

DOCUMENT 1

Kristina Marsh
3234 Torwood Drive
Dunrobin, ON K0A 1T0
kristina_marsh@hotmail.com
613-867-5747

Aug 9, 2022

City of Ottawa

Appeal for reimbursement of paid development charges - 3420 Baskins Beach Road

This notice of appeal is in relation to the City of Ottawa Development Charges that were charged for 3420 Baskins Beach Road. I am submitting this appeal on behalf of my mother, the property owner.

The subject property has been under the same ownership since 1988 when my mother and father, Sandra and Fred Marsh, purchased the property. When the property was purchased it was confirmed that the property was exempt from Development Fees. Please see the attached documentation "Payment Certificate - 3420 Baskins Beach Road" and "Township of West Carleton (letter) - 3420 Baskins Beach Road".

My father has since passed and in early 2021 my mother was deliberating between selling the property in the lucrative spring real estate market or keeping the property to build a residential home. To help her make an informed decision, on February 26, 2021, I phoned the Kanata DIO to confirm whether development charges would be applicable, and if so, what the amount would be. I spoke with Lori Doehler from the Kanata DIO Office. I explained to Lori how important it was to get specific information as this would determine whether we sell the property or build on it. Lori confirmed both verbally and in writing that:

The subject property at 3420 Baskin's Beach Road was exempt from the City portion of the development charges.

Written confirmation was provided by email on February 26, 2021 at 11:42am that stated:

“[The documents] are exactly what you need to present at the time of the permit application for a home. They will exempt you from the City portion of the development charges. You will still be responsible for the school board fees and 911 blade sign. The current school board fees are \$2738, and the 911 blade is \$96 (if not already present). These fees are subject to increase.”

Please find attached the email from correspondence from the Kanata DIO “Email Confirmation - Re Development Charges- 3420 Baskins Beach Road”

Based on the information directly provided by the City, my mother in good faith decided to proceed with the building on the lot and paid the following costs:

- \$7000 for the building plans/drawings
- \$5000 Deposit for Trusses
- \$4700 for Septic and Grading Plans
- \$889 for MVCA Permit
- \$1000 for RVCA Permit
- \$1856 HVAC Design Plans
- \$6200 Survey

For a total of \$26,645 in initial costs for planning, deposits and permits.

In the fall of 2021, when she applied for the building permit, she was told that the Kanata DIO made “a mistake” and that the DIO office had wrongfully advised us that the development charges were exempt from the property and that they would be due in full.

My mother acted in good faith based on both the verbal and written confirmation from the Kanata DIO. It is not reasonable to provide written confirmation in such an important matter and not have the trust in the City officials that it is binding.

We are seeking compensation as a direct result of wrongful information that was provided by the City of Ottawa regarding the development charges for the building permit at 3420 Baskins Beach Road, in the amount of \$18,953. This amount represents the City portion of the

development charges. Please see the attached "City of Ottawa Invoice - 3420 Baskins Beach Road".

Sincerely,
Kristina Marsh



Regional Municipality
of Ottawa-Carleton
222 Queen Street
Ottawa, Ontario K1P 5Z3
Telex 053-3716

Finance Department

Municipalité régionale
d'Ottawa-Carleton
222, rue Queen
Ottawa, (Ontario) K1P 5Z3
Télex 053-3716

