

Subject: Latecomer	Policy No:	07-402
	Approved by Council:	June 27, 2005
	Revised by Council:	June 23, 2008
	Replaces Old Policy:	Sections 10 and 17 of Subdivision and Development Control Policy

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1. Definitions

The following definitions shall apply to the Township of Langley Latecomer Policy, hereinafter referred to as the Policy:

Benefiting Area	Means all the Benefiting Lands
Benefiting Lands	Means land, other than the land being subdivided and developed, determined by the Municipality to benefit from Excess or Extended Services, generally in accordance with Schedule "B"
Bylaw	Means the Langley Subdivision and Development Control Bylaw 1994 No. 3335 as amended from time to time.
Designated Land Use	Means land use at the time of the imposition of the Latecomer Charges as designated by the current most detailed version of the Official Community Plan or by the Zoning Bylaw, whichever provides for the highest land use.
DCCs	Means Development Cost Charges (DCCs), which are levied against developments pursuant to the Township of Langley DCC Bylaw, to offset some of the costs related to provision of infrastructure.
Developable Area	Means the gross area of a parcel less any portion dedicated for a highway, creek or other public use and less any portion which can not be developed for the Designated Land Use due to topographical or other constraints.
Developer	Means the party or parties who are responsible for and undertake or pay for the installation of Excess or Extended Services.
EDU	Means equivalent development units being the number of equivalent single family residential units that a property is deemed to have. The total number of equivalent development units for a property is calculated in accordance with Appendix "C" and the total Developable Area of the property.
Excess Service	Means the excess sizing built into a water, sewerage or drainage system in order to provide capacity to service properties other than the land being subdivided or developed. For the purposes of this policy, Excess Service capacity is only attributable to non-linear facilities, such as drainage detention ponds and sanitary sewer pump stations.

Extended Service	Means a highway, water, sewage or drainage system that is being installed to provide service to land being subdivided or developed, but which also extends the immediate service capability to properties other than the land being subdivided or developed. For the purposes of this policy, Extended Service is attributable to all linear facilities, such as highways, storm and sanitary sewers and water mains.
Latecomer	Means an owner of Benefiting Lands that benefit from the Excess or Extended Service.
Latecomer Charge	Means a charge imposed on Benefiting Lands, which will be collected by the Municipality as a condition of a Latecomer connecting to or using an Excess or Extended Service.
Latecomer Agreement	Means an agreement between the Municipality and a Developer regarding the collection of Latecomer Charges.
Municipality	Means the Corporation of the Township of Langley, its Council, officers or employees.
Parcel	Means any lot, block or other area in which land is held or into which land is subdivided, including strata lots created by strata plan.
Service Connection	Means the pipe connecting a pipe main within the Municipal highway allowance or right-of-way to a Parcel at the property line.
Servicing Agreement	Means an agreement pursuant to the Bylaw for the installation of services by the Developer.
Substantial Completion	Means substantial completion of construction in accordance with the provisions of the Bylaw as certified by the Director of Engineering.
Utility Extension	Means the extension of a highway, water, and sewage or drainage system not related to subdivision or development of land.

2. General

- 2.1. Purpose This Policy outlines the procedures to be followed for the determination, imposition and processing of Latecomer Charges. See Schedule "A" for a flow chart of the latecomer process.
- 2.2. Background This policy replaces the previous latecomer policy, referenced under Section 17 of the Subdivision and Development Control Policy.
- 2.3. Exceptions Exceptions to this policy may be made by the Municipality's Director of Community Development
- 2.4. Scope This policy applies to Excess or Extended Services required as part of the subdivision and development process for the provision of highway, water, sewage and drainage systems in accordance with the Municipality's Bylaws.
- 2.5. Application Latecomer Charges may be applicable with respect to highway, water, sewage and drainage services, systems and facilities.
- 2.6. Exclusions Latecomer Charges do not apply to works or portions of works whose costs are included in the Municipality's DCC program.
- 2.7. Pre-Service All pre-servicing works shall be included in the Developer's scope of works under the Servicing Agreement.

A Parcel with an existing service connection or highway access will be reconnected to the new service or highway without charge at the Developer's expense which connection must be depicted on the engineering design drawings. Parcels with private on-site services (well, septic system, drainage disposal system) shall not be entitled to this free connection. Any additional development potential will be included in the determination of Benefiting Lands, and any further development will be subject to a Latecomer Charge.

Property owners who do not connect to or use an Extended Service but who wish to pre-service their lands with more than one service connection, relocations, upsizing or stubbed extensions to the Extended Service while it is under construction must make arrangements directly with the Developer. Latecomer Charges will be assessed upon connection to or use of the Extended Service. The Developer's engineer must submit as-built drawings of all such pre-servicing works and shall verify in writing under seal and signature that all costs relating to such pre-servicing have not been included as part of costs used to determine the Latecomer Charges.

2.8. GST

Goods and Services Tax (GST) will not be included in the costs used in calculating Latecomer Charges, unless the Developer is not a GST registrant. In that case, written confirmation of the Developer's non-registered status must be received by the Municipality prior to determination of the Latecomer Charge in the form shown as Schedule "K" of this Policy. GST, if applicable in accordance with this Policy, must be shown on the Developer's Engineer's construction cost estimates as a separate line item.

3. Administration

3.1. Application

Where Latecomer Charges are considered by the Municipality to be applicable, they will be determined and imposed in accordance with this Policy. Latecomer Charges will be determined and imposed by the Municipality's Director of Community Development.

3.2. Waiver

Where a Developer does not wish to take part in the latecomer process, a standard "waiver" clause will be added to the Servicing Agreement.

3.3. Timing

Latecomer Charges will be determined only after design drawings have been received and the construction cost estimates have been reviewed & accepted by the Municipality. Latecomer Charges must be determined prior to the execution of a Servicing Agreement and a Latecomer Agreement. Latecomer Agreements are valid for a period of up to fifteen (15) years from the date of Substantial Completion of the works.

In the event that the use of or connection to an Excess or Extended Service subject to Latecomer Charges and Latecomer Agreement is made prior to Substantial Completion of the said service, Latecomer Charges shall be collected by the Municipality and held pending Substantial Completion.

3.4. Notices Upon the imposition of Latecomer Charges and the execution of a Latecomer Agreement, the Municipality will notify the owners of all Parcels affected by the Latecomer Charge (see Appendix "H").

3.5. Construction Permission to Construct, pursuant to the Bylaw, will not be issued for works and services which are the subject of a Latecomer Charge until the Latecomer Agreement (Schedule "D") and the Servicing Agreement have been executed.

3.6. Collection Latecomer Charges are collected by the Municipality upon a connection to or use of an Excess or Extended Service; and forwarded to the Developer by mail to his last known address. The Developer is responsible for notifying the Municipality of any change of address. The Developer may not assign to another party his right to receive Latecomer Charges.

In the event that the collected Latecomer Charges are returned to the Municipality due to a failure on the part of the Developer to notify the Municipality of a change of name or address, the Latecomer Charges collected on Developer's behalf will be held by the Municipality for a period not exceeding 12 months from the date of expiry of the Latecomer Agreement. Collected Latecomer Charges, which remain unclaimed beyond this 12 month period, including any interest that may have accrued, shall be forfeited to the Municipality.

3.7. Fees Prior to the execution of a Latecomer Agreement, the Developer must pay a non-refundable Latecomer Agreement administration fee in the amount of \$1500.00 plus applicable taxes, for each Excess or Extended Service (e.g. Highways, Water, Sewage or Drainage). These fees are collected to offset the Municipality's administration costs for the term of each Latecomer Agreement.

