
DATE: September 20, 2012

REPORT TITLE: **IMPOSING A SPECIAL CHARGE UNDER THE MUNICIPAL ACT
(PROJECT 10-2791), 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 10-2791 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 authorized the construction of sanitary sewer Project 10-2791 under By-law 74-2010 with the Region of Peel 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.
- The 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.
- A by-law to impose the special charges is required in order to commence billing.

DISCUSSION

1. Background

At the September 9, 2010, Regional Council meeting, Local Improvement Capital Project 10-2791 was approved to be undertaken pursuant to Ontario Regulation 586/06 – Local Improvement Charges – Priority Lien Status of the *Municipal Act, 2001* (Resolution 2010-861). As well, the corresponding By-law 74-2010 was approved on December 16, 2010. The owners' portion was calculated based on a \$570 cost per meter of frontage as well as a mandatory connection fee of \$2,720 per lot. 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 objections filed. As required by legislation, the Treasurer has certified the Local Improvement Roll.

2. Project Detail

Based on final estimated costs, the following table represents a summary of Wastewater Project 10-2791 after making adjustments to the Local Improvement Roll.

Project Number	Location	Estimated Cost of Works	Owners' Portion	Region's Portion
10-2791	Mississauga Road, City of Mississauga	\$177,158	\$ 147,409	\$29,749

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.

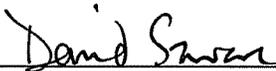
Property owners will be invoiced annually and may either pay the special charge outstanding in full, or pay an annual amount based on the special charge being amortized over fifteen (15) years. If an annual payment is not made, the annual amount will be added to the tax roll account for the property.

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