

DATE: January 23, 2012

REPORT TITLE: **IMPOSING A SPECIAL CHARGE UNDER THE MUNICIPAL ACT,  
PROJECT 06-2720, VILLAGE OF INGLEWOOD, TOWN OF CALEDON,  
WARD 1**

FROM: Dan Labrecque, Commissioner of Public Works

## RECOMMENDATION

**That the imposition of a special charge upon the owners or occupants of land who derive or may derive a benefit from the construction of Project 06-2720 in the Town of Caledon, be approved;**

**And further, that the necessary by-law to impose the special charges be presented for enactment.**

### REPORT HIGHLIGHTS

- Regional Council authorized the construction of sanitary sewer Project 06-2720 under By-law 30-2006 with the Region's portion of the costs of the works financed from the Wastewater Capital Financing Stabilization Reserve (CFSR) R0242 and the owners' portion of the cost of the works to be collected as a special charge.
- A draft Local Improvement Roll was prepared and a Hearing was held regarding objections and staff proposed revisions to the roll.
- Decisions of the Court of Revision members at the Hearing resulted in the local improvement roll being adjusted.
- The Local Improvement Roll has been certified by the Treasurer.
- Adjustments to the roll require \$69,746 be funded by the Region rather than funded from the Owners' portion of the project costs as initially planned; adequate funding is available in Project 06-2720.
- A by-law to impose the special charges is required in order to commence billing.

## DISCUSSION

### 1. Background

At the April 6, 2006 Regional Council meeting, Local Improvement Capital Project 06-2720 was approved to be undertaken pursuant to Ontario Regulation 119/03 – Local Improvement Charges – Priority Lien Status of the *Municipal Act*, 2001 (Resolution 2006-330). As well, the corresponding By-law 30-2006 was approved on July 6, 2006. The owners' portion was

January 23, 2012

**IMPOSING A SPECIAL CHARGE UNDER THE MUNICIPAL ACT, PROJECT 06-2720,  
VILLAGE OF INGLEWOOD, TOWN OF CALEDON, WARD 1**

calculated based on a \$315 cost per meter of frontage as well as a mandatory connection fee of \$1,550 per lot. The owners' portion of the cost is to be collected as a special charge

It was not necessary to borrow funds from a third party to complete construction of these projects as Regional reserves were sufficient to finance the owners' portion of the construction costs.

On January 19, 2012, a Hearing was held and Court of Revision members heard objections and staff proposed revisions to the Local Improvement Roll. The decisions made at the Hearing resulted in a reduction to the Owners' share of the costs and a subsequent increase to the Region's share of the costs. As required by legislation, the Treasurer has certified the adjusted Local Improvement Roll.

**2. Project Detail**

Based on final estimated costs, the following table represents a summary of Wastewater Project 06-2720 after making adjustments to the Local Improvement Roll.

Project Number	Location	Estimated Cost of Works	Owners' Portion	Other External Recoveries	Region's Portion
06-2720	Inglewood Village Town of Caledon	\$11,015,730	\$ 857,020	\$3,480,155	\$6,678,555

In order to amortize the owners' portion of the costs over a 15 year period, an interest rate must be determined. An interest rate of 3.75 per cent has been determined.

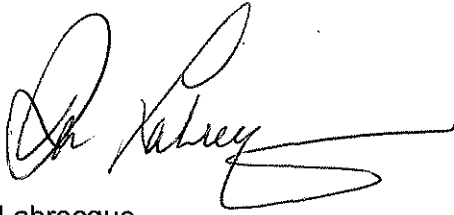
Property owners will be invoiced annually and may either pay the special charge outstanding in full, or pay an annual amount based on the special charge being amortized over 15 years. If an annual payment is not made, the annual amount will be added to the tax roll account for the property.


**FINANCIAL IMPLICATIONS**

Based on the decisions from the Hearing on January 19, 2012 the owners' share of the costs was reduced to \$857,020 and the Region's estimated share of the costs has been increased to \$6,678,555. There is adequate funding available in Project 06-2720 to finance the increased Regional share of costs.

