

CITY OF SURREY

BY-LAW NO. 17611

[Amended by Bylaw No. 18091](#)

A by-law to establish the local area service for infrastructure improvements along Musqueam Drive at 12009, 12031, 12233, and 12195, to authorize the construction of a water main, a sanitary sewer main, a drainage work, and a road improvement, including related appurtenances and service connections, within the local service area; to authorize the acquisition of all appliances, equipment, materials, real property, easements and rights-of-way required to construct the local area service; to define the boundaries of the local service area; and to impose local service taxes.
.....

WHEREAS Council has been petitioned to construct a water main, a sanitary sewer main, a drainage work, and a road improvement, to service parcels along Musqueam Drive at 12009, 12031, 12233 and 12195, pursuant to Section 212 of the Community Charter, S.B.C. 2003, c. 26;

AND WHEREAS the City Clerk has certified that the petition received for the works does constitute a sufficient petition signed by majority of the owners, representing at least half of the value of the parcels that are liable to the local service tax;

AND WHEREAS it is deemed expedient to grant the request of the petitioners in the manner hereinafter provided and proceed with the works;

AND WHEREAS the City's Local Area Service Policy R-6 dated May 2, 2005 provides that the cost of utility system extensions and road improvement shall be recovered in whole from each of the existing parcels of land that will be served by the system extension and the costs shall be apportioned by the frontage of each property;

NOW THEREFORE, the City Council of the City of Surrey ("the City"), in open meeting assembled, ENACTS AS FOLLOWS:

1. This By-law shall be cited for all purposes as "Local Area Service Utilities Extension and Road Improvement (Project # 1211-0560) By-law, 2012, No. 17611".
2. A water main extension, a sanitary sewer main extension, a drainage work, and a road improvement, together with the necessary related appurtenances and service connections

("the Works") shall be constructed to service all parcels along Musqueam Drive, at 12009, 12031, 12233 and 12195, as shown in Schedule A, which is attached to and forms part of this By-law.

3. The local service area of the City for the benefit of which the Works are to be established, operated and maintained is defined as the area outlined in Schedule A.
4. The costs for the Works will be 100% recovered as a local service tax imposed on the properties within the local service area. The costs are apportioned among the properties within the local service area by the frontage of each property, the details of which are set out in Schedule B, which is attached to and forms part of this By-law.
5. The General Manager, Engineering, has compiled the report and estimates of the costs relating to the Works as shown in Schedule B.
6. The General Manager, Engineering is directed to have the necessary plans and specifications for the Works prepared and to have the Works carried out or to provide the specifications necessary for the preparation of a contract to construct the Works, or any part thereof.
7. The General Manager, Finance & Technology may, subject to the approval of Council, agree with any banks, persons or institutions for temporary advances of money to meet the cost of the Works pending the completion of the Works.
8. The Mayor and City Clerk are authorized to cause a contract for the construction of the Works to be made and entered into with some person or persons, firm or corporation, subject to the approval of Council to be declared by resolution.
9. The Works shall be carried out under the supervision and according to the directions of the General Manager, Engineering.
10. The General Manager, Finance & Technology upon completion of the Works shall prepare a certified statement setting out the final cost of the Works and submit the statement to Council.
11. The General Manager, Engineering shall prepare a revised Schedule B setting out the final cost of the Works and apportionment within the local service area and bring forth to Council the revised schedule as an amendment insertion to this By-law.
12. Upon Council's adoption of the revised Schedule B, the General Manager, Finance & Technology shall impose a local service tax on the owners of properties within the local service area as a parcel tax, as shown in Schedule B.

13. Upon Council's approval of the revised Schedule B with final costs, the City Clerk is authorized to append it to this By-law and it shall then form part of this By-law, superseding the original Schedule B with estimated costs.
14. When the Works are completed, the Collector shall prepare an assessment roll for each property within the local service area.
15. The local service tax on each parcel shall be payable by fifteen (15) annual installments, the details of which are set out in Schedule B.
16. Any local service taxes unpaid after December 31, 2013, shall incur an annual financing charge calculated at an estimated rate of 5.75% per annum compounded annually for the first 15 years, after which time no additional annual interest charges shall be incurred. The actual interest rate shall be confirmed at the time of the by-law amendment referred to in Section 13 of this By-law.
17. Owners whose parcels are subject to the local area service tax under this By-law may commute the special charges imposed on them by making a payment in cash in the sum of the outstanding aggregate principal amount without further interest or penalty.

PASSED FIRST READING on the 2nd day of April, 2012.

PASSED SECOND READING on the 2nd day of April, 2012.

