

THE CORPORATION OF THE CITY OF VERNON

BYLAW NUMBER 5083

A bylaw to authorize The Corporation
of the City of Vernon to impose a
Latecomer Fee for properties serviced
from the Outback Offsite Sanitary Sewer

WHEREAS Okanagan Land Development Corporation has extended offsite sanitary sewer main at Eastside Road from Okanagan Landing Road to Lot A Plan KAP77998 to provide access to the lands being developed, as per attached Schedule "A";

AND WHEREAS Okanagan Land Development Corporation has provided excess capacity for sanitary sewer to service the lands other than the land being developed;

AND WHEREAS the Council is empowered under Section 939 (5) (c) to impose, as a condition of an owner connecting to or using the excess or extended service, a charge related to the benefit determined under paragraph (b), subsection (5), Section 939;

NOW THEREFORE the Council of The Corporation of the City of Vernon, in open meeting assembled, enacts as follows:

1. That an apportionment charge of One Thousand, One Hundred and Seventy Dollars and Eighty Seven cents, (\$1,170.870), per unit, shall be levied for any properties connecting to the extended sanitary sewer services, and located within the boundaries as shown in Schedule "B".
2. That these charges will be imposed at the time of subdivision or upon application of a building permit or connection, whichever is sooner.
3. That this charge will be increased annually by an allowance for interest of 5% with the first increase effective with the first anniversary of the completion of the works. The works are completed on May 14th, 2007. The Latecomer term is 15 years.

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4. That this bylaw be cited as the "Outback Offsite Sanitary Sewer Latecomer Charge Bylaw Number 5083, 2007".

READ A FIRST TIME this 11th day of June, 2007.

READ A SECOND TIME this 11th day of June, 2007.

READ A THIRD TIME this 11th day of June, 2007.

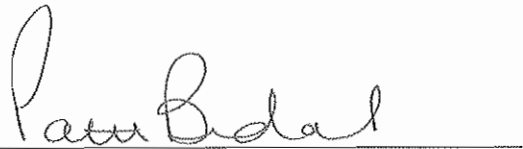
RESCIND THIRD READING this 27th day of August, 2007.

READ A THIRD TIME, AS AMENDED, this 27th day of August, 2007.

ADOPTED this 10 day of September, 2007.

