



## 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:** November 28, 2023

**Report Number:** PWES-2023-73

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

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### Recommendations

It is recommended:

**That** Report PWES-2023-73 entitled “8<sup>th</sup> 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 8<sup>th</sup> 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 8<sup>th</sup> Concession Road Sanitary Sewer Outlet Area Main and Lateral Charges Cost Recovery Part XII By-Law.

### Background

At the September 26, 2017 Special Meeting of Council, Council approved the recommendations (Motion SCM-13/17) of [PWES Report No. 45/17](#) entitled “8<sup>th</sup> Concession Road Sanitary Sewer Outlet Area, Main and Lateral Charges Cost Recovery By-Law” and authorized Administration to proceed with a Public Information Centre (PIC) to communicate estimated charges to affected landowners.

On November 1, 2017, Administration held a PIC to present background information and estimated charges to benefiting property owners within the 8<sup>th</sup> Concession Road Sanitary Sewer Outlet Area.

Subsequently, at the February 13, 2018 Special Meeting of Council, Council received report [PWES-2018-01](#) titled “8<sup>th</sup> Concession Road Sanitary Sewer Outlet Area, Main and Lateral Charges Cost Recovery Part XII By-Law” and authorized the cost of the sanitary sewer system against benefitting lands in accordance with Part XII of the *Municipal Act* (Motion SCM-02/18).

## **Project Updates**

Following the February 2018 Special Meeting of Council there have been a number of changes that impacted the assessment valuations, which include:

- Water and Wastewater Master Plan Update (2018)
- Development Charges Background Study and By-Law (2019)
- Oldcastle Hamlet Sanitary Servicing – 8<sup>th</sup> Concession Road Trunk Sanitary Sewer Outlet Preliminary Design Report, Addendum (2020)
- Part XII Assessment Rationale.

## **Water and Wastewater Master Plan Update (2018)**

The 2018 Water and Wastewater Master Plan Update was adopted by Council on March 10, 2020 under report [PWES-2020-15](#) (Motion: RCM-87/20) and builds upon information contained within the previous 2002 Master plan, 2005 amendment to the Water Servicing Plan, and the 2008 Update.

This latest Master Plan Update revised the servicing strategy for the Oldcastle Hamlet area based on the Oldcastle Hamlet Sanitary Servicing – 8<sup>th</sup> Concession Road Trunk Sanitary Sewer Outlet, Preliminary Design Report (2018, amended 2020). Additionally, the 2018 Master Plan Update revised long-term planning, phasing, and cost estimation for capital wastewater projects.

## **Development Charges Background Study & By-Law**

At the August 13, 2019 Regular Meeting of Council, Council received Report [PBS-2019-26](#) “Development Charges, Results of Public Meeting and Final Recommendations” and approved the Development Charges Background Study (Motion RCM-243/19).

This study highlighted future buildout for trunk wastewater infrastructure including updated projects, cost estimates, benefit to existing development costs, and potential Development Charge recoverable costs.

## **Oldcastle Hamlet Sanitary Servicing – 8<sup>th</sup> Concession Road Trunk Sanitary Sewer Outlet, Preliminary Design Report (2018, amended 2020)**

The Town undertook a functional servicing study of the 8<sup>th</sup> Concession Road trunk sanitary sewer in 2016 which resulted in the completion of the “Oldcastle Hamlet Sanitary Servicing – 8<sup>th</sup> Concession Trunk Sanitary Sewer Outlet – Preliminary Design Report” (2018). This report outlined the proposed sanitary sewer system including:

- Design criteria and parameters used in the development of the preliminary design;
- General layout, invert elevations, and size of the sanitary sewer system, including the need for sanitary pump stations;
- Confirmation of property requirements; and
- Preparation of construction cost estimates for trunk and local sanitary sewer system components.

Subsequently, on June 23, 2020, the Town received an addendum to the Oldcastle Hamlet Sanitary Servicing – 8<sup>th</sup> Concession Trunk Sanitary Sewer Outlet – Preliminary Design Report to reflect changes seen in the Development Charges Study (2019) and Water and Wastewater Master Plan Update (2018). These revisions include updates to cost estimates and servicing area changes.

### **Part XII Assessment Rationale**

As presented in the November 1, 2017 PIC and subsequent Council Meetings, the initial assessments for the 8<sup>th</sup> Concession Road Sanitary Sewer Outlet Area were based on a per area rate as used in recent sanitary sewer cost recovery projects (i.e. the North Talbot Road Sanitary Outlet where the land use designation was consistent throughout, non-residential).