4. Technical Process

4.1. Submissions The Developer's Engineer shall provide the following information after the first design drawing submission for the proposed development, for review and acceptance by the Municipality prior to the determination and imposition of Latecomer Charges and the execution of a Latecomer Agreement:

- 4.1.1. A reproducible, scaled plan for each Excess or Extended Service showing the size(s), length(s) and service catchment boundaries of the service required to serve the proposed development in accordance with the requirements of the Bylaw. All plans must reflect the sample drawings included within this Policy;
- 4.1.2. For each Excess or Extended Service, the Developer's Engineer must submit an estimate of the cost of the Excess or Extended Service in a tabular format detailing quantity, size and costs, all under professional seal and signature, in a form acceptable to the Municipality and in accordance with this policy;
- 4.1.3. The Municipality may require the Developer to submit three (3) public tender prices, to be provided to a level of detail sufficient to verify the estimated costs, for the Municipality's review prior to acceptance of the construction cost estimates. The estimated cost of the works subject to Latecomer Charges and a Latecomer Agreement must be reviewed and accepted by the Municipality prior to the imposition of the Latecomer Charges and the execution of a Latecomer Agreement;
- 4.1.4. Increased construction costs or estimates will not be considered by the Municipality once Latecomer Charges have been imposed.

4.2. Format

The submissions listed in 4.1 above must be provided in the following format and standard:

- 4.2.1. 1:2500 scale depicting legal and topographic information on standard letter size (8.5" x 11") paper, or as approved by the Municipality. Municipal "section maps" are available upon request from the Engineering Division of the Municipality;
- 4.2.2. Show Excess or Extended Service in a bold clear format;
- 4.2.3. Each Excess or Extended Service must be presented on a separate sheet;
- 4.2.4. The catchment areas must be defined for sanitary and storm sewer services; and where applicable, must reflect the advanced street plan, the accepted lot grading plan and the sanitary catchment and storm water control plans;

- 4.2.5. Each sheet shall be clearly labeled and include the following:
- Proposed development (type, use, zoning, etc.)
 - Area in hectares of land being subdivided or developed.
 - Municipal project number
 - Type and size of Excess or Extended Service.
 - Area of each parcel of Benefiting Lands in hectares
 - Scale and date
 - Developer's Engineer's professional seal and signature
 - Consulting firm name and project number
 - Developer's full name, address and telephone number
 - All existing and proposed mains
 - Legend for existing and proposed mains, Developer's lands and Benefiting Lands
 - Excluded areas
 - A border line around proposed development area

4.3. Assessment

Where a Developer provides Excess or Extended Services, the Municipality will in accordance with this policy, upon acceptance of the design drawings:

- 4.3.1. Determine the proportion of the cost of providing the highway, water, sewerage or drainage facilities that it considers constitutes the Excess or Extended Service;
- 4.3.2. Determine the extent of the Benefiting Lands;
- 4.3.3. Determine which part of the Excess or Extended Service that it considers, will benefit the Benefiting Lands;
- 4.3.4. Impose, as a condition of an owner of Benefiting Lands connecting to or using the Excess or Extended Service, a Latecomer Charge.

4.4. Waiver

Where there are no Excess or Extended Services being provided by the Developer; or in the event that the Developer makes a request to waive his entitlement to benefits pursuant to a Latecomer Agreement, the Municipality will include a standard clause in the Servicing Agreement, confirming that the Developer does not wish to take part in the latecomer process and has agreed to pay all costs relating to the proposed works, including the Excess or Extended Services.

4.5. Excess Services Latecomer Charges relating to Excess Services are deemed only to be attributable to non-linear facilities such as detention ponds and sanitary pump stations, where the service area of such facilities extends beyond the lands being subdivided or developed and where such Excess Service has not been identified in the Municipality's DCC program. Latecomer Charges will not apply where it is determined that no Benefiting Lands benefit from the Excess Service. The Developer's Engineer must submit the necessary calculations and confirmation of unit costs to the Municipality in a tabular format, under professional seal and signature in a form shown as Schedule "I" of this Policy.

4.6. Eligible Costs The costs relating to Excess or Extended Services shall be based on the size of service required to serve the lands being subdivided or developed in accordance with the Bylaw. Additional costs, other than those outlined in this Policy, may apply subject to review and approval by the Municipality. Eligible costs relating to Excess and Extended Services shall include design and construction costs only. The following costs shall not be included in Latecomer Charge calculations:

- 4.6.1. Land or right-of-way acquisition costs;
- 4.6.2. Costs relating to individual service connections;
- 4.6.3. Costs relating to Excess Service capacity, except as outlined in this Policy;
- 4.6.4. Financing costs;
- 4.6.5. Legal fees;
- 4.6.6. GST, if a GST registrant;
- 4.6.7. Temporary works; and
- 4.6.8. Cash-in-lieu for future works

Estimated costs relating to Excess or Extended Services shall be submitted by the Developer's Engineer and subject to review and acceptance by the Municipality. The estimate of costs shall be presented in the format shown as Schedule "I" of this Policy under professional seal and signature in tabular format.

4.7. Cost Allocation Design and construction costs of Excess or Extended Services, as determined and accepted in accordance with this Policy, shall be apportioned to Benefiting Lands by means of EDUs calculated in accordance with Schedule "C" of this Policy.

Calculations for comprehensive developments having a mix of residential and non-residential uses shall follow a pro-rated area basis.

4.8. Exceptions Any exceptions and/or exemptions, pursuant to this Policy, shall be considered when determining the Latecomer Charge. All requests for exceptions and/or exemptions must be submitted for review and acceptance by the Municipality prior to determination and imposition of the Latecomer Charges and the execution of the Latecomer Agreement.

4.9. Design Fees Design fees may include all costs directly relevant to the design and inspection of Excess or Extended Services. These may include installation costs for works to be completed by the Municipality at Developer's expense, such as permanent patches, tie-ins, testing and chlorination, as well as Municipality's administration fees and engineering design fees relating to provision of certified record drawings and inspection costs.

Design fees shall not exceed 10% of the construction cost estimate accepted by the Municipality for each Excess or Extended Service and may be subject to provision of back up and supporting documentation.

4.10. Exclusions Works or components of works whose costs have been included in calculating the Municipality's DCCs will not be subject to a Latecomer Charge.

Costs associated with any temporary works, or any components of works subject to another agreement, will not be included in the calculation of Latecomer Charges.

4.11. Phasing For phased developments, Latecomer Charges will be pro-rated to reflect only the area being developed in each phase. The Municipality will determine if any proposed phasing will trigger the need for a new and separate Latecomer Agreement for each phase of the proposed development.