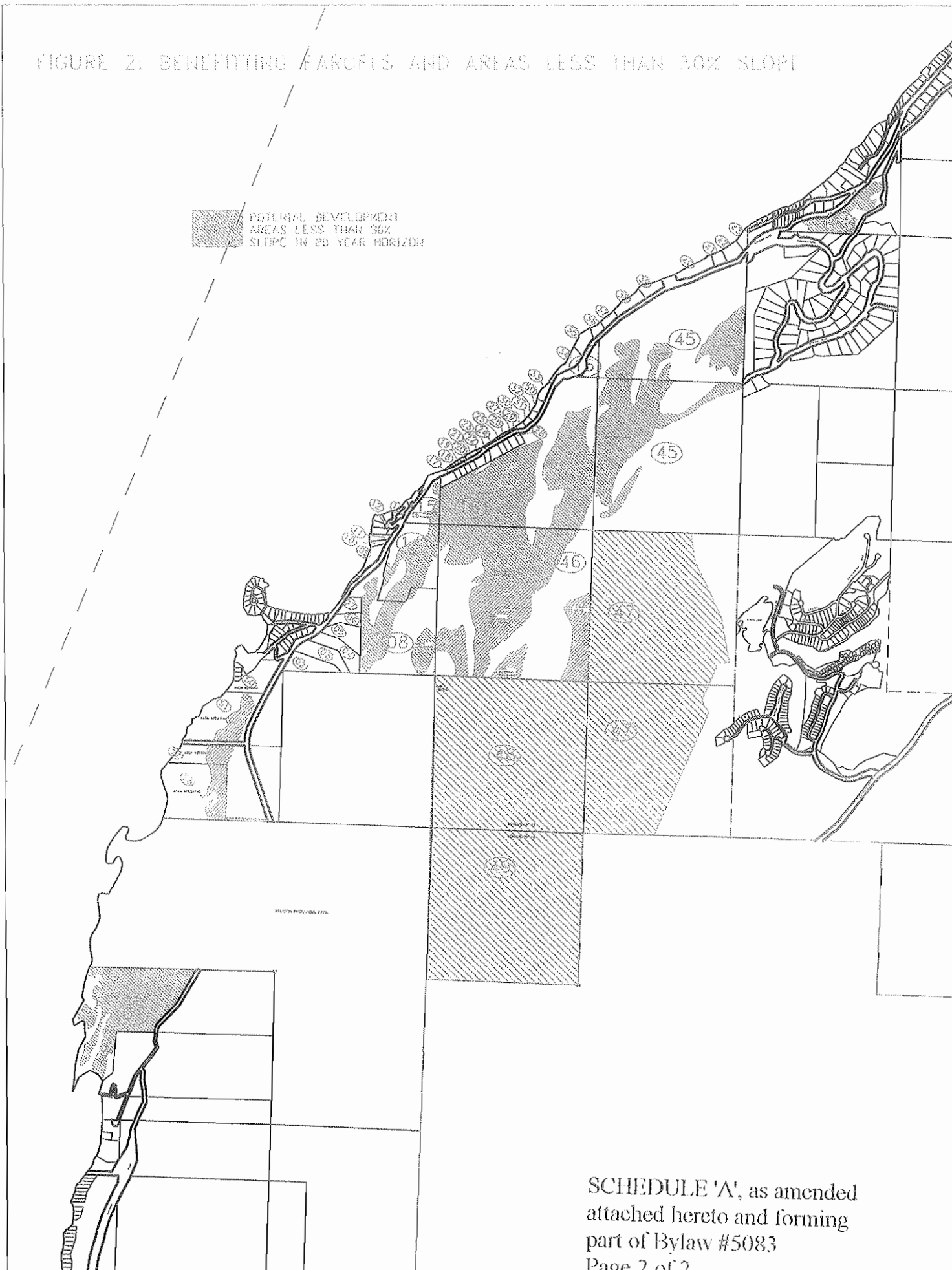


Mayor:



City Clerk:

FIGURE 2: BENEFITTING PARCELS AND AREAS LESS THAN 30% SLOPE



SCHEDULE 'A', as amended
attached hereto and forming
part of Bylaw #5083
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SCHEDULE 'B', as amended
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Outback Sanitary Sewer Latecomer								
Costs				\$3,068,614.50				
Developer Contribution to 38 existing developed lots				\$44,489.64				
Latecomer Terms				1 day for noted lots with no charge after developer contribution				
				15 years for all others				
Interest Rate				5%				
Legal	Roll No.	Address	Map ID	Owner	Development lots assumed (12 units/ha & +/-2000m ² /lot)	Cost based on units	Latecomer charge agreed to by developer	Latecomer term
Plan 77998	7800.360		1	Outback	187	\$218,935.87	\$218,935.87	15 year
LOT 4 PLAN 26587 SECTION 4 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT	7131.450		2	PETER J ST DENNIS	2	\$2,341.56	\$1,170.78	15 year
LOT 3 PLAN 26587 SECTION 4 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT	7131.200		3	DARYLE M HRYCHANY	2	\$2,341.56	\$1,170.78	15 year
LOT 2 PLAN 26587 SECTION 4 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT	7130.950		4	JORDAN C WOLSEY	2	\$2,341.56	\$1,170.78	15 year
LOT 1 PLAN 26587 SECTION 4 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT	7130.690		5	LIEUWE J VISSER	2	\$2,341.56	\$1,170.78	15 year
LOT 2 PLAN 33870 SECTION 4 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT	7130.450		6	FRITZ GSCHOSSMANN	2	\$2,341.56	\$1,170.78	15 year
LOT 1 PLAN 33870 SECTION 4 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT	7130.300		7	REX E BRASNETT	2	\$2,341.56	\$1,170.78	15 year
LOT B PLAN KAP56705 SECTION 4 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT MANUFACTURED HOME REG. # 82682.	7127.010		8	ROBERTA L KENNEDY	73	\$85,466.94	\$85,466.94	15 year
PLAN B3945 SECTION 4 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT PART N 1/2 OF NE1/4, SEC 24 (W) TAX ACT - CAMERON POINT PART 1 OF 2 - SEE 07801.202 .	7801.200		9	TRINITY UNITED CHURCH TRUSTEES	12	\$14,049.36	\$14,049.36	15 year
LOT 1 PLAN 21416 SECTION 4 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT & FORESHORE LICENCE #335609 .	7801.250	9653 WHITEPOINT RD	10	GILLIAN M PHILLIPS	1	\$1,170.78	\$0.00	1 day
LOT 2 PLAN 21416 SECTION 4 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT FORESHORE LICENCE #336873 .	7801.255	9653 WHITEPOINT RD	11	JOHN FERGUSON	2	\$2,341.56	\$1,170.78	15 year
LOT 8 PLAN 21416 SECTION 4 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT	7130.675	9627 WHITEPOINT RD	12	JAMES FULBROOK	1	\$1,170.78	\$0.00	1 day
LOT 7 PLAN 21416 SECTION 4&9 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT & FORESHORE LICENCE #335528 .	7801.280	9609 EASTSIDE RD	13	COLLEEN F PAYEUR	1	\$1,170.78	\$0.00	1 day
LOT A PLAN KAP56705 SECTION 4 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT PART 1 OF 2 SEE 07172.006 .	7127.005		14	PARAISO POINT TENT & RV RESORT LTD	69	\$80,783.82	\$80,783.82	15 year
LOT 1 PLAN KAP81166 SECTION 9 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT	7801.301		15	DAVID FRANKLIN	9	\$10,537.02	\$10,537.02	15 year
SECTION 10 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT PART W 1/2, EXCEPT PLAN B4772 8951 32079, FRAC .	7135.500		16	CATHERINE L HENNIG	337	\$394,552.88	\$394,552.88	15 year
LOT 1 PLAN 10046 SECTION 10 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT	7801.400	G3-3306 22 ST VERNON BC V1T 4H8	17	PATRICIA MEGAW	2	\$2,341.56	\$1,170.78	15 year
LOT 2 PLAN 10046 SECTION 10 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT & FORESHORE LICENCE #335930 .	7801.500	9571 EASTSIDE RD VERNON BC V1H 1K7	18	JOEL P PRICHARD	1	\$1,170.78	\$0.00	1 day
LOT 3 PLAN 10046 SECTION 10 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT & FORESHORE LICENCE #339344 .	7801.550	9563 EASTSIDE RD VERNON BC V1H 1K7	19	BRUCE P BELEY	1	\$1,170.78	\$0.00	1 day

