

THE CORPORATION OF THE  
**CITY OF WHITE ROCK**  
15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6



**POLICY TITLE: EXCESS & EXTENDED SERVICES (LATECOMERS)**

**POLICY NUMBER: OPERATIONS/ENG. – 641**

<i>Date of Council Adoption:</i> November 9, 2015	<i>Date of Last Amendment:</i> NA
<i>Council Resolution Number:</i> 2015-405	
<i>Originating Department:</i> Engineering and Operations	<i>Date last reviewed by the Governance and Legislation Committee:</i> October 26, 2015

**Policy:**

This policy applies only to services deemed excess or extended, as determined by the City in accordance with the *Local Government Act*, which are required to be constructed by the developer as part of the development process. The following guidelines govern the City's policy on excess / extended services, and Latecomer Charges:

1. The Director of Municipal Operations and Engineering or designate is authorized to determine latecomer eligibility and entitlements; eligible excess or extended services may include highway, sewer, water or drainage services.
2. The developer shall pay all the costs of the road, sanitary sewer, storm sewer, or water main excess or extended services, and may apply to the City to enter into a latecomer agreement in accordance with this policy.
3. The developer will be required to enter into a Latecomer Agreement in order to establish latecomer works and administer cost recovery from latecomer properties. Under the Latecomer Agreement, the City shall impose a charge on subsequent, eligible latecomer owners who benefit and connect to the works.
4. Interest will accrue on Latecomer Charges at a rate prescribed by the Latecomer Interest Rate Bylaw No. 2088 as amended.
5. Latecomer Charges collected by the City shall be reimbursed to the frontender on an annual basis.
6. The term of the Latecomer Agreement shall be fifteen (15) years, unless a shorter period is specified and agreed-upon by the City and the developer. The Latecomer Agreement shall become null and void when Latecomer Charges plus accumulated interest have been collected and paid to the frontender.

7. The City may, under special circumstances, pay all or part of the cost of upsizing the road, sanitary sewer, water or storm sewer systems, subject to funding availability and at the discretion of the Director of Municipal Operations and Engineering. The developer shall not be eligible for latecomer benefits on any upsizing component of system extensions paid for by the City.
8. If the Developer fails to submit as-built schedules and the agreement within sixty (60) days of substantial completion, the Latecomer application is void and the Developer forfeits the right to a Latecomer Agreement.
9. Latecomer Agreement applications and processing shall be administered and be subject to the procedures and requirements detailed in the "*Latecomer Manual*" as updated from time to time.
10. The Director of Municipal Operations and Engineering or designate is authorized to administer this policy.

**Rationale:**

A policy established to outline process to collect latecomer charges, when services deemed excess or extended, as determined by the City in accordance with the *Local Government Act*, are required to be constructed by the developer as part of the development process.