

**1. AMENDMENT OR MODIFICATION TO DEVELOPMENT CHARGE BY-LAW –
VILLAGE OF RICHMOND**

**MODIFICATION AU RÈGLEMENT SUR LES REDEVANCES
D'AMÉNAGEMENT – VILLAGE DE RICHMOND**

COMMITTEE RECOMMENDATION AS AMENDED

That Council direct staff to bring forward a modification to By-law 2014-229 revising the area specific sanitary sewer charge for the Village of Richmond.

RECOMMANDATION MODIFIÉE DU COMITÉ

Que le Conseil demande au personnel d'élaborer une modification au Règlement municipal 2014-229 qui vise à modifier la redevance liée aux égouts sanitaires pour chaque secteur du village de Richmond.

DOCUMENTATION / DOCUMENTATION

1. Councillor Scott Moffat's report, dated 15 March 2015 (ACS2015-CMR-ARA-0004).

Rapport du Conseiller Scott Moffatt, daté le 15 mars 2015 (ACS2015-CMR-ARA-0004).

2. Extract of draft Minute, Agriculture and Rural Affairs Committee, 7 May 2015.

Extrait de l'ébauche du procès-verbal, Comité de l'agriculture et des affaires rurales le 7 mai 2015.

3. Extract of Draft Minute, Planning Committee, 23 June 2015.

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 23 juin 2015.

**Report to
Rapport au:**

**Agriculture and Rural Affairs Committee
Comité de l'agriculture et des affaires rurales
2 April 2015 / 2 avril 2015**

**Submitted on March 26, 2015
Soumis le 26 mars 2015**

**Submitted by
Soumis par:
Councillor / Conseiller S. Moffatt**

**Contact Person
Personne ressource:
Councillor / Conseiller S. Moffatt
613-580-2491 Scott.Moffatt@ottawa.ca**

Ward: RIDEAU-GOULBOURN (21)

File Number: ACS2015-CMR-ARA-0004

SUBJECT: Amendment or Modification to Development Charge By-law – Village of Richmond

OBJET: Modification au Règlement sur les redevances d'aménagement – village de Richmond

REPORT RECOMMENDATIONS

That the Agriculture and Rural Affairs Committee direct staff to bring forward an amendment or modification to By-law 2014-229, as amended, such that the area specific sanitary sewer charge for the Village of Richmond will only be imposed against the designated growth areas in the village.

RECOMMANDATIONS DU RAPPORT

Que le Comité de l'agriculture et des affaires rurales demande au personnel de proposer une modification au Règlement 2014-229 modifié, de sorte que la redevance spécifique à un secteur liée aux égouts sanitaires pour le village de Richmond soit seulement imposée aux secteurs de croissance désignés dans le village.

BACKGROUND

The Agriculture and Rural Affairs Committee, at its meeting of 5 March 2015, received the following Notice of Motion to be considered at a subsequent meeting:

“WHEREAS the Development Charges By-law 2014-229, Schedules H and M provide for an area specific development charge for sanitary sewer service in the village of Richmond; and

WHEREAS a significant portion of the village of Richmond has historically had access to sanitary sewers without the requirement to pay, in respect of growth, an area specific sanitary sewer development charge; and

WHEREAS it is appropriate that the area specific sanitary sewer development charge for Richmond only be imposed in the designated growth areas of the village;

Therefore Be It Resolved that staff be directed to bring forward an amendment or modification to By-law 2014-229, as amended, such that the area specific sanitary sewer charge for the village of Richmond will only be imposed against the designated growth areas in the village.”

DISCUSSION

Planning and Growth Management

The area-specific charge on future development in the Village of Richmond under by-law 2014-229 has been appealed to the Ontario Municipal Board.

The growth-related capital works are for the proposed expansion of servicing in the Village and all new development will benefit from the infrastructure upgrades. In general, area-specific charges result in a more accurate distribution of costs among developers than alternative approaches.

The growth-related costs of these works are identified as \$30M within the Development Charges Background Study.

As the required works are for the main pumping station, and works related to the sanitary trunk forcemain, all new development in the village will benefit equally from the infrastructure upgrades. This benefit will be realized regardless of whether individual sites have access to an existing local sewer, or whether the local services are yet to be built by the developer. As such staff recommend that the area-specific charge for the Village of Richmond continue to be applied to the entire village.

RURAL IMPLICATIONS

This report has implications for some residents of the Village of Richmond area as set out in the recommendations.

CONSULTATION

The Ward Councillor, S. Moffatt introduced this as a Notice of Motion at the 5 March 2015 meeting of the Agriculture and Rural Affairs Committee based on his discussions with concerned residents.

COMMENTS BY THE WARD COUNCILLOR(S)

When the new sewer surcharge was approved by Council, it created a situation in which every single new home built in Manotick is subject to an additional servicing charge for access to the sewer system. Much of Richmond is already serviced on sewers and much of the currently approved development has access to that sewer system. Future development areas, as defined in the Community Design Plan, require an upgrade to the current pumping station and forcemain in order for development to occur.

Therefore, we have a discrepancy between properties with existing capacity and properties requiring future capacity. If we never upgraded that system, the existing, already approved development areas would be able to carry forward. Simply put, they do not require upgrades to the sewer infrastructure in order to carry out their developments.

On the other hand, developments within the future development areas are contingent on future servicing upgrades as they are not subject to the existing capacity. For these developments to move forward, they require a full expansion of the forcemain from the pumping station in the village to Glen Cairn in Kanata. This has been estimated at

approximately \$40M. As this upgrade has little benefit to the existing homeowners, it is understandable that development should bear the cost.

This motion ensures that only the future development areas be subject to the additional sewer surcharge and the existing, already approved development areas are not.

LEGAL IMPLICATIONS

The adoption of the recommendation will lead to a subsequent report to come forward to Committee and Council. As By-law 2014-229 is presently before the Ontario Municipal Board, whatever may be the recommendation in such report, there will be the ability of the matter to be dealt with by the Board.

RISK MANAGEMENT IMPLICATIONS

No risk management implications have been identified for this report, as it is for information only.

FINANCIAL IMPLICATIONS

The growth-related capital works are for the proposed expansion of servicing in the Village and all new development will benefit from the infrastructure upgrades. In general, area-specific charges result in a more accurate distribution of costs among developers than alternative approaches.

Should the defined area be amended, funding for the growth-related capital infrastructure costs will need to be reviewed and determined.

ACCESSIBILITY IMPACTS

This report is administrative in nature and has no associated accessibility impacts.

TERM OF COUNCIL PRIORITIES

Not applicable.

DISPOSITION

Staff will take appropriate action based on the recommendations made by the Committee.