Service des finances

**REGIONAL DEVELOPMENT
CHARGE
FRAIS D'AMÉNAGEMENT
RÉGIONAUX**

**PAYMENT CERTIFICATE
CERTIFICAT DE PAIEMENT**

R.D.C. N°
F.A.R. N° 8900131

REGISTERED PLAN N° PLAN CADASTRAL N° 507	LEGAL DESCRIPTION ÉTAT DESCRIPTIF LOT/BLOCK: PT 6 & 7 CONCESSION/FRONT: 8			
MUNICIPALITY MUNICIPALITÉ WEST CARLETON				
APPLICANT REQUÉRANT MARSH, G. FRED ADDRESS ADRESSE 1 BEST WAY KANATA, ONTARIO R.C./C.P. K2K 1C5 TEL./TÉLÉ 592.8426				
NAME OF DEVELOPMENT NOM DE L'ENSEMBLE DOMICILIAIRE				
TYPE OF APPLICATION GENRE DE DEMANDE	SEVERANCE SECTIONNEMENT <input type="checkbox"/>			
	SUBDIVISION LOTISSEMENT <input checked="" type="checkbox"/>			
	CONDOMINIUM COPROPRIÉTÉS <input type="checkbox"/>			
PAYMENT FOR ——— PAIEMENT CONCERNANT				
N°	TYPE	LOT / BLOCK LOT / I LOT	UNIT CHARGE FRAIS UNITAIRES	TOTAL CHARGE FRAIS TOTAUX
1	SINGLE	3	0	NA
				TOTAL \$ 0.00
COMMENTS REMARQUES APPLICATION IS EXEMPT FROM R.D.C. POLICY. NO FEE REQUIRED.				
THIS IS TO CERTIFY THAT THE APPLICANT HAS PAID THE REGIONAL DEVELOPMENT CHARGE(S) AS OUTLINED ABOVE. JE CERTIFIE PAR LA PRÉSENTE QUE LE REQUÉRANT A ACQUITTÉ LES FRAIS RÉGIONAUX D'AMÉNAGEMENT COMME IL EST INDIQUÉ CI-DESSUS.				
10 FEB 89 DATE	<i>A. Dompierre</i> FOR TREASURER POUR LE TRÉSORIER			



CITY OF OTTAWA

INVOICE / FACTURE

Invoice Number /
 Numéro de la facture
08541-2022
 Application Number /
 Numéro de la demande
A21-007891
 Date
2022-May-17

Fee Description / Description des frais

911 Blade Sign and Post Installed by City	98.00
Development Charges - Area 3 Unserviced - Single and Semi Detached	26,737.00
Development Charges - Area 3B Transit Credit - Single and Semi Detached	-7,871.00
Development Charges - City-wide - Corporate Studies Zoning	87.00
English Public Residential	787.00
English Separate Residential	499.00
French Public Residential	784.00
French Separate Residential	668.00
Refundable Inspection Fee	300.00

Invoice Total / total de la facture

22,089.00



Notes / notes

Location / emplacement
 3420 BASKINS BEACH RD

Invoiced To / facturé à

HARTLEY, MARK
 3420 BASKINS BEACH RD
 OTTAWA, ON
 K0A1T0



City of Ottawa
 580 Terry Fox Drive
 Ottawa, ON K2L 4C2
 Location: 31-500
 Kanata Building Code Services

City of Ottawa / Ville d'Ottawa

Receipt / Reçu

BCS-0024 05/17/2022 15:21:03 0080860
 Cashier: Nikki

555 22089.00
 MAPP / MAPP
 Account # 10452608541222208900

555 3000.00
 MAPP / MAPP
 Account # 1045260854222300000

2 Items Subtotal/Sous-Tota 25089.00

TOTAL 25089.00

Cheque/Chèque 25089.00
 # XXXXXXXXXXXXXXXX6118

The Corporation of the
TOWNSHIP OF
WEST CARLETON



MUNICIPAL OFFICES
3096 CARP ROAD
P.O. BOX 410, CARP, ONTARIO K0A 1L0
TELEPHONE: (613) 839-5644
1-800-267-6234
Toll free within exchange 613

March 16, 1989

Mr. G. Fred Marsh,
1 Best Way,
Kanata, Ontario.
K2K 1C5

Dear Mr. Marsh:

RE: Lot 3, Plan 507, Torbolton Ward
Our Roll Number 010 840 34901

In reply to your letter dated March 7, 1989, please be advised that there are no lot development fees to be paid to the municipality on the above-noted lands.

Trusting this is the information you require.

Yours truly,

Terry MacHardy
Terry MacHardy (Mrs.)
Zoning Administrator.

TM

E-mail complainant to staff

February 26, 2021, 11:56

To: Staff

This is excellent news! Thank you so much for verifying this so quickly and for all of the information you provided. You have been so helpful. This is very much appreciated!

E-Mail staff to complainant

February 26, 2021, 11:42

To: Complainant

These are exactly what you need to present at the time of the permit application for a home. They will exempt you from the City portion of the development charges. You will still be responsible for the school board fees and 911 blade sign. The current school board fees are \$2,738, and the 911 blade is \$96 (if not already present). These fees are subject to increase.

E-mail complainant to staff

February 26, 2021, 11:22 am

To: Staff

It was lovely speaking to you. Attached are the two documents we were speaking about regarding development fees at 3420 Baskins Beach Road. Please confirm whether the property is exempt from further development fees.

Thank you so much for your help.

ATTACHMENTS: Regional Municipality of Ottawa-Carleton Exemption Certificate dated February 10, 1989

Township of West Carleton exemption letter dated March 16, 1989