



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

Town of Tecumseh

June 2024
(Revised November 2023 Report)

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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



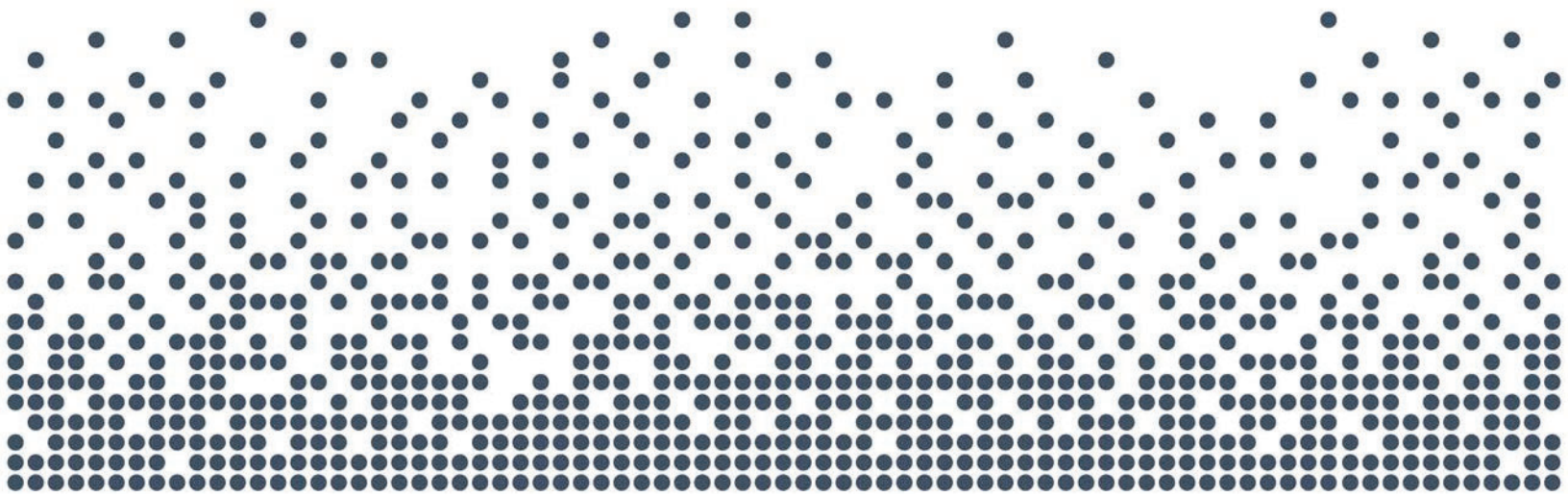
Table of Contents (Cont'd)

