

THE CORPORATION OF THE CITY OF VERNON

BYLAW NUMBER 5119

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

WHEREAS Mr. Peter Depner has upgraded the sanitary sewer main, road works and storm works between 4700 and 4707 34th Street to provide access and upgrades to lands other than lands being developed, as shown in attached schedule "A";

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 the following apportionment charges, shall be levied for any properties benefiting or connecting to the extended Sanitary Sewer Services, Road Works or Storm Works, as indicated in attached Schedule "B", and as follows:

- a. \$1.4511 per square meter of benefiting lot for Sanitary Works
- b. \$309.0147 per meter of frontage for Road Works constructed
- c. \$2.9953 per square meter of benefiting lot for Storm Works

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 were completed on May 31, 2007. The Latecomer term is 15 years.

4. That this bylaw be cited as the "Depner 34th Street Latecomer Charge Bylaw Number 5119, 2008".

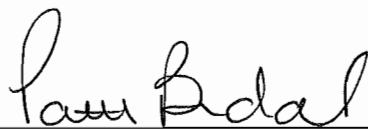
READ A FIRST TIME this 26th day of May, 2008.

READ A SECOND TIME this 26th day of May, 2008.

READ A THIRD TIME this 26th day of May, 2008.

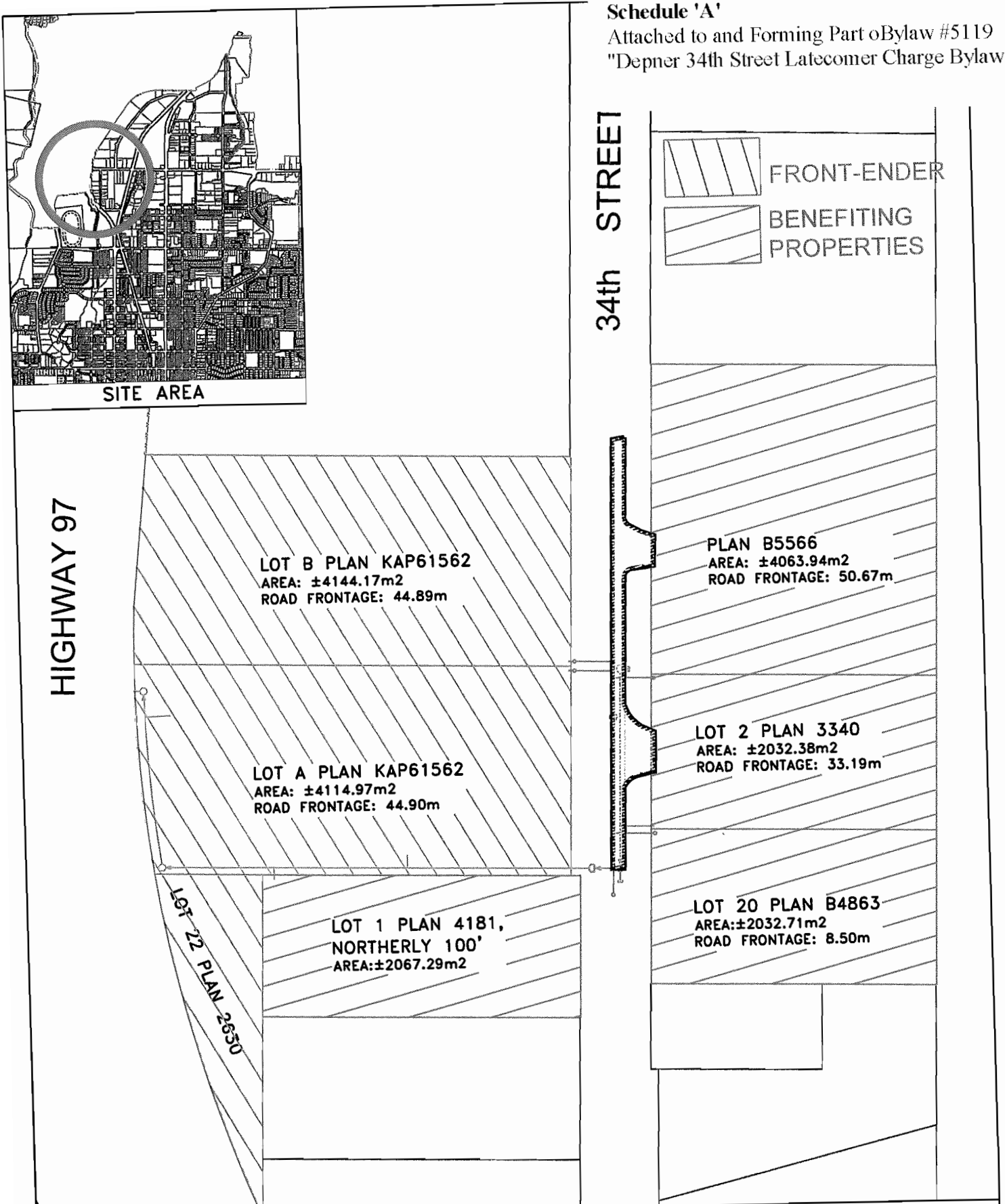
ADOPTED this 9th day of June, 2008.

