

**CITY OF PRINCE GEORGE**  
**BYLAW NO. 8743**

**A Bylaw of the City of Prince George to authorize the construction of works as a local area service for the purposes of providing erosion protection along affected properties on PG Pulpmill Road.**

**WHEREAS** Section 211 of the *Community Charter* S.B.C. 2003 c.26 authorizes the Council of the City of Prince George, by bylaw, to establish a local area service;

**AND WHEREAS** Council of the City of Prince George has been petitioned by owners within the boundaries of the local area service as defined in this Bylaw pursuant to Section 212 of the *Community Charter* to undertake the service described in this Bylaw;

**AND WHEREAS** the Corporate Officer assigned responsibility under Section 148 of the *Community Charter* has certified as sufficient and valid, the Petition pursuant to Section 212 of the *Community Charter*;

**AND WHEREAS** the estimated cost of the works is \$473,000, of which the full amount shall be borne by the property owners within the boundary of the local area service;

**NOW THEREFORE** the Council of the City of Prince George, in open meeting assembled, **ENACTS AS FOLLOWS:**

1. Council hereby establishes the following works and services as a local area service:
  - Construction of erosion protection measures in the form of armor rock to protect the waterfront of the parcels legally described as Lot A, District Lot 2166, Cariboo District, Plan 21474 (Parcel ID: 007-806-680), Lot 1, District Lot 2166, Cariboo District, Plan EPP43658 (Parcel ID: 029-555-434), That Part of Lot 2, District Lot 2166, Cariboo District, Plan 12156 Lying South of Plan H881 (Parcel ID: 012-499-145), as shown outlined in bold black on the map attached to, and forming part of this bylaw as Appendix "A"
2. The boundaries of the local area service shall be the lands as shown outlined in bold black on the map attached to, and forming part of, this bylaw as Appendix "A".
3. The entire cost of the local area service shall be recovered by a local service tax in the form of a parcel tax.
4. Upon completion of the local area service works, the actual construction cost will be specially charged against the parcels benefitting from, or abutting the works, being the parcels shown outlined in bold black on the map attached to, and forming part of this bylaw as Appendix "A".
5. The total number of parcels included in the local service area is three (3).

6. The parcel tax charged to owners within the boundaries of the local service area shall be determined by dividing the total construction cost of the local area service amongst the three (3) affected properties based on each property's percentage of frontage. Frontage calculations and costs are outlined in Table 1 below:

Property	Frontage (meters)	Estimated Cost
Northern Lights Estate Winery Parcel ID: 029-555-434	73.7	\$158,527.00
Freshwater Fisheries Society of BC Parcel ID: 012-499-145	109.6	\$235,747.00
Murry Krause & Brian Lewis Parcel ID: 007-806-680	36.6	\$78,726.00
<b>TOTALS</b>	<b>219.9</b>	<b>\$473,000.00</b>

7. The parcel tax to recover the owners' share shall be imposed for a period of twenty (20) years commencing in the year after completion of construction.
8. The estimated cost per parcel as a single lump sum and twenty (20) year term with an interest rate of three percent (3%) is outlined in Table 2 below:

Local Area Service Properties	Lump Sum	20 Years @ 3%
Northern Lights Estate Winery Parcel ID: 029-555-434	\$ 158,527.06	\$ 10,655.50
Freshwater Fisheries Society of BC Parcel ID: 012-499-145	\$ 235,747.16	\$ 15,845.90
Murry Krause and Brian Lewis Parcel ID: 007-806-680	\$ 78,725.78	\$ 5,291.62
<b>TOTALS</b>	<b>\$ 473,000.00</b>	<b>\$ 635,860.40</b>

9. An owner of a parcel within the local service area may pay the parcel tax determined pursuant to section 6 of this bylaw as follows:
- by making payment in full no later than thirty (30) days after the authentication of the parcel tax roll by the parcel tax roll review panel; or
  - by annual payments over a period of twenty (20) years, with an interest rate of 3% per year.
10. Notwithstanding section 9(b), an owner may pay the remaining balance of the parcel tax in full, at any time, once during the twenty (20) year period.

11. The Mayor and Corporate Officer are hereby empowered to do all things necessary to give effect to this bylaw.

12. This Bylaw may be cited for all purposes as "PG Pulpmill Road Erosion Protection Local Area Service Bylaw No. 8743, 2016".


READ A FIRST TIME THIS 9<sup>th</sup> DAY OF MAY, 2016.

READ A SECOND TIME THIS 9<sup>th</sup> DAY OF MAY, 2016.

READ A THIRD TIME THIS 9<sup>th</sup> DAY OF MAY, 2016.

All three readings passed by a UNANIMOUS decision of Members of City Council present and eligible to vote.

I hereby certify that this Bylaw has received three readings by City Council as outlined herein.

