realty  
 Ventures

# SCHEDULE 3

## Port Kells Preservicing at 189 Street, 94 Avenue, and 190 Street

### Site Frontages To Each Service

| Item                      | Total Frontage (m) | Foundation           | Hoden                | Papais               | Law                  | Ex. Finning Site Frontage (m) |
|---------------------------|--------------------|----------------------|----------------------|----------------------|----------------------|-------------------------------|
|                           |                    | Block A Frontage (m) | Block B Frontage (m) | Block C Frontage (m) | Block D Frontage (m) |                               |
| 189 St. Storm Sewer       | 683.5              | 462.4                | 212.4                | 0.0                  | 8.7                  | 0.0                           |
| 190 St. Storm Sewer       | 54.0               | 0.0                  | 0.0                  | 54.0                 | 0.0                  | 0.0                           |
| 94 Ave. Storm Sewer       | 411.6              | 0.0                  | 79.5                 | 100.5                | 123.1                | 108.5                         |
| 189 St. Sanitary Sewer    | 429.2              | 209.6                | 209.6                | 0.0                  | 10.0                 | 0.0                           |
| 190 St. Sanitary Sewer    | 18.0               | 0.0                  | 0.0                  | 18.0                 | 0.0                  | 0.0                           |
| 189 St. Waterworks        | 405.2              | 202.6                | 202.6                | 0.0                  | 0.0                  | 0.0                           |
| 190 St. Waterworks        | 54.0               | 0.0                  | 0.0                  | 54.0                 | 0.0                  | 0.0                           |
| 94 Ave. Waterworks        | 411.6              | 0.0                  | 79.5                 | 100.5                | 123.1                | 108.5                         |
| 189 St. Roadworks         | 471.3              | 254.6                | 216.7                | 0.0                  | 0.0                  | 0.0                           |
| 190 St. Roadworks         | 170.5              | 0.0                  | 0.0                  | 170.5                | 0.0                  | 0.0                           |
| 94 Ave. Roadworks         | 413.1              | 0.0                  | 79.5                 | 123.1                | 102.0                | 108.5                         |
| 189 St. Hydro/Telus/Gas   | 405.2              | 202.6                | 202.6                | 0.0                  | 0.0                  | 0.0                           |
| 190 St. Hydro/Telus/Gas   | 54.0               | 0.0                  | 0.0                  | 54.0                 | 0.0                  | 0.0                           |
| 94 Ave. Hydro/Telus/Gas   | 411.6              | 0.0                  | 79.5                 | 100.5                | 123.1                | 108.5                         |
| 189 St. Hydro Charges +++ | 9.0                | 6.0                  | 3.0                  | 0.0                  | 0.0                  | 0.0                           |
| 190 St. Hydro Charges +++ | 1.0                | 0.0                  | 0.0                  | 1.0                  | 0.0                  | 0.0                           |
| 94 Ave. Hydro Charges +++ | 3.0                | 0.0                  | 1.0                  | 1.0                  | 1.0                  | 0.0                           |
| 189 St. Telus Charges     | 9.0                | 6.0                  | 3.0                  | 0.0                  | 0.0                  | 0.0                           |
| 190 St. Telus Charges     | 1.0                | 0.0                  | 0.0                  | 1.0                  | 0.0                  | 0.0                           |
| 94 Ave. Telus Charges     | 3.0                | 0.0                  | 1.0                  | 1.0                  | 1.0                  | 0.0                           |
| 189 St. Gas Charges       | 202.6              | 0.0                  | 202.6                | 0.0                  | 0.0                  | 0.0                           |
| 190 St. Gas Charges       | 54.0               | 0.0                  | 0.0                  | 54.0                 | 0.0                  | 0.0                           |
| 94 Ave. Gas Charges       | 282.0              | 0.0                  | 79.5                 | 100.5                | 102.0                | 0.0                           |
| 189 St. Municipal Charges | 2.0                | 1.0                  | 1.0                  | 0.0                  | 0.0                  | 0.0                           |
| 190 St. Municipal Charges | 2.0                | 0.0                  | 0.0                  | 2.0                  | 0.0                  | 0.0                           |
| 94 Ave. Municipal Charges | 2.0                | 0.0                  | 0.0                  | 1.0                  | 1.0                  | 0.0                           |
| Design                    | 903.5              | 308.6                | 235.8                | 154.5                | 102.0                | 102.6                         |
| Surrey Administration Fee | 800.9              | 308.6                | 235.8                | 154.5                | 102.0                | 0.0                           |

\* Frontage includes all flankages.