A. 
Mayor:


City Clerk:

Schedule 'A'

Attached to and Forming Part of Bylaw #5119
 "Depner 34th Street Latecomer Charge Bylaw "



the CORPORATION of
 the CITY of VERNON
 PLANNING, DEVELOPMENT
 AND ENGINEERING SERVICES

REVISIONS

TITLE

FIGURE #1

DRAWN
 EJS

DATE
 07/12/13

SCALE
 NTS

DWG. No.
 Depner

Depner 34 Street Latecomer

Latecomer Item	Latecomer Costs	Apportionment	Unit Cost
Sanitary	\$20,927.50	lot area	\$1,451.1
Storm	\$58,285.15	lot area	\$2,995.3
Road	\$28,540.60	per meter fronting works	\$309.0147

Roll_No	Address	Legal Desc	Prop_Address	Sanitary LC Charge	Storm LC Charge	Road LC Charge	Total Latecomer Charge	Service Charges	Total Charge
2388.11 ^A		LOT 20 PLAN B4863 DISTRICT LOT 38 OSOYOOS DIVISION YALE DISTRICT	4617 34 ST	\$2,949.73	\$6,088.63	\$2,626.63	\$11,664.98	\$1,290.00	\$12,954.98
2388.12 ^B		LOT 2 PLAN 3340 DISTRICT LOT 38 OSOYOOS DIVISION YALE DISTRICT	4703 34 ST	\$2,949.25	\$6,087.64	\$10,256.20	\$19,293.09	\$2,570.00	\$21,863.09
2388.13 ^C		PLAN B5566 DISTRICT LOT 38 OSOYOOS DIVISION YALE DISTRICT PARCEL A, (DD112543F) OF LOT 1 PL 3340	4707 34 ST		\$12,172.83	\$15,657.78	\$27,830.61		\$27,830.61
2388.225		LOT A PLAN KAP61562 DISTRICT LOT 38 OSOYOOS DIVISION YALE DISTRICT	4700 34 ST	\$6,014.89	\$12,415.54		\$18,430.43		\$18,430.43
2388.23		LOT B PLAN KAP61562 DISTRICT LOT 38 OSOYOOS DIVISION YALE DISTRICT	4708 34 ST	\$6,013.73	\$12,413.15		\$18,426.88		\$18,426.88
2388.26 ^D		LOT 1 PLAN 4181 DISTRICT LOT 38 OSOYOOS DIVISION YALE DISTRICT NORTHERLY 100'	4610 34 ST	\$2,999.91	\$6,192.21		\$9,192.12	\$800.00	\$9,992.12
2388.361		LOT 22 PLAN 2630 DISTRICT LOT 38 OSOYOOS DIVISION YALE DISTRICT EXCEPT PLAN 40249 KAP56838 KAP58066 KAP61562	HWY 97		\$2,915.14		\$2,915.14		\$2,915.14
		Total		\$20,927.50	\$58,285.15	\$28,540.60	\$107,753.25	\$4,660.00	\$112,413.25