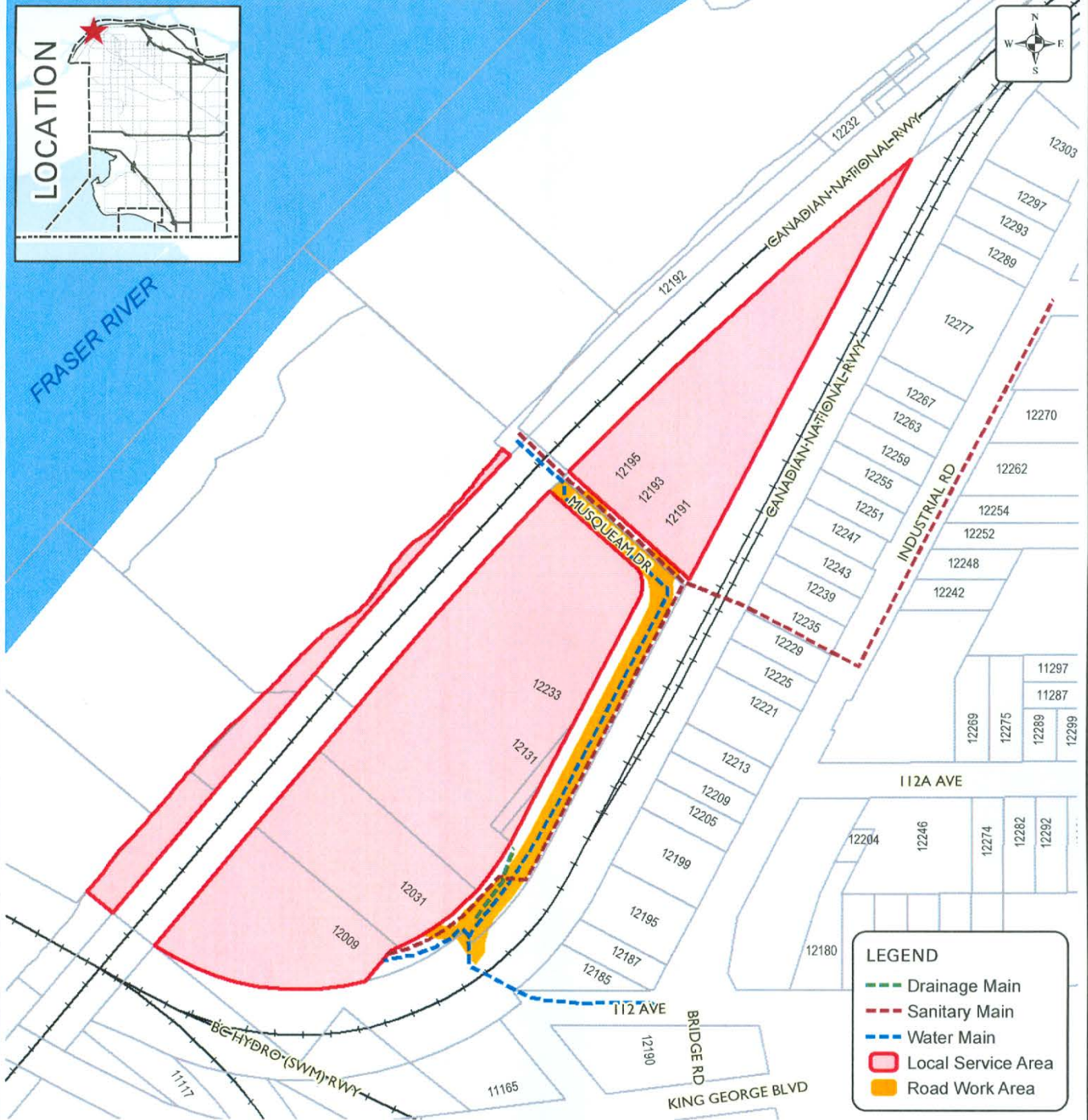
PASSED THIRD READING on the 2nd day of April, 2012.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 23rd day of April, 2012.

_____MAYOR

_____CLERK

SCHEDULE A PACKAGE W56/11



Produced by GIS Section: February 10, 2012, AW8



INFRASTRUCTURE IMPROVEMENTS ALONG MUSQUEAM DRIVE FROM 12009 MUSQUEAM DRIVE TO 12195 MUSQUEAM DRIVE

ENGINEERING
DEPARTMENT

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey.
This information is provided for information and convenience purposes only.
Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

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CORPORATE REPORTS\Utilities\
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CITY OF SURREY

ENGINEER'S REPORT (*)

LOCAL AREA SERVICE
By FORMAL PETITION

Pursuant to Section 213 of the Community Charter, I wish to advise in regard to the following work resolved to be undertaken as a Local Area Service.

Scope of Work: 580m 50/75/100mm diameter low pressure sewer main extension, 460m 350mm diameter water main extension, 80m 750mm diameter drainage main, and 350m 11m wide local road improvements along Musqueam Drive, 12009, 12031, 12233, and 12195, all as illustrated on the map attached to this bylaw as Schedule A.

Total Estimated Cost	\$ 3,000,000(*)
Total Frontage of the Properties in the Local Service Area	255 m
Cost Per Linear Metre for Tax Component	\$11,370
Number of Properties in the Local Service Area	4
Amortization Period	15 years
Annual Interest Rate	5.75%(*)

Cost Distribution – Base Charge

Address			Adjusted Frontage (m)	Total Cost Per Lot	Annual payment over a 15 year term
House	Road	PID			
12009	Musqueam Dr.	009-213-546	30.00	\$353,454	\$35,800.00
12031	Musqueam Dr.	009-213-635	55.18	\$650,120	\$65,849.01
12233	Musqueam Dr.	005-082-943	81.63	\$961,748	\$97,413.10
12195	Musqueam Dr.	013-197-606	87.82	\$1,034,678	\$104,799.94

(*) All costs are estimates only. A revised Engineer's Report with the actual final cost and the appropriate interest rate for amortization will be prepared upon completion of the work.