

### Local Improvements

Local improvements are owner-initiated requests for municipal services administered pursuant to the Municipal Act, 2001. The Act offers communities a fair and impartial method of obtaining municipal services by sharing the costs with the municipality. This notice covers charges and fees for water main, sanitary sewer, and noise attenuation wall local improvement projects.

### Water Main Projects

#### Construction Costs:

The Region will calculate an estimated project cost including surveying, drafting, engineering design, tendering, materials, labour, equipment, inspection, contingency fees, and applicable taxes. The estimate is an estimate only. The actual cost will be resolved from the lowest bid for the project.

100% of the actual cost will be shared among the benefiting properties. Each property will pay a share of the actual cost based on the lot frontage. If there are irregularly shaped lots, in interest of fairness, the Region will also use total property area to resolve the division of the shared costs.

#### Connection Fees:

Connection administrative fees are subject to periodic updates and can be found in the following link:

<http://www.peelregion.ca/council/bylaws/2010s/2019/bl-18-2019.pdf>

Affected property owners that desire a connection, will need to hire an independent plumber/contractor (of their own choice and at their own expense) to perform the work within the municipal right-of-way and/or private property.

The Region recommends that properties less than 500 square metres in total area install a 19-mm diameter service and properties greater than 500 square metres install a 25-mm diameter service.

#### Water Rates:

Residents can find the current water rates on the Region of Peel website or by calling 905-791-7800.

### Sanitary Sewer Projects

#### Construction Costs:

The Region will calculate an estimated project cost including surveying, drafting, engineering design, tendering, materials, labour, equipment, inspection, contingency fees, and applicable taxes. The estimate is an estimate only. The actual cost will be resolved from the lowest bid for the project.

100% of the actual cost will be shared among the benefiting properties. Each property will pay a share of the actual cost based on the lot frontage. If there are irregularly shaped lots, in the interest of fairness, the Region will also use total property area to resolve the division of the shared costs.

The project cost will include each properties sewer lateral from the mainline to the property line, but does not include the cost of the sewer service from the property line to the residence. Installation of the sanitary sewer service on the private side is the sole responsibility of the property owner. The owner must apply to connect the private side service to the lateral at the property line. The connection administrative fees will need to be paid in addition to the costs noted above.

#### Connection Fees:

Connection administrative fees are subject to periodic updates and can be found in the following link:

<http://www.peelregion.ca/council/bylaws/2010s/2019/bl-18-2019.pdf>

#### Sanitary Sewer Rates:

Residents can find the current sanitary sewer rates on the Region of Peel website or by calling 905-791-7800.

### Noise Attenuation Wall Projects

Residential properties with **reverse frontage** (a rear or side lot abutting a Regional road) and experiencing a daytime noise level of **60 decibels** or higher during daytime hours (i.e. 7 a.m. – 11 p.m.) are eligible for a noise wall under the local improvement process.

There must be at least three properties that would benefit from the wall to qualify and the proposed works are not dependent on whether the lot is occupied or vacant. There is no limitation on the length of assessable reverse frontage.

The cost of a noise wall ultimately depends on the height and type of material selected. Region Staff will determine a price based on the approved wall type once the project has been tendered and will provide a breakdown of cost per affected property to the project initiator.

The Region bases a property owner's final assessment on 50 per cent of the actual total project cost, with the remaining 50 per cent paid by the Region. Private walls are the responsibility of the property owners.

The estimated reverse frontage rates for noise attenuation walls are:

Type	Average Total Cost	Average Owners' Cost
Western Red Cedar	\$1,500 per metre	\$750 per metre
Concrete	\$1,800 per metre	\$900 per metre

### Payment Options

The Municipal Act, 2001 gives Regional Council authority to set a by-law for collecting the owners' share of the project cost. The Region assesses the exact cost borne by each owner for the proposed works as per the Municipal Act, 2001 and Regional policy.

Property owners may pay their share of the project cost through property taxes over fifteen (15) years with imputed interest, or in a lump sum payment upon completion of the works.

### Contact Us

For more information, or to request an application, please contact us:

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