

2011 CHARGES AND FEES FOR LOCAL IMPROVEMENT PROJECTS

Local Improvements

Local improvements are owner-initiated requests for municipal services administered pursuant to the Municipal Act, 2001. The Act offers communities a fair and impartial method of obtaining municipal services by sharing the costs with the municipality. This notice covers charges and fees for water main, sanitary sewer, and noise attenuation wall local improvement projects.

Water Main Projects

Frontage Rate:

The Region calculates the specific frontage rate for a proposed water main based on an estimated project cost as determined from the petition limits. Changes to the petition limits may affect the frontage rate. There is no limitation on the length of assessable frontage for a benefiting property.

Connection:

A property owner has the choice of installing a water service connection for an additional fee. The connection fee includes the cost of the water service to the property line and water meter but does not include the cost of the water service from the property line to the residents. Installation of the water service on the private side is the sole responsibility of the property owner.

Affected property owners that desire a connection, will need to hire an independent plumber/contractor (of their own choice and at their own expense) to perform the work within the municipal right-of-way and/or private property.

The Region recommends that properties less than 500 square metres in total area install a 19-mm diameter service and properties greater than 500 square metres install a 25-mm diameter service.

Water Rates:

Residents can find the current water rates on the Region of Peel website or by calling 905-791-7800.

Sanitary Sewer Projects

Frontage Rate:

The Region determines the owners' share of a project cost based on a frontage rate approved annually by Regional Council. Rate is based on most up to date costs of installation of 250mm sanitary sewer. There is no limitation on the length of assessable frontage.

The current frontage rate for sanitary sewer projects is \$800.00 per metre (\$ 243.90 per foot).

For commercial and industrial properties, the Region assesses 100 per cent of the costs to the benefiting owners.

Connection Fee:

The mandatory connection fee includes the cost of a **single** sanitary sewer service to the property line, but does not include the cost of the sewer service from the property line to the residence. Installation of the sanitary sewer service on the private side is the sole responsibility of the property owner. Regional Council reviews the mandatory connection fee annually.

The current residential connection fee for sanitary sewer local improvement projects is \$3,700 per lot. Commercial and industrial properties pay the actual cost of a sanitary connection.

Sanitary Sewer Rates:

Residents can find the current sanitary sewer rates on the Region of Peel website or by calling 905-791-7800.

Noise Attenuation Wall Projects

Residential properties with **reverse frontage** (a rear or side lot abutting a Regional road) and experiencing a daytime noise level of **60 decibels** or higher during daytime hours (i.e. 7 a.m. – 11 p.m.) are eligible for a noise wall under the local improvement process.

There must be at least three properties that would benefit from the wall to qualify and the proposed works are not dependent on whether the lot is occupied or vacant. There is no limitation on the length of assessable reverse frontage.

The cost of a noise wall ultimately depends on the height and type of material selected. Region Staff will determine a price based on the approved wall type once the project has been tendered and will provide a breakdown of cost per affected property to the project initiator.

The Region bases a property owner's final assessment on 50 per cent of the actual total project cost, with the remaining 50 per cent paid by the Region. Private walls are the responsibility of the property owners.

The current reverse frontage rates for noise attenuation walls are:

Type	Average Total Cost	Average Owners' Cost
Western Red Cedar	\$900 per metre	\$450 per metre
Concrete	\$1,200 per metre	\$600 per metre

Payment Options

The Municipal Act, 2001 gives Regional Council authority to set a by-law for collecting the owners' share of the project cost. The Region assesses the exact cost borne by each owner for the proposed works as per the Municipal Act, 2001 and Regional policy.

Property owners may pay their share of the project cost through property taxes over fifteen (15) years with imputed interest, or in a lump sum payment upon completion of the works.

Contact Us

For more information, or to request an application, please contact us:

The Regional Municipality of Peel
10 Peel Centre Drive, Suite A, 4th Flr.
Brampton, ON L6T 4B9
Tel. 905-791-7800
Fax. 905-791-0728
peelregion.ca/contactus