

Subject: Local Improvement – Taunton Place Sanitary Sewer Extension

File Number: ACS2026-IWS-AM-0005

Report to Committee of Revision on 20 February 2026

**Submitted on February 18, 2026 by Susan John, Director Asset Management,
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Ward: Beacon Hill-Cyrville (11)

**Objet: Travaux d'utilité publique – Prolongement de l'égout sanitaire de la place
Taunton**

Dossier : ACS2026-IWS-AM-0005

Rapport au comité de révision

le 20 février 2026

**Soumis le 18 février 2026 par Susan Johns, Directrice, Gestion des actifs,
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REPORT RECOMMENDATION(S)

That the Committee of Revision receives and approves the Local Improvement Special Assessment Roll for the Taunton Place Sanitary Sewer Extension, as outlined in this report, following discussion of the written objection(s) submitted by the affected homeowner(s).

RECOMMANDATION(S) DU RAPPORT

Que le Comité de révision prenne connaissance du rôle d'évaluation spécial pour

le projet de travaux d'utilité publique de la place Taunton lié au prolongement de l'égout sanitaire, exposé dans le présent rapport, après avoir discuté de l'opposition présentée (ou des oppositions présentées) par écrit par le propriétaire touché (ou par les propriétaires touchés), et l'approuve.

BACKGROUND

Provincial legislation allows eligible property owners to petition the City to build new capital infrastructure, such as water or wastewater pipes, as Local Improvements through a community-driven, petition-based process under O.Reg.586/06 and to recover the costs from the benefiting property owners through specific levies on the impacted properties.

In 2021, the City was approached by the owners of privately serviced properties on Taunton Place to pursue the process for a local improvement to construct and connect to the City's sanitary sewer system. In total, four properties were eligible for the Local Improvement petition process (see Document 1).

As per the City's Local Improvement Process, one of the interested homeowners circulated a survey of interest followed by a staff lead feasibility review and cost estimation. All effected property owners were then provided information packages including cost maximums for the project works specific to their property.

Cost maximums are included in Local Improvement petitions because property owners want certainty about their financial commitment before deciding whether to support the proposed work. This certainty is provided through cost cap provisions stating that the rates charged to benefiting property owners would not exceed the pre-construction estimates approved by Council.

The certified petition identified cost-maximums of \$67,000 for the sewer lateral portions within the public road allowance (\$16,750 per property) and \$412,500 for the mainline sewer works. It also set a maximum special rate of \$2,600 per metre of Local Improvement frontage. These amounts were based on the engineering estimates at the time and reflected the components that would be the City's responsibility.

Three of the four affected property owners signed the petition, meeting the certification requirements under [Ontario Regulation 586/06](#) of the [Municipal Act \(2001\)](#). The City Clerk certified the petition on June 24, 2022, confirming it was sufficiently signed by at least two-thirds of the owners representing at least one-half of the property value within the petition area.

Budget to proceed with the design work to support this project was authorized through Council approval of the 2023 Capital Budget for Integrated Roads, Water and Wastewater, subject to certification of the petition and Council approval of the Local Improvement Project.

In October 2023 Council approved ([ACS2023-IWS-AM-0003](#)) the local improvement project and the associated cost-recovery apportionment. and enacted the authorization by-law, By-law 2023-460 (Document 2).

Through this approval, Council authorized the sanitary sewer extension on Taunton Place as a Local Improvement and established capital authority of \$720,000 for the total works. The report also confirmed a Local Improvement petition collect-back maximum of \$479,500, limited to the works specifically benefitting the petitioning property owners.

The report and information provided to property owners identified cost apportionment as follows:

Pre-Construction Estimates:			
Cost of Sanitary Sewer Local Improvement:		\$720,000	
	City:	\$240,500	
	Landowners:	\$479,500	
Cost Caps Identified to Owners -			
	Main Line Sewer -	Not to Exceed	\$412,500
	Service Connections -	Not to Exceed	\$67,000

Table 1 Pre-Construction Estimates

Following approval of the Local Improvement project, the City identified additional renewal needs for the existing watermain, the cul-de-sac sanitary sewer, and associated roadway reconstruction, on Taunton Place adjacent to the petitioned sewer works. This work was coordinated with the Local Improvement sanitary sewer extension to realize efficiency and minimize disruption.

A total budget of \$1,590,000 for the construction of the local improvement sewer works and the additional renewal work, including renewal of was authorized through Council approval of the 2025 Capital Budget for Integrated Roads, Water and Wastewater,

The additional costs of the renewal of the existing watermain, the cul-de-sac sanitary sewer, and associated roadway reconstruction, were calculated separately from the Local Improvement sanitary sewer extension, paid for through the City’s renewal budget and have been excluded from the calculation of recoverable costs.