5. Financial

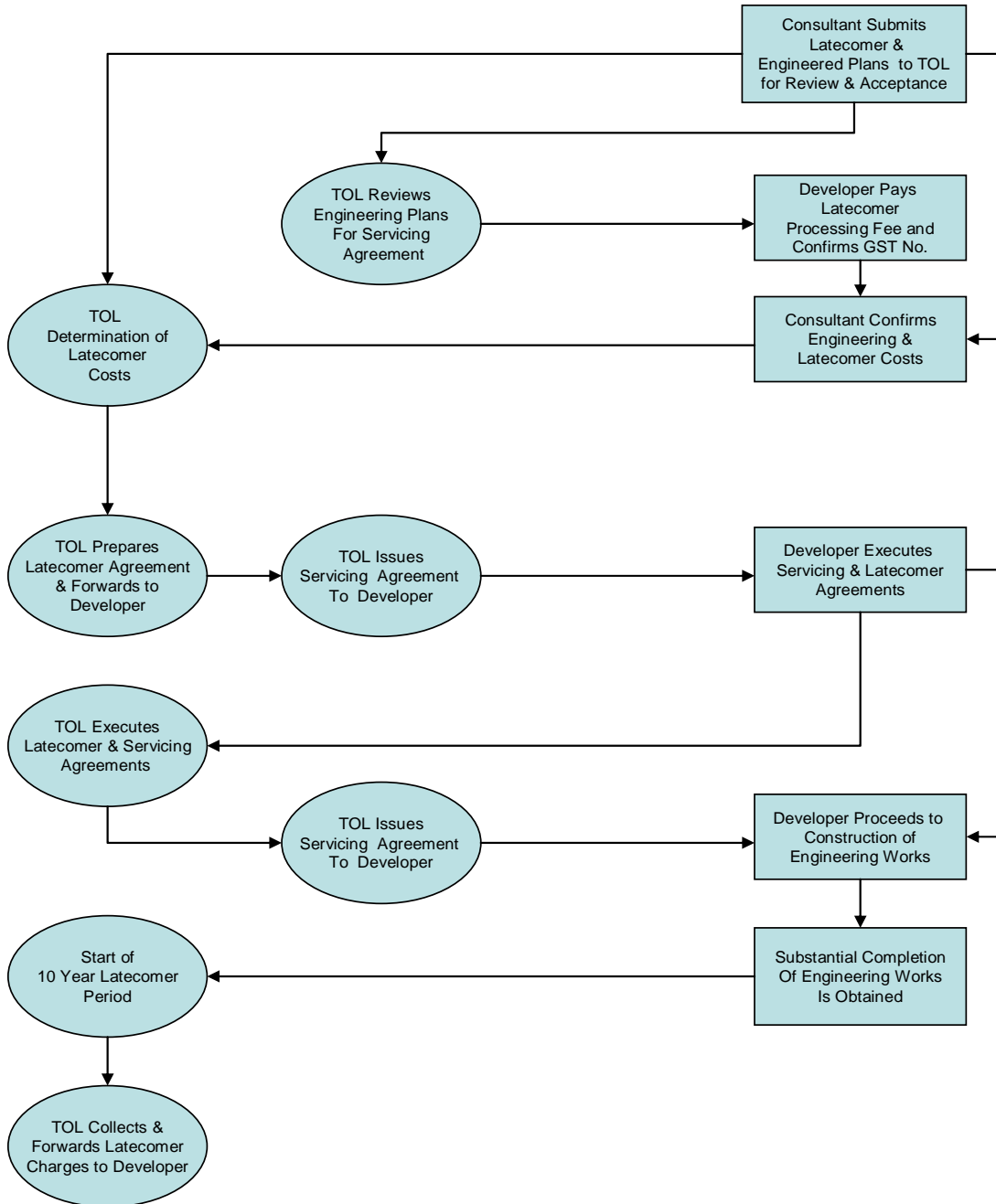
5.1. Collection Latecomer charges collected by the Municipality shall be forwarded by regular mail to the Developer upon receipt or Substantial Completion of the Excess or Extended Services, whichever is the later. No Latecomer Charge shall be collected by the Municipality after the expiry date of the Latecomer Agreement.

5.2. Maximum Amount The total amount of Latecomer Charges to be paid to the Developer shall not exceed the total estimated cost of the Excess or Extended Services plus accumulated interest.

- 5.3. Interest Interest on Latecomer Charges shall be calculated annually by the Municipality at a rate prescribed by Bylaw. Interest charges shall accrue from the date of Substantial Completion and shall be paid to the Developer with each Latecomer Charge collected.
- 5.4. G.S.T. As stated in Clause 2.8 of this Policy, Latecomer Charges are not subject to the Federal Government's Goods and Services Tax (GST). This is based on the assumption that parties completing Excess or Extended Services are GST registrants and will be completing GST self assessments.
- 5.5. Validity Period Latecomer Agreements shall expire on the earlier of either the 15th anniversary of the date of Substantial Completion or such earlier date, as determined by the Municipality; or when all Latecomer Charges have been paid to the Developer.
- 5.6. Timing Latecomer Charges are payable as a condition of an owner of Benefiting Lands connecting to or using the Excess or Extended Service. In the case of an existing building, this will be at the time of application for a connection. In the case of a Parcel being developed, this will be at the time of application for a building permit or subdivision, whichever occurs first.

SCHEDULE "A" TO LATECOMER POLICY

Latecomer Process Flow Chart



SCHEDULE "B" TO LATECOMER POLICY

Guidelines for the Determination of Benefiting Areas

1. General

- 1.1. These guidelines will provide the general approach to establishing Benefiting Areas. Site specific situations may require variations to these general guidelines prior to the determination and imposition of Latecomer Charges and the execution of the Latecomer Agreement.
- 1.2. Subject to the relevant provisions of this Policy, Benefiting Areas for Extended Services shall comprise all Developable Property immediately adjacent to and capable of being serviced by the Extended Service. Benefiting Areas for Excess Services shall be determined in accordance with good engineering practice. Properties exempted in accordance with this Policy and properties or portions of properties deemed by the Municipality to be undevelopable, such as parks, greenways, ravines, etc., will be excluded from the Benefiting Area.
- 1.3. All undevelopable properties and portions of properties fronting Extended Services must be presented for review and acceptance by the Municipality prior to final determination of the Benefiting Lands and imposition of latecomer Charges and execution of the Latecomer Agreement.
- 1.4. For properties designated as single family in the latest Community or Neighbourhood Plan, the Benefiting Area shall be deemed to be that part of the Parcel adjacent to the Extended Service for a depth of one minimum sized lot in accordance with the Zoning Bylaw.
- 1.5. For properties designated as multi-family and non-residential in the latest Community or Neighbourhood Plan, the Benefiting Area shall be deemed to be the entire Developable Area of the parcel, unless determined otherwise based on technical justification.
- 1.6. The Municipality shall review and determine if all or a portion of a corner lot is to be included in the determination of the Benefiting Lands. This determination shall be based on technical information such as topography, existing services and future servicing patterns.

2. Drainage Facilities

- 2.1 The total catchment area as presented on the accepted design drawings for the proposed development shall be used to determine the Benefiting Lands benefiting from the drainage facilities.
- 2.2 The catchment area and Benefiting Area shall be determined using good engineering practice based on the latest topographical information available. Specific notes for storm sewer catchments may be added to the design drawings at the direction of the Municipality, to clarify catchment and mixed use zones and details.

3. Sewage Facilities

- 3.1. Benefiting Areas shall be established using the same criteria specified for Drainage Facilities, except that the design drawings shall take into consideration any areas which can reasonably be expected to pump into the catchment area, subject to the provision of supporting documentation including sanitary sewer catchment maps to the acceptance of the Municipality prior to the determination and imposition of Latecomer Charges and the execution of a Latecomer Agreement.
- 3.2. The sanitary sewer catchment map to be provided by the Developer's Engineer shall include his professional seal and signature.

4. Water Facilities

- 4.1. The water system shall be designed to meet the Bylaw requirements of the Municipality and will be based on the ultimate distribution network.
- 4.2. The watermain design shall be subject to review and acceptance by the Municipality, prior to the determination and imposition of Latecomer Charges and the execution of a Latecomer Agreement.

5. Roadworks

- 5.1. Highway classifications and standards are determined in accordance with the design criteria set out in the Bylaw and may vary subject to findings of a Traffic Impact Study that may be required as part of a development application, subject to review and acceptance by the Municipality.
- 5.2. Roadworks consist of the design, construction and inspection of highways including paving, sidewalks, curb and gutter, street lights including ducting and other civil works and boulevard landscaping constructed to ultimate elevations, location and standards. Benefiting Areas for highway Extended Services shall be determined based on frontage only,
- 5.3. Half roads, constructed in accordance with the requirements of the Bylaw, are deemed not to benefit lands other than the lands being subdivided or developed. Where highways works being provided by the Developer extend beyond the Municipality's half road standards, the costs relating to those additional components of the highway works may be included in the determination of Latecomer Charges.

