

REGION OF OTTAWA-CARLETON
RÉGION D'OTTAWA-CARLETON

REPORT
RAPPORT

Our File/N/Réf. Your File/V/Réf.	S.1.2.1028
DATE	28 September 1999
TO/DEST.	Co-ordinator, Planning and Environment Committee
FROM/EXP.	Director of Engineering Finance Commissioner
SUBJECT/OBJET	SUBDIVISIONS FRONTAGE CHARGES - FRINGEWOOD INDUSTRIAL PARK RELOCATABLE HOMES LTD. - O6T - 97010

DEPARTMENTAL RECOMMENDATION

That the Planning and Environment Committee recommend that Council approve that the applicable frontage charges for the Relocatable Homes subdivision be \$210,000.00 to be secured by letter of credit.

DISCUSSION

Prior to 1986, the policy of the Region was to pay for the construction of watermains in industrial parks, collecting back the cost of this construction through frontage charges when connections are made. This policy was amended in 1986 to require the developers of industrial parks to pay for the cost of these watermains. However, four industrial parks, including the Fringewood Industrial Park were grandparented under the former policy. Pursuant to this policy, the developer constructed a watermain in Harry Douglas Drive and Sable Road in 1988 and was reimbursed \$175,103.51 in 1990. 1990 was the year the construction of the watermain had been envisaged under the former policy.

The subject lands were designated Extensive Employment in the 1988 Regional Official Plan. Ultimately as part of the review leading to the 1997 Official Plan, the subject lands were redesignated General Urban. A residential subdivision for the lands has received draft approval. It is a requirement of the Regional Regulatory Code and the conditions of draft approval that frontage charges be paid at the time a connection to the watermain takes place. No connections to the watermain in respect of the subject lands have yet been made.

If the watermain were constructed today, staff estimate that the cost, including engineering, would be approximately \$210,000. Given the passage of time since the Region originally

expended the \$175,000 for the cost of the watermain, it is the opinion of staff that present cost of the watermain represents a fair amount to be paid by the developer. The developer has agreed with this approach. The developer has requested, and staff concur, that he be permitted to post a letter of credit at the time of the registration of the plan of subdivision to secure payment. The payment of \$210,000 would be required to be made to the Region within one year of the registration of the plan.

Approved by J.M. Miller, P.Eng.

Approved by J.C. LeBelle

/TCM