

CITY OF SURREY

BY-LAW NO. 17001

As amended by By-laws: 17630, 28/05/12; 17730, 26/07/12; 18686, 18/04/16

THIS IS A CONSOLIDATED BY-LAW PREPARED BY THE CITY OF SURREY FOR CONVENIENCE ONLY. THE CITY DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BY-LAW PROVISIONS.

A by-law to establish the local area service for the sanitary sewer replacement in West Bridgeview, the area roughly bounded by South Fraser Perimeter Road, 124 Street, and King George Highway, to authorize the construction of low pressure sewer system and related appurtenances within the local service area; to authorize the acquisition of all appliances, equipment, materials, real property, easements and rights-of-way required for the construction of the local area service; to define the boundaries of the local service area; and to impose local service taxes

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WHEREAS Council has initiated a local area service subject to petition against to replace the vacuum sanitary sewer system in West Bridgeview, the area roughly bounded by South Fraser Perimeter Road, 124 Street, and King George Highway, pursuant to Section 213 of the *Community Charter*, S.B.C. 2003, c. 26;

AND WHEREAS the City Clerk has certified that the petition-against received for the works does not constitute a sufficient petition signed by majority of the owners, representing at least half of the assessed value of the parcels that would be subject to the local service tax;

AND WHEREAS Corporate Report R119, approved by Council on July 13, 2009, has described the cost apportioning and cost recovery method for this local area service;

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 Area Service for West Bridgeview Low Pressure Sewer System [Project # 4709-904] By-law, 2009, No. 17001".
2. West Bridgeview Low Pressure Sanitary Sewer comprising low pressure sewer mains, lateral connections to each lot, and an individual pump unit system to each lot with

an active sewer account (the "Works") shall be constructed to service parcels in the local service area.

3. A portion of the Works shall consist of a sump on a parcel with a submersible unit and controls, and forcemain from the parcel to the property line (the "Pump Connection").
4. A portion of the Works shall consist of an individual forcemain section of sewer from the property line of a parcel to the City forcemain (the "Sewer Lateral").
5. The local service area of the City for the benefit of which the Works are to be constructed, operated and maintained is defined as the area bounded by South Fraser Perimeter Road, 124 Street, 112A Avenue and King George Highway as shown outlined in dark outline in Appendix I, which is attached to and forms part of this By-law.
6. The City's contribution to the project shall be equal to the total costs of the Works that are not funded by a provincial grant, estimated at 58% of the total costs of the Works (the "City Contribution"). 100% of the City Contribution shall be recovered as a local service tax imposed on the parcels within the local service area.
7. The local service tax shall be divided into three components as follows:
 - (a) a tax component for system replacement costs which shall be equal to the City Contribution less the portion of the City Contribution attributable to the construction of Sewer Laterals and Pump Connections (the "System Replacement Component");
 - (b) a tax component which shall be equal to the portion of the City Contribution attributable to the construction of the Sewer Laterals (the "Sewer Lateral Component"); and
 - (c) a tax component which shall be equal to the portion of the City Contribution attributable to the construction of the Pump Connections (the "Pump Connection Component").
8. The System Replacement Component shall be apportioned among the parcels within the local service area based on the frontage length of each parcel, as more particularly described in Appendix II, which is attached to and forms part of this By-law.
9. The Sewer Lateral Component shall be apportioned among the parcels within the local service area based on the number of lots within the local service area, as more particularly described in Appendix II.