SCHEDULE "C" TO LATECOMER POLICY

**TABLE C1 - EQUIVALENT DEVELOPMENT UNITS
(Per Hectare)**

OCP Designation or	Zoning	Water	Sewage	Drainage	Roads
Rural	RU-1 to RU-7	0.5	0.5	8.2	0.5
Suburban Residential	SR-1 to SR-3	2.0	2.0	10.9	2.0
Single Family (up to 15 units/ha.)		15.0	15.0	15.0	15.0
Mobile Home Parks	MH1	18.1	12.1	16.4	15.0
Multiple Family (16 to 44 units/ha)		38.0	25.5	17.7	29.3
Multiple Family (45 to 74 units/ha)		59.7	40.0	20.5	51.0
Multiple Family (more than 74 units/ha)		61.5	41.2	21.8	56.3
Commercial	C1 to C12	85.5	34.5	24.5	48.0
Industrial	M1A to M9	95.4	25.8	23.2	14.6
Institutional	P1 to P5	85.5	34.5	21.8	18.0

NOTES:

1. Appendix "C" is a table of Equivalent Development Units (EDUs), for various Municipal land use designations or zoning categories, to be used in the calculation of the total number of EDUs for any given Parcel. The basis for the table is the calculations in Tables C-1 and C-2 of this Appendix.
2. EDUs are established on the basis of net Developable Area and provide for the removal of road and park dedication, subject to review and acceptance by the Municipality.
3. EDUs when calculated for a Parcel are always rounded to one decimal place and shall always be a minimum of 1.0.

SCHEDULE "C" TO LATECOMER POLICY

**TABLE C2 - CALCULATION OF EQUIVALENT DEVELOPMENT UNITS (EDUs)
WATER**

OCP Designation or Land Use (1)	Units/ha (2)	Per/Unit (3)	Water Use (l/sec./cap) (4)	Fire Flow (l/sec.) (5)	Adjusted F.F. (6)	Total Flow (7)	Equiv. Factor (8)	EDU/ha. (9)
Rural	0.5	3.3	0.026048	60	1.56291	1.58896	0.03333	0.5
Suburban Residential	2	3.3	0.104194	60	6.25165	6.35584	0.13333	2.0
Single Family (= < 15 u/ha.)	15	3.3	0.781456	60	46.8874	47.6688	1.00000	15.0
Mobile Home	20	2.0	0.631480	90	56.8332	57.4647	1.20549	18.1
Multi-Family (16-44 u/ha.)	30	2.8	1.326108	90	119.349	120.675	2.53154	38.0
Multi-Family (45-74 u/ha.)	60	2.2	2.083884	90	187.549	189.633	3.97814	59.7
Multi-Family (> 74 u/ha.)	80	1.7	2.147002	90	193.230	195.377	4.09862	61.5
Commercial	1	114	1.799718	150	269.958	271.757	5.70094	85.5
Industrial	1	85	1.341895	225	301.926	303.268	6.36198	95.4
Institutional	1	114	1.799718	150	269.958	271.757	5.70094	85.5

- (1) Designated use in accordance with the latest and most detailed Community or Neighbourhood Plan, OR current zoning, whichever results in a higher density land use.
- (2) Assumed average density - less than maximum allowable density, deemed as most likely.
- (3) Assumed number of persons per unit.
- (4) Based on peak day demand of 1364 litres per capita per day as per Bylaw.
- (5) In accordance with Bylaw requirements.
- (6) This number is obtained by multiplying the fire flow (F.F.) by the peak day water use, for the purpose of relating fire flow to land area.
- (7) This is the total sum of adjusted fire flow and water use in litres per second for the designated land use.
- (8) This number is obtained by dividing total water use for each land use by the single family water use.
- (9) This is the EDU per hectare for each land use and is based on a single family density of 15 units per hectare.

SCHEDULE "C" TO LATECOMER POLICY

**TABLE C3 - CALCULATION OF EQUIVALENT DEVELOPMENT UNITS (EDUs)
SEWAGE**

OCP Designation or Land Use (1)	Units/ha. (2)	Persons/Unit (3)	Flow Rate (l/sec./cap.) (4)	Total Flow (l/sec./ha.) (5)	Equiv. Factor (6)	EDU/ha. (7)
Rural	0.5	3.3	0.004051	0.0066842	0.033333	0.5
Suburban Residential	2	3.3	0.004051	0.0267366	0.133333	2.0
Single Family (= < 15 u/ha.)	15	3.3	0.004051	0.2005245	1.000000	15.0
Mobile Home	20	2.0	0.004051	0.1620400	0.808081	12.1
Multi-Family (16-44 u/ha.)	30	2.8	0.004051	0.3402840	1.696970	25.5
Multi-Family (45-74 u/ha.)	60	2.2	0.004051	0.5347320	2.666667	40.0
Multi-Family (> 74 u/ha.)	80	1.7	0.004051	0.550925	2.7473012	41.2
Commercial	1	114	0.004051	0.4618140	2.303030	34.5
Industrial	1	85	0.004051	0.3443350	1.1717172	25.8
Institutional	1	114	0.004051	0.4618140	2.303030	34.5

- (1) Designated use in accordance with the latest and most detailed Community or Neighbourhood Plan, OR current zoning, whichever results in a higher density land use.
- (2) Assumed average density - less than maximum allowable density, deemed as most likely.
- (3) Assumed number of persons per unit.
- (4) Based on a peak flow rate of 350 litres per capita per day as per Bylaw.
- (5) Total flow in litres per second in accordance with Bylaw requirements converted from capita.
- (6) This number is obtained by dividing total flow rate for each land use by the single family flow rate.
- (7) This is the EDU per hectare for each land use and is based on a single family density of 15 units per hectare.

SCHEDULE "C" TO LATECOMER POLICY

**TABLE C4 - CALCULATION OF EQUIVALENT DEVELOPMENT UNITS (EDUs)
DRAINAGE**

OCP Designation or Land Use (1)	Units/ha. (2)	Persons/Unit (3)	Coefficient of Run-off (4)	Equiv. Factor (5)	EDU/ha. (6)
Rural	0.5	3.3	0.30	0.545455	8.2
Suburban Residential	2	3.3	0.40	0.727273	10.9
Single Family (= < 15 u/ha.)	15	3.3	0.55	1.00000	15.0
Mobile Home	20	2.0	0.60	1.090909	16.4
Multi-Family (16-44 u/ha.)	30	2.8	0.65	1.181818	17.7
Multi-Family (45-74 u/ha.)	60	2.2	0.75	1.363636	20.5
Multi-Family (> 74 u/ha.)	80	1.7	0.80	1.454545	21.8
Commercial	1	114	0.90	1.636363	24.5
Industrial	1	85	0.85	1.545454	23.2
Institutional	1	114	0.80	1.454545	21.8

- (1) Designated use in accordance with the latest and most detailed Community or Neighbourhood Plan, OR current zoning, whichever results in a higher density land use.
- (2) Assumed average density - less than maximum allowable density, deemed as most likely.
- (3) Assumed number of persons per unit.
- (4) Coefficient of run-off used in the Rational Formula in accordance with the Bylaw.
- (5) This number is obtained by dividing the run-off coefficient for each designated land use by that of the single family.
- (6) This is the EDU per hectare for each land use and is based on a single family density of 15 units per hectare.