SCHEDULE 'B', as amended
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LOT B PLAN 18250 SECTION 10 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT & FORESHORE LICENSE #336411 .	7801.600	305-1000 BEACH AVE VANCOUVER BC V6E 4M2	20	DOUGLAS M MCGREGOR	1	\$1,170.78	\$0.00	1 day
LOT A PLAN KAP75349 SECTION 10 TOWNSHIP 13 DISTRICT LOT 5300 OSOYOOS DIVISION YALE DISTRICT & FORESHORE SHOWN ON LICENSE 339449 & 3407342 .	7801.618	9541 EASTSIDE RD VERNON BC V1H 1K7	21	PATRICK G MCAREAVY	2	\$2,341.56	\$1,170.78	15 year
LOT 1 PLAN 18790 SECTION 20 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT EXCEPT PLAN KAP75349.	7801.616	9540 EASTSIDE RD VERNON BC V1H 1K7	22	PATRICK G MCAREAVY	1	\$1,170.78	\$0.00	1 day
LOT 2 PLAN 18790 SECTION 10 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT & FORESHORE LICENSE #336022 .	7801.620	9530 EASTSIDE RD VERNON BC V1H 1K7	23	JOSEPH C BEAUREGARD	1	\$1,170.78	\$0.00	1 day
LOT 3 PLAN 18790 SECTION 10 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT & LICENSE OF OCCUPATION #335884 .	7801.630	BOX 26 RR 3 STN MAIN HIGH RIVER AB T1V 1N3	24	KATHLEEN E PEOPLES/SCOTT M SIEMENS	2	\$2,341.56	\$1,170.78	15 year
LOT 1 PLAN 11737 SECTION 10 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT & FORESHORE LICENSE #336623 .	7801.650	9520 EASTSIDE RD VERNON BC V1H 1K7	25	ARTHUR CURTIS	1	\$1,170.78	\$0.00	1 day
LOT 2 PLAN 11737 SECTION 10 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT & FORESHORE LICENSE #336022 .	7801.660	7385 LONGACRE DR VERNON BC V1H 1R5	26	DULABA/TODD DULABA/ARTHUR R DULABA/LARRY DULABA/CHERYL	1	\$1,170.78	\$0.00	1 day
LOT 3 PLAN 11737 SECTION 10 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT & LICENSE OF OCCUPATION #336154 .	7801.670	7421 FLEMING RD VERNON BC V1H 1C1	27	KATHERINE M O'FERRALL	2	\$2,341.56	\$1,170.78	15 year
LOT 1 PLAN 10941 SECTION 10 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT	7140.000	9498 EASTSIDE RD VERNON BC V1H 1K7	28	TERESA L MELLOTT	1	\$1,170.78	\$0.00	1 day
LOT 3 PLAN 8951 SECTION 10 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT LAND DISTRICT #41 SHOWN ON PLAN ATTACHED TO LICENSE OF OCCUPATION #335697 (PRIVATE MOORAGE) .	7801.850	PO BOX 75242 RPO WHITE ROCK BC V4B 5L4	29	LIAM KELLY/WILLIAM KELLY	1	\$1,170.78	\$0.00	1 day
LOT 1 PLAN 16563 SECTION 10 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT & FORESHORE LICENSE #339518 .	7801.690	711 WESTERN AVE WILLIAMS LAKE BC V2G 2J2	30	ERIC W ROBINSON	1	\$1,170.78	\$0.00	1 day
LOT 1 PLAN 36786 SECTION 10 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT LAND DISTRICT #41 SHOWN ON PLAN ATTACHED TO LICENSE OF OCCUPATION #336318 (PRIVATE MOORAGE) .	7801.700	9487 EASTSIDE RD VERNON BC V1H 1K7	31	JENNIFER M HELLWIG	1	\$1,170.78	\$0.00	1 day
LOT 2 PLAN 36786 SECTION 10 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT & FORESHORE LICENSE #339008 .	7801.710	9483 EASTSIDE RD VERNON BC V1H 1K7	32	LISA P PUSEY	1	\$1,170.78	\$0.00	1 day
LOT A PLAN 28858 SECTION 10 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT & FORESHORE LICENSE #335776 .	7801.720	9471 EASTSIDE RD	50	ELSIE G ROBERTSON	1	\$1,170.78	\$0.00	1 day
LOT 4 PLAN 8951 SECTION 10 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT EXCEPT PLAN 28858, LAND DISTRICT #41 SHOWN ON PLAN ATTACHED TO LICENSE OF OCCUPATION #336095 (FORESHORE) .	7801.730	9459 EASTSIDE RD	33	GERWIG G BAHLE/GUNTER MIKES	2	\$2,341.56	\$1,170.78	15 year
LOT 1 PLAN 32079 SECTION 10 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT EXCEPT PLAN KAP75578	7801.755		34	THERESE F ALEXANDER	4	\$4,683.12	\$3,512.34	15 year
LOT 1 PLAN KAP75578 SECTION 10 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT	7801.760		35	CATHERINE L HENNIG	4	\$4,683.12	\$3,512.34	15 year
TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT	7801.680		36	THOMAS J HUMPHREY	2	\$2,341.56	\$1,170.78	15 year

