

**5. CARP AIRPORT DEVELOPMENT – AREA-SPECIFIC INFRASTRUCTURE
RECOVERY CHARGE**

**AMÉNAGEMENT DE L'AÉROPORT DE CARP – REDEVANCES
D'INFRASTRUCTURE POUR UN SECTEUR PARTICULIER**

COMMITTEE RECOMMENDATIONS

That Council:

1. Approve the area-specific infrastructure charge for the Carp Airport Development to recover capital costs associated with water infrastructure expansion required to accommodate new development, as identified in Document 1;
2. Approve that all past and future revenue from the Carp and Carp Airport Areas-Specific Infrastructure Charge be directed to Area-Specific Infrastructure deferral revenue accounts to fund the associated infrastructure; and
3. Approve the enactment of a by-law in the general form attached in Document 2.

RECOMMANDATIONS DU COMITÉ

Que le Conseil :

1. approuve l'imposition de redevances d'infrastructure propres à un secteur en ce qui concerne l'aménagement de l'aéroport de Carp afin de recouvrer les coûts d'immobilisations liés à l'expansion des infrastructures d'eau requise pour permettre le nouvel aménagement, comme il est expliqué dans le document 1.

- 2. approuve l'attribution de toutes les recettes générées par les redevances propres aux infrastructure de Carp et de l'aéroport de Carp, antérieures et futures, aux comptes de report des recettes propres aux infrastructures afin de financer les infrastructures connexes.**
- 3. approuve la promulgation d'un règlement municipal dans la forme générale présentée dans le document 2.**

DOCUMENTATION / DOCUMENTATION

Director, Infrastructure Services, Planning, Infrastructure and Economic Development Department report dated 15 November 2017 (ACS2017-PIE-IS-0011).

Rapport du Directeur, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique daté le 15 novembre 2017 (ACS2017-PIE-IS-0011).

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**COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
RAPPORT 30
LE 13 DÉCEMBRE 2017**

**Report to
Rapport au:**

**Agriculture and Rural Affairs Committee
Comité des transports
23 November 2017 / 23 novembre 2017**

**and Council
et au Conseil
13 December 2017 / 13 décembre 2017**

**Submitted on November 15, 2017
Soumis le 15 novembre 2017**

**Submitted by
Soumis par:
Alain Gonthier,
Director / Directeur**

**Infrastructure Services / Services de la planification
Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'infrastructure et du développement économique**

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Ward: WEST CARLETON-MARCH (5)

File Number: ACS2017-PIE-IS-0011

**SUBJECT: Carp Airport Development – Area-Specific Infrastructure Recovery
Charge**

**OBJET: Aménagement de l'aéroport de Carp – Redevances d'infrastructure
pour un secteur particulier**

REPORT RECOMMENDATIONS

That the Agricultural and Rural Affairs Committee recommend Council:

- 1. Approve the area-specific infrastructure charge for the Carp Airport Development to recover capital costs associated with water infrastructure expansion required to accommodate new development, as identified in Document 1;**
- 2. Approve that all past and future revenue from the Carp and Carp Airport Areas-Specific Infrastructure Charge be directed to Area-Specific Infrastructure deferral revenue accounts to fund the associated infrastructure; and**
- 3. Approve the enactment of a by-law in the general form attached in Document 2.**

RECOMMANDATIONS DU RAPPORT

Que le Comité de l'agriculture et des affaires rurales recommande au Conseil :

- 1. d'approuver l'imposition de redevances d'infrastructure propres à un secteur en ce qui concerne l'aménagement de l'aéroport de Carp afin de recouvrer les coûts d'immobilisations liés à l'expansion des infrastructures d'eau requise pour permettre le nouvel aménagement, comme il est expliqué dans le document 1.**
- 2. d'approuver l'attribution de toutes les recettes générées par les redevances propres aux infrastructures de Carp et de l'aéroport de Carp, antérieures et futures, aux comptes de report des recettes propres aux infrastructures afin de financer les infrastructures connexes.**

3. d'approuver la promulgation d'un règlement municipal dans la forme générale présentée dans le document 2.

BACKGROUND

In March, 2010, Council approved new Area-Specific Infrastructure Charge By-law for the Village of Carp to recover outstanding charges and future capital costs associated with water and wastewater infrastructure upgrade/expansion required to accommodate new development, to be in effect on May 1, 2010 ([ACS2010-ICS-PGM-0026](#)).

The report provided background on the the Village of Carp Water and Wastewater Infrastructure Upgrade/Expansion Class Environmental Assessment (EA) selected as the preferred water and wastewater solutions to improve existing servicing conditions and to accommodate future growth as identified in the 2004 Community Design Plan.

The Class EA also identified improvements to the Village water distribution system that were required for servicing the planned Carp Airport development.

The capital costs, in 2007 dollars was \$860,000 for Carp Airport development – to be collected from property owner.

Costs related to the Carp Airport Development need to be collected and require updating to 2016 dollars, as a new subdivision application for the airport has been registered by the City. The current owners of the Carp Airport Development are 1514947 Ontario Inc. and WCD Reserve Corporation.

