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DATE: January 23, 2012

REPORT TITLE: **IMPOSING A SPECIAL CHARGE UNDER THE MUNICIPAL ACT,  
PROJECT 06-2730, CITY OF BRAMPTON, WARD 6**

FROM: Dan Labrecque, Commissioner of Public Works

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### 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 06-2730 on Creditview Road, Churchville Road, Martin's Boulevard and Hallstone Road in the City of Brampton, be approved;**

**And further, that the budget for Project 06-2730 be adjusted to increase the Region's contribution by \$69,923, financed from the Wastewater Capital Financing Stabilization Reserve (R0242);**

**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 06-2730 under By-law 31-2006 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 revision 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 \$69,923 be funded by the Region rather than funded from the Owners' portion of the project costs as initially planned.
- Subsequently the budget for Project 06-2730 requires an adjustment to increase the Region's contribution by \$69,923.
- A by-law to impose the special charges is required in order to commence billing.

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**DISCUSSION**

**1. Background**

At the March 9, 2006 Regional Council meeting, Local Improvement Capital Project 06-2730 was approved to be undertaken pursuant to Ontario Regulation 119/03 – Local Improvement Charges – Priority Lien Status of the *Municipal Act*, 2001 ( Resolution 2006-208). As well the corresponding By-law 31-2006 was approved on June 8, 2006. The owners’ portion was calculated based on a \$175 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 the 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 06-2730 after making adjustments to the Local Improvement Roll.

Project Number	Location	Estimated Cost Of Work	Owners’ Portion	Region’s Portion
06-2730	Churchville City of Brampton	\$2,116,221	\$714,834	\$1,401,387

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 \$714,834, (a decrease of \$69,923) and the Region’s share of costs has been increased accordingly. It is recommended that the budget for Project 06-2730 be adjusted to increase the Region’s contribution by \$69,923, financed from the Wastewater CFSR (R0242 and to decrease the owners contribution by \$69,923.

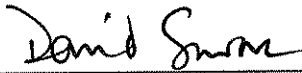
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 Dan Labrecque  
Commissioner of Public Works

**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)

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CITY OF BRAMPTON, WARD 6**

**APPENDIX I**

**Local Improvement Sanitary Sewer,  
Creditview Rd, Churchville Rd, Martin's Blvd, and Hallstone Rd,  
City of Brampton**

**Project 06-2730**

	<b>Assessment Roll No.</b>	<b>Property Description</b>	<b>Actual Frontage (metres)</b>	<b>Assessed Frontage (metres)</b>
1	211014009820906	1555 STEELES AVE W SIS PLAN 43M1532 BLK 158	167.10	61.00 *
2	211014009704690	7895 CREDITVIEW RD CON 4 WHS PT LOT 15RP 43R25584 PART 5	103.88	61.00 *
3	211014009704700	7895 CREDITVIEW RD CON 4 WHS PT LOT ISPLAN 43M1532 BLK 157RP 43R25584 PART 4	50.28	50.28
4	211014009704710	7886 CREDITVIEW RD CON 4WHS PT LOT 15RP 43R25584 PART 3	52.00	52.00
5	211014009704720	CREDITVIEW RD WIS CON 4WHS PT LOT 15RP 43R25584 PART 2	32.70	32.70
6	211014009704750	7870 CREDITVIEW RD CON 4WHS PT LOT 15RP 43R25584 PART 1	32.70	32.70
7	211014009704800	CREDITVIEW RD CON 4 WHS PT LOT 15	102.70	61.00 *
8	211014009704900	7770 CREDITVIEW RD CON 4 WHS PT LOT 14 PLANT OR 11 PT LOT 38 PT LOT 39 PLAN SSC	99.24	45.00 *
9	211014009705000	7762 CREDITVIEW RD CON 4 WHS PT LOT I4PLAN TOR 11 LOTS 38,39	62.56	30.50 *
10	211014009705100	7734 CREDITVIEW RD WIS CON 4 WHS PT LOT 14	40.50	45.00 *
11	211014009705110	7728 CREDITVIEW RD CON 4 WHS PT LOT 14	30.47	30.47
12	211014009705200	7716 CREDITVIEW RD CON 4 WHS PT LOT 14	20.38	20.38
13	211014009705300	CREDITVIEW RD WIS CON 4 WHS PT LOT 14 PLANTOR 1 I PT LOT 40 TO PT LOT44 PLAN SSC	53.33	53.33

