

THE CORPORATION OF THE CITY OF VERNON

BYLAW NUMBER 6055

A Bylaw to Impose Sewer Connection Charges

WHEREAS:

- A. The City of Vernon constructed sewer works within the area shown as the Okanagan Landing Sewer Area No. 6 on Schedule "A";
- B. Under section 194 of the *Community Charter*, the City may impose fees in respect of its sewer service and may establish the terms and conditions for payment of the fees; and
- C. The City wishes to impose fees under this Bylaw to recover the capital cost of the sewer works constructed in the Okanagan Landing Sewer Area No. 6.

NOW THEREFORE the City of Vernon, in open meeting, enacts as follows:

Citation

- 1. This Bylaw may be cited for all purposes as "**Okanagan Landing Sewer Area No. 6 Connection Charge Bylaw Number 6055, 2026**".

Interpretation

- 2. In this Bylaw:
 - (a) "Annual Connection Charge" means a connection charge imposed under section 7;
 - (b) "Commutation Payment" means a payment made under section 8 to commute Connection Charges otherwise payable under section 7;
 - (c) "Connection Charge" means a charge comprised of a Sewer Capital Charge and a Service Connection Charge that is imposed under section 3, or 7;
 - (d) "Service Connection Charge" means a charge to offset the cost to the City of installing a connection line between the Sewer Works and a property;
 - (e) "Sewer Area" means the area comprised of the parcels shown shaded on Schedule "A" and listed on Schedule "C" as the Okanagan Landing Sewer Area No. 6;

- (f) "Sewer Capital Charge" means a charge to offset a portion of the cost incurred by the City in constructing the Sewer Works; and
- (g) "Sewer Works" means the municipal sewer works constructed within the Sewer Area by the City.

Connection Charges

- 3. Every owner of property in the Sewer Area who causes or allows that property to be connected to the Sewer Works shall pay to the City, before the property is connected to the Sewer Works, the Connection Charge calculated in accordance with Schedule "B".
- 4. For the purpose of this Bylaw, a property is connected to the Sewer Works when any building or structure on it is connected to the Sewer Works.

Sewer Capital Charge Only Upon the First Connection of a Property

- 5. A Sewer Capital Charge under this Bylaw is payable only in respect of the first connection of the property to the Sewer Works. For certainty, where another building or structure on the property, or any parcel into which it has been subdivided, is connected to the Sewer Works after the first connection of the property to the Sewer Works, a Sewer Capital Charge under this Bylaw is not payable in respect of that subsequent connection. A Service Connection Charge is payable each time a new service must be constructed between the sanitary main and the property line.

Annual Payment Option if Connection before March 31, 2027

- 6. Despite section 3, an owner of property in the Sewer Area who causes or allows that property to be connected to the Sewer Works before March 31, 2027 may elect, by written notice to the City provided before the connection occurs, to pay Annual Connection Charges instead of the Connection Charge otherwise payable under section 3.

