



# Corporate

NO: R244

# Report

COUNCIL DATE: December 3, 2001

<b>REGULAR COUNCIL</b>			
TO:	<b>Mayor &amp; Council</b>	DATE:	<b>November 28, 2001</b>
FROM:	<b>General Manager, Engineering</b>	FILE:	<b>7800-0221</b>
SUBJECT:	<b>163 Street - 30B Avenue Sanitary Sewer System- Imposing Specified Charges on Benefiting Lands</b>		

## RECOMMENDATION

That Council authorize:

1. Imposition of a 'specified charge' levy on the benefiting lands to enable the Sewer Utility to recoup its funds expended on the land development coordinated sewer system installation; and,
2. The Clerk to introduce a supplementary by-law establishing the terms and conditions of the 'specified charge' levy; all this, pursuant to the current Sewer Rates and Extension Regulation By-law, No. 2240.

## INTENT

To put in place the mechanism to enable the Sewer Utility to recover its funds from the benefiting lands.

## DISCUSSION

The City's Sewer Utility front-ended the cost of installing the sewer main and connections to the en-route properties as shown on the attached Sketch No. 1. Subdivided equally amongst the benefiting property owners, the unit charge per property is estimated at \$8,500 inclusive of the connection charge of \$1,500. This cost per property is fair and reasonable when compared to the unit charge in excess of \$14,000 per property, in a recent Local Improvement project executed through an open tender process.

Attached hereto is a report detailing the cost to each of the properties benefiting from the sewer. This report will be amended to reflect the actual costs and, hence, the exact applicable 'specified charge' when the final costs are determined.

The 'specified charge' is only payable when the benefiting owner decides to connect to the City's sewer system. Annual interest will accrue to the initial amount for a period of ten years or until the time the specified charge is paid in full, whichever event occurs first.

We are recommending that pursuant to the provisions within the Sewer Rates and Extension Regulation By-law, No. 2240, a supplementary by-law for imposing a 'specified charge' to recoup the Sewer Utility's costs be introduced and adopted.

Jorgen Johansen, P. Eng.  
General Manager, Engineering

AL/brb

Attachment

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# ***Engineer's Report***

## **CITY INITIATIVE - SANITARY SEWER SERVICE**

### **SANITARY SEWER SERVICE**

**Location: 30B Avenue & 163 Street**

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Total Estimated Cost of the Works    \$ 76,500    \*    (A)

Number of Parcels    9    (B)

Cost per Lot (A/B)    \$ 8,500    \*    (C)

**Specified Charge = \$ 8,500**    [Including the cost of providing a service connection and incurring annual financing charge at 6.5%  
For details, see Table 1 below.]

**to be levied on the following lands**

**and payable at the first use of the connection:**

1. 3015 – 163 Street. [Lot 20, Plan # 67604 NWD]
2. 3016 – 163 Street. [Lot 22, Plan # 67604 NWD]

3. 3039 – 163 Street. [Lot 21, Plan # 67604 NWD]
4. 16297 – 30B Avenue. [Lot 31, Plan # 67604 NWD]
5. 16322 – 30B Avenue. [Lot 24, Plan # 67604 NWD]
6. 16339 – 30B Avenue. [Lot 39, Plan # 67604 NWD]
7. 16354 – 30B Avenue. [Lot 25, Plan # 67604 NWD]
8. 16375 – 30B Avenue. [Lot 33, Plan # 67604 NWD]
9. 16376 – 30B Avenue. [Lot 26, Plan # 67604 NWD]

Table 1

Payment No	Payment Year	Inflation Factor	Interest	Specified Charge
	2001	Nil	Nil	\$8,500.00
1	2002	1.00	Nil	\$8,500.00
2	2003	1.07	\$552.50	\$9,052.50
3	2004	1.13	\$588.41	\$9,640.91
4	2005	1.21	\$626.66	\$10,267.57
5	2006	1.29	\$667.39	\$10,934.96
6	2007	1.37	\$710.77	\$11,645.74
7	2008	1.46	\$756.97	\$12,402.71
8	2009	1.55	\$806.18	\$13,208.89
9	2010	1.65	\$858.58	\$14,067.46
10	2011	1.76	\$914.39	\$14,981.85

After Year 2011, specified charge will be capped @ \$14,981.85.

**\* All costs are estimates only. "Actual" costs will be determined upon completion of the works.**

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