\*Irregular lots and/or development properties

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14	211014009705500	7676 CREDITVIEW RD CON 4 WHS PT LOT 14 PLANTOR 11 PT LOT 46	30.47	30.47
15	211014009705600	7662 CREDITVIEW RD CON 4 WHS PT LOT 14 PLANTOR 11 PT LOT 46	29.06	29.06
16	211014009705700	7650 CREDITVIEW RD CON 4 WHS PT LOT 14 PLANTOR 1 1 PT LOT 47	31.55	40.00 *
17	211014009705800	7646 CREDITVIEW RD CON 4 WHS PT LOT 14 PLAN TOR 11 PT LOT 47	15.23	15.23
18	211014009705900	7640 CREDITVIEW RD CON 4 WHS PT LOT 14 PLAN TOR 11 PT LOT 47	15.23	15.23
19	211014009706000	7638 CREDITVIEW RD WIS CON 4 WHS PT LOT 14 PLAN TOR 1 1 PT LOT 48	15.23	15.23
20	211014009706100	7630 CREDITVIEW RD PLAN TOR 11 PT LOT 48 PLAN SSC	18.26	18.26
21	211014009706110	7624 CREDITVIEW RD CON 4 WHS PT LOT 14 PLAN TOR 11 PT LOT 48 RP 43R3991 PART 3	30.96	40.00 *
22	211014009706200	CREDITVIEW RD WIS PLAN TOR 11 PT LOT 48 CON 4 WHS PT LOT 14 RP 43R3991 PART 2	30.47	30.47
23	211014009706300	7608 CREDITVIEW RD PLAN TOR 11 PT LOTS 48,49 RP 43R-21938 PARTS 2,3 PLAN SSC	15.24	20.00 *
24	211014009706400	7596 CREDITVIEW RD PLAN TOR 11 PT LOTS 48,49 RP 43R21938 PART 1	23.16	23.16
25	211014009706500	7594 CREDITVIEW RD CON 4 WHS PT LOT 13 RP 43R14404 PART 1	30.47	30.47
26	211014009706510	7580 CREDITVIEW RD CON 4 WHS PT LOT 13 RP 43R14404 PART 4	30.54	30.54

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27	211014009706515	7576 CREDITVIEW RD CON 4 WHS PT LOT 13RP 43R22577 PART 1	34.15	0
28	211014009706520	7558 CREDITVIEW RD CON 4 WHS PT LOT 13RP 43R22577 PART 2	37.64	0
29	211014009706525	7546 CREDITVIEW RD WIS CON 4 WHS PT LOT 13RP 43R22577 PART 3 PARKWAY BELT	37.57	0
30	211014009706530	7534 CREDITVIEW RD CON 4 WHS PT LOT 13RP 43R22577 PART 4	37.63	0
31	211014009706700	7522 CREDITVIEW RD CON 4 WHS EPT LOT 13	97.50	61.00 *
32	211014009704200	7717 CREDITVIEW RD CON 3 WHS PT LOT 14 PLANTOR 11 PT LOTS 8 AND 9	72.00	30.5 *
33	211014009704000	7711 CREDITVIEW RD PLAN TOR 11 LOT 6PT LOTS 7 AND 8RP 43R2783 1 PART IRP 43R27985 PART 1	29.23	29.23
34	211014009703900	7699 CREDITVIEW RD CON 3 WHS PT LOT 14PLAN TOR 11 LOT 5	32.20	32.20
35	211014009703800	7695 CREDITVIEW RD CON 3 WHS PT LOT 14PLAN TOR 1 1 PT LOT 5	48.09	48.09
36	211014009703700	7655 CREDITVIEW RD CON 3 WHS PT LOT 14RP 43R17006 PART 1	88.70	61.00 *
37	211014009703600	7645 CREDITVIEW RD CON 3 WHS PT LOT 14RP 43R6454 PART 4	27.69	27.69
38	211014009703510	7637 CREDITVIEW RD WS CON 3 WHS PT LOT 14RP 43R6454 PART 4	30.26	30.26
39	211014009703500	7631 CREDITVIEW RD E/S CON 3 WHS PT LOT 14	48.41	48.41
40	211014009703400	7615 CREDITVIEW RD WS CON 3 WHS PT LOT 14	15.87	15.87