Upon further review of the 8<sup>th</sup> Concession Road Sanitary Sewer Outlet Area, due to the wide variation of land uses (residential, commercial, industrial, institutional) within the study area that would be subject to the proposed By-law, it was determined that this method may not be the most equitable approach.

### **Broad Policy Basis Supporting Municipal Sanitary Sewage Servicing**

There are three policy documents which support municipal sanitary sewers within the current study area, as follows:

- **Provincial Policy Statement, 2020 (PPS)** provides policy direction on matters of provincial interest related to land use planning, development, and servicing. The PPS includes polices to ensure that coordinated, efficient, cost effective and environmentally sound servicing solutions are implemented at the municipal level. More specifically, subsection 1.6.6.2 establishes that “municipal sewage

services and municipal water services are the preferred form of servicing for settlement areas”. The current study area is located within a designated Settlement Area;

- **County of Essex Official Plan (County OP)**, as with the PPS, subsection 2.10 a) of the County OP establishes a preference for full municipal services for all settlement areas. The County OP further establishes in subsection 2.10 d) that “public or private investment in upgrading or expanding municipal sewage services or municipal water services should be focused within the Primary Settlement Areas”. The current study area is within a Primary Settlement Area as identified in the County OP;
- **Local Official Plan (Local OP)** provides servicing policy direction under Section 8 Municipal Services. The following policies within this section that are most relevant include:

#### “8.1 General

It is the intent of this Plan to recognize the key role that infrastructure plays in shaping the future growth and development of the Town. Provision of infrastructure must be provided in a responsible, efficient, and cost-effective manner to ensure long-term fiscal and environmental sustainability. The objectives of this Plan related to infrastructure include:

- i. provide infrastructure in a coordinated, efficient and cost-effective manner that is integrated with planning for growth so that these necessary services are available to meet current and projected needs;

#### 8.2 Municipal Water and Sanitary Sewer Service

##### 8.2.2 Policies

- i. in general, new development will be directed to the Settlement Areas, as identified on Schedule “B”. Higher order forms of servicing, including full municipal water and sanitary sewer services are the preferred form of service infrastructure, and will be required for all development in the Town’s Settlement Areas. The only exception is for lands which were previously designated and zoned for development and the approved form of servicing at the time was municipal piped water and individual on-site sewage services. This level of servicing may continue on these lands until full municipal services are extended to these areas by the Town;
- ii. the extension of municipal sewer and water services should take place only within lands in the Settlement Areas as identified on Schedule “B”.

Such extensions shall be consistent with the Town's Water and Wastewater Master Plan (as amended), Municipal Class."

The current study area is within the Oldcastle Hamlet Settlement Area in the Tecumseh OP. The extension of municipal sewer and water services for urban land uses within the Town's settlement areas is encouraged.

## Historical Cost Recovery – Wastewater Projects

The installation of new wastewater infrastructure for the purpose of extending the service area is typically implemented by the following means:

- 1) **Private Developers** install full municipal services (water, storm, sanitary, roads) as part of their development, for which those costs are incorporated into the cost of each lot serviced and passed on to the eventual landowner.
- 2) **The Town of Tecumseh** would install new wastewater infrastructure and recover the costs through:
  - a) **Development Charges**, collected for the means to fund larger/oversized (trunk) infrastructure projects. The basis for the *Development Charges Act* is to allow municipalities to recover the growth-related capital cost of infrastructure necessary to accommodate new growth within the municipality.
  - b) **Under the *Municipal Act*** (Local Improvement Charges or Part XII Charges), for which these costs are assessed to the benefiting property owners through a cost recovery by-law.

Water and wastewater services are funded through water and wastewater rates exclusively. The amounts charged on water/wastewater bills provide for the maintenance, operation, improvement, and future replacement of existing infrastructure only. General tax levy funds (property taxes) cannot be used to support water and wastewater services.

Cost recovery of wastewater infrastructure where there is a derived benefit to properties has been the past policy and practice of the Municipality. Past projects have included the following:

- The **Former Town of Tecumseh** passed a cost recovery by-law (under the *Municipal Act*) against the benefiting lands in 1971 for approximately 22.8-kilometers of sanitary sewers that were installed in 1972-1974.
- The **Former Village of St. Clair Beach** passed a cost recovery by-law (under the *Ontario Water Resources Act*) against the benefiting lands in 1971 for

approximately 11.9-kilometers of sanitary sewers that were installed in 1973-1974.