	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

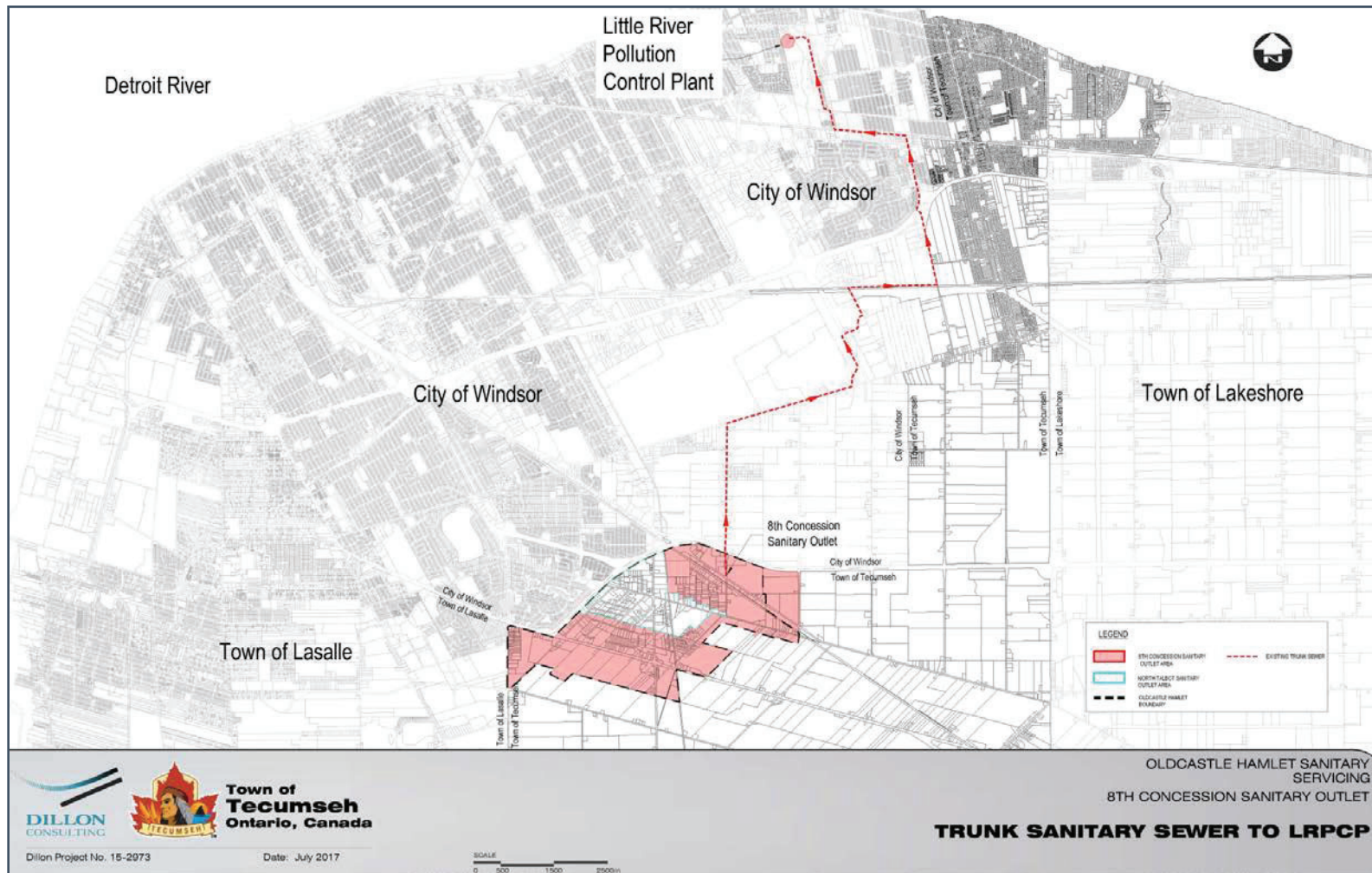




