



The Corporation of the Town of Tecumseh

Public Works & Engineering Services

To: Mayor and Members of Council

From: Phil Bartnik, Director Public Works & Engineering Services

Date to Council: July 9, 2024

Report Number: PWES-2024-37

Subject: 8th Concession Road Sanitary Sewer Outlet Area
Main and Lateral Charges Part XII Cost Recovery By-Law
Final Report and Recommendation

Recommendations

It is recommended:

That Report PWES-2024-37 8th Concession Road Sanitary Sewer Outlet Area, Main and Lateral Charges Part XII Cost Recovery By-Law, Final Report and Recommendation, **be received**;

And that the cost of the sanitary sewer system for the 8th Concession Road Sanitary Sewer Outlet Area **be assessed** against the benefitting lands within that area based on the Main and Lateral Charges in accordance with Part XII of the *Municipal Act*;

And further that consideration **be given** to the first, second, third and final readings of By-law 2024-060, a by-law for the 8th Concession Road Sanitary Sewer Outlet Area Main and Lateral Charges that outlines the charges to the benefitting lands for the construction of the sanitary sewer system within the 8th Concession Road Sanitary Sewer Outlet Area.

Executive Summary

The purpose of this report is to provide Council with information on the comments and concerns received at the Public Information Centre (PIC) that detailed the proposed

sanitary sewer extension project within the 8th Concession Road Sanitary Sewer Outlet Area. The PIC also highlighted the Town's past practice for the funding of major capital servicing infrastructure where there is a derived benefit to properties including full cost recovery against those benefitting lands.

Background

At the November 28, 2023 Regular Council Meeting, council approved the recommendations (Motion: RCM-311/23) of Report [PWES-2023-73](#) titled "8th Concession Road Sanitary Sewer Outlet Area, Main and Lateral Charges Cost Recovery Part XII By-Law", which included:

That Report PWES-2023-73 entitled "8th Concession Road Sanitary Sewer Outlet Area Main and Lateral Charges Cost Recovery Part XII By-Law," be received;

And that Administration be authorized to proceed with a Public Information Centre to communicate estimated charges to the property owners within the 8th Concession Road Sanitary Sewer Outlet Area;

And further that Administration report back to Council with a summary of the comments received at the Public Information Centre for consideration in preparing the 8th Concession Road Sanitary Sewer Outlet Area Main and Lateral Charges Cost Recovery Part XII By-Law.

Report PWES-2023-73 highlighted pertinent information to provide support for the implementation of the project and cost recovery by-law, including:

- Broad policy basis supporting municipal sanitary sewage servicing such as the Provincial Policy Statement, County of Essex Official Plan, and the Tecumseh Official Plan.
- Town studies which warrant the advancement of sanitary sewage servicing such as the Water and Wastewater Master Plan, Development Charges Background Study and the Water and Wastewater Rate Study.
- A detailed history of previous cost-recovery sanitary sewage servicing projects completed by the Town from the 1970's to present times.
- The recommended cost recovery method being a cost recovery by-law under Part XII of the *Municipal Act*.

Comments

Virtual Public Information Centre Summary

A Notice of Virtual Public Information Centre (PIC) was mailed to all property owners within the 8th Concession Road Sanitary Sewer Outlet Area on January 12, 2024. The Virtual PIC was posted to the Town's website on January 12, 2024, with an invitation for comments and questions to be submitted electronically or by mail to the Town on or before February 16, 2024. A copy of the PIC Presentation ([PDF](#) and [Video](#)) is located on the Town's website and outlines the following sections: Background, Legislative Framework, Service Area, Capital Cost Summary, Calculation of Capital Charge, Special Considerations, Frequently Asked Questions, Next Steps and Implementation.

Administration received comments and inquiries from sixteen (16) property owners throughout the public consultation period. A summary of the PIC comments received with responses is provided within the cover letter provided by Watson & Associates Economists Ltd. (Attachment 5).

In general, the comments and questions related to the specific charge that would apply to individual properties, the amount of the charge calculated, and the timing of connection to the sanitary sewer system.

Revisions Following Public Comment

Based on the public feedback received, a number of updates have been made to the capital calculations. The final report provided by Watson & Associates Economists Ltd., as contained within Attachment 6, has been updated to incorporate these changes.

- 1) Adjustments to Assessments.** Adjustments related to specific properties based on further review. This includes changes to assumed densities, the number of single detached equivalents applied, and changes in land use.
- 2) Properties with Existing Sanitary Service.** There are a number of properties within the 8th Concession Road Sanitary Service Area that are serviced by existing sanitary sewers. These flows have been diverted on a temporary basis into the North Talbot Road Sanitary Service Area, until such time that they can be diverted into the 8th Concession Service Area. These properties are not subject to a charge, however, the portion of capital costs that relate to these properties will be funded by the Town. The portion of the costs related to these properties has been allocated as a Town-funded component to ensure that the costs related to properties already receiving wastewater services are not allocated to the properties that are subject to the Part XII charge.

3) Updated Capital Cost Estimates. Updated capital cost estimates for the trunk sewer infrastructure were used based on the revised capital costs included in the Town’s 2024 development charges background study, dated May 23, 2024.

Consultations

Development Services
Financial Services
Legislative Services & Clerk
Dillon Consulting Limited
Watson & Associates Economists Ltd.

Financial Implications

Summary of Capital Costs

There are three main components of infrastructure to consider as part of the Part XII charge: the **Main (Trunk)** component, **Local** component, and the **Lateral** component.

1) **Sewer Main Capital Costs (Trunk Component).** The Main charge refers to capital costs related to sanitary sewers greater than 375mm in diameter, pump stations and force mains. The approximate length of the trunk sanitary sewers is 23-kilometers, which includes those trunks within the 8th Concession Road Sanitary Outlet Area and the trunks from Oldcastle Hamlet to the Little River Pollution Control Plant (see Attachment 2).

‘Table 3-1 Summary of Total Project Costs – Trunk Sewers’ contained within Attachment 6 provides a detailed project listing with their associated costs (actual and estimated). A summary of the trunk sewer costs is provided below.

Funding Partners	Trunk Sanitary Sewer Costs
Federal / Provincial Grants	\$21.1M
City of Windsor	\$11.5M
Town of Tecumseh	\$46.9M
TOTALS	\$79.5M

For the Town’s Trunk Sanitary Sewer costs of \$46.9M, this can be further broken down into:

- a) \$34.8M – growth related costs funded through the Town’s Development Charges (DCs);
- b) \$0.3M – benefits existing development in other areas (outside of the 8th Concession Road Sanitary Outlet Area);
- c) \$4.2M – subsidies and other contributions related to local service works;
- d) **\$7.6M – benefits existing development within the 8th Concession Road Sanitary Outlet Area. This is the amount proposed to be recovered through the capital charge for the Main component of the works.**

2) **Local Sewers Capital Costs (Local Component).** The Local charge relates to capital costs for sanitary sewers less than 375mm in diameter. Under the Town’s Local Service Policy, the costs associated with the construction of localized sanitary sewers would not be included in the Development Charge. As such, these costs would be funded by the Part XII Local charge.

‘Table 3-3 Summary of Total Costs Related to Local Sewers’ contained within Attachment 6 provides a detailed project listing with their associated costs, with an estimated total of **\$14.8M**.

3) **Lateral Capital Costs.** Costs related to the Lateral component of the works are to be assessed on a per property basis as provided for in the following table, based on the type of lateral:

Lateral Description	Cost
150 mm (6 inch) no inspection manhole	\$ 3,974
150 mm (6 inch) with inspection manhole	\$ 11,124
200 mm (8 inch) with inspection manhole	\$ 12,399
250 mm (10 inch) with inspection manhole	\$ 14,306

Conversion of Properties to a Single Detached Equivalent (S.D.E.s)

To provide an equitable method of charging each existing property, Watson & Associates is proposing that the Part XII charge be assessed on a Single Detached Equivalent basis. **This is preferred to an area basis, given that population densities are more closely related to shares of sanitary flows rather than area of a property, especially when varying land use designations exist (i.e. residential, commercial, industrial, institutional, etc.) – which variety exists in the area subject to the proposed By-law.** The S.D.E. approach seeks to normalize the wastewater use of all types of development (residential and non-residential) relative to the use of a single detached home.

Residential and non-residential population densities were taken from the Town’s 2019 D.C. Study Background Study and the Town’s Water & Wastewater Master Plan Update 2018. An example calculation of the S.D.E. for a non-residential business park is provided below:

Property Type	Population Density (ppl/Ha) A	Area of Property (Ha) B	Assumed Population A x B = C	S.D.E. Assumption D	Total S.D.E.s for Property C / D = E
Business Park	35.0	0.52	18.2	3.2	5.7

Based on the above table, this business park property would be charged 5.7 times the amount of one single detached home, based on the size of the property and population density assumptions. Once all properties are converted to this common S.D.E. basis, the total capital costs can be divided on an equitable basis.

Calculation of Capital Charge

The Main (or Trunk) component of the charge is to be assessed to those existing developed properties within the study area. Those properties that are undeveloped would not pay a Main component as they would be subject to a Development Charge once developed.

The Local component of the charge is assessed to existing developed properties and undeveloped properties that are unable to install their own local sewers (smaller vacant infill lots).

Each property would also be subject to the Lateral charge based on the type of lateral that is installed.

A summary of the Main (Trunk) and Local charges per S.D.E. are provided in the Table below:

Charge	Capital Costs	Total S.D.E.s	Charge per S.D.E.
Main (Trunk)	\$7,630,392	2,124	\$3,592
Local	\$14,758,951	2,829	\$5,218
TOTALS	\$22,389,343	---	*\$8,810

*For those properties that would be assessed for the Main (Trunk) and Local charges

Detailed Calculations and Assessments

Detailed Calculations and Assessments for properties within the 8th Concession Road Sanitary Sewer Outlet Area are contained within Appendix A of Attachment 6.

Town of Tecumseh Assessed Costs

It is noted that the Town-funded component for properties that are temporarily discharging into the North Talbot Road Sanitary Sewer Outlet equates to approximately \$970,000. In addition, the Town will also be required to fund the charge applicable to Town-owned facilities in the sewer outlet area. This amount equates to approximately \$330,000. In total, the Town is responsible for funding \$1.3M in capital costs related to the sanitary sewers, which will be funded from the Wastewater Sewers Reserve Fund at the time of those future construction phases.

Link to Strategic Priorities

Applicable	2023-2026 Strategic Priorities
<input checked="" type="checkbox"/>	Sustainable Growth: Achieve prosperity and a livable community through sustainable growth.
<input type="checkbox"/>	Community Health and Inclusion: Integrate community health and inclusion into our places and spaces and everything we do.
<input type="checkbox"/>	Service Experience: Enhance the experience of Team Tecumseh and our citizens through responsive and respectful service.

Communications

Not applicable

Website

Social Media

News Release

Local Newspaper

This report has been reviewed by Senior Administration as indicated below and recommended for submission by the Chief Administrative Officer.

Prepared by:

Phil Bartnik, P.Eng.
Director Public Works & Engineering Services

Reviewed by:

Brian Hillman, MA, MCIP, RPP
Director Development Services

Reviewed by:

Tom Kitsos, CPA, CMA, BComm
Director Financial Services & Chief Financial Officer

Reviewed by:

Robert Auger, LL.B.
Director Legislative Services & Clerk

Recommended by:

Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

Attachment Number	Attachment Name
1	8 th Concession Road Sanitary Outlet Area – Map
2	Trunk Sanitary Sewer to Little River Pollution Control Plant
3	Trunk Sanitary Sewer Assessment Map

Attachment Number	Attachment Name
4	Local Sanitary Sewer Assessment Map
5	Watson & Associates Memo – Summary of Feedback Received from Public re: 8 th Concession Road Area (Oldcastle) Capital Charges
6	8 th Concession Road Area (Oldcastle), Capital Charges Background Study June 2024, Watson & Associates Economists Ltd. (Appendix B available upon request)
7	Watson & Associates Economists Ltd., July 9, 2024 Council Presentation



City of Windsor

NOTE: Settlement area expansion as per County of Essex OP update, adopted February 19, 2014

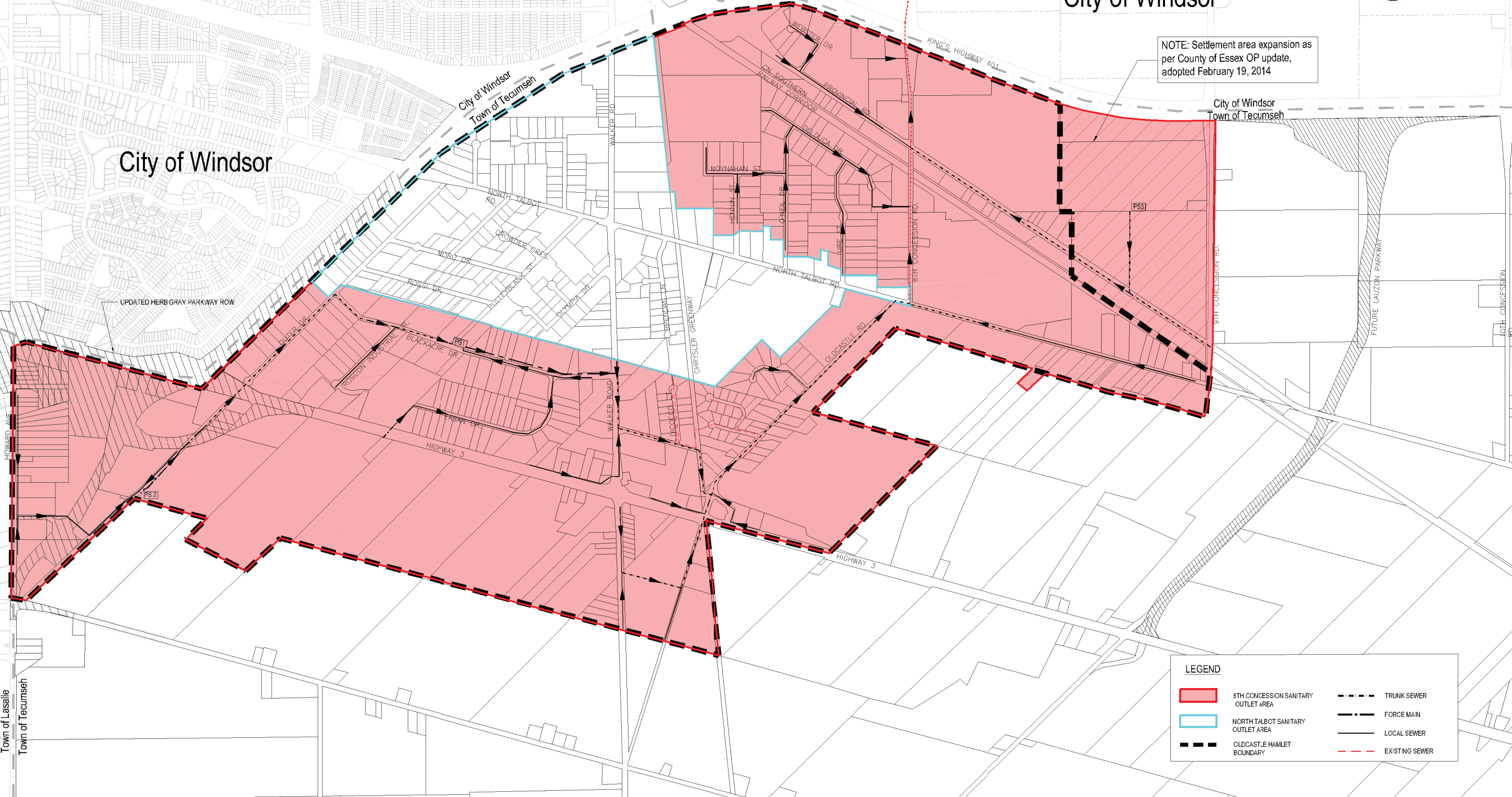
City of Windsor

City of Windsor
Town of Tecumseh

Town of Lasalle

City of Windsor
Town of Lasalle

File Location: c:\projects\working directory\active\32dcr\0559360\15-2973-02-town requested figures november2017.dwg November, 15, 2017 3:27 PM



LEGEND	
	8TH CONCESSION SANITARY OUTLET AREA
	NORTH TALBOT SANITARY OUTLET AREA
	TRUNK SEWER
	FORCE MAIN
	LOCAL SEWER
	OLDCASTLE HAMLET BOUNDARY
	EXISTING SEWER

NOTE: Future flowrate of 40.4 l/s could potentially be accommodated. Exact location of future flows to be studied further

OLDCASTLE HAMLET SANITARY SERVICING
8TH CONCESSION SANITARY OUTLET

8th CONCESSION SANITARY OUTLET AREA




Town of Tecumseh
Ontario, Canada

Dillon Project No. 15-2973 Date: November 2017



Detroit River

Little River
Pollution
Control Plant



City of Windsor

City of Windsor

Town of Lakeshore

8th Concession
Sanitary Outlet

Town of Lasalle

LEGEND

- 8TH CONCESSION SANITARY OUTLET AREA
- NORTH TALBOT SANITARY OUTLET AREA
- OLDCASTLE HAMLET BOUNDARY
- EXISTING TRUNK SEWER

File Location: c:\project\working directory\active\32dcr\0510802\15-2973-02-town requested figures may 2017.dwg May 18, 2017 4:15 PM



Town of Tecumseh
Ontario, Canada

Dillon Project No. 15-2973

Date: May 2017



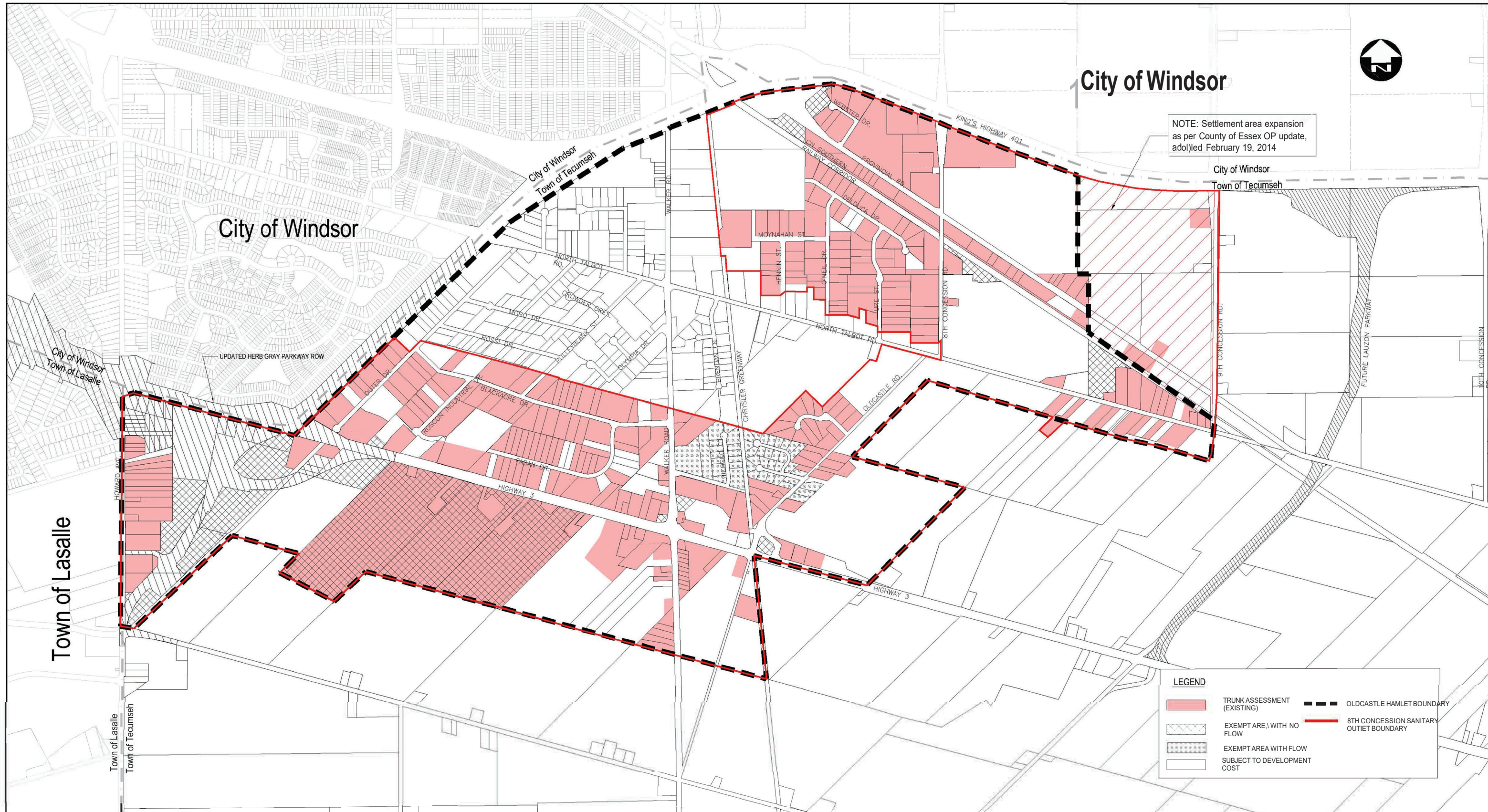
OLDCASTLE HAMLET SANITARY
SERVICING
8TH CONCESSION SANITARY OUTLET

TRUNK SANITARY SEWER TO LRPCP
FIGURE 5.0



City of Windsor

NOTE: Settlement area expansion as per County of Essex OP update, adopted February 19, 2014



LEGEND

	TRUNK ASSESSMENT (EXISTING)		OLDCASTLE HAMLET BOUNDARY
	EXEMPT AREA WITH NO FLOW		8TH CONCESSION SANITARY OUTLET BOUNDARY
	EXEMPT AREA WITH FLOW		
	SUBJECT TO DEVELOPMENT COST		

c:\projects\sewering directory\active\32dcr\15-2973-02-town requested figures november2017.dwg November, 09, 2017 10:28 AM



Town of Tecumseh Ontario, Canada

OLDCASTLE HAMLET SANITARY SERVICING
8TH CONCESSION SANITARY OUTLET
TRUNK ASSESSMENT

Dillon Project No. 15-2973

Date: November 2017





City of Windsor

NOTE: Settlement area expansion as per County of Essex OP update, adopted February 19, 2014

City of Windsor
Town of Tecumseh

City of Windsor

City of Windsor
Town of Tecumseh






City of Windsor
Town of Lasalle

UPDATED HERB GRAY PARKWAY ROW

Town of Lasalle

Town of Lasalle
Town of Tecumseh

LEGEND

	LOCAL ASSESSMENT (EXISTING)		OLDCASTLE HAMLET BOUNDARY
	EXEMPT AREA WITH NO FLOW		8TH CONCESSION SANITARY OUTLET BOUNDARY
	EXEMPT AREA WITH FLOW		

File Location: c:\projects\working directory\active\32dcr\p0598980\15-2973-02-town requested figures novembre2017.dwg November, 09, 2017 10:33 AM



Town of Tecumseh
Ontario, Canada

Dillon Project No. 15-2973

Date: November 2017



OLDCASTLE HAMLET SANITARY SERVICING
8TH CONCESSION SANITARY OUTLET
LOCAL ASSESSMENT

Memorandum

To	Phil Bartnik, Director Public Works & Engineering Services
From	Daryl Abbs, Managing Partner
Date	June 21, 2024
Re:	Summary of Feedback Received from Public re: 8 th Concession Road Area (Oldcastle) Capital Charges

Fax

Courier

Mail

Email

The Town of Tecumseh (Town) retained Watson & Associates Economists Ltd. (Watson) to undertake an analysis of potential capital charges for wastewater infrastructure required to service the 8th Concession Road area of the Oldcastle Hamlet. As part of the study process, the 8th Concession Road Area (Oldcastle) Capital Charges Background Study was initially issued in November 2023. Subsequently, a council meeting and virtual public information centre was held to solicit feedback from council and landowners.

The following memo provides a summary of the comments received from landowners along with responses provided by Watson with assistance from Town staff. In addition, a summary is provided at the end of this memo to outline the updates to the calculations as a result of public feedback. It is noted that the initial report has been reissued to incorporate these changes to the calculations.

1. Summary of Feedback from Public

A summary of the feedback received and the associated responses is provided in Attachment 1 below. Comments were received from 16 different landowners/representatives of landowners. In general, the comments and questions related to the specific charge that would apply to individual properties, the amount of the charge calculated, and the timing of connection to the sanitary sewer system.

Based on the feedback received, a number of updates have been made to the calculations. A summary of these changes is provided in the next section.

2. Summary of Changes to Calculations

Subsequent to the release of the initial report, feedback received from landowners along with updates to cost estimates have led to revisions to the calculations. The reissued report has been updated to incorporate these changes.



The following provides brief commentary on the changes made relative to the original November 2023 report (the proposed changes to specific properties are identified in Attachment 1):

- Adjustments to assessment related to specific properties based on further review and feedback from landowners. This includes changes to assumed densities, the number of single detached equivalents applied, and changes in land use categories. The updated calculations for each property type are provided in Appendix A of the reissued report.
- There are a number of properties within the Sewer Outlet area that are currently serviced by existing sanitary sewers. The wastewater flows from these properties have been temporarily discharging into the North Talbot Road Sanitary Sewer Outlet, until a time that they can connect into the 8th Concession Road trunk sanitary sewer. These properties are not subject to the charge, however, the portion of capital costs that relate to these properties will be funded by the Town. The portion of the costs related to these properties has been allocated as a Town-funded component to ensure that the costs related to properties already receiving wastewater services are not allocated to the properties that are subject to the Part XII charge.

In addition to changes to the calculations arising from feedback from the public, updated capital cost estimates for the trunk sewer infrastructure were used based on the revised capital costs included in the Town's 2024 development charges background study, dated May 23, 2024.

3. Town Funding Component

It is noted that the Town-funded component for properties that are temporarily discharging into the North Talbot Road Sanitary Sewer Outlet equates to approximately \$970,000. In addition, the Town will also be required to fund the charge applicable to Town-owned facilities in the sewer outlet area. This amount equates to approximately \$330,000. In total, the Town is responsible for funding \$1.3 million in capital costs related to the sanitary sewers.

4. Next Steps

This memo is being provided to Council along with the updated background report to inform the consideration of the draft by-law. The next step in the process is for Council to consider a by-law under the *Municipal Act* which sets out the total capital charges for each property. Subsequent to by-law passage, staff and Council may consider providing financing assistance to allow charges to be paid in instalments.



Attachment 1

Note: given, the updates to the calculations noted in Section 2 of this memo, property specific charges that were provided to landowners have been updated since the correspondence. The updated charges and any changes are noted in red within the response in the table below.

#	Address	Comment(s)/Question(s)	Date Received	Response	Date Response Provided	Property Specific Adjustment to Calculation
1	Not Provided	<p>1. When should we expect these charges to each property to come into effect?</p> <p>2. My property at the time of this study, had a residential house on it, but recently the house has been demolished & the lot completely cleared. Would this change the property from having a main truck charge, a main local charge, and a lateral charge; to having a DC charge?</p>	17-Jan-24	<p>Assessments will be mailed out to those affected properties within the service area once the sanitary service connection has been provided to the property line, generally within a few months of the completion of construction.</p> <p>The installation of sanitary sewers within the Oldcastle Hamlet is subject to available funding, staffing resources, competing capital priorities, and Council approval. The servicing schedule has identified a 30-year program, was initiated in 2011, assuming a minimum of one phase of the sewers are installed each year.</p> <p>Trunk charge: With respect to a redevelopment of an existing lot, a redevelopment credit would apply for development charges as long as the building permit for the new building is issued within six years subsequent to the issuance of a demolition permit. As a result, the Part XII charge would still be applicable.</p> <p>It is noted that the charge for the local and lateral assessments would still apply.</p>	1-Feb-24	N/A



#	Address	Comment(s)/Question(s)	Date Received	Response	Date Response Provided	Property Specific Adjustment to Calculation
		3. Our property is currently for sale. If the property sells during mid payment, is the purchase responsible for the remainder, or previous owner responsible for the entire cost even though they will no longer own it?		The charge applied is based on ownership. Any remaining payments would need to be paid by the owner of the property. As such, any remaining payments should be disclosed to the purchaser of property.		
2	4960 Howard Ave, N9H 1C9	<p>1. Do you have an idea on what streets will get sewers first? Just curious if there is an estimated time when my property will be serviced? I am looking at putting up a garage in the next five years and not having a septic tank/bed would change my layout/ plans.</p> <p>2.) Do you have a rough idea on what an average home will have to pay to connect to the sewers? Who or what constraints are used to determine if a property needs an inspection manhole? I assume most single family dwellings are serviced with a 6 inch pipe? 6 inch pipe with inspection cover 11 124.00 SDE charge 7 131. Total that I would pay is around 18-22k? Am I missing other charges? I know cost can vary depending on when the construction starts but I am just trying</p>	19-Jan-24	<p>Howard Avenue is located at the furthest upstream location. Sanitary sewers are not anticipated on Howard Avenue for approximately 15 years.</p> <p>Most single family homes are anticipated to be serviced with a 6 inch lateral without an inspection manhole (\$3,974). A single family home would be subject to \$7,131 charge for the local and main infrastructure.</p> <p>Therefore the total charge is likely to be \$11,105. This cost may be updated depending on timing of construction to reflect current construction costs.</p> <p>*Note: updated calculations would result in a total charge of \$12,784 (\$3,974 for the lateral and \$8,810 for local and main infrastructure)</p>	1-Feb-24	N/A



#	Address	Comment(s)/Question(s)	Date Received	Response	Date Response Provided	Property Specific Adjustment to Calculation
		to get in the ballpark so I can plan to have the funds available.				
		3.) Since my septic is currently located in my backyard would the line coming out of my house need to run all the way around to the front? I assume since I already have a finished basement changing the exit would be a big deal.		Given that the connection to the sanitary system is at the front of the property line, the connection would need to run to the front of the home.		
3	Old Castle Road	1. I noticed that homes in the Piccadilly subdivision are included in the servicing area map but not included in the SDE maps on pages 10 and 11. Could you explain why they are excluded? Are they already on public sewers?	19-Jan-24	Yes, you are correct. These properties are currently serviced by existing sanitary sewers. The wastewater flows from these properties have been temporarily discharging into the North Talbot Sanitary Sewer Outlet, until such time that it could be connected into the 8th Concession Road trunk sanitary sewer.	1-Feb-24	



#	Address	Comment(s)/Question(s)	Date Received	Response	Date Response Provided	Property Specific Adjustment to Calculation
		2. Can you explain what is meant by local infrastructure? Can you give an example?		<p>Local infrastructure is related to any sewers less than 375 mm in diameter (costs not eligible to include in development charges).</p> <p>In terms of new development, the Town's local service policy indicates what would be included in the development charge calculation and what the developer would be required to construct as part of a subdivision (See Appendix E of the Town's Development Charges Background Study and the Town's development charge by-law #2019-63). These direct developer (or existing property owner as well in this case) costs are considered "local" costs. The local infrastructure included in this Part XII charge is consistent with what a developer would be required to construct for a new development.</p> <p>Refer to Table 3-3 of the report which provides a detailed listing of the projects included in the Local component of the charge.</p>		
		3. I live directly on Oldcastle Rd. Do I need local infrastructure? Why can I not just have the lateral charge and main line charge?		The infrastructure costs for all main and local sewers are spread amongst all benefiting properties. Although specific pipes may not benefit your property directly, the broader servicing of the area benefits your property. This recovery method was deemed to be the most fair and equitable to all of the properties within the service area. This methodology treats the system as a whole regardless of the specifics of each individual lot.		