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41	211014009703300	7611 CREDITVIEW RD PLAN TOR 1 1 PT LOT 4	18.28	18.28
42	211014009703200	7605 CREDITVIEW RD US PLAN TOR 1 1 PT LOTS 3,4	24.38	24.38
43	211014009703100	7593 CREDITVIEW RD PLAN TOR 1 1 PT LOTS 3,4	25.30	31.00
44	211014009703000	7589 CREDITVIEW RD E/S CON 3 WHS PT LOT 13 PLANTOR 11 PT LOT 2 PT LOT 3	13.67	13.67
45	211014009702900	7573 CREDITVIEW RD EIS PLAN TOR 11 LOT 1RR 10	40.22	40.22
46	211014009702800	7523 CREDITVIEW RD CON 3 WHS PT LOT 13RP 43R17416 PARTS 1,2,3	241.67	241.67
47	211014009908700	1309 MARTIN'S BLVD PLAN 314 PT BLK B	15.24	11.00 *
48	211014009908800	1299 MARTIN'S BLVD PLAN 314 PT BLK B	30.66	30.66
49	211014009908900	1295 MARTINS BLVD PLAN 314 BLK B PT LOT ERP 43R11721 PART 3	22.85	22.85
50	211014009911300	1288 MARTIN'S BLVD PLAN 314 PT BLK E	61.32	40.00 *
51	211014009909000	1287 MARTIN'S BLVD PLAN 3 14 LOT 21 PT BLK BRP 43R11721 PART 4	22.85	22.85
52	211014009911200	1284 MARTIN'S BLVD, PLAN 314 PT BLK E	15.46	15.46
53	211014009909100	1281 MARTIN'S BLVD PLAN 314 LOTS 22,23RP 43R11721 PARTS 5,6	15.24	15.24
54	211014009911100	1280 MARTIN'S BLVD PLAN 314PTBLKE	15.39	15.39
55	211014009909200	1275 MARTM'S BLVD PLAN 314 LOTS 24,25	15.24	15.24
56	211014009909300	1269 MARTIN'S BLVD PLAN 314 LOTS 26 AND 27RP 43R11721 PART 7	15.24	15.24
57	211014009909400	1263 MARTINS BLVD PLAN 314 LOTS28TO30RP43R11721 PART8	22.85	22.85

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58	211014009909500	1257 MARTIN'S BLVD PLAN 314 LOTS 31 TO34RP43R11721 PART9	30.47	30.47
59	211014009909900	1255 MARTINS BLVD PLAN 314 LOTS 35 TO 39RP 43R11721 PARTS 10,11,12	38.07	38.07
60	211014009910100	1231 MARTIN'S BLVD PLAN 3 14 BLK C LOTS 40,41 ,PT 42	29.02	29.02
61	211014009910300	1227 MARTINS BLVD PLAN 314 LOTS 43,44 PT 42RP 43R2487 PART 1RP 43R20828 PART 1	22.08	22.08
62	211014009910400	1215 MARTIN'S BLVD PLAN 3 14 BLK D LOTS 45 TO 47	23.61	23.61
63	211014009910500	1205 MARTINS BLVD PLAN 314 LOTS 48 TO 50 ANDPT LOT 51RP 43R27077 PART 2	26.90	26.90
64	211014009910600	1195 MARTINS BLVD PLAN 3 14 LOTS 52 TO 54PT LOT 5 1 RP43R27077 PART 1	25.89	25.89
65	211014009910700	1191 MARTIN'S BLVD, PLAN 314 LOTS 55,56	15.24	15.24
66	211014009910900	1183 MARTIN'S BLVD. PLAN 314 PT LOTS 57,58 PTLOT 59	22.85	22.85
67	211014009911000	1179 MARTINS BLVD PLAN 3 14 PT BLK E LOTS 60,61	59.60	27.00 *
68	211014009908400	7736 CHURCHVILLE RD W/S PLAN SSC LOT 36 PT LOT 35	56.17	35.60 *
69	211014009908300	7742 CHURCHVILLE RD PLAN SSC PT LOT 35	22.27	22.27
70	211014009908200	7746 CHURCHVILLE RD PLAN SSC PT LOTS 15 TO 34	21.43	21.43
71	211014009908100	7752 CHURCHVILLE RD PLAN TOR 11 LOT 33. PLAN SSC FIRE STATION#7	13.70	13.70
72	211014009908000	CHURCHVILLE RD W/S PLAN SSCPT LOTS 32,33	15.24	15.24
73	211014009907900	7764 CHURCHVILLE RD PLAN TOR 11 PT LOTS 31,32	15.20	15.20

