

PW-A1-1

DATE: September 20, 2012

REPORT TITLE: **IMPOSING A SPECIAL CHARGE UNDER THE MUNICIPAL ACT
(PROJECT 07-2701), CITY OF BRAMPTON, WARD 6**

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 07-2701 in the City of Brampton, Ward 6 be approved;

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

And further, that the owners' share of Capital Project 07-2701 be increased by \$69,641 and the Region's share of the works financed from the Wastewater Capital Financing Stabilization Reserve (CFSR) R0242 be decreased accordingly.

REPORT HIGHLIGHTS

- Regional Council authorized the construction of sanitary sewer Project 07-2701 under By-law 62-2007 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 Local Improvement Roll was prepared and a Hearing was held regarding objections and staff proposed revisions to the roll.
- Committee of Revision Hearing was held on September 20, 2012, which resulted in adjustments to the local improvement roll.
- The Local Improvement Roll has been certified by the Treasurer.
- Adjustments to the roll require the owners' portion of the Capital Budget 07-2701 be increased by \$69,641 and the Region's share of the works financed from the Wastewater Capital Financing Stabilization Reserve (CFSR) R0242 be decreased accordingly
- A by-law to impose the special charges is required in order to commence billing.

September 20, 2012

**IMPOSING A SPECIAL CHARGE UNDER THE MUNICIPAL ACT
(PROJECT 07-2701), CITY OF BRAMPTON, WARD 6**

DISCUSSION

1. Background

At the May 10, 2007 Regional Council meeting, Local Improvement Capital Project 07-2701 was approved to be undertaken pursuant to Ontario Regulation 586/06 – Local Improvement Charges – Priority Lien Status of the *Municipal Act, 2001* (Resolution 2007-643). As well, the corresponding By-law 62-2007 was approved on June 21, 2007. 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.

A map showing all properties that are part of this Local Improvement project is included in Appendix I.

On September 20, 2012, a Committee of Revision Hearing was held and members heard objections and staff proposed revisions to the Local Improvement Roll. The decisions made at the Hearing resulted in an increase to the owners' share of the costs and a subsequent decrease 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 estimated final costs, the following table represents a summary of Wastewater Project 07-2701 after making adjustments to the Local Improvement Roll.

Project Number	Location	Estimated Cost of Works	Owners' Portion	Regions' Portion
07-2701	Churchville/Creditview, City of Brampton	\$2,593,009	\$973,652	\$1,619,357

In order to amortize the owners' portion of the costs over a fifteen (15) year period, an interest rate must be determined. An interest rate of 3.78 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 fifteen (15) years with imputed interest. If an annual payment is not made, the annual amount will be added to the tax roll account for the property.

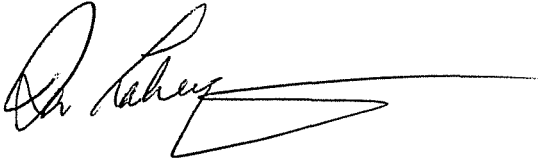
FINANCIAL IMPLICATIONS

Based on the decisions from the Committee of Revision Hearing on September 20, 2012 the owners' share of the costs was increased to \$ 973,652 (an increase of \$69,641) and the Region's share of costs has been decreased accordingly.

In order for the Region to collect the owners' portion for this project, a by-law is being presented for Council approval to authorize the imposition of a special charge.

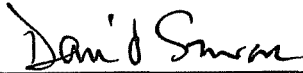
September 20, 2012

**IMPOSING A SPECIAL CHARGE UNDER THE MUNICIPAL ACT
(PROJECT 07-2701), CITY OF BRAMPTON, WARD 6**



Dan Labrecque
Commissioner of Public Works

Approved for Submission:



D. Swarc, Chief Administrative Officer

For further information regarding this report, please contact Shaun Hewitt at extension 3243 or via email at shaun.hewitt@peelregion.ca

c. Legislative Services

 Manager, Financial Support Unit (FSU)

APPENDIX I

September 20, 2012

PW-A1-4



IMPOSING A SPECIAL CHARGE UNDER THE MUNICIPAL ACT CAPITAL PROJECT 07-2701 CITY OF BRAMPTON, WARD 6

The properties highlighted in bold black are in reference to the adjusted properties based on the decisions at the Committee of Revision Hearing.