SCHEDULE "C" TO LATECOMER POLICY

**TABLE C5 - CALCULATION OF EQUIVALENT DEVELOPMENT UNITS (EDUs)
HIGHWAYS**

OCP Designation or Land Use (1)	Units/ha. (2)	Persons/Unit (3)	Trips/ Unit (4)	PCU/Unit (5)	Equiv. Factor (6)	EDU/ha. (7)
Rural	0.5	3.3	8.0	4	0.033333	0.5
Suburban Residential	2	3.3	8.0	16	0.133333	2.0
Single Family (= < 15 u/ha.)	15	3.3	8.0	120	1.000000	15.0
Mobile Home	20	2.0	6.0	120	1.000000	15.0
Multi-Family (16-44 u/ha.)	30	2.8	7.8	234	1.950000	29.3
Multi-Family (45-74 u/ha.)	60	2.2	6.8	408	3.400000	51.0
Multi-Family (> 74 u/ha.)	80	1.7	6.0	450	3.750000	56.3
Commercial	1	114	320	384	3.200000	48.0
Industrial	1	85	60	117	0.975000	14.6
Institutional	1	114	120	144	1.200000	18.0

- (1) Designated use in accordance with the latest and most detailed Community or Neighbourhood Plan, OR current zoning, whichever results in a higher density land use.
- (2) Assumed average density - less than maximum allowable density, deemed as most likely.
- (3) Assumed number of persons per unit.
- (4) Number of car trips per unit, based on Institute of Transportation Engineers "Trip Generation Manual".
- (5) This is the number of passenger cars per unit (PCU), which is the same as trips per unit (4), except allowance has been made for truck traffic and adjustment made for pass-by traffic.
- (6) This number is obtained by dividing the PCU per unit for each designated land use by that of the single family trips per unit.
- (7) This is the EDU per hectare for each land use and is based on a single family density of 15 units per hectare.

SCHEDULE "D" TO LATECOMER POLICY

Sample Latecomer Agreement

MUNICIPAL FILE NO.

LATECOMER AGREEMENT

THIS AGREEMENT made the day of , 20 ;

BETWEEN:

(hereinafter called the "Developer")

OF THE FIRST PART

AND:

THE CORPORATION OF THE TOWNSHIP OF LANGLEY, a
Municipal Corporation under the *Local Government Act*, having its
offices at 20338 - 65th Avenue, in the Municipality of Langley, in the
Province of British Columbia, V2Y 3J1.

(hereinafter called the "Municipality")

OF THE SECOND PART

WHEREAS:

The Developer holds an interest in the Lands

- A. The Developer desires to subdivide the Lands or develop the Lands.
- B. The Municipality has, in connection with the proposed development of the Lands, required the Developer to install or provide certain Excess or Extended Services which may serve land other than the Lands.
- C. The Municipality considers its costs to provide the Excess or Extended Services to be excessive and accordingly the Developer will pay the costs to provide the Excess or Extended Services.
- D. The Municipality has imposed on the Benefiting Lands a Latecomer Charge for the connection to or use of the Excess or Extended Services.

-
- E. This Agreement will provide for the payment to the Developer of Latecomer Charges collected by the Municipality.

NOW THEREFORE, in consideration of the premises and the mutual covenants and agreements herein set forth, it is agreed by and between the parties hereto as follows:

1. In this Agreement:

Benefiting Lands	Means lands, other than the Lands, deemed by the Municipality to benefit from the Excess or Extended Services and described in Schedule "A" to this Agreement.
Excess or Extended Services	Means the services described in Schedule "B".
Lands	Means the lands depicted on Schedule "C".
Latecomer	Means the owner of Benefiting Lands.
Latecomer Charge	Means the charge including interest calculated by bylaw, imposed on Benefiting Lands by the Municipality which is collected by the Municipality as a condition of a Latecomer connecting to or using the Excess or Extended Services.
Latecomer Policy	Means the Municipality's policy, as amended from time to time with respect to the determination, imposition and collection of latecomer charges
Servicing Agreement	Means a servicing agreement entered into between the Developer and the Municipality concerning, inter alia, the construction of the Excess or Extended Services.
Substantive Completion	Means the date which is the date of substantial completion of the construction of the Excess or Extended Services as determined by the Municipality.

2. The determination, collection and payment of latecomer charges shall be in accordance with the Municipality's Latecomer Policy. In the event of any conflict between the Municipality's Latecomer Policy and this Agreement the provisions of the Latecomer Policy will prevail.
3. This Agreement shall commence on the date hereof.

-
4. The maximum Latecomer Charges, excluding interest, which may be collected by the Municipality for each Excess or Extended Service are as follows:
 - (a) Water System \$_____
 - (b) Sanitary System \$_____
 - (c) Storm System \$_____
 - (d) Highway System \$_____

 5. The maximum Latecomer Charges imposed on each of the Benefiting Lands are shown on Schedule "B" attached hereto. Latecomer Charges are based on the number of Equivalent Development Units (EDUs) that use or connect to the Excess or Extended Service from time to time during the time that this Agreement is in effect, but shall never exceed the maximum Latecomer Charges indicated above.

 6. This Agreement shall expire upon the earlier of the 15th anniversary of the date of Substantial Completion of the Excess or Extended Services or when the maximum Latecomer Charges specified under Clause 4 of this Agreement, plus interest, have been collected by the Municipality.

 7. The Municipality shall, during the term of this Agreement and in accordance with the Municipality's Latecomer Policy, collect from the owners of Benefiting Lands, the Latecomer Charges described in Schedule "A" of this Agreement at the time a Benefiting Lands is connected to or uses the Excess or Extended Service.

 8. The Latecomer Charges shall be collected between the date of Substantial completion of the Excess or Extended Service and the expiration of this Agreement.

 9. The Municipality shall pay any collected Latecomer Charges to the Developer within the time specified in the Municipality's Latecomer Policy at the address of the Developer as set forth in this Agreement or at such other address as the Developer may provide to the Municipality, in writing by Registered Mail. If the said payments are returned to the Municipality and if after 12 months from the date of expiry of this Agreement the said payments remain unclaimed by the Developer, the said payments shall be forfeited to the Municipality, including any interests that may have accrued.

 10. The Developer covenants and agrees that there are no financial agreements or arrangements by which owners of the Benefiting Lands have contributed or will be contributing to the cost of the Excess or Extended Services which are the subject of this Agreement. In the event that any such arrangements are confirmed, this Agreement shall become null and void and any payments collected by the Municipality may be returned to the parties having paid the charges.

 11. Should the Developer fail to complete the construction of the Excess or Extended Services to the point of Substantial Completion in accordance with the Servicing Agreement, this Agreement may be terminated at the discretion of the Municipality.

12. IT IS MUTUALLY UNDERSTOOD, agreed and declared by and between the parties hereto that:
- (a) the Municipality has made no representations, covenants, warranties, guarantees, promises or agreements (oral or otherwise) with the Developer other than those contained in this agreement;
 - (b) nothing contained or implied herein shall prejudice or affect the rights and powers of the Municipality in the exercise of its functions under any public and private statutes, bylaws, orders and regulations, all of which may be fully and effectively exercised in relation to the said lands as if this Agreement had not been executed and delivered by the Developer;
 - (c) wherever the singular or masculine is used herein, the same shall be construed as meaning the plural, feminine or the body corporate or politic where the context of the parties so require and, where the Developer consists of more than one person, the term "Developer" shall mean all such persons jointly and severally;
 - (d) this Agreement shall ensure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns; and

(e) the parties hereto shall do and cause to be done all things and execute and cause to be executed all documents which may be necessary to give proper effect to the intention of this Agreement.

IN WITNESS WHEREOF the parties hereto have executed this contract the day and year first above written.