January 23, 2012

**IMPOSING A SPECIAL CHARGE UNDER THE MUNICIPAL ACT, PROJECT 06-2720,  
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 Dan Labrecque  
Commissioner of Public Works

**Approved for Submission:**



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D. Szwarc, Chief Administrative Officer

*For further information regarding this report, please contact Shaun Hewitt at extension 3243 or  
via email at [Shaun.Hewitt@peelregion.ca](mailto:Shaun.Hewitt@peelregion.ca)*

*Authored By: Gail Hennings*

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

PW-A1-4

January 23, 2012

**IMPOSING A SPECIAL CHARGE UNDER THE MUNICIPAL ACT (PROJECT 06-2720)  
VILLAGE OF INGLEWOOD, TOWN OF CALEDON, WARD 1**

**APPENDIX I**

**Local Improvement Sanitary Sewer, Inglewood Village  
Town of Caledon  
Project 06-2720**

	<b>Assessment Roll No.</b>	<b>Property Description</b>	<b>Actual Frontage (metres)</b>	<b>Assessed Frontage (metres)</b>
1	212403000510300	15555 MCLAUGHLIN RD CON 1 WHS PT W LOT 1; PLAN CAL21 PT LOT 2; RP 43R18558 PART 1	20.12	20.12
2	212403000510400	15563 MCLAUGHLIN RD CON 1 WHS PT W LOT 1; PLAN CAL21 LOT 3; RP 43R18558 PART 2	20.12	20.12
3	212403000510500	15575 MCLAUGHLIN RD CON 1 WHS PT W LOT 1; PLAN CAL21 LOT 4; RP 43R18558 PART 3	20.12	20.12
4	212403000510600	15589 MCLAUGHLIN RD CON 1 WHS PT W LOT 1; PLAN CAL21 LOTS 5,6; RP 43R18558 PART 4	39.82	39.82
5	212403000510700	15595 MCLAUGHLIN RD CON 1 WHS PT W LOT 1; PLAN CAL21 LOT 7 AND; RP 43R18558 PART 5	20.12	20.12
6	212403000510800	15597 MCLAUGHLIN RD PLAN CAL21 LOT 8; RP 43R18558 PART 6	20.73	20.73
7	212403000510900	15601 MCLAUGHLIN RD PLAN CAL21 LOT 19	6.36	20.73
8	212403000511000	15629 MCLAUGHLIN RD PLAN CAL21 LOT 22	34.85	17.43
9	212403000511100	15631 MCLAUGHLIN RD PLAN CAL21 LOT 23	12.07	12.07
10	212403000511200	15635 MCLAUGHLIN RD PLAN CAL21 LOT 24	12.07	12.07
11	212403000511300	15637 MCLAUGHLIN RD PLAN CAL21 LOT 25	12.07	12.07
12	212403000511400	15641 MCLAUGHLIN RD PLAN CAL21 LOT 26	12.07	12.07
13	212403000511500	15651 MCLAUGHLIN RD PLAN CAL21 LOTS 27,28	24.14	12.12

January 23, 2012

**IMPOSING A SPECIAL CHARGE UNDER THE MUNICIPAL ACT (PROJECT 06-2720)  
VILLAGE OF INGLEWOOD, TOWN OF CALEDON, WARD 1**

**APPENDIX I**

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14	212403000601000	175 MACDONALD ST PLAN CAL21 PT LOTS 29,30,31	26.81	13.40
15	212403000601100	145 MACDONALD ST PLAN CAL 21 PT LOTS 29,30,31	15.75	15.75
16	212403000601200	135 MACDONALD ST PLAN CAL 21 PT LOTS 29,30,31	15.48	15.48
17	212403000601300	125 MACDONALD ST PLAN CAL21 PT LOTS 29,30,31	12.86	12.86
18	212403000601400	115 MACDONALD ST PLAN CAL21 PT LOTS 29,30,31	28.63	15.64
19	212403000600300	110 MACDONALD ST CON 1 WHS PT LOT 2	13.80	13.80
20	212403000600400	120 MACDONALD ST CON 1 WHS PT LOT 2	29.06	29.06
21	212403000600500	130 MACDONALD ST PLAN CAL21 PT LOTS 83,84	24.38	24.38
22	212403000511600	15673 MCLAUGHLIN RD PLAN CAL21 PT LOT 83	24.14	24.14
23	212403000511700	15697 MCLAUGHLIN RD PLAN CAL21 LOTS 84,85	24.14	24.14
24	212403000511900	15707 MCLAUGHLIN RD PLAN CAL21 LTS 87-91;PLAN A95 LOTS 152 TO 158 AND;PT LTS 92,93	67.63	0
25	212403000511800	15713 MCLAUGHLIN RD CON 1 WHS PT W LOT 2	30.47	30.47
26	212403000512200	15726 MCLAUGHLIN RD PLAN A95 LOTS 145,146;AND PLAN M191 BLKS B,C	24.14	24.14
27	212403000512300	15716 MCLAUGHLIN RD PLAN A95 LOTS 143,144	24.14	24.14
28	212403000512400	15712 MCLAUGHLIN RD PLAN CAL21 LOTS 81,82	24.14	24.14
29	212403000512500	15704 MCLAUGHLIN RD PLAN CAL21 LOTS 79,80	24.14	24.14
30	212403000512600	15698 MCLAUGHLIN RD PLAN CAL21 LOTS 76,77,78	36.20	36.20
31	212403000512700	15680 MCLAUGHLIN RD PLAN CAL21 LOTS 74,75	24.13	24.13

