

DATE: September 20, 2012

REPORT TITLE: **IMPOSING A SPECIAL CHARGE UNDER THE MUNICIPAL ACT
(PROJECT 08-4540) CITY OF MISSISSAUGA, WARD 8**

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 08-4540 in the City of Mississauga, Ward 8, be approved;

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

REPORT HIGHLIGHTS

- Regional Council has by By-law 45-2008 previously approved the construction of a noise attenuation wall Project 08-4540 authorizing the Region's portion of the costs of the works to be financed from the Roads Capital Financing Stabilization Reserve R0210.
- A Local Improvement Roll was prepared and a Hearing was held regarding objections and staff proposed revision to the roll.
- Committee of Revision Hearing was held on September 20, 2012, no adjustments to the roll were required.
- The Local Improvement Roll has been certified by the Treasurer.
- Owners' portion of the cost of the works to be collected as per agreement from Peel Condominium Corp. No. 262 and payable in a lump sum upon completion of the work.
- A by-law to impose the special charges is required in order to commence billing.

DISCUSSION

1. Background

At the January 24, 2008 Regional Council meeting, Local Improvement Capital Project 08-4540 was approved to be undertaken pursuant to the Ontario Regulation 586/06 – Local Improvement Charges – Priority Lien Status of the *Municipal Act, 2001* (Resolution 2008-36) As well, the corresponding By-law 45-2008 was approved on May 8, 2008. The owners' portion was calculated based on \$1,400 per unit. The owners' portion of the cost is to be collected as a special charge.

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On September 20, 2012, a Committee of Revision Hearing was held and there were no adjustments to the roll required. As required by legislation, the Treasurer has certified the Local Improvement Roll.

2. Project Detail

Based on estimated final costs, the following table represents a summary of the Noise Attenuation Wall Project 08-4540.


Project Number	Location	Cost of Work	Owners' Portion	Region's Portion
08-4540	Erin Mills Pkwy., City of Mississauga	\$229,600	\$ 114,800	\$114,800

The owners' share of the project final cost is \$114,800 which represents the total assessable charges and shall be specially charged to Peel Condominium No. 262 as per agreement and payable in a lump sum upon completion of the work. If payment is not made as agreed, the sum of \$114,800 will be equally billed to each of the 82 units and added to the tax rolls.

CONCLUSION

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



 Dan Labrecque
Commissioner of Public Works

Approved for Submission:



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

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c. Legislative Services