FOR CORPORATE BODY
 THE CORPORATE SEAL OF)
)
) SEAL
 was hereunto affixed in the)
 presence of:)
 _____)
 Authorized Signatory)
 _____)

FOR PRIVATE INDIVIDUAL
 SIGNED, SEALED AND)
 DELIVERED by the above named)
 in the presence of:)
)
 Name: _____)
)
 Address: _____)
)
 _____)
 Occupation:)
 _____)
)
 _____)
)
 _____)
)

_____)
 Developer's Signature

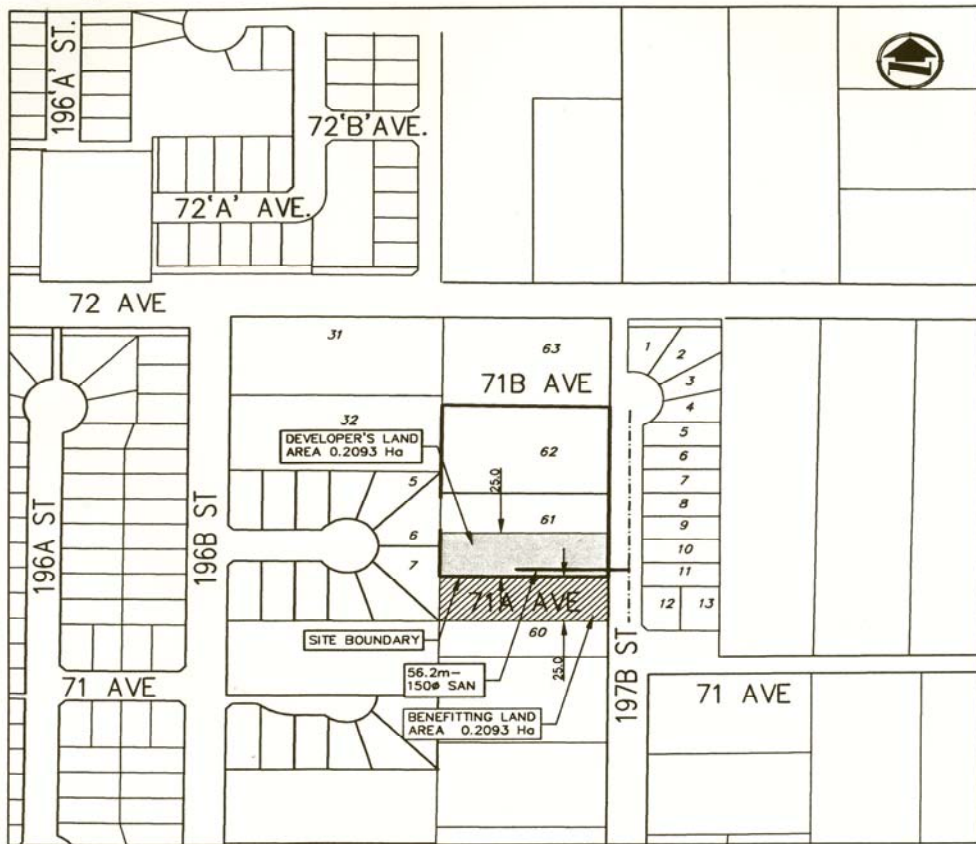
THE CORPORATE SEAL OF)
 THE TOWNSHIP OF LANGLEY)
 was hereunto affixed in the)
 presence of:)
)
)
)
 _____)
 DIRECTOR OF COMMUNITY)
 DEVELOPMENT)
)
 _____)
 TOWNSHIP CLERK)

SEAL

SCHEDULE "E" TO LATECOMER POLICY

Sample Servicing Plan

One plan to be provided for each Excess or Extended Service by the Developer's Engineer showing the extent and size of the proposed services and outlining the Benefiting Areas under professional seal and signature.



CLIENT:
CONSULTANT PROJECT NO. 1814
SCALE: 1:2500
DATE: APRIL, 2005

TOWNSHIP PROJECT NO:





DEVELOPER'S LAND 
BENEFITING LAND 
EXISTING SANITARY 
PROPOSED SANITARY 

EXHIBIT 1D SANITARY ON 71A AVENUE

**SCHEDULE "G" TO LATECOMER POLICY
Latecomer Calculations Worksheet**

Page # of _____

Excess or Extended Service: _____

Developer's Name: _____

Project Location: _____

Municipal File No.: _____

No.	Legal Description of the Benefiting Lands (Lot & Plan No's.)	Tax Roll / Folio No. (by TWP)	Designated Land Use	Area in Ha.	EDUs per Ha.	EDUs per Parcel	Cost per EDU	Latecomer Charge
1.								
2.								
3.								
4.								
5.								
6.								
7.								
8.								
Total EDUs (Outside Proposed Development)								

1.								
2.								
3.								
4.								
Total EDUs (Inside Proposed Development)								
Total EDUs (Inside and Outside)								

A. Total Cost, as per Cost Estimating Worksheet (Schedule "I") \$ _____

B. Total EDUs as per this sheet (above) _____

C. Total Cost per EDU (A/B) \$ _____

Developer's Engineer's Professional Seal and Signature: _____

SCHEDULE "H" TO LATECOMER POLICY

Sample Letter of Notification to Owners of Benefiting Parcels

Date:

Municipal File No:

Dear Sir/Madam:

Re: Latecomer Charges
Property Address:
Folio No.:

Pursuant to provisions of the Local Government Act and the Township of Langley Subdivision and Development Control Bylaw, the Developer of a proposed development project at INSERT ADDRESS OF DEVELOPMENT is required to install municipal services, which will provide a benefit to other areas, including the above referenced parcel(s) of land.

The cost of installing these services will be paid by the Developer. The *Local Government Act* provides that a portion of that cost be returned to the Developer by the owners of those benefiting properties if they connect to or use the services installed by the Developer. Accordingly should you choose to connect to or use these services within a 15 year period from the date of Substantial Completion of the services, as determined by the Municipality, you will be required to pay a Charge, plus interest, to the Municipality for this benefit at the time of connection to or use of these services. ("Latecomer Charge") The said Latecomer Charge(s), which will be collected by the Municipality and forwarded to the Developer, is a pro-rated share of the cost of the excess or extended services, which the Municipality has deemed will benefit the referenced parcel(s) of land.

The Latecomer Charge(s) that has/have been established as a result of this development is/are shown in the table below. This/these Latecomer Charge(s) are in addition to any others which may have been established as a result of previous developments.

Excess or Extended Service	Unit Latecomer Charge	Total EDUs ⁽¹⁾ for Parcel	Maximum Latecomer Charge on this Parcel
Water System:			
Sanitary System:			
Storm System:			
Highways System:			

TOTAL

Note (1): EDU means Equivalent Development Unit. The method of calculating EDUs varies depending on the land use designation in accordance with the latest Community or Neighbourhood Plan.

Should you decide to connect to or use these services, the Latecomer Charge(s) will be payable at the time of connection to or use of the service(s); and shall be determined by multiplying the unit latecomer charge by the number of EDUs proposed to be developed up to the Maximum Latecomer Charge shown on the table above, plus interest on the amount of the charge at the rate set through bylaw. If you do not connect to or use the services you will not have to pay a Latecomer Charge. You are advised that Health and local government regulations may require connection to a sanitary sewer when available.

In addition to the Latecomer Charge(s) shown in this letter, connection to the sewer, drainage or water system will require the payment of connection fees to the Municipality, plus any other fees that may be applicable at time of connection. For information on connection fees, please contact the Engineering Division at 604-533-6006.

If you require further information regarding this letter, please contact the Development Engineering Department at 604-533-6034.

Yours truly,

Development Engineering Department

cc: Development Engineering Technologist

SCHEDULE "I" TO LATECOMER POLICY

Construction Cost Estimating Worksheet

**Township
of Langley**



Est. 1873

THE CORPORATION
OF THE TOWNSHIP
OF LANGLEY

CONSTRUCTION ESTIMATE

COMMUNITY DEVELOPMENT DIVISION

PROJECT NO. _____

SEAL

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Metric Estimating Sheet Date: _____

Subdivision Application No. _____

Project Number _____

Developer _____

Address _____

Consultant: _____

Ref. No.	Item	Amount
1.	Gravel	\$
2.	Curb and Gutter	\$
3.	First Asphalt	\$
4.	Second Asphalt	\$
5.	Sidewalks	\$
6.	Drainage	\$
7.	Sanitary Sewers	\$
8.	Waterworks	\$
9.	Lot Grading	\$
10.	Streetlighting	\$
11.	B.C. Hydro/Tel	\$
12.	Trees/Landscaping	\$
13.	Miscellaneous	\$
TOTAL		\$ _____

Instructions for Using the Attached Estimating Sheet:

1. All units must be in metric and in the units as noted.
2. The unit prices for sidewalks, curb and gutter are to include the crush gravel base. All units must be in metric and in the units as noted. Pit run and excavation to be noted under those two individual items.
3. When estimating underground services, please note if native backfill will be used (gravel backfill is required under roads, emergency accesses and walkways).
4. Do not add catch basin leads as an extra item, unless they are unusually long (over 7.0 m).
5. The construction item for ditches (under drainage) is only for those ditches which are not part of the roadworks. Ditches which are part of the roadwork can be included as bulk excavation.
6. Fire hydrants should be noted as being more expensive if they come off mains larger than 200 mm. The hydrant price is to include the Tee, gate valve, pipe, rods, thrust blocks and hydrant body; culverts and headwalls should be noted under drainage.
7. Water fittings and valves are to include installation and thrust blocks.
8. Any items not listed are to be added at the end of each individual section.
9. Only those sections which apply to the project have to be submitted.
10. The Design Engineer must seal and sign the cover sheet of the estimate.

