

## **PART 5 – WORKS AND SERVICES REQUIRED**

### **28. PROVISION OF WORKS AND SERVICES**

- (1) Owners are required, as a condition of subdivision approval or building permit issuance, to provide the Works and Services in accordance with the requirements and standards prescribed in this Bylaw, on the portion of a highway immediately adjacent to the site being subdivided or developed, up to the centreline of the highway.
- (2) Owners are required, as a condition of building permit issuance, to provide the Works and Services on the site being developed in accordance with the standards prescribed in this Bylaw.
- (3) Requirements under Clauses (1) and (2) shall be applicable only insofar as they are directly attributable to the subdivision or development and shall not include specific works or services that are covered by a development cost charge, subject to Part 16, 17 and 18 of this Bylaw. Failure to provide the required Works and Services will result in subdivision approval not being granted or a building permit not being issued.

### **29. COMPLETION OF THE WORKS AND SERVICES**

- (1) All Works and Services required to be constructed and installed at the expense of the Owner shall be constructed and installed to the standards prescribed in this Bylaw before the Approving Officer approves the subdivision or the Chief Building Official issues the building permit unless the Owner;
  - (a) Deposits with the Municipality a cash deposit, or a irrevocable letter of credit from a financial institution, acceptable to the Municipality, in the amount 110% of the estimated construction cost, as estimated by the Municipal Engineer, for installing and paying for Works and Services required under the Bylaw; and
  - (b) Enters into a Servicing Agreement with the Municipality, pursuant to Part 6, to construct and install the required Works and Services by a specified date or forfeit to the Municipality the amount secured by the Security Deposit.
- (2) Where the physical construction of part or all of the Works and Services required under this Bylaw is considered by the Municipal Engineer to be premature, the requirement may be fulfilled by the payment of a non-refundable cash deposit equal to 110% of the amount estimated by the Municipality at a future time when construction of the Works and Services becomes feasible. In addition, the Owner shall pay an administration fee, based on the estimated cost

### **30. EXCESS OR EXTENDED CAPACITY**

The District of Sechelt may require that all or parts of a water, sewage, drainage, and *highway* system, required in conjunction with a subdivision or Building Permit, provide *excess or extended service*.

### **31. EXCESS OR EXTENDED SERVICES AND LATECOMER PAYMENTS**

In accordance with the Local Government Act, and where an *owner* has been required to pay all or part of the cost of an *excess or extended service*, the District of Sechelt shall, at the owner's request, enter into a Latecomer Agreement to pay back the owner all or a corresponding proportion of the costs of the excess or the *extended service*.

### **32. APPLICATION FOR LATECOMER COST SHARING**

- (1) An *owner* may apply to Council for cost sharing of a water, sewer, drainage or *highway* system