- The **Former Township of Sandwich South** passed a cost recovery by-law (under the *Ontario Water Resources Act*) against the benefiting lands in 1974 for approximately 12.1-kilometers of sanitary sewers that were installed in 1975-1977 within Tecumseh Hamlet.
- The **Former Township of Sandwich South** passed a cost recovery by-law (under the *Local Improvement Act*) against the benefiting lands in 1994 for approximately 291- meters of sanitary sewers, 786-meters of force main and a sanitary pump station (Sylvestre Drive Sanitary Pump Station) that were installed in 1994 within Tecumseh Hamlet
- **The Corporation of the Town of Tecumseh** passed a cost recovery by-law (under the *Municipal Act*) against the benefiting lands in 2011 for approximately 8.3-kilometers of sanitary sewers (North Talbot Road Outlet, Oldcastle Hamlet).
- **The Corporation of the Town of Tecumseh** passed a cost recovery by-law (under the *Municipal Act*) against the benefiting lands in 2023 for approximately 625 meters of sanitary sewers and a sanitary pump station (Sylvestre Drive Sanitary Sewer Extension).

## Comments

At the January 25, 2022 Regular Council Meeting, Council approved the recommendations contained within report [PWES-2022-03](#) for the implementation of the PWES 2022 Capital Works Projects, including the 8<sup>th</sup> Concession Road Sanitary Sewer Outlet Area Cost Recovery By-law (Motion: RCM-23/22). Due to the number of changes that impacted the original assessment valuation (as described earlier in this report), Watson & Associates Economists Ltd. was retained to assist Administration with the preparation of the cost recovery By-law.

## Project Cost Recovery

The Town's past practice for the funding of major capital servicing infrastructure where there is a derived benefit to the property, has been full cost recovery against those benefiting lands. Administration has reviewed cost recovery mechanisms with the Town Solicitor and Watson & Associates Economists Ltd., and recommend proceeding under Part XII of the *Municipal Act*.

The Town has previously utilized Part XII By-Laws under s.391 of the *Municipal Act* to recover capital costs for the North Talbot Road Trunk Sanitary Sewer Outlet in the Oldcastle Hamlet, and the Sylvestre Drive Sanitary Sewer Extension.

Part XII of the *Municipal Act* provides municipalities with the authority to impose fees and charges via passage of a by-law. *Municipal Act*, s.391(1) authorizes a Municipality to impose fees of charges on persons,

- 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 any local board; and
- the use of its property including property under its control

Furthermore, s.391(2) states that a fee or charge imposed for capital costs related to 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.

### **November 28, 2023 Regular Council Meeting Presentation**

Watson & Associates Economists Ltd. will be in attendance at the November 28, 2023 Regular Council Meeting to make a presentation on their Capital Charges Background Study for the 8<sup>th</sup> Concession Road Sanitary Sewer Outlet Area. This report will provide:

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

### **Next Steps**

While not required under Part XII of the *Municipal Act*, Administration recommends holding a Second Public Information Centre (PIC) with benefiting landowners of the 8<sup>th</sup> Concession Road Sanitary Sewer Outlet Area to present the recommendations from Watson & Associates Economists Ltd. report, the updated costs and address any questions or concerns that they may have on the revisions to this project.

Once the PIC has been held, Administration will report back to Council on any comments received and present the proposed By-Law to Council for consideration.

## Consultations

Development Services  
Financial Services  
Dillon Consulting Ltd.  
Watson and Associates Economist Ltd.  
Wolf Hooker Professional Corporation

## 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 8<sup>th</sup> 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 5 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	\$25.6M
City of Windsor	\$11.5M
Town of Tecumseh	\$26.4M
<b>TOTALS</b>	<b>\$63.5M</b>

For the Town's Trunk Sanitary Sewer costs of \$26.4M, this can be further broken down into:

- a) \$21.3M – growth related costs funded through the Town's Development Charges (DCs);
- b) \$0.3M – benefits existing development in other areas (outside of the 8<sup>th</sup> Concession Road Sanitary Outlet Area);
- c) **\$4.8M – benefits existing development within the 8<sup>th</sup> 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 5 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	<b>\$ 3,974</b>
150 mm (6 inch) with inspection manhole	<b>\$ 11,124</b>
200 mm (8 inch) with inspection manhole	<b>\$ 12,399</b>
250 mm (10 inch) with inspection manhole	<b>\$ 14,306</b>

## 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)	\$4,785,103	2,122	\$2,255
Local	\$14,758,951	3,027	\$4,876
<b>TOTALS</b>	<b>\$19,544,054</b>	<b>---</b>	<b>*\$7,131</b>

\*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 8<sup>th</sup> Concession Road Sanitary Sewer Outlet Area are contained within Appendix A of Attachment 5. Assessment examples for both Residential and Non-Residential properties are depicted below:

#### Residential Lot on North Talbot Road (already developed)

Area	S.D.E.	Main (Trunk)	Local	Lateral	Total
0.89 Ha	1.0	\$2,255	\$4,876	\$3,974	\$11,105

#### Residential Lot on North Talbot Road (vacant)

Area	S.D.E.	Main (Trunk)	Local	Lateral	Total
0.50 Ha	1.0	*N/A	\$4,876	\$3,974	\$8,850

\*Vacant lot would be subject to Development Charges once developed

#### Non-Residential Lot on Hennin Drive (already developed)

Area	S.D.E.	Main (Trunk)	Local	Lateral	Total
0.57 Ha	6.2	\$14,061	\$30,398	\$11,124	\$55,583

#### Non-Residential Lot on Fasan Drive (vacant)

Area	S.D.E.	Main (Trunk)	Local	Lateral	Total
0.42 Ha	4.6	*N/A	\$22,398	\$11,124	\$33,522

\*Vacant lot would be subject to Development Charges once developed

## 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:

Cameron Hedges, P.Eng.  
Engineering Project Manager

Reviewed by:

Tom Kitsos, CPA, CMA, BComm  
Director Legislative Services & Clerk

Reviewed by:

Brian Hillman, MA, MCIP, RPP  
Director Development Services

Reviewed by:

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

Recommended by:

Margaret Misek-Evans, MCIP, RPP  
Chief Administrative Officer

<b>Attachment Number</b>	<b>Attachment Name</b>
1	8 <sup>th</sup> Concession Road Sanitary Outlet Area
2	Trunk Sanitary Sewer to LRPCP
3	Trunk Sanitary Sewer Assessment Map

<b>Attachment Number</b>	<b>Attachment Name</b>
4	Local Sanitary Sewer Assessment Map
5	8 <sup>th</sup> Concession Road Area (Oldcastle), Capital Charges Background Study 2023, Watson & Associates Economists Ltd. (Appendix B available upon request)
6	Watson & Associates Economists Ltd. November 28, 2023 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

City of Windsor  
Town of Lasalle

UPDATED HERB GRAY PARKWAY ROW

Town of Lasalle

Town of Lasalle  
Town of Tecumseh

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



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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



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**Town of Tecumseh**  
Ontario, Canada

Dillon Project No. 15-2973

Date: May 2017



OLDCASTLE HAMLET SANITARY  
SERVICING  
8TH CONCESSION SANITARY OUTLET

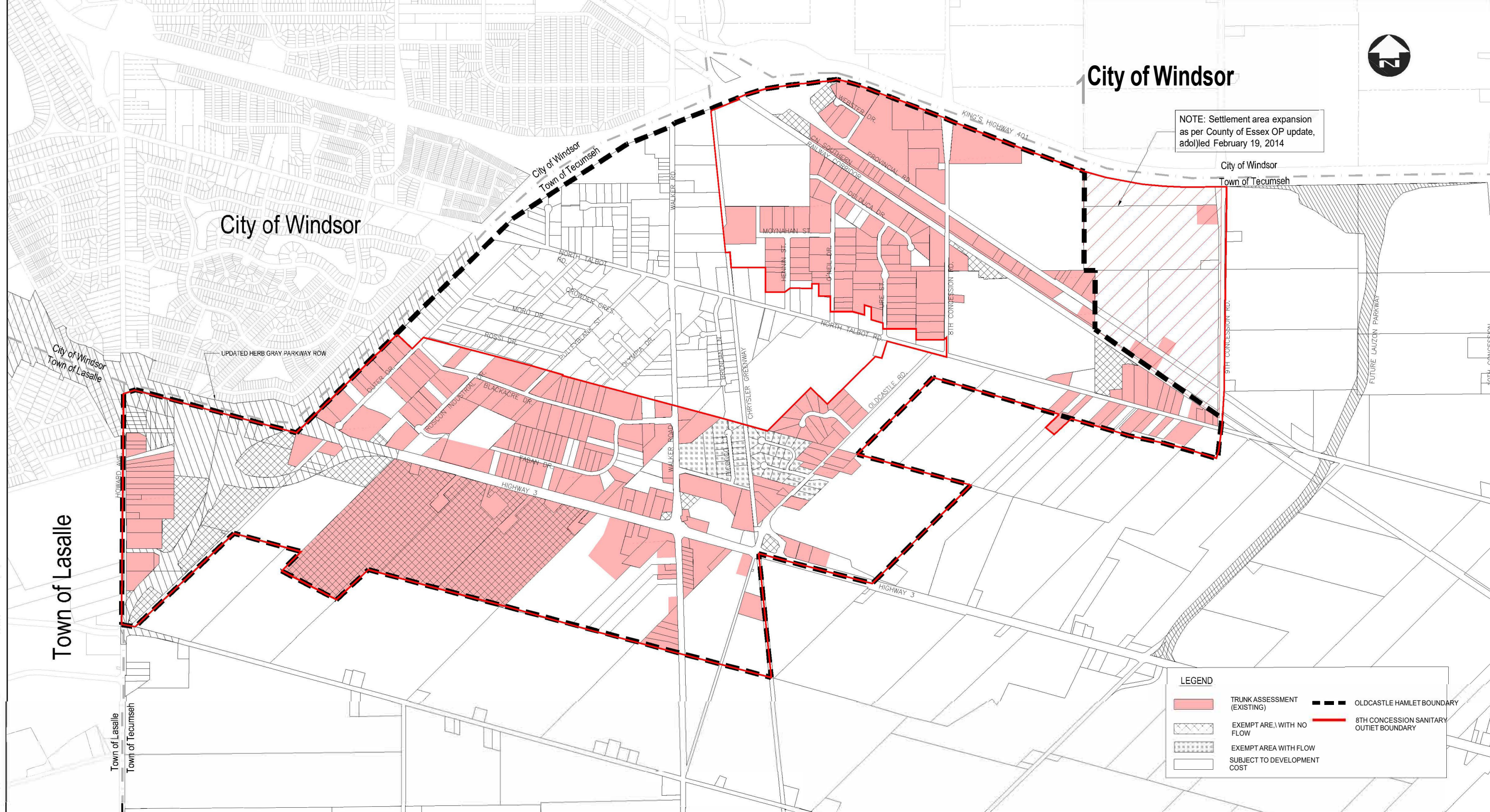
**TRUNK SANITARY SEWER TO LRPCP**  
**FIGURE 5.0**