ROADWORKS

Item	Unit	Quantity	\$/Unit	Total
Clear, Grub, & Demo	18 m R/W	LM	\$	\$
	20 m R/W	LM	\$	\$
Stripping of topsoil	(<100 mm)	M ²	\$	\$
Bulk Excavation	On-Site Disposal	M ²	\$	\$
	Off-Site Disposal	M ²	\$	\$
Bulk Fill	Supply & Place	M ²	\$	\$
Blasting & Removal of Rock		M ²	\$	\$
Excavation to Subgrade		M ²	\$	\$
Supply & Place Base	100 mm	M ²	\$	\$
Supply & Place Sub-Base	200 mm	M ²	\$	\$
	250 mm	M ²	\$	\$
	300 mm	M ²	\$	\$
Shoulders - Gravel - 2 m wide		LM	\$	\$
Total (Gravels)				\$
1st Asphalt Paving	50 mm	M ²	\$	\$
	60 mm	M ²	\$	\$
	75 mm	M ²	\$	\$
Total (1st Asphalt)				\$
2nd Asphalt Paving	25 mm	M ²	\$	\$
	35 mm	M ²	\$	\$
	40 mm	M ²	\$	\$
Total (2nd Asphalt)				\$

ROADWORKS (cont'd)

Item	Unit	Quantity	\$/Unit	Total
Curb & gutter (+ Base)				
Rollover Type	LM	_____	\$ _____	\$ _____
Barrier type	LM	_____	\$ _____	\$ _____
Curb - Extruded Asphalt				
Extruded Concrete (SDR 14)	LM	_____	\$ _____	\$ _____
Total (Curb)				\$ _____
Sidewalk (Conc. + Base)				
115 mm / 1.5 m	LM	_____	\$ _____	\$ _____
140 mm / 1.5 m wide	LM	_____	\$ _____	\$ _____
Sidewalk				
Mono Curbwalk 1.5 m	LM	_____	\$ _____	\$ _____
Asphalt (SDR 14)	LM	_____	\$ _____	\$ _____
Driveway Crossing 140 mm / 4 m wide	EA	_____	\$ _____	\$ _____
Driveway Crossing 184 mm / 9 m wide	EA	_____	\$ _____	\$ _____
Wheelchair Letdown (C8/C9)	EA	_____	\$ _____	\$ _____
Boulevard				\$ _____
Level & Grade with Native	m ²	_____	\$ _____	\$ _____
Sod	m ²	_____	\$ _____	\$ _____
Driveway Paving - 50 mm	m ²	_____	\$ _____	\$ _____
Walkway (C10)				
Including Fence - 2.85 m	LM	_____	\$ _____	\$ _____
Emergency Access (SDR 12)	LM	_____	\$ _____	\$ _____
Handrails (C-14)	LM	_____	\$ _____	\$ _____
Total (Sidewalks)				\$ _____

DRAINAGE

Item	Unit	Quantity	\$/Unit	Total
Ditch 1 m Wide x 1 m Deep	LM	_____	\$ _____	\$ _____
2 m Wide x 1 m Deep	LM	_____	\$ _____	\$ _____
French Drain (SDD 6)	LM	_____	\$ _____	\$ _____
Swale (SDD 5) 1 m Wide	LM	_____	\$ _____	\$ _____
Lawn Basin (S 12) 600 mm	LM	_____	\$ _____	\$ _____
Catch Basin (S 11) 600 mm	LM	_____	\$ _____	\$ _____
Leads 100 mm	LM	_____	\$ _____	\$ _____
150 mm	LM	_____	\$ _____	\$ _____
200 mm	LM	_____	\$ _____	\$ _____
Mains 150 mm DIA				
* 0 m - 2 m to Invert	LM	_____	\$ _____	\$ _____
* 2 m - 3 m to Invert	LM	_____	\$ _____	\$ _____
* Over 3 m to Invert	LM	_____	\$ _____	\$ _____
200 mm DIA				
* 0 m - 2 m to Invert	LM	_____	\$ _____	\$ _____
* 2 m - 3 m to Invert	LM	_____	\$ _____	\$ _____
* Over 3 m to Invert	LM	_____	\$ _____	\$ _____
250 mm DIA				
* 0 m - 2 m to Invert	LM	_____	\$ _____	\$ _____
* 2 m - 3 m to Invert	LM	_____	\$ _____	\$ _____
* Over 3 m to Invert	LM	_____	\$ _____	\$ _____
300 mm DIA				
* 0 m - 2 m to Invert	LM	_____	\$ _____	\$ _____
* 2 m - 3 m to Invert	LM	_____	\$ _____	\$ _____
* Over 3 m to Invert	LM	_____	\$ _____	\$ _____

DRAINAGE (cont'd)

Item	Unit	Quantity	\$/Unit	Total
375 mm DIA				
* 0 m - 2 m to Invert	LM	_____	\$ _____	\$ _____
* 2 m - 3 m to Invert	LM	_____	_____	\$ _____
* Over 3 m to Invert	LM	_____	\$ _____	\$ _____
450 mm DIA				
* 0 m - 2 m to Invert	LM	_____	\$ _____	\$ _____
* 2 m - 3 m to Invert	LM	_____	_____	_____
* Over 3 m to Invert	LM	_____	\$ _____	\$ _____
525 mm DIA				
* 0 m - 2 m to Invert	LM	_____	\$ _____	\$ _____
* 2 m - 3 m to Invert	LM	_____	\$ _____	\$ _____
* Over 3 m to Invert	LM	_____	\$ _____	\$ _____
600 mm DIA				
* 0 m - 2 m to Invert	LM	_____	\$ _____	\$ _____
* 2 m - 3 m to Invert	LM	_____	\$ _____	\$ _____
* Over 3 m to Invert	LM	_____	\$ _____	\$ _____
750 mm DIA				
* 0 m - 2 m to Invert	LM	_____	\$ _____	\$ _____
* 2 m - 3 m to Invert	LM	_____	\$ _____	\$ _____
* Over 3 m to Invert	LM	_____	\$ _____	\$ _____
900 mm DIA				
* 0 m - 2 m to Invert	LM	_____	\$ _____	\$ _____
* 2 m - 3 m to Invert	LM	_____	\$ _____	\$ _____
* Over 3 m to Invert	LM	_____	\$ _____	\$ _____

DRAINAGE (cont'd)

