

**Report to
Rapport au:**

**Agriculture and Rural Affairs Committee / Comité de l'agriculture et des affaires
rurales**

October 1, 2015 / 1 octobre 2015

and

Planning Committee / Comité de l'urbanisme

October 13, 2015 / 13 octobre 2015

and Council / et au Conseil

October 14, 2015 / 14 octobre 2015

Submitted on September 24, 2015

Soumis le 24 septembre 2015

Submitted by

Soumis par:

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Planning and Infrastructure / Urbanisme et Infrastructure**

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Ward: RIDEAU-GOULBOURN (21)

File Number: ACS2015-PAI-PGM-0166

SUBJECT: Manotick Area Specific Development Charges

OBJET: Redevances d'aménagement propres au secteur de Manotick

REPORT RECOMMENDATION

That Agriculture and Rural Affairs Committee recommend to Planning Committee that Council endorse that By-law 2014-229 be revised such that the applicability of the area specific development charge for water and sanitary sewer services be in respect of the revised Schedule I attached as Document 1.

RECOMMANDATION DU RAPPORT

Que le Comité de l'agriculture et des affaires rurales recommande au Comité de l'urbanisme que le Conseil approuve la révision du Règlement municipal n° 2014-229 de sorte que l'applicabilité des redevances d'aménagement de secteur distinct pour les services d'eau et d'égout sanitaire soit conforme à l'annexe I modifiée du rapport, ci-jointe en tant que document 1.

BACKGROUND

By-law 2014-229 was enacted by City Council on June 11, 2014 as a result of the City's five year development charge review. In addition to providing for the City-wide development charges, the by-law also provided for certain area specific charges, including those for water and sanitary sewer services for the village of Manotick.

Within the by-law's background study, the following infrastructure and study is included with this area specific charge:

- Manotick Pump Station and Forcemain;
- Stonebridge Sanitary Sewer Oversizing;
- Gravity Sanitary Sewer;
- Mahogany Pump Station and Forcemain;
- Eastman Sanitary Sewer;
- Manotick Feedermain (Supply);
- Manotick Supply Watermain;
- Manotick Environmental Assessment Study;
- Potter and Eastman Watermain; and
- Manotick Main Street Watermain.

Water and Sanitary Sewer services are available to limited areas within the village at this time; as such services do not exist within the roads adjacent to most of the lands within the village. The approach taken in the by-law as adopted by Council would impose an area specific development charge for water and sewer in respect of any new development within the village, whether or not such services are immediately available, as the intent over the long term is that the entire village, except for the Special Design Area, be serviced.

Following the adoption of the development charge by-laws, the City received an appeal regarding the Manotick area specific development charges. This appeal noted that the property in question did not have the benefit of the City services for which the charge was imposed.

At its meeting of June 9, 2015, Planning Committee adopted the following recommendation:

That the Planning Committee direct staff to bring forward an amendment or modification to the Development Charges By-law to delete from Schedule "I" to the by-law those portions of Manotick, other than the Core Area, Hillside Gardens and the Mahogany Community, which are not provided with water and sanitary sewer services and for which there is no established timeframe to provide such services.

This report is to implement the above direction.

DISCUSSION

Schedule "I" to the Development Charges By-law, By-law 2014-229, sets forth the area that is subject to the area specific development charges for the village of Manotick. As stated above, this includes the entirety of the village except for the Special Design Area on the western side of the village which is not intended to be provided with municipal water and sanitary sewer service.

A revised Schedule "I" is attached as Document 1. As directed by Planning Committee, the revised Schedule limits the development charge to those areas that will be able to take advantage of existing water and sanitary sewer infrastructure. Thus, where a building permit is obtained and the area specific development charge paid the subject lands will have water and sanitary sewer service available.

Over the long term, it is planned that the entire village, except for the Special Design Area, will be serviced. At such time as the various parts of the village are serviced, the

properties that were not subject to the area specific development charge will be required to pay their contribution towards the cost of servicing the village. This is anticipated to be done through a combination of a local improvement charge and a fee under the *Municipal Act*.

RURAL IMPLICATIONS

The recommended revision to By-law 2014-229 will permit development to proceed in the non-serviced portions of the village with contributions being made to water and sewer servicing when such services are available.

CONSULTATION

The parties to the hearing are aware of this report coming forward and support the approach therein.

COMMENTS BY THE WARD COUNCILLOR

Councillor Moffatt is aware and supports the recommendation.

LEGAL IMPLICATIONS

The adoption of this report will resolve one of the appeals to the Development Charges By-law.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications association with the recommendation in this report.

FINANCIAL IMPLICATIONS

Manotick area specific development charges will apply per the amended By-law.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

ENVIRONMENTAL IMPLICATIONS

Previous reports to Committee and Council addressed overall environmental issues. The report on Extension of Central Wastewater Collection System to the Village of Manotick (Ref. No: ACS2005-PGM-POL-0037) approved by Council in 2005, identified

that eventual servicing of the Village of Manotick will improve local groundwater and surface waters, including water quality in the Rideau River.