#	Address	Comment(s)/Question(s)	Date Received	Response	Date Response Provided	Property Specific Adjustment to Calculation
		<p>4. In order to determine the growth related D.C. charge, you would need an S.D.E estimate for planned future developed land. What is this S.D.E number for the residential area? Is it the 1264 on page 8?</p>		<p>Yes, Page 2-7 provides the breakdown of S.D.E.s by new versus existing and residential versus non-residential. The anticipated new residential units is 1,264. (Note: based on updates to calculations, the anticipated new residential units is 1,651.)</p> <p>The D.C. calculation in the D.C. background study takes these 1,264 S.D.E.s into account along with the remaining growth across the City. The D.C. then takes into account all of the capital costs required to service all the growth and divides that by the anticipated total growth. Based on the current calculated D.C. rates, a new single detached home would be required to pay \$6,389 for wastewater services. Note this charge is only related to the main infrastructure and other broader infrastructure required to provide wastewater services. The developer would also be responsible for the local and lateral capital costs.</p>		
		<p>5. Regarding cemeteries, I got the impression that it is only the main building for the cemetery that is assessed and not all the land (called frozen land). But the frontage is very large and carries high trunk costs. This seems unfair. Let's look at an extreme example to illustrate what I am getting at. Assume there were only 2 SDE's in the entire plan (the cemetery building is very small). The first is a home that is close to the beginning of the line. The second is the cemetery building at the end of the</p>		<p>The design population for the cemetery (based on the Oldcastle Hamlet Sanitary Report) was identified as 208 people for the entire 14 hectare cemetery. The resulting charge for the cemetery is equivalent to approximately 4 single detached units.</p> <p>With respect to your question on the frontage comparison between properties, we reviewed the various alternative approaches to calculating the applicable charges. The approach we took was based on the assumed volume of capacity required for each property. When the Town and consulting engineers were designing the sanitary system, it was designed based on the assumed volume for each property. Therefore, the sizes and location of pipes were</p>		



#	Address	Comment(s)/Question(s)	Date Received	Response	Date Response Provided	Property Specific Adjustment to Calculation
		line. All the land between the cemetery and the home is cemetery land (existing and future burial sites). So the cemetery owner and homeowner would have the same allocation? This is an extreme situation but it illustrates my point best. Can you correct me if this is an incorrect interpretation?		also based on the amount of volume assumed for each property. Since the capital costs were determined based on the assumed volume each property may use, the costs have been allocated to the properties in the same manner. This may mean that one property may have a longer frontage but pay a similar charge.		
		6. Living directly on Oldcastle Road by myself (two persons in the house), can I assume that the lowest lateral change (\$3974) would apply? I understand the numbers can change with time.		It is likely that a single family home would require the 6 inch lateral without a manhole (certain exceptions apply). Therefore, the current charge of \$3,974 would apply, however, it is noted that this charge would be updated to reflect current construction costs over time. The background report, includes a list of the applicable charges for each property		
		7. Can you also confirm that paying in lump sum form is possible and that I do not have to elect a debenture?		Yes, paying a lump sum would be possible. Assessments would be mailed out to properties once the construction has been completed fronting their property and a lateral connection is brought to the property line. A letter from the Town's Finance Department will identify the assessment value and various options for the landowner on how to pay or debenture the costs.		



#	Address	Comment(s)/Question(s)	Date Received	Response	Date Response Provided	Property Specific Adjustment to Calculation
4	5000 Regal Drive	<p>I just want to ensure my calculations are correct. At your convenience, could you kindly confirm the following:</p> <p>5000 Regal Drive – 6.40 acres / 2.59 hectares</p> <p>35 people x 2.59 hectares = 90.20 in Assumed Population 90.20 / 3.2 = 28.22 SDE 28.22 x \$7,131 = \$201,236 plus lateral charges between \$4k to \$14k</p> <p>Are my numbers correct? We'd pay +/- \$200,000 for this site?</p>	6-Feb-24	<p>Thank you for your question. Note that the background report includes a list of the applicable charges for each property (Appendix A).</p> <p>The total area of this property is 5.55 hectares. 2.25 hectares is undeveloped and would be subject to a DC. As such the main charge would be based on an area of 5.55 - 2.25 = 2.86 hectares.</p> <p>Main Charge: 2.86ha * 35 people/hectare = 100.1 assumed population 100.1 people/3.2 persons per unit = 31.3 SDEs 31.3 SDEs * \$2,255 main charge per SDE = \$70,552</p> <p>Local Charge: Local charge would be assessed on the entire 5.55 hectares. 5.55 hectares * 35 persons/hectare = 194.4 assumed population 194.4 people/3.2 persons per unit = 60.8 SDEs 60.8 SDEs * \$4,876 local charge per SDE = \$296,212</p> <p>Lateral Charge: Based on a 6 inch lateral with an inspection manhole = \$11,124</p> <p>Total Charge: \$377,889</p> <p>Note: updates to calculations made. See column to the right</p>	9-Feb-24	<p>Lot was severed. As a result, two separate calculations are provided:</p> <p>5000 Regal Drive A: Total area is 2.59 hectares</p> <p>Main Charge: 2.59ha * 35 people/hectare = 90.6 assumed population 90.6 people/3.2 persons per unit = 28.3 SDEs 28.3 SDEs * \$3,592 main charge per SDE = \$101,757</p> <p>Local Charge: 28.3 SDEs * \$5,218 local charge per SDE = \$147,802</p> <p>Lateral Charge: Based on a 6 inch lateral with an inspection manhole = \$11,124</p> <p>Total Charge: \$260,683</p> <p>5000 Regal Drive B: Total area is 2.25 hectares. Would be subject to DC for main infrastructure, however, would be subject to local charge</p> <p>Main Charge: N/A: D.C. charge</p>



#	Address	Comment(s)/Question(s)	Date Received	Response	Date Response Provided	Property Specific Adjustment to Calculation
						<p>Local Charge: 2.25 hectares * 35 persons/hectare = 78.8 assumed population 78.8 people/3.2 persons per unit = 24.6 SDEs 24.6 SDEs * \$5,218 local charge per SDE = \$128,400</p> <p>Lateral Charge: Based on a 6 inch lateral with an inspection manhole = \$11,124</p> <p>Total Charge: \$139,524</p>



#	Address	Comment(s)/Question(s)	Date Received	Response	Date Response Provided	Property Specific Adjustment to Calculation
	5100 O'Neil Drive & 5000 Regal Drive	<p>I've read through Appendix A and it appears that the only "Rosati Owned" properties that appear on Appendix A are as follows:</p> <ul style="list-style-type: none">• 5100 O'Neil Drive• 5000 Regal Drive <p>Our Regal Drive property, per below, is 6.40 acres or 2.58998811 hectares. My question is, why are you using 5.55 hectares when calculating the "Main / Local" charge?</p> <p>Also, why "Partial" under the Development Charge column if this property is vacant?</p> <p>Mind letting me know at your convenience?</p>	8-Feb-24	Thank you for your question. It appears there was a severance of the property. We will be updating the charges in the report.	9-Feb 24	5000 Regal Drive adjustments provided above.



5	3160 Moynahan Dr Old Castle ON	<p>I contacted town of Tecumseh regarding plan for new sanitary sewer service for our JfK systems inc. located at 3160 Moynahan drive facility.</p> <p>I was hoping you could provide your assessment as relates specifically to our facility and associated impacts, and timing.</p> <p>Also could you also shed some light on the ability to defer such charges if our current septic system is deemed adequate and not adversely effecting environment.</p> <p>Would we be able to continue its use, and worry about a connection in future?</p> <p>If we are unable, are we required to remove existing septic system in its entirety. Field, holding tanks etc...</p> <p>Will the town be acquiring new easements for services provided? Have these costs been included as</p>	31-Jan-24	<p>The assessment for your property is \$72,743. This is provided in the background report, Appendix A. (Note, based on updated calculations, assessment for this property is now \$87,245)</p> <p>With respect to timing, the installation of sanitary sewers within the Oldcastle Hamlet is subject to available funding, staffing resources, competing capital priorities, and Council approval. The servicing schedule has identified a 30-year program, was initiated in 2011, assuming a minimum of one phase of the sewers are installed each year. Given your location, and based on the Town's current 5 year capital works plan, the anticipated timing is 2028 to 2030. This schedule is subject to future Council approvals and could change based on changing priorities.</p> <p>The Town intends to have the Part XII By-Law for the 8th Concession Road Area consistent with the existing North Talbot Road and Sylvestre Drive Sanitary Part XII By-Laws. Please see Section 4 of the attached (Sylvestre Drive Sanitary By-law) re: Assessments, and Section 5 re: Connection & Decommissioning</p> <p>The connection on the private side will require a building permit. The removal or decommissioning of the septic system will be site specific and determined by the CBO at that time. Historically we have seen both full removal and decommissioning in place.</p> <p>The majority of the proposed sanitary sewers will be installed within the existing ROW or utility corridors. There are a few instances where easements are required and</p>	2-Feb-24	N/A
---	--------------------------------	---	-----------	--	----------	-----



#	Address	Comment(s)/Question(s)	Date Received	Response	Date Response Provided	Property Specific Adjustment to Calculation
		well? I wanted to get the ball rolling to further understand impacts.		those estimated costs have been factored into the total project costs.		



#	Address	Comment(s)/Question(s)	Date Received	Response	Date Response Provided	Property Specific Adjustment to Calculation
		<p>Additionally, I have read there are some of the property's deemed "frozen". Deferring costs till they become developed. The town is then going to address with development charges at the time of development. This places more burden on existing properties that are currently operating. The owner of property can elect to sell property, suggesting property is to be serviced increasing the value of sale, without incurring the cost of the services.</p> <p>Considering this, perhaps a more equitable solution, is to have owners of current properties, also participate in the costs associated to the main line. Bearing the Trunk, and Local fees according to the site area and current zoning for proper SDE calculations. The associated lateral fee, can be deferred until the development use of site. If a change occurs during development, the fees that have been paid can be credited or charged as necessary to adjust to suit.</p> <p>I believe this way, all owners within the area bear the necessary costs for</p>	1-Feb-24	<p>With respect to "frozen" properties, these properties do not have sewage capacity allocated or are not intended to be serviced. With respect to properties that are vacant (will be developed), they will pay Development Charges for the growth-related portion of the works when they develop and will also pay the Part XII capital charges for the local costs. The share of the costs allocated to the existing properties does not increase as a result of the properties that are yet to be developed.</p> <p>The existing properties do pay into the main trunk costs, however, as required by Provincial Legislation (the Development Charges Act and the Municipal Act), the main trunk costs are split between:</p> <p>growth-related (i.e. required to accommodate new development) which is paid by Development Charges at the time of building permit; and non-growth-related (i.e. benefiting existing homes and businesses) which can be paid through Part XII capital charges.</p> <p>Note, this is provided in table 3-2 of the background report which allocates the Town costs between growth (Development Charge) and non-growth (Benefit to Existing).</p>		



#	Address	Comment(s)/Question(s)	Date Received	Response	Date Response Provided	Property Specific Adjustment to Calculation
		improvement, equally. If not, others could benefit, without any contribution to necessary service changes.				



#	Address	Comment(s)/Question(s)	Date Received	Response	Date Response Provided	Property Specific Adjustment to Calculation
6	2020 Fasan	<p>I have received the notice for this project and have watched your video as well as reviewed the literature provided. Generally speaking, sign me up for new sanitary and I am certainly willing to pay my fair share. However, the only issue I have is the cost recovery method. Your firm mentions that the gross area was deemed to be the 'fairest' method but what would gross area have anything to do with water consumption & sanitary output ?</p> <p>For example, our property is approximately 1 acre but we only have 2 - 2pc washrooms, 1 commercial washing machine w/ sink that only runs 1 or 2 times a month; no tubs, hot tubs, showers or other related amenities. Further, typical use occurs during business hours Mon-Fri; any home on a much smaller lot has a much higher water consumption.</p> <p>I would appreciate your commentary on this matter. Thank you,</p>		<p>Thank you for your question. The approach we used to calculate the charges for each property is based on the assumed capacity built into the system. When the Town and consulting engineers were designing the sanitary system, it was designed based on the assumed volume for each property type (e.g. residential vs. commercial vs. industrial). Therefore the sizes and location of pipes were also based on the amount of volume assumed for each property. Since the capital costs were determined based on the assumed volume each property (by type) may use, the costs have been allocated to the properties in the same manner.</p> <p>To achieve this, we have utilized a single detached equivalent approach. That is, how much volume is assumed for each property relative to how much volume one single detached home would be assumed to need. If a property type is assumed to use 3 times the amount of a single detached dwelling, then the applicable charge will be based on 3 single detached equivalent units. Note that when determining the capacity requirements at the outset, assumptions are required based on the land use types. This flow per hectare assumption would apply to all land uses in that category (e.g. industrial). Although the capacity needs may vary for different specific industrial properties, when the system was designed the average volume requirement per hectare was used for all industrial properties. Therefore the applicable charges are based on this as well.</p>	1-Feb-24	N/A



#	Address	Comment(s)/Question(s)	Date Received	Response	Date Response Provided	Property Specific Adjustment to Calculation
7	Not Provided	<p>We represent an owner with an interest in the work that has been undertaken on the cost recovery strategy associated with sanitary sewer services within the 8th Concession Road Sanitary Sewer Outlet Area</p> <p>I have a question with respect to the S.D.E.s as it relates to non-res properties</p> <p>How is the Population Density (persons per hectare) arrived at for different types of non-res / employment related uses?</p> <p>Can you direct me to the source of that data please – I did not find a reference in the 2019 DC Background Study (perhaps I missed it).</p> <p>Appreciate your earliest response in order that we can advise the client and provide written comments by the Feb. 16th date if required.</p>	7-Feb-24	<p>The population density is found in Appendix A-6 (Oldcastle Hamlet Sanitary Servicing - 8th Concession Road Trunk Sanitary Sewer Outlet) of the 2018 Water and Wastewater Master Plan. More specifically, subsections 3.2 and 3.3. This can be found on the Town's website here: https://www.tecumseh.ca/en/town-hall/water-and-wastewater-master-plan.aspx</p> <p>These figures for the sanitary flow projections were utilized in sizing the infrastructure. For industrial and commercial developments, this would generally equate to 35 persons/hectare, depending on the specific property.</p>	8-Feb-24	N/A



8	5050 Howard Avenue, Oldcastle, Ontario, N9A 6Z6	<p>I am writing to you on behalf of the Pastoral Team of the Windsor Community of Christ, 5050 Howard Avenue, Oldcastle, Ontario, N9A 6Z6.</p> <p>We are in receipt of the letter from Mr. Phil Bartnik, P. Eng Director of Public Works & Engineering Services, The Corporation of the Town of Tecumseh.</p> <p>Upon receipt of this letter we are experiencing considerable anxiety about the potential financial impact that might be channeled to us as a result of this decision by the Town of Tecumseh as they move forward with this Public Works Project.</p> <p>As a Non Profit Christian church we have extremely limited resources available to us to direct toward any costs that may be incurred by us as a result of this project.</p> <p>We are quite concerned that the Town of Tecumseh owed us an explanation regarding this project forthcoming as we proceeded with septic upgrades a little over a year ago. At that time we followed appropriate protocol and applied for a permit from the Town of Tecumseh to proceed with the work to upgrade our septic system. The cost of this upgrade was approximately \$40,000. which was an almost</p>	12-Feb-24	<p>With respect to the anticipated timing of the construction of the pipes that would service your property, this would be approximately 15 to 20 years. Since payment for the sewers would not occur until the date of the property connecting into the system, this means no funds would be required until then. Typically, septic systems last approximately 20-30 years so any payments would not occur until closer to the end of your new septic system's life. I would also note that the Town will consider payment plans.</p> <p>Assessments would be mailed out to properties once the construction has been completed fronting their property and a lateral connection is brought to the property line. A letter from the Town's Finance Department will identify the assessment value and various options for the landowner on how to pay or debenture the costs.</p> <p>With respect to the assessment for 5050 Howard Avenue, this is located in Appendix A of the background report which provides a list of the applicable charges for each property. Note that these calculations are based on the capital costs identified in 2023 dollars. When the construction of the works is complete, the assessments will be based on the actual construction costs.</p> <p>The costs for the sewers have been allocated to each property based on the relative share of the capacity built into the system. For your property, the following provides a summary of the calculations:</p> <p>The total area of this property is 1.40 hectares. 1.40ha * 45 people/hectare = 63.0 assumed population</p>	16-Feb-24	<p>Population density for church has been updated to 61.7 persons/hectare based on wastewater masterplan</p> <p>1.40ha * 61.7 people/hectare = 86.4 assumed population 86.4 people/3.2 persons per unit = 27.0 SDEs</p> <p>Main Charge: 27 SDEs * \$3,592 main charge per SDE= \$96,965</p> <p>Local Charge: 27 SDEs * \$5,218 local charge per SDE = \$140,841</p> <p>Lateral Charge: Based on a 6 inch lateral with an inspection manhole = \$11,124</p> <p>Total Charge: \$248,930</p>
---	---	---	-----------	--	-----------	---



	<p>insurmountable cost to us. The Town granted our permit and we proceeded with the work.</p> <p>If the Town granted the permission for this work that we undertook to proceed it is our opinion that the Town of Tecumseh in its due diligence inform us at the time that this municipal project was underway and likely to proceed. It would have potentially assisted us in making the decision NOT to proceed and absorb such a financial burden.</p> <p>Given that we proceeded with the upgrade and since then replaced our roof on the entire church building and are in the contracted process of replacing windows we have NO funds left to support the 8th Concession Sanitary Sewer Outlet.</p> <p>We at this point are concerned that such a decision by the Town of Tecumseh could in fact cause us financial ruin and jeopardize our ability to continue to exist.</p> <p>We would greatly appreciate transparent dialogue with yourself and the Town of Tecumseh Public Works & Engineering Director Mr. Phil Bartnick,. We have visited the website in the communication sent out and must say it left us bewildered as to what the real impact might be to us.</p>		<p>63.0 people/3.2 persons per unit = 19.7 SDEs</p> <p>Main Charge: 19.7 SDEs * \$2,255 main charge per SDE= \$44,404</p> <p>Local Charge: 19.7 SDEs * \$4,876 local charge per SDE = \$95,933</p> <p>Lateral Charge: Based on a 6 inch lateral with an inspection manhole = \$11,124</p> <p>Total Charge: \$151,521</p> <p>Thank you for your feedback. We will be compiling all responses from the community and ensure they form part of the staff report back to Council</p> <p>Note calculation has been updated see column to the right</p>		
--	---	--	---	--	--



		<p>The information is far more technical than an individual can comprehend related to financial costs that they may be burdened with as this project proceeds which is unfair in its vague technical jargon.</p> <p>Please respond that you are in receipt of our letter and respond to us as expediently as possible to allay our fears of closure as a result of the decision the Town of Tecumseh has made</p>				
--	--	---	--	--	--	--



#	Address	Comment(s)/Question(s)	Date Received	Response	Date Response Provided	Property Specific Adjustment to Calculation
9	5050 Howard Avenue, Oldcastle, Ontario, N9A 6Z6	<p>If you are saying the actual cost to us would be in the range of Total Charge: \$151,521 this is ridiculously untenable for a NON PROFIT Christian Church and the mission centre will NOT permit us to pay over time or take out a loan.</p> <p>We may be looking at some sort of appeal on this if this is what you are suggesting. Perhaps investigating with the OMB or approaching the media about how the Town of Tecumseh is delivering us a nightmare.</p> <p>How does the Town justify delivering a bill of this amount to anyone?</p> <p>We are in complete distress because of this information if we are reading and understanding it correctly.</p>	16-Feb-24	<p>Hi Jon,</p> <p>I appreciate the significance of the cost on the church. The approach the Town has taken in respect of these pipes is similar as the approach they have taken in other areas of the Town. For example, in the North Talbot servicing area, the cost of the pipes required to service that area was shared amongst the properties in that area, which included a church I believe.</p> <p>Your comments are noted and will be incorporated in our report to Council.</p>	16-Feb-24	



#	Address	Comment(s)/Question(s)	Date Received	Response	Date Response Provided	Property Specific Adjustment to Calculation
10	5050 Howard Avenue, Oldcastle, Ontario, N9A 6Z6	<p>Daryl,</p> <p>With all due respect we are not going to let this go unnoticed as this has a drastic impact on us and we view it as unfair and unrealistic. The Town of Tecumseh appears to have little regard for the impact this would have on property holders affected by this decision.</p> <p>Sending us documentation that is not clear and concise and requires an engineering degree to interpret is NO consolation whatsoever.</p> <p>The information on the website and the Appendix A that you referenced in your response is insufficient to assist with comprehension. Anything of this magnitude should be in layman's terms and not shrouded with information the reader cannot interpret. It would be appreciated if you conveyed this message to the Mayor and Councillors.</p> <p>After receipt of your response I contacted our neighbours at Al-Hijra Academy and Mosque who were also shocked by the audacity</p>	16-Feb-24		No response provided	



#	Address	Comment(s)/Question(s)	Date Received	Response	Date Response Provided	Property Specific Adjustment to Calculation
		<p>that the Town of Tecumseh saw this as appropriate and reasonable. How could anyone in this corridor possibly continue to exist with this albatross that the Town of Tecumseh has delivered to them. NON PROFIT organizations are just as termed NON PROFIT. There seems to be no regard at all for the work done by faith communities which is ALL volunteer. We will together become a very loud voice combatting this initiative and unreasonable financial obligation imposed upon us.</p>				



#	Address	Comment(s)/Question(s)	Date Received	Response	Date Response Provided	Property Specific Adjustment to Calculation
11	5050 Howard Avenue, Oldcastle, Ontario, N9A 6Z6	<p>Hello Daryl,</p> <p>It is our feeling after considerable investigation that churches and Non Profit organizations are exempt from any special assessment levy or tax / surtax levied to pay for specific local infrastructure projects such as the construction or maintenance of roads or sewer lines. After researching this issue if necessary we will consult the Ontario Land Tribunal .</p> <p>This e mail serves as our claim that we intend to enforce and pursue any exemption at our disposal.</p> <p>We will be collaborating with all of the churches and Non Profit Organizations in this affected corridor in close proximity to our address to collectively respond to this unreasonable unmanageable burden suggested by the Town of Tecumseh. It is our belief that this would involve four (potentially 5) churches, a Mosque, a Private Muslim school and a branch of the Royal Canadian Legion.</p> <p>It is our desire that our position regarding our perceived exemption</p>	16-Feb-24		No response provided	



#	Address	Comment(s)/Question(s)	Date Received	Response	Date Response Provided	Property Specific Adjustment to Calculation
		be shared with the Council Members of the Town of Tecumseh.				
12	Various properties on Highway 3	<p>Cosmopolitan Associates Inc. (CAI) represents Arbor Memorial Inc. (Arbor) on planning and land development matters.</p> <p>Arbor are the owners of five properties in the Oldcastle area including Victoria Memorial Gardens, Greenlawn Memorial Gardens, and the Victoria Greenlawn Funeral Home & Cemetery.</p> <p>Please see our commenting letter attached.</p> <p>We are requesting a virtual meeting with the project team to discuss out</p>	16-Feb-24	<p>Suggested meeting to discuss questions, as requested in letter. Meeting set for June 24, 2024.</p> <hr/>	1-Apr-24	



#	Address	Comment(s)/Question(s)	Date Received	Response	Date Response Provided	Property Specific Adjustment to Calculation
		<p>concerns and objections. Please advise as to your availability.</p> <p>Please also include us in any updates or notifications on this project going forward.</p> <p>Thank you.</p> <p>Excerpts included below:</p>				
		<p>We object to the overall assessment of Arbor's properties. It is also unclear from the provided materials if participation within the 8th Concession Road Sanitary Sewer Outlet Service Area is mandatory, and if this is the only time properties will be allowed to opt in to participation in the 8th Concession Road Sanitary Sewer Outlet Service Area</p>		<p>It is mandatory to connect when the sanitary service is available. The charge is only applicable at the time of connection.</p>		
		<p>Death-care uses are unlike other commercial uses, and should not be treated as such for the application of the SDE methodology since the density and intensity of use is much lower than a typical commercial use. Our concern is that a standardized SDE methodology may not be applicable to death-care uses.</p>		<p>When pipes were designed and sized, the same non-residential assumption of flow per hectare was assigned.</p> <p>We have also acknowledged and reduced the assessment to the Cemetery by identifying a large portion of the properties as 'frozen'.</p>		



#	Address	Comment(s)/Question(s)	Date Received	Response	Date Response Provided	Property Specific Adjustment to Calculation
	1965 Highway 3	<p>1965 Highway 3 (Roll No. 470-06000) The property consists of a single-family residential dwelling at the northeast corner of Greenlawn Memorial Gardens, and was a caretaker's residence. We have to verify if this property is still under Arbor's ownership. Notwithstanding, this property has been assessed a total of \$32,183.</p> <p>However, we object to the current assessment of the property as 3.0 Single Dwelling Equivalent (SDE). The structure should be assessed for only 1.0 SDE as existing and that the total charge assessed should also be revised to reflect the current and foreseeable use of the property.</p>		Based on further review, this will be updated in the final calculations.		<p>Updated calculation to one (1) S.D.E. Updated charge as follows:</p> <p>Main Charge: 1 SDE * \$3,592 main charge per SDE = \$3,592</p> <p>Local Charge: 1 SDE * \$5,218 local charge per SDE = \$5,218</p> <p>Lateral Charge: Based on a 6 inch lateral without an inspection manhole: \$3,974</p> <p>Total Charge: \$12,784</p>



#	Address	Comment(s)/Question(s)	Date Received	Response	Date Response Provided	Property Specific Adjustment to Calculation
	1805 Highway 3	<p>1805 Highway 3 (Roll No. 470-05900) The property consists of the existing Greenlawn Memorial Gardens cemetery and associated structures:</p> <ul style="list-style-type: none">- Cemetery administration building- Cemetery maintenance / workshop building- Mausoleum building <p>The structures within property that require servicing are currently serviced by private services. As an established and operational cemetery, there are no anticipated changes nor is there any redevelopment potential on the property other than for death-care uses. The property has been assessed for a total amount of \$48,508. We object to the current assessment of the property as 5.2 Single Dwelling Equivalent (SDE). The 'partial' development charge assessment is also inapplicable in the instance of this specific use of the property and its associated structures.</p>		<p>Partial titling on DC column is incorrect. Should be N/A as none of this area is subject to DC. This has no impact on charge.</p> <p>Already reduced the usage to the 8% of the total property. The areas related to the cemetery are exempt/frozen lands. Only the areas with the buildings have been assessed for this charge.</p>		N/A



#	Address	Comment(s)/Question(s)	Date Received	Response	Date Response Provided	Property Specific Adjustment to Calculation
	1525 Highway 3	<p>1525 Highway 3 (Roll No. 470-05800) The property consists of the existing Victoria Greenlawn Funeral Home & Cemetery and, similar to the other Arbor properties, is serviced by private services. This property has been assessed with a future 'partial' development charge which is also inapplicable in this instance, since there is no redevelopment potential associated with this use.</p> <p>We object to the current assessment of the property as 5.3 Single Dwelling Equivalent (SDE), and the property has been assessed for a total amount of \$49,200.</p>		<p>The "Partial" titling is incorrect in the DC column. This has no impact on the Part XII charge applied to this property. Only the area of the property related to the building is being assessed, based on commercial population equivalent density. The total property area has been reduced to 6.8% of the total area as the remaining portions are considered exempt.</p>		N/A



#	Address	Comment(s)/Question(s)	Date Received	Response	Date Response Provided	Property Specific Adjustment to Calculation
	1405 Highway 3	<p>1405 Highway 3 (Roll No. 470-05700)</p> <p>The property is currently undeveloped per the tax records but in actuality is a portion of the existing Victoria Memorial Gardens cemetery property. There is no existing development since the lands are the future burial gardens and are currently approved/zoned as such. There are no anticipated changes nor is there any redevelopment potential on the property, and as such it has been incorrectly assumed that the property would pay a development charge at a future time. As mentioned previously, this parcel along with the rest of the cemetery is a permanent land use, and is preserved as such in perpetuity.</p> <p>We object to the current assessment of the property as 6.8 Single Dwelling Equivalent (SDE), for a total amount of \$44,188. The entire property should be treated as 'exempt with no flow', similar to the burial gardens portion of the cemetery lands, and the total charge assessed should be revised to zero.</p>		<p>If these are future burial gardens and cannot be built upon, this property should also be frozen. Local and lateral charges should thus also not apply here. This will be updated in the final report to Council.</p>		<p>Updated to reflect that \$0 charge will apply to this property.</p>



#	Address	Comment(s)/Question(s)	Date Received	Response	Date Response Provided	Property Specific Adjustment to Calculation
	1185 Highway 3	<p>1185 Highway 3 (Roll No. 470-05600)</p> <p>The property consists of the existing Victoria Memorial Gardens cemetery and associated structures: Cemetery administration building Cemetery maintenance / workshop building</p> <p>The structures within property that require servicing are currently serviced by private services. As an established and operational cemetery, there will be no changes nor is there any redevelopment potential on the property other than for death-care uses. As mentioned previously, cemeteries are a permanent land use, and are preserved as such in perpetuity.</p> <p>The property has been assessed for a total amount of \$28,624. We object to the current assessment of the property as 2.5 Single Dwelling Equivalent (SDE). The 'partial' development charge assessment is also inapplicable in the instance of this specific use of the property and its associated structures, and as such it has been incorrectly assumed that the</p>		<p>The "Partial" titling is incorrect in the DC column. This has no impact on the Part XII charge applied to this property. Only the area of the property related to the building is being assessed, based on commercial population equivalent density. The total property area has been reduced to 3.77% of the total area as the remaining portions are considered exempt.</p>		



#	Address	Comment(s)/Question(s)	Date Received	Response	Date Response Provided	Property Specific Adjustment to Calculation
		property would pay a development charge at a future time.				



13	5370 Oldcastle Rd./5360 Oldcastle Road	<p>I live at 5370 Oldcastle Rd. as well as one of the owners of the farm land at 5360 Oldcastle Rd.</p> <p>I have read the reports and viewed the video on the Tecumseh Municipality's website and found them to be most informative but a little confusing from the perspective of a layperson who is not well versed in wastewater servicing and treatment management.</p> <p>I have a few questions and comments for personal clarification.</p> <p>Areas for clarification:</p> <ol style="list-style-type: none">1. The example used in the beginning of the video demonstrating calculation of fees for residential owners (I believe) the property type is shown as being business and not residential. I found this example to be somewhat confusing.2. I found the use of Town instead of Municipality in the video and reports to be very confusing. (Town, like the name Hamlet, is a name that describes a settlement area) The City of Windsor and the Town of Lasalle are the only two urban municipalities in	16-Feb-24	<p>The official corporate name of Tecumseh is the Corporation of the Town of Tecumseh. The official names of the other municipalities in the County are:</p> <ul style="list-style-type: none">• Town of Essex• Town of LaSalle• Town of Amherstburg• Town of Kingsville• Municipality of Lakeshore• Municipality of Leamington	2-Apr-24	
----	--	--	-----------	--	----------	--



our region. All other municipalities, in Essex County, are rural municipalities.

An Urban Municipality has one settlement boundary and all growth and development is directed within that boundary.

A Rural Municipality is a large agriculture region that contains one or more settlement areas with boundaries, within the larger boundary of the municipality. Historically they were referred to as Townships.

The Municipality of Tecumseh is an agricultural region containing the Settlement areas of; the Town of Tecumseh, Village of St. Clair Beach and the Hamlet of Tecumseh in the North and the Hamlets of Oldcastle and Maidstone in th South. Therefore this makes Tecumseh a rural municipality defined as a Township.

Therefore TOWN exists in the name only and the use of it instead of referring to our incorporated area as MUNICIIPALITY causes confusion. By using the word Town throughout the video and reports, it implies that our Hamlet settlement, in the South, exists within a Town settlement in the



North. Both settlements are Prime Settlement Areas, thirty minutes apart.