Figure 2-3
Town of Tecumseh
Map of 8th Concession – Trunk Assessment

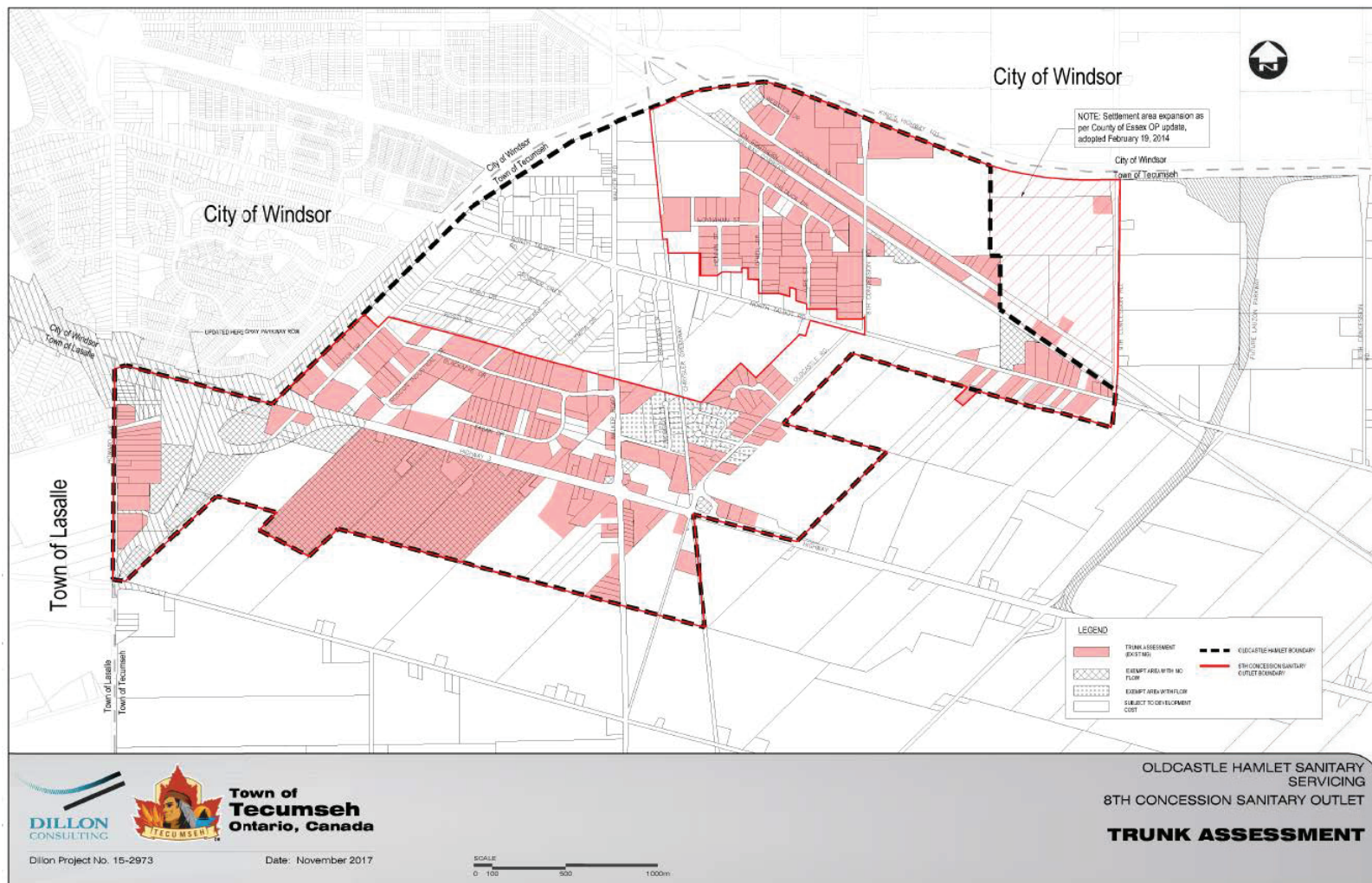
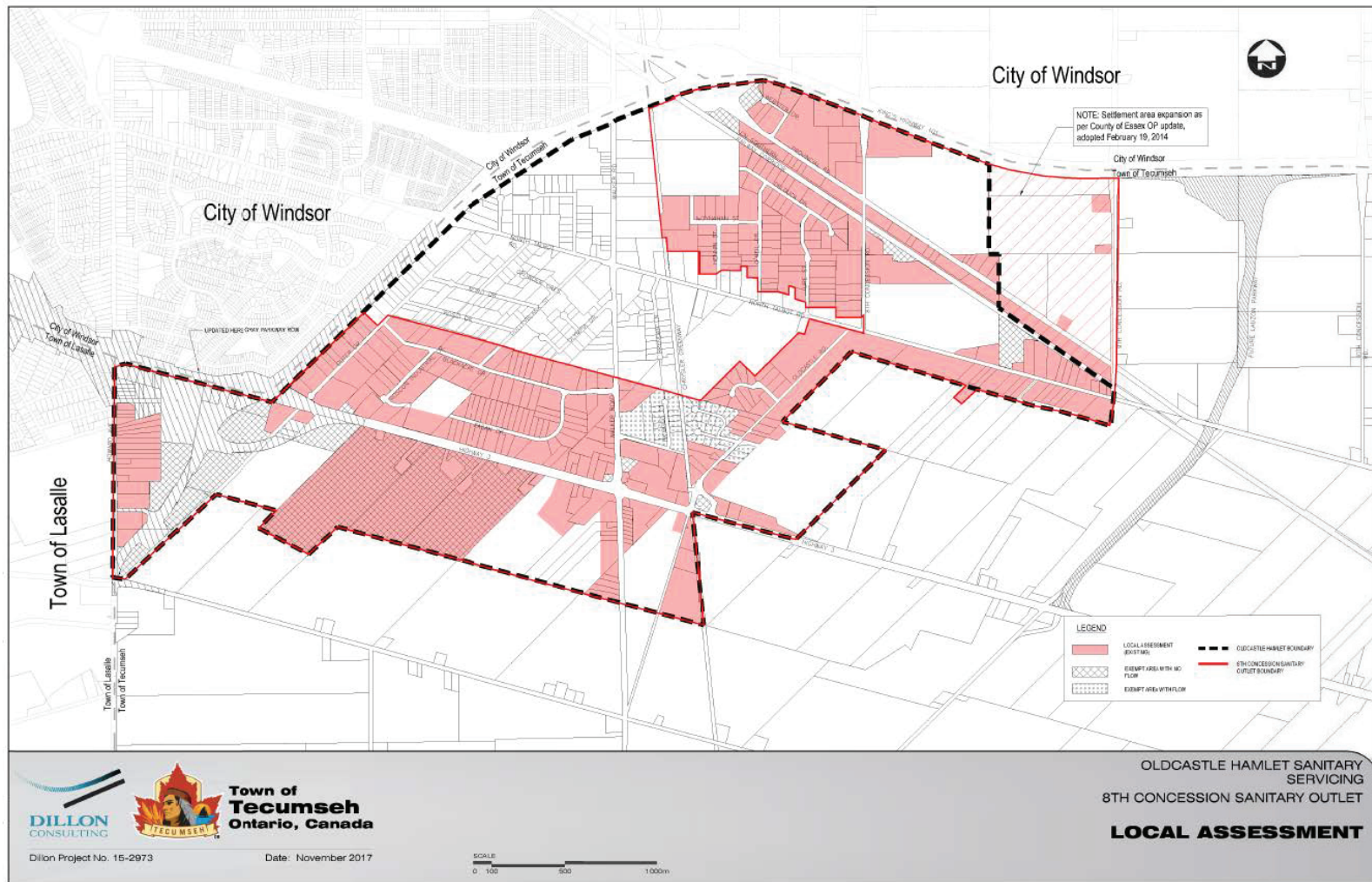