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		

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Town of Tecumseh Ontario, Canada

Dillon Project No. 15-2973

Date: November 2017



OLDCASTLE HAMLET SANITARY SERVICING  
8TH CONCESSION SANITARY OUTLET  
**TRUNK ASSESSMENT**



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		

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**Town of Tecumseh**  
Ontario, Canada

Dillon Project No. 15-2973

Date: November 2017



**OLDCASTLE HAMLET SANITARY SERVICING**  
**8TH CONCESSION SANITARY OUTLET**  
**LOCAL ASSESSMENT**



# 8<sup>th</sup> Concession Road Area (Oldcastle) Capital Charges Background Study

## Town of Tecumseh

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November 2023

Watson & Associates Economists Ltd.  
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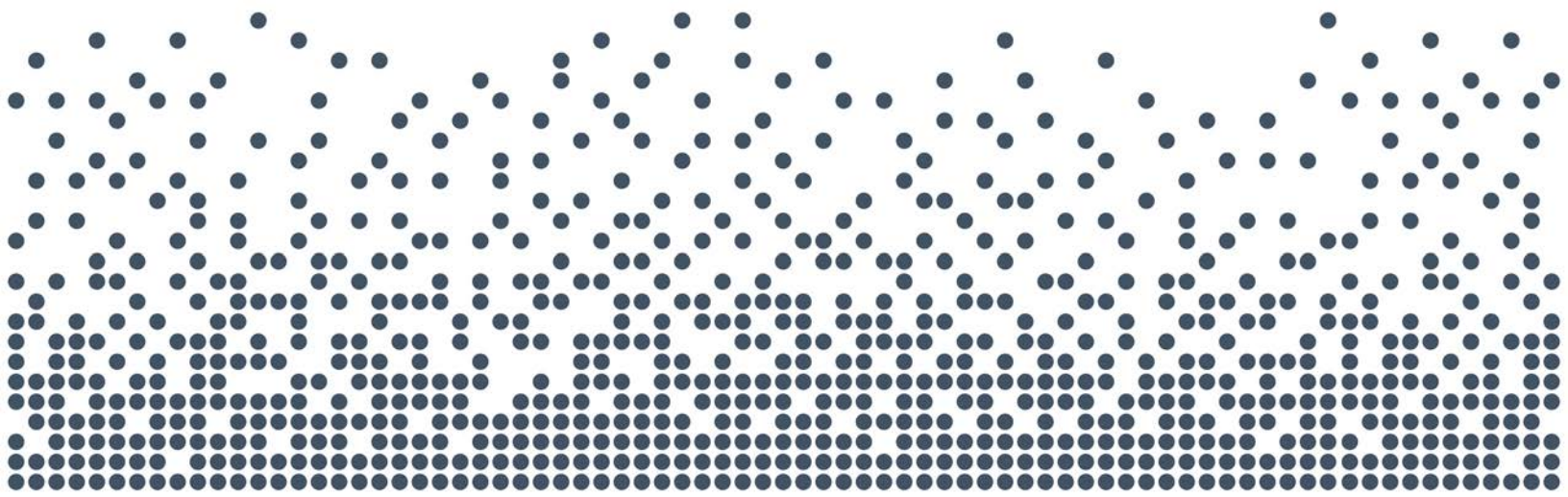
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## List of Acronyms and Abbreviations