Construction of the coordinated project began in 2025, with minor work not related to the sewer local improvement expected to be completed in 2026.

DISCUSSION

Determination of Local Improvement Special Assessment Roll

To determine the total amount of special assessments for each benefiting property, staff reviewed the 2022 certified petition, the Council-approved report and cross-referenced this information with the actual capital expenditures for the Local Improvement work, and current property parcel and tax assessment data.

The actual cost of the Local Improvement related works was \$610,550.35, less than the initial estimate of \$720,000. As a result, the costs to be recovered from the benefiting homeowners, described below, are less than the cost-maximums provided in the initial Local Improvement petition packages.

The resulting total Local Improvement cost of \$610,550.35 was divided by the total frontage of 250.97 metres along the sewer extension, producing a unit charge of \$2,185.36 per metre. This rate was applied to the frontage of each private property, along with the sewer lateral unit rate of \$15,522.95 per connection, to determine the individual collect-back amounts for each property. All calculated assessments respect both the Council-approved apportionment between City and private shares and the individual maximums previously provided to each affected owner.

Approval of the Local Improvement Special Assessment Roll will allow the City to recover a total of \$408,470.57 from the affected properties.

As described above, all costs identified for the renewal of the existing sanitary sewer, watermain, and roadway (\$836,000) were excluded as they are not recoverable and are covered by the City under the 2025 Capital Budget for Integrated Roads, Water and Wastewater renewal.

The following is an overall summary of the actual project cost in relation to the local improvement sewer works:

Cost Type	Amount
Coordinated integrated renewal works (Not included in Local Improvement and paid for through 2025 capital renewal budget)	\$ 836,850.00
Total Local Improvement Costs	\$ 610,550.00
City portion of Local Improvement Costs (paid for through 2025 capital renewal budget)	\$ 202,080.00
Local Improvement Costs eligible for recovery from benefiting property owners	\$ 408,470.00
Total Project Cost	\$ 1,447,400.00

Table 2 Total Project Costs

From Statement of Costs

Total actual expenditures to Local Improvement-related sanitary sewer work:
\$610,550.35

From Special Assessment Roll	
City Share - total Local Improvement costs unrecoverable via Local Improvement special assessments, including <ul style="list-style-type: none">• City-owned property frontages – none to date• Any applicable reductions attributable to City – only two corner private property amounts to date	\$202,079.78
Non-City Share - total recoverable Local Improvement costs via Local Improvement special assessments	\$408,470.57

Table 3 Special Assessment Roll

A summary of the City and non-City costs is also provided under the Financial Implications section.

A copy of the draft Local Improvement Special Assessment Roll is available for inspection through the Office of the Clerk until its final certification by the City Treasurer after the Committee of Revision hearing. The applicable interest rate for those considering payment over the 10-year cost recovery period is five per cent and the provided roll reflects this interest rate. The interest rate provided for the Taunton Local Improvement Project is based on the City's costs and is consistent across similar City programs.

Property owners may either pay the charge in a lump sum or have it added to their annual tax bill for up to 10 years with carrying costs. Interest applies only after the charge is imposed, and only for owners who choose not to pay the lump sum.

Local Committee of Revision Role and Procedure

Following the review of project financials and the convening of the Committee of Revision under Ontario Regulation 586/06 of the Municipal Act, 2001, the City is now able to set the special assessments for the properties benefiting from the sanitary sewer extension and proceed to recover the costs as priority-lien status levies on the property tax assessment rolls of four benefiting properties.

The authority of the Local Improvement Committee of Revision is set out in Ontario Regulation 586/06 of the Municipal Act, 2001 and described in the Legal Implications section of this report.

The Committee of Revision must review the objections recently submitted by affected homeowners and determine whether any adjustments are required, in accordance with the Regulation.

Committee of Revision decisions on any individual objection received from property owners about their Local Improvement special assessment amount can impact the City share versus non-City share.

Once the Committee of Revision approves the Local Improvement Assessment Roll, Council can pass a by-law via its Three Readings to impose the charges on the affected properties. Financial Services then notifies property owners by letter and provides a summary of available payment options.

