



# Corporate

NO: R215

# Report

COUNCIL DATE: November 18, 2002

<b>REGULAR COUNCIL</b>			
TO:	<b>Mayor &amp; Council</b>	DATE:	<b>November 13, 2002</b>
FROM:	<b>General Manager, Engineering</b>	FILE:	<b>0870-20/253 8380-253, R-01-108</b>
SUBJECT:	<b>61 Avenue &amp; 165 Street Sanitary and Storm Sewer Systems- 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 co-ordinated sewer system installation; and
2. the City 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 school and park site shown on the attached site map was acquired in 1997. The original acquisition was for park purposes but in 1999, the School Board purchased a portion of the site for school at market appraised value. Part of the original conditions of sale was that road and services would be extended along the south boundary of the lands acquired by the City, and funds were identified for this at the time. The impending construction of these services will also benefit adjacent lands, namely 16513 - 60 Avenue. This property will benefit directly as no additional sewer works will be necessary for the future lots emanating from this property.

The front-ended costs of installing the sanitary and storm sewer mains and connections to the properties are shown on the attached Site Map. Divided equally among the benefiting property owners, the unit charge per property is estimated at \$6,667 inclusive of the connection charge of

\$1,500.

The attached Engineer's Report details the cost to each of the properties benefiting from the sewers. 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 total estimated cost of the works of \$20,000 for a period of 10 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.

Paul Ham, P.Eng.

General Manager, Engineering

PH/DW/mpr/brb

j:\property\admin\corprpts\2002\09161210-dkw.doc

BRB 11/19/02 8:26

c.c. - City Clerk  
- General Manager, Finance

Attachments: Engineer's Report  
Site Map



# ***Engineer's Report***

**CITY INITIATIVE - SANITARY & STORM SEWER SERVICE**

**SANITARY & STORM SEWER SERVICE**

**Location: 61 Avenue & 165 Street**

---

Total Estimated Cost of the Works \$ 20,000 \* (A)

Number of Parcels 3 (B)

Cost per Lot (A/B) \$ 6,667 \* (C)

**Specified Charge = \$ 6,667** [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. 16513 - 60 Avenue [Lot 3, Plan # 6427 NWD]

Table 1

Payment No	Payment Year	Inflation Factor	Interest	Specified Charge
	2002	Nil	Nil	\$6,667.00
1	2003	1.00	Nil	\$6,667.00
2	2004	1.07	\$433.36	\$7,100.36
3	2005	1.13	\$461.52	\$7,561.88
4	2006	1.21	\$491.52	\$8,053.40
5	2007	1.29	\$523.47	\$8,576.87
6	2008	1.37	\$557.50	\$9,134.37
7	2009	1.46	\$593.73	\$9,728.10
8	2010	1.55	\$632.33	\$10,360.43
9	2011	1.65	\$673.43	\$11,033.86
10	2012	1.76	\$717.20	\$11,751.06

After Year 2012, specified charge will be capped at \$11,751.06

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