By using the word TOWN, as a shorter way to refer to our municipality, is confusing. The use of the word TOWN in the video and reports implies, we are an Urban Municipality and therefore places one settlement area, inside another settlement area. (In other words, you might compare it to giving your dog the name horse and then referring to your dog as a horse. Horse sleeps at the end of my bed . This sentence is visually confusing, My dog sleeps at the end of my bed. This sentence is not confusing.)

Since there is only one incorporated urban settlement in Essex County (The Town of LaSalle) I am confused when the word TOWN is used to name a Rural MUNICIPALITY.

I did find communicating this information through video to be very beneficial.



#	Address	Comment(s)/Question(s)	Date Received	Response	Date Response Provided	Property Specific Adjustment to Calculation
		1. Could you explain what the Lateral fees to the individual house owner entails. Does it refer to the hook up to the outlet on the main trunk? Am I responsible for the cost and for finding someone to hook up the sewer line from my house to the main outlet?		The Lateral component is the cost related to install the pipe within the municipal road allowance connecting the sewer to a property. The Town will build the infrastructure up to the property line and the homeowner is responsible for providing the connection.		
		2. How is the money used that is collected from future development fees when development occurs?		Development charges are collected when a building permit is issued for a development. These funds are collected into a D.C. reserve fund for growth-related projects that have been identified in the D.C. background study. Once one of these projects is complete and funding is required, the funds collected from development in the D.C. reserve funds are drawn upon to fund the projects.		
		3. Does the homeowner, who has contributed to the main trunk line, benefit in any way from the collection of development fees?		The collection of D.C.s ensures that growth pays for growth and that the proportion of costs related to these works for development not currently in place would be imposed on these new homes, and not on existing residents.		
		4. It has come to my attention, from other citizens, that some properties have been missed. If this is so, once they have been included, would this lower the cost of the main trunk to the individual homeowner?		There are a number of properties within the Sewer Outlet area that are currently serviced by existing sanitary sewers. The wastewater flows from these properties have been temporarily discharging into the North Talbot Road Sanitary Sewer Outlet, until a time that it can connect into the 8th Concession Road trunk sanitary sewer. These properties are not subject to the charge.		



#	Address	Comment(s)/Question(s)	Date Received	Response	Date Response Provided	Property Specific Adjustment to Calculation
		<p>5. Recently, it has been announced that the Municipality of Tecumseh may be receiving money from the Housing Acceleration Fund. If this money is received;</p> <p>a) Can any of this money be applied to the Oldcastle wastewater servicing to help lower cost to the individual home owner? b) Can this money be used for the purpose of advancing the Municipality's present time line for the purpose of speeding up the installation process of the 'new sewer infrastructure plan' needed for new housing developments in Oldcastle?</p>		<p>The funding received from HAF is to be utilized for infrastructure to support new development. If the funds were to be used to offset the cost of these works, these funds would not reduce costs to the existing homeowners but would rather be used to offset growth-related costs for new development.</p>		N/A
		<p>6. Concerning the mapped area of 5360; I am not clear as to why there is a section of Lot 302 N of Talbot Rd. along the Oldcastle Rd. charged for the trunk line and not included in the future development charges?</p>		<p>The property is identified as an existing home and is not identified for future development</p>		N/A



14	<p>We have noticed that in the tables provided in the Town of Tecumseh report there are some numbers and statements that don't seem to add up. From the outset the town assessed the property at 56 or 57,000. for our share based on 2 building lots. Upon further discussion with the town they realised that was not possible and reassessed us at 38,000.</p> <p>Page 15 of 19 on the towns' website it states, "A correction was made to the assumption that the property be assessed for 2 local residential lots as a future severance was deemed highly unlikely upon further review. This resulted in a revision to the schedule of assessment, specifically the amount assessed for local main charges and the lateral charges". Nov. 22 2017 it states. ---5511 Walker rd. Will be assessed for 1 local residential lot and remaining area of business development. This also may be misleading if 1 residential lot is considered 100 ft of the frontage. Our residential lot is over 100 ft wide based on the home and outbuilding making up roughly 140 ft. There is only 50 ft. or so on the north</p>	16-Feb-24 You are correct. The portion of the property that is currently utilized would be charged 1 SDE and the undeveloped portion would be charged based on the average development density for future development. Similarly, the neighbouring property 5521 will also be updated.	2-Apr-24	<p>Updated to charge based on one SDE for both properties:</p> <p>5511 Walker Road & 5521 Walker Road: Main Charge: 1 SDE * \$3,592 main charge per SDE = \$3,592</p> <p>Local Charge: 1 SDE * \$5,218 local charge per SDE = \$5,218</p> <p>Lateral Charge: Based on a 6 inch lateral without an inspection manhole: \$3,974</p> <p>Total Charge: \$12,784</p>
----	---	---	----------	---



side of the lot where we play games and should not be considered for part of business park. We live on about 200 x 200 ft area that has been extensively landscaped. Only the remaining acre and a half at the rear of property would be considered business park. Also, at the time of purchase our property was zoned residential/agricultural. The town of Tecumseh changed the zoning, without our knowledge and without any correspondence or written notice, to business park. We only found this out at the 2017 sewer meeting. The home itself is only a 2 bedroom, 1050 sq. ft. with 1 full bath and 1 2pc. bathroom with only 2 of us living here.

Now on the table showing the increased updated cost it reads near the end of the report on page 9 of 9 that...

--- 5511 walker rd. will be assessed for 2 local residential lots and the remaining as business development. So we're having a problem understanding why these discrepancies exist between the two of you and would welcome you to come out and see exactly what type of property you are assessing.

There are other issues as well that we



don't understand involving the (pop and the sde) as they relate to the property next door at 5521.

On the Capital Charges Background Study page A17 the assessment area for 5511 is .38 and for 5521 it is .13 with our property supposedly capable of supporting 23.4 people and theirs only 8.

Also, the sde for our single lot supporting 7.3 fictitious sde's and theirs only 2.5 sde's. The frontages are similar with theirs I think being a bit wider. We have no intention of adding 7.3 sde's to the property, we live in one small home and like it this way. The 5521 property being assessed as 2 building lots where ours should be assessed as 1 building lot, as per our discussions with the town, is being assessed only 1/3 of an acre or, .13 hectares. That would not be consistent with 2 building lots. The difference on the total main trunk charges are significantly higher for us to the tune of 10,872 considering both properties only currently have 1 residence on them but theirs being capable of adding another to the front of the property and we cannot.

We also noticed a property at 5635 Walker rd. that has 0.61 hectares. It has the capability of supporting 14.2



more people and 4.5 more homes but are being charged only 1,552 dollars more than we are. That is more than half the number of sde's that we can apparently support, which we won't be adding.

Another calculation that may not change things that much is when our property at 5511 was purchased it was supposedly 2.67 acres and since being here the highway 11 was widened and we lost 10 to 12 feet of frontage by 200 feet. we were told we now have 2.5 acres. Under your assessment area for main local, the table on this page shows 1.01 hectares which I believe is 2.7 acres.

In conclusion, we are not trying to get away with not paying our fair share of sewer charges but to see fairness as they pertain to our situation in these particulars we have outlined. I neither have the time nor the willingness to go over every property on all of the report but we feel this is an unrealistic amount of money for a property with 1 home with 2 people living on it. From just a quick look over the tables we are one of the highest single family properties to have such an exorbitant assessment. We understand that the property has value and that the town



would love to have us gone so better use of the property could be made and more money could end up in their tax coffers but running us out of town is hardly the way to do it.
Thank you for allowing our feedback and we are looking forward to hearing from you on this matter.



#	Address	Comment(s)/Question(s)	Date Received	Response	Date Response Provided	Property Specific Adjustment to Calculation
15	5360 Oldcastle Road	<p>Pls refer to screen shot below and advise answers to following questions:</p> <p>1 Why are there 2 line entries for subject property?</p> <p>2 why is there a development charge?</p> <p>3 why 1.05 AND .43 Assessed Area? My only lot is 1.05</p>	16-Feb-24	In review of the Property Assessment data on the Town/County's GIS database, your property as well as the property behind your house (outlined in yellow in the map below) were both listed at 5360 Oldcastle Road. Your property (Roll number 490000091060000) has been assessed a charge for one single detached unit. We will follow up with staff to confirm the appropriate address for the yellow outlined property.	2-Apr-24	<p>5360 Oldcastle Road A (Roll No. 490000091060000):</p> <p>Main Charge: 1 SDE * \$3,592 main charge per SDE = \$3,592</p> <p>Local Charge: 1 SDE * \$5,218 local charge per SDE = \$5,218</p> <p>Lateral Charge: Based on a 6 inch lateral with an inspection manhole = \$3,974</p> <p>Total Charge: \$12,784</p> <p>5360 Oldcastle Road B (Roll No. 490000091060000): Total area is 31 hectares. Would be subject to DC for main infrastructure, however, to be assessed the equivalent of 2 SDEs for the local charge</p> <p>Main Charge: N/A: D.C. charge</p> <p>Local Charge: 2 SDEs * \$5,218 local charge per SDE = \$10,435</p>



#	Address	Comment(s)/Question(s)	Date Received	Response	Date Response Provided	Property Specific Adjustment to Calculation
						Lateral Charge: Based on two 6 inch lateral with an inspection manhole = \$7,948 Total Charge: \$18,383
16	5100 Howard Avenue	<p>I am the president of the Alhijra Mosque and school, I believe we are located within the area where the proposed sanitary sewer outlet will take place. On behalf of our board of directors, we want the Town of Tecumseh to know that our budget does not allow us to spare any extra expenses towards infrastructure. We are a nonprofit organization and have been operating with a deficit. Any more financial burden will make it difficult for us to operate.</p> <p>Please convey our concern to the town of Tecumseh on this subject.</p>	19-Feb-24	Your comments are appreciated. We note that the charge will not be imposed until the service connection is available which is not anticipated for 15-20 years for this area. Subsequently, the Town will offer a payment schedule to pay the charge over a term of approximately ten to twenty years.		N/A



#	Address	Comment(s)/Question(s)	Date Received	Response	Date Response Provided	Property Specific Adjustment to Calculation
17	3800 Castlewood Court	Regarding the 8th concession Sanitary sewer. I believe this should be directed to the township but since this was the email provided, I am forwarding it to you. When I built my home in 2011, I paid for sewers in my development fees. The cost between an unserviceable lot and a serviced lot that paid development fees should be the same. To charge us extra is unfair.	18-Feb-24	Further review, analysis and discussion will take place with the Town and consultant on this inquiry. If any changes are determined to be necessary they would be captured as part of the consultants final report.	1-Apr-24	N/A
18	5000 8 th Concession Road	<p>The subject lands have a gross land area of 5.01 hectares which has been used in the calculations prepared by Watson & Associates to generate of 54.8 single detached equivalents.</p> <p>Approximately 1.4 hectares of the subject property is currently undeveloped and will remain undeveloped in the future due to:</p> <ul style="list-style-type: none"> • Ministry of Transportation setbacks from Highway 401; • Municipal setbacks from the 8th Concession right-of-way; • The location of a storm water management pond maintained as a requirement under WCC's operating license with the MECF; and • Permeable grassed areas that are 	16-Feb-24	<p>Thank you for your questions and comments. The approach we used to calculate the charges for each property is based on the assumed capacity built into the system. When the Town and consulting engineers were designing the sanitary system, it was designed based on the assumed volume for each property type (e.g. residential vs. commercial vs. industrial). Therefore, the sizes and location of pipes were also based on the amount of volume assumed for each property. Since the capital costs were determined based on the assumed volume each property (by type) may use, the costs have been allocated to the properties in the same manner.</p> <p>To achieve this, we have utilized a single detached equivalent approach. That is, how much volume is assumed for each property relative to how much volume one single detached home would be assumed to need. If a property type is assumed to use 3 times the amount of a single detached dwelling, then the applicable charge will be</p>	2-Apr-24	N/A



#	Address	Comment(s)/Question(s)	Date Received	Response	Date Response Provided	Property Specific Adjustment to Calculation
		<p>required to remain undeveloped and are constrained by grading.</p> <p>Furthermore, limitations on the peak stormwater discharge rate to the Highway 401 ditch were previously established by the Town and the Ministry of Transportation.</p> <p>Consequently, the net land area of the subject property is approximately 3.6 hectares. It is noted that other properties within the study area appear to have exceptions relating to total hectarage where the land holding is large, but the actual developed area is smaller, and where no future development potential is identified. We submit that considering the subject lands have reached its development potential and that a substantial area of the site is permeable and devoted to storm water management, reducing sanitary sewer flow, a net land area measurement is appropriate to calculate the SDE's for the subject lands.</p>		<p>based on 3 single detached equivalent units. Note that when determining the capacity requirements at the outset, assumptions are required based on the land use types. This flow per hectare assumption (based on total area of the properties) would apply to all land uses in that category (e.g. industrial). Although the capacity needs may vary for different specific industrial properties, when the system was designed the average volume requirement per hectare was used for all industrial properties. Therefore, the applicable charges are based on this as well.</p>		



#	Address	Comment(s)/Question(s)	Date Received	Response	Date Response Provided	Property Specific Adjustment to Calculation
		<p>Thank you for your response to our letter sent on behalf of Waste Connections of Canada Inc. dated February 16, 2024 regarding the cost recovery strategy for the 8th Concession Sanitary Sewer Outlet and contributions of our client, being the owner of 5000 8th Concession Road.</p> <p>We understand how the SDE approach has been applied as an equitable method of establishing the relative volume of each property and that capacity requirements are based on land types. However, it is our position that the per hectare assumption should not be based on gross property area. In the case with 5000 8th Concession Road, approximately 1.4 hectares is undeveloped and shall remain undeveloped due to a number of constraints, which are set out in the aforementioned letter. Therefore, we would like to understand why the net property area cannot be used in the assumptions where there are clearly limitations to the industrial use ever occupying more than 75% of the gross property area.</p>	2-Apr-24	<p>Thank you for the inquiry. The gross area was used in determining the sizing and capacity of the infrastructure required. As such, the gross area has been used to apply to charge to the properties. If we utilized the net developable area rather than the gross area, then we would need to do so for all properties in the 8th Concession Area. This would require an update to all of the calculations which may result in an increase or a decrease to your clients applicable charges. We would not apply the net developable area calculation to one property alone.</p>	2-Apr-24	



#	Address	Comment(s)/Question(s)	Date Received	Response	Date Response Provided	Property Specific Adjustment to Calculation
		Please comment on this aspect of our written submission in order that we may advise our client.				



#	Address	Comment(s)/Question(s)	Date Received	Response	Date Response Provided	Property Specific Adjustment to Calculation
19	3765 Castlewood Court	<p>First off I apologize for this late request for additional information. I have been away in January / February.</p> <p>I have reviewed the PDF and plan to view the video provided to our community which was addressed in the letter from the township, dated January 12, 2024.</p> <p>When reviewing the information I understand the projected cost allocation for the municipality's portion (residential) is based on average use (3.2 people per household). At one time it was determined by frontage/footage of one's lot. From your document (which is done well btw) I understand I would have fees due to the municipality and additionally need to pay a contractor to complete the sewer line hookup and retire the septic tank. Can you provide me an estimate for projected costs for: 1) fees to the municipality and 2) completion of the hookup and retire the septic tank for 3765 Castlewood Crt. Thanks in advance.</p>	23-Feb-24	<p>1) Given that this is a residential home, this property is assessed as 1 SDE.</p> <p>Main Charge: 1 SDEs * \$2,255 main charge per SDE = \$2,255</p> <p>Local Charge: 1 SDEs * \$4,876 local charge per SDE = \$4,876</p> <p>Lateral Charge: Based on a 6 inch lateral with an inspection manhole = \$3,974</p> <p>Total Charge: \$11,105</p> <p>Note: subsequent to response and based on updated to calculations, charges have been updated as follows:</p> <p>Main Charge: 1 SDEs * \$3,592 main charge per SDE = \$3,592</p> <p>Local Charge: 1 SDEs * \$5,218 local charge per SDE = \$5,218</p> <p>Lateral Charge: Based on a 6 inch lateral with an inspection manhole = \$3,974</p> <p>Total Charge: \$12,784</p>	1-Apr-24	N/A



#	Address	Comment(s)/Question(s)	Date Received	Response	Date Response Provided	Property Specific Adjustment to Calculation
				2) Fees for hookup - The Town cannot provide an estimate as every site is different. Town suggests obtaining a quotation from multiple contractors		
	3765 Castlewood Court	Do you have an estimate of when the residential phase will occur on Castlewood Court? I understand that you can't predict exactly when but just wondering approximately so that we can plan for the installation on our side.	2-Apr-24	The extensions of sanitary sewer projects within the Oldcastle Hamlet will be included within future Public Works & Engineering Services 5-Year Capital Works Plans. There are currently five (5) phases of sanitary sewer projects within the 2024-2028 Capital Works Plan, and include: <ul style="list-style-type: none"> • County Road 46/Webster Drive/Laval Easement • Del Duca Drive • Ure Street • O'Neil Street • Moynahan/Henin/Regal 	2-Apr-24	N/A



#	Address	Comment(s)/Question(s)	Date Received	Response	Date Response Provided	Property Specific Adjustment to Calculation
				The timing of sanitary sewer on Oldcastle Road and Castlewood Court is not currently within the 5-Year Capital Works Plan, and is projected to be somewhere between 6-10 years (subject to council approval).		



8th Concession Road Area (Oldcastle) Capital Charges Background Study

Town of Tecumseh

June 2024
(Revised November 2023 Report)

Watson & Associates Economists Ltd.
905-272-3600
info@watsonecon.ca



Note to Reader

The 8th Concession Road Area (Oldcastle) Capital Charges Background Study was initially issued in November 2023. Subsequent feedback received from landowners along with updates to cost estimates have led to revisions to the calculations. This reissued report has been updated to incorporate these changes.

The following provides brief commentary on the changes made relative to the November 2023 report:

- Adjustments to assessment related to specific properties based on further review and feedback from landowners. This includes changes to assumed densities, the number of single detached equivalents applied, and changes in land use categories. The updated calculations for each property type are provided in Appendix A.
- Updated cost estimates to the trunk sewer infrastructure based on the revised capital costs included in the Town's 2024 Development Charges Background Study, dated May 23, 2024.
- There are a number of properties within the Sewer Outlet area that are currently serviced by existing sanitary sewers. The wastewater flows from these properties have been temporarily discharging into the North Talbot Road Sanitary Sewer Outlet, until a time that they can connect into the 8th Concession Road trunk sanitary sewer. These properties are not subject to the charge, however, the portion of capital costs that relate to these properties will be funded by the Town. The portion of the costs related to these properties has been allocated as a Town-funded component to ensure that the costs related to properties already receiving wastewater services are not allocated to the properties that are subject to the Part XII charge.

Table of Contents

	Page
1. Introduction.....	1-1
1.1 Background.....	1-1
1.2 Development Charges Act.....	1-2
1.3 <i>Municipal Act</i> , 2001 (Part XII).....	1-3
1.4 Study Purpose.....	1-5
2. 8th Concession Road Sanitary Sewer Outlet Service Area.....	2-1
2.1 Description of Area.....	2-1
2.2 Summary of Properties in Study Area.....	2-1
2.3 Conversion of Properties to Single Detached Equivalents (S.D.E.s).....	2-6
2.4 Summary of S.D.E.s Within Study Area.....	2-7
3. Summary of Capital Costs.....	3-1
3.1 Background.....	3-1
3.2 Summary of Capital Costs.....	3-1
3.2.1 Sewer Main Capital Costs (Trunk Component).....	3-2
3.2.2 Local Sewers Capital Costs (Local Component).....	3-4
3.2.3 Lateral Capital Costs.....	3-5
3.3 Capital Cost Recovery.....	3-6
4. Calculation of Capital Charge.....	4-1
4.1 Methodology.....	4-1
4.1.1 Main and Local Components of Charge.....	4-1
4.1.2 Lateral Component of Charge.....	4-1
4.2 Calculation of the Charge.....	4-1
4.3 Special Considerations.....	4-3
4.3.1 Existing Sanitary Sewers.....	4-3
4.3.2 'Frozen' Areas.....	4-4
4.3.3 D.C. Recoverable.....	4-4
4.4 Note on Existing Properties that Currently Connect to Sanitary Sewer via Agreement.....	4-4
5. Implementation and Next Steps.....	5-1



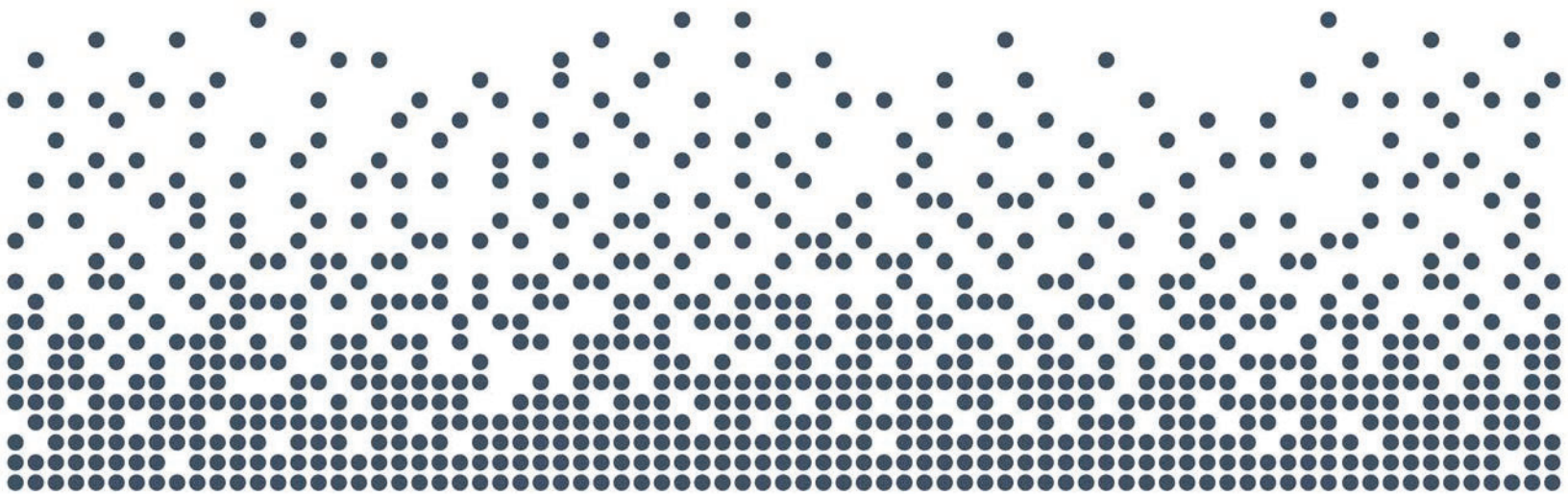
Table of Contents (Cont'd)

	Page
5.1 Implementation of the Part XII Charges	5-1
5.2 Next Steps	5-1
Appendix A Detailed Calculations	A-1
Appendix B Exempt and Frozen Properties.....	B-1



List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
D.C.	Development Charge
D.C.A.	Development Charges Act
LPAT	Local Planning Appeal Tribunal
mm	millimetre
OLT	Ontario Land Tribunal
OMB	Ontario Municipal Board
P.I.C.	Public Information Centre
S.D.E.	Single Detached Equivalent



Report



Chapter 1

Introduction



1. Introduction

1.1 Background

The Town of Tecumseh (Town) retained Watson & Associates Economists Ltd. (Watson) to undertake an analysis of potential capital charges for wastewater infrastructure required to service the 8th Concession Road area of the Oldcastle Hamlet. The Town has previously attempted to calculate and implement an area-based capital charge for this infrastructure, however, residents within the area did not find this methodology to be equitable, and as such, the associated charges were not implemented. The Town has engaged Watson to provide recommendations and an analysis that provides a defensible calculation of the capital charge, based on an equitable method of charging each property that is part of the system. This area of the Town is not currently serviced with wastewater, however, with anticipated development in the area, the Town has the opportunity to provide servicing to new development lands as well as the existing properties.

In May of 2018, Dillon Consulting Limited (Dillon) completed the Oldcastle Hamlet Sanitary Servicing 8th Concession Road Trunk Sanitary Sewer Outlet Preliminary Design Report for the Town. This report outlined a functional wastewater servicing strategy for the Oldcastle Hamlet and defined various trunk and local sewer projects and associated estimated construction costs. These costs were subsequently updated in 2020, 2022, and 2024 to reflect current construction cost estimates.

In 2019, the Town passed development charge (D.C.) by-law 2019-63 (amended in 2022) which implemented charges on new development and redevelopment for wastewater services. As these new properties are developed, D.C.s will be paid for their share of the costs (i.e. the growth-related component). D.C.s are imposed by by-law via the *Development Charges Act* (D.C.A.). It is noted that the Town anticipates passing a new D.C. by-law in July 2024, in advance of expiry of the current by-law.

With respect to the existing properties that will connect to the system, this report undertakes a review and analysis of the capital charges that may be imposed by the Town via Part XII of the *Municipal Act*. These charges would be paid by the existing property owners for their share of the costs (i.e. non-growth component).

Further discussion on the respective legislative authorities is provided below.



1.2 Development Charges Act

D.C.s provide for the recovery of growth-related capital expenditures from new development and redevelopment. The D.C.A. is the statutory basis to recover these charges and allows municipalities to recover costs for providing new servicing:

“2. (1) The council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the by-law applies.”

D.C.s have been used by municipalities to recover growth-related capital costs since the late 1950's. Formerly known as “lot levies” and imposed under the *Planning Act*, formal D.C. legislation was passed in 1989 and subsequently revised in 1997.

There have been numerous changes to the D.C.A. since 1997. Since 2015, there have been several bills that have resulted in revisions to the way D.C.s are calculated and implemented. These changes have significant implications for municipalities imposing these charges, the details of which are set out in the Town's Development Charges Background Study dated May 23, 2024.

Current legislation requires a background study to be prepared and released to the public before a municipality can adopt a D.C. by-law. The study must include estimates of the anticipated amount, type and location of development and the associated capital costs required to accommodate that development. For each service, the background study must include an estimate of the total capital costs and the allocation of costs to new development versus existing development.

The D.C.A. provides a list of services that are eligible for inclusion in the by-law. Tecumseh currently has charges in place for the following services:

- Town-wide Services:
 - Water Services;
 - Services Related to a Highway;
 - Fire Protection Services;
 - Police Services;
 - Library Services;



- Parks & Recreation; and
- Growth Studies (note: proposed to be reintroduced as an eligible capital cost as per Bill 185).
- Urban Services:
 - Wastewater Services

1.3 *Municipal Act, 2001 (Part XII)*

The D.C.A. provides for the authority to impose charges on development and redevelopment only, whereas Part XII of the *Municipal Act* provides municipalities with broad powers to impose fees and charges via passage of a by-law. These powers, as presented in s.391(1), include imposing fees or charges:

- “For services or activities provided or done by or on behalf of it;
- for costs payable by it for services or activities provided or done by or on behalf of any other municipality or local board; and
- for the use of its property including property under its control.”

Restrictions are provided to ensure that the form of the charge is not akin to a poll tax. Any charges not paid under this authority may be added to the tax roll and collected in a like manner. The fees and charges imposed under this part are not appealable to the Ontario Land Tribunal (OLT) (formerly Local Planning Appeal Tribunal (LPAT) and Ontario Municipal Board (OMB)).

Section 221 of the previous *Municipal Act* permitted municipalities to impose charges, by by-law, on owners or occupants of land who would or might derive benefit from the construction of sewage (storm and sanitary) or water works being authorized (in a specific benefit area). For a by-law imposed under this section of the previous Act:

- A variety of different means could be used to establish the rate and recovery of the costs and could be imposed by many methods at the discretion of Council (i.e., lot size, frontage, number of benefiting properties, etc.);
- Rates could be imposed with respect to costs of major capital works, even though an immediate benefit was not enjoyed;
- Non-abutting owners could be charged;



- Recovery was authorized against existing works, where a new water or sewer main was added to such works, "notwithstanding that the capital costs of existing works has in whole or in part been paid;"
- Charges on individual parcels could be deferred;
- Exemptions could be established;
- Repayment was secured; and
- OLT approval was not required.

Section 8(2) of the current *Municipal Act* states that the "powers the municipality had on the day before this Act came into force" are included under the Current Act. This provides a link to the previous s.221 of the Act. In addition, the current act provides for the intent to allow capital cost recovery through fees and charges within s.391. The current *Municipal Act* also maintains the ability of municipalities to impose capital charges for water and sewer services on landowners not receiving an immediate benefit from the works. Under s.391(2) of the Act, "a fee or charge imposed under subsection (1) for capital costs related to sewage or water services or activities may be imposed on persons not receiving an immediate benefit from the services or activities but who will receive a benefit at some later point in time." Also, capital charges imposed under s.391 are not appealable to the OLT on the grounds that the charges are "unfair or unjust."

Section 222 of the previous *Municipal Act* permitted municipalities to pass a by-law requiring buildings to connect to the municipality's sewer and water systems, charging the owner for the cost of constructing services from the mains to the property line. Under the current *Municipal Act*, this power still exists under Part II, General Municipal Powers (s.9 (3) b of the *Municipal Act*). Enforcement and penalties for this use of power are contained in s.427 (1) of the *Municipal Act*.

Under the previous *Local Improvement Act*:

- A variety of distinct types of works could be undertaken, such as watermain, storm and sanitary sewer projects, supply of electrical light or power, bridge construction, sidewalks, road widening and paving;
- Council could pass a by-law for undertaking such work on petition of a majority of benefiting taxpayers, on a 2/3 vote of Council and on sanitary grounds, based on the recommendation of the Minister of Health. The by-law was required to go to the OLT, which might hold hearings and alter the by-law, particularly if there were objections;



- The entire cost of a work was assessed only after the lots abutting directly on the work, according to the extent of their respective frontages, using an equal special rate per metre of frontage; and
- As noted, this Act was repealed as of April 1, 2003; however, O. Reg. 119/03 was enacted on April 19, 2003, which restores several of the previous *Local Improvement Act* provisions; however, the authority is now provided under the *Municipal Act*.

1.4 Study Purpose

Properties within the Oldcastle Hamlet of the Town have been traditionally serviced by private on-site systems, some of which are inadequate, malfunctioning and have caused land and surface water pollution. In addition, some existing septic systems cannot be upgraded or replaced to comply with Ministry standards due to site constraints. The Town and the Ministry of Environment have identified the need for proper treatment of wastewater within the Oldcastle Hamlet.

The Town has identified a preferred strategy for providing wastewater servicing and treatment capacity to meet the Town's current needs in addition to future growth within this area. As noted above, future development will pay the growth-related costs through D.C.s and the existing properties will pay the non-growth-related costs through capital charges imposed under Part XII of the *Municipal Act*. This report provides the following:

- an outline of the study area and affected properties (Section 2);
- identification of the capital costs required to accommodate growth and existing properties (Section 3);
- the calculation of the capital charges (Section 4); and
- next steps/considerations for staff and Council (Section 5).

A draft by-law will be prepared subsequent to public consultation based on the feedback received from Council and the public.



Chapter 2

8th Concession Road Sanitary Sewer Outlet Service Area



2. 8th Concession Road Sanitary Sewer Outlet Service Area

2.1 Description of Area

The area that will benefit from the wastewater infrastructure is highlighted in red in Figures 2-1 and 2-2, as detailed in the Dillon Preliminary Design Report. Within the area, there are a number of existing residential and non-residential properties as well as properties still to be developed. Existing properties within the area that would benefit from the infrastructure are highlighted in Figures 2-3 and 2-4 for trunk and local infrastructure, respectively.