The City's Finance Department has extended options to better accommodate various owner preferences:

- Payable by lump sum no later than April 17, 2026 to avoid interest or by equal annual amounts for up to the term identified for the project (10 years for Taunton Place was identified on the signed petition and in the project report approved by Council 25 October 2023).
- For those not choosing the lump sum option:
 - Annual payments commence with the tax bill in June 2026 with the annual interest rate at the time of establishing the local improvement special assessment roll.
 - For those choosing an annual payment plan, payment options can be spread between one year and the term identified for the project. Each annual payment will be included on the final tax bill in June.
 - For those on pre-authorized tax payment plan, the annual amount will be spread over 10 monthly payments.
 - Two or more annual payments with respect to a lot may be commuted for a single payment equal to the present value of the annual payments, with interest applicable.

FINANCIAL IMPLICATIONS

Revenues will be credited to 910830 – Taunton Place LI (Davidson – Dead End). In the event that the conditions are met and charges dispensed, write offs will be expensed to the same account. Any surplus/deficit resulting from the revenues/write offs will be dealt with upon project close, through the capital close process.

LEGAL IMPLICATIONS

This matter comes under Ontario Regulation 586/06 of the Municipal Act, 2001. The authority of the Committee of Revision is set forth in sections 24 to 28 of the Regulation and include corrections to the special assessment roll of:

1. The cost of the work.
2. The names of the owners of the lots.
3. The frontage or other measurements of the lots.
4. The amount of the reduction or increase made in respect of any lot to be made under section 16 or 17 of the regulation in respect of any lot.
5. The lots that would be exempt from being specially charged, but for subsection 12 (7) of the regulation.
6. The lifetime of the work.
7. The charge per metre of frontage to be imposed on any lot.
8. *Not applicable, as there are no properties benefiting from the Taunton Place Local Improvement that are non-abutting.*

No appeal lies to the Ontario Land Tribunal from a decision of the Committee of Revision.

COMMENTS BY THE WARD COUNCILLOR(S)

The Councillor for Beacon Hill-Cyrille is aware of the report and has no comments.

CONSULTATION

Communication with owners of affected properties took place during the petition phase, the initial Local Improvement report to committee, as well as during the coordinated project phases.

A separate Notice of the Committee of Revision was delivered by City staff on February 4, 2026, to the residence on record for each affected property owner, providing the required 15-day advance homeowner notice under City Council Motion 27/8 (14 December 2011) and fulfilling the applicable regulatory notice requirements. The notice advised that the Local Improvement Special Assessment Roll and the Statement of Costs (Document 3) would be available for inspection at the Office of the City Clerk, and identified the appropriate staff contact for any questions. Each property owner also

received a property-specific letter outlining their charge amounts and basic payment options.

The ward Councillor for Beacon Hill–Cyrville has been advised that the project is proceeding to the Committee of Revision stage.

Public notice of the Committee of Revision date was posted online, in both French and English, on the City’s Taunton Place project webpage on February 5, 2026. This posting meets the requirements of the governing provincial legislation and Council Motion 27/8, which mandates a minimum 10-day advance public notice of the committee hearing.

ACCESSIBILITY IMPACTS

There are no accessibility implications.

ASSET MANAGEMENT IMPLICATIONS

There are asset management impacts. The Taunton Place sanitary sewer extension was not part of a Council-approved annual capital program; instead, the City frontend funded the Local Improvement work. Approving the recoverable charge amounts identified on the Local Improvement Special Assessment Roll as provided by City staff will minimize the fiscal impact on the City’s capital funding for its sanitary sewer infrastructure.

RISK MANAGEMENT IMPLICATIONS

All risks associated with the report have been identified in the report.

RURAL IMPLICATIONS

There are no rural implications associated with the recommendations of this report.

TERM OF COUNCIL PRIORITIES

- **Green and resilient city:** Fostering a green and resilient city through environmental initiatives.

SUPPORTING DOCUMENTATION

Document 1 - Taunton Location Area

Document 2 - By-law No. 2023-460

Document 3 - Local Improvement Statement of Costs – Taunton Place

DISPOSITION

The City Treasurer will make any necessary changes to the Local Improvement Special Assessment Roll to reflect the Committee of Revision's decisions and will then certify the roll. Once certified, the roll becomes final and binding, except as otherwise provided under Ontario Regulation 586/06 of the *Municipal Act, 2001*.

After certification, Council must approve a related Local Improvement charge by-law through three readings to impose the special assessments, as required by O. Reg. 586/06.

Following passage of the Local Improvement charge bylaw, Financial Services will send each property owner a letter providing details on when, where, and how to submit payment for their special assessment. Financial Services will also manage the collection of annual payments over the 10-year recovery period and, in consultation with Legal Services, will bring forward any issues arising from property or assessment roll changes that require a subsequent Committee of Revision meeting.