\*\* The above breakdown is based on "Works and Services" requiring frontage works paid and constructed by fronting property.

Therefore, it is assumed property frontage will determine each blocks proportion of the costs.

+++ Hydro charges are expected to be fully refundable if development built out within 3 to 5 years

# SCHEDULE 4

## Port Kells Preservicing at 189 Street, 94 Avenue, and 190 Street

### Site Frontages as Percentage of Total Road Frontage

| Item                      | Total Percentage (%) | Foundation             | Hoden                  | Papais                 | Law                    | Ex. Finning Site Percentage (%) |
|---------------------------|----------------------|------------------------|------------------------|------------------------|------------------------|---------------------------------|
|                           |                      | Block A Percentage (%) | Block B Percentage (%) | Block C Percentage (%) | Block D Percentage (%) |                                 |
| 189 St. Storm Sewer       | 100.0                | 67.6518                | 31.0753                | 0.0000                 | 1.2729                 | 0.0000                          |
| 190 St. Storm Sewer       | 100.0                | 0.0000                 | 0.0000                 | 100.0000               | 0.0000                 | 0.0000                          |
| 94 Ave. Storm Sewer       | 100.0                | 0.0000                 | 19.3149                | 24.4169                | 29.9077                | 26.3605                         |
| 189 St. Sanitary Sewer    | 100.0                | 48.8350                | 48.8350                | 0.0000                 | 2.3299                 | 0.0000                          |
| 190 St. Sanitary Sewer    | 100.0                | 0.0000                 | 0.0000                 | 100.0000               | 0.0000                 | 0.0000                          |
| 189 St. Waterworks        | 100.0                | 50.0000                | 50.0000                | 0.0000                 | 0.0000                 | 0.0000                          |
| 190 St. Waterworks        | 100.0                | 0.0000                 | 0.0000                 | 100.0000               | 0.0000                 | 0.0000                          |
| 94 Ave. Waterworks        | 100.0                | 0.0000                 | 19.3149                | 24.4169                | 29.9077                | 26.3605                         |
| 189 St. Roadworks         | 100.0                | 54.0208                | 45.9792                | 0.0000                 | 0.0000                 | 0.0000                          |
| 190 St. Roadworks         | 100.0                | 0.0000                 | 0.0000                 | 100.0000               | 0.0000                 | 0.0000                          |
| 94 Ave. Roadworks         | 100.0                | 0.0000                 | 19.2447                | 29.7991                | 24.6914                | 26.2648                         |
| 189 St. Hydro/Telus/Gas   | 100.0                | 50.0000                | 50.0000                | 0.0000                 | 0.0000                 | 0.0000                          |
| 190 St. Hydro/Telus/Gas   | 100.0                | 0.0000                 | 0.0000                 | 100.0000               | 0.0000                 | 0.0000                          |
| 94 Ave. Hydro/Telus/Gas   | 100.0                | 0.0000                 | 19.3149                | 24.4169                | 29.9077                | 26.3605                         |
| 189 St. Hydro Charges     | 100.0                | 66.6667                | 33.3333                | 0.0000                 | 0.0000                 | 0.0000                          |
| 190 St. Hydro Charges     | 100.0                | 0.0000                 | 0.0000                 | 100.0000               | 0.0000                 | 0.0000                          |
| 94 Ave. Hydro Charges     | 100.0                | 0.0000                 | 33.3333                | 33.3333                | 33.3333                | 0.0000                          |
| 189 St. Telus Charges     | 100.0                | 66.6667                | 33.3333                | 0.0000                 | 0.0000                 | 0.0000                          |
| 190 St. Telus Charges     | 100.0                | 0.0000                 | 0.0000                 | 100.0000               | 0.0000                 | 0.0000                          |
| 94 Ave. Telus Charges     | 100.0                | 0.0000                 | 33.3333                | 33.3333                | 33.3333                | 0.0000                          |
| 189 St. Gas Charges       | 100.0                | 0.0000                 | 100.0000               | 0.0000                 | 0.0000                 | 0.0000                          |
| 190 St. Gas Charges       | 100.0                | 0.0000                 | 0.0000                 | 100.0000               | 0.0000                 | 0.0000                          |
| 94 Ave. Gas Charges       | 100.0                | 0.0000                 | 28.1915                | 35.6383                | 36.1702                | 0.0000                          |
| 189 St. Municipal Charges | 100.0                | 50.0000                | 50.0000                | 0.0000                 | 0.0000                 | 0.0000                          |
| 190 St. Municipal Charges | 100.0                | 0.0000                 | 0.0000                 | 100.0000               | 0.0000                 | 0.0000                          |
| 94 Ave. Municipal Charges | 100.0                | 0.0000                 | 0.0000                 | 50.0000                | 50.0000                | 0.0000                          |
| Design                    | 100.0                | 34.1578                | 26.0998                | 17.1010                | 11.2900                | 11.3513                         |
| Surrey Administration Fee | 100.0                | 38.5317                | 29.4419                | 19.2908                | 12.7357                | 0.0000                          |