January 23, 2012

**IMPOSING A SPECIAL CHARGE UNDER THE MUNICIPAL ACT (PROJECT 06-2720)  
VILLAGE OF INGLEWOOD, TOWN OF CALEDON, WARD 1**

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32	212403000600600	250 MACDONALD ST PLAN CAL 21 PT LOTS 72,73	36.90	36.90
33	212403000512800	200 MACDONALD ST PLAN CAL21 PT LOTS 72,73	15.23	15.23
34	212403000512900	15662-15666 MCLAUGHLIN RD PLAN CAL21 PT LOTS 20 AND 21;RP 43R10118 PART 2	23.85	23.85
35	212403000513000	15654 MCLAUGHLIN RD PLAN CAL21 PT LOT 19;RP 43R7788 PARTS 2,3	10.41	10.41
36	212403000513100	15652 MCLAUGHLIN RD PLAN CAL21 LOT 18 PT LOT 19;RP 43R7788 PARTS 5,7	13.71	13.71
37	212403000513200	15648 MCLAUGHLIN RD PLAN CAL21 LOT 17;RP 43R7788 PART 6	12.07	12.07
38	212403000513300	15644 MCLAUGHLIN RD PLAN CAL21 PT LOT 16 12.07	12.07	12.07
39	212403000513400	15640 MCLAUGHLIN RD PLAN CAL21 LOT 15 PT LOT 16	24.14	24.14
40	212403000513500	15634 MCLAUGHLIN RD PLAN CAL21 LOT 14	12.07	12.07
41	212403000513600	15626 MCLAUGHLIN RD PLAN CAL21 PT LOT 13	12.07	12.07
42	212403000513700	15622 MCLAUGHLIN RD PLAN CAL21 PT LOT 12;RP 43R14092 PARTS 1,2	12.35	12.35
43	212403000513800	15614 MCLAUGHLIN RD PLAN CAL21 PT LOTS 10 TO 12	20.76	20.76
44	212403000513900	15612 MCLAUGHLIN RD PLAN CAL21 PT LOTS 10,11	61.91	21.50
45	212403000514000	15596 MCLAUGHLIN RD PLAN CAL21 LOT 36	70.39	35.20
46	212403000514100	15562 MCLAUGHLIN RD CON 2 WHS PT LOT 1;PLAN CAL21 LOTS 32 TO 35	84.73	84.73
47	212403000520200	67 MCKENZIE ST PLAN CAL21 LOTS 37,38	41.81	20.90
48	212403000520100	53 MCKENZIE ST PLAN CAL21 LOTS 39,40	40.23	40.23

January 23, 2012

**IMPOSING A SPECIAL CHARGE UNDER THE MUNICIPAL ACT (PROJECT 06-2720)  
VILLAGE OF INGLEWOOD, TOWN OF CALEDON, WARD 1**

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49	212403000517600	21 LOUISE ST PLAN CAL21 LOTS 41,42	40.26	40.26
50	212403000517500	15 LOUISE ST PLAN CAL21 LOT 43	20.12	20.12
51	212403000517400	11 LOUISE ST PLAN CAL21 LOT 44	28.40	14.20
52	212403000517300	2 LOUISE ST PLAN CAL21 PT LOT 49	10.88	19.96
53	212403000517200	6 LOUISE ST PLAN CAL21 PT LOTS 48,49	19.96	19.96
54	212403000517100	14 LOUISE ST PLAN CAL21 LOT 47 PT LOT 48	24.96	24.96
55	212403000517000	24 LOUISE ST PLAN CAL21 LOT 46	20.12	20.12
56	212403000516900	30 LOUISE ST PLAN CAL21 LOT 45	20.16	20.16
57	212403000519300	2 VICTORIA ST PLAN A95 PT LOTS 1,2	0	0
58	212403000519200	10 VICTORIA ST PLAN A95 LOTS 97,98	49.82	49.82
59	212403000519100	18 VICTORIA ST PLAN A95 LOT 99 INGLEWOOD	20.11	20.11
60	212403000519000	26 VICTORIA ST CON 2 WHS PT E LOT 2 AND; PLAN A95 PT LOT 100	17.90	17.90
61	212403000518900	34 VICTORIA ST PLAN A95 PT LOTS 100,101; INGLEWOOD	15.23	15.23
62	212403000518700	46 VICTORIA ST PLAN A95 PT LOTS 101 TO 103; INGLEWOOD	41.21	41.21
63	212403000518800	VICTORIA ST PLAN A95 PT LOTS 100 TO 103; INGLEWOOD	20.12	20.12
64	212403000518600	58 VICTORIA ST PLAN A95 LOTS 104,105; INGLEWOOD	40.23	40.23
65	212403000518500	66 VICTORIA ST PLAN A95 LOTS 106,107; INGLEWOOD	40.23	40.23