10. The Pump Connection Component shall be apportioned among the parcels within the local service area based on the number of parcels with an active sewer account, as more particularly described in Appendix II.
11. Subject to Section 12 of this By-law, the local service tax, including the accrued financing charges, shall be payable in full by the owner of a parcel within the local service area at the time the owner makes a formal application to the City for one of the following in relation to the parcel: (i) connection to the sanitary sewer system; (ii) subdivision; (iii) consolidation; (iv) development permit; (v) development variance permit; (vi) rezoning; (vii) temporary use permit; or (viii) building permit.
12. Despite Section 11, the System Replacement Component and Pump Connection Component shall not be payable by any owner where a building permit is issued for a residential lot having an active sewer account for:
 - (a) demolition and replacement of an existing single family residence; or
 - (b) major renovations to an existing single family residence.
13. The owner of any parcel with an active sewer account who, within five years of completion of the Works (the "Transition Period"), applies to connect to the new sanitary sewer system and agrees to assume the responsibility of the operation, maintenance, and replacement of the Pump Connection and Sewer Lateral to the parcel is entitled to a compensation payment. During the first year of the Transition Period, the compensation payable shall be equal to \$12,000, and the compensation amount payable to an owner will decrease by \$2,000 per year with each passing year until the end of the Transition Period. No compensation will be payable after the expiration of the Transition Period.
14. At the end of the Transition Period, all remaining parcels in the local service area that have not yet been connected to the new sanitary sewer system will be required to be connected to the new system in order to receive sanitary sewer service to the parcel.
15. The General Manager, Engineering, has compiled the report and estimates of the costs relating to the Works as shown in Appendix II.
16. 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.
17. 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.

18. 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.
19. The Works shall be carried out under the supervision and according to the directions of the General Manager, Engineering.
20. The General Manager, Finance & Technology upon completion of the Works shall prepare a certified statement setting out the final cost of the Works and submit the statement to Council.
21. The General Manager, Engineering shall prepare a revised Appendix II setting out the final cost of the Works and apportionment within the local service area and bring forth to Council the revised schedule as an amendment insertion to this By-law.
22. Upon Council's adoption of the revised Appendix II, the General Manager, Finance & Technology shall impose a local service tax on the owners of properties within the local service area as a parcel tax, as shown in Appendix II.
23. Upon Council's approval of the revised Appendix II with final costs, the City Clerk is authorized to append it to this By-law and it shall then form part of this By-law, superseding the original Appendix II with estimated costs.
24. Any local service taxes unpaid after December 31, 2011, shall incur an annual financing charge calculated at an estimated rate of 7.15% per annum compounded annually for the first 15 years, after which time no additional annual interest charges shall be incurred. The actual interest rate shall be confirmed at the time of the by-law amendment.
25. The local service tax as amended under Section 21 shall be the levied in accordance with Sections 6 through 12.

PASSED THREE READINGS by Council on the 5th day of October, 2009.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 19th day of October, 2009.

_____MAYOR

_____CLERK

APPENDIX I: PROJECT #4709-904



Produced by GIS Section: June 22, 2009, CS



West Bridgeview Low Pressure Sewer Local Area Service Map

ENGINEERING
DEPARTMENT

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey.
This information is provided for information and convenience purposes only.
Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

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ENGINEER'S REPORT – REVISED FINAL COST & APPORTIONMENT
LOCAL AREA SERVICE
WEST BRIDGEVIEW LOW PRESSURE SYSTEM
PROJECT 4709-904

On COUNCIL INITIATIVE - SUBJECT TO PETITION AGAINST

Pursuant to Section 21 of the 'Local Area Service for West Bridgeview Low Pressure Sewer System [Project # 4709-904] By-law, 2009, No. 17001, Amendment By-law, 2012, No. 17630, the following provides the revised final costs and apportionment thereof.

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|-----------|--|
| Works: | West Bridgeview Low Pressure Sewer System to replace the existing Vacuum Sewer System |
| Location: | West Bridgeview in the area roughly bounded by South Fraser Perimeter Road, 124 Street, 112A Avenue and King George Boulevard. |

| | |
|---|----------------|
| Total Cost | \$1,805,496.15 |
| LAS Tax Contribution to the Cost (%) | 47.38% |
| LAS Tax Contribution to the Cost (\$) | \$855,444.08 |
| <u>System Replacement Component:</u> | |
| Total Costs for Sewer System Replacement | \$799,816.14 |
| Total Frontage of the Properties in the Local Service Area (m) | 1745.04 |
| Cost Per Linear Metre for Sewer System Replacement Tax Component (at 47.38% recovery) | \$217.16 |
| <u>Lateral Sewer Component:</u> | |
| Total Costs for Sewer Lateral | \$386,888.43 |
| Number of Properties in the Local Service Area | 66 |
| Cost per Sewer Lateral (at 47.38% recovery) | \$2,777.39 |
| <u>Pump Connection Component:</u> | |
| Total Costs for Pump Connections | \$618,791.58 |
| Number of Properties with Active Sewer Accounts | 35 |
| Cost per Pump Connection (at 47.38% recovery) | \$8,376.67 |
| Amortization Period | 15 years |
| Annual Interest Rate | 5.70% |

