

NO: R180

COUNCIL DATE: October 5, 2009

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **September 22, 2009**

FROM: **General Manager, Engineering**

PROJECT FILE: **4709-904**

SUBJECT: **Local Area Service for West Bridgeview Low Pressure Sewer System**

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## RECOMMENDATIONS

The Engineering Department recommends that Council:

1. Approve a Local Area Service (LAS) as the basis for facilitating replacement of the existing Vacuum Sewer System (VSS) in the West Bridgeview area illustrated in Appendix I and as formally petitioned, at an estimated cost of \$2,100,000 and when the final costs are determined that the costs incurred by the City in constructing the sewer be apportioned to and levied on the benefitting lots in the area in accordance with By-law No. 17001; and
2. Authorize the Clerk to bring forward for the required readings Local Area Service By-law, 2009, No. 17001, which is attached as Appendix V.

## INTENT

The purpose of this report is to seek Council approval for an approach to financing the implementation of Phase 1 of the Bridgeview vacuum sewer system (VSS) replacement work in the West Bridgeview sewer catchment.

## BACKGROUND

In July, Council approved (Corporate Report No. R119; 2009) the West Bridgeview Low Pressure Sewer System (LPS) LAS as a result of the receipt of a grant under BC Build Canada Infrastructure Program. The benefitting area involves primarily the industrial and commercial lands along the perimeter of the West Cell of Bridgeview. The installation of the replacement system will remove an engineering servicing impediment to new development and/or redevelopment in the area as the existing VSS does not have adequate capacity.

The City's contribution to this LAS will be recovered under the following principles:

1. The City will continue to provide sanitary sewer service to its existing customers without sewer replacement charges being applied irrespective of whether the sanitary system has been improved or replaced, except where new development occurs or where a sanitary sewer connection is provided to a property that did not previously have an active connection; and
2. New developments will be required to pay their proportionate share of the costs of engineering infrastructure to support the new development.

3. The pump unit system cost component will be recovered at the time of development and will be apportioned based on the number of pumps within the local service area with an active sewer account. The estimated pump unit system charge is \$8,590 each.

An exemption will be granted to any residential lot where an existing house is demolished and a new one is built.

As noted in a previous Corporate Report to Council, the City utility will compensate owners with existing VSS connections where private pump systems are required as part of the conversion of the existing connection from the VSS to the LPS. This compensation offer will be valid during a 5-year grace period. The compensation will be decreased with each passing year during the grace period to encourage early conversion. At the end of the 5-year grace period, the City will mandate the conversion of all connections from the VSS to the LPS.

## **DISCUSSION**

The City's contributions to the new LPS will be recovered as follows:

1. The sewer system cost component will be recovered at the time of development of individual parcels of land or when an application for a new connection to any parcel is approved and will be apportioned to the lands in the area based on the frontage length of each benefiting lot. The estimated frontage unit charge is \$437.17 per linear metre.
2. The sewer lateral cost component will be recovered at the time of development of individual parcels or when an application for a new connection is approved and will be apportioned to the lands based on the number of lots within the local service area. The estimated sewer lateral charge is \$2,090 per lot.

There will be no exemptions related to the sewer lateral component of the LAS since the Sanitary Sewer Regulation and Charges By-law requires all owners in the City to replace a connection, if it is 30 years or older, whenever the parcel which the connection serves is redeveloped.

Notice as required by the *Community Charter* was given to the affected owners.

An Open House was held on August 19, 2009, to explain the proposed sewer replacement works, the LAS initiative and the counter-petition process, the timing of the LAS charges, the compensation model for those lots on which private pumps will be required and the mandatory transfer from the VSS to the LPS. Fourteen (14) owners out of a total 66 owners attended the open house and 5 completed comment forms were returned. Those who filled out the comment forms all supported the LAS. A summary of the comments is listed in Appendix III.

Petitions against the LAS were received during the counter-petitioning period but were found to be "insufficient". The City Clerk's sufficiency certificate is attached as Appendix IV.

Subject to Council approval of the LAS, the works are expected to be completed by early 2011.

## **Sustainability Considerations**

The replacement works are consistent with the Sustainability Charter in relation to:

- Minimizing the operations and maintenance cost for the sewer system in Bridgeview;

- Reducing the extraneous inflow into the sewer system, which in turn reduces the energy consumption to pump and treat the sewage;
- Reducing the sewage flow to Metro Vancouver's trunk system will reduce the need for additional construction resources to build larger conveyance and treatment systems to handle the larger flow; and
- Facilitating industrial developments in the area leading to increased supply of employment lands in Surrey that will act to support the City's objective of having a balance between local jobs and resident workers in Surrey.

