



City of Vernon

**TRONSON ROAD
SEWER AREA NO. 1
CONNECTION
CHARGE BYLAW**

#5439

THE CORPORATION OF THE CITY OF VERNON

BYLAW NUMBER 5439

A Bylaw to Impose Sewer Connection Charges

WHEREAS:

- A. The City of Vernon constructed sewer works within the area shown as the Tronson Road Sewer Area No. 1 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, including; and
- C. The City wishes to impose fees under this Bylaw to recover the capital cost of the sewer works constructed in the Tronson Road Sewer Area No. 1.

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

Citation

- 1. This Bylaw may be cited for all purposes as **"Tronson Road Sewer Area No. 1 Connection Charge Bylaw Number 5439, 2013"**.

Interpretation

- 2. In this Bylaw:
 - (a) "Annual Connection Charge" means a connection charge imposed under section 5 or 6;
 - (b) "Commutation Payment" means a payment made under section 7 to commute Connection Charges otherwise payable under sections 5 or 6;
 - (c) "Connection Charge" means a charge imposed under section 3, 5 or 6;
 - (d) "Dwelling" means a dwelling of any kind, including a manufactured home or mobile home;
 - (e) "Sewer Area" means the area shown on Schedule A and parcels shown on Schedule "C" as the Tronson Road Sewer Area No. 1;
 - (f) "Sewer Works" means the municipal sewer works constructed within the Sewer Area by the City; and

- (g) "Tronson Road Sewer Area No. 1" means the area shown as such on Schedule "A" and parcels detailed as such on Schedule "C".

Connection Charges

3. Every owner of property in the Sewer Area who causes or allows a Dwelling on that property to be connected to the Sewer Works shall pay to the City, before the Dwelling is connected to the Sewer Works, the Connection Charge calculated in accordance with Schedule "B".

Annual Payment Option if Connection in 2013 or 2014

4. Despite section 3, an owner of property in the Sewer Area who causes or allows a Dwelling on that property to be connected to the Sewer Works in 2013 or 2014 may, by notice in writing to the City before the Dwelling is connected to the Sewer Works, elect to pay Annual Connection Charges for that connection rather than the Connection Charge otherwise payable under section 3.

Annual Connection Charges

5. An owner who connects a Dwelling to the Sewer Works in 2013 and elects under section 4 to pay Annual Connection Charges, shall pay \$1,119.78 on or before July 2, 2014 and before July 2 in each of the following nine calendar years:
6. An owner who connects a Dwelling to the Sewer Works in 2014 and elects under section 4 to pay Annual Connection Charges, shall pay \$1,175.77 on or before July 2, 2015 and before July 2 in each of the following nine calendar years:

Commutation

7. An owner of property in the Sewer Area who has elected under section 4 to pay Annual Connection Charges may commute any remaining Annual Connection Charges by paying to the City the remaining Annual Connection Charges calculated at an annual discount rate of 5%.

Charges Collected as Property Taxes

8. Any Connection Charge payable under this Bylaw
- (a) may be collected in the same manner and with the same remedies as property taxes, and
 - (b) if it is due and payable by December 31 and unpaid on that date is deemed to be taxes in arrears.

Offence

9. Any person who contravenes this Bylaw commits an offence and is liable to a fine of not more than \$2,000.00.

READ A FIRST TIME this 15th day of July, 2013

READ A SECOND TIME this 15th day of July, 2013.

READ A THIRD TIME this 15th day of July, 2013.

ADOPTED this 12th day of August, 2013.

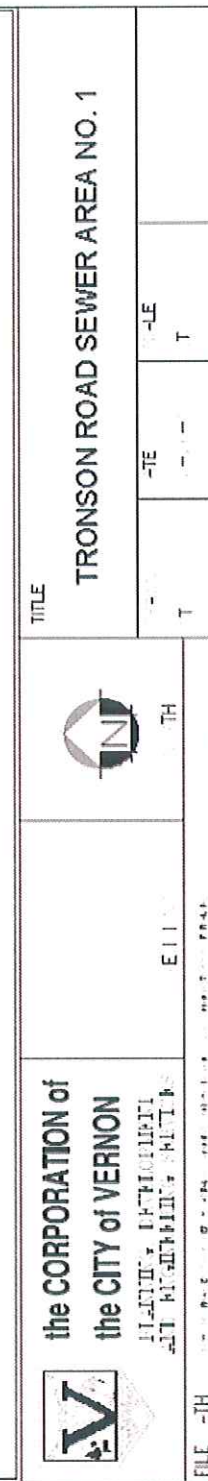


Mayor



Corporate Officer
(Acting)