Cost Contribution

| | Address | | | Lot Frontage (l.m.) | System Replacement Component | Sewer Lateral Component | Pump Connection Component | Total Local Service Tax |
|----|---------|----------|-------------|------------------------|------------------------------------|----------------------------|------------------------------|----------------------------|
| | House | Road | PID | | | | | |
| 1 | 12246 | 112A AVE | 003-663-205 | 58.56 | \$12,716.81 | \$2,777.39 | \$0.00 | \$15,494.20 |
| 2 | 12255 | 112A AVE | 002-396-378 | 25.35 | \$5,504.97 | \$2,777.39 | \$0.00 | \$8,282.36 |
| 3 | 12269 | 112A AVE | 009-570-586 | 19.5 | \$4,234.59 | \$2,777.39 | \$0.00 | \$7,011.98 |
| 4 | 12274 | 112A AVE | 009-797-637 | 17.91 | \$3,889.31 | \$2,777.39 | \$0.00 | \$6,666.70 |
| 5 | 12275 | 112A AVE | 009-570-624 | 19.5 | \$4,234.59 | \$2,777.39 | \$8,376.67 | \$15,388.65 |
| 6 | 12282 | 112A AVE | 008-900-531 | 18.28 | \$3,969.66 | \$2,777.39 | \$8,376.67 | \$15,123.72 |
| 7 | 12289 | 112A AVE | 009-570-659 | 19.5 | \$4,234.59 | \$2,777.39 | \$8,376.67 | \$15,388.65 |
| 8 | 12292 | 112A AVE | 003-160-998 | 18.28 | \$3,969.66 | \$2,777.39 | \$8,376.67 | \$15,123.72 |
| 9 | 12299 | 112A AVE | 004-703-651 | 19.5 | \$4,234.59 | \$2,777.39 | \$8,376.67 | \$15,388.65 |
| 10 | 12300 | 112A AVE | 006-500-480 | 18.28 | \$3,969.66 | \$2,777.39 | \$8,376.67 | \$15,123.72 |
| 11 | 12310 | 112A AVE | 009-797-688 | 18.28 | \$3,969.66 | \$2,777.39 | \$8,376.67 | \$15,123.72 |
| 12 | 12317 | 112A AVE | 009-570-683 | 17.67 | \$3,837.19 | \$2,777.39 | \$8,376.67 | \$14,991.25 |
| 13 | 12318 | 112A AVE | 009-797-718 | 18.28 | \$3,969.66 | \$2,777.39 | \$8,376.67 | \$15,123.72 |
| 14 | 12327 | 112A AVE | 003-227-936 | 17.98 | \$3,904.51 | \$2,777.39 | \$8,376.67 | \$15,058.57 |
| 15 | 12334 | 112A AVE | 011-376-333 | 18.28 | \$3,969.66 | \$2,777.39 | \$0.00 | \$6,747.05 |
| 16 | 12336 | 112A AVE | 011-376-325 | 18.28 | \$3,969.66 | \$2,777.39 | \$8,376.67 | \$15,123.72 |
| 17 | 12346 | 112A AVE | 011-376-309 | 18.28 | \$3,969.66 | \$2,777.39 | \$8,376.67 | \$15,123.72 |
| 18 | 12358 | 112A AVE | 007-327-714 | 18.31 | \$3,976.17 | \$2,777.39 | \$0.00 | \$6,753.56 |
| 19 | 12366 | 112A AVE | 008-057-541 | 36.58 | \$7,943.66 | \$2,777.39 | \$8,376.67 | \$19,097.72 |
| 20 | 12413 | 112A AVE | 006-503-951 | 23.31 | \$5,061.97 | \$2,777.39 | \$0.00 | \$7,839.36 |
| 21 | 12425 | 112A AVE | 006-503-926 | 20.12 | \$4,369.23 | \$2,777.39 | \$0.00 | \$7,146.62 |
| 22 | 12437 | 112A AVE | 007-623-003 | 20.12 | \$4,369.23 | \$2,777.39 | \$0.00 | \$7,146.62 |
| 23 | 12443 | 112A AVE | 007-622-848 | 20.12 | \$4,369.23 | \$2,777.39 | \$0.00 | \$7,146.62 |
| 24 | 12455 | 112A AVE | 007-622-813 | 20.12 | \$4,369.23 | \$2,777.39 | \$0.00 | \$7,146.62 |
| 25 | 12461 | 112A AVE | 007-622-741 | 10.1 | \$2,193.30 | \$2,777.39 | \$0.00 | \$4,970.69 |

