

CITY OF SURREY

BY-LAW NO. 14403

Amended Bylaw 14679 04/15/02

A by-law to authorize the construction, operation and maintenance of a low-pressure sanitary sewer main and related appurtenances and service connections to service parcels of lands on 116A Avenue with civic addresses 14472 to 14536; to authorize the acquisition of all appliances, equipment, materials, real property, easements and rights-of-way required to construct, operate and maintain the works; to define the benefiting lands; and to establish that the cost of the works and services shall be borne by the owners of real property within such defined area.

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WHEREAS Council has been petitioned to construct a sewer main on 116A Avenue to service the parcels of lands with civic addresses 14472 to 14536, pursuant to Section 623(1)(d) of the *Local Government Act*, R.S.B.C. 2000, c. 323, as amended (*the "Municipal Act"*);

AND WHEREAS the City Clerk has certified that the petition is sufficient;

AND WHEREAS it is deemed expedient to grant the request of the petitioners in the manner hereinafter provided and proceed with the works;

AND WHEREAS "Surrey Sewer Rates and Extension Regulation By-law, 1964, No. 2240", as amended, provides that the cost of constructing sewer system extensions shall be recovered in part or in whole from each of the existing parcels of land, as well as from future parcels of lands, that will be served by the sewer system extension;

AND WHEREAS one of the existing parcels benefiting from or abutting the proposed sewer main (the "Existing Parcels") may be subdivided in the future to create a new parcel which will benefit from or abut the proposed sewer main (the "Future Parcel");

NOW THEREFORE, the City Council of the City of Surrey ("the City"), in open meeting assembled, ENACTS AS FOLLOWS:

1. This By-law shall be cited for all purposes as "Local Improvement Low-Pressure Sewer Main Construction [4700-904] By-law, 2001, No. 14403."
2. A low-pressure sanitary sewer main, together with the necessary related appurtenances and service connections ("the Works") shall be constructed on 116A Avenue to service the parcels of lands with civic addresses from 14472 to 14536, as a local improvement under Part 19 of the *Municipal Act*.
3. The specific area of the City for the benefit of which the Works are to be established, operated and maintained is defined as the area outlined in the attached Schedule "A", which is appended hereto and forms part of this By-law.
4. The General Manager, Engineering, has compiled the report and estimates of the costs relating to the Works as shown in the attached "Schedule "B", which is appended hereto and forms part of this By-law.
5. The General Manager, Engineering is directed to have the necessary plans and specifications for the Works prepared and to have the Works carried out or to provide the specifications necessary for the preparation of a contract to construct the Works, or any part thereof.
6. The General Manager, Finance & Technology may, subject to the approval of Council, agree with any bank or person for temporary advances of money to meet the cost of the Works pending the completion of the Works.
7. The Mayor and City Clerk are authorized to cause a contract for the construction of the Works to be made and entered into with some person or persons, firm or corporation, subject to the approval of Council to be declared by resolution.
8. The Works shall be carried out under the supervision and according to the directions of the General Manager, Engineering.
9. The General Manager, Finance & Technology upon completion of the execution and financing of the Works shall submit to Council a certified statement setting out the cost of

the Works and shall charge the proportion of the owner's individual cost against the Existing Parcels as a special assessment.

10. The City's proportionate capital cost of servicing the Future Parcel is levied on the potential Future Parcel and shall be recovered as a specified charge from the owners of the Future Parcel as follows:
 - (a) When a Future Parcel is created by subdivision, or if the use of an additional connection is required on a Future Parcel prior to the subdivision, a specified charge for the provision of the sewer system and a connection lead to the property, as set out in Schedule "C" which is appended hereto and forms part of this By-law, shall be payable by the owner of the Future Parcel as set out in Schedule "C".
 - (b) The specified charge shall incur an annual financing charge calculated at the compound rate specified within Schedule "C". The annual financing charge shall be added to the specified charge annually until such time as the specified charge, together with the accrued financing charge, is paid in full.
 - (c) The specified charge, together with the accrued financing charge, shall terminate at the end of ten years and when a person makes application to use the works thereafter, the prevailing connection charge in force and effect shall be applicable to the Future Parcel.
11. The General Manager, Engineering shall bring forth an amendment to this By-law with revised Schedules "B" and "C" when the final costs of the Works are determined and apportionment thereof to the benefiting property owners calculated.
12. Upon Council's approval of the revised Schedules "B" and "C" with finalized costs, the City Clerk is authorized to append them to this By-law and they shall then form part of this By-law.
13. The special assessment on the Existing Parcels shall be payable by fifteen (15) annual installments and shall be levied pursuant to the provisions of Section 5(b) of "Local Improvements Cost Sharing By-law, 1970, No. 3250," as amended.