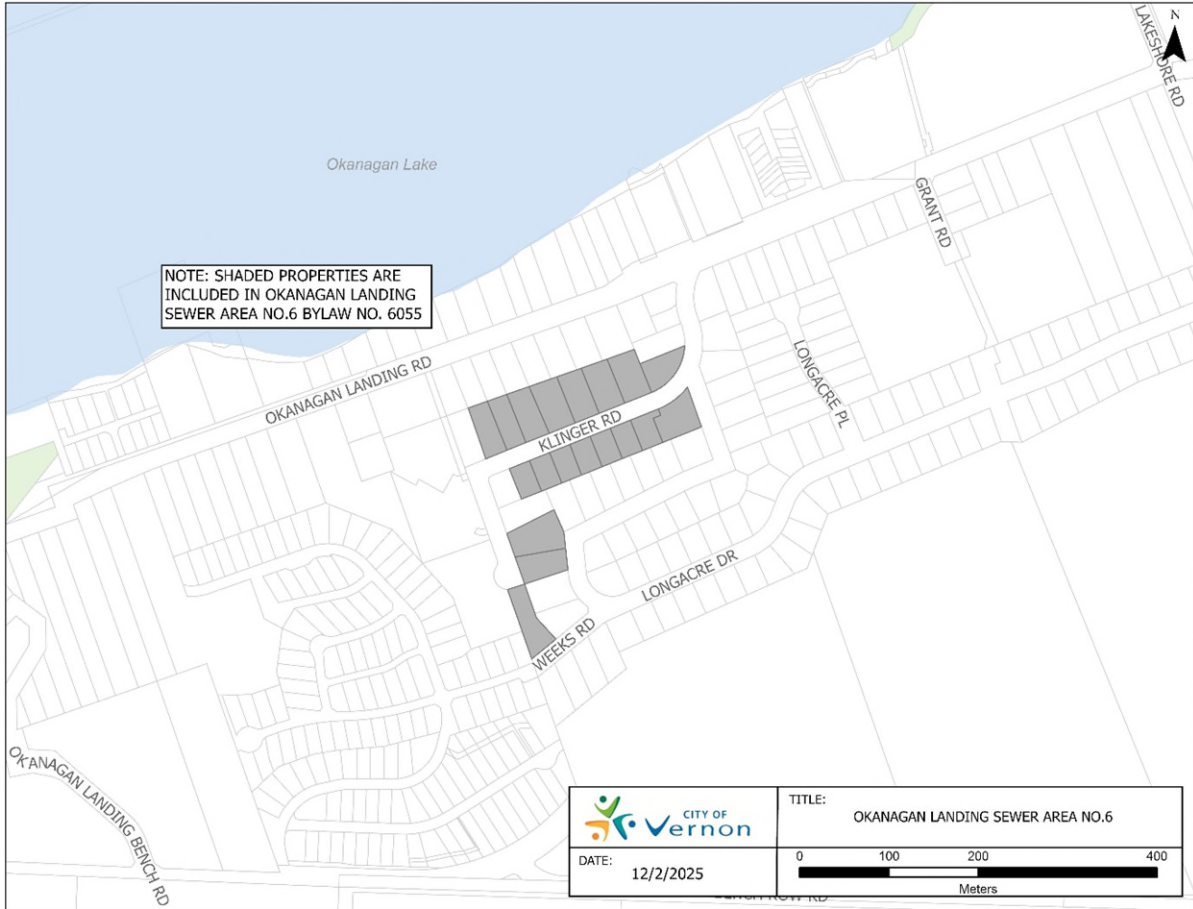
Annual Connection Charge for Properties

- 7. An owner of a property who causes or allows that property to be connected to the Sewer Works before March 31, 2027 and who elects under section 6 to pay Annual Connection Charges, shall pay \$2,618.63 on or before the annual property tax due date in 2027 and in each of the following nine calendar years.

Commutation

- 8. An owner of property in the Sewer Area who is required to pay Annual Connection Charges may commute any remaining Annual Connection Charges by paying to

Schedule "A"
Attached to and Forming Part of
"Okanagan Landing Sewer Area No. 6 Connection Charge Bylaw Number 6055,
2026"



Schedule "B"
Attached to and Forming Part of
"Okanagan Landing Sewer Area No. 6 Connection Charge Bylaw Number 6055,
2026"

CONNECTION CHARGE

For each property connected to the Sewer Works made in the year shown in column 1 of Table 1, the Connection Charge is the amount shown opposite that year in column 2 of Table 1.

Table 1

Column 1	Column 2
Connection Year	Connection Charge for Properties
Before March 31, 2027 – Sewer Capital Charge	\$ 15,860
Before March 31, 2027 – Service Connection Charge	\$ 5,390
Before March 31, 2027 - Total Sewer Connection Charge	\$21,250
April 1, 2027, and subsequent years	The amounts calculated in accordance with the following formula: $\$15,860 \times (1 + (0.0399 \times n))$ where "n" = 1 for April 1, 2027 plus 1 for each calendar year thereafter, plus any service connection fees imposed by the City in respect of that connection under City of Vernon Fees & Charges Bylaw Number 3909, 1993.

Schedule 'C'
Attached to and Forming Part of
"Okanagan Landing Sewer Area No. 6 Connection Charge Bylaw Number 6055,
2026"

Row #	Folio	PID	Property Address	Rate
1	07034.920	005-127-114	7350 LONGACRE DR	Rate 1
2	07034.915	005-127-106	7352 LONGACRE DR	Rate 1
3	07033.625	009-146-580	7501 KLINGER RD	Rate 1
4	07033.680	008-259-615	7504 KLINGER RD	Rate 1
5	07033.685	008-253-587	7511 KLINGER RD	Rate 1
6	07033.775	008-098-271	7516 KLINGER RD	Rate 1
7	07033.690	008-253-617	7527 KLINGER RD	Rate 1
8	07033.770	008-098-263	7528 KLINGER RD	Rate 1
9	07029.280	012-274-178	7535 WEEKS RD	Rate 1
10	07033.765	008-098-247	7540 KLINGER RD	Rate 1
11	07033.695	007-634-803	7545 KLINGER RD	Rate 1
12	07033.760	008-098-239	7552 KLINGER RD	Rate 1
13	07033.700	008-253-595	7557 KLINGER RD	Rate 1
14	07033.755	006-042-945	7564 KLINGER RD	Rate 1
15	07033.705	008-253-609	7567 KLINGER RD	Rate 1
16	07033.750	008-098-221	7572 KLINGER RD	Rate 1
17	07033.725	008-229-414	7579 KLINGER RD	Rate 1
18	07033.745	008-098-212	7586 KLINGER RD	Rate 1
19	07033.740	006-450-661	7589 KLINGER RD	Rate 1