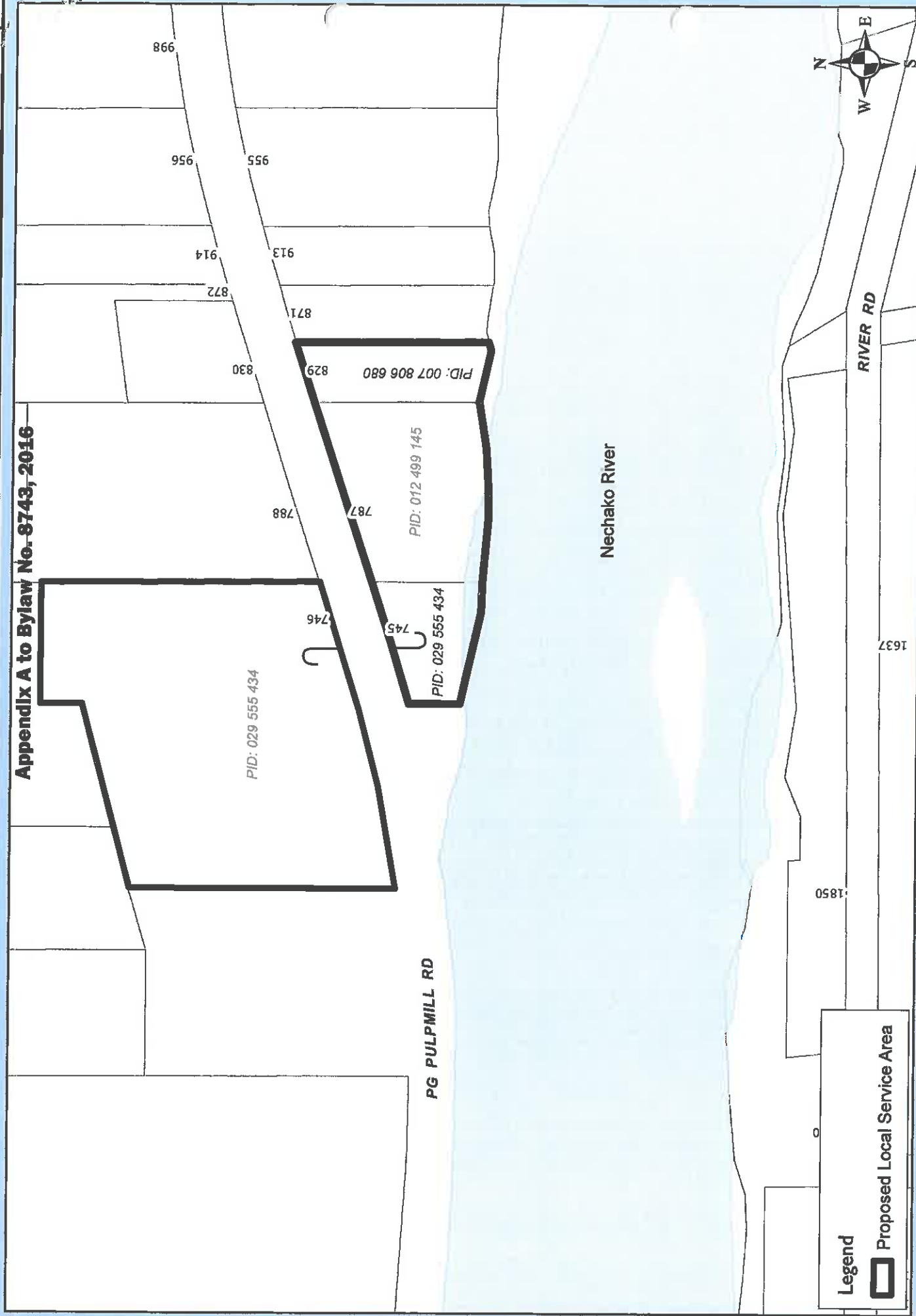
  
DEPUTY CORPORATE OFFICER  
CITY OF PRINCE GEORGE

ADOPTED THIS 17<sup>th</sup> DAY OF October, 2016,  
BY A Unanimous DECISION OF ALL MEMBERS OF CITY COUNCIL  
PRESENT AND ELIGIBLE TO VOTE.

  
MAYOR

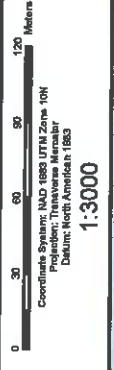
  
CORPORATE OFFICER

**Appendix A to Bylaw No. 8743, 2016**



**Legend**

- Proposed Local Service Area



Coordinate System: NAD 1983 UTM Zone 10N  
Projection: Transverse Mercator  
Datum: North American 1983

1:3000

**PG Pulpmill Road Riverbank Erosion Protection  
Proposed Local Service Area**