2.2 Summary of Properties in Study Area

As noted, there are a number of properties within the area, both existing and undeveloped, which would benefit from the wastewater infrastructure. Table 2-1 below provides a summary of the number of properties, broken out by residential and non-residential for both existing and properties yet to be developed (i.e. new properties). Table 2-2 provides the total area (in hectares) associated with these properties:

Table 2-1
Town of Tecumseh
Summary of Properties Within Study Area

Total Properties	Existing	New
Residential	125	19
Non-Residential	242	47
Total	367	66

Table 2-2
Town of Tecumseh
Summary of Total Area by Property Type Within Study Area

Total Area (Ha)	Existing	New
Residential	45.1	134.1
Non-Residential	176.9	239.5
Total	222	373.5



Figure 2-1
Town of Tecumseh
Map of 8th Concession Road Sanitary Sewer Outlet Service Area

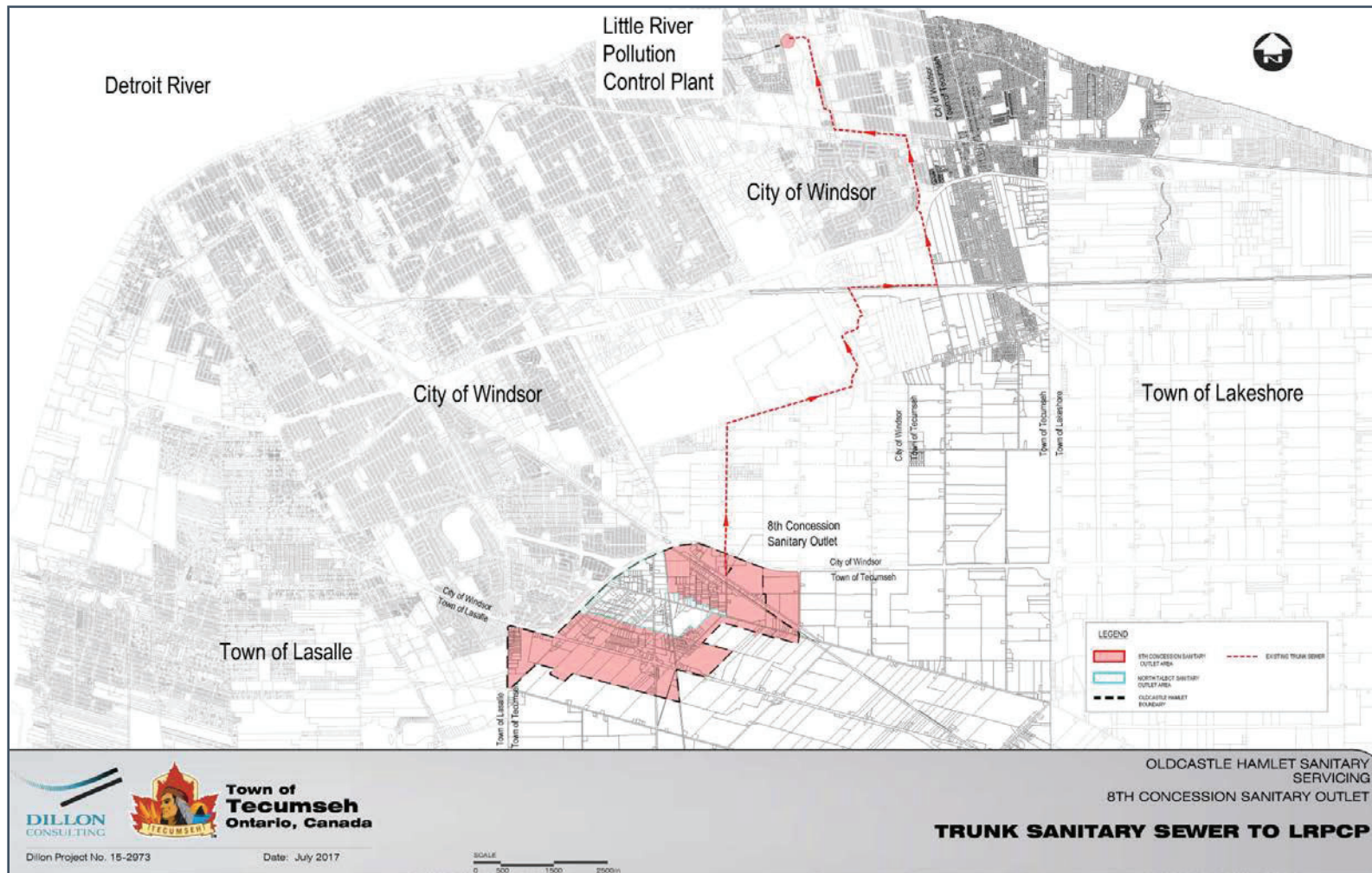




Figure 2-2
Town of Tecumseh
Map of 8th Concession Road Sanitary Sewer Outlet Service Area

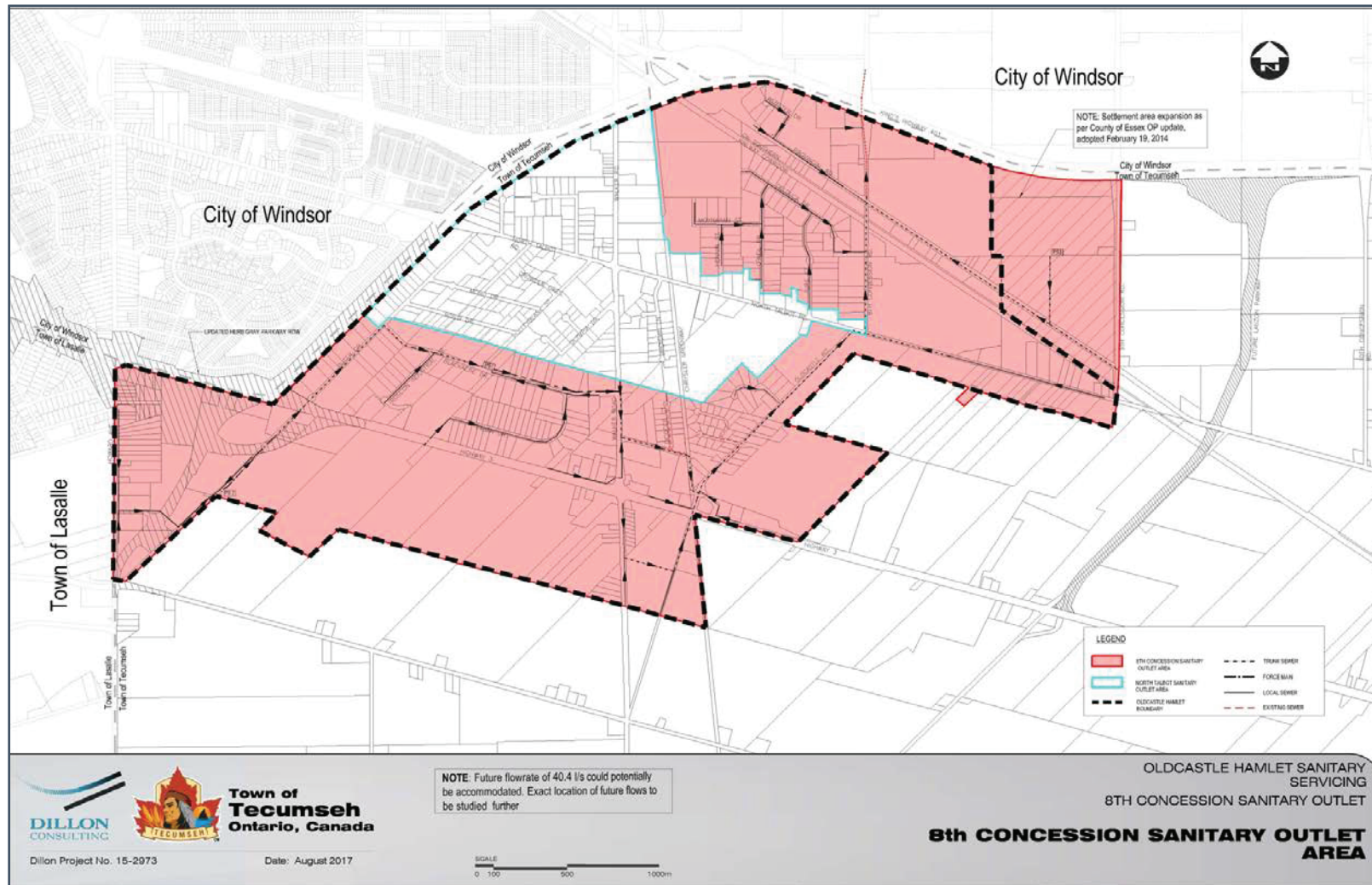




Figure 2-3
Town of Tecumseh
Map of 8th Concession – Trunk Assessment

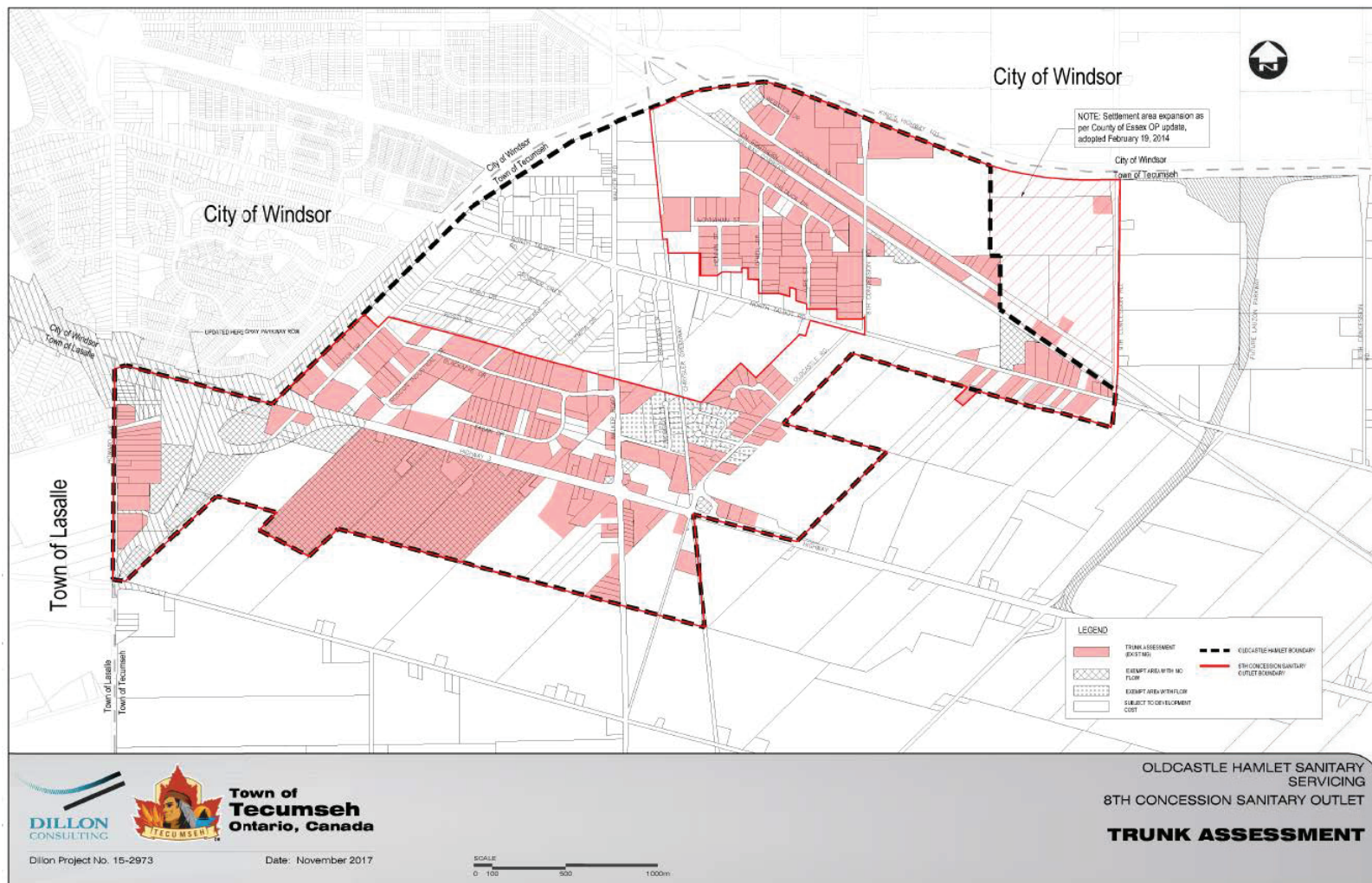
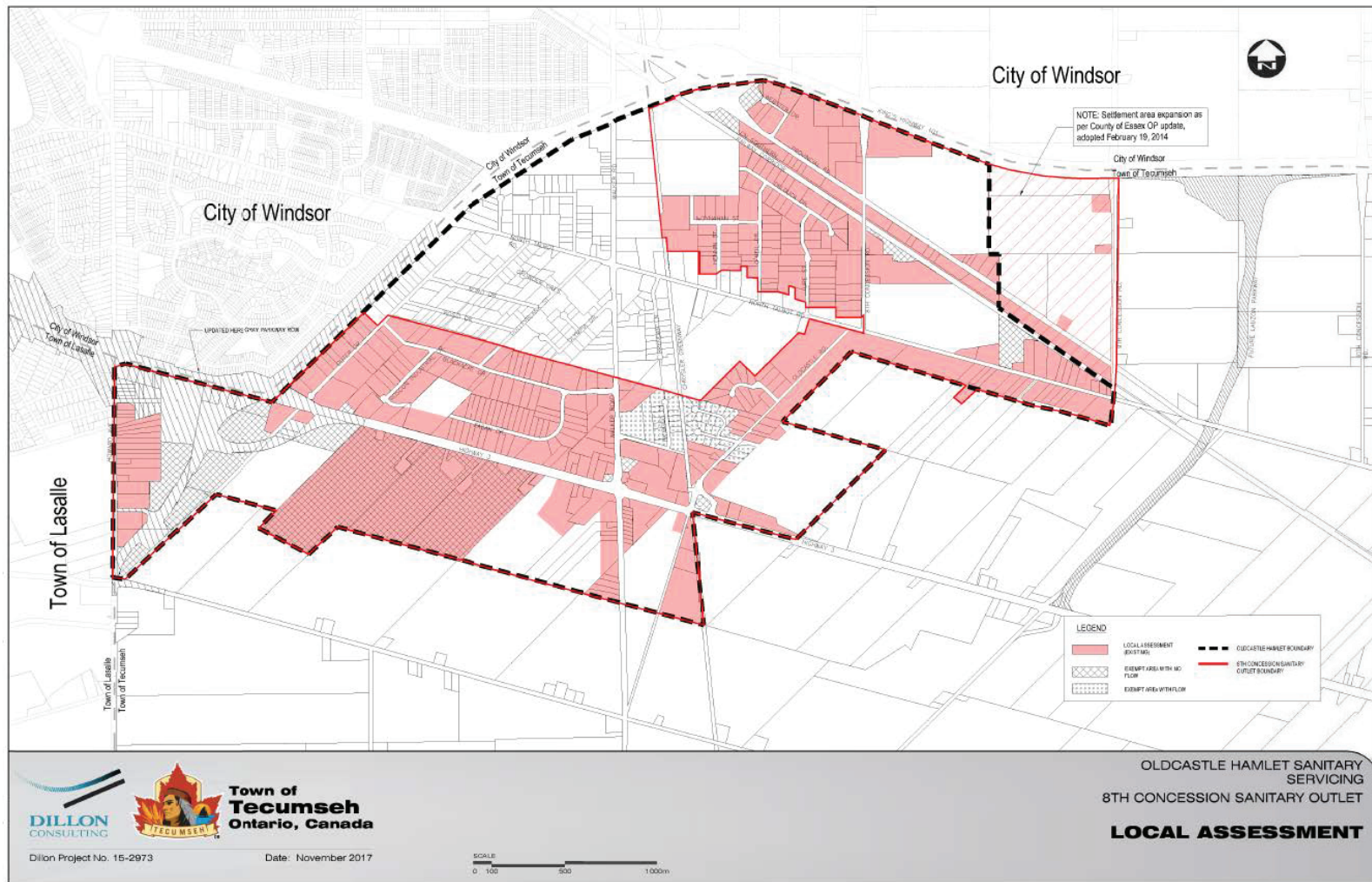




Figure 2-4
Town of Tecumseh
Map of 8th Concession – Local Infrastructure Assessment





2.3 Conversion of Properties to Single Detached Equivalents (S.D.E.s)

To provide an equitable method of charging each existing property, it is proposed that the Part XII charge is assessed on an S.D.E. basis. This is preferred to an area basis, given that population densities are more closely related to shares of sanitary flows rather than total area of a property. The S.D.E. approach seeks to normalize the wastewater use of all types of development (both residential and non-residential) relative to the use of a single detached home.

For residential development, a persons per unit assumption of 3.2 persons per single family home is assumed for the purposes of this calculation (based on assumptions utilized in the Town's 2019 D.C. Background Study). For non-residential development, employment (equivalent population) densities identified in the Town's Sanitary Flow Projections in the Water and Wastewater Master Plan are utilized to calculate an S.D.E. for each existing property. An example calculation of the S.D.E. for a non-residential business park is provided below:

Table 2-3
Town of Tecumseh
Example S.D.E. Calculation

Property Type	Population Density (persons/hectare)	Area of Property (hectares)	Assumed Population	S.D.E. Assumption	Total S.D.E.s for Property
	<i>A</i>	<i>B</i>	$A \times B = C$	<i>D</i>	$C / D = E$
Business Park	35.0	0.52	18.2	3.2	5.7

Based on the above, this business park property would be charged 5.7 times the amount of one single family home, based on the size of the property and population density assumptions (i.e. this property equals 5.7 S.D.E.s). Once all properties are converted to this common S.D.E. basis, the total capital costs can be divided on an equitable basis. Based on the population densities provided in the Town's Water and



Wastewater Master Plan, this analysis uses a population density of 35 persons per hectare for business parks and commercial facilities, and 61.7 persons per hectare for future residential/hamlet developments. Note for certain properties adjustments have been made to the S.D.E.s as they are partially developed or undeveloped. These properties would contribute towards their share of the infrastructure through D.C.s. These properties are shown in Appendix A as either “Yes” or “Partial” under the “Development Charge” column.

2.4 Summary of S.D.E.s Within Study Area

Based on the above calculation methodology and the property areas identified in Section 2.2, the following table provides a summary of the S.D.E.s within the study area, for both existing and new properties.

Table 2-4
Town of Tecumseh
Summary of S.D.E.s by Type

Total S.D.E.s	Existing	New
Residential	125	1,651
Non-Residential	1,999	3,005
Total	2,124	4,656

As described in Section 4 of this report, the total existing S.D.E.s are used as the denominator in the Part XII charge calculation (the numerator is the capital cost, which is identified in the next section). Note, as discussed further in Section 4, the number of S.D.E.s included in the calculation for certain infrastructure for existing properties varies from the above given that the Town would install these works for certain new properties, resulting in a higher S.D.E. count.



Chapter 3

Summary of Capital Costs



3. Summary of Capital Costs

3.1 Background

Given the need for wastewater servicing within this area, the Town's Water and Wastewater Master Plan Update (2008) and the Wastewater Servicing Study (2009) identified servicing needs for the Oldcastle Hamlet. The Oldcastle Hamlet Settlement Area is currently serviced by two trunk sewers, the North Talbot Road Trunk Sanitary Sewer (conveying wastewater flows to the Lou Roman Water Reclamation Plant) and the 8th Concession Road Trunk Sanitary Sewer (conveying wastewater flows to the Little River Pollution Control Plant). In 2004, the Town and City of Windsor entered into a Wastewater Agreement which identified cost sharing arrangements for trunk sanitary sewers through the City of Windsor to, in part, accommodate sewage collection from the 8th Concession Area.

In 2011, Council approved a Part XII cost recovery by-law (2011-103) for the North Talbot Outlet Area (note: although this area is within the Oldcastle Hamlet, it is separate from the 8th Concession Area). Subsequently in 2018, the Town and Dillon completed the report titled Oldcastle Hamlet Sanitary Servicing, 8th Concession Road Trunk Sanitary Sewer Outlet, Preliminary Design Report (2018) which identified the preliminary design, sewer sizes, depths and alignments, in addition to detailed cost estimates for the 8th Concession Service Area. The installation of the sanitary sewers identified within this report would be subject to available funding, staffing resources, and Council approval, however, it is anticipated that the sewers would be installed over a 30-year period (i.e. one sewer line each year). To date, the Town has installed seven (7) of the 30 phases identified. The costs identified in the Preliminary Design Report were subsequently updated in 2020 and again in 2022 to reflect current construction cost estimates. More recently, the trunk infrastructure capital costs were updated as part of the 2024 Development Charges Background Study. The costs presented herein are reflective of these updated cost estimates.

3.2 Summary of Capital Costs

Based on the above reports, the following sections summarize the capital costs required to service the 8th Concession Area. The total costs to service the area have been identified, including the costs related to servicing the City of Windsor, as well as the



costs that have been funded through Federal and Provincial grants. The net costs related to servicing the Town of Tecumseh have been isolated in the subsequent sections. These costs are then further broken down into growth-related versus non-growth related costs. The growth related costs are to be funded through D.C.s, whereas the non-growth related costs related to the study area are proposed to be funded through Part XII capital charges.

There are three (3) components of infrastructure to consider as part of the Part XII charge: the Main component, Local component, and Lateral component:

- The Main charge refers to the capital costs related to sanitary sewers greater than 375mm in diameter, pump stations and forcemains;
- The Local component of the charge is related to sewers less than 375 mm in diameter; and
- The Lateral component is the cost related to install the pipe within the municipal road allowance connecting the sewer to a property.

The following subsections provide the calculations and the breakdown of the costs to be considered as part of the Part XII charge.

3.2.1 Sewer Main Capital Costs (Trunk Component)

This cost component relates to sewers equal to and greater than 375 mm in diameter, pumping stations and associated forcemains. The total anticipated length of the sewer mains is approximately 23 kilometres.

The capital cost breakdown for the works is as follows (Note: as part of this study process, the 2018 Design Report cost estimates for the trunk sewers were updated to reflect current cost estimates):



**Table 3-1
Town of Tecumseh
Summary of Total Project Costs – Trunk Sewers**

Project Description	Federal / Provincial		Windsor		Tecumseh		Total
	%	\$	%	\$	%	\$	\$
City of Windsor, Class EA for SSEL Sanitary	0.0%	\$ -	58.700%	\$ 14,693.95	41.300%	\$ 10,338.33	\$ 25,032.28
City of Windsor, SSEL Phase 1A & 3	0.0%	\$ -	48.836%	\$ 3,459,790.26	51.164%	\$ 3,624,717.60	\$ 7,084,507.86
City of Windsor, SSEL Phase 1B	0.0%	\$ -	48.836%	\$ 1,682,975.21	51.164%	\$ 1,763,202.22	\$ 3,446,177.43
City of Windsor, SSEL Phase 2A & 2B	66.667%	\$ 3,605,607.26	16.279%	\$ 880,417.18	17.055%	\$ 922,386.45	\$ 5,408,410.89
City of Windsor, SSEL Phase 4A	66.667%	\$ 2,352,549.68	26.184%	\$ 923,975.65	7.150%	\$ 252,299.19	\$ 3,528,824.52
City of Windsor, SSEL Phase 4B & 4C	66.667%	\$ 4,933,890.54	26.184%	\$ 1,937,810.18	7.150%	\$ 529,135.09	\$ 7,400,835.81
City of Windsor, SSEL Phase 4D	66.667%	\$ 3,327,401.84	25.458%	\$ 1,270,634.94	7.875%	\$ 393,065.98	\$ 4,991,102.76
City of Windsor, SSEL Phase 5A & 5B	66.667%	\$ 2,581,983.49	20.897%	\$ 809,335.63	12.436%	\$ 481,656.11	\$ 3,872,975.23
City of Windsor, SSEL Phase 6	66.667%	\$ 2,850,833.42	12.318%	\$ 526,748.49	21.015%	\$ 898,668.22	\$ 4,276,250.13
Windsor SSEL Phase 6B / Tecumseh WW-11A	66.667%	\$ 1,447,257.52	0.0%	\$ -	33.333%	\$ 723,628.76	\$ 2,170,886.28
8th Concession Servicing Strategy	0.0%	\$ -	0.0%	\$ -	100.0%	\$ 60,000.00	\$ 60,000.00
Tecumseh, WW-11B, 8th Concession to NTR	0.0%	\$ -	0.0%	\$ -	100.0%	\$ 2,256,321.50	\$ 2,256,321.50
WW-5 North Talbot Road Trunk Sewer, Oldcastle Road	0.0%	\$ -	0.0%	\$ -	100.0%	\$ 5,867,000.00	\$ 5,867,000.00
WW-11A Southwest Tecumseh Trunk Sewer, Phase 1	0.0%	\$ -	0.0%	\$ -	100.0%	\$ 2,702,000.00	\$ 2,702,000.00
WW-11B Southwest Tecumseh Trunk Sewer, Phase 2	0.0%	\$ -	0.0%	\$ -	100.0%	\$ 3,293,000.00	\$ 3,293,000.00
WW-16A County Road 46 Trunk Sanitary Sewer, Phase 1	0.0%	\$ -	0.0%	\$ -	100.000%	\$ 2,604,000.00	\$ 2,604,000.00
WW-16B County Road 46 Trunk Sanitary Sewer, Phase 2	0.0%	\$ -	0.0%	\$ -	100.000%	\$ 4,919,000.00	\$ 4,919,000.00
WW-17 Blackacre Drive Servicing	0.0%	\$ -	0.0%	\$ -	100.0%	\$ 6,575,000.00	\$ 6,575,000.00
WW-18 Howard Avenue Servicing	0.0%	\$ -	0.0%	\$ -	100.0%	\$ 9,043,000.00	\$ 9,043,000.00
SUMMARY TOTALS:	26.53%	\$ 21,099,523.75	14.47%	\$ 11,506,381.49	59.00%	\$ 46,918,419.45	\$ 79,524,324.69

The total cost of the identified works is \$79.52 million. The Provincial and Federal government provided grant funding for a portion of the works. In addition, some of the works benefitted areas within the City of Windsor. The net portion of the works attributable to the Town of Tecumseh is \$46.92 million.

Based on the 2024 D.C. study and an assessment of the wastewater flows, the following table provides the breakdown of the Town's share of the cost into benefiting areas for both existing and new development:



Table 3-2
Town of Tecumseh
Breakdown of Town Costs Related to Trunk Sewers

Project Description	Tecumseh		Benefit to Existing (Study Area)		Benefit to Existing (Other Area)		Grants/ Subsidies Other Contributions	Development Charge	
	\$	%	\$	%	\$	%	\$	%	\$
City of Windsor, Class EA for SSEL Sanitary	\$ 10,338.33	30.00%	\$ 3,101.50	10.07%	\$ 1,041.07			59.93%	\$ 6,195.76
City of Windsor, SSEL Phase 1A & 3	\$ 3,624,717.60	0.0%	\$ -	0.0%	\$ -			100.0%	\$ 3,624,717.60
City of Windsor, SSEL Phase 1B	\$ 1,763,202.22	0.0%	\$ -	0.0%	\$ -			100.0%	\$ 1,763,202.22
City of Windsor, SSEL Phase 2A & 2B	\$ 922,386.45	9.96%	\$ 91,869.69	30.11%	\$ 277,730.56			59.93%	\$ 552,786.20
City of Windsor, SSEL Phase 4A	\$ 252,299.19	30.00%	\$ 75,689.76	0.0%	\$ -			70.00%	\$ 176,609.43
City of Windsor, SSEL Phase 4B & 4C	\$ 529,135.09	30.00%	\$ 158,740.53	0.0%	\$ -			70.00%	\$ 370,394.56
City of Windsor, SSEL Phase 4D	\$ 393,065.98	30.00%	\$ 117,919.79	0.0%	\$ -			70.00%	\$ 275,146.19
City of Windsor, SSEL Phase 5A & 5B	\$ 481,656.11	30.00%	\$ 144,496.83	0.0%	\$ -			70.00%	\$ 337,159.28
City of Windsor, SSEL Phase 6	\$ 898,668.22	30.00%	\$ 269,600.47	0.0%	\$ -			70.00%	\$ 629,067.75
Windsor SSEL Phase 6B / Tecumseh WW-11A	\$ 723,628.76	30.00%	\$ 217,088.63	0.0%	\$ -			70.00%	\$ 506,540.13
8th Concession Servicing Strategy	\$ 60,000.00	50.00%	\$ 30,000.00	0.0%	\$ -			50.00%	\$ 30,000.00
Tecumseh, WW-11B, 8th Concession to NTR	\$ 2,256,321.50	32.98%	\$ 744,134.83	0.0%	\$ -			67.02%	\$ 1,512,186.67
WW-5 North Talbot Road Trunk Sewer, Oldcastle Road	\$ 5,867,000.00	20.00%	\$ 1,173,400.00	0.0%	\$ -			80.00%	\$ 4,693,600.00
WW-11A Southwest Tecumseh Trunk Sewer, Phase 1	\$ 2,702,000.00	31.00%	\$ 837,620.00	0.0%	\$ -	\$ 294,000.00		69.00%	\$ 1,570,380.00
WW-11B Southwest Tecumseh Trunk Sewer, Phase 2	\$ 3,293,000.00	14.00%	\$ 461,020.00	0.0%	\$ -			86.00%	\$ 2,831,980.00
WW-16A County Road 46 Trunk Sanitary Sewer, Phase 1	\$ 2,604,000.00	7.00%	\$ 182,280.00	0.0%	\$ -				\$ 2,421,720.00
WW-16B County Road 46 Trunk Sanitary Sewer, Phase 2	\$ 4,919,000.00	1.00%	\$ 49,190.00	0.0%	\$ -				\$ 4,869,810.00
WW-17 Blackacre Drive Servicing	\$ 6,575,000.00	22.00%	\$ 1,446,500.00	0.0%	\$ -	\$ 2,287,000.00		78.00%	\$ 2,841,500.00
WW-18 Howard Avenue Servicing	\$ 9,043,000.00	18.00%	\$ 1,627,740.00	0.0%	\$ -	\$ 1,646,000.00		82.00%	\$ 5,769,260.00
SUMMARY TOTALS:	\$ 46,918,419.45	16.26%	\$ 7,630,392.03	0.59%	\$ 278,771.63	\$ 4,227,000.00		74.13%	\$ 34,782,255.79

The growth related costs of \$34.78 million are to be funded through D.C.s. A minor component of the works (approximately \$300,000) benefits existing development in other areas. These costs would need to be funded through other sources (e.g. wastewater rates). In addition, it is anticipated that developers would contribute approximately \$4.23 million related to local service works. As a result, the net capital cost that benefits the existing properties within the study area is \$7.63 million. This is the amount proposed to be recovered through the capital charge for the Main component of the works.