DISCUSSION

The Carp Airport Development, new subdivision application has recently been registered with the City. The area-specific infrastructure charges need to be updated from 2007 dollars to 2016 dollars.

From the Village of Carp Water and Wastewater Infrastructure Upgrade/Expansion Class Environmental Assessment, the Carp Airport Development has 329 residential units and 18.6 hectares of gross commercial / industrial land area. The Carp Airport

subdivision registered with the City has 329 residential units and 800,000 square feet of gross floor area.

The following methodology was used to update the Carp Airport Development Area-Specific Infrastructure Charges:

- The 2007 costs identified in the previous report were reviewed and the net construction costs adjusted to reflect estimated construction values in 2016 dollars based on Statistic Canada Infrastructure Construction Price Index (ICPI), generated annually by Statistics Canada (Table 327-0053) specifically for the City of Ottawa. The costs were also adjusted to reflect the Council approved Project Delivery Review and Cost Estimating (PDR).
- Using Project Delivery Review class estimate system, the cost estimate including engineering, internal costs, contingencies, etc. is \$1,525,000 (2016 dollars).
- The Carp Airport Development area-specific infrastructure charge of \$2,646 per single unit, \$2,090 per all other residential unit, per unit and \$0.86 per square foot commercial/industrial/ institutional, as detailed in Document 1, will be subject to mandatory annual indexing starting on August 1, 2018.

A transition period will not be required.

RURAL IMPLICATIONS

Only the area indicated in the report will be subject to the development charge. There are no other rural implications.

CONSULTATION

Public consultation for the related plan of subdivision for the Carp Airport was held as per the requirements of the *Planning Act*. No specific consultation was undertaken for the implementation of the area-specific infrastructure recovery charge. However, through the planning process the developer was made aware that such a charge would be implemented by the City.

COMMENTS BY THE WARD COUNCILLOR

Councillor El-Chantiry is aware of the report.

LEGAL IMPLICATIONS

There are no legal impediments to the adoption of the recommendations in the report.

RISK MANAGEMENT IMPLICATIONS

There are no risks associated with this report.

ASSET MANAGEMENT IMPLICATIONS

The recommendations documented in this report are consistent with the City's [Comprehensive Asset Management \(CAM\) Program](#) objectives.

The implementation of the CAM program results in timely decisions that minimize lifecycle costs and ensure the long-term affordability of assets. To fulfill its obligation to deliver quality services to the community, the City must ensure that assets supporting City services are managed in a way that balances service levels, risk and affordability. This is a cost recovery exercise that supports a consistent approach associated with the water infrastructure expansion required to accommodate new development.

FINANCIAL IMPLICATIONS

Revenues from the Carp Airport Development Area-Specific Infrastructure Charges will be directed to a Carp Airport Development Area-Specific Infrastructure deferred revenue account to fund the associated future infrastructure costs.

Revenues from the Village of Carp Area-Specific Infrastructure Charges will be directed to a Village of Carp Area-Specific Infrastructure deferred revenue account to fund the associated future infrastructure costs.

The deferred revenue accounts will be interest bearing to account for inflationary cost increases on the future infrastructure works.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

Economic Prosperity: EP2 – Support growth of local economy

Financial Sustainability: FS1 – Demonstrates sound financial management

FS2 – Align strategic priorities to Council's financial targets

SUPPORTING DOCUMENTATION

Document 1 Carp Airport Development Area-Specific Infrastructure Charges

Document 2 Carp Airport Development Draft Water By-law

DISPOSITION

Legal Services together with Infrastructure Services will provide to Council the Area-Specific Infrastructure By-law for the Carp Airport Development for enactment and adequately provide for documentation of this area specific charge and its recovery.

Document 1 – Carp Airport Development Area-Specific Infrastructure Charges

CARP AIRPORT DEVELOPMENT AREA-SPECIFIC INFRASTRUCTURE CHARGES

A. Residential Infrastructure Charge per Dwelling Unit Type of Residential Use

Single	\$2,646 per unit
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All other residential dwellings, per unit	\$2,090 per unit
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B. Non-Residential Infrastructure Charge per square foot of Non-Residential Gross Floor Area

Industrial / Commercial / Institutional Use	\$0.86 per square foot
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Document 2 – Carp Airport Development Draft Water By-law

BY-LAW 2017 -

A by-law to Impose a Fee in Respect of Water Capital Charges at the Carp Airport Development for the current, and future, development phases.

DEFINITIONS

1. The definitions as set out in clause 1 of the Development Charges By-law, 2014 are hereby incorporated into this by-law.

AREA SUBJECT TO FEE

2. The area subject to the fee imposed by this by-law are all lands within the shaded area on Schedule “A” to this by-law.