"Tronson Road Sewer Area No. 1 Connection Charge Bylaw Number 5439, 2013"



Schedule "B"
Attached To and Forming Part of
"Tronson Road Sewer Area No. 1 Connection Charge Bylaw Number 5439, 2013"

CONNECTION CHARGE

1. For each Dwelling served or to be served by a connection 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
2013	\$ 7440.84
2014	\$ 7812.89
2015 and subsequent years	The amounts calculated in accordance with the following formula: $\$8858.15 \times (1.05)^n$ where "n" = 2 for 2015 plus 1 for each calendar year thereafter

Schedule 'C'
Attached to and Forming Part of
"Tronson Road Sewer Area No. 1 Connection Charge Bylaw Number 5439, 2013"

Folio	PropAddr	PID	Folio	PropAddr	PID
07322.140	8083 TRONSON RD	002-916-347	07333.150	7745 TRONSON RD	005-306-272
07860.120	8110 TRONSON RD	002-071-266	07333.160	7731 TRONSON RD	005-306-302
07322.150	8105 TRONSON RD	002-916-363	07333.170	7715 TRONSON RD	005-306-337
07322.160	8097 TRONSON RD	002-916-380	07333.180	7697 TRONSON RD	005-306-353
07322.170	8109 TRONSON RD	002-916-401	07333.190	7685 TRONSON RD	005-306-370
07322.180	8117 TRONSON RD	002-916-436	07333.200	7663 TRONSON RD	002-076-870
07323.040	7443 TRONSON RD	005-027-829	07333.210	7647 TRONSON RD	005-306-418
07323.080	7458 FLEMING RD	005-027-837	07333.220	7631 TRONSON RD	005-306-426
07323.100	7463 TRONSON RD	005-027-853	07333.230	7619 TRONSON RD	001-731-971
07323.140	7471 TRONSON RD	003-281-931	07333.240	7931 TRONSON RD	004-466-993
07323.150	7477 TRONSON RD	005-027-900	07856.000	7412 OLD STAMP MILL RD	015-214-109
07323.160	7485 TRONSON RD	005-027-918	07856.100	7418 TRONSON RD	011-261-226
07323.230	7589 TRONSON RD	017-371-911	07856.100	7418 TRONSON RD	011-261-226
07323.700	160 JOHARON RD	017-888-522	07857.000	7636 TRONSON RD	011-260-963
07331.870	7415 TRONSON RD	006-080-995	07857.020	7688 TRONSON RD	011-260-955
07331.900	7421 TRONSON RD	003-690-385	07857.030	7716 TRONSON RD	009-449-043
07331.910	7427 TRONSON RD	002-215-021	07857.050	7732 TRONSON RD	009-449-035
07331.920	7439 TRONSON RD	006-081-045	07857.100	7748 TRONSON RD	001-472-780
07333.010	7955 TRONSON RD	005-306-001	07857.150	7764 TRONSON RD	009-636-692
07333.020	7943 TRONSON RD	005-306-027	07857.200	7780 TRONSON RD	009-636-625
07333.030	7915 TRONSON RD	005-306-043	07857.250	7796 TRONSON RD	009-636-587
07333.040	7893 TRONSON RD	005-306-078	07857.300	7814 TRONSON RD	009-635-858
07333.050	7877 TRONSON RD	005-306-094	07857.350	7826 TRONSON RD	009-635-823
07333.060	7863 TRONSON RD	005-306-108	07857.400	7840 TRONSON RD	009-635-785
07333.070	7853 TRONSON RD	005-306-116	07857.450	7856 TRONSON RD	009-635-742
07333.080	7839 TRONSON RD	005-306-124	07857.500	7870 TRONSON RD	002-077-175
07333.090	7825 TRONSON RD	005-306-132	07857.600	7898 TRONSON RD	025-407-333
07333.100	7811 TRONSON RD	005-306-167	07855.920	7398 OLD STAMP MILL RD	025-800-698
07333.110	7799 TRONSON RD	005-306-191	07323.802	7517 TRONSON RD	026-236-702
07333.120	7789 TRONSON RD	004-439-686	07323.800	180 JOHARON RD	017-888-531
07333.130	7777 TRONSON RD	005-306-213	07857.551	7888 TRONSON RD	027-488-551
07333.140	7751 TRONSON RD	005-306-248	07856.935	7632 TRONSON RD	027-947-068
			07856.971	7634 TRONSON RD	028-932-412