3.2.2 Local Sewers Capital Costs (Local Component)

This capital cost relates to sewers less than 375 mm in diameter and generally represents the mains adjacent to each property. Under the Town's Local Service Policy, the construction of localized sewers of this size would be the responsibility of the local developing landowner, and would not be included in the D.C. As such, 100% of the costs identified for these local sewers would be funded by the Part XII charge (note: local sewers to be installed by developing landowners are not included in the cost estimates below). The net cost of these sewers is \$14.76 million as identified in the following table:



Table 3-3
Town of Tecumseh
Summary of Total Costs Related to Local Sewers

Project Description	Tecumseh
	\$
8th Concession Servicing Strategy	\$ 60,000.00
Oldcastle Sanitary Class EA, Schedule B (2015)	\$ 82,615.82
Tecumseh L-1, CR46 & Webster Drive	\$ 1,229,954.50
Tecumseh L-2, Delduca, Ure, O'Neil, Hennin, etc.	\$ 3,767,789.50
Tecumseh L-3, Castlewood Court	\$ 456,063.00
Tecumseh L-4, Walker (N of Hwy3) & Hwy 3	\$ 1,184,018.50
Tecumseh L-5, Blackacre Dr & Fasan Dr	\$ 2,218,087.50
Tecumseh L-6, Blackacre, Roscon, Outer	\$ 582,279.50
Tecumseh L-7, Walker (S of Hwy3)	\$ 754,470.50
Tecumseh L-8, Oldcastle Road (south)	\$ 370,246.25
Tecumseh L-9, Hwy3 (Walker to Oldcastle Rd)	\$ 616,224.50
Tecumseh L-10, North Talbot Road (East)	\$ 1,172,205.75
Tecumseh L-11, Howard Ave	\$ 2,264,995.50
TOTAL SUMMARY:	\$ 14,758,950.82

This charge is to be assessed on existing developed properties and undeveloped properties that are unable to install their own local sewers.

3.2.3 Lateral Capital Costs

Costs related to the lateral component of the works are to be assessed on a per property basis as provided for in the following table, based on the type of lateral:

Table 3-3
Town of Tecumseh
Lateral Capital Costs

Description	Capital Cost (\$)
150 mm (6 inch), without inspection manhole	\$3,974
150 mm (6 inch), with inspection manhole	\$11,124
200 mm (8 inch), with inspection manhole	\$12,399
250 mm (10 inch), with inspection manhole	\$14,306



Similar to the local sewers, the costs related to laterals would be considered a developer responsibility under the Local Service Policy. As such, the full cost of these works are to be funded through the Part XII charge.

3.3 Capital Cost Recovery

Based on the discussion above, the Town is considering imposing a capital charge on existing properties in the 8th Concession Servicing Area, through Part XII of the *Municipal Act*. The costs to be recovered through this charge exclude any costs that are to be recovered through D.C.s through new development. The methodology and the calculation of this charge is discussed further in the next section.



Chapter 4

Calculation of Capital Charge



4. Calculation of Capital Charge

4.1 Methodology

4.1.1 Main and Local Components of Charge

As noted in Section 2, the existing properties within the charge area have been converted to a S.D.E.s to provide an equitable method of charging each property. Once all properties are converted to this common S.D.E. basis, the total capital costs identified in Section 3 can be divided by the total number of existing S.D.E.s to determine a “cost per S.D.E.”. This cost can then be applied to the total S.D.E.s for each property to determine the total capital cost applicable.

4.1.2 Lateral Component of Charge

The lateral charge is a fixed rate based on the type of lateral to be installed, as described in Section 3.2.3.

4.2 Calculation of the Charge

The Trunk component of the charge is to be assessed to those existing developed properties within the study area. The Local component of the charge is assessed to existing developed properties and undeveloped properties that are unable to install their own local sewers.

To calculate the charge for the mains, the total capital costs identified in Section 3 are divided by the total number of existing S.D.E.s (i.e. excluding all properties that would be subject to a D.C.). For this calculation, the net capital costs are approximately \$7.63 million. The total number of existing S.D.E.s are 2,124. Therefore, as noted in the table below, the main charge per S.D.E. is \$3,592.



Table 4-1
Town of Tecumseh
Calculation of Main (Trunk) Charge

Description	Cost/S.D.E.
Total Capital Costs (\$)	\$7,630,392
Total S.D.E.s	2,124
Main Charge per S.D.E.	\$3,592

With respect to the calculation for the local mains, adjustments have been made to the total number of S.D.E.s for properties where the Town is installing the local infrastructure for new development where a D.C. would apply. These properties would pay the D.C. to fund their portion of the Main infrastructure and would pay a Part XII charge for the local infrastructure. This calculation is shown below in Table 4-2:

Table 4-2
Town of Tecumseh
Calculation of Local Charge

Description	Cost/S.D.E.
Total Capital Costs (\$)	\$14,758,951
Total S.D.E.s	2,829
Local Charge per S.D.E.	\$5,218



The total Part XII charges per S.D.E. are summarized in Table 4-3 below:

Table 4-3
Town of Tecumseh
Summary of S.D.E. Charge

Component of Charge	Charge (\$)
Main Charge per S.D.E	\$3,592
Local Charge per S.D.E.	\$5,218
Total	\$8,810

This charge is then applied to each property, based on the total number of S.D.E.s for the property. Appendix A provides the detailed calculations for each property within the charge area based on this methodology.

It is also noted that each property would also be subject to the per property lateral charge, based on the type of lateral installed.

4.3 Special Considerations

4.3.1 Existing Sanitary Sewers

There are a number of properties within the Sewer Outlet area that are currently serviced by existing sanitary sewers. The wastewater flows from these properties have been temporarily discharging into the North Talbot Road Sanitary Sewer Outlet, until a time that it can connect into the 8th Concession Road trunk sanitary sewer. These properties are not subject to the charge, however, the portion of capital costs that relate to these properties will be funded by the Town, based on the equivalent S.D.E.s that will connect into the system in the future. This equates to approximately 109.8 S.D.E.s and a total capital cost of \$970,000 to be funded by the Town. Town funding ensures that the costs related to properties already receiving wastewater services are not allocated to the properties that are subject to the Part XII charge.

Mapping of these properties is provided in Appendix B (under separate cover).



4.3.2 'Frozen' Areas

There are a number of properties that are fully or partially 'frozen' as these areas are not intended to be serviced and do not have any sewage capacity allocated. Examples of these properties are parkland owned by the Town, portions of the cemetery, etc. These areas have been excluded from the calculation.

Mapping of these properties is provided in Appendix B (under separate cover).

4.3.3 D.C. Recoverable

Where properties are undeveloped, the Part XII charge is not to be imposed. Given that only the benefit to existing properties are included in these calculations, the growth-related capital costs are included in the D.C. calculation. These undeveloped properties are subject to the D.C. in order to recover for capital costs related to wastewater servicing. Where undeveloped properties will be installing their own local sanitary sewers, these properties have not been charged the local charge. It is noted that if the properties that were assumed to install their own local services develop in the future without installing their own local sewers, they would then be subject to this charge.

4.4 Note on Existing Properties that Currently Connect to Sanitary Sewer via Agreement

Prior to this report and the implementation of any Part XII charges for the 8th Concession Sanitary Sewer, a number of landowners expressed an interest in making a connection to the existing trunk sanitary sewer. In the absence of a Part XII by-law, the Town allowed for the connection of four (4) properties to the sewer through a Sanitary Sewer Connection Agreement. This agreement required a 'Main' Charge to be assessed against each property of \$53,720.12. The Agreements identified that once the 8th Concession by-law is adopted by Council, the balance of any charges would be adjusted to reflect the charge contained within the by-law.



Chapter 5

Implementation and Next Steps



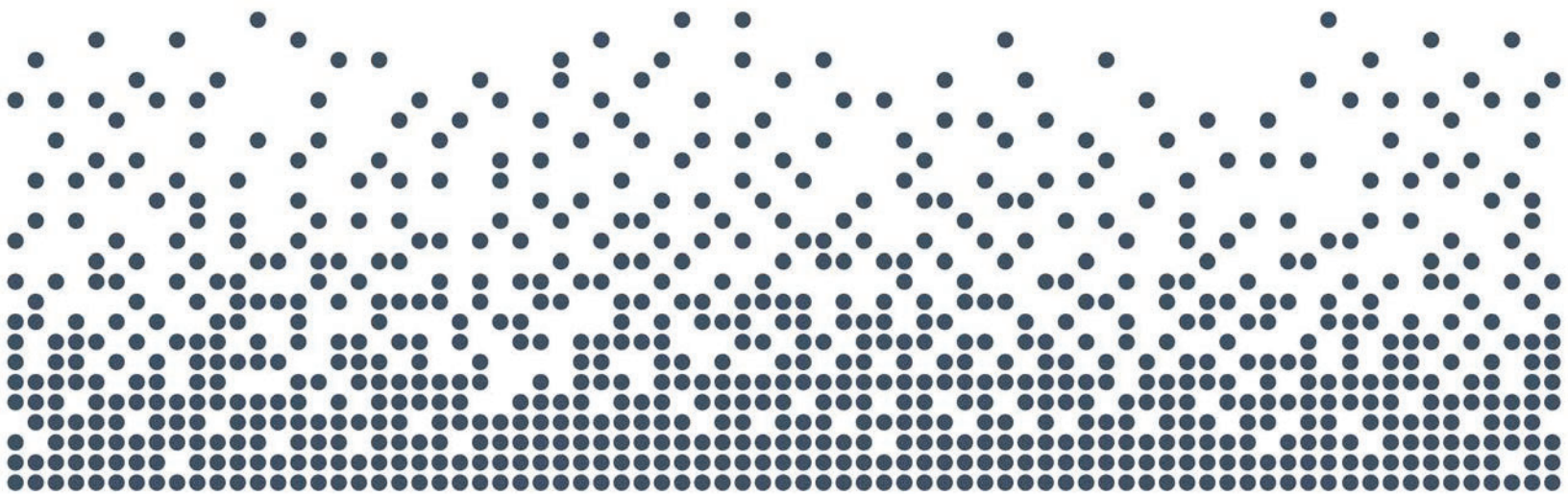
5. Implementation and Next Steps

5.1 Implementation of the Part XII Charges

To implement the Part XII Charges, the Town would pass a by-law under the *Municipal Act* which sets out the total capital charges for each property. Town staff and Council may consider providing financing assistance to the existing properties to allow the charges to be paid over a period of time (e.g. 10 years) and may consider including interest on any installment payments.

5.2 Next Steps

This report provides the basis for imposing a Part XII charge under the *Municipal Act* to recover costs related to the sanitary servicing of the 8th Concession Area. This report is provided to staff for their consideration of the methodology and calculation. Upon staff review and feedback, it is recommended that a Public Information Centre (P.I.C.) be undertaken. This is not mandatory through legislation; however it is recommended to provide details to property owners and consider the concerns of the public. Subsequent to a P.I.C., it is recommended that a report be brought to Council to inform them of the findings of the P.I.C. It is then recommended that staff provide a draft by-law for Council's approval related to these charges.



Appendices



Appendix A

Detailed Calculations



Appendix A: Detailed Calculations

Civic Address	Tax Roll No.	MAIN (TRUNK)					MAIN (LOCAL)				LATERAL Charge	TOTAL CHARGE
		Assessed Area (Ha)	Pop (persons)	SDE's	Development Charge*	Total Trunk Charge	Assessed Area (Ha)	Pop (persons)	SDE'S	Total Local Charge		
MAIN - TRUNK & LOCAL CHARGE (per Hectare) - Business Park, Hamlet Development, Community Facility, General Commercial, Recreational												
8TH CONCESSION ROAD												
4955 8TH CONCESSION RD	550000183000000	0.00	0.0	0.0	Yes	\$ -	0.11	3.9	1.2	\$ 6,277	\$ 11,124	\$ 17,401
4965 8TH CONCESSION RD	550000178000000	0.72	25.2	7.9	---	\$ 28,288	0.72	25.2	7.9	\$ 41,088	\$ -	\$ 69,376
4975 8TH CONCESSION RD	550000180000000	1.80	63.0	19.7	---	\$ 70,720	1.80	63.0	19.7	\$ 102,720	\$ 11,124	\$ 184,564
5000 8TH CONCESSION RD	540000022000000	5.01	175.4	54.8	---	\$ 196,837	5.01	175.4	54.8	\$ 285,905	\$ 11,124	\$ 493,866
5015 8TH CONCESSION RD	550000179000000	1.98	69.3	21.7	---	\$ 77,792	1.98	69.3	21.7	\$ 112,992	\$ 11,124	\$ 201,908
5041 8TH CONCESSION RD	550000194000000	1.31	45.9	14.3	---	\$ 51,468	1.31	45.9	14.3	\$ 74,758	\$ 11,124	\$ 137,350
5105 8TH CONCESSION RD	550000195000000	0.40	14.0	4.4	---	\$ 15,716	0.40	14.0	4.4	\$ 22,827	\$ 3,974	\$ 42,516
5140 8TH CONCESSION RD	540000009100000	0.99	34.7	10.8	---	\$ 38,896	0.99	34.7	10.8	\$ 56,496	\$ 11,124	\$ 106,516
5180 8TH CONCESSION RD	540000009050000	0.28	9.8	3.1	---	\$ 11,001	0.28	9.8	3.1	\$ 15,979	\$ 3,974	\$ 30,954
5185 8TH CONCESSION RD	550000196000000	0.85	29.8	9.3	---	\$ 33,396	0.85	29.8	9.3	\$ 48,507	\$ 11,124	\$ 93,026
5205 8TH CONCESSION RD	550000196060000	1.18	41.3	12.9	---	\$ 46,361	1.18	41.3	12.9	\$ 67,339	\$ 11,124	\$ 124,824
5240 8TH CONCESSION RD	540000009000000	0.00	0.0	0.0	Yes	\$ -	0.00	0.0	0.0	\$ -	\$ -	\$ -
5255 8TH CONCESSION RD	550000196100000	0.52	18.2	5.7	---	\$ 20,430	0.52	18.2	5.7	\$ 29,675	\$ 11,124	\$ 61,229
8TH CONCESSION RD	550000184000000	1.82	63.7	19.9	---	\$ 71,506	1.82	63.7	19.9	\$ 103,862	\$ 11,124	\$ 186,491
4406 8TH CONCESSION RD	550000185000000	1.98	69.3	21.7	---	\$ 77,792	1.98	69.3	21.7	\$ 112,992	\$ -	\$ 190,784
5175 8TH CONCESSION RD	550000195020000	2.26	79.1	24.7	---	\$ 88,793	2.26	79.1	24.7	\$ 128,971	\$ 11,124	\$ 228,888
8TH CONCESSION RD	540000009200000	0.00	0.0	0.0	Yes	\$ -	4.86	170.1	53.2	\$ 277,345	\$ 11,124	\$ 288,469
9TH CONCESSION ROAD												
9TH CONCESSION RD	540000111000000	0.00	0.0	0.0	Yes	\$ -	0.00	0.0	0.0	\$ -	\$ -	\$ -
9TH CONCESSION RD	540000112000000	0.94	32.9	10.3	Partial	\$ 36,932	0.94	32.9	10.3	\$ 53,643	\$ 3,974	\$ 94,548
9TH CONCESSION RD	540000112010000	0.00	0.0	0.0	Yes	\$ -	0.40	14.0	4.4	\$ 22,827	\$ 3,974	\$ 26,801
9TH CONCESSION RD/5710 COUN	540000113000000	0.44	3.2	1.0	Partial	\$ 3,592	0.44	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784

*'Yes' indicates that property would pay a D.C. and is not subject to the Trunk component of the Part XII charge. 'Partial' indicates a portion of the property is undeveloped and would pay a D.C., whereas the remaining developed component would be subject to the Part XII Charge.



Civic Address	Tax Roll No.	MAIN (TRUNK)					MAIN (LOCAL)				LATERAL Charge	TOTAL CHARGE
		Assessed Area (Ha)	Pop (persons)	SDE's	Development Charge*	Total Trunk Charge	Assessed Area (Ha)	Pop (persons)	SDE'S	Total Local Charge		
MAIN - TRUNK & LOCAL CHARGE (per Hectare) - Business Park, Hamlet Development, Community Facility, General Commercial, Recreational												
BLACKACRE DRIVE												
1840 BLACKACRE DR	490000032800000	0.63	22.1	6.9	Partial	\$ 24,752	1.98	69.3	21.7	\$ 112,992	\$ 11,124	\$ 148,868
1875 BLACKACRE DR	490000063840000	0.55	19.3	6.0	---	\$ 21,609	0.55	19.3	6.0	\$ 31,387	\$ 11,124	\$ 64,120
1880 BLACKACRE DR	490000062200000	2.12	74.2	23.2	---	\$ 83,292	2.12	74.2	23.2	\$ 120,982	\$ 11,124	\$ 215,398
1885 BLACKACRE DR	490000063820000	0.92	32.2	10.1	---	\$ 36,146	0.92	32.2	10.1	\$ 52,501	\$ 11,124	\$ 99,771
1895 BLACKACRE DR	490000063790000	0.77	27.0	8.4	---	\$ 30,252	0.77	27.0	8.4	\$ 43,941	\$ 11,124	\$ 85,318
1900 BLACKACRE DR	490000062190000	0.97	34.0	10.6	---	\$ 38,110	0.97	34.0	10.6	\$ 55,355	\$ 11,124	\$ 104,589
1905 BLACKACRE DR	490000063780000	1.42	49.7	15.5	---	\$ 55,790	1.42	49.7	15.5	\$ 81,035	\$ 11,124	\$ 147,949
1945 BLACKACRE DR	490000063770000	0.44	15.4	4.8	---	\$ 17,287	0.44	15.4	4.8	\$ 25,109	\$ 11,124	\$ 53,521
1950 BLACKACRE DR	490000062180000	0.87	30.5	9.5	---	\$ 34,181	0.87	30.5	9.5	\$ 49,648	\$ 11,124	\$ 94,953
2000 BLACKACRE DR	490000062170000	0.52	18.2	5.7	---	\$ 20,430	0.52	18.2	5.7	\$ 29,675	\$ 11,124	\$ 61,229
2005 BLACKACRE DR	490000063760000	0.97	34.0	10.6	---	\$ 38,110	0.97	34.0	10.6	\$ 55,355	\$ 11,124	\$ 104,589
2025 BLACKACRE DR	490000063750000	0.59	20.7	6.5	---	\$ 23,180	0.59	20.7	6.5	\$ 33,669	\$ 11,124	\$ 67,974
2050 BLACKACRE DR	490000062150000	0.84	29.4	9.2	---	\$ 33,003	0.84	29.4	9.2	\$ 47,936	\$ 11,124	\$ 92,063
2055 BLACKACRE DR	490000063740000	0.84	29.4	9.2	---	\$ 33,003	0.84	29.4	9.2	\$ 47,936	\$ 11,124	\$ 92,063
2060 BLACKACRE DR	490000062140000	0.43	15.1	4.7	---	\$ 16,894	0.43	15.1	4.7	\$ 24,539	\$ 11,124	\$ 52,557
2070 BLACKACRE DR	490000062130000	0.43	15.1	4.7	---	\$ 16,894	0.43	15.1	4.7	\$ 24,539	\$ 11,124	\$ 52,557
2075 BLACKACRE DR	490000063710000	0.84	29.4	9.2	---	\$ 33,003	0.84	29.4	9.2	\$ 47,936	\$ 11,124	\$ 92,063
2085 BLACKACRE DR	490000063700000	0.64	22.4	7.0	---	\$ 25,145	0.64	22.4	7.0	\$ 36,523	\$ 11,124	\$ 72,792
2100 BLACKACRE DR	490000062110000	0.87	30.5	9.5	---	\$ 34,181	0.87	30.5	9.5	\$ 49,648	\$ 11,124	\$ 94,953
2105 BLACKACRE DR	490000063690000	0.61	21.4	6.7	---	\$ 23,966	0.61	21.4	6.7	\$ 34,811	\$ 11,124	\$ 69,901
2130 BLACKACRE DR	490000062100000	0.44	15.4	4.8	---	\$ 17,287	0.44	15.4	4.8	\$ 25,109	\$ 11,124	\$ 53,521
2150 BLACKACRE DR	490000062050000	2.14	74.9	23.4	---	\$ 84,078	2.14	74.9	23.4	\$ 122,123	\$ 11,124	\$ 217,325
2155 BLACKACRE DR	490000063670000	1.31	45.9	14.3	---	\$ 51,468	1.31	45.9	14.3	\$ 74,758	\$ 11,124	\$ 137,350
2190 BLACKACRE DR	490000062040000	0.43	15.1	4.7	---	\$ 16,894	0.43	15.1	4.7	\$ 24,539	\$ 11,124	\$ 52,557
2199 BLACKACRE DR	490000063030000	1.03	36.1	11.3	---	\$ 40,468	1.03	36.1	11.3	\$ 58,779	\$ 11,124	\$ 110,370
2209 BLACKACRE DR	490000063000000	0.56	19.6	6.1	---	\$ 22,002	0.56	19.6	6.1	\$ 31,957	\$ 11,124	\$ 65,083

*'Yes' indicates that property would pay a D.C. and is not subject to the Trunk component of the Part XII charge. 'Partial' indicates a portion of the property is undeveloped and would pay a D.C., whereas the remaining developed component would be subject to the Part XII Charge.



Civic Address	Tax Roll No.	MAIN (TRUNK)					MAIN (LOCAL)				LATERAL Charge	TOTAL CHARGE
		Assessed Area (Ha)	Pop (persons)	SDE's	Development Charge*	Total Trunk Charge	Assessed Area (Ha)	Pop (persons)	SDE'S	Total Local Charge		
MAIN - TRUNK & LOCAL CHARGE (per Hectare) - Business Park, Hamlet Development, Community Facility, General Commercial, Recreational												
COUNTY ROAD 46												
3817 COUNTY RD 46	550000188000000	0.99	34.7	10.8	---	\$ 38,896	0.99	34.7	10.8	\$ 56,496	\$ 11,124	\$ 106,516
3955 COUNTY 46 RD	550000189000000	0.82	28.7	9.0	---	\$ 32,217	0.82	28.7	9.0	\$ 46,795	\$ 11,124	\$ 90,136
4009 COUNTY RD 46	550000189010000	0.18	6.3	2.0	---	\$ 7,072	0.18	6.3	2.0	\$ 10,272	\$ 11,124	\$ 28,468
4013 COUNTY RD 46	550000189020000	0.18	6.3	2.0	---	\$ 7,072	0.18	6.3	2.0	\$ 10,272	\$ 11,124	\$ 28,468
4040 COUNTY RD 46	550000186000000	6.74	235.9	73.7	---	\$ 264,807	6.74	235.9	73.7	\$ 384,631	\$ 11,124	\$ 660,561
4041 COUNTY RD 46	550000189030000	0.18	6.3	2.0	---	\$ 7,072	0.18	6.3	2.0	\$ 10,272	\$ 11,124	\$ 28,468
4069 COUNTY RD 46	550000190000000	0.18	6.3	2.0	---	\$ 7,072	0.18	6.3	2.0	\$ 10,272	\$ 11,124	\$ 28,468
4155 COUNTY RD 46	550000190010000	0.73	25.6	8.0	---	\$ 28,681	0.73	25.6	8.0	\$ 41,659	\$ 11,124	\$ 81,464
4293 COUNTY RD 46	550000192000000	1.54	53.9	16.8	---	\$ 60,505	1.54	53.9	16.8	\$ 87,883	\$ 11,124	\$ 159,512
4535 COUNTY RD 46	540000009300000	0.94	32.9	10.3	---	\$ 36,932	0.94	32.9	10.3	\$ 53,643	\$ 11,124	\$ 101,698
4565 COUNTY RD 46	540000009400000	0.73	25.6	8.0	---	\$ 28,681	0.73	25.6	8.0	\$ 41,659	\$ 11,124	\$ 81,464
4585 COUNTY RD 46	540000009500000	0.20	7.0	2.2	---	\$ 7,858	0.20	7.0	2.2	\$ 11,413	\$ 11,124	\$ 30,395
4587 COUNTY 46 RD	540000009600000	0.45	15.8	4.9	---	\$ 17,680	0.45	15.8	4.9	\$ 25,680	\$ 11,124	\$ 54,484
4591 COUNTY RD 46	540000010000000	0.25	8.8	2.7	---	\$ 9,822	0.25	8.8	2.7	\$ 14,267	\$ 11,124	\$ 35,213
4595 COUNTY RD 46	540000010400000	0.62	21.7	6.8	---	\$ 24,359	0.62	21.7	6.8	\$ 35,381	\$ 11,124	\$ 70,865
4795 COUNTY RD 46	540000010500000	0.68	23.8	7.4	---	\$ 26,716	0.68	23.8	7.4	\$ 38,805	\$ 11,124	\$ 76,646
5005 COUNTY RD 46	540000011000000	0.54	3.2	1.0	Partial	\$ 3,592	1.17	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5005 COUNTY RD 46	540000011000000	0.00	0.0	0.0		\$ -	0.00	0.0	0.0	\$ -	\$ -	\$ -
5072 COUNTY RD 46	540000020000000	0.20	3.2	1.0	---	\$ 3,592	0.20	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5094 COUNTY RD 46	540000019000000	0.14	3.2	1.0	---	\$ 3,592	0.14	3.2	1.0	\$ 5,218	\$ 11,124	\$ 19,934
5116 COUNTY RD 46	540000018000000	0.16	3.2	1.0	---	\$ 3,592	0.16	3.2	1.0	\$ 5,218	\$ 11,124	\$ 19,934
5138 COUNTY 46 RD	540000017000000	0.53	18.6	5.8	---	\$ 20,823	0.53	18.6	5.8	\$ 30,245	\$ 11,124	\$ 62,193
5204 COUNTY RD 46	540000016000000	0.73	3.2	1.0	---	\$ 3,592	0.73	3.2	1.0	\$ 5,218	\$ 11,124	\$ 19,934
5248 COUNTY 46 RD	540000015000000	0.49	17.2	5.4	---	\$ 19,252	0.49	17.2	5.4	\$ 27,963	\$ 11,124	\$ 58,338
5599 COUNTY RD 46	540000012000000	1.11	3.2	1.0	Partial	\$ 3,592	4.99	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
COUNTY RD 46	540000013000000	0.00	0.0	0.0	Yes	\$ -	0.00	0.0	0.0	\$ -	\$ -	\$ -
COUNTY RD 46	540000021000000	0.00	0.0	0.0	Yes	\$ -	0.00	0.0	0.0	\$ -	\$ -	\$ -

*'Yes' indicates that property would pay a D.C. and is not subject to the Trunk component of the Part XII charge. 'Partial' indicates a portion of the property is undeveloped and would pay a D.C., whereas the remaining developed component would be subject to the Part XII Charge.



Civic Address	Tax Roll No.	MAIN (TRUNK)					MAIN (LOCAL)				LATERAL Charge	TOTAL CHARGE
		Assessed Area (Ha)	Pop (persons)	SDE's	Development Charge*	Total Trunk Charge	Assessed Area (Ha)	Pop (persons)	SDE'S	Total Local Charge		
MAIN - TRUNK & LOCAL CHARGE (per Hectare) - Business Park, Hamlet Development, Community Facility, General Commercial, Recreational												
DEL DUCA DRIVE												
3525 DELDUCA DR	550000201860000	0.44	15.4	4.8	---	\$ 17,287	0.44	15.4	4.8	\$ 25,109	\$ 11,124	\$ 53,521
3600 DELDUCA DR	550000200220000	0.40	14.0	4.4	---	\$ 15,716	0.40	14.0	4.4	\$ 22,827	\$ 11,124	\$ 49,666
3650 DELDUCA DR	550000200210000	0.40	14.0	4.4	---	\$ 15,716	0.40	14.0	4.4	\$ 22,827	\$ 11,124	\$ 49,666
3651 DELDUCA DR	550000201880000	0.63	22.1	6.9	---	\$ 24,752	0.63	22.1	6.9	\$ 35,952	\$ 11,124	\$ 71,828
3700 DELDUCA DR	550000200200000	0.40	14.0	4.4	---	\$ 15,716	0.40	14.0	4.4	\$ 22,827	\$ 11,124	\$ 49,666
3725 DELDUCA DR	550000201890000	0.34	11.9	3.7	---	\$ 13,358	0.34	11.9	3.7	\$ 19,403	\$ 11,124	\$ 43,885
3750 DELDUCA DR	550000200190000	0.40	14.0	4.4	---	\$ 15,716	0.40	14.0	4.4	\$ 22,827	\$ 11,124	\$ 49,666
3775 DELDUCA DR	550000201900000	0.40	14.0	4.4	---	\$ 15,716	0.40	14.0	4.4	\$ 22,827	\$ 11,124	\$ 49,666
3800 DELDUCA DR	550000200180000	1.21	42.4	13.2	---	\$ 47,540	1.21	42.4	13.2	\$ 69,051	\$ 11,124	\$ 127,714
3825 DELDUCA DR	550000201910000	0.00	0.0	0.0	Yes	\$ -	0.40	14.0	4.4	\$ 22,827	\$ 11,124	\$ 33,951
3875 DELDUCA DR	550000201920000	0.00	0.0	0.0	Yes	\$ -	0.40	14.0	4.4	\$ 22,827	\$ 11,124	\$ 33,951
3955 DELDUCA DR	550000201940000	0.80	28.0	8.8	---	\$ 31,431	0.80	28.0	8.8	\$ 45,653	\$ 11,124	\$ 88,209
4000 DELDUCA DR	550000200140000	1.21	42.4	13.2	---	\$ 47,540	1.21	42.4	13.2	\$ 69,051	\$ 11,124	\$ 127,714
4051 DELDUCA DR	550000200040000	0.42	14.7	4.6	---	\$ 16,501	0.42	14.7	4.6	\$ 23,968	\$ 11,124	\$ 51,593
4100 DELDUCA DR	550000200120000	0.40	14.0	4.4	---	\$ 15,716	0.40	14.0	4.4	\$ 22,827	\$ 11,124	\$ 49,666
4125 DELDUCA DR	550000200050000	0.43	15.1	4.7	---	\$ 16,894	0.43	15.1	4.7	\$ 24,539	\$ 11,124	\$ 52,557
4150 DELDUCA DR	550000200110000	0.52	18.2	5.7	---	\$ 20,430	0.52	18.2	5.7	\$ 29,675	\$ 11,124	\$ 61,229
4200 DELDUCA DR	550000200100000	0.51	17.9	5.6	---	\$ 20,037	0.51	17.9	5.6	\$ 29,104	\$ 11,124	\$ 60,265
4201 DELDUCA DR	550000200060000	0.48	16.8	5.3	---	\$ 18,859	0.48	16.8	5.3	\$ 27,392	\$ 11,124	\$ 57,375
DELDUCA DR	550000200070000	0.00	0.0	0.0	Yes	\$ -	0.60	21.0	6.6	\$ 34,240	\$ 11,124	\$ 45,364
DELDUCA DR	550000200090000	0.42	14.7	4.6	---	\$ 16,501	0.42	14.7	4.6	\$ 23,968	\$ 11,124	\$ 51,593
4900 WALKER RD	550000079500000	0.00	0.0	0.0	Yes	\$ -	0.00	0.0	0.0	\$ -	\$ -	\$ -
WALKER RD	550000079000000	0.00	0.0	0.0	Yes	\$ -	0.00	0.0	0.0	\$ -	\$ -	\$ -
WALKER RD	550000079750000	0.00	0.0	0.0	Yes	\$ -	0.00	0.0	0.0	\$ -	\$ -	\$ -
DI COCCO COURT												
5405 DI COCCO CRT	490000070600000	0.00	0.0	0.0	---	\$ -	0.00	0.0	0.0	\$ -	\$ -	\$ -

*'Yes' indicates that property would pay a D.C. and is not subject to the Trunk component of the Part XII charge. 'Partial' indicates a portion of the property is undeveloped and would pay a D.C., whereas the remaining developed component would be subject to the Part XII Charge.