Item	Unit	Quantity	\$/Unit	Total
Manhole rings (Lid to Inv)				
1050 mm	VM	_____	\$ _____	\$ _____
1200 mm	VM	_____	\$ _____	\$ _____
1350 mm	VM	_____	\$ _____	\$ _____
1500 mm	VM	_____	\$ _____	\$ _____
Manhole Base, Lid, Frame				
1050 mm	EA	_____	\$ _____	\$ _____
1200 mm	EA	_____	\$ _____	\$ _____
1350 mm	EA	_____	\$ _____	\$ _____
1500 mm	EA	_____	\$ _____	\$ _____
Flow Control Device				
Up to 375 mm	EA	_____	\$ _____	\$ _____
Over 375 mm	EA	_____	\$ _____	\$ _____
Drop Structure (S 3)				
Up to 375 mm	EA	_____	\$ _____	\$ _____
Over 375 mm	EA	_____	\$ _____	\$ _____
Inlet Structure (S 13)	EA	_____	\$ _____	\$ _____
Outlet Structure (SDD 3)	EA	_____	\$ _____	\$ _____
Headwalls Sand Cement				
Concrete Block	EA	_____	\$ _____	\$ _____
Cast-in-Place	EA	_____	\$ _____	\$ _____
Rock Pit (SDD 8)	EA	_____	\$ _____	\$ _____
Cleanout (S 6)	EA	_____	\$ _____	\$ _____

DRAINAGE (cont'd)

Item	Unit	Quantity	\$/Unit	Total
Inspection Chamber	EA	_____	_____	_____
Service Connection (S 8)	EA	100 m	\$ _____	\$ _____
	EA	150 m	_____	\$ _____
	EA	200 m	\$ _____	\$ _____
Drywells (SDD 9)	EA	_____	\$ _____	\$ _____
Filter Cloth	m ²	_____	_____	_____
Rip - Rap Lining				
300 mm Min. Size	m ²	_____	\$ _____	\$ _____
			\$ _____	\$ _____
			\$ _____	\$ _____
			\$ _____	\$ _____
			\$ _____	\$ _____
			\$ _____	\$ _____
			\$ _____	\$ _____
			\$ _____	\$ _____
			\$ _____	\$ _____

SANITARY SEWERS

Item	Unit	Quantity	\$/Unit	Total
Mains				
150 mm DIA			\$	\$
* 0 m - 2 m to Invert	LM		\$	\$
* 2 m - 3 m to Invert	LM		\$	\$
* Over 3 m to Invert	LM		\$	\$
200 mm DIA				
* 0 m - 2 m to Invert	LM		\$	\$
* 2 m - 3 m to Invert	LM		\$	\$
* Over 3 m to Invert	LM		\$	\$
250 mm DIA				
* 0 m - 2 m to Invert	LM		\$	\$
* 2 m - 3 m to Invert	LM		\$	\$
* Over 3 m to Invert	LM		\$	\$
300 mm DIA				
* 0 m - 2 m to Invert	LM		\$	\$
* 2 m - 3 m to Invert	LM		\$	\$
* Over 3 m to Invert	LM		\$	\$
375 mm DIA				
* 0 m - 2 m to Invert	LM		\$	\$
* 2 m - 3 m to Invert	LM		\$	\$
* Over 3 m to Invert	LM		\$	\$
450 mm DIA				
* 0 m - 2 m to Invert	LM		\$	\$
* 2 m - 3 m to Invert	LM		\$	\$
* Over 3 m to Invert	LM		\$	\$

SANITARY SEWERS (cont'd)				
Item	Unit	Quantity	\$/Unit	Total
Mains (cont'd)				
525 mm DIA			\$	\$
* 0 m - 2 m to Invert	LM		\$	\$
* 2 m - 3 m to Invert	LM		\$	\$
* Over 3 m to Invert	LM		\$	\$
600 mm DIA				
* 0 m - 2 m to Invert	LM		\$	\$
* 2 m - 3 m to Invert	LM		\$	\$
* Over 3 m to Invert	LM		\$	\$
750 mm DIA				
* 0 m - 2 m to Invert	LM		\$	\$
* 2 m - 3 m to Invert	LM		\$	\$
* Over 3 m to Invert	LM		\$	\$
900 mm DIA				
* 0 m - 2 m to Invert	LM		\$	\$
* 2 m - 3 m to Invert	LM		\$	\$
* Over 3 m to Invert	LM		\$	\$
Service Connections				
100 mm	LM		\$	\$
150 mm	LM		\$	\$
200 mm	LM		\$	\$
Manhole Rings (Lid to Inv.)				
1050 mm	LM		\$	\$
1200 mm	LM		\$	\$
1350 mm			\$	\$
1500 mm	LM		\$	\$

SANITARY SEWERS (cont'd)

Item	Unit	Quantity	\$/Unit	Total
Manhole Base, Lid, Frame				
1050 mm	EA	_____	\$ _____	\$ _____
1200 mm	EA	_____	\$ _____	\$ _____
1350 mm	EA	_____	\$ _____	\$ _____
1500 mm	EA	_____	\$ _____	\$ _____
Drop Structure (S-3)				
Up to 375 mm	EA	_____	\$ _____	\$ _____
Over 375 mm	EA	_____	\$ _____	\$ _____
Cleanout (S 6)	EA	_____	\$ _____	\$ _____
_____		_____	\$ _____	\$ _____
_____		_____	\$ _____	\$ _____
_____		_____	\$ _____	\$ _____
_____		_____	\$ _____	\$ _____
_____		_____	\$ _____	\$ _____
_____		_____	\$ _____	\$ _____
_____		_____	\$ _____	\$ _____
TOTAL (SANITARY)			\$ _____	\$ _____

WATERWORKS					
	Item	Unit	Quantity	\$/Unit	Total
Mainline	100 mm	LM		\$	\$
	150 mm	LM		\$	\$
	200 mm	LM		\$	\$
	250 mm	LM		\$	\$
	300 mm	LM		\$	\$
	350 mm	LM		\$	\$
	400 mm	LM		\$	\$
Line Valves	100 mm	EA		\$	\$
	150 mm	EA		\$	\$
	200 mm	EA		\$	\$
	250 mm	EA		\$	\$
	300 mm	EA		\$	\$
	350 mm	EA		\$	\$
	400 mm	EA		\$	\$
Bends	100 mm	EA		\$	\$
	150 mm	EA		\$	\$
	200 mm	EA		\$	\$
	250 mm	EA		\$	\$
	300 mm	EA		\$	\$
	350 mm	EA		\$	\$
	400 mm	EA		\$	\$
Tees	150 x 150 x 150	EA		\$	\$
	200 x 200 x 200	EA		\$	\$
	200 x 200 x 200	EA		\$	\$
	300 x 300 x 300	EA		\$	\$
	300 x 300 x 300	EA		\$	\$

MISCELLANEOUS

Item	Unit	Quantity	\$/Unit	Total
Streetlights				
7.6 m Davit Type	EA	_____	\$ _____	\$ _____
9.1 m Davit Type	EA	_____	\$ _____	\$ _____
Hydro / Tel Ducting	EA	_____	\$ _____	\$ _____
Dewatering	EA	_____	\$ _____	\$ _____
Fencing	EA	_____	\$ _____	\$ _____
Paving Brick	LM	_____	\$ _____	\$ _____
Planter - concrete	EA	_____	\$ _____	\$ _____
Lot Grading	EA	_____	\$ _____	\$ _____
Street Trees / Landscaping	LS	_____	\$ _____	\$ _____
Other			\$ _____	\$ _____
_____			\$ _____	\$ _____
_____			\$ _____	\$ _____
_____			\$ _____	\$ _____
_____			\$ _____	\$ _____
_____			\$ _____	\$ _____
_____			\$ _____	\$ _____
_____			\$ _____	\$ _____
_____			\$ _____	\$ _____

SCHEDULE "J" TO LATECOMER POLICY

GST Registration Status Form

Date:

Municipal File No:

Developer's Name: _____

Address: _____

Telephone/Fax: _____

Revenue Canada requires Goods and Services Tax (GST) to be paid on Latecomer Charges paid to the Developer, if collected by the Municipality from Latecomers.

Please confirm, by checking the appropriate box below, if GST registrant:

Developer is a GST registrant

GST Registration Number: _____

Developer is not a GST registrant

I, _____, hereby confirm that _____, the Developer and recipient of Latecomer payment amounts, is not required to be a GST registrant.

Signed: _____

Print Name: _____

Developer: _____

Date: _____