



LATECOMER POLICY FOR EXTENDED AND EXCESS WATER SERVICES

Policy No.: 105-W

This policy applies when an owner provides extended or excess water service for a subdivision or development.

1. Excess or extended service is that portion of water service that serves land other than the land being subdivided or developed.
2. Where latecomer charges are determined applicable by Greater Vernon Services (GVS) according to this policy, the charges they will be determined and imposed by written agreement with Greater Vernon Services on behalf of the Regional District of North Okanagan (RDNO).
3. An administration fee will be charged for Latecomer Agreements. The amount will be specified in the Greater Vernon Services Water Utility Rates Imposition Bylaw.
4. In accordance with Local Government Act (LGA), if the owner is required to pay all or part of the costs of excess or extended services for water, Greater Vernon Services (GVS) must:
 - 4.1 Determine the proportion of the cost that it considers constitutes the excess or extended service;
 - 4.2 Determine which part of the excess or extended service that it considers will benefit each of the parcels of land that will be served by the excess or extended service; and,
 - 4.3 Impose, as a condition of an owner connecting to or using the excess or extended service, a charge related to the benefit to each parcel.
5. Prior to approvals being given for a sub-division or development which includes excess or extended water services, the developer will be requested to enter into a written Latecomer Agreement with Greater Vernon Services on behalf of the Regional District of North Okanagan (RDNO).
6. The Latecomer application will be based on the estimated cost of the excess or extended water service and will be signed prior to start of construction.
7. Cost estimates and actual costs shall be certified by a Professional Engineer registered in British Columbia.
8. The GVS Manager, Water shall represent RDNO in consultation with the owner of the land being sub-divided or developed.

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9. Upon substantial completion of the works, a Latecomer Agreement will be completed, as required, to reflect the actual costs of the excess or extended water services. The Latecomer Agreement will contain, but is not limited to:
 - 9.1 The name(s) of the developer/owner who incurred the capital cost,
 - 9.2 The per unit charge for each service provided,
 - 9.3 The interest rate to be charged, and
 - 9.4 The anniversary date of the charge. The Latecomer charge is to be imposed for the period beginning when the excess or extended services were completed.

10. of:
 - 10.1 The time of application of a Building Permit, or
 - 10.2 The time of making a connection, or
 - 10.3 The time of subdivision where the property being subdivided requires to be serviced.

11. The date of substantial completion will be the date that a substantial completion certificate is issued by Greater Vernon Services.
12. The cost of providing an extended or excess service shall only include the cost of the main line and associated appurtenances and fixtures, design and inspection and rights-of-way acquisition costs and specifically excludes any service lines and associated appurtenances between the mainline and any property line.
13. The cost of providing an extended service shall be apportioned to the benefiting parcels that will be directly served from the subject mainline (including the parcel being subdivided or developed that necessitated the installation of the extended service). Where feasible, each benefiting property shall be apportioned a Latecomer charge based on the potential equivalent development unit of the subject parcel.
14. A certified Professional Engineer on behalf of and as agreed to by the GVS in the Greater Vernon Services Water Utility Rates Imposition Bylaw, No. 1991, 2005, as amended.
15. All Latecomer charges collected by the GVS will be paid annually to the owner (Frontender) within thirty (30) days following the anniversary date of the completion of the extension.
16. The total amount paid to any owner (Frontender) under the Latecomer agreement during the entire term of the agreement shall not exceed the total cost of the excess or extended services plus the accumulated interest.
17. The cost of providing an extended or excess service and the list of benefiting parcels shall be determined by a certified Professional Engineer on behalf of the owner who installed the extended service and as agreed to by the GVS.
18. An existing parcel with an existing service connection may be reconnected to a new service without a Latecomer charge; however, future subdivision or

- development requiring connection to the new service will be subject to a charge as a benefiting parcel. Where the new service connection represents a new or different source of water, the Latecomer charge will apply.
19. GVS will collect a Latecomer charge from the owner of a benefiting parcel with interest calculated annually at a rate established in the Greater Vernon Services Water Utility Rates Imposition Bylaw, No. 1991, 2005, as amended, payable for the period beginning when the excess or extended services were completed, up to the date that the connection is made.
 20. All Latecomer charges collected by the GVS will be paid annually to the developer (Frontender) within thirty (30) days following the anniversary date of the completion of the extension.
 21. The total amount paid to any developer (Frontender) under the Latecomer Agreement during the entire term of the Agreement shall not exceed the total cost of the excess or extended services plus the accumulated interest.
 22. The term of the Latecomer Agreement shall be for a period of 10 years. Latecomer charges will not be collected after the term of the Latecomer Agreement has expired.
 23. Latecomer charges are payable by the owner of a benefiting parcel as part of any connection fee payable prior to the installation of a new connection to the excess or extended service mainline or prior to the issuance of a permit for development or subdivision.
 24. The GVS is authorized to adopt a procedure which implements this policy.