Civic Address	Tax Roll No.	MAIN (TRUNK)					MAIN (LOCAL)				LATERAL Charge	TOTAL CHARGE
		Assessed Area (Ha)	Pop (persons)	SDE's	Development Charge*	Total Trunk Charge	Assessed Area (Ha)	Pop (persons)	SDE'S	Total Local Charge		
MAIN - TRUNK & LOCAL CHARGE (per Hectare) - Business Park, Hamlet Development, Community Facility, General Commercial, Recreational												
5420 DI COCCO CRT	490000070500000	0.00	0.0	0.0	---	\$ -	0.00	0.0	0.0	\$ -	\$ -	\$ -
5440 DI COCCO CRT	490000070400000	0.00	0.0	0.0	---	\$ -	0.00	0.0	0.0	\$ -	\$ -	\$ -
5450 DI COCCO CRT	490000070350000	0.00	0.0	0.0	---	\$ -	0.00	0.0	0.0	\$ -	\$ -	\$ -
5455 DI COCCO CRT	490000070850000	0.00	0.0	0.0	---	\$ -	0.00	0.0	0.0	\$ -	\$ -	\$ -
5470 DI COCCO CRT	490000070250000	0.00	0.0	0.0	---	\$ -	0.00	0.0	0.0	\$ -	\$ -	\$ -
5475 DI COCCO CRT	490000070900000	0.00	0.0	0.0	---	\$ -	0.00	0.0	0.0	\$ -	\$ -	\$ -
5485 DI COCCO CRT	490000070990000	0.00	0.0	0.0	---	\$ -	0.00	0.0	0.0	\$ -	\$ -	\$ -
5500 DI COCCO CRT	490000070200000	0.00	0.0	0.0	---	\$ -	0.00	0.0	0.0	\$ -	\$ -	\$ -
DI COCCO CRT	490000070300000	0.00	0.0	0.0	---	\$ -	0.00	0.0	0.0	\$ -	\$ -	\$ -
DI COCCO CRT	490000070550000	0.00	0.0	0.0	---	\$ -	0.00	0.0	0.0	\$ -	\$ -	\$ -
DI COCCO CRT	490000070570000	0.00	0.0	0.0	---	\$ -	0.00	0.0	0.0	\$ -	\$ -	\$ -
DI COCCO CRT W/S	490000070800000	0.00	0.0	0.0	---	\$ -	0.00	0.0	0.0	\$ -	\$ -	\$ -
FASAN DRIVE												
2000 FASAN DR	490000063460000	0.53	18.6	5.8	---	\$ 20,823	0.53	18.6	5.8	\$ 30,245	\$ 11,124	\$ 62,193
2005 FASAN DR	490000063260000	0.73	25.6	8.0	---	\$ 28,681	0.73	25.6	8.0	\$ 41,659	\$ 11,124	\$ 81,464
2010 FASAN DR	490000063470000	0.42	14.7	4.6	---	\$ 16,501	0.42	14.7	4.6	\$ 23,968	\$ 11,124	\$ 51,593
2015 FASAN DR	490000063250000	0.00	0.0	0.0	Yes	\$ -	0.41	14.4	4.5	\$ 23,397	\$ 11,124	\$ 34,521
2020 FASAN DR	490000063480000	0.42	14.7	4.6	---	\$ 16,501	0.42	14.7	4.6	\$ 23,968	\$ 11,124	\$ 51,593
2025 FASAN DR	490000063240000	0.41	14.4	4.5	---	\$ 16,108	0.41	14.4	4.5	\$ 23,397	\$ 11,124	\$ 50,630
2030 FASAN DR	490000063490000	0.42	14.7	4.6	---	\$ 16,501	0.42	14.7	4.6	\$ 23,968	\$ 11,124	\$ 51,593
2035 FASAN DR	490000063220000	0.41	14.4	4.5	---	\$ 16,108	0.41	14.4	4.5	\$ 23,397	\$ 11,124	\$ 50,630
2040 FASAN DR	490000063500000	0.42	14.7	4.6	---	\$ 16,501	0.42	14.7	4.6	\$ 23,968	\$ 11,124	\$ 51,593
2045 FASAN DR	490000063210000	0.41	14.4	4.5	---	\$ 16,108	0.41	14.4	4.5	\$ 23,397	\$ 11,124	\$ 50,630
2050 FASAN DR	490000063510000	0.84	29.4	9.2	---	\$ 33,003	0.84	29.4	9.2	\$ 47,936	\$ 11,124	\$ 92,063
2055 FASAN DR	490000063200000	0.41	14.4	4.5	---	\$ 16,108	0.41	14.4	4.5	\$ 23,397	\$ 11,124	\$ 50,630
2065 FASAN DR	490000063190000	0.41	14.4	4.5	---	\$ 16,108	0.41	14.4	4.5	\$ 23,397	\$ 11,124	\$ 50,630
2070 FASAN DR	490000063530000	0.42	14.7	4.6	---	\$ 16,501	0.42	14.7	4.6	\$ 23,968	\$ 11,124	\$ 51,593

*'Yes' indicates that property would pay a D.C. and is not subject to the Trunk component of the Part XII charge. 'Partial' indicates a portion of the property is undeveloped and would pay a D.C., whereas the remaining developed component would be subject to the Part XII Charge.



Civic Address	Tax Roll No.	MAIN (TRUNK)					MAIN (LOCAL)				LATERAL Charge	TOTAL CHARGE
		Assessed Area (Ha)	Pop (persons)	SDE's	Development Charge*	Total Trunk Charge	Assessed Area (Ha)	Pop (persons)	SDE'S	Total Local Charge		
MAIN - TRUNK & LOCAL CHARGE (per Hectare) - Business Park, Hamlet Development, Community Facility, General Commercial, Recreational												
2075 FASAN DR	490000063180000	0.81	28.4	8.9	---	\$ 31,824	0.81	28.4	8.9	\$ 46,224	\$ 11,124	\$ 89,172
2080 FASAN DR	490000063540000	0.42	14.7	4.6	---	\$ 16,501	0.42	14.7	4.6	\$ 23,968	\$ 11,124	\$ 51,593
2090 FASAN DR	490000063550000	0.42	14.7	4.6	---	\$ 16,501	0.42	14.7	4.6	\$ 23,968	\$ 11,124	\$ 51,593
2093 FASAN DR	490000063160000	0.00	0.0	0.0	Yes	\$ -	0.41	14.4	4.5	\$ 23,397	\$ 11,124	\$ 34,521
2100 FASAN DR	490000063560000	0.00	0.0	0.0	Yes	\$ -	0.42	14.7	4.6	\$ 23,968	\$ 11,124	\$ 35,092
2105 FASAN DR	490000063150000	0.51	17.9	5.6	---	\$ 20,037	0.51	17.9	5.6	\$ 29,104	\$ 11,124	\$ 60,265
2110 FASAN DR	490000063570000	0.00	0.0	0.0	Yes	\$ -	0.42	14.7	4.6	\$ 23,968	\$ 11,124	\$ 35,092
2120 FASAN DR	490000063580000	0.42	14.7	4.6	---	\$ 16,501	0.42	14.7	4.6	\$ 23,968	\$ 11,124	\$ 51,593
2140 FASAN DR	490000063590000	0.33	11.6	3.6	---	\$ 12,965	0.33	11.6	3.6	\$ 18,832	\$ 11,124	\$ 42,921
2150 FASAN DR	490000063600000	0.32	11.2	3.5	---	\$ 12,572	0.32	11.2	3.5	\$ 18,261	\$ 11,124	\$ 41,958
2155 FASAN DR	490000063110000	1.75	61.3	19.1	---	\$ 68,756	1.75	61.3	19.1	\$ 99,867	\$ 11,124	\$ 179,746
2160 FASAN DR	490000063610000	0.30	10.5	3.3	---	\$ 11,787	0.30	10.5	3.3	\$ 17,120	\$ 11,124	\$ 40,031
2170 FASAN DR	490000063620000	0.36	12.6	3.9	---	\$ 14,144	0.36	12.6	3.9	\$ 20,544	\$ 11,124	\$ 45,812
2179 FASAN DR	490000063090000	0.63	22.1	6.9	---	\$ 24,752	0.63	22.1	6.9	\$ 35,952	\$ 11,124	\$ 71,828
2180 FASAN DR	490000063630000	0.45	15.8	4.9	---	\$ 17,680	0.45	15.8	4.9	\$ 25,680	\$ 11,124	\$ 54,484
2190 FASAN DR	490000063640000	0.00	0.0	0.0	Yes	\$ -	0.43	15.1	4.7	\$ 24,539	\$ 11,124	\$ 35,663
2191 FASAN DR	490000063060000	0.00	0.0	0.0	Yes	\$ -	0.45	15.8	4.9	\$ 25,680	\$ 11,124	\$ 36,804
2193 FASAN DR	490000063050000	0.45	15.8	4.9	---	\$ 17,680	0.45	15.8	4.9	\$ 25,680	\$ 11,124	\$ 54,484
1220 HIGHWAY 3	490000030100000	0.75	3.2	1.0	---	\$ 3,592	0.75	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
1360 HIGHWAY 3	490000030000000	2.13	74.6	23.3	Partial	\$ 83,685	2.13	74.6	23.3	\$ 121,552	\$ 11,124	\$ 216,362
1780 HIGHWAY 3	490000028000000	0.81	28.4	8.9	---	\$ 31,824	0.81	28.4	8.9	\$ 46,224	\$ 11,124	\$ 89,172
TALBOT RD	490000030050000	0.00	0.0	0.0	Yes	\$ -	1.02	35.7	11.2	\$ 58,208	\$ 11,124	\$ 69,332
HENNIN DRIVE												
5125 HENNIN DR	550000024000000	0.57	20.0	6.2	---	\$ 22,395	0.57	20.0	6.2	\$ 32,528	\$ 11,124	\$ 66,047
5130 HENNIN DR	550000014000000	0.47	16.5	5.1	---	\$ 18,466	0.47	16.5	5.1	\$ 26,821	\$ 11,124	\$ 56,411
5135 HENNIN DR	550000024010000	0.57	20.0	6.2	---	\$ 22,395	0.57	20.0	6.2	\$ 32,528	\$ 11,124	\$ 66,047
5140 HENNIN DR	550000013000000	0.47	16.5	5.1	---	\$ 18,466	0.47	16.5	5.1	\$ 26,821	\$ 11,124	\$ 56,411

*'Yes' indicates that property would pay a D.C. and is not subject to the Trunk component of the Part XII charge. 'Partial' indicates a portion of the property is undeveloped and would pay a D.C., whereas the remaining developed component would be subject to the Part XII Charge.



Civic Address	Tax Roll No.	MAIN (TRUNK)					MAIN (LOCAL)				LATERAL Charge	TOTAL CHARGE
		Assessed Area (Ha)	Pop (persons)	SDE's	Development Charge*	Total Trunk Charge	Assessed Area (Ha)	Pop (persons)	SDE'S	Total Local Charge		
MAIN - TRUNK & LOCAL CHARGE (per Hectare) - Business Park, Hamlet Development, Community Facility, General Commercial, Recreational												
5145 HENNIN DR	550000025000000	0.29	10.2	3.2	---	\$ 11,394	0.29	10.2	3.2	\$ 16,549	\$ 11,124	\$ 39,067
5150 HENNIN DR	550000012000000	0.46	16.1	5.0	---	\$ 18,073	0.46	16.1	5.0	\$ 26,251	\$ 11,124	\$ 55,448
5155 HENNIN DR	550000026000000	0.24	8.4	2.6	---	\$ 9,429	0.24	8.4	2.6	\$ 13,696	\$ 11,124	\$ 34,249
5156 HENNIN DR	550000011010000	0.30	10.5	3.3	---	\$ 11,787	0.30	10.5	3.3	\$ 17,120	\$ 11,124	\$ 40,031
5160 HENNIN DR	550000011000000	0.39	13.7	4.3	---	\$ 15,323	0.39	13.7	4.3	\$ 22,256	\$ 11,124	\$ 48,703
5165 HENNIN DR	550000027000000	0.95	33.3	10.4	---	\$ 37,324	0.95	33.3	10.4	\$ 54,214	\$ 11,124	\$ 102,662
5170 HENNIN DR	550000010000000	0.00	0.0	0.0	Yes	\$ -	0.40	14.0	4.4	\$ 22,827	\$ 11,124	\$ 33,951
HIGHWAY NO.3												
1405 HIGHWAY 3	470000057000000	0.00	0.0	0.0	---	\$ -	0.00	0.0	0.0	\$ -	\$ -	\$ -
1525 HIGHWAY 3	470000058000000	1.15	17.1	5.3	---	\$ 19,179	1.15	17.1	5.3	\$ 27,858	\$ 11,124	\$ 58,161
1965 HIGHWAY 3	470000060000000	0.27	3.2	1.0	---	\$ 3,592	0.27	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
2085 HIGHWAY 3	470000061000000	1.30	45.5	14.2	---	\$ 51,076	1.30	45.5	14.2	\$ 74,187	\$ 11,124	\$ 136,386
2085 HIGHWAY 3	470000061000000	0.00	0.0	0.0	Yes	\$ -	0.00	0.0	0.0	\$ -	\$ -	\$ -
2085 HIGHWAY 3	470000061000000	0.00	0.0	0.0	Yes	\$ -	0.00	0.0	0.0	\$ -	\$ -	\$ -
2115 HIGHWAY 3	470000062000000	0.22	7.7	2.4	---	\$ 8,644	0.22	7.7	2.4	\$ 12,555	\$ 11,124	\$ 32,322
2145 HIGHWAY 3	470000063000000	0.94	32.9	10.3	---	\$ 36,932	0.94	32.9	10.3	\$ 53,643	\$ 11,124	\$ 101,698
2165 HIGHWAY 3	470000064000000	0.26	9.1	2.8	---	\$ 10,215	0.26	9.1	2.8	\$ 14,837	\$ 11,124	\$ 36,176
2400 HIGHWAY 3	490000019000000	0.59	20.7	6.5	---	\$ 23,180	0.59	20.7	6.5	\$ 33,669	\$ 11,124	\$ 67,974
2465 HIGHWAY 3	470000086000000	2.09	73.2	22.9	---	\$ 82,114	2.09	73.2	22.9	\$ 119,270	\$ 11,124	\$ 212,507
2685 HIGHWAY 3	470000087000000	0.40	14.0	4.4	---	\$ 15,716	0.40	14.0	4.4	\$ 22,827	\$ 11,124	\$ 49,666
2725 HIGHWAY 3	470000088000000	0.58	3.2	1.0	Partial	\$ 3,592	0.58	3.2	1.0	\$ 5,218	\$ 11,124	\$ 19,934
5480 OLDCASTLE	490000014060000	0.64	22.4	7.0	---	\$ 25,145	0.64	22.4	7.0	\$ 36,523	\$ 11,124	\$ 72,792
3250 HIGHWAY 3	490000014020000	0.70	3.2	1.0	Partial	\$ 3,592	1.82	3.2	1.0	\$ 5,218	\$ 11,124	\$ 19,934
HIGHWAY 3	490000016000000	0.00	0.0	0.0	Yes	\$ -	0.47	16.5	5.1	\$ 26,821	\$ 11,124	\$ 37,945
HIGHWAY 3 (1185 HIGHWAY 3)	470000056000000	1.02	7.9	2.5	---	\$ 8,815	1.02	7.9	2.5	\$ 12,804	\$ 11,124	\$ 32,743
HIGHWAY 3 (1805 HIGHWAY 3)	470000059000000	1.56	16.8	5.2	---	\$ 18,831	1.56	16.8	5.2	\$ 27,352	\$ 11,124	\$ 57,307
HIGHWAY 3	470000065000000	2.03	71.1	22.2	---	\$ 79,756	2.03	71.1	22.2	\$ 115,846	\$ 11,124	\$ 206,726

*'Yes' indicates that property would pay a D.C. and is not subject to the Trunk component of the Part XII charge. 'Partial' indicates a portion of the property is undeveloped and would pay a D.C., whereas the remaining developed component would be subject to the Part XII Charge.



Civic Address	Tax Roll No.	MAIN (TRUNK)					MAIN (LOCAL)				LATERAL Charge	TOTAL CHARGE
		Assessed Area (Ha)	Pop (persons)	SDE's	Development Charge*	Total Trunk Charge	Assessed Area (Ha)	Pop (persons)	SDE'S	Total Local Charge		
MAIN - TRUNK & LOCAL CHARGE (per Hectare) - Business Park, Hamlet Development, Community Facility, General Commercial, Recreational												
HOWARD AVENUE (COUNTY ROAD 9)												
4900 HOWARD AVE	470000031000000	0.37	22.8	7.1	---	\$ 25,626	0.37	22.8	7.1	\$ 37,222	\$ 11,124	\$ 73,973
5030 HOWARD AVE	470000015100000	1.21	54.5	17.0	---	\$ 61,122	1.21	54.5	17.0	\$ 88,780	\$ 11,124	\$ 161,026
5050 HOWARD AVE	470000015000000	1.40	86.4	27.0	---	\$ 96,965	1.40	86.4	27.0	\$ 140,841	\$ 11,124	\$ 248,930
5100 HOWARD AVE	470000014500000	2.17	225.7	70.5	---	\$ 253,335	2.17	225.7	70.5	\$ 367,967	\$ 11,124	\$ 632,426
2730 HIGHWAY 3	490000017500000	1.56	54.6	17.1	---	\$ 61,291	1.56	54.6	17.1	\$ 89,024	\$ 11,124	\$ 161,439
HIGHWAY 3 N/S	490000017000000	1.05	36.8	11.5	Partial	\$ 41,253	4.27	149.5	46.7	\$ 243,675	\$ 11,124	\$ 296,053
MCCORD LANE	490000070050000	0.00	0.0	0.0	---	\$ -	0.00	0.0	0.0	\$ -	\$ -	\$ -
WALKER RD	490000069010000	2.03	71.1	22.2	---	\$ 79,756	2.03	71.1	22.2	\$ 115,846	\$ 11,124	\$ 206,726
WALKER RD	490000070000000	0.00	0.0	0.0	---	\$ -	0.00	0.0	0.0	\$ -	\$ -	\$ -
MOYNAHAN STREET												
3160 MOYNAHAN ST	550000021000000	0.79	27.7	8.6	---	\$ 31,038	0.79	27.7	8.6	\$ 45,083	\$ 11,124	\$ 87,245
3180 MOYNAHAN ST	550000020000000	0.79	27.7	8.6	---	\$ 31,038	0.79	27.7	8.6	\$ 45,083	\$ 11,124	\$ 87,245
3210 MOYNAHAN ST	550000016000000	0.59	20.7	6.5	---	\$ 23,180	0.59	20.7	6.5	\$ 33,669	\$ 11,124	\$ 67,974
3230 MOYNAHAN ST	550000015000000	1.01	35.4	11.0	---	\$ 39,682	1.01	35.4	11.0	\$ 57,638	\$ 11,124	\$ 108,443
NORTH TALBOT ROAD												
4976 8TH CONCESSION RD	540000008000000	0.52	32.08	10.0	---	\$ 36,016	0.52	32.1	10.0	\$ 52,312	\$ 3,974	\$ 92,302
N TALBOT RD	540000007000000	0.27	16.66	5.2	---	\$ 18,700	0.27	16.7	5.2	\$ 27,162	\$ 3,974	\$ 49,837
N TALBOT RD	540000007010000	0.00	0.00	0.0	Yes	\$ -	1.13	69.7	21.8	\$ 113,679	\$ 3,974	\$ 117,653
N TALBOT RD	490000082020000	0.00	0.00	0.0	Yes	\$ -	6.50	401.1	125.3	\$ 653,904	\$ 12,399	\$ 666,303
N TALBOT RD	490000009300000	0.00	0.00	0.0	Yes	\$ -	3.07	189.4	59.2	\$ 308,844	\$ 3,974	\$ 312,818
OLDCASTLE ROAD												
5530 OLDCASTLE RD	470000089010000	0.81	28.4	8.9	---	\$ 31,824	0.81	28.4	8.9	\$ 46,224	\$ 11,124	\$ 89,172

*'Yes' indicates that property would pay a D.C. and is not subject to the Trunk component of the Part XII charge. 'Partial' indicates a portion of the property is undeveloped and would pay a D.C., whereas the remaining developed component would be subject to the Part XII Charge.



Civic Address	Tax Roll No.	MAIN (TRUNK)					MAIN (LOCAL)				LATERAL Charge	TOTAL CHARGE
		Assessed Area (Ha)	Pop (persons)	SDE's	Development Charge*	Total Trunk Charge	Assessed Area (Ha)	Pop (persons)	SDE'S	Total Local Charge		
MAIN - TRUNK & LOCAL CHARGE (per Hectare) - Business Park, Hamlet Development, Community Facility, General Commercial, Recreational												
5550 OLDCASTLE RD	470000089000000	0.61	37.6	11.8	---	\$ 42,249	0.61	37.6	11.8	\$ 61,366	\$ 11,124	\$ 114,739
OLDCASTLE RD	470000089020000	0.01	0.6	0.2	---	\$ 693	0.01	0.6	0.2	\$ 1,006	\$ -	\$ 1,699
OLDCASTLE RD	470000090100000	0.00	0.0	0.0	Yes	\$ -	4.92	303.6	94.9	\$ 494,955	\$ 14,306	\$ 509,261
O'NEIL DRIVE												
5000 O'NEIL DR	550000003090000	0.00	0.0	0.0	Yes	\$ -	0.44	15.4	4.8	\$ 25,109	\$ 11,124	\$ 36,233
5015 O'NEIL DR	550000003140000	1.71	59.9	18.7	---	\$ 67,184	1.71	59.9	18.7	\$ 97,584	\$ 11,124	\$ 175,892
5020 O'NEIL DR	550000003080000	0.46	16.1	5.0	---	\$ 18,073	0.46	16.1	5.0	\$ 26,251	\$ 11,124	\$ 55,448
5040 O'NEIL DR	550000003070000	0.46	16.1	5.0	---	\$ 18,073	0.46	16.1	5.0	\$ 26,251	\$ 11,124	\$ 55,448
5041 O'NEIL DR	550000003180000	0.91	31.9	10.0	---	\$ 35,753	0.91	31.9	10.0	\$ 51,931	\$ 11,124	\$ 98,808
5060 O'NEIL DR	550000003060000	0.46	16.1	5.0	---	\$ 18,073	0.46	16.1	5.0	\$ 26,251	\$ 11,124	\$ 55,448
5080 O'NEIL DR	550000003050000	0.46	16.1	5.0	---	\$ 18,073	0.46	16.1	5.0	\$ 26,251	\$ 11,124	\$ 55,448
5091 O'NEIL DR	550000003200000	0.88	30.8	9.6	---	\$ 34,574	0.88	30.8	9.6	\$ 50,219	\$ 11,124	\$ 95,917
5100 O'NEIL DR	550000003040000	0.40	14.0	4.4	---	\$ 15,716	0.40	14.0	4.4	\$ 22,827	\$ 11,124	\$ 49,666
5160 O'NEIL DR	550000003030000	0.35	12.3	3.8	---	\$ 13,751	0.35	12.3	3.8	\$ 19,973	\$ 11,124	\$ 44,848
5161 O'NEIL DR	550000004000000	0.27	9.5	3.0	---	\$ 10,608	0.27	9.5	3.0	\$ 15,408	\$ 11,124	\$ 37,140
5165 O NEIL DR	550000005000000	0.28	9.8	3.1	---	\$ 11,001	0.28	9.8	3.1	\$ 15,979	\$ 11,124	\$ 38,104
5170 O'NEIL DR	550000003000000	0.83	29.1	9.1	---	\$ 32,610	0.83	29.1	9.1	\$ 47,365	\$ 11,124	\$ 91,099
5175 O'NEIL DR	550000006000000	0.35	12.3	3.8	---	\$ 13,751	0.35	12.3	3.8	\$ 19,973	\$ 11,124	\$ 44,848
5184 O'NEIL DR	550000002000000	0.15	5.3	1.6	---	\$ 5,893	0.15	5.3	1.6	\$ 8,560	\$ 11,124	\$ 25,577
5186 O'NEIL DR	550000002030000	0.28	9.8	3.1	---	\$ 11,001	0.28	9.8	3.1	\$ 15,979	\$ 11,124	\$ 38,104
O'NEIL DR	550000002050000	0.21	7.4	2.3	---	\$ 8,251	0.21	7.4	2.3	\$ 11,984	\$ 11,124	\$ 31,359
OUTER DRIVE												
5155 OUTER DR	490000033040000	0.00	0.0	0.0	Yes	\$ -	0.55	19.3	6.0	\$ 31,387	\$ 11,124	\$ 42,511
5400 OUTER DR	490000032700000	0.00	0.0	0.0	Yes	\$ -	1.34	46.9	14.7	\$ 76,470	\$ 11,124	\$ 87,594
5420 OUTER DR	490000032600000	0.50	17.5	5.5	---	\$ 19,644	0.50	17.5	5.5	\$ 28,533	\$ 11,124	\$ 59,302
5445 OUTER DR	490000033230000	0.52	18.2	5.7	---	\$ 20,430	0.52	18.2	5.7	\$ 29,675	\$ 11,124	\$ 61,229

*'Yes' indicates that property would pay a D.C. and is not subject to the Trunk component of the Part XII charge. 'Partial' indicates a portion of the property is undeveloped and would pay a D.C., whereas the remaining developed component would be subject to the Part XII Charge.



Civic Address	Tax Roll No.	MAIN (TRUNK)					MAIN (LOCAL)				LATERAL Charge	TOTAL CHARGE
		Assessed Area (Ha)	Pop (persons)	SDE's	Development Charge*	Total Trunk Charge	Assessed Area (Ha)	Pop (persons)	SDE'S	Total Local Charge		
MAIN - TRUNK & LOCAL CHARGE (per Hectare) - Business Park, Hamlet Development, Community Facility, General Commercial, Recreational												
5450 OUTER DR	490000032580000	0.50	17.5	5.5	---	\$ 19,644	0.50	17.5	5.5	\$ 28,533	\$ 11,124	\$ 59,302
5455 OUTER DR	490000033160000	0.53	18.6	5.8	---	\$ 20,823	0.53	18.6	5.8	\$ 30,245	\$ 11,124	\$ 62,193
5475 OUTER DR	490000033130000	0.82	28.7	9.0	---	\$ 32,217	0.82	28.7	9.0	\$ 46,795	\$ 11,124	\$ 90,136
5495 OUTER DR	490000033100000	0.93	32.6	10.2	---	\$ 36,539	0.93	32.6	10.2	\$ 53,072	\$ 11,124	\$ 100,735
5500 OUTER DR	490000032540000	1.00	35.0	10.9	---	\$ 39,289	1.00	35.0	10.9	\$ 57,067	\$ 11,124	\$ 107,480
5501 OUTER DR	490000033080000	0.39	13.7	4.3	---	\$ 15,323	0.39	13.7	4.3	\$ 22,256	\$ 11,124	\$ 48,703
5515 OUTER DR	490000033060000	0.36	12.6	3.9	---	\$ 14,144	0.36	12.6	3.9	\$ 20,544	\$ 11,124	\$ 45,812
5540 OUTER DR	490000032520000	1.00	35.0	10.9	---	\$ 39,289	1.00	35.0	10.9	\$ 57,067	\$ 11,124	\$ 107,480
5600 OUTER DR	490000032500000	0.50	17.5	5.5	---	\$ 19,644	0.50	17.5	5.5	\$ 28,533	\$ 11,124	\$ 59,302
5655 OUTER DR	490000033000000	1.25	43.8	13.7	---	\$ 49,111	1.25	43.8	13.7	\$ 71,334	\$ 11,124	\$ 131,569
5725 OUTER DR	490000032980000	0.63	22.1	6.9	---	\$ 24,752	0.63	22.1	6.9	\$ 35,952	\$ 11,124	\$ 71,828
5800 OUTER DR	470000054120000	0.56	19.6	6.1	---	\$ 22,002	0.56	19.6	6.1	\$ 31,957	\$ 11,124	\$ 65,083
OUTER DR	470000054020000	0.00	0.0	0.0	Yes	\$ -	0.00	0.0	0.0	\$ -	\$ 14,306	\$ 14,306
5815 OUTER DRIVE	470000053000000	1.47	51.5	16.1	---	\$ 57,755	1.47	51.5	16.1	\$ 83,888	\$ 11,124	\$ 152,767
5700 OUTER DRIVE	490000032000000	2.56	64.0	20.0	Partial	\$ 71,842	4.57	114.3	35.7	\$ 186,282	\$ 11,124	\$ 269,249
REGAL DRIVE												
5000 REGAL DR	550000023000000	2.59	90.6	28.3	---	\$ 101,757	2.59	90.6	28.3	\$ 147,802	\$ 11,124	\$ 260,683
5000 REGAL DR - severed lot	550000023000000	0.00	0.0	0.0	Yes	\$ -	2.25	78.8	24.6	\$ 128,400	\$ 11,124	\$ 139,524
ROSCON INDUSTRIAL DRIVE												
1100 HIGHWAY 3	490000031100000	1.21	42.4	13.2	---	\$ 47,540	1.21	42.4	13.2	\$ 69,051	\$ 11,124	\$ 127,714
5425 ROSCON INDUSTRIAL	490000031000000	1.05	36.8	11.5	---	\$ 41,253	1.05	36.8	11.5	\$ 59,920	\$ 11,124	\$ 112,297
5455 ROSCON INDUSTRIAL DR	490000031010000	0.49	17.2	5.4	---	\$ 19,252	0.49	17.2	5.4	\$ 27,963	\$ 11,124	\$ 58,338
5485 ROSCON INDUSTRIAL	490000031020000	0.00	0.0	0.0	Yes	\$ -	0.48	16.8	5.3	\$ 27,392	\$ 11,124	\$ 38,516
5515 ROSCON INDUSTRIAL DR	490000031030000	0.97	34.0	10.6	---	\$ 38,110	0.97	34.0	10.6	\$ 55,355	\$ 11,124	\$ 104,589
5575 ROSCON INDUSTRIAL	490000031050000	0.48	16.8	5.3	---	\$ 18,859	0.48	16.8	5.3	\$ 27,392	\$ 11,124	\$ 57,375
5600 ROSCON INDUSTRIAL DR	490000030010000	2.50	87.5	27.3	---	\$ 98,222	2.50	87.5	27.3	\$ 142,667	\$ 11,124	\$ 252,013
5605 ROSCON INDUSTRIAL	490000031060000	0.84	29.4	9.2	---	\$ 33,003	0.84	29.4	9.2	\$ 47,936	\$ 11,124	\$ 92,063
5635 ROSCON INDUSTRIAL	490000031070000	0.00	0.0	0.0	Yes	\$ -	0.99	34.7	10.8	\$ 56,496	\$ 11,124	\$ 67,620

*'Yes' indicates that property would pay a D.C. and is not subject to the Trunk component of the Part XII charge. 'Partial' indicates a portion of the property is undeveloped and would pay a D.C., whereas the remaining developed component would be subject to the Part XII Charge.