January 23, 2012

**IMPOSING A SPECIAL CHARGE UNDER THE MUNICIPAL ACT (PROJECT 06-2720)  
VILLAGE OF INGLEWOOD, TOWN OF CALEDON, WARD 1**

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66	212403000518400	VICTORIA ST PLAN A95 LOT 108 INGLEWOOD	20.12	20.12
67	212403000518300	VICTORIA ST PLAN A95 LOT 109 INGLEWOOD	20.12	0
68	212403000518200	53 VICTORIA ST PLAN A95 LOTS 110,111; AKA 1 VICTORIA ST INGLEWOOD	40.23	40.23
69	212403000518100	47 VICTORIA ST PLAN A95 LOT 112	20.12	20.12
70	212403000518000	45 VICTORIA ST PLAN A95 LOT 113 INGLEWOOD	20.12	20.12
71	212403000517900	23 VICTORIA ST PLAN A95 PT LOTS 115,116	31.08	31.08
72	212403000520000	30 MCKENZIE ST PLAN A95 PT LOTS 116 TO 118	13.95	13.95
73	212403000524900	300 MACDONALD ST PLAN M1152 LOT 11	76.21	0
74	212403000519900	32 MCKENZIE ST PLAN A95 PT LOTS 116 TO 118	26.78	16.42
75	212403000516700	10 LORNE ST PLAN CAL 21 LOTS 61,62	33.74	33.74
76	212403000516600	16 LORNE ST PLAN CAL21 LOT 63	12.47	12.47
77	212403000516500	20 LORNE ST PLAN CAL 21 LOT 64 PT LOT; 63	27.75	27.75
78	212403000516400	28 LORNE ST PLAN CAL21 LOT 65; PLAN A95 LOT 114	20.11	40.23
79	212403000516300	34 LORNE ST PLAN CAL21 LOT 66	20.12	20.12
80	212403000516200	44 LORNE ST PLAN CAL21 LOT 67	20.12	20.12
81	212403000516100	50 LORNE ST PLAN CAL21 LOT 68	20.12	20.12
82	212403000516000	56 LORNE ST PLAN CAL21 LOT 69	20.12	20.12



January 23, 2012

**IMPOSING A SPECIAL CHARGE UNDER THE MUNICIPAL ACT (PROJECT 06-2720)  
VILLAGE OF INGLEWOOD, TOWN OF CALEDON, WARD 1**

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83	212403000515900	62 LORNE ST PLAN A95 LOT 70	20.12	20.12
84	212403000515800	305 MACDONALD ST PLAN A95 LOT 71	20.12	20.12
85	212403000515700	129 LORNE ST PLAN A95 LOT 135 PT LOT 136	20.24	20.24
86	212403000515710	123 LORNE ST PLAN A95 PT LOTS 136,137; RP 43R16010 PART 2	26.26	26.26
87	212403000515600	115 LORNE ST PLAN A95 LOT 138 PT LOT 137; RP 43R16121 PART 1	29.95	29.95
88	212403000515500	LORNE ST PLAN A95 LOT 139	20.12	20.12
89	212403000515400	93 LORNE ST PLAN A95 LOTS 140,141	60.34	20.11
90	212403000600700	270 MACDONALD ST PLAN A95 LOT 142	20.12	20.12
91	212403000600900	205 MACDONALD ST PLAN CAL21 PT LOTS 20,21; RP 43R10118 PART 1	16.76	16.76
92	212403000600800	255 MACDONALD ST PLAN CAL21 LOT 60 PT LOTS;20,21	20.11	34.56
93	212403000515300	57 LORNE ST PLAN CAL21 LOTS 58,59	40.23	40.23
94	212403000515200	43 LORNE ST PLAN CAL21 LOTS 56,57	40.23	40.23
95	212403000515100	LORNE ST PLAN CAL21 LOT 55	20.12	20.12
96	212403000515000	25 LORNE ST PLAN CAL21 LOTS 53 & 54	40.23	40.23
97	212403000514900	17 LORNE ST PLAN CAL21 LOT 52	20.12	20.12
98	212403000514800	11 LORNE ST PLAN CAL21 LOTS 50,51	20.12	20.12
99	212403000519700	50 MCKENZIE ST CON 2 WHS PT LOT 2;PLAN CAL21 LOTS 50,51	20.12	20.12
100	212403000519600	74 MCKENZIE ST PLAN CAL21 PT LOTS 10,11	28.46	28.46