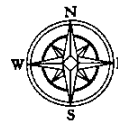
14. The City Clerk is hereby directed to prepare a frontage tax assessment roll for each Existing Parcel.
15. Each Existing Parcel shall be deemed to have the same specified parcel charge.
16. Any person whose parcel of land is specially assessed under this By-law may commute for a payment in cash the special rates imposed thereon, by paying the portion of the cost assessed upon such lot, without interest, forthwith after the special assessment roll has been confirmed and authenticated by a Court of Revision.

PASSED THREE READINGS by Council on the 7th day of May, 2001.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 14th day of May, 2001.

_____ MAYOR

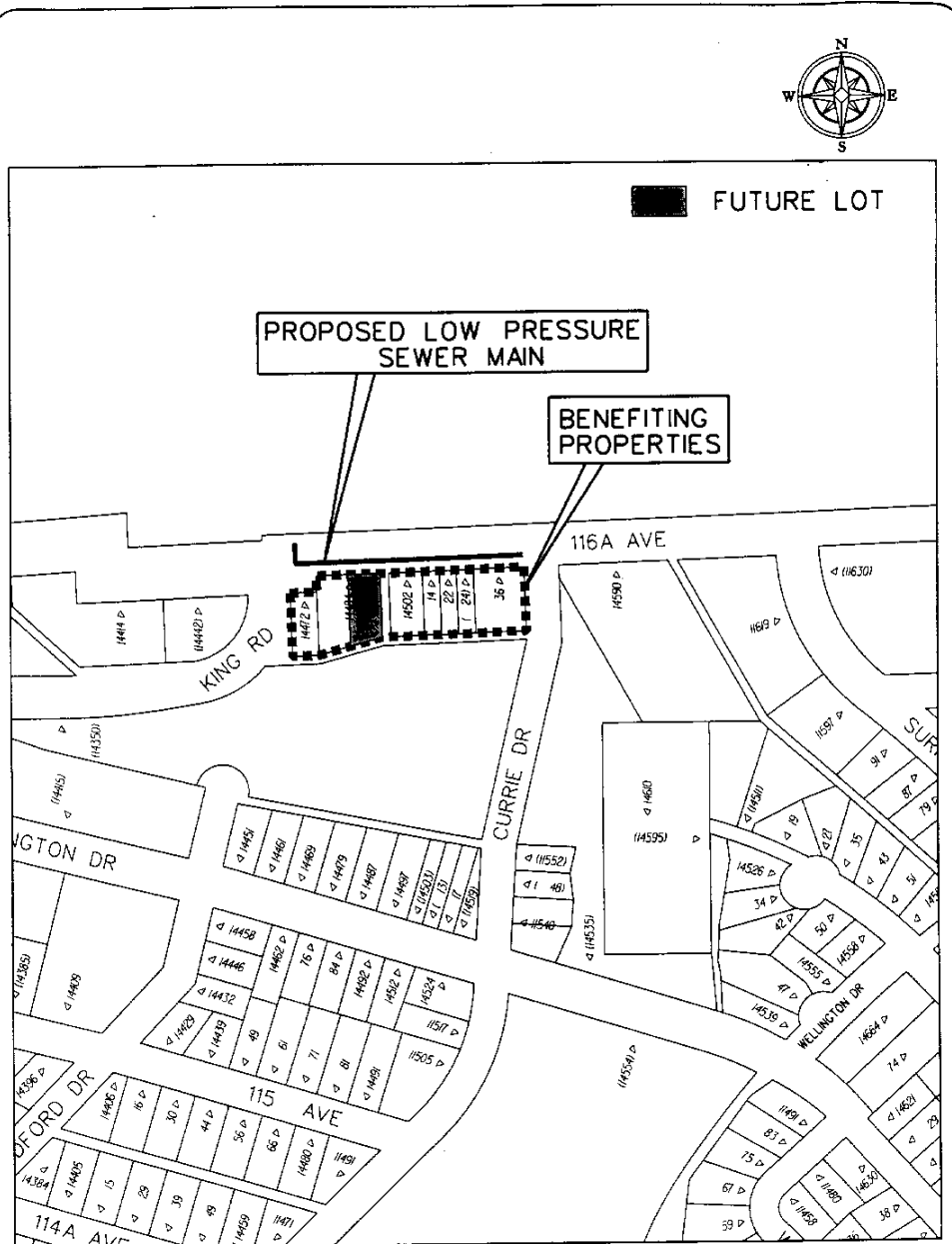
_____ CLERK



FUTURE LOT

PROPOSED LOW PRESSURE
SEWER MAIN

BENEFITING
PROPERTIES



PRODUCED BY ENGINEERING DRAFTING NOVEMBER 21, 2000



LOW PRESSURE
SANITARY SEWER EXTENSION
116A AVE: 14472 TO 14538

ENGINEERING
DEPARTMENT

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Engineer's Report

LOCAL IMPROVEMENT - SANITARY SEWER SYSTEM EXPANSION by FORMAL PETITION

SANITARY SEWER SYSTEM EXTENSION

Location: 116A Avenue: Address 14472 to Address 14536

Total Estimated Cost of the Works	\$ 67,000	*	(A)
Number of Existing [7] & Future [1] Lot	8		(B)
Cost per Lot (A/B)	\$ 8,375	*	(C)

Cost Distribution

Existing 7 Lots: Local Improvement Portion

Cost apportioned to existing 7 lots	\$ 58,625	*	(D) = Cx7
City contribution (55%)	\$ 32,244	*	(E)
Owners' Portion of the costs	\$ 26,381	*	(D-E)