<b>Acronym</b>	<b>Full Description of Acronym</b>
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

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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 8<sup>th</sup> 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 8<sup>th</sup> 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 and 2022 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.).

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

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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 Update Study dated May 25, 2022.

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: this will become an ineligible service when the Town passes a new By-law as a result of Bill 23).
- Urban Services:
  - Wastewater Services

### **1.3 *Municipal Act, 2001 (Part XII)***

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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

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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. 8<sup>th</sup> Concession Road Sanitary Sewer Outlet Service Area

### 2.1 Description of Area

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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

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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	94	20
Non-Residential	226	49
<b>Total</b>	<b>320</b>	<b>69</b>

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

Total Area (Ha)	Existing	New
Residential	44.8	114.6
Non-Residential	179.3	287.6
<b>Total</b>	<b>224.1</b>	<b>402.2</b>



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

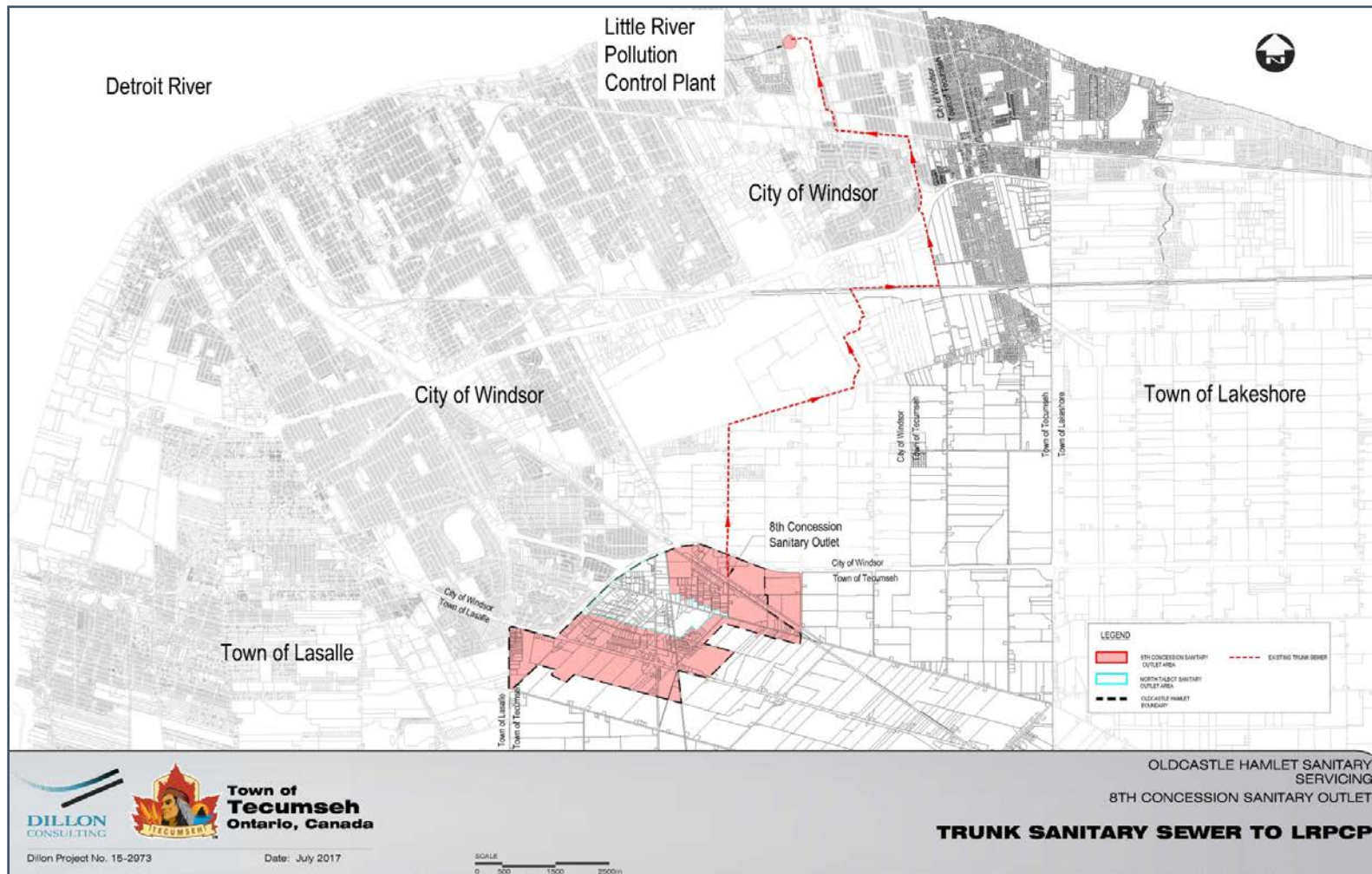






Figure 2-2  
Town of Tecumseh  
Map of 8<sup>th</sup> Concession Road Sanitary Sewer Outlet Service Area

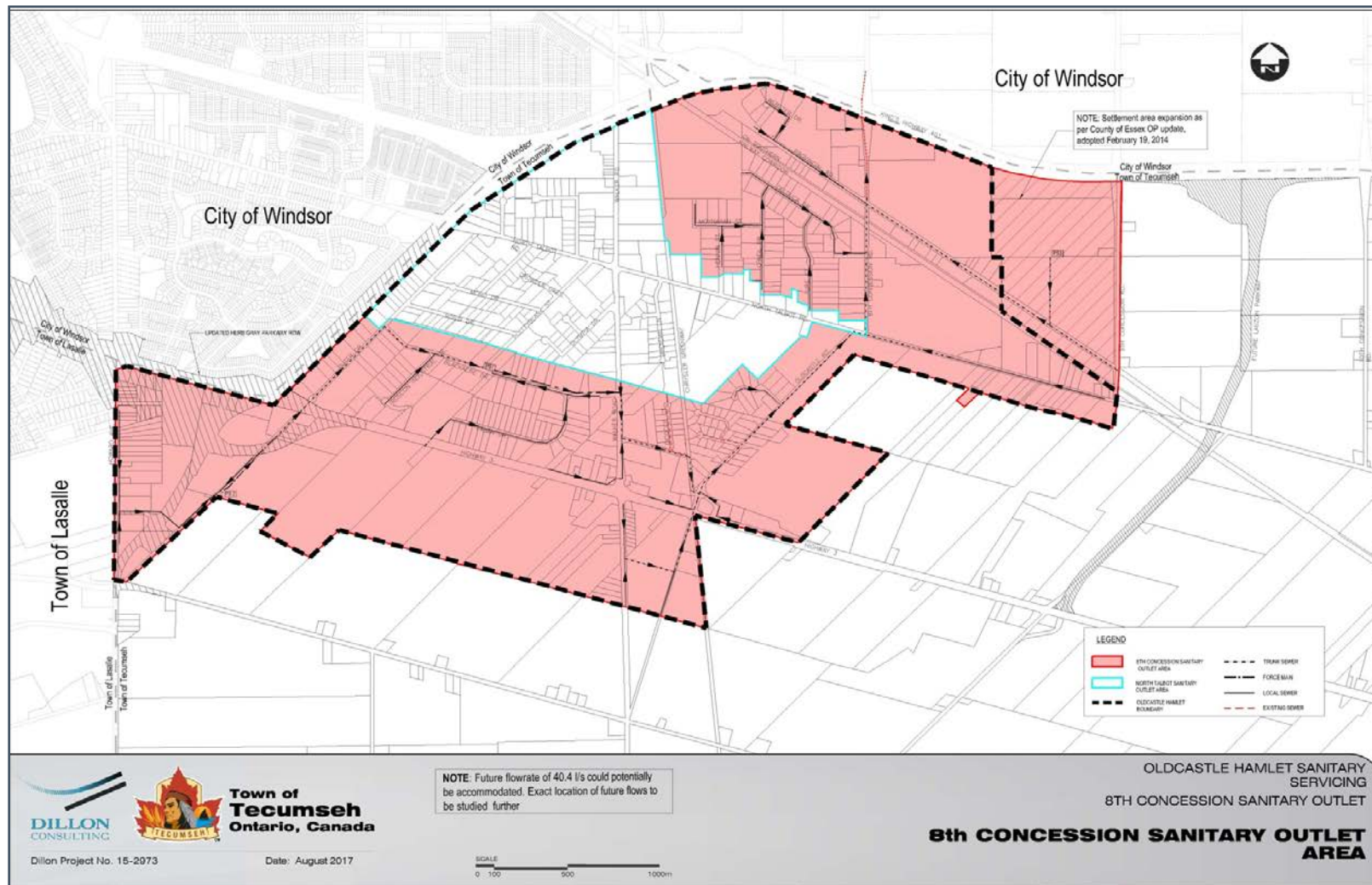




Figure 2-3  
Town of Tecumseh  
Map of 8<sup>th</sup> Concession – Trunk Assessment