| | Address | | | Lot Frontage (l.m.) | System Replacement Component | Sewer Lateral Component | Pump Connection Component | Total Local Service Tax |
|----|---------|------------------|-------------|------------------------|------------------------------------|----------------------------|------------------------------|----------------------------|
| | House | Road | PID | | | | | |
| 26 | 12463 | 112A AVE | 012-611-662 | 10.1 | \$2,193.30 | \$2,777.39 | \$8,376.67 | \$13,347.36 |
| 27 | 12475 | 112A AVE | 002-777-452 | 20.12 | \$4,369.23 | \$2,777.39 | \$8,376.67 | \$15,523.29 |
| 28 | 12637 | 112A AVE | 012-611-069 | 20.12 | \$4,369.23 | \$2,777.39 | \$0.00 | \$7,146.62 |
| 29 | 12647 | 112A AVE | 007-856-253 | 20.12 | \$4,369.23 | \$2,777.39 | \$8,376.67 | \$15,523.29 |
| 30 | 12657 | 112A AVE | 000-868-221 | 20.12 | \$4,369.23 | \$2,777.39 | \$8,376.67 | \$15,523.29 |
| 31 | 12662 | 112A AVE | 011-161-779 | 37.4 | \$8,121.73 | \$2,777.39 | \$0.00 | \$10,899.12 |
| 32 | 12310 | 114 AVE | 011-254-131 | 20.06 | \$4,356.20 | \$2,777.39 | \$0.00 | \$7,133.59 |
| 33 | 12334 | 114 AVE | 011-397-969 | 21.33 | \$4,631.99 | \$2,777.39 | \$0.00 | \$7,409.38 |
| 34 | 12345 | 114 AVE | 011-137-894 | 48.34 | \$10,497.45 | \$2,777.39 | \$0.00 | \$13,274.84 |
| 35 | 12346 | 114 AVE | 002-785-277 | 21.33 | \$4,631.99 | \$2,777.39 | \$8,376.67 | \$15,786.05 |
| 36 | 12358 | 114 AVE | 000-867-730 | 21.33 | \$4,631.99 | \$2,777.39 | \$8,376.67 | \$15,786.05 |
| 37 | 11275 | 124 ST | 000-441-457 | 60.97 | \$13,240.16 | \$2,777.39 | \$0.00 | \$16,017.55 |
| 38 | 11305 | 124 ST | 011-209-887 | 30.48 | \$6,618.99 | \$2,777.39 | \$0.00 | \$9,396.38 |
| 39 | 11325 | 124 ST | 001-473-824 | 30.48 | \$6,618.99 | \$2,777.39 | \$0.00 | \$9,396.38 |
| 40 | 11335 | 124 ST | 011-209-461 | 30.48 | \$6,618.99 | \$2,777.39 | \$8,376.67 | \$17,773.05 |
| 41 | 11444 | 124 ST | 011-182-130 | 11.88 | \$2,579.84 | \$2,777.39 | \$0.00 | \$5,357.23 |
| 42 | 11445 | 124 ST | 012-369-993 | 42.13 | \$9,148.89 | \$2,777.39 | \$0.00 | \$11,926.28 |
| 43 | 11456 | 124 ST | 000-448-885 | 18.59 | \$4,036.98 | \$2,777.39 | \$0.00 | \$6,814.37 |
| 44 | 11462 | 124 ST | 001-002-597 | 18.59 | \$4,036.98 | \$2,777.39 | \$0.00 | \$6,814.37 |
| 45 | 11261 | 126A ST | 000-868-213 | 20.12 | \$4,369.23 | \$2,777.39 | \$8,376.67 | \$15,523.29 |
| 46 | 12180 | INDUSTRIAL RD | 000-629-324 | 27.9 | \$6,058.72 | \$2,777.39 | \$0.00 | \$8,836.11 |
| 47 | 12239 | KING GEORGE BLVD | 012-369-969 | 18.29 | \$3,971.83 | \$2,777.39 | \$8,376.67 | \$15,125.89 |
| 48 | 12255 | KING GEORGE BLVD | 002-159-406 | 18.29 | \$3,971.83 | \$2,777.39 | \$8,376.67 | \$15,125.89 |
| 49 | 12259 | KING GEORGE BLVD | 002-159-546 | 18.29 | \$3,971.83 | \$2,777.39 | \$8,376.67 | \$15,125.89 |
| 50 | 12265 | KING GEORGE BLVD | 004-681-975 | 18.29 | \$3,971.83 | \$2,777.39 | \$0.00 | \$6,749.22 |
| 51 | 12275 | KING GEORGE BLVD | 004-681-967 | 18.29 | \$3,971.83 | \$2,777.39 | \$0.00 | \$6,749.22 |
| 52 | 12303 | KING GEORGE BLVD | 003-919-897 | 73.48 | \$15,956.81 | \$2,777.39 | \$8,376.67 | \$27,110.87 |
| 53 | 12319 | KING GEORGE BLVD | 012-421-405 | 36.93 | \$8,019.67 | \$2,777.39 | \$8,376.67 | \$19,173.73 |