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74	211014009907800	7772 CHURCHVILLE RD PLAN TOR 11 LOTS 29,30 ANDPT LOTS 28,31RP 43R4357 PARTS 1,2,3	26.06	26.06
75	211014009907700	7780 CHURCHVILLE ROAD WIS PLAN TOR 11 LOT 27 LOT 28	47.94	26.10 *
76	211014009907600	7830 CHURCHVILLE RD CON 3 WHS PT LOT 15 PLAN TOR 1.1 LOT 26	100.95	40.00 *
77	211014009907500	7832 CHURCHVILLE RD PLAN TOR 11 LOT 25RP 43R10511 PART 5	61.80	40.00 *
78	211014009907400	7834 CHURCHVILLE RD CON 3 WHS PT LOT 15RP 43R21527 PART 2	94.90	27.73 *
79	211014009907303	7838 CHURCHVILLE RD CON 3 WHS PT LOT 15RP 43R1235 PART 4	30.87	30.87
80	211014009907302	7850 CHURCHVILLE RD CON 3 WHS PT LOT 15RP 43R1235 PART 3	30.90	30.90
81	211014009907301	CHURCHVILLE RD WIS CON 3 WHS PT LOT 15RP 43R1235 PART 2	30.90	30.90
82	211014009907300	7870 CHURCHVILLE RD CON 3 WHS PT LOT 15RP 43R1235 PART 1	52.90	42.80 *
83	211014009907200	7936 CHURCHVILLE RD CON 3 WHS PT LOT 15RP 43R24476 PART 3	65.73	55.30 *
84	211014009907195	7940 CHURCHVILLE RD CON 3 WHS PT LOT 15RP 43R24476 PART 2	55.30	55.30
85	211014009907190	7948 CHURCHVILLE RD CON 3 WHS PT LOT 15RP 43R24476 PART 1	56.61	55.30 *
86	211014009906200	7749 CHURCHVILLE RD PLAN SSC LOT 13 PT LOTS 11,12	67.10	26.10 *
87	211014009906300	7767 CHURCHVILLE RD PLAN SSC LOT 14 PT LOT 1 5TO PT LOT 20	70.39	26.10 *

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88	211014009906400	7777 CHURCHVILLE RD E/S PLAN SSC PT LOT 15	16.80	16.80
89	211014009906500	7825 CHURCHVILLE RD E/S CON 3 WHS PT LOT 15RP 43RI401 PT 3	55.90	9.00 *
90	211014009906510	7829 CHURCHVILLE RD CON 3 WHS PT LOT 15RP 43R14011 PART 2	35.05	35.05
91	211014009906520	CHURCHVILLE RD EIS, CON 3 WHS PT LOT 15 PLAN TOR 11 PT LOT 22RP 43R14011 PART 1	35.07	35.07
92	211014009906600	CHURCHVILLE RD EIS PLAN SSC LOT 22	14.32	14.32
93	211014009906700	7843 CHURCHVILLE RD EIS PLAN SSC LOT 23	20.10	20.10
94	211014009906800	7861 CHURCHVILLE RD EIS CON 3 WHS PT LOT 15 PLANSSC LOT 24	39.95	39.95
95	211014009906850	7887 CHURCHVILLE RD CON 3 WHS PT LOT 15RP 43R 27125 PARTS 2 3 4AND 6	167.80	61.00 *
96	211014009907000	7887 CHURCHVILLE RD CON 3 WHS W PT LOT ISLESS RP 43R24340 PART 7	146.54	61.00 *
97	211008001107700	8027 CHURCHVILLE RD US CON 3 WHS PT LOT I LESS RP 43R24340 PART 14	84.75	30.00 *
98	211014009800200	1528 HALLSTONE RD CON 4 WHS PT LOT 14 PLAN TOR 11 PT LOTS 42 TO 44	77.32	61.00 *
99	211014009705400	1523 HALLSTONE RD CON 4 WHS PT LOT 14 PLANTOR 11 PT LOT 45	93.61	61.00 *
100	211014009800610	1553 HALLSTONE RD CON 4 WHS PT LOT 14	104.54	25.00 *

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