Civic Address	Tax Roll No.	MAIN (TRUNK)					MAIN (LOCAL)				LATERAL Charge	TOTAL CHARGE
		Assessed Area (Ha)	Pop (persons)	SDE's	Development Charge*	Total Trunk Charge	Assessed Area (Ha)	Pop (persons)	SDE'S	Total Local Charge		
MAIN - TRUNK & LOCAL CHARGE (per Hectare) - Business Park, Hamlet Development, Community Facility, General Commercial, Recreational												
URE STREET												
5041 URE ST	550000201950000	0.67	23.5	7.3	---	\$ 26,324	0.67	23.5	7.3	\$ 38,235	\$ 11,124	\$ 75,682
5051 URE ST	550000201970000	0.33	11.6	3.6	---	\$ 12,965	0.33	11.6	3.6	\$ 18,832	\$ 11,124	\$ 42,921
5060 URE ST	550000200030000	0.45	15.8	4.9	---	\$ 17,680	0.45	15.8	4.9	\$ 25,680	\$ 11,124	\$ 54,484
5061 URE ST	550000201960000	0.37	13.0	4.0	---	\$ 14,537	0.37	13.0	4.0	\$ 21,115	\$ 11,124	\$ 46,776
5080 URE ST	550000200020000	0.37	13.0	4.0	---	\$ 14,537	0.37	13.0	4.0	\$ 21,115	\$ 11,124	\$ 46,776
5100 URE ST	550000200010000	0.43	15.1	4.7	---	\$ 16,894	0.43	15.1	4.7	\$ 24,539	\$ 11,124	\$ 52,557
5101 URE ST	550000201980000	0.72	25.2	7.9	---	\$ 28,288	0.72	25.2	7.9	\$ 41,088	\$ 11,124	\$ 80,500
5130 URE ST	550000200080000	0.44	15.4	4.8	---	\$ 17,287	0.44	15.4	4.8	\$ 25,109	\$ 11,124	\$ 53,521
5135 URE ST	550000202000000	0.87	30.5	9.5	---	\$ 34,181	0.87	30.5	9.5	\$ 49,648	\$ 11,124	\$ 94,953
5136 URE ST	550000200000000	0.56	19.6	6.1	---	\$ 22,002	0.56	19.6	6.1	\$ 31,957	\$ 11,124	\$ 65,083
5140 URE ST	550000199000000	0.78	27.3	8.5	---	\$ 30,645	0.78	27.3	8.5	\$ 44,512	\$ 11,124	\$ 86,281
5145 URE ST	550000202300000	0.47	16.5	5.1	---	\$ 18,466	0.47	16.5	5.1	\$ 26,821	\$ 11,124	\$ 56,411
5150 URE ST	550000198300000	0.43	15.1	4.7	---	\$ 16,894	0.43	15.1	4.7	\$ 24,539	\$ 11,124	\$ 52,557
5155 URE ST	550000202400000	1.48	51.8	16.2	---	\$ 58,148	1.48	51.8	16.2	\$ 84,459	\$ 11,124	\$ 153,730
5156 URE ST	550000198280000	0.43	15.1	4.7	---	\$ 16,894	0.43	15.1	4.7	\$ 24,539	\$ 11,124	\$ 52,557
5160 URE ST	550000198260000	0.43	15.1	4.7	---	\$ 16,894	0.43	15.1	4.7	\$ 24,539	\$ 11,124	\$ 52,557
5170 URE ST	550000198240000	0.51	17.9	5.6	---	\$ 20,037	0.51	17.9	5.6	\$ 29,104	\$ 11,124	\$ 60,265
5180 URE ST	550000198220000	0.51	17.9	5.6	---	\$ 20,037	0.51	17.9	5.6	\$ 29,104	\$ 11,124	\$ 60,265
WALKER ROAD (COUNTY ROAD 11)												
5415 WALKER RD	490000062010000	0.62	15.5	4.8	Partial	\$ 17,399	1.25	31.3	9.8	\$ 50,953	\$ 11,124	\$ 79,476
5420 WALKER RD	490000072010000	0.46	16.1	5.0	---	\$ 18,073	0.46	16.1	5.0	\$ 26,251	\$ 11,124	\$ 55,448
5430 WALKER RD	490000072000000	0.18	6.3	2.0	---	\$ 7,072	0.18	6.3	2.0	\$ 10,272	\$ 11,124	\$ 28,468
5440 WALKER RD	490000071000000	1.69	59.2	18.5	---	\$ 66,398	1.69	59.2	18.5	\$ 96,443	\$ 11,124	\$ 173,965

*'Yes' indicates that property would pay a D.C. and is not subject to the Trunk component of the Part XII charge. 'Partial' indicates a portion of the property is undeveloped and would pay a D.C., whereas the remaining developed component would be subject to the Part XII Charge.



Civic Address	Tax Roll No.	MAIN (TRUNK)					MAIN (LOCAL)				LATERAL Charge	TOTAL CHARGE
		Assessed Area (Ha)	Pop (persons)	SDE's	Development Charge*	Total Trunk Charge	Assessed Area (Ha)	Pop (persons)	SDE'S	Total Local Charge		
MAIN - TRUNK & LOCAL CHARGE (per Hectare) - Business Park, Hamlet Development, Community Facility, General Commercial, Recreational												
5445 WALKER RD	490000063020000	1.55	38.8	12.1	---	\$ 43,498	1.55	38.8	12.1	\$ 63,181	\$ 11,124	\$ 117,804
5485 WALKER RD	490000064000000	0.78	27.3	8.5	---	\$ 30,645	0.78	27.3	8.5	\$ 44,512	\$ 11,124	\$ 86,281
5580 WALKER RD	490000069000000	0.20	7.0	2.2	---	\$ 7,858	0.20	7.0	2.2	\$ 11,413	\$ 11,124	\$ 30,395
5616 WALKER RD	470000085000000	0.18	6.3	2.0	---	\$ 7,072	0.18	6.3	2.0	\$ 10,272	\$ 11,124	\$ 28,468
5624 WALKER RD	470000084000000	0.10	3.5	1.1	---	\$ 3,929	0.10	3.5	1.1	\$ 5,707	\$ 11,124	\$ 20,760
WEBSTER DRIVE												
3725 WEBSTER DR	550000186120000	0.45	15.8	4.9	---	\$ 17,680	0.45	15.8	4.9	\$ 25,680	\$ 11,124	\$ 54,484
3740 WEBSTER DR	550000186050000	1.01	35.4	11.0	---	\$ 39,682	1.01	35.4	11.0	\$ 57,638	\$ 11,124	\$ 108,443
3795 WEBSTER DR	550000186150000	1.17	41.0	12.8	---	\$ 45,968	1.17	41.0	12.8	\$ 66,768	\$ 11,124	\$ 123,860
3800 WEBSTER DR	550000186020000	1.22	42.7	13.3	---	\$ 47,932	1.22	42.7	13.3	\$ 69,622	\$ 11,124	\$ 128,678
WEBSTER DR	550000186140000	0.43	15.1	4.7	---	\$ 16,894	0.43	15.1	4.7	\$ 24,539	\$ 11,124	\$ 52,557
MAIN - TRUNK & LOCAL CHARGE (per Residential Lot)												
CASTLEWOOD COURT												
3700 CASTLEWOOD CRT	490000083850000	0.46	3.2	1.0	---	\$ 3,592	0.46	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
3710 CASTLEWOOD CRT	490000083830000	0.62	3.2	1.0	---	\$ 3,592	0.62	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
3715 CASTLEWOOD CRT	490000083870000	0.43	3.2	1.0	---	\$ 3,592	0.43	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
3730 CASTLEWOOD CRT	490000083810000	0.48	3.2	1.0	---	\$ 3,592	0.48	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
3735 CASTLEWOOD CRT	490000083890000	0.50	3.2	1.0	---	\$ 3,592	0.50	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
3750 CASTLEWOOD CRT	490000083790000	0.49	3.2	1.0	---	\$ 3,592	0.49	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
3765 CASTLEWOOD CRT	490000083910000	0.43	3.2	1.0	---	\$ 3,592	0.43	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
3770 CASTLEWOOD CRT	490000083770000	0.51	3.2	1.0	---	\$ 3,592	0.51	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784

*'Yes' indicates that property would pay a D.C. and is not subject to the Trunk component of the Part XII charge. 'Partial' indicates a portion of the property is undeveloped and would pay a D.C., whereas the remaining developed component would be subject to the Part XII Charge.



Civic Address	Tax Roll No.	MAIN (TRUNK)					MAIN (LOCAL)				LATERAL Charge	TOTAL CHARGE
		Assessed Area (Ha)	Pop (persons)	SDE's	Development Charge*	Total Trunk Charge	Assessed Area (Ha)	Pop (persons)	SDE'S	Total Local Charge		
MAIN - TRUNK & LOCAL CHARGE (per Residential Lot)												
3790 CASTLEWOOD CRT	490000083750000	0.29	3.2	1.0	---	\$ 3,592	0.29	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
3796 CASTLEWOOD CRT	490000083740000	0.48	3.2	1.0	---	\$ 3,592	0.48	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
3800 CASTLEWOOD CRT	490000083730000	0.52	3.2	1.0	---	\$ 3,592	0.52	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
3805 CASTLEWOOD CRT	490000083930000	0.42	3.2	1.0	---	\$ 3,592	0.42	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
3810 CASTLEWOOD CRT	490000083710000	0.51	3.2	1.0	---	\$ 3,592	0.51	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
3820 CASTLEWOOD CRT	490000083690000	0.51	3.2	1.0	---	\$ 3,592	0.51	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
HIGHWAY NO.3												
1970 HIGHWAY 3	490000027000000	0.61	3.2	1.0	---	\$ 3,592	0.61	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
2030 HIGHWAY 3	490000026000000	0.56	3.2	1.0	---	\$ 3,592	0.56	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
2060 HIGHWAY 3	490000025000000	0.53	3.2	1.0	---	\$ 3,592	0.53	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
2080 HIGHWAY 3	490000024000000	0.18	3.2	1.0	---	\$ 3,592	0.18	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
2140 HIGHWAY 3	490000023000000	0.70	3.2	1.0	---	\$ 3,592	0.70	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
2170 HIGHWAY 3	490000022000000	0.51	3.2	1.0	---	\$ 3,592	0.51	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
2210 HIGHWAY 3	490000021000000	0.61	3.2	1.0	---	\$ 3,592	0.61	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
3140 HIGHWAY 3	490000014050000	0.56	3.2	1.0	---	\$ 3,592	0.56	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
HOWARD AVENUE (COUNTY ROAD 9)												
4906 HOWARD AVE	470000029000000	0.20	3.2	1.0	---	\$ 3,592	0.20	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
4908 HOWARD AVE	470000028000000	0.20	3.2	1.0	---	\$ 3,592	0.20	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
4910 HOWARD AVE	470000027000000	0.28	3.2	1.0	---	\$ 3,592	0.28	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
4912 HOWARD AVE	470000026000000	0.00		0.0	Yes	\$ -	0.61	3.2	1.0	\$ 5,218	\$ 3,974	\$ 9,192
4914 HOWARD AVE	470000025000000	0.61	3.2	1.0	---	\$ 3,592	0.61	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
4916 HOWARD AVE	470000024000000	0.60	3.2	1.0	---	\$ 3,592	0.60	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
4918 HOWARD AVE	470000023000000	0.61	3.2	1.0	---	\$ 3,592	0.61	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784

*'Yes' indicates that property would pay a D.C. and is not subject to the Trunk component of the Part XII charge. 'Partial' indicates a portion of the property is undeveloped and would pay a D.C., whereas the remaining developed component would be subject to the Part XII Charge.



Civic Address	Tax Roll No.	MAIN (TRUNK)					MAIN (LOCAL)				LATERAL Charge	TOTAL CHARGE
		Assessed Area (Ha)	Pop (persons)	SDE's	Development Charge*	Total Trunk Charge	Assessed Area (Ha)	Pop (persons)	SDE'S	Total Local Charge		
MAIN - TRUNK & LOCAL CHARGE (per Residential Lot)												
4920 HOWARD AVE	470000022000000	0.72	3.2	1.0	---	\$ 3,592	0.72	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
4922 HOWARD AVE	470000021000000	0.76	3.2	1.0	---	\$ 3,592	0.76	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
4924 HOWARD AVE	470000020000000	0.54	3.2	1.0	---	\$ 3,592	0.54	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
4926 HOWARD AVE	470000019000000	0.73	3.2	1.0	---	\$ 3,592	0.73	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
4960 HOWARD AVE	470000018010000	0.17	3.2	1.0	---	\$ 3,592	0.17	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
4990 HOWARD AVE	470000018000000	1.04	3.2	1.0	---	\$ 3,592	1.04	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5000 HOWARD AVE	470000017000000	1.42	3.2	1.0	---	\$ 3,592	1.42	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5020 HOWARD AVE	470000016000000	0.20	3.2	1.0	---	\$ 3,592	0.20	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
NORTH TALBOT ROAD												
4962 HIGHWAY 3	490000008000000	0.00		0.0	Yes	\$ -	1.42	6.4	2.0	\$ 10,435	\$ 7,948	\$ 18,383
5075 N TALBOT RD	490000094000000	0.81	3.2	1.0	Partial	\$ 3,592	0.81	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5115 N TALBOT RD	490000095000000	0.00		0.0	Yes	\$ -	0.36	3.2	1.0	\$ 5,218	\$ 3,974	\$ 9,192
5125 N TALBOT RD	490000096000000	1.05	3.2	1.0	Partial	\$ 3,592	1.05	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5271 N TALBOT RD	490000098000000	0.00		0.0	---	\$ -	0.00		0.0	\$ -	\$ -	\$ -
5330 N TALBOT RD	540000006000000	1.12	3.2	1.0	---	\$ 3,592	1.12	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5339 N TALBOT RD	490000098200000	0.50	3.2	1.0	---	\$ 3,592	0.50	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5385 N TALBOT RD	490000098300000	0.00		0.0	Yes	\$ -	0.50	3.2	1.0	\$ 5,218	\$ 3,974	\$ 9,192
5409 N TALBOT RD	490000098010000	0.00		0.0	---	\$ -	0.00		0.0	\$ -	\$ -	\$ -
5410 N TALBOT RD	540000005000000	1.26	3.2	1.0	---	\$ 3,592	1.26	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5425 N TALBOT RD	490000098500000	0.89	3.2	1.0	---	\$ 3,592	0.89	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5466 N TALBOT RD	540000004000000	1.04	3.2	1.0	---	\$ 3,592	1.04	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5475 N TALBOT RD	490000098600000	0.44	3.2	1.0	---	\$ 3,592	0.44	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5480 N TALBOT RD	540000003600000	0.47	3.2	1.0	---	\$ 3,592	0.47	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5500 N TALBOT RD	540000003400000	0.43	3.2	1.0	---	\$ 3,592	0.43	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5520 N TALBOT RD	540000003200000	0.47	3.2	1.0	---	\$ 3,592	0.47	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5525 N TALBOT RD	490000098700000	0.00		0.0	Yes	\$ -	0.44	3.2	1.0	\$ 5,218	\$ 3,974	\$ 9,192
5575 N TALBOT RD	490000098900000	0.44	3.2	1.0	---	\$ 3,592	0.44	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784

*'Yes' indicates that property would pay a D.C. and is not subject to the Trunk component of the Part XII charge. 'Partial' indicates a portion of the property is undeveloped and would pay a D.C., whereas the remaining developed component would be subject to the Part XII Charge.



Civic Address	Tax Roll No.	MAIN (TRUNK)					MAIN (LOCAL)				LATERAL Charge	TOTAL CHARGE
		Assessed Area (Ha)	Pop (persons)	SDE's	Development Charge*	Total Trunk Charge	Assessed Area (Ha)	Pop (persons)	SDE'S	Total Local Charge		
MAIN - TRUNK & LOCAL CHARGE (per Residential Lot)												
5625 N TALBOT RD	490000099300000	0.00		0.0	Yes	\$ -	0.44	3.2	1.0	\$ 5,218	\$ 3,974	\$ 9,192
5648 N TALBOT RD	540000003010000	0.34	3.2	1.0	---	\$ 3,592	0.78	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5630 N TALBOT RD	540000003010000	0.31	3.2	1.0	---	\$ 3,592	0.31	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5649 N TALBOT RD	490000099000000	1.26	3.2	1.0	Partial	\$ 3,592	1.26	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5700 N TALBOT RD	540000003000000	0.27	3.2	1.0	---	\$ 3,592	0.27	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5760 N TALBOT RD	540000002000000	0.23	3.2	1.0	---	\$ 3,592	0.23	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5790 N TALBOT RD	540000001000000	0.11	3.2	1.0	---	\$ 3,592	0.11	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5790 N TALBOT RD	490000092000000	0.00		0.0	Yes	\$ -	1.80	19.2	6.0	\$ 31,305	\$ 23,844	\$ 55,149
5790 N TALBOT RD	490000092000000	0.00		0.0	Yes	\$ -	6.59	406.6	127.1	\$ 662,959	\$ 14,306	\$ 677,265
N TALBOT RD	490000097000000	0.00		0.0	Yes	\$ -	1.15	6.4	2.0	\$ 10,435	\$ 7,948	\$ 18,383
N TALBOT RD	490000098100000	0.78	3.20	1.0	---	\$ 3,592	0.78	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
OLDCASTLE ROAD												
5335 OLDCASTLE	490000083950000	0.40	3.2	1.0	---	\$ 3,592	0.40	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5355 OLDCASTLE RD	490000084000000	0.55	3.2	1.0	---	\$ 3,592	0.55	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5360 OLDCASTLE RD	490000014000000	0.00		0.0	Yes	\$ -	1.05	6.4	2.0	\$ 10,435	\$ 7,948	\$ 18,383
5360 OLDCASTLE RD	490000091060000	0.43	3.2	1.0	---	\$ 3,592	0.43	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5365 OLDCASTLE RD	490000085010000	0.36	3.2	1.0	---	\$ 3,592	0.36	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5370 OLDCASTLE RD	490000091050000	0.43	3.2	1.0	---	\$ 3,592	0.43	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5373 OLDCASTLE RD	490000085000000	0.47	3.2	1.0	---	\$ 3,592	0.47	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5380 OLDCASTLE RD	490000014100000	0.61	3.2	1.0	---	\$ 3,592	0.61	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5381 OLDCASTLE RD	490000085030000	0.40	3.2	1.0	---	\$ 3,592	0.40	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5384 OLDCASTLE RD	490000091030000	0.44	3.2	1.0	---	\$ 3,592	0.44	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5385 OLDCASTLE RD	490000085050000	0.19	3.2	1.0	---	\$ 3,592	0.19	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5389 OLDCASTLE RD	490000085200000	0.00		0.0	---	\$ -	0.00		0.0	\$ -	\$ -	\$ -
5394 OLDCASTLE RD	490000014200000	0.00		0.0	---	\$ -	0.00		0.0	\$ -	\$ -	\$ -
5395 OLDCASTLE RD	490000086800000	0.00		0.0	---	\$ -	0.00		0.0	\$ -	\$ -	\$ -
5404 OLDCASTLE RD	490000014030000	0.00		0.0	---	\$ -	0.00		0.0	\$ -	\$ -	\$ -
5405 OLDCASTLE RD	490000086900000	0.00		0.0	---	\$ -	0.00		0.0	\$ -	\$ -	\$ -

*'Yes' indicates that property would pay a D.C. and is not subject to the Trunk component of the Part XII charge. 'Partial' indicates a portion of the property is undeveloped and would pay a D.C., whereas the remaining developed component would be subject to the Part XII Charge.



Civic Address	Tax Roll No.	MAIN (TRUNK)					MAIN (LOCAL)				LATERAL Charge	TOTAL CHARGE
		Assessed Area (Ha)	Pop (persons)	SDE's	Development Charge*	Total Trunk Charge	Assessed Area (Ha)	Pop (persons)	SDE'S	Total Local Charge		
MAIN - TRUNK & LOCAL CHARGE (per Residential Lot)												
5414 OLDCASTLE RD	490000014150000	0.00		0.0	---	\$ -	0.00		0.0	\$ -	\$ -	\$ -
5415 OLDCASTLE RD	490000087000000	0.81	3.2	1.0	---	\$ 3,592	0.81	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5421 OLDCASTLE RD	490000088000000	0.13	3.2	1.0	---	\$ 3,592	0.13	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5426 OLDCASTLE RD	490000091020000	0.54	3.2	1.0	---	\$ 3,592	0.54	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5437 OLDCASTLE RD	490000089000000	0.80	3.2	1.0	---	\$ 3,592	0.80	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5445 OLDCASTLE RD	490000089900000	0.41	3.2	1.0	---	\$ 3,592	0.41	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5451 OLDCASTLE RD	490000090000000	0.46	3.2	1.0	---	\$ 3,592	0.46	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
PICCADILLY AVENUE												
2810 PICCADILLY AVE	490000086200000	0.00		0.0	---	\$ -	0.00		0.0	\$ -	\$ -	\$ -
2815 PICCADILLY AVE	490000086250000	0.00		0.0	---	\$ -	0.00		0.0	\$ -	\$ -	\$ -
2830 PICCADILLY AVE	490000086150000	0.00		0.0	---	\$ -	0.00		0.0	\$ -	\$ -	\$ -
2835 PICCADILLY AVE	490000086300000	0.00		0.0	---	\$ -	0.00		0.0	\$ -	\$ -	\$ -
2850 PICCADILLY AVE	490000086100000	0.00		0.0	---	\$ -	0.00		0.0	\$ -	\$ -	\$ -
2855 PICCADILLY AVE	490000086400000	0.00		0.0	---	\$ -	0.00		0.0	\$ -	\$ -	\$ -
2870 PICCADILLY AVE	490000086050000	0.00		0.0	---	\$ -	0.00		0.0	\$ -	\$ -	\$ -
2875 PICCADILLY AVE	490000086500000	0.00		0.0	---	\$ -	0.00		0.0	\$ -	\$ -	\$ -
2895 PICCADILLY AVE	490000086700000	0.00		0.0	---	\$ -	0.00		0.0	\$ -	\$ -	\$ -
2960 PICCADILLY AVE	490000085300000	0.00		0.0	---	\$ -	0.00		0.0	\$ -	\$ -	\$ -
TRAFALGAR COURT												
2800 TRAFALGAR CRT	490000085700000	0.00		0.0	---	\$ -	0.00		0.0	\$ -	\$ -	\$ -
2805 TRAFALGAR CRT	490000085750000	0.00		0.0	---	\$ -	0.00		0.0	\$ -	\$ -	\$ -
2820 TRAFALGAR CRT	490000085650000	0.00		0.0	---	\$ -	0.00		0.0	\$ -	\$ -	\$ -
2825 TRAFALGAR CRT	490000085800000	0.00		0.0	---	\$ -	0.00		0.0	\$ -	\$ -	\$ -
2840 TRAFALGAR CRT	490000085600000	0.00		0.0	---	\$ -	0.00		0.0	\$ -	\$ -	\$ -
2845 TRAFALGAR CRT	490000085850000	0.00		0.0	---	\$ -	0.00		0.0	\$ -	\$ -	\$ -
2860 TRAFALGAR CRT	490000085550000	0.00		0.0	---	\$ -	0.00		0.0	\$ -	\$ -	\$ -
2865 TRAFALGAR CRT	490000085900000	0.00		0.0	---	\$ -	0.00		0.0	\$ -	\$ -	\$ -

*'Yes' indicates that property would pay a D.C. and is not subject to the Trunk component of the Part XII charge. 'Partial' indicates a portion of the property is undeveloped and would pay a D.C., whereas the remaining developed component would be subject to the Part XII Charge.



Civic Address	Tax Roll No.	MAIN (TRUNK)					MAIN (LOCAL)				LATERAL Charge	TOTAL CHARGE
		Assessed Area (Ha)	Pop (persons)	SDE's	Development Charge*	Total Trunk Charge	Assessed Area (Ha)	Pop (persons)	SDE'S	Total Local Charge		
MAIN - TRUNK & LOCAL CHARGE (per Residential Lot)												
2880 TRAFALGAR CRT	490000085500000	0.00		0.0	---	\$ -	0.00		0.0	\$ -	\$ -	\$ -
2885 TRAFALGAR CRT	490000085950000	0.00		0.0	---	\$ -	0.00		0.0	\$ -	\$ -	\$ -
2900 TRAFALGAR CRT	490000085450000	0.00		0.0	---	\$ -	0.00		0.0	\$ -	\$ -	\$ -
2905 TRAFALGAR CRT	490000086000000	0.00		0.0	---	\$ -	0.00		0.0	\$ -	\$ -	\$ -
2920 TRAFALGAR CRT	490000085400000	0.00		0.0	---	\$ -	0.00		0.0	\$ -	\$ -	\$ -
2940 TRAFALGAR CRT	490000085350000	0.00		0.0	---	\$ -	0.00		0.0	\$ -	\$ -	\$ -
WALKER ROAD (COUNTY ROAD 11)												
5511 WALKER RD	490000065000000	0.38	3.2	1.0	Partial	\$ 3,592	1.01	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5521 WALKER RD	490000066000000	0.13	3.2	1.0	Partial	\$ 3,592	1.67	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5555 WALKER RD	490000067000000	0.30	3.2	1.0	---	\$ 3,592	0.30	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5565 WALKER RD	490000068000000	0.27	3.2	1.0	---	\$ 3,592	0.27	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5635 WALKER RD	470000066000000	0.61	3.2	1.0	Partial	\$ 3,592	0.92	3.2	1.0	\$ 5,218	\$ 7,948	\$ 16,758
5636 WALKER RD	470000083000000	0.12	3.2	1.0	---	\$ 3,592	0.12	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5644 WALKER RD	470000082000000	0.12	3.2	1.0	---	\$ 3,592	0.12	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5652 WALKER RD	470000081000000	0.12	3.2	1.0	---	\$ 3,592	0.12	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5656 WALKER RD	470000080000000	0.12	3.2	1.0	---	\$ 3,592	0.12	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5657 WALKER RD	470000067000000	0.17	3.2	1.0	---	\$ 3,592	0.17	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5660 WALKER RD	470000079000000	0.12	3.2	1.0	---	\$ 3,592	0.12	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5665 WALKER RD	470000068000000	0.33	3.2	1.0	Partial	\$ 3,592	0.33	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5670 WALKER RD	470000078200000	0.12	3.2	1.0	---	\$ 3,592	0.12	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5671 WALKER RD	470000069000000	0.21	3.2	1.0	---	\$ 3,592	0.21	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5676 WALKER RD	470000078000000	0.11	3.2	1.0	---	\$ 3,592	0.11	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5680 WALKER RD	470000076000000	0.12	3.2	1.0	---	\$ 3,592	0.12	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5686 WALKER RD	470000075000000	0.17	3.2	1.0	---	\$ 3,592	0.17	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5745 WALKER RD	470000071000000	0.00	0.0	0.0	Yes	\$ -	0.00	0.0	0.0	\$ -	\$ 11,922	\$ 11,922
5745 WALKER RD	470000071000000	0.34	3.2	1.0	---	\$ 3,592	1.40	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784

*'Yes' indicates that property would pay a D.C. and is not subject to the Trunk component of the Part XII charge. 'Partial' indicates a portion of the property is undeveloped and would pay a D.C., whereas the remaining developed component would be subject to the Part XII Charge.



Civic Address	Tax Roll No.	MAIN (TRUNK)					MAIN (LOCAL)				LATERAL Charge	TOTAL CHARGE
		Assessed Area (Ha)	Pop (persons)	SDE's	Development Charge*	Total Trunk Charge	Assessed Area (Ha)	Pop (persons)	SDE'S	Total Local Charge		
MAIN - TRUNK & LOCAL CHARGE (per Residential Lot)												
5775 WALKER RD	470000072000000	0.40	3.2	1.0	---	\$ 3,592	0.40	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5795 WALKER RD	470000072010000	0.28	3.2	1.0	---	\$ 3,592	0.28	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5805 WALKER RD	470000072020000	0.44	3.2	1.0	---	\$ 3,592	0.44	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5815 WALKER RD	470000072030000	0.44	3.2	1.0	---	\$ 3,592	0.44	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5835 WALKER RD	470000073000000	0.75	3.2	1.0	---	\$ 3,592	0.75	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
WALKER RD	470000070000000	0.25	3.2	1.0	Yes	\$ 3,592	0.25	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
Existing Homes Temporarily Connected to Separate System (To be Funded by Town)				109.8	---	\$ 394,508			109.8	\$ 573,020		\$ 967,528
TOTAL						\$ 7,630,392				\$ 14,758,951	\$ 3,160,653	\$ 25,549,996

*'Yes' indicates that property would pay a D.C. and is not subject to the Trunk component of the Part XII charge. 'Partial' indicates a portion of the property is undeveloped and would pay a D.C., whereas the remaining developed component would be subject to the Part XII Charge.



Appendix B

Exempt and Frozen Properties



Appendix B: Exempt and Frozen Properties

Under separate cover.