The replacement works support the following Charter Scope actions:

- EC2: Economic Development Strategy and an Employment Land Strategy;
- EC3: Sustainable Infrastructure Maintenance and Replacement;
- EN1: Energy Efficiency;
- EN2: Waste Reduction;
- EN8: Sustainable Engineering Standards and Practice; and
- EN16: Land, Water and Air Quality Management.

## CONCLUSION

Based on the above discussion, it is recommended that Council:

- Approve a Local Area Service (LAS) as the basis for facilitating replacement of the existing Vacuum Sewer System in the West Bridgeview area illustrated in Appendix I and as formally petitioned, at an estimated cost of \$2,100,000 and when the final costs are determined that the costs incurred by the City in constructing the sewer be apportioned to and levied on the benefitting lots in the area in accordance with By-law No. 17001; and
- Authorize the Clerk to bring forward for the required readings Local Area Service By-law, 2009, No. 17001, which is attached as Appendix V.

Vincent Lalonde, P.Eng.  
General Manager, Engineering

VL/KDZ/RL/brb

- c.c. - General Manager, Finance & Technology  
- City Clerk  
- Local Area Service Clerk

- Appendix I - Local Area Service Map  
Appendix II - Engineer's Report  
Appendix III - Feedback Form  
Appendix IV - City Clerk's Certificate  
Appendix V - Local Area Service By-law, 2009, No. 17001

# 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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CorporateReports\Eng-LH\Bridges\CS-BridgeviewLPS-App1to2.mxd

# APPENDIX II

## CITY OF SURREY

### ENGINEER'S REPORT (\*)

#### LOCAL AREA SERVICE – WEST BRIDGEVIEW LOW PRESSURE SEWER SYSTEM On COUNCIL INITIATIVE - SUBJECT TO PETITION AGAINST

Pursuant to Section 213 of the Community Charter, I advise in regard to the following works resolved to be undertaken as a Local Area Service.

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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 Highway as shown outlined in dark outline in Appendix I.

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Total Estimated Cost	\$ 2,056,689 <sup>(*)</sup>
City's Contribution to the Cost	58% <sup>(*)</sup>
<u>System Replacement Component:</u>	
Total Estimated Costs for Sewer System Replacement	\$1,315,309 <sup>(*)</sup>
Total Frontage of the Properties in the Local Service Area	1,745.m.
Cost Per Linear Metre for Sewer System Replacement Tax Component (at 58% recovery)	\$437.17 <sup>(*)</sup>
<u>Lateral Sewer Component:</u>	
Total Estimated Costs for Sewer Lateral	\$237,828 <sup>(*)</sup>
Number of Properties in the Local Service Area	66
Cost per Sewer Lateral (at 58% recovery)	\$2,090 <sup>(*)</sup>
<u>Pump Connection Component:</u>	
Total Estimated Costs for Pump Connections	\$503,552 <sup>(*)</sup>
Number of Properties with Active Sewer Accounts	34
Cost per Pump Connection (at 58% recovery)	\$8,590 <sup>(*)</sup>
Amortization Period	15 years
Annual Interest Rate	7.15% <sup>(*)</sup>

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(\*) All costs, interest rate and percentages are estimates only. A revised Engineer's Report with the actual cost, City's actual contribution to the cost, and the appropriate interest rate for amortization will be prepared upon completion of the work.