January 8, 2001

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# SCHEDULE 5

## Port Kells Preservicing at 189 Street, 94 Avenue, and 190 Street

### Total Servicing Cost

| Item                      | Total Cost (\$)   | Foundation        | Hoden             | Papais            | Law               | Ex. Finning Site Cost (\$) |
|---------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|----------------------------|
|                           |                   | Block A Cost (\$) | Block B Cost (\$) | Block C Cost (\$) | Block D Cost (\$) |                            |
| 189 St. Storm Sewer       | 105,000.00        | 71,034.38         | 32,629.11         | 0.00              | 1,336.50          | 0.00                       |
| 190 St. Storm Sewer       | 8,500.00          | 0.00              | 0.00              | 8,500.00          | 0.00              | 0.00                       |
| 94 Ave. Storm Sewer       | 2,500.00          | 0.00              | 482.87            | 610.42            | 747.69            | 659.01                     |
| 189 St. Sanitary Sewer    | 45,500.00         | 22,219.94         | 22,219.94         | 0.00              | 1,060.11          | 0.00                       |
| 190 St. Sanitary Sewer    | 5,000.00          | 0.00              | 0.00              | 5,000.00          | 0.00              | 0.00                       |
| 189 St. Waterworks        | 77,000.00         | 38,500.00         | 38,500.00         | 0.00              | 0.00              | 0.00                       |
| 190 St. Waterworks        | 15,000.00         | 0.00              | 0.00              | 15,000.00         | 0.00              | 0.00                       |
| 94 Ave. Waterworks        | 40,000.00         | 0.00              | 7,725.95          | 9,766.76          | 11,963.07         | 10,544.22                  |
| 189 St. Roadworks         | 152,200.00        | 82,219.65         | 69,980.35         | 0.00              | 0.00              | 0.00                       |
| 190 St. Roadworks         | 24,100.00         | 0.00              | 0.00              | 24,100.00         | 0.00              | 0.00                       |
| 94 Ave. Roadworks         | 117,400.00        | 0.00              | 22,593.32         | 34,984.12         | 28,987.65         | 30,834.91                  |
| 189 St. Hydro/Telus/Gas   | 21,500.00         | 10,750.00         | 10,750.00         | 0.00              | 0.00              | 0.00                       |
| 190 St. Hydro/Telus/Gas   | 33,000.00         | 0.00              | 0.00              | 33,000.00         | 0.00              | 0.00                       |
| 94 Ave. Hydro/Telus/Gas   | 21,500.00         | 0.00              | 4,152.70          | 5,249.64          | 6,430.15          | 5,667.52                   |
| 189 St. Hydro Charges     | 129,500.00        | 86,333.33         | 43,166.67         | 0.00              | 0.00              | 0.00                       |
| 190 St. Hydro Charges     | 3,500.00          | 0.00              | 0.00              | 3,500.00          | 0.00              | 0.00                       |
| 94 Ave. Hydro Charges     | 42,000.00         | 0.00              | 14,000.00         | 14,000.00         | 14,000.00         | 0.00                       |
| 189 St. Telus Charges     | 0.00              | 0.00              | 0.00              | 0.00              | 0.00              | 0.00                       |
| 190 St. Telus Charges     | 0.00              | 0.00              | 0.00              | 0.00              | 0.00              | 0.00                       |
| 94 Ave. Telus Charges     | 0.00              | 0.00              | 0.00              | 0.00              | 0.00              | 0.00                       |
| 189 St. Gas Charges       | 4,083.00          | 0.00              | 4,083.00          | 0.00              | 0.00              | 0.00                       |
| 190 St. Gas Charges       | 8,570.00          | 0.00              | 0.00              | 8,570.00          | 0.00              | 0.00                       |
| 94 Ave. Gas Charges       | 0.00              | 0.00              | 0.00              | 0.00              | 0.00              | 0.00                       |
| 189 St. Municipal Charges | 6,000.00          | 3,000.00          | 3,000.00          | 0.00              | 0.00              | 0.00                       |
| 190 St. Municipal Charges | 11,000.00         | 0.00              | 0.00              | 11,000.00         | 0.00              | 0.00                       |
| 94 Ave. Municipal Charges | 6,000.00          | 0.00              | 0.00              | 3,000.00          | 3,000.00          | 0.00                       |
| Design                    | 65,000.00         | 22,202.58         | 16,964.90         | 11,115.68         | 7,338.51          | 7,378.34                   |
| Surrey Administration Fee | 26,000.00         | 10,018.23         | 7,654.89          | 5,015.61          | 3,311.27          | 0.00                       |
| <b>Total</b>              | <b>969,853.00</b> | <b>346,278.11</b> | <b>297,903.70</b> | <b>192,412.23</b> | <b>78,174.96</b>  | <b>55,084.00</b>           |

