PW-E6-1

Region of Peel
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REPORT
Regional Council

DATE: August 13, 2010

REPORT TITLE: **LOCAL IMPROVEMENT PROJECT PROPOSED CONSTRUCTION OF SANITARY SEWER ON MISSISSAUGA ROAD, CAPITAL PROJECT 10-2791, CITY OF MISSISSAUGA, WARD 8**

FROM: Dan Labrecque, Commissioner of Public Works

RECOMMENDATION

That a 250 mm (10 inch) diameter sanitary sewer be constructed on Mississauga Road, from 2390 Mississauga Road to 2417 Mississauga Road, in the City of Mississauga, Ward 8, at a total estimated amount of $177,158 (excluding applicable taxes), as a Local Improvement under *Local Improvement Charges – Priority Lien Status Regulation O.Reg.586/06*, filed under the *Municipal Act, 2001;*

And further, that Capital Project 10-2791 be established for the proposed sanitary sewer construction;

And further, that total funding to cover the Region of Peel portion of the work in the estimated amount of $29,749 (excluding applicable taxes), be allocated from Wastewater Capital Financing Stabilization Reserve (R0242), under Capital Project 10-2791;

And further, that the portion allocated to the property owners in the amount of $147,409 (excluding applicable taxes) be set up as an external recovery under Capital Project 10-2791 and collected as special charge;

And further, that these actions will not affect the debt capacity of the Region, as this type of financing is considered "self liquidating" by the Province of Ontario;

And further, that the necessary by-law be presented to the Regional Council authorizing the undertaking of the work under the *Local Improvement Charges – Priority Lien Status Regulation O.Reg.586/06*, filed under the *Municipal Act, 2001*, and the imposition of sanitary sewer assessed frontage rate of $570 per metre ($173.78 per foot) and a mandatory connection fee of $ 2,720 per lot, will be due and payable at the completion of construction;

And further, that notice of the intention to pass a Local Improvement construction by-law be given in accordance with *O.Reg.586/06*;

And further, that the benefiting property owners be charged annually for 15 years, including an interest rate which shall be determined at the time the by-law is enacted;

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And further, that those property owners be given the opportunity to commute the special charge by advance payment at any time during the 15 year period;

And further, that the Regional Clerk forward a copy of the report of the Commissioner of Public Works, dated August 13, 2010, titled "Local Improvement Project, Proposed Construction of Sanitary Sewer on Mississauga Road, Capital Project 10-2791 – City of Mississauga , Ward 8" to the City of Mississauga;

And further, that following the Committee of Revision, a "Notice to Amend" the tax rolls of the affected owners be sent to the City of Mississauga for appropriate action.

REPORT HIGHLIGHTS

- The property owners on Mississauga Road, from 2390 Mississauga Road to 2417 Mississauga Road, in the City of Mississauga, Ward 8, have submitted a sufficient petition to construct, as a Local Improvement , a sanitary sewer approximately 115 metres long (377 feet) in length under *O.Reg.586/06.*
- The proposed 250mm (10 inch) sanitary sewer abuts six properties and extends from the intersection of Mississauga Road and Otami Trail westerly to 2417 Mississauga Road.
- The total estimated cost for the construction of the sanitary sewer is $177,158 (excluding applicable taxes).

DISCUSSION

1. Background

The properties on Mississauga Road, from house 2390 to 2417 Mississauga Road, as indicated in Appendix I are currently serviced with individual private septic tank systems. The nearest sanitary sewer is located at the intersection of Otami Trail and Mississauga Road. The property owners have submitted a sufficient petition under *O.Reg.586/06*, for the construction of Local Improvement sanitary sewer abutting their properties for a total approximate length of 115 metres (377 feet).

2. Local Improvement

The proposed 250mm (10 inch) diameter Local Improvement sanitary sewer abuts six benefiting properties. Owners of five of the six benefiting properties have signed the petition in favour of the work, representing more than the required 67 per cent (two-thirds) benefiting properties. The Regional Clerk has certified the petition to be sufficient under the *O.Reg.586/06*, which requires signature of owners of at least two-thirds affected, non-exempt properties, representing at least one-half of the value of the lots liable to be specially charged for the work, to sign in favour of the work. The construction of this project will be tendered in accordance with the Region of Peel Purchasing By-law 63-2008.

FINANCIAL IMPLICATIONS

The total estimated cost to construct approximately 115 metres of 250mm (10 inch) diameter sanitary sewer on Mississauga Road, from house 2390 Mississauga Road to 2417 Mississauga Road, is $177,158 (excluding applicable taxes).It is proposed that the Region's portion of the

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funding, $29,749 (excluding applicable taxes), under Local Improvement Capital Project 10-2791, be financed from Wastewater Capital Financial Stabilization Reserve (R0242).

It is proposed that the owners' portion of the project cost, $147,409 (excluding applicable taxes) under Capital Project 10-2791, be established as an external recovery and collected as a special charge on owners' tax bills as per O.Reg. 586/06. This amount represents the total assessable frontage of 230 metres (754 feet) as indicated in Appendix II, at $570 per metre (173.78 per foot) and mandatory connection fee of $2,720 per property.

Region of Peel targets 85 per cent of Local Improvement costs through assessment of sanitary sewer frontage rate to the benefiting properties. The Region's recovery will be approximately 83 per cent for the proposed sanitary sewer on Mississauga Road.

CONCLUSION

Property owners on Mississauga Road have submitted a sufficient petition to install approximately 115 metres (377 feet) of sanitary sewer. It is recommended that the proposed sanitary sewer be constructed in accordance with *the Local Improvement Charges – Priority Lien Status Regulation O.Reg. 586/06*, filed under the *Municipal Act, 2001*, and the necessary by-law for recovery of the owners' share of the cost and approval for financing of the Region of Peel share of the cost for sanitary sewer are enacted.

for Dan Labrecque
Commissioner of Public Works

Approved for Submission:

for D. Szwarc, Chief Administrative Officer

For further information regarding this report, please contact Patrick Donnelly at extension 4186 or via email at patrick.donnelly@peelregion.ca

c. Legislative Services
Manager, Financial Support Unit (FSU)

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APPENDIX I

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LOCAL IMPROVEMENT PROJECT
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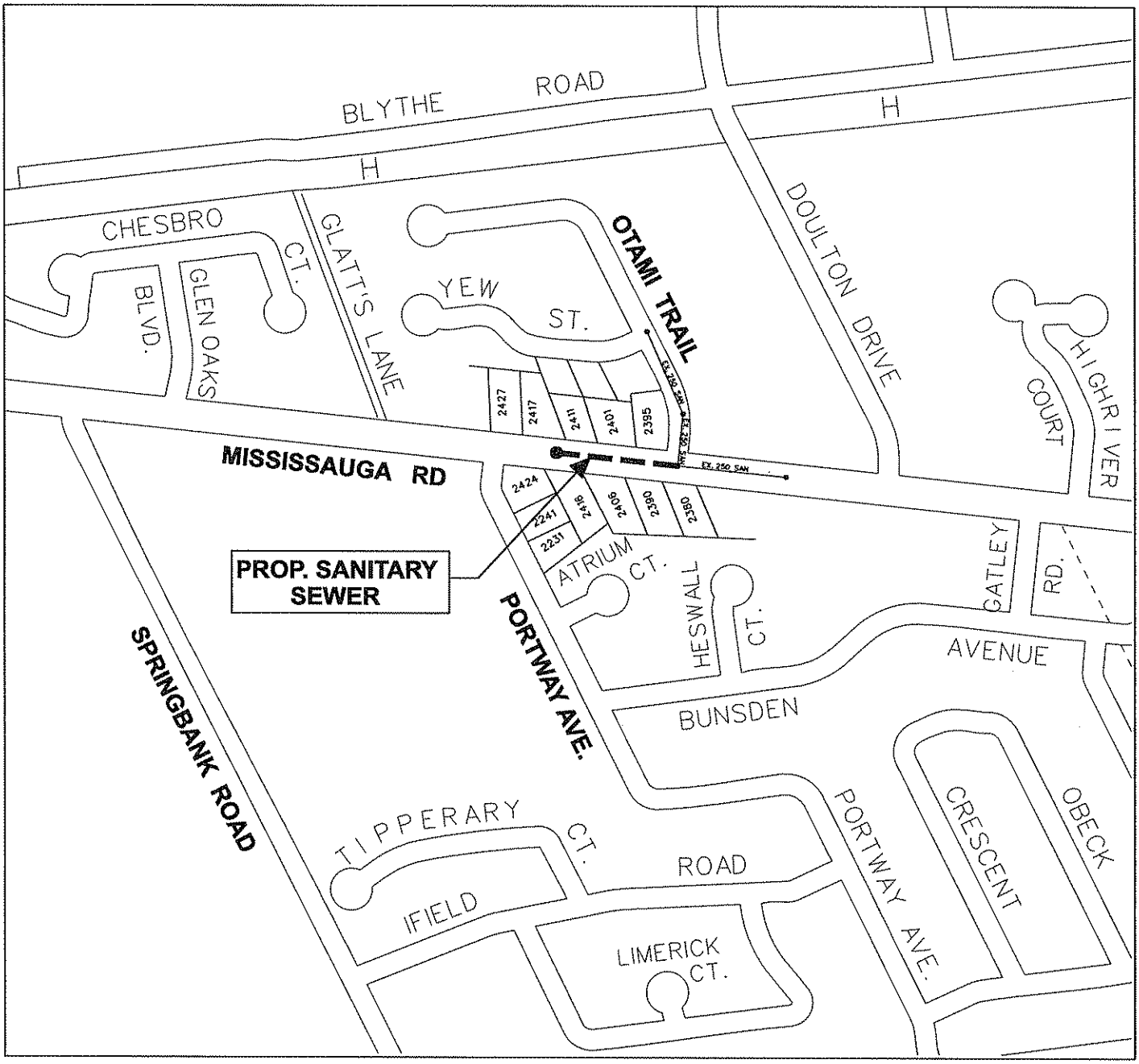
CAPITAL PROJECT 10-2791

CITY OF MISSISSAUGA, WARD 8



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APPENDIX II

Assessment Roll #	Property Description	Assessed Frontage
2105060131077000000	2401 Mississauga Road Plan 668 Lot 4 W PT Lot 3	38.33
2105060131078000000	2411 Mississauga Road Plan 668 Lot 5	38.33
2105060131079000000	2417 Mississauga Road Plan 647 Lot 4	38.33
2105060131110000000	2390 Mississauga Road Range 3 CIR PT Lot 11 RP R10466 Part 1	38.33
2105060131109000000	2406 Mississauga Road Randge 3 CIR PT Lot 11	38.33
2105060131108000000	2416 Mississauga Road Plan 697 Lot22	38.33
		Total 230 meters