TERM OF COUNCIL PRIORITIES

The resolution of this appeal is consistent with Strategic Goal GP1 – Strengthening public engagement.

SUPPORTING DOCUMENTATION

Document 1 Revised Schedule “I” to Development Charges By-law 2014-229

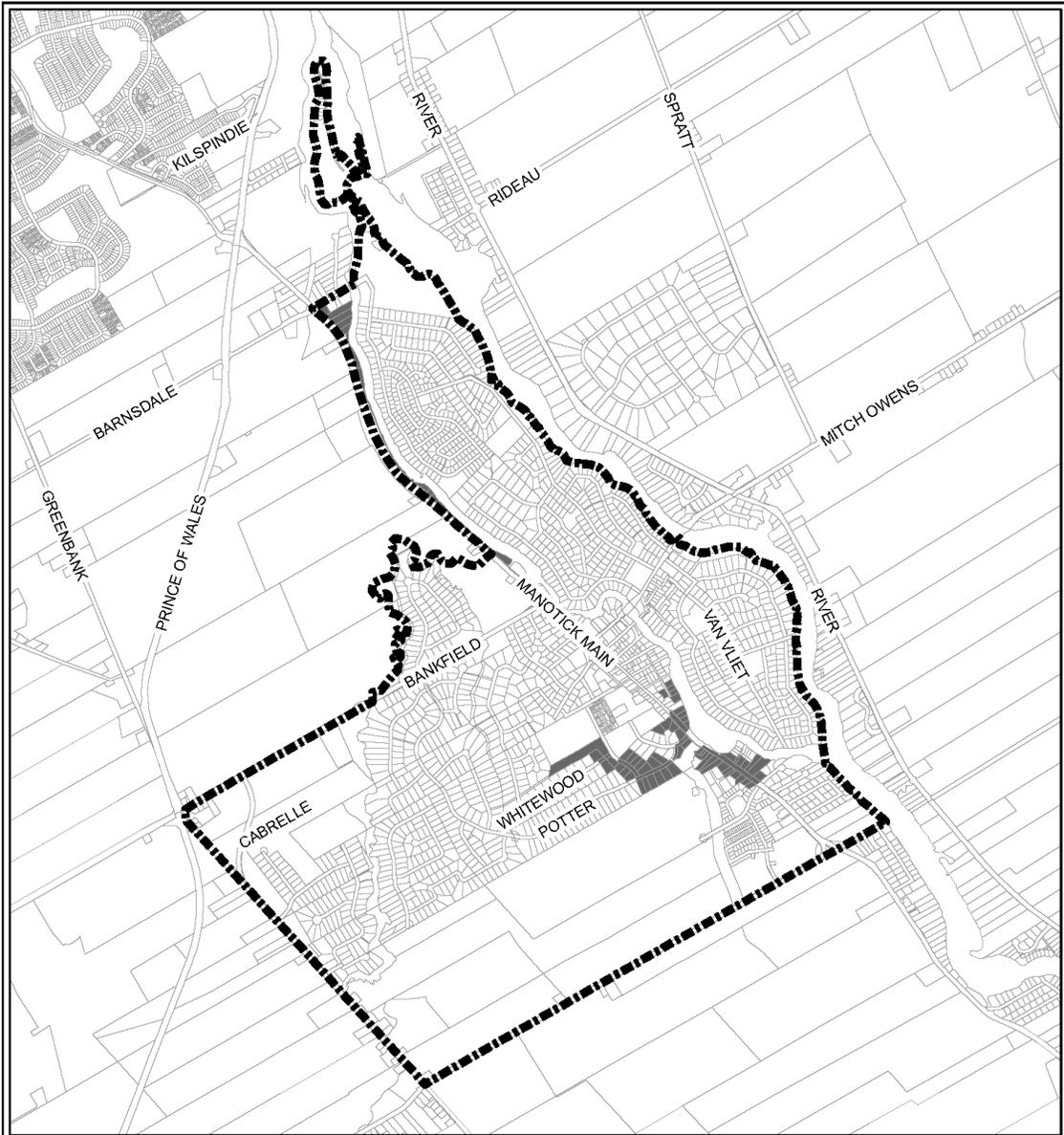
DISPOSITION

Legal Services to present Council’s position to the Ontario Municipal Board.