\* Total costs shown above are estimates only and final total costs will be based upon actual prices from Contractors and utility companies.

\*\* Above costs include all service connections to fully service all proposed lots.

\*\*\* The existing Finning site has contributed \$55,084 as cash-in-lieu of constructing works on 94 Avenue. The above total cost for existing Finning site is therefore fixed at \$55,084.



# SCHEDULE 6

## Port Kells Preservicing at 189 Street, 94 Avenue, and 190 Street

### Site Areas

| Item                      | Total Site Area (ha) | Foundation             | Hoden                  | Papais                 | Law                    | Ex. Finning Site Area (ha) |
|---------------------------|----------------------|------------------------|------------------------|------------------------|------------------------|----------------------------|
|                           |                      | Block A Site Area (ha) | Block B Site Area (ha) | Block C Site Area (ha) | Block D Site Area (ha) |                            |
| 189 St. Storm Sewer       | 9.1510               | 3.8580                 | 1.3770                 | 1.6810                 | 1.2350                 | 1.0000                     |
| 190 St. Storm Sewer       | 9.1510               | 3.8580                 | 1.3770                 | 1.6810                 | 1.2350                 | 1.0000                     |
| 94 Ave. Storm Sewer       | 9.1510               | 3.8580                 | 1.3770                 | 1.6810                 | 1.2350                 | 1.0000                     |
| 189 St. Sanitary Sewer    | 9.1510               | 3.8580                 | 1.3770                 | 1.6810                 | 1.2350                 | 1.0000                     |
| 190 St. Sanitary Sewer    | 9.1510               | 3.8580                 | 1.3770                 | 1.6810                 | 1.2350                 | 1.0000                     |
| 189 St. Waterworks        | 9.1510               | 3.8580                 | 1.3770                 | 1.6810                 | 1.2350                 | 1.0000                     |
| 190 St. Waterworks        | 9.1510               | 3.8580                 | 1.3770                 | 1.6810                 | 1.2350                 | 1.0000                     |
| 94 Ave. Waterworks        | 9.1510               | 3.8580                 | 1.3770                 | 1.6810                 | 1.2350                 | 1.0000                     |
| 189 St. Roadworks         | 9.1510               | 3.8580                 | 1.3770                 | 1.6810                 | 1.2350                 | 1.0000                     |
| 190 St. Roadworks         | 9.1510               | 3.8580                 | 1.3770                 | 1.6810                 | 1.2350                 | 1.0000                     |
| 94 Ave. Roadworks         | 9.1510               | 3.8580                 | 1.3770                 | 1.6810                 | 1.2350                 | 1.0000                     |
| 189 St. Hydro/Telus/Gas   | 9.1510               | 3.8580                 | 1.3770                 | 1.6810                 | 1.2350                 | 1.0000                     |
| 190 St. Hydro/Telus/Gas   | 9.1510               | 3.8580                 | 1.3770                 | 1.6810                 | 1.2350                 | 1.0000                     |
| 94 Ave. Hydro/Telus/Gas   | 9.1510               | 3.8580                 | 1.3770                 | 1.6810                 | 1.2350                 | 1.0000                     |
| 189 St. Hydro Charges     | 9.1510               | 3.8580                 | 1.3770                 | 1.6810                 | 1.2350                 | 1.0000                     |
| 190 St. Hydro Charges     | 9.1510               | 3.8580                 | 1.3770                 | 1.6810                 | 1.2350                 | 1.0000                     |
| 94 Ave. Hydro Charges     | 9.1510               | 3.8580                 | 1.3770                 | 1.6810                 | 1.2350                 | 1.0000                     |
| 189 St. Telus Charges     | 9.1510               | 3.8580                 | 1.3770                 | 1.6810                 | 1.2350                 | 1.0000                     |
| 190 St. Telus Charges     | 9.1510               | 3.8580                 | 1.3770                 | 1.6810                 | 1.2350                 | 1.0000                     |
| 94 Ave. Telus Charges     | 9.1510               | 3.8580                 | 1.3770                 | 1.6810                 | 1.2350                 | 1.0000                     |
| 189 St. Gas Charges       | 9.1510               | 3.8580                 | 1.3770                 | 1.6810                 | 1.2350                 | 1.0000                     |
| 190 St. Gas Charges       | 9.1510               | 3.8580                 | 1.3770                 | 1.6810                 | 1.2350                 | 1.0000                     |
| 94 Ave. Gas Charges       | 9.1510               | 3.8580                 | 1.3770                 | 1.6810                 | 1.2350                 | 1.0000                     |
| 189 St. Municipal Charges | 9.1510               | 3.8580                 | 1.3770                 | 1.6810                 | 1.2350                 | 1.0000                     |
| 190 St. Municipal Charges | 9.1510               | 3.8580                 | 1.3770                 | 1.6810                 | 1.2350                 | 1.0000                     |
| 94 Ave. Municipal Charges | 9.1510               | 3.8580                 | 1.3770                 | 1.6810                 | 1.2350                 | 1.0000                     |
| Design                    | 9.1510               | 3.8580                 | 1.3770                 | 1.6810                 | 1.2350                 | 1.0000                     |
| Surrey Administration Fee | 9.1510               | 3.8580                 | 1.3770                 | 1.6810                 | 1.2350                 | 1.0000                     |
| Total                     | 9.1510               | 3.8580                 | 1.3770                 | 1.6810                 | 1.2350                 | 1.0000                     |