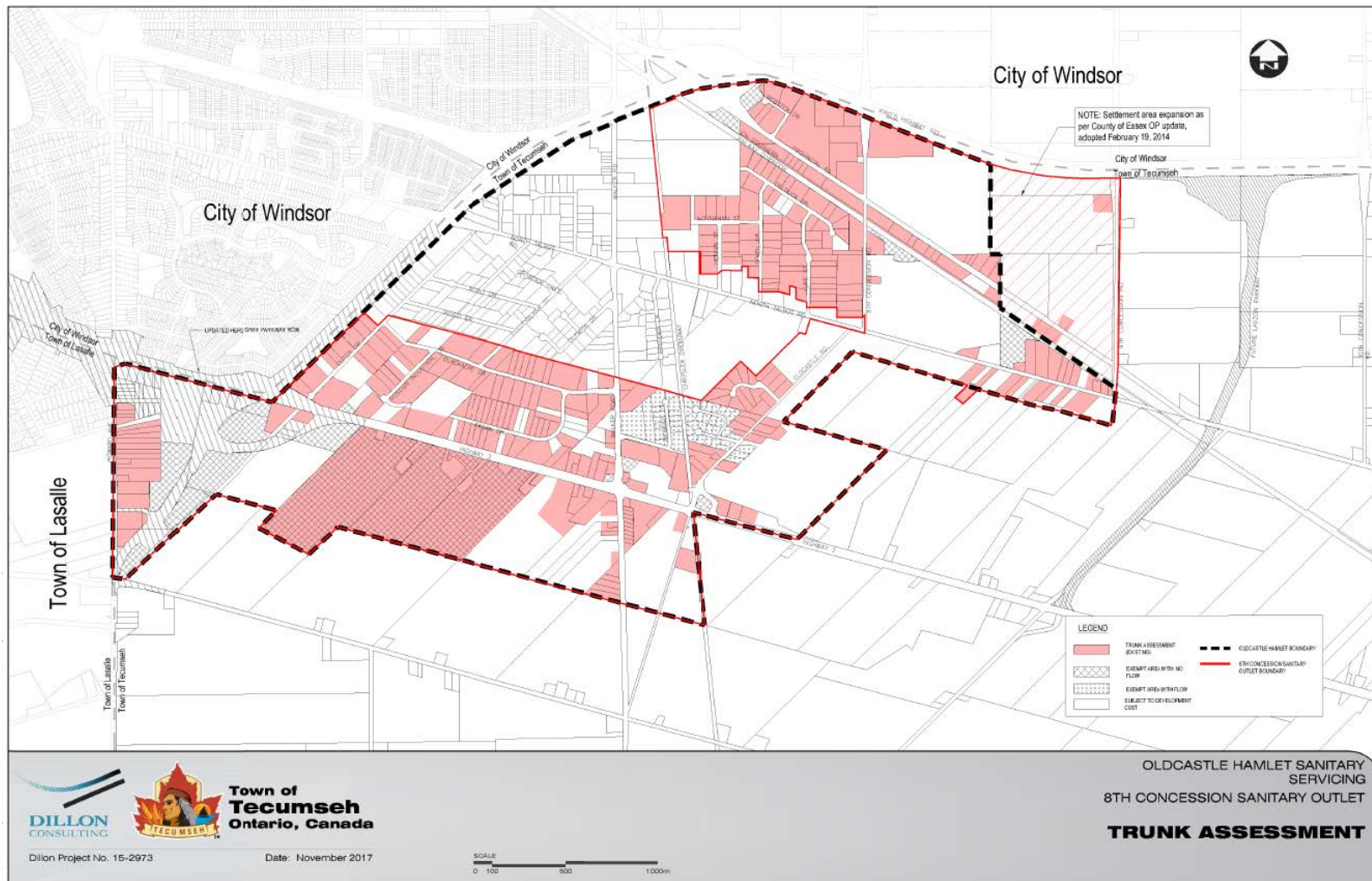