| | Address | | | Lot Frontage (l.m.) | System Replacement Component | Sewer Lateral Component | Pump Connection Component | Total Local Service Tax |
|----|---------|------------------|-------------|------------------------|------------------------------------|----------------------------|------------------------------|----------------------------|
| | House | Road | PID | | | | | |
| 54 | 12349 | KING GEORGE BLVD | 008-277-877 | 36.93 | \$8,019.67 | \$2,777.39 | \$8,376.67 | \$19,173.73 |
| 55 | 12359 | KING GEORGE BLVD | 000-457-655 | 18.47 | \$4,010.92 | \$2,777.39 | \$8,376.67 | \$15,164.98 |
| 56 | 12365 | KING GEORGE BLVD | 011-137-983 | 23.21 | \$5,040.25 | \$2,777.39 | \$8,376.67 | \$16,194.31 |
| 57 | 12375 | KING GEORGE BLVD | 011-137-959 | 13.2 | \$2,866.49 | \$2,777.39 | \$0.00 | \$5,643.88 |
| 58 | 12381 | KING GEORGE BLVD | 011-138-009 | 36.58 | \$7,943.66 | \$2,777.39 | \$8,376.67 | \$19,097.72 |
| 59 | 12411 | KING GEORGE BLVD | 006-664-466 | 50.6 | \$10,988.22 | \$2,777.39 | \$8,376.67 | \$22,142.28 |
| 60 | 12473 | KING GEORGE BLVD | 010-074-899 | 40.21 | \$8,731.95 | \$2,777.39 | \$8,376.67 | \$19,886.01 |
| 61 | 12561 | KING GEORGE BLVD | 003-718-638 | 100.65 | \$21,857.01 | \$2,777.39 | \$0.00 | \$24,634.40 |
| 62 | 12607 | KING GEORGE BLVD | 003-718-107 | 20.12 | \$4,369.23 | \$2,777.39 | \$0.00 | \$7,146.62 |
| 63 | 12617 | KING GEORGE BLVD | 011-316-128 | 20.12 | \$4,369.23 | \$2,777.39 | \$0.00 | \$7,146.62 |
| 64 | 12627 | KING GEORGE BLVD | 011-316-136 | 20.12 | \$4,369.23 | \$2,777.39 | \$8,376.67 | \$15,523.29 |
| 65 | 12647 | KING GEORGE BLVD | 025-342-959 | 60.37 | \$13,109.86 | \$2,777.39 | \$8,376.67 | \$24,263.92 |
| 66 | 12665 | KING GEORGE BLVD | 003-184-021 | 20.12 | \$4,369.23 | \$2,777.39 | \$8,376.67 | \$15,523.29 |