# SCHEDULE 7

## Port Kells Preservicing at 189 Street, 94 Avenue, and 190 Street

### Cost Per Area

| Item                      | Average<br>Cost/Site Area<br>(\$/ha) | Foundation                           | Hoden                                | Papais                               | Law                                  | Ex. Finning Site<br>Cost/Site Area<br>(\$/ha) |
|---------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|---|
|                           |                                      | Block A<br>Cost/Site Area<br>(\$/ha) | Block B<br>Cost/Site Area<br>(\$/ha) | Block C<br>Cost/Site Area<br>(\$/ha) | Block D<br>Cost/Site Area<br>(\$/ha) |   |
| 189 St. Storm Sewer       | 11,474.16                            | 18,412.23                            | 23,695.80                            | 0.00                                 | 1,082.19                             | 0.00  |
| 190 St. Storm Sewer       | 928.86                               | 0.00                                 | 0.00                                 | 5,056.51                             | 0.00                                 | 0.00  |
| 94 Ave. Storm Sewer       | 273.19                               | 0.00                                 | 350.67                               | 363.13                               | 605.42                               | 659.01  |
| 189 St. Sanitary Sewer    | 4,972.13                             | 5,759.45                             | 16,136.49                            | 0.00                                 | 858.39                               | 0.00  |
| 190 St. Sanitary Sewer    | 546.39                               | 0.00                                 | 0.00                                 | 2,974.42                             | 0.00                                 | 0.00  |
| 189 St. Waterworks        | 8,414.38                             | 9,979.26                             | 27,959.33                            | 0.00                                 | 0.00                                 | 0.00  |
| 190 St. Waterworks        | 1,639.17                             | 0.00                                 | 0.00                                 | 8,923.26                             | 0.00                                 | 0.00  |
| 94 Ave. Waterworks        | 4,371.11                             | 0.00                                 | 5,610.71                             | 5,810.09                             | 9,686.70                             | 10,544.22                                     |
| 189 St. Roadworks         | 16,632.06                            | 21,311.47                            | 50,820.88                            | 0.00                                 | 0.00                                 | 0.00  |
| 190 St. Roadworks         | 2,633.59                             | 0.00                                 | 0.00                                 | 14,336.70                            | 0.00                                 | 0.00  |
| 94 Ave. Roadworks         | 12,829.20                            | 0.00                                 | 16,407.64                            | 20,811.49                            | 23,471.78                            | 30,834.91                                     |
| 189 St. Hydro/Telus/Gas   | 2,349.47                             | 2,786.42                             | 7,806.83                             | 0.00                                 | 0.00                                 | 0.00  |
| 190 St. Hydro/Telus/Gas   | 3,606.16                             | 0.00                                 | 0.00                                 | 19,631.17                            | 0.00                                 | 0.00  |
| 94 Ave. Hydro/Telus/Gas   | 2,349.47                             | 0.00                                 | 3,015.76                             | 3,122.92                             | 5,206.60                             | 5,667.52                                      |
| 189 St. Hydro Charges     | 14,151.46                            | 22,377.74                            | 31,348.34                            | 0.00                                 | 0.00                                 | 0.00  |
