

THE CORPORATION OF THE CITY OF VERNON

BYLAW NUMBER 5188

A bylaw to authorize The Corporation
of the City of Vernon to impose a
Latecomer Fee for properties serviced
from the Beachwalk Villas Development

WHEREAS Beachwalk Villas Ltd. has extended the sanitary sewer main in Scott Road, adjacent to their property, Lot 5, Plan 24156 to provide access 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 apportionment charge per maximum development potential, allowable unit for each property in the benefiting areas, shall be levied for any properties connecting to the extended Sanitary Sewer Services area, as follows:

a. \$378.24 per meter of frontage; as shown on attached **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.

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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 October 29th, 2008. The Latecomer term is 15 years.

4. That this bylaw be cited as the "Beachwalk Villas Development Sanitary Sewer Latecomer Charge Bylaw Number 5188, 2009"

READ A FIRST TIME this 14th day of April, 2009

READ A SECOND TIME this 14th day of April, 2009.

READ A THIRD TIME this 14th day of April, 2009

ADOPTED this 27th day of April, 2009

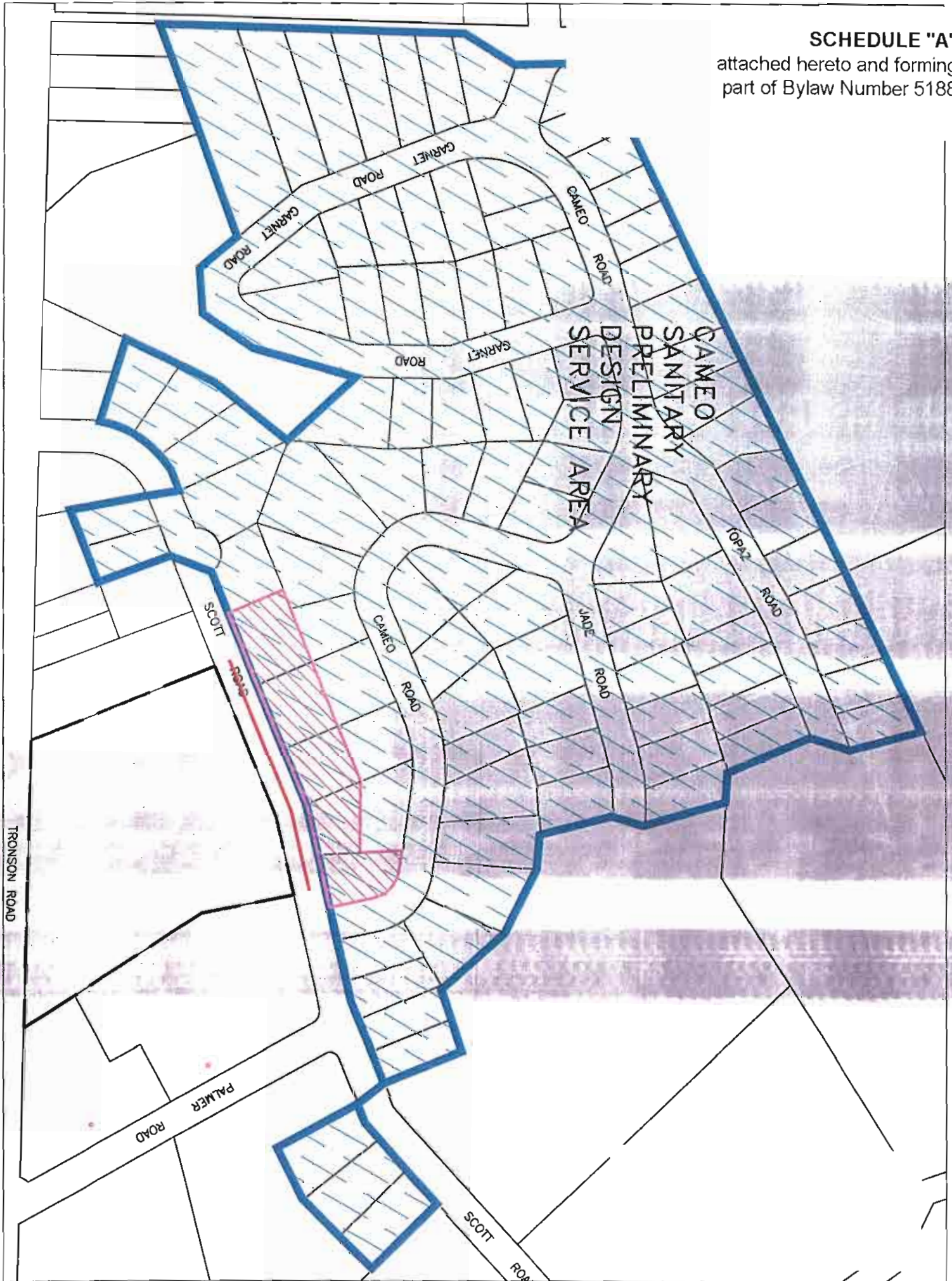
"Wayne Lippert"