 **Watson
& Associates**
ECONOMISTS LTD.

8th Concession Road Area (Oldcastle) Capital Charges

Council Meeting
July 9, 2024

Agenda



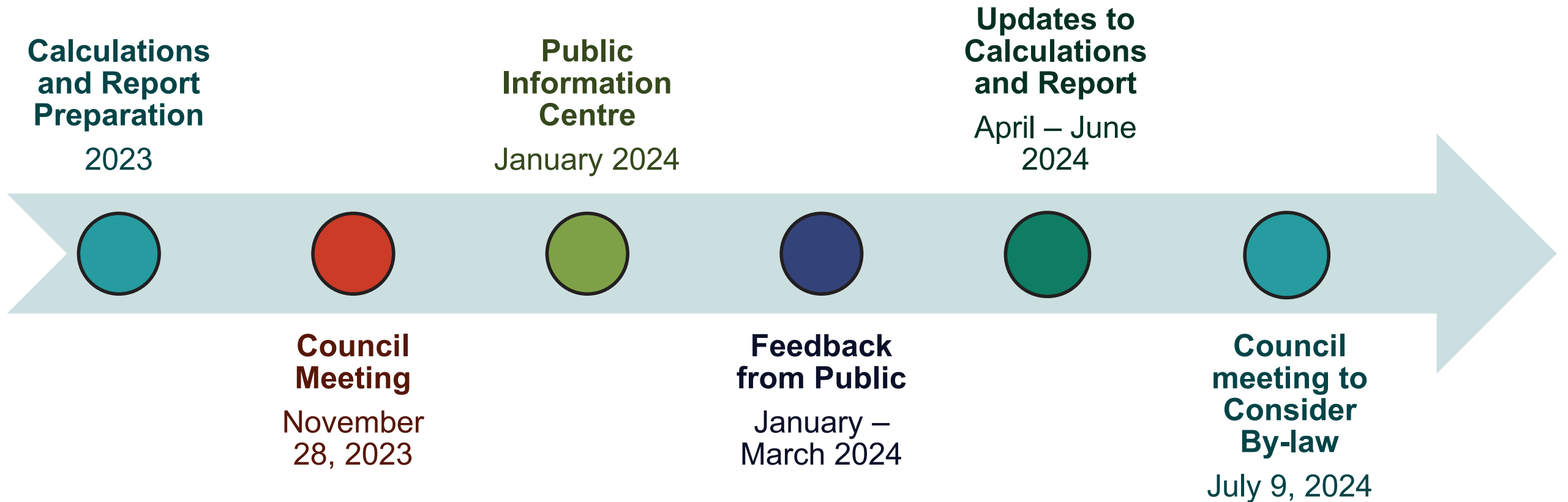
- Background
- Summary of Public Information Centre
- Updated Calculations
- Next Steps
- Questions



Background

8th Concession Road Area (Oldcastle) Capital Charges

Study Process



Background



- Properties within the Oldcastle Hamlet have traditionally been serviced by private on-site systems, some of which are inadequate, malfunctioning, and have caused land and surface water pollution
- The Town and Ministry of Environment have identified the need for proper treatment of wastewater in the Hamlet
- A preferred strategy has been identified through the 2018 “Oldcastle Hamlet Sanitary Servicing 8th Concession Road Trunk Sanitary Sewer Outlet Preliminary Design” Report
 - Report outlined trunk and local sewer projects and cost estimates
 - Cost estimates have been updated to reflect current costs

Background



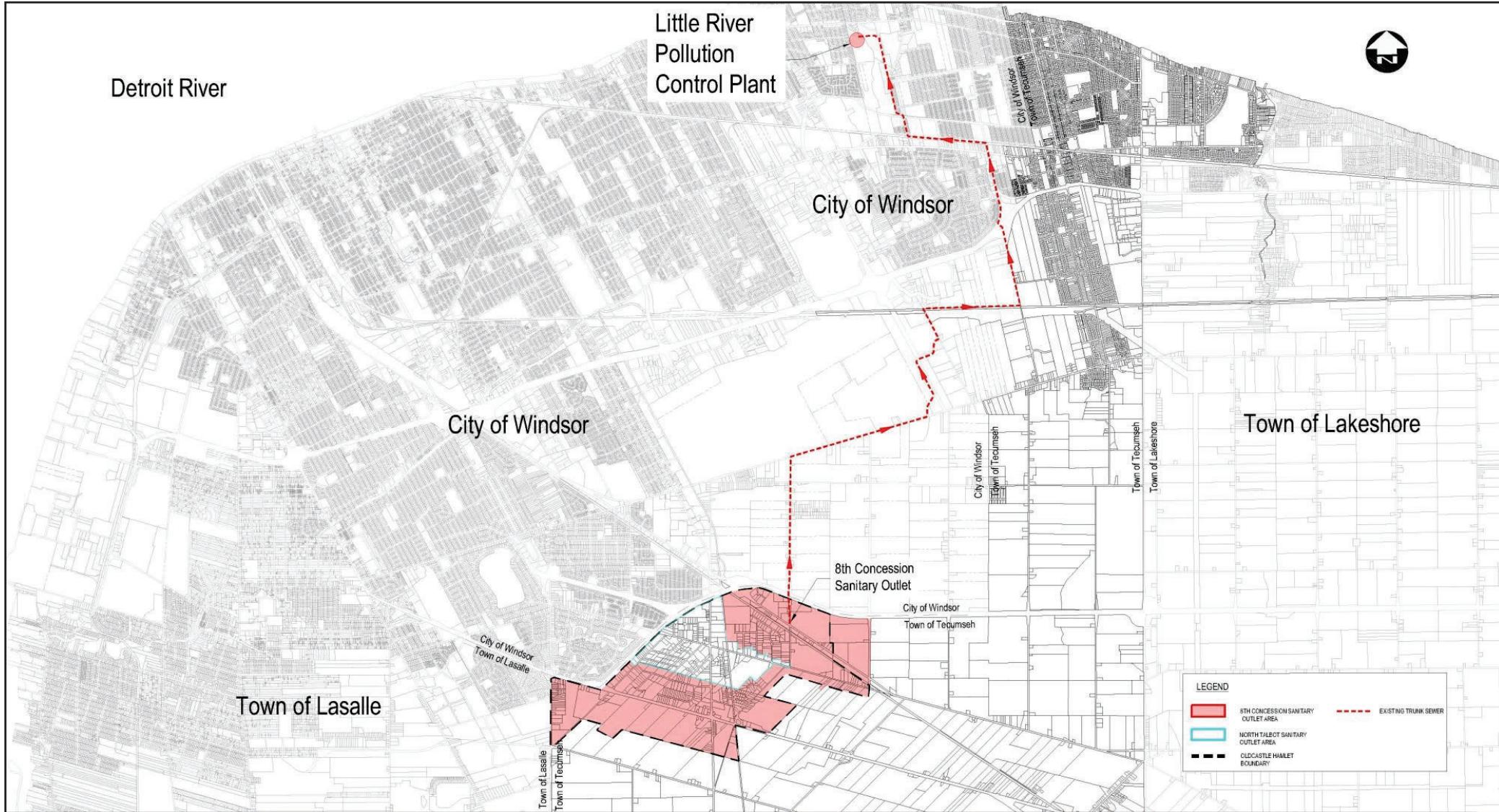
- New development in the Oldcastle area would be subject to development charges (D.C.s) under the *Development Charges Act*
 - D.C.s will be paid by new development for their share of the costs for wastewater infrastructure
- The recovery of costs for wastewater servicing related to existing properties is proposed to be recovered through a capital charge via Part XII of the *Municipal Act*
- The Town retained Watson to undertake the calculation of these capital charges through this study process

Legislative Framework



- Part XII of the *Municipal Act* provides municipalities with broad powers to impose fees and charges via by-law as follows:
 - “For services or activities provided or done by or on behalf of it;
 - for costs payable by it for services or activities provided or done by or on behalf of any other municipality or local board; and
 - for the use of its property including property under its control.”
- It is proposed that existing properties will pay the non-growth-related costs of the infrastructure through capital charges imposed under Part XII
 - Note: Future development will pay the growth-related costs of the infrastructure through D.C.s

Service Area





Town of Tecumseh
 Ontario, Canada

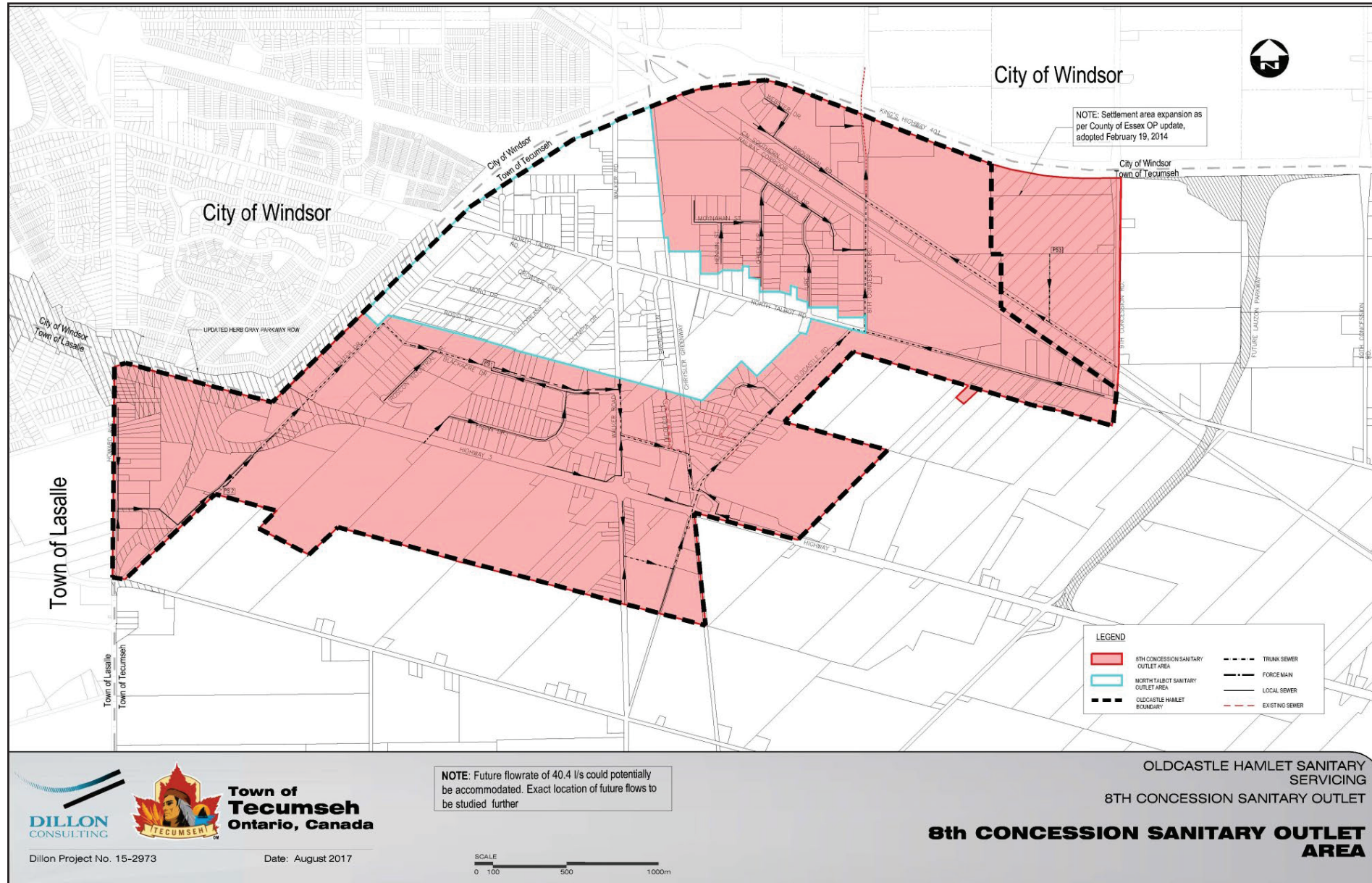
Dillon Project No. 15-2973 Date: July 2017



OLDCASTLE HAMLET SANITARY
 SERVICING
 8TH CONCESSION SANITARY OUTLET

TRUNK SANITARY SEWER TO LRPCP

Service Area





Methodology – Conversion of Properties to Single Detached Equivalents (S.D.E.s)

- S.D.E. approach normalizes wastewater use of all types of development (res and non-res) relative to the use of a single detached home
- S.D.E. basis is preferred to an area basis given that population densities are more closely related to shares of sanitary flows vs. property area
- 3.2 persons per single family home is assumed for this calculation (based on 2019 DC Study)
- Example calculation to convert a business park to S.D.E.s is provided as follows:

Property Type	Population Density (persons/hectare)	Area of Property (hectares)	Assumed Population	S.D.E. Assumption	Total S.D.E.s for Property
	<i>A</i>	<i>B</i>	$A \times B = C$	<i>D</i>	$C / D = E$
Business Park	35.0	0.52	18.2	3.2	5.7



Summary of Public Information Centre

8th Concession Road Area (Oldcastle) Capital Charges

Summary of Public Information Centre



- Watson and the Town undertook a virtual Public Information Centre to inform the public of the capital charge and associated process
- Comments were received from the public on concerns and issues related to the charge
- Comments and responses provided are included in the accompanying staff report
- Generally, comments related to:
 - Questions on the charge that would apply to specific properties
 - Quantum of charge
 - Timing of connection and payment



Updated Calculations

8th Concession Road Area (Oldcastle) Capital Charges

Updated Calculations



- Based on updated cost estimates and feedback received from landowners the following changes have been made to the calculations:
 - Specific property adjustments for densities and land use categories
 - Updated cost estimates for trunk sewer infrastructure
 - Allocation of costs to Town for properties temporarily discharging into North Talbot Road Sanitary Sewer Outlet
- Changes are detailed in the reissued report
- The following provides for the updated calculations. Orange boxes denote changes in calculations

Infrastructure



- Three components of infrastructure:
 1. **Main (Trunk) charge:** sanitary sewers greater than 375mm in diameter, pump stations and forcemains
 2. **Local charge:** sewers <375 mm in diameter
 3. **Lateral charge:** cost related to connect the sewer to a property

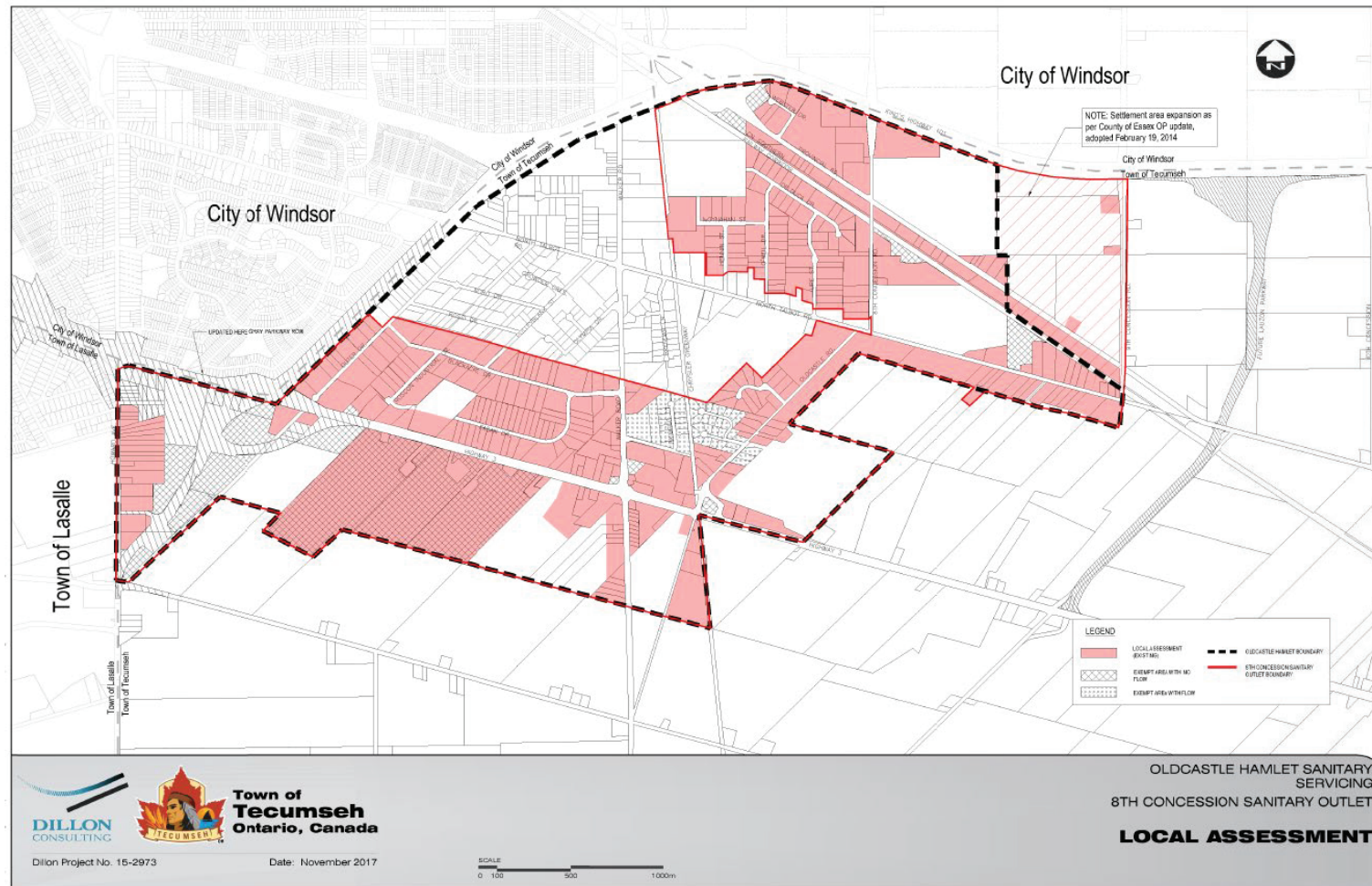
Summary of S.D.E.s within Study Area



Total S.D.E.s	Existing	New
Residential	125	1,651
Non-Residential	1,999	3,005
Total	2,124	4,656

- Total existing S.D.E.s are used in the denominator or the Part XII charge calculation
- Numerator is the capital cost (identified in the next section)
 - Property specific adjustments resulted in an increase of 2 existing S.D.E.s

Existing Properties Benefiting from Local Infrastructure



Existing S.D.E.s benefitting from local infrastructure: 2,829

Note: S.D.E.s for local charge is higher than trunk infrastructure, given that the Town is installing the local infrastructure for certain new developments where a D.C. would otherwise apply.

Capital Costs



Component	Total Cost	Town Share	Growth-Related (D.C.s)	Non-Growth-Related (Part XII)*
Trunk Sewers	\$79.5 million	\$46.9 million	\$34.8 million	\$7.6 million
Local Sewers	\$14.8 million	\$14.8 million	N/A**	\$14.8 million

- Increase in trunk sewer costs since Nov 2023 report: **+\$16 million**
- Increase in capital costs included in Part XII charge: **+\$2.8 million**

- Lateral capital costs are assessed on a per property basis based on the type of lateral installed:

Description	Capital Cost (\$)
150 mm (6 inch), without inspection manhole	\$3,974
150 mm (6 inch), with inspection manhole	\$11,124
200 mm (8 inch), with inspection manhole	\$12,399
250 mm (10 inch), with inspection manhole	\$14,306

*Note: a minor component of the works (approximately \$300,000) benefits existing development in other areas, not included as part of this calculation

**Under the Town's Local Service Policy, the construction of these works is direct developer responsibility and not included in the DC. Costs identified above do not include local sewers to be installed by developing landowners



Properties Serviced by Existing Sewers

- Certain properties within Sewer Outlet area are currently serviced by existing sewers
- These wastewater flows are temporarily discharging into North Talbot Road Sanitary Sewer Outlet
- These properties are not subject to the charge
- As part of the report updates, the portion of costs related to these properties has been allocated as a Town-funded component
- Ensures costs related to these properties are not allocated to properties already subject to the Part XII charge

As a result of the above adjustment, the Town is responsible for funding \$970,000 of the capital costs.



Calculation of Capital Charge

Calculation of Main Charge per S.D.E.

Total Capital Costs (\$)	\$7,630,392
Total S.D.E.s	2,124
Main Charge per S.D.E.	\$3,592

Calculation of Local Charge per S.D.E.

Total Capital Costs (\$)	\$14,758,951
Total S.D.E.s	2,829
Local Charge per S.D.E.	\$5,218

Total Part XII Charge per S.D.E.

Component of Charge	Charge (\$)
Main Charge per S.D.E.	\$3,592
Local Charge per S.D.E.	\$5,218
Total	\$8,810

Increase in total Part XII Charge per S.D.E.: +\$1,679

- Note: S.D.E.s for local charge is higher, given that the Town is installing the local infrastructure for certain new developments where a D.C. would otherwise apply.
- These properties would pay the D.C. to fund the Main trunk infrastructure and a Part XII charge for the local infrastructure

- The above charge is applied to each property based on the total number of S.D.E.s for the property
- Calculations of the charge for each property in the study area are provided in the report

Special Considerations



Properties not subject to the charge:

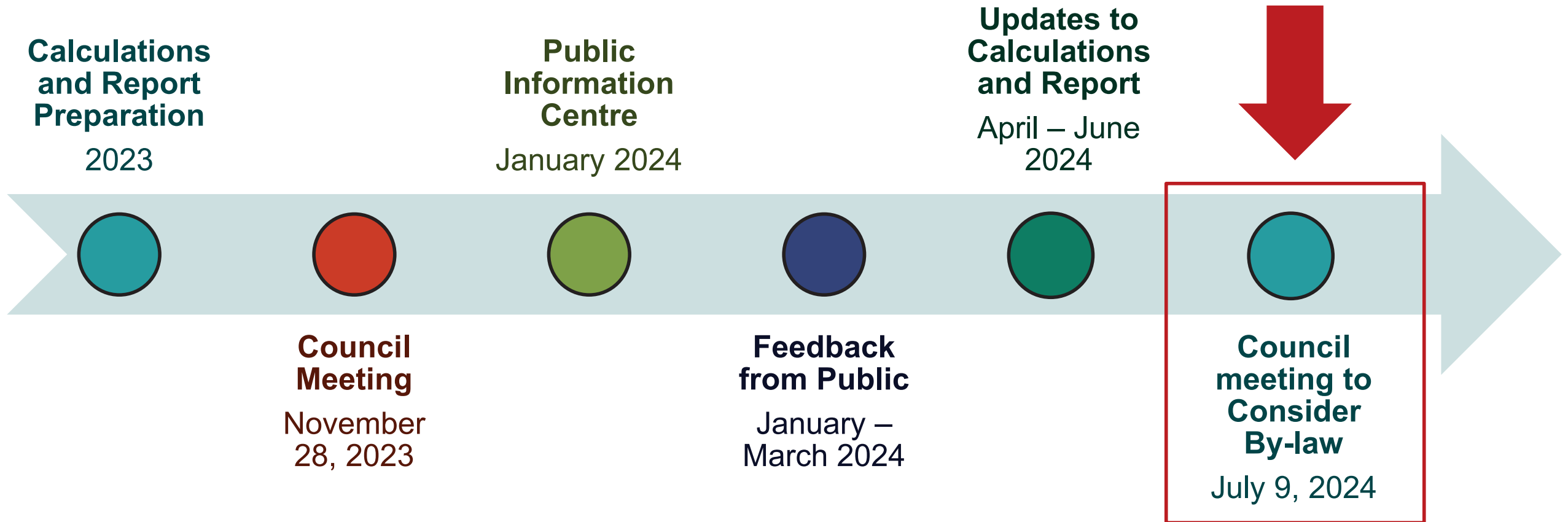
- Existing Sanitary Sewers
 - Properties within the Sewer Outlet area that are currently serviced by existing sewers and have been temporarily discharging into North Talbot Road Sanitary Sewer until they can connect to 8th Concession Rd sewer
- 'Frozen' Areas
 - There are a number of properties that are fully or partially 'frozen'
 - Not intended to be serviced/do not have any sewage capacity allocated
- D.C. Recoverable
 - Undeveloped properties are not subject to the charge as growth-related capital costs are included in the D.C. calculation
 - These properties are subject to the D.C. to recover capital costs related to the development of the land

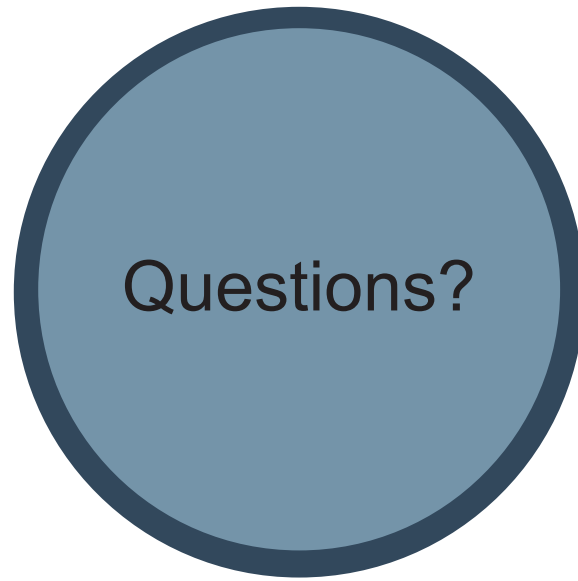


Next Steps

8th Concession Road Area (Oldcastle) Capital Charges

Next Steps







Appendix

8th Concession Road Area (Oldcastle) Capital Charges

Frequently Asked Questions - 1



Q1

Why are sanitary sewers needed? (my septic system is functioning 'perfectly')

- Historically properties within the Oldcastle Hamlet area were serviced by private septic systems.
- In the late 2000's Ministry of Environment and Climate Change received complaints regarding sewage effluents from failing systems
- The Ministry requested a plan from the Town to address issues
- With availability of the North Talbot Road and 8th Concession Road trunk sanitary sewers in 2011, the Town's plan outlined installation of sanitary sewers on a yearly basis
- This plan was accepted by the Ministry. If the Ministry was not satisfied with the Town's plan, the Ministry could issue a Provincial Officer's Order under the Water Resources Act to address the sewage effluent
- There have been numerous studies and policies prepared to date with respect to wastewater servicing

Frequently Asked Questions - 2



Q2

What is the timing for the installation of sewers, and for the assessments?

Timing of Sewers

- Installation of sewers within the 2 outlets (North Talbot Road and 8th Concession Road) are subject to available funding, staffing resources, and Council approval
- Tentative schedule is based on a 30-year program, assuming one phase of sewers per year. To date, the Town has installed 10 of the possible 30 phases.

Timing of Assessments

- Assessments will be mailed out to affected properties within the service area once the sanitary service connection has been provided to the property line, generally within a few months of the completion of construction

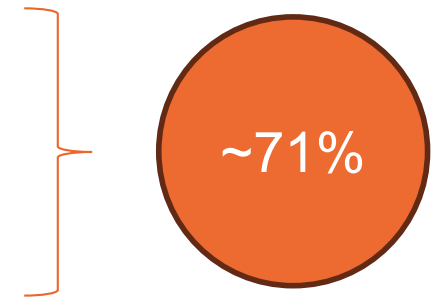
Frequently Asked Questions - 3



Q3

The costs are too high I can't afford the assessment

- The calculated assessments are based on actual costs incurred to date and estimated construction costs for future phases
- Total project costs = \$94.28 million
 - \$21.10 million in grant funding
 - \$11.51 million funded by the City of Windsor
 - \$34.78 million funded by Town Development Charges (new development)
- Town will offer debentures over 10-year or 20-year terms through the Ontario Infrastructure and Lands Corporation. Annual payments will include interest at a rate set when the debenture is obtained



Ex. Annual Payments
\$50,000 assessment
10-year @ 4% interest
\$6,165/year

Ex. Annual Payments
\$50,000 assessment
20-year @ 4% interest
\$3,679/year

Frequently Asked Questions - 4



Q4

The City of Windsor received grants; why not the Town of Tecumseh?

- The Wastewater Agreement between the City of Windsor and the Town of Tecumseh (By-Law 2004-70) outlines the cost sharing percentages for each of the phases of the trunk sanitary sewer through the City of Windsor.
- In 2009 the City was successful in receiving grant funding from upper levels of government, which benefitted both the City and the Town as outlined below:

Trunk Sanitary Sewers (Through the City of Windsor) Cost Comparison		
	<u>w/ Grants</u>	<u>w/o Grants</u>
Federal/Provincial	\$ 21,099,523.75	\$ -
Windsor	\$ 11,506,381.49	\$ 24,204,225.64
Tecumseh	\$ 9,599,097.95	\$ 18,000,777.55
TOTAL	\$ 42,205,003.19	\$ 42,205,003.19

Frequently Asked Questions - 5



Q5

Do all of the properties within the sanitary service area pay into the sewers?

- All properties in the 8th Concession Road Sanitary Sewer Outlet area will pay for the use of the sanitary sewers through either:

Part XII Main and Lateral Charge	Development Charges	Install own local sewers
<ul style="list-style-type: none">• <u>Trunk Component</u> existing• <u>Local Component</u> existing and new development and redevelopment	<ul style="list-style-type: none">• New development and redevelopment	<ul style="list-style-type: none">• New development and redevelopment

Charges subject to exemptions noted earlier in presentation (i.e. existing sanitary sewers and frozen areas)

Frequently Asked Questions - 5



Q5

Do all of the properties within the sanitary service area pay into the sewers?

Main (Trunk + Local) Charge



Main (Trunk + Local) Charge, DCs



DCs, Installation of own Local Sewers



Main (Local) Charge, DCs



Charges subject to exemptions noted earlier in presentation (i.e. existing sanitary sewers and frozen areas)

Frequently Asked Questions - 6



Q6

All properties should be charged in a fair manner

- When identifying the infrastructure requirements to service the area, a flow per hectare approach was utilized for each of the property types (e.g. residential, commercial, industrial, etc.)
- As the infrastructure was identified based on the required flow for each property, the Single-detached Equivalent approach discussed earlier in the presentation provides the most equitable apportionment of costs
- Each property is assigned a number of Single-detached Equivalent units based on the assumed flow for that property

Frequently Asked Questions - 7



Q7

Will my basement flood once I connect to the sanitary sewers?

- Water can enter basements in several different ways and for many reasons and is most likely to occur during periods of heavy rainfall.
- A backup of wastewater in the sanitary sewer system (from a combination of wastewater and rainwater) is one of the most damaging ways that flooding of a basement can occur.
- Unwanted rainwater can enter into the sanitary sewer system by various ways.
- In 2014 the Town implemented a new standard for new residential subdivisions that all plumbing fixtures in basements must be drained via a sewage ejector pump to the sanitary building sewer. All fixtures on the first-floor level and above may be drained by gravity pipes to the building sewer. This system virtually ensures that basement flooding will not occur from surcharging of the Town's sanitary sewer system.

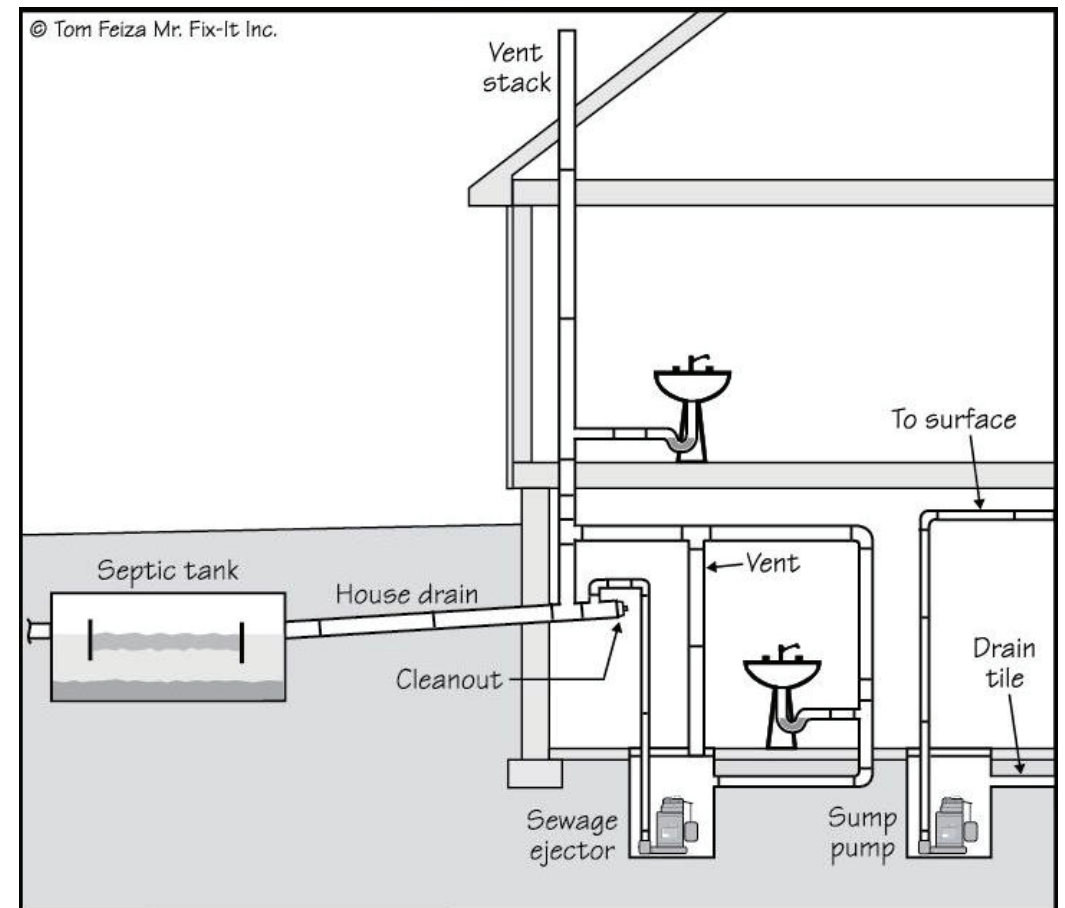
Frequently Asked Questions – 7 (continued)



Q7

Will my basement flood once I connect to the sanitary sewers? (continued)

- Residential houses constructed with septic systems will typically have their sanitary building sewer exiting the basement wall above the basement floor. This requires any basement fixtures (floor drain, shower, laundry tub, etc.) to be drained via a sewage ejector pump, which hydraulically separates the basement from the building sewer; this is the exact situation the Town is now requesting in all new residential subdivisions to eliminate the risk of basement flooding from surcharging sanitary sewers.



Frequently Asked Questions - 8



Q8

I recently installed a new septic system and wasn't informed by the Town on the timing of sanitary sewers.

- When a building permit application is received from a property located within the Oldcastle Hamlet, the Building Department will review whether there are existing sanitary sewers available, and if not, they will consult with Public Works & Engineering Services on what is proposed within the 5-year PWES Capital Works Plan. If sanitary sewers are proposed within the next 1-3 years, the Building Department may choose to permit a temporary solution (i.e. holding tank) to allow the property owner to forego the expense of a full septic system.
- Although the Town may have a tentative servicing schedule for the Oldcastle Hamlet, it is subject to available funding, staffing resources, Council approval, and is subject to ongoing revisions.

Frequently Asked Questions - 9



Q9

Can Council decline to pass the By-Law, and if so, what are the implications?

- This would be inconsistent with past practice and policy in the Town.
- Historically, where there is a derived benefit from major capital servicing infrastructure to property, the project has been subject to full cost recovery against the benefitting landowners
- To date, over 50% of the total project cost has been constructed. The Town's share has been funded through debt, sanitary sewer reserve funds and rate charges.
- Without a clear and concise method for funding the Part XII share of the costs, Administration could not recommend continued installation of sewers
 - The Town could fall out of compliance with the Ministry
 - The Ministry could issue a Provincial Officer's Order to install sewers and potentially stop development