| 190 St. Hydro Charges     | 382.47                               | 0.00                                 | 0.00                                 | 2,082.09                             | 0.00                                 | 0.00  |
| 94 Ave. Hydro Charges     | 4,589.66                             | 0.00                                 | 10,167.03                            | 8,328.38                             | 11,336.03                            | 0.00  |
| 189 St. Telus Charges     | 0.00                                 | 0.00                                 | 0.00                                 | 0.00                                 | 0.00                                 | 0.00  |
| 190 St. Telus Charges     | 0.00                                 | 0.00                                 | 0.00                                 | 0.00                                 | 0.00                                 | 0.00  |
| 94 Ave. Telus Charges     | 0.00                                 | 0.00                                 | 0.00                                 | 0.00                                 | 0.00                                 | 0.00  |
| 189 St. Gas Charges       | 446.18                               | 0.00                                 | 2,965.14                             | 0.00                                 | 0.00                                 | 0.00  |
| 190 St. Gas Charges       | 936.51                               | 0.00                                 | 0.00                                 | 5,098.16                             | 0.00                                 | 0.00  |
| 94 Ave. Gas Charges       | 0.00                                 | 0.00                                 | 0.00                                 | 0.00                                 | 0.00                                 | 0.00  |
| 189 St. Municipal Charges | 655.67                               | 777.60                               | 2,178.65                             | 0.00                                 | 0.00                                 | 0.00  |
| 190 St. Municipal Charges | 1,202.05                             | 0.00                                 | 0.00                                 | 6,543.72                             | 0.00                                 | 0.00  |
| 94 Ave. Municipal Charges | 655.67                               | 0.00                                 | 0.00                                 | 1,784.65                             | 2,429.15                             | 0.00  |
| Design                    | 7,103.05                             | 5,754.94                             | 12,320.19                            | 6,612.54                             | 5,942.11                             | 7,378.34                                      |
| Surrey Administration Fee | 2,841.22                             | 2,596.74                             | 5,559.11                             | 2,983.70                             | 2,681.19                             | 0.00  |
| <b>Total Cost</b>         | <b>105,983.28</b>                    | <b>89,755.86</b>                     | <b>216,342.56</b>                    | <b>114,462.95</b>                    | <b>63,299.57</b>                     | <b>55,084.00</b>                              |

|                       |            |           |            |            |           |  |
|-----------------------|------------|-----------|------------|------------|-----------|--|
| Cost Per Acre         | 42,923.23  | 36,351.12 | 87,618.73  | 46,357.50  | 25,636.32 |  |
| Cost Per Hectare      | 105,983.28 | 89,755.86 | 216,342.56 | 114,462.95 | 63,299.57 |  |
| Cost Per Square Meter | 10.60      | 8.98      | 21.63      | 11.45      | 6.33      |  |

#### **Including 7% G.S.T. Tax**

|                       |            |           |            |            |           |  |
|-----------------------|------------|-----------|------------|------------|-----------|--|
| Cost Per Acre         | 45,927.85  | 38,895.70 | 93,752.05  | 49,602.52  | 27,430.87 |  |
| Cost Per Hectare      | 113,402.11 | 96,038.77 | 231,486.53 | 122,475.36 | 67,730.53 |  |
| Cost Per Square Meter | 11.34      | 9.60      | 23.15      | 12.25      | 6.77      |  |