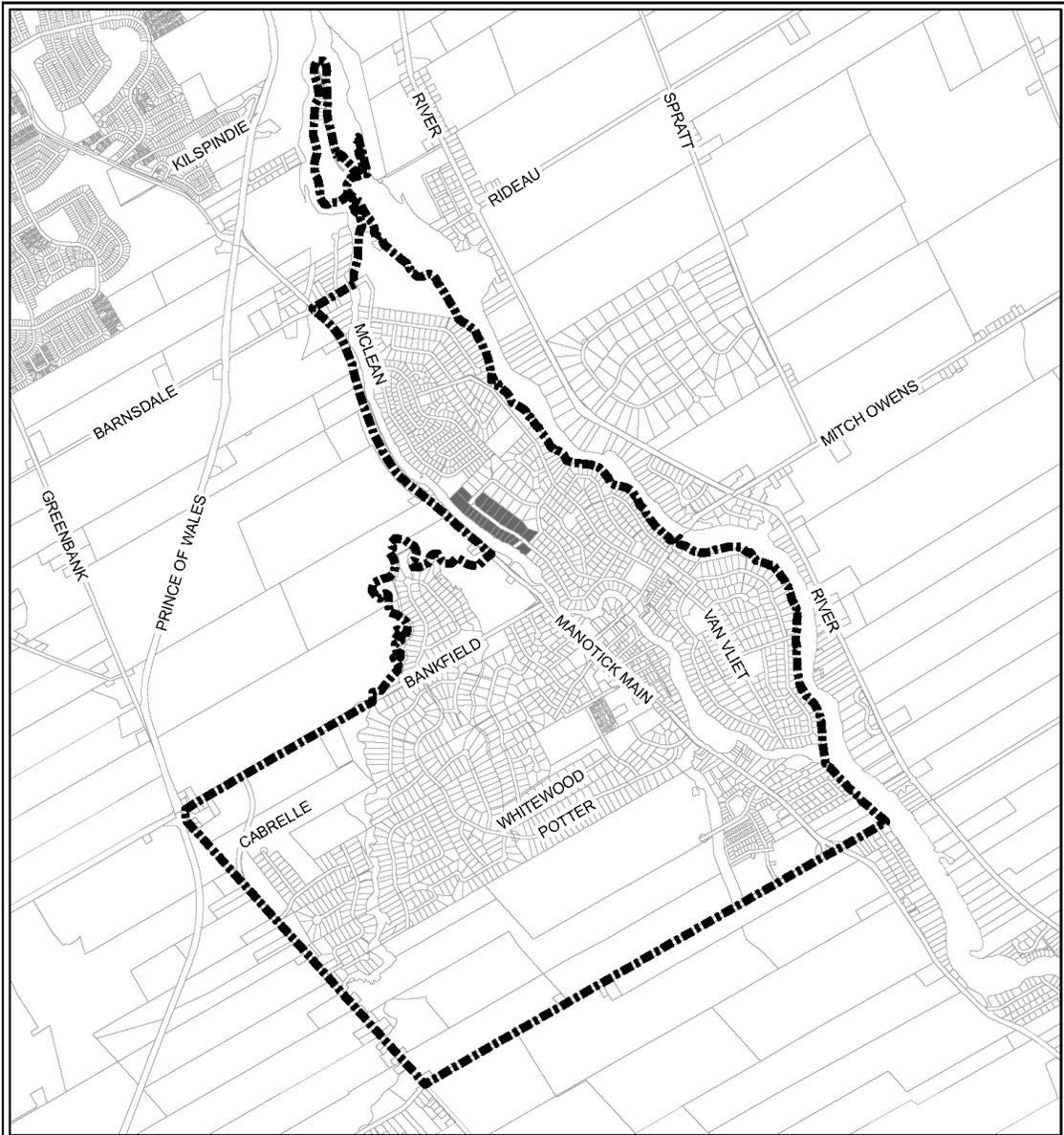
Document 1 – Revised Schedule “I” to Development Charges By-law 2014-229



 <p>Produced by Planning and Infrastructure Portfolio Produit par le Portefeuille urbanisme et infrastructure</p>	<p>Schedule "I" to By-law 2014-xxx - Map 1 -</p>	<p>Échelle N.T.S. Mètres</p>
<p>15-1570-X</p> <p>I:\C:\2014\Development_Charges\Manotick_Water_Supply_Ser...Map1</p>	 Village of Manotick  Water Supply and Sanitary Service Area	
<p>2015 / 09 / 23</p> <p>REVISION DATE DE RÉVISION</p>		<p>Scale N.T.S. Mètres</p>



 <p>Produced by Planning and Infrastructure Portfolio Produit par le Portefeuille urbanisme et infrastructure</p>	<p align="center">Schedule "I" to By-law 2014-xxx - Map 2 -</p> <p align="center">  Village of Manotick  Water Supply only Service Area </p>	<p>Échelle N.T.S. Mètres</p>
<p align="center">15-1570-X</p> <p><small>I:\C\O\2014\Development_Charges\Manotick_Water_Supply_Ser...Map2</small></p>		
<p align="center">2015 / 09 / 23</p> <p align="center">REVISION DATE DE RÉVISION</p>		<p>Scale N.T.S. Metres</p>



 <p>Produced by Planning and Infrastructure Portfolio Produit par le Portefeuille urbanisme et infrastructure</p>	<p align="center">Schedule "I" to By-law 2014-xxx - Map 3 -</p> <p> Village of Manotick</p> <p> Sanitary only Service Area</p>	<p>Échelle N.T.S. Mètres</p>
<p align="center">15-1570-X</p> <p><small>I:\C\O\2014\Development_Charges\Manotick_Water_Supply_Ser...Map3</small></p>		
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