



Township of

North Dundas

COUNCIL REPORT

To:	Mayor and Members of Council
From:	Angela Rutley
Date of Meeting:	September 16, 2014
Subject:	Administration Report

1) Water and Sewer Capital Charge By-law 48-2014:

Issue:

The new capital charge was discussed at Council on June 24th, 2014. The by-law was presented to Council and received first and second reading on July 8th, 2014. It received third and final reading August 12th and came into effect that day.

On August 21st Mr. Alan Racine applied for two building permits and was informed of the new charge of \$4,613 for each home. He stated that he had not received notice of the new charge and therefore had not accounted for it in the new home that he had already sold. He submitted the attached letter for Council consideration.

Mr. Wallace Byers was the purchaser of Mr. Racine's home. Mr. Byers contacted the township and met with Mayor Duncan and I to discuss the new charge. He was concerned about the new fee and submitted the letter attached for Council consideration.

Analysis:

The water and sewer capital charge was discussed at Council on June 24th, July 8th and passed on August 12th. *The Winchester Press* ran an article on the new charge in their July 2nd edition (attached). The charge was not applied retroactively. It became effective at the time of passing on August 12th and was not charged to building permits that had been issued previously.

The charge had been discussed with staff in the building department but we did not work out the details of implementation until August 20th, the day before Mr. Racine submitted the first permit applications since the new charge was approved.

In hind sight, we could have improved communication with our regular builders by sending them a letter advising them of the change, but there is no way that we could ensure that anyone contemplating building was aware of the new charge.

The fee reflects the cost of capacity in our water and sanitary sewer systems. If the homeowner was not on municipal services, he or she would have to pay to drill a well and install a septic system.

We have received two other building permit applications since the capital charge was passed. Both of those applications paid the required capital fee.

Options:

- a) Repeal the by-law and change the effective date to the future. Post a notice of passing on our website. The water capital fee would then be waived for these two permits, the other two that were paid and any others that are submitted between now and the new effective date of the by-law.
- b) Maintain the by-law and the effective date of August 12th. The fee would apply to all permits issued after August 12th.

2) Activities/Meetings:

- Department head meetings
- Meetings with lawyers and residents/property owners on various issues
- Meeting with Downtown revitalization committee
- Meetings with Department heads on various issues
- Meeting with Canadian Solar regarding drainage
- Planned Dairyfest Council BBQ

Prepared by: *Angela Rutley, CAO*