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SECTION 10 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT PARCEL A, PART LOT 1 PLAN 9430 SECTION 10 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT EXCEPT PLAN 11165.	7801.860		37	GEOFFREY N ISARDS	2	\$2,341.56	\$1,170.78	15 year
LOT 1 PLAN 11165 SECTION 10 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT LAND DISTRICT #41 SHOWN ON PLAN ATTACHED TO LICENSE OF OCCUPATION #335691 (PRIVATE MOORAGE).	7801.900		38	REGINALD F MORAN	5	\$5,853.90	\$4,683.12	15 year
LOT 2 PLAN 8952 SECTION 10 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT	7802.000		39	GREGORY P SMALL	4	\$4,683.12	\$3,512.34	15 year
LOT 2 PLAN 13209 SECTION 10 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT LAND DISTRICT #41 SHOWN ON PLAN ATTACHED TO LICENSE OF OCCUPATION #335724 (PRIVATE MOORAGE & BOATLIFT).	7802.050		40	RONALD D MOHR	6	\$7,024.68	\$5,853.90	15 year
LOT 1 PLAN 13209 SECTION 10 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT EXCEPT PLAN 30970, FORESHORE LICENSE #337023.	7802.100		41	HOWARD E PECHET	2	\$2,341.56	\$1,170.78	15 year
LOT A PLAN 30970 SECTION 10 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT LAND DISTRICT #41 SHOWN ON PLAN ATTACHED TO LICENSE OF OCCUPATION #335672.	7802.150		42	BARRY W ROBERTSON	4	\$4,683.12	\$3,512.34	15 year
LOT 1 PLAN 2109 SECTION 14 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT EXCEPT PLAN 3836 B6964 20850 34610.	7802.200		43	IVAN SLUYS	2	\$2,341.56	\$1,170.78	15 year
SECTION 10 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT SE 1/4; E 1/2 OF NE 1/4; FRAC NW 1/4 OF NE 1/4; & FRAC SW 1/4 OF NE 1/4 EXC PLS B4772 8951 8952 9430 32079 & EXC DD226047F.	7174.500		44	DAVID L BUCHSTEIN	48	\$56,197.44	\$56,197.44	15 year
SECTION 3 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT PART NW1/4.	7133.000		45	CATHERINE L HENNIG	330	\$386,357.42	\$386,357.42	15 year
LOT 5 PLAN KAP65635 SECTION 2 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT EXC PL KAP75185; & REM OF SEC 2 EXC E 1/2 OF SE 1/4 KAP62817 KAP62818; & LOT A PL KAP62817 EXC PL KAP65635 KAP72946 KAP75798 KAP81729; & PART E 1/2 SEC 3 EXC PL KAP75798	7110.000		46	0715472 BC LTD	444	\$519,826.34	\$519,826.34	15 year
SECTION 3 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT PART SW1/4.	7107.020		47	PREDATOR RIDGE GOLF CLUB LTD	350	\$409,773.02	\$409,773.02	15 year
SECTION 34 TOWNSHIP 14 OSOYOOS DIVISION YALE DISTRICT PART NW1/4.	7113.000		48	PREDATOR RIDGE GOLF CLUB LTD	300	\$351,234.01	\$351,234.01	15 year
LT 1 PL KAS2762 SEC 4 TWP 13 ODYD	7207.000		49	PREDATOR RIDGE GOLF CLUB LTD	300	\$351,234.01	\$351,234.01	15 year
LOT 3 PLAN KAP77492 SECTION 4 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT EXCEPT PLAN KAP77494.	7801.111- 7801.114	9767-9773 CAMERON RD	50	STRATA KAS2762	8	\$9,366.24	\$9,366.24	15 year
PLAN B217 SECTION 4 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT PART SE1/4, & FRAC S 1/2 OF SW 1/4 EXC PL 5777 6767 38577.	7801.103	9761 EASTSIDE RD	51	ARTHUR A FRASER & DONALD FRASER	28	\$32,781.84	\$32,781.84	15 year
LOT 1 PLAN 6767 SECTION 4 TOWNSHIP 13 OSOYOOS DIVISION YALE DISTRICT	7118	9775 EASTSIDE RD	52	ARTHUR A FRASER	16	\$18,732.48	\$18,732.48	15 year
	7800.8	9795 EASTSIDE RD	53	PROTECT HOLDINGS LTD	35	\$40,977.30	\$40,977.30	15 year
SUBTOTAL					2621	\$3,068,614.50	\$3,068,614.50	