Figure 2-4
Town of Tecumseh
Map of 8th Concession – Local Infrastructure Assessment





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



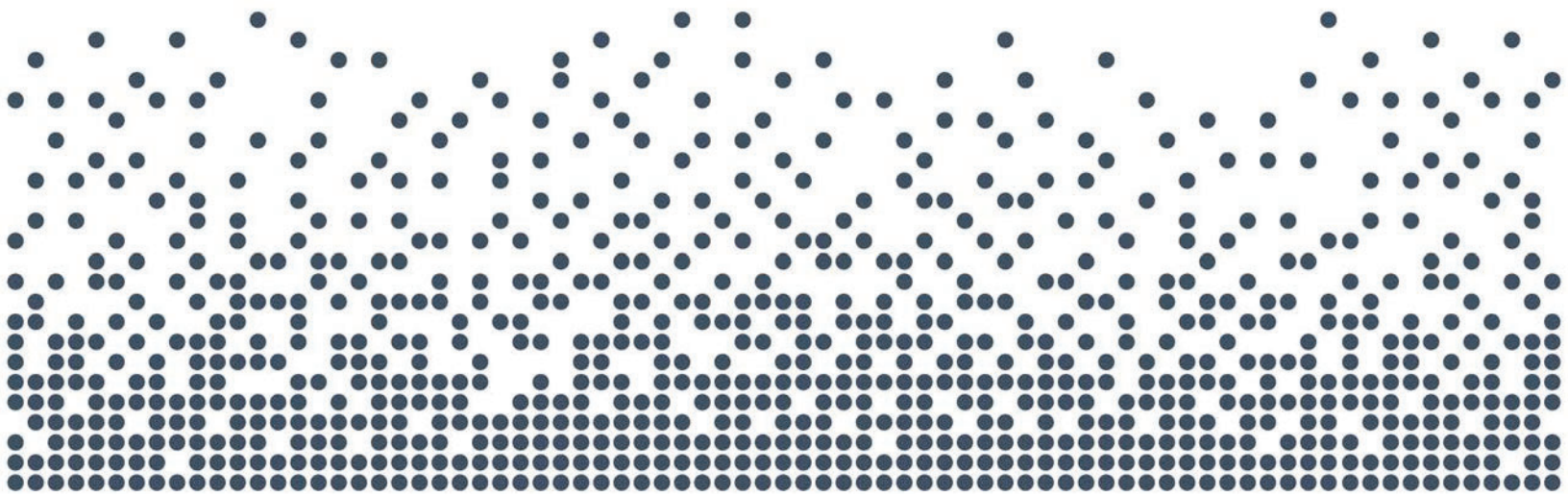
5. Implementation and Next Steps

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	\$ -	\$ -	\$ -

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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

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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

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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

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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	490000093000000	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

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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

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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

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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

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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

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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	4900000094000000	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	4900000095000000	0.00		0.0	Yes	\$ -	0.36	3.2	1.0	\$ 5,218	\$ 3,974	\$ 9,192
5125 N TALBOT RD	4900000096000000	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	4900000098000000	0.00		0.0	---	\$ -	0.00		0.0	\$ -	\$ -	\$ -
5330 N TALBOT RD	5400000060000000	1.12	3.2	1.0	---	\$ 3,592	1.12	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5339 N TALBOT RD	4900000098200000	0.50	3.2	1.0	---	\$ 3,592	0.50	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5385 N TALBOT RD	4900000098300000	0.00		0.0	Yes	\$ -	0.50	3.2	1.0	\$ 5,218	\$ 3,974	\$ 9,192
5409 N TALBOT RD	4900000098010000	0.00		0.0	---	\$ -	0.00		0.0	\$ -	\$ -	\$ -
5410 N TALBOT RD	5400000050000000	1.26	3.2	1.0	---	\$ 3,592	1.26	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5425 N TALBOT RD	4900000098500000	0.89	3.2	1.0	---	\$ 3,592	0.89	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5466 N TALBOT RD	5400000040000000	1.04	3.2	1.0	---	\$ 3,592	1.04	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5475 N TALBOT RD	4900000098600000	0.44	3.2	1.0	---	\$ 3,592	0.44	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5480 N TALBOT RD	5400000036000000	0.47	3.2	1.0	---	\$ 3,592	0.47	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5500 N TALBOT RD	5400000034000000	0.43	3.2	1.0	---	\$ 3,592	0.43	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5520 N TALBOT RD	5400000032000000	0.47	3.2	1.0	---	\$ 3,592	0.47	3.2	1.0	\$ 5,218	\$ 3,974	\$ 12,784
5525 N TALBOT RD	4900000098700000	0.00		0.0	Yes	\$ -	0.44	3.2	1.0	\$ 5,218	\$ 3,974	\$ 9,192
5575 N TALBOT RD	4900000098900000	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	\$ -	\$ -	\$ -

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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

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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

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Appendix B

Exempt and Frozen Properties



Appendix B: Exempt and Frozen Properties

Under separate cover.