Individual Owner's Share	\$ 3,780	*	
Per Annum Individual Owner's Share (- amortized over 15 years at 7 ¾ % p.a.)	\$ 434	*	

Future Lots:

Cost front-ended by the City but chargeable to the future lot [financing cost not incl. – see attached Schedule "C"]	\$ 8,375	*	(C)
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*** All costs are estimates only. "Actual" costs will be determined upon completion of the works.**

Life of the Works 40 Years

SCHEDULE "C"
BY-LAW 14403

SANITARY SEWER CONSTRUCTION PROJECT 4700-904
116A Avenue: Address 14472 to Address 14536

SCHEDULE OF SPECIFIED CHARGES APPLICABLE TO FUTURE LOTS*

Future Lots from the Following "Parent" Lots.

Lot Description (Current Civic and Legal Address)

1 New parcel from: 14484 – 116A Avenue
- Lot C, Bk. 41, PMT Plan 2546 (W89059)

Base Specified Charge applicable in 2001

\$8,375.00 Including the cost of providing a service connection and incurring annual financing charge at 7.75%.
For details, see Table 1 below.

Table 1		per equivalent service connection (P.E.S.C.)	
Payment Year	Inflation Factor	Financing Charge	Specified Charge
2001	1.0000	Nil	\$8,375.00
2002	1.0775	\$649.06	\$9,024.06
2003	1.1610	\$1,348.43	\$9,723.43
2004	1.2510	\$2,101.99	\$10,476.99
2005	1.3479	\$2,913.96	\$11,288.96
2006	1.4524	\$3,788.85	\$12,163.85
2007	1.5650	\$4,731.55	\$13,106.55
2008	1.6862	\$5,747.31	\$14,122.31
2009	1.8169	\$6,841.79	\$15,216.79
2010	1.9577	\$8,021.09	\$16,396.09
After Year 2010, only the prevailing connection charge will be applicable.			