Notes:

^A Sanitary service only

^B Sanitary and Storm service

^C No services

^D Storm service only

Schedule 'B'

Attached to and Forming Part of Bylaw #5119

G "Depner 34th Street Latecomer Charge Bylaw "

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Depner 34 Street Latecomer

Latecomer Charge After:

Legal Desc	May 31 2008	May 31 2009	May 31 2010	May 31 2011	May 31 2012	May 31 2013	May 31 2014	May 31 2015	May 31 2016	May 31 2017	May 31 2018	May 31 2019	May 31 2020	May 31 2021	May 31 2022
LOT 20 PLAN B4863 DISTRICT LOT 38 OSOYOOS DIVISION YALE DISTRICT	\$13,602.73	\$14,282.87	\$14,997.01	\$15,746.86	\$16,534.21	\$17,360.92	\$18,228.96	\$19,140.41	\$20,097.43	\$21,102.30	\$22,157.42	\$23,265.29	\$24,428.55	\$25,645.98	\$26,932.48
LOT 2 PLAN 3340 DISTRICT LOT 38 OSOYOOS DIVISION YALE DISTRICT	\$22,856.24	\$24,104.06	\$25,309.26	\$26,574.72	\$27,903.46	\$29,298.63	\$30,763.56	\$32,301.74	\$33,916.83	\$35,612.67	\$37,393.30	\$39,262.97	\$41,226.12	\$43,287.42	\$45,451.79
38 OSOYOOS DIVISION YALE DISTRICT PARCEL A, (DD112543F) OF LOT 4 PL	\$29,222.14	\$30,683.24	\$32,217.41	\$33,828.28	\$35,519.69	\$37,295.68	\$39,160.46	\$41,118.48	\$43,174.41	\$45,333.13	\$47,599.78	\$49,979.77	\$52,478.76	\$55,102.70	\$57,857.83
LOT A PLAN KAP61562 DISTRICT LOT 38 OSOYOOS DIVISION YALE DISTRICT	\$19,351.95	\$20,319.55	\$21,335.53	\$22,402.31	\$23,522.42	\$24,698.54	\$25,933.47	\$27,230.14	\$28,591.65	\$30,021.23	\$31,522.29	\$33,098.41	\$34,753.33	\$36,491.00	\$38,315.55
LOT B PLAN KAP61562 DISTRICT LOT 38 OSOYOOS DIVISION YALE DISTRICT	\$19,348.22	\$20,315.63	\$21,331.41	\$22,397.98	\$23,517.88	\$24,693.78	\$25,928.46	\$27,224.89	\$28,586.13	\$30,015.44	\$31,516.21	\$33,092.02	\$34,746.62	\$36,483.95	\$38,308.15
LOT 1 PLAN 4181 DISTRICT LOT 38 OSOYOOS DIVISION YALE DISTRICT	\$10,491.72	\$11,016.31	\$11,567.12	\$12,145.48	\$12,752.75	\$13,390.39	\$14,059.91	\$14,762.91	\$15,501.05	\$16,276.11	\$17,089.91	\$17,944.41	\$18,841.63	\$19,783.71	\$20,772.89
LOT 38 OSOYOOS DIVISION YALE DISTRICT EXCEPT PLAN 40249 KAP66638	\$3,060.90	\$3,213.94	\$3,374.64	\$3,543.37	\$3,720.54	\$3,906.57	\$4,101.90	\$4,306.99	\$4,522.34	\$4,748.46	\$4,985.88	\$5,235.18	\$5,496.94	\$5,771.78	\$6,060.37
Total	\$118,033.91	\$123,935.61	\$130,132.39	\$136,639.01	\$143,470.96	\$150,644.51	\$158,176.73	\$166,085.57	\$174,389.65	\$183,109.34	\$192,264.81	\$201,878.05	\$211,971.95	\$222,570.55	\$233,699.07

Schedule 'B'

Attached to and Forming Part of Bylaw #5119
"Depner 34th Street Latecomer Charge Bylaw "
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