NON-RESIDENTIAL USES

3. All non-residential uses are subject to the full fee identified in Schedule “B” to this by-law.

RESIDENTIAL USES

4. All residential uses are subject to the fees identified in Schedule “C” to this by-law according to the unit type.

DUE DATE

5. The full fee shall be payable at the earlier of the issuance of a building permit or connection to the water service.

ANNUAL ADJUSTMENT

6. The fees set out in Schedules “B” and “C” shall be adjusted by the Treasurer, without amendment to this by-law, commencing on August 1, 2018 in accordance with the most recent annual change in the Statistics Canada Infrastructure Construction Price Index,

Table 327-0053. For greater certainty, the Infrastructure Construction Price Index from Table 327-0053 for Ottawa will be used.

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SCHEDULES

7. The schedules attached hereto form part of this by-law.

COMMENCEMENT DATE

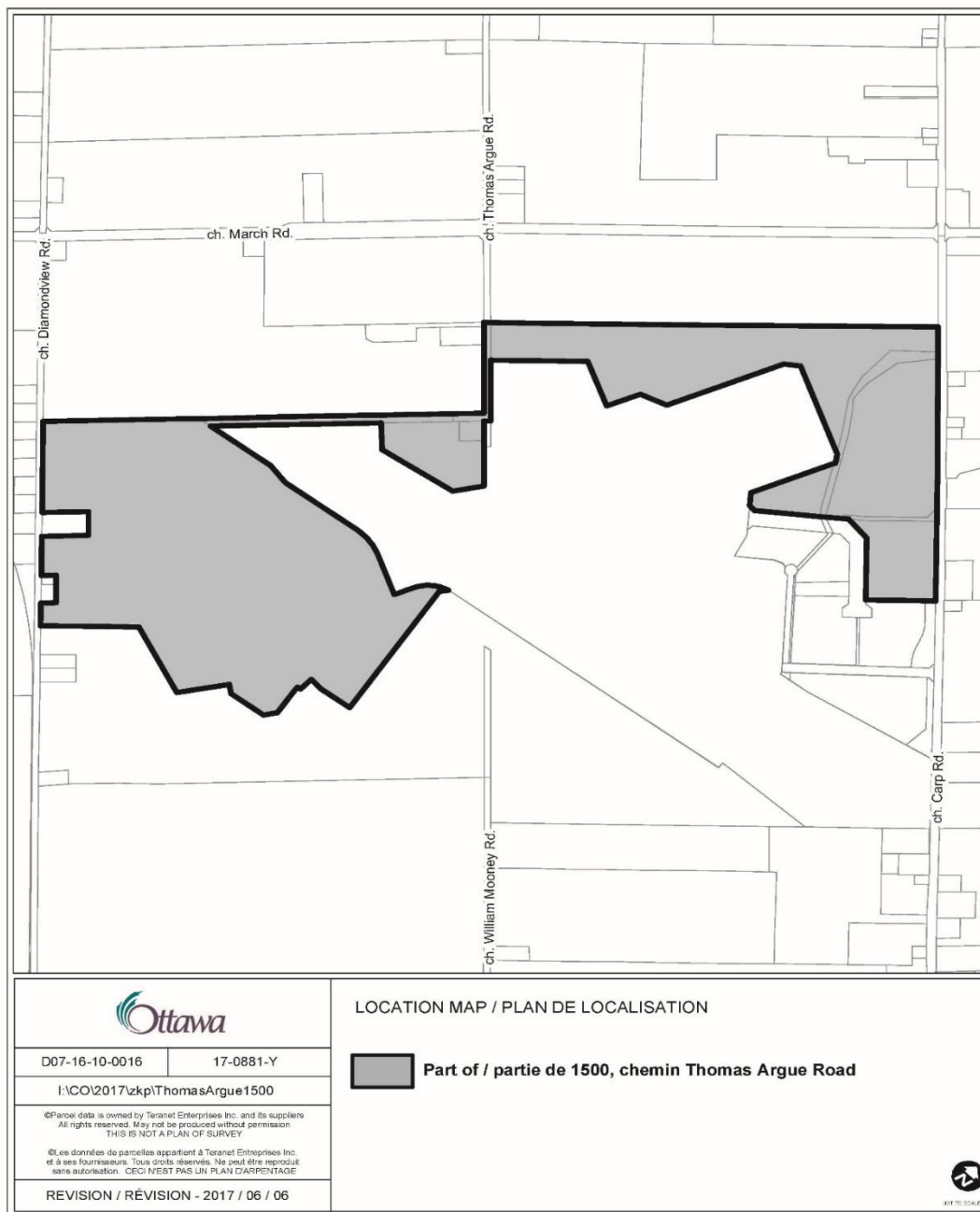
8. This by-law shall come into force on the day of its enactment.

ENACTED AND PASSED this 13th day of December, 2017

CITY CLERK

MAYOR

SCHEDULE "A"



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SCHEDULE "B"

NON-RESIDENTIAL FEE

Industrial / Commercial / Institutional Use

\$0.86 per square foot

SCHEDULE "C"

RESIDENTIAL FEE

Single	\$2,646 per unit
All other residential dwellings, per unit	\$2,090 per unit