#### **Including 3% G.S.T. Tax**

|                       |              |             |              |              |             |  |
|-----------------------|--------------|-------------|--------------|--------------|-------------|--|
| Cost Per Acre         | 44,210.93    | 37,441.66   | 90,247.30    | 47,748.22    | 26,405.41   |  |
| Cost Per Hectare      | 109,162.78   | 92,448.54   | 222,832.83   | 117,896.84   | 65,198.55   |  |
| Cost Per Square Meter | <b>10.92</b> | <b>9.24</b> | <b>22.28</b> | <b>11.79</b> | <b>6.52</b> |  |

**SCHEDULE "8"**  
**BY-LAW 14214**

**INDUSTRIAL PRE-SERVICING PROJECT 2123-901**

**94 Ave.: 189 St. to 190 St., 189 St.: 94 Ave. to 95A Ave., 190 St.: 94 Ave to 95 Ave.**

**SCHEDULE OF SPECIFIED CHARGES**

|   |                |                |
|---|----------------|----------------|
| <b>Base Specified Charge per square meter applicable in 2001:</b> | <b>Block A</b> | <b>\$9.24</b>  |
|   | <b>Block B</b> | <b>\$22.28</b> |
|   | <b>Block C</b> | <b>\$11.79</b> |
|   | <b>Block D</b> | <b>\$6.52</b>  |

**Specified Charge for years beyond 2001 incurring annual financing charge at 5.5%**  
**For details, see Tables below:**

**Block A**

| Payment<br>Year | Specified<br>Charge<br>per Sq. M. |
|-----------------|-----------------------------------|
| 2001            | \$9.24                            |
| 2002            | \$9.75                            |
| 2003            | \$10.28                           |
| 2004            | \$10.85                           |
| 2005            | \$11.45                           |
| 2006            | \$12.08                           |
| 2007            | \$12.74                           |
| 2008            | \$13.44                           |
| 2009            | \$14.18                           |
| 2010            | \$14.96                           |
| After 2010      | \$14.96                           |

**Block B**

| Payment<br>Year | Specified<br>Charge<br>per Sq. M. |
|-----------------|-----------------------------------|
| 2001            | \$22.28                           |
| 2002            | \$23.51                           |
| 2003            | \$24.80                           |
| 2004            | \$26.16                           |
| 2005            | \$27.60                           |
| 2006            | \$29.12                           |
| 2007            | \$30.72                           |
| 2008            | \$32.41                           |
| 2009            | \$34.19                           |
| 2010            | \$36.07                           |
| After 2010      | \$36.07                           |

**Block C**

| Payment<br>Year | Specified<br>Charge<br>per Sq. M. |
|-----------------|-----------------------------------|
| 2001            | \$11.79                           |
| 2002            | \$12.44                           |
| 2003            | \$13.12                           |
| 2004            | \$13.84                           |
| 2005            | \$14.61                           |
| 2006            | \$15.41                           |
| 2007            | \$16.26                           |
| 2008            | \$17.15                           |
| 2009            | \$18.09                           |
| 2010            | \$19.09                           |
| After 2010      | \$19.09                           |

**Block D**

| Payment<br>Year | Specified<br>Charge<br>per Sq. M. |
|-----------------|-----------------------------------|
| 2001            | \$6.52                            |
| 2002            | \$6.88                            |
| 2003            | \$7.26                            |
| 2004            | \$7.66                            |
| 2005            | \$8.08                            |
| 2006            | \$8.52                            |
| 2007            | \$8.99                            |
| 2008            | \$9.48                            |
| 2009            | \$10.01                           |
| 2010            | \$10.56                           |
| After 2010      | \$10.56                           |

## SCHEDULE 9

### Port Kells Preservicing at 189 Street, 94 Avenue, and 190 Street

#### BC Hydro Charges

| Block | Total Cost | Percentage |
|-------|------------|------------|
|       | (\$)       | (%)        |
| A     | 86,333.33  | 49         |
| B     | 57,166.67  | 33         |
| C     | 17,500.00  | 10         |
| D     | 14,000.00  | 8          |
| Total | 175,000.00 | 100        |