Mayor:

"Patti Bridal"

City Clerk:

SCHEDULE "A"
attached hereto and forming
part of Bylaw Number 5188



DP000206 BEACHWALK LATECOMER

DP000206 LATECOMER (BEACHWALK)

Sanitary Sewer Main Works Cost	\$53,138.95
Engineering and Inspection	\$5,313.90
Total Sewer Main Cost	\$58,452.85
Servicing Works for	\$7,500.00
Engineering and Inspection	\$750.00
Total Service Cost	\$8,250.00
Lots Pre-serviced	5
Service cost per lot	\$1,650.00
Substantial completion	October 29, 2008
Interest Rate	5.0%

STATUS	FOLIO	OWNER	ADD_OWNER	ADDRESS	STREET	LEGAL_DESC	FRONTAGE (m)	Percent of total Frontage	Sewer Main Cost per Unit	Additional Servicing Costs	Year 1	
											Total LC	Charge per
Benefitting	7413.02	LEONARD BERGEN	TANIA BERGEN	6635	SCOTT RD	LOT 3 PLAN 20126	23.52	15.28%	\$8,933.97	\$1,650.00	\$8,933.97	\$8,933.97
Benefitting	7413.03	GERTRUD FRUSCHNECHT		6625	SCOTT RD	LOT 4 PLAN 20126	42.67	27.61%	\$16,139.40	\$1,650.00	\$16,139.40	\$16,139.40
Benefitting	7413.97	MARTINUS A VAN DE LEEST	ADRIANA L VAN DE LEEST	6601	SCOTT RD	LOT 25 PLAN 22217	36.65	23.72%	\$13,862.41	\$1,650.00	\$13,862.41	\$13,862.41
Benefitting	7413.04	JAMES V MOTTUS	EILEEN P MOTTUS	6617	SCOTT RD	LOT 5 PLAN 20126	31.06	20.10%	\$11,748.06	\$1,650.00	\$11,748.06	\$11,748.06
Benefitting	7413.98	TODD P KOWALCHUK	DEBORA KOWALCHUK	6609	SCOTT RD	LOT 26 PLAN 22217	20.54	13.29%	\$7,769.00	\$1,650.00	\$7,769.00	\$7,769.00
TOTALS							154.54	100.00%	\$58,452.85			

Substantial completion | October 29, 2008
 Interest Rate | 5.0%

Latecomer Charges Over 15 Year Period

Latecomer Period Start date for charge	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
	October 29, 2009	October 29, 2010	October 29, 2011	October 29, 2012	October 29, 2013	October 29, 2014	October 29, 2015
LOT 3 PLAN 20126	\$9,380.67	\$9,849.71	\$10,342.19	\$10,859.30	\$11,402.27	\$11,972.38	\$12,571.00
LOT 4 PLAN 20126	\$16,946.37	\$17,793.69	\$18,683.37	\$19,617.54	\$20,598.42	\$21,628.34	\$22,709.76
LOT 25 PLAN 22217	\$14,555.53	\$15,283.31	\$16,047.47	\$16,849.85	\$17,692.34	\$18,576.96	\$19,505.80
LOT 5 PLAN 20126	\$12,335.47	\$12,952.24	\$13,599.85	\$14,279.84	\$14,993.84	\$15,743.53	\$16,530.70
LOT 26 PLAN 22217	\$8,157.45	\$8,565.32	\$8,993.59	\$9,443.27	\$9,915.43	\$10,411.21	\$10,931.77

Latecomer Period Start date for charge	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
	October 29, 2016	October 29, 2017	October 29, 2018	October 29, 2019	October 29, 2020	October 29, 2021	October 29, 2022
LOT 3 PLAN 20126	\$13,199.55	\$13,859.53	\$14,552.50	\$15,280.13	\$16,044.13	\$16,846.34	\$17,688.66
LOT 4 PLAN 20126	\$20,481.09	\$21,505.15	\$22,580.41	\$23,709.43	\$24,894.90	\$26,139.64	\$27,446.63
LOT 25 PLAN 22217	\$20,481.09	\$21,505.15	\$22,580.41	\$23,709.43	\$24,894.90	\$26,139.64	\$27,446.63
LOT 5 PLAN 20126	\$11,478.35	\$12,052.27	\$12,654.89	\$13,287.63	\$13,952.01	\$14,649.61	\$15,382.09
LOT 26 PLAN 22217	\$11,478.35	\$12,052.27	\$12,654.89	\$13,287.63	\$13,952.01	\$14,649.61	\$15,382.09