**Cost Distribution – Base Charge**

	Address		Lot Frontage (l.m.)	System Replacement Component	Sewer Lateral Component	Pump Connection Component	Total Local Service Tax
	House	Road					
1	12246	112A AVE	58.56	\$25,600.95	\$2,090.00	\$0.00	\$27,690.95
2	12255	112A AVE	25.35	\$11,082.38	\$2,090.00	\$0.00	\$13,172.38
3	12269	112A AVE	19.5	\$8,524.91	\$2,090.00	\$0.00	\$10,614.91
4	12274	112A AVE	17.91	\$7,829.80	\$2,090.00	\$0.00	\$9,919.80
5	12275	112A AVE	19.5	\$8,524.91	\$2,090.00	\$8,590.00	\$19,204.91
6	12282	112A AVE	18.28	\$7,991.55	\$2,090.00	\$8,590.00	\$18,671.55
7	12289	112A AVE	19.5	\$8,524.91	\$2,090.00	\$8,590.00	\$19,204.91
8	12292	112A AVE	18.28	\$7,991.55	\$2,090.00	\$8,590.00	\$18,671.55
9	12299	112A AVE	19.5	\$8,524.91	\$2,090.00	\$8,590.00	\$19,204.91
10	12300	112A AVE	18.28	\$7,991.55	\$2,090.00	\$8,590.00	\$18,671.55
11	12310	112A AVE	18.28	\$7,991.55	\$2,090.00	\$8,590.00	\$18,671.55
12	12317	112A AVE	17.67	\$7,724.88	\$2,090.00	\$8,590.00	\$18,404.88
13	12318	112A AVE	18.28	\$7,991.55	\$2,090.00	\$8,590.00	\$18,671.55
14	12327	112A AVE	17.98	\$7,860.40	\$2,090.00	\$8,590.00	\$18,540.40
15	12334	112A AVE	18.28	\$7,991.55	\$2,090.00	\$0.00	\$10,081.55
16	12336	112A AVE	18.28	\$7,991.55	\$2,090.00	\$8,590.00	\$18,671.55
17	12346	112A AVE	18.28	\$7,991.55	\$2,090.00	\$8,590.00	\$18,671.55
18	12358	112A AVE	18.31	\$8,004.67	\$2,090.00	\$0.00	\$10,094.67
19	12366	112A AVE	36.58	\$15,991.85	\$2,090.00	\$8,590.00	\$26,671.85
20	12413	112A AVE	23.31	\$10,190.54	\$2,090.00	\$0.00	\$12,280.54
21	12425	112A AVE	20.12	\$8,795.96	\$2,090.00	\$0.00	\$10,885.96
22	12437	112A AVE	20.12	\$8,795.96	\$2,090.00	\$0.00	\$10,885.96
23	12443	112A AVE	20.12	\$8,795.96	\$2,090.00	\$0.00	\$10,885.96
24	12455	112A AVE	20.12	\$8,795.96	\$2,090.00	\$0.00	\$10,885.96
25	12461	112A AVE	10.1	\$4,415.46	\$2,090.00	\$0.00	\$6,505.46
26	12463	112A AVE	10.1	\$4,415.46	\$2,090.00	\$8,590.00	\$15,095.46
27	12475	112A AVE	20.12	\$8,795.96	\$2,090.00	\$8,590.00	\$19,475.96
28	12637	112A AVE	20.12	\$8,795.96	\$2,090.00	\$0.00	\$10,885.96
29	12647	112A AVE	20.12	\$8,795.96	\$2,090.00	\$8,590.00	\$19,475.96
30	12657	112A AVE	20.12	\$8,795.96	\$2,090.00	\$8,590.00	\$19,475.96
31	12662	112A AVE	37.4	\$16,350.33	\$2,090.00	\$0.00	\$18,440.33
32	12310	114 AVE	20.06	\$8,769.72	\$2,090.00	\$0.00	\$10,859.72
33	12334	114 AVE	21.33	\$9,324.94	\$2,090.00	\$0.00	\$11,414.94
34	12345	114 AVE	48.34	\$21,133.03	\$2,090.00	\$0.00	\$23,223.03
35	12346	114 AVE	21.33	\$9,324.94	\$2,090.00	\$8,590.00	\$20,004.94
36	12358	114 AVE	21.33	\$9,324.94	\$2,090.00	\$8,590.00	\$20,004.94
37	11275	124 ST	60.97	\$26,654.54	\$2,090.00	\$0.00	\$28,744.54
38	11305	124 ST	30.48	\$13,325.09	\$2,090.00	\$0.00	\$15,415.09
39	11325	124 ST	30.48	\$13,325.09	\$2,090.00	\$0.00	\$15,415.09
40	11335	124 ST	30.48	\$13,325.09	\$2,090.00	\$8,590.00	\$24,005.09
41	11444	124 ST	11.88	\$5,193.64	\$2,090.00	\$0.00	\$7,283.64
42	11445	124 ST	42.13	\$18,418.17	\$2,090.00	\$0.00	\$20,508.17
43	11456	124 ST	18.59	\$8,127.08	\$2,090.00	\$0.00	\$10,217.08
44	11462	124 ST	18.59	\$8,127.08	\$2,090.00	\$0.00	\$10,217.08
45	11261	126A ST	20.12	\$8,795.96	\$2,090.00	\$8,590.00	\$19,475.96
46	12180	INDUSTRIAL RD	27.9	\$12,197.17	\$2,090.00	\$0.00	\$14,287.17

	Address		Lot Frontage (l.m.)	System Replacement Component	Sewer Lateral Component	Pump Connection Component	Total Local Service Tax
	House	Road					
47	12239	KING GEORGE HWY	18.29	\$7,995.93	\$2,090.00	\$8,590.00	\$18,675.93
48	12255	KING GEORGE HWY	18.29	\$7,995.93	\$2,090.00	\$8,590.00	\$18,675.93
49	12259	KING GEORGE HWY	18.29	\$7,995.93	\$2,090.00	\$8,590.00	\$18,675.93
50	12265	KING GEORGE HWY	18.29	\$7,995.93	\$2,090.00	\$0.00	\$10,085.93
51	12275	KING GEORGE HWY	18.29	\$7,995.93	\$2,090.00	\$0.00	\$10,085.93
52	12303	KING GEORGE HWY	73.48	\$32,123.60	\$2,090.00	\$8,590.00	\$42,803.60
53	12319	KING GEORGE HWY	36.93	\$16,144.86	\$2,090.00	\$8,590.00	\$26,824.86
54	12349	KING GEORGE HWY	36.93	\$16,144.86	\$2,090.00	\$8,590.00	\$26,824.86
55	12359	KING GEORGE HWY	18.47	\$8,074.62	\$2,090.00	\$8,590.00	\$18,754.62
56	12365	KING GEORGE HWY	23.21	\$10,146.83	\$2,090.00	\$8,590.00	\$20,826.83
57	12375	KING GEORGE HWY	13.2	\$5,770.71	\$2,090.00	\$0.00	\$7,860.71
58	12381	KING GEORGE HWY	36.58	\$15,991.85	\$2,090.00	\$8,590.00	\$26,671.85
59	12411	KING GEORGE HWY	50.6	\$22,121.04	\$2,090.00	\$8,590.00	\$32,801.04
60	12473	KING GEORGE HWY	40.21	\$17,578.80	\$2,090.00	\$8,590.00	\$28,258.80
61	12561	KING GEORGE HWY	100.65	\$44,001.64	\$2,090.00	\$0.00	\$46,091.64
62	12607	KING GEORGE HWY	20.12	\$8,795.96	\$2,090.00	\$0.00	\$10,885.96
63	12617	KING GEORGE HWY	20.12	\$8,795.96	\$2,090.00	\$0.00	\$10,885.96
64	12627	KING GEORGE HWY	20.12	\$8,795.96	\$2,090.00	\$8,590.00	\$19,475.96
65	12647	KING GEORGE HWY	60.37	\$26,392.24	\$2,090.00	\$8,590.00	\$37,072.24
66	12665	KING GEORGE HWY	20.12	\$8,795.96	\$2,090.00	\$8,590.00	\$19,475.96

**FEEDBACK SUMMARY**  
**West Bridgeview Low Pressure Sewer LAS**

Owners	Benefits <sup>1</sup>	Better Neighbourhood	Increase Property Value	Planning to Develop or Sell <sup>4</sup>	LAS process clear	Open house helpful	Comments/Concerns
1	A	Y	Y	N	Y	Y	
2	A	Y	Y	N	Y	Y	
3	A	Y	Y	N	Y	Y	
4	A	Y	Y	N	Y	Y	
5	A	Y	Y	N	Y	Y	
Total <sup>2</sup>	5 As 0 Bs 0 Cs	5 Yes 0 No	5 Yes 0 No	0 Yes 5No	5 Yes 0 No	5 Yes 0 No	
Percentage <sup>3</sup>	A=8% B=0% C=0%	Yes=8% No=0%	Yes=8% No=0%	Yes=0% No=8%	Yes=8% No=0%	Yes=8% No=0%	

- Notes:**
- The main benefits of the replacement system:
    - Provides a more robust system
    - Promotes development
    - Eliminates the moratorium on new service connections
  - Total by number of the returned feedback form.
  - Percentage out of the total number of lots in the benefiting area.
  - None of the owners returning the feedback plan to sell and 1 plans to develop.
  - Feedback forms are received during the 30-day petition period and most are received after the Open House.

Summary of Feedback

- Only 5 out of 66 lots in the benefiting area provided feedback forms.
- All of the returned feedback forms are from the same owner representing five different lots in the benefiting area.
- The returned feedback appreciated that the replacement system will:
  - Provide better servicing for the area;
  - Make Bridgeview a better neighbourhood;
  - Increases the property value.
- The returned feedback forms found the LAS process clear.





**Certificate of Sufficiency**  
**Local Area Service on Council Initiative Subject to Petition Against**

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Pursuant to Sections 212 of the *Community Charter*, S.B.C. 2003, C. 26, I, *Jane Sullivan*, the City Clerk for City of Surrey, British Columbia certify that I have given notice of Council's intention to undertake the following work as a Local Area Service as required by Section 213 of the *Community Charter* and that a sufficient petition against the Local Area Service has **not** been received.

General Description of the Work: *Local Area Service Project 4709-904*  
*West Bridgeview Low Pressure Sanitary Sewer*

Following are the details regarding the petition:

Number of Properties within petition area	67	100%
Petition received stating "do not agree"	2	2.99%

The Council may, by bylaw, undertake the work described above.

  
 Jane Sullivan, City Clerk

Date: Sept 16, 2009

**APPENDIX V**

CITY OF SURREY

BY-LAW NO. 17001

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

.....

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 \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK