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DATE: August 17, 2011

REPORT TITLE: **LOCAL IMPROVEMENT PROJECT  
PROPOSED CONSTRUCTION OF A WATERMAIN ON WILLOW LANE  
CAPITAL PROJECT 11-1701  
CITY OF MISSISSAUGA, WARD 11**

FROM: Dan Labrecque, Commissioner of Public Works

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#### **RECOMMENDATION**

**That a 150-mm (6-inch) diameter watermain be constructed on Willow Lane, from 1125 Willow Lane to 1155 Willow Lane, in the City of Mississauga, Ward 11, at a total estimated cost of \$146,510 (excluding applicable taxes), as a Local Improvement under *Ontario Regulation (O.Reg.) 586/06*;**

**And further, that a Capital Project 11-1701 be established for the proposed watermain construction;**

**And further, that one hundred per cent of the cost of the project be allocated to the property owners in the amount of \$146,510 (excluding applicable taxes), and be set up as an external recovery, under Capital Project 11-1701, and collected as a 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 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 a watermain assessed frontage rate of \$823.55 per metre (\$251.02 per foot) 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;**

**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;**

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And further, that the Regional Clerk forward a copy of the report of the Commissioner of Public Works, dated August 17, 2011, titled "Local Improvement Project, Proposed Construction of a Watermain on Willow Lane, Capital Project 11-1701 – City of Mississauga, Ward 11" to the City of Mississauga;

And further, that the Regional Clerk forward a copy of this resolution and a "Notice to amend" the tax rolls of the petitioned owners to the City of Mississauga for appropriate action.

**REPORT HIGHLIGHTS**

- The property owners on Willow Lane, from 1125 Willow Lane to 1155 Willow Lane, in the City of Mississauga, Ward 11, have submitted a sufficient petition to construct, as a Local Improvement, a watermain approximately 135 metres (443 feet) in length under *O.Reg. 586/06*.
- The proposed 150-mm (6-inch) watermain abuts three properties and extends from the intersection of Old Derry Road and Historic Trail northerly to 1125 Willow Lane and westerly to 1155 Willow Lane.
- The total estimated cost for the construction of the watermain is \$146,510 (excluding applicable taxes) which will be recovered 100 per cent from the property owners.

**DISCUSSION**

**1. Background**

The properties on Willow Lane, from 1125 to 1155 Willow Lane, as indicated in Appendix I, are currently serviced with individual private wells. The nearest watermain is located at the intersection of Old Derry Road and Historic Trail. The property owners have submitted a sufficient petition under *O.Reg. 586/06* for the construction of a Local Improvement watermain abutting their properties for a total approximate length of 135 metres (443 feet).

**2. Local Improvement**

The proposed 150-mm (6-inch) diameter Local Improvement watermain abuts three properties. Owners of two of the benefiting properties have signed the petition in favour of the work, representing the required two-thirds of benefiting properties. The Regional Clerk has certified the petition to be sufficient under the *O.Reg. 586/06*, which requires signatures 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 under the Region of Peel Purchasing By-law 63-2008.

**FINANCIAL IMPLICATIONS**

The total estimated cost to construct approximately 135 metres of 150-mm (6-inch) diameter watermain on Willow Lane, from 1125 Willow Lane to 1155 Willow Lane, is \$146,510 (excluding applicable taxes).

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Staff recommends that the owners' portion of the project cost, \$146,510 (excluding applicable taxes) under Capital Project 11-1701, 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 assessed frontage of 177.90 metres (583.66 feet) as indicated in Appendix II, at \$823.55 per metre (\$251.02 per foot).

The Region of Peel targets recovery of 100 per cent of Local Improvement costs for watermain projects through the assessment of watermain frontage rates to the benefiting properties. The Region's recovery will be 100 per cent for the proposed watermain on Willow Lane.

**CONCLUSION**

Property owners on Willow Lane have submitted a sufficient petition to install approximately 135 metres (443 feet) of watermain. Staff recommends that the proposed watermain 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 be enacted.




Dan Labrecque  
Commissioner of Public Works

**Approved for Submission:**



D. Szwarc, Chief Administrative Officer

 For further information regarding this report, please contact Imran Motala at extension 4066 or via email at [imran.motala@peelregion.ca](mailto:imran.motala@peelregion.ca)

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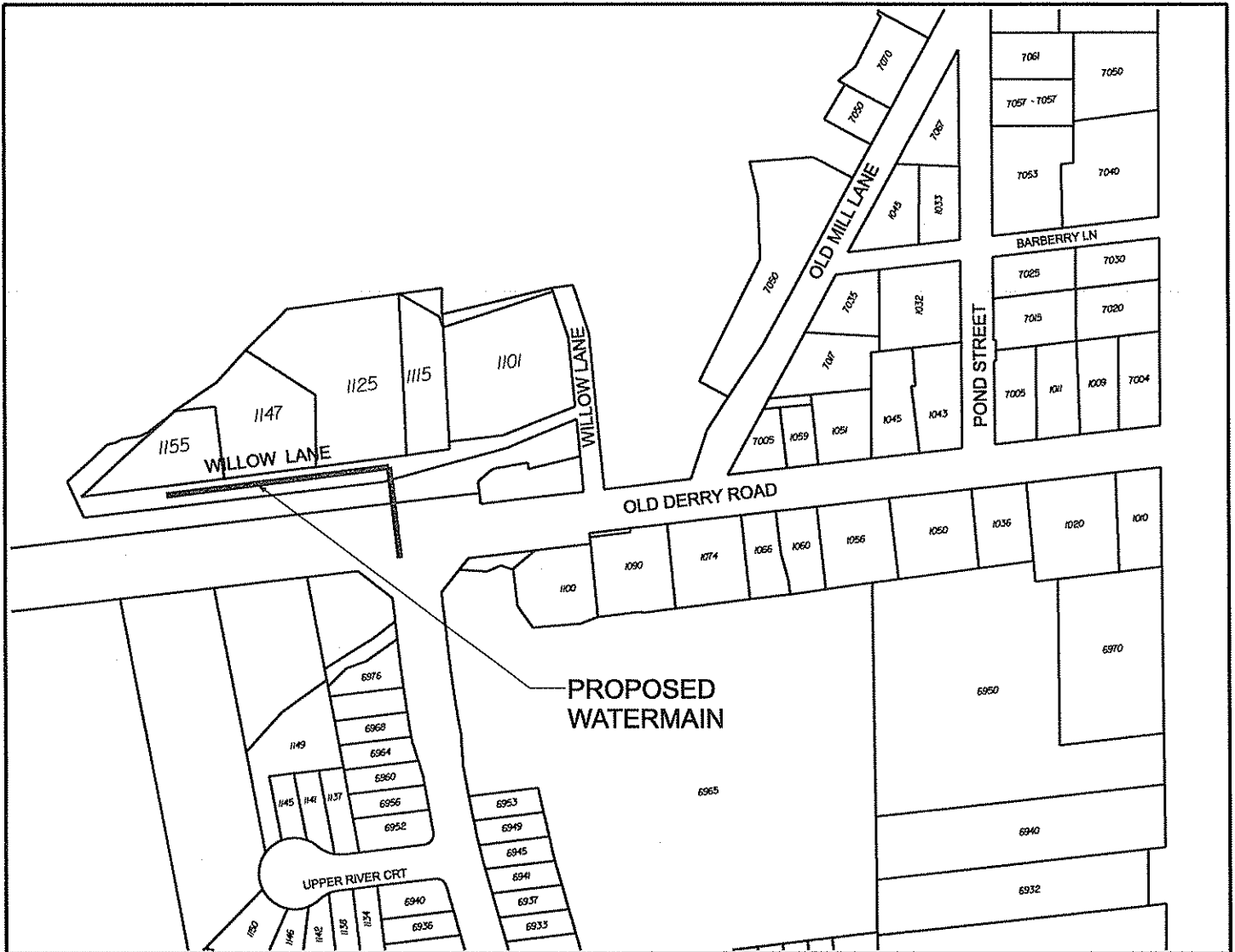
c. Legislative Services  
 Manager, Financial Support Unit (FSU)

# APPENDIX I

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**LOCAL IMPROVEMENT PROJECT  
PROPOSED CONSTRUCTION OF A WATER MAIN ON WILLOW LANE  
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APPENDIX II  
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**LOCAL IMPROVEMENT PROJECT  
PROPOSED CONSTRUCTION OF A WATERMAIN ON WILLOW LANE  
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**APPENDIX II**

Assessment Roll No.	Property Description	Assessed Frontage (metres)
21-05-040-099-05200-0000	1125 WILLOW LANE TOR 5 PT LOTS 77 TO 81 87	59.30
21-05-040-099-05300-0000	1147 WILLOW LANE PLAN TOR 5 LOTS 82,85,86 PT LOTS 81,84,87	59.30
21-05-040-099-05400-0000	1155 WILLOW LANE CON 3 WHS PT LOT 11 PLAN SSM LOT 83 PLAN TOR 5 PT LOT 84	59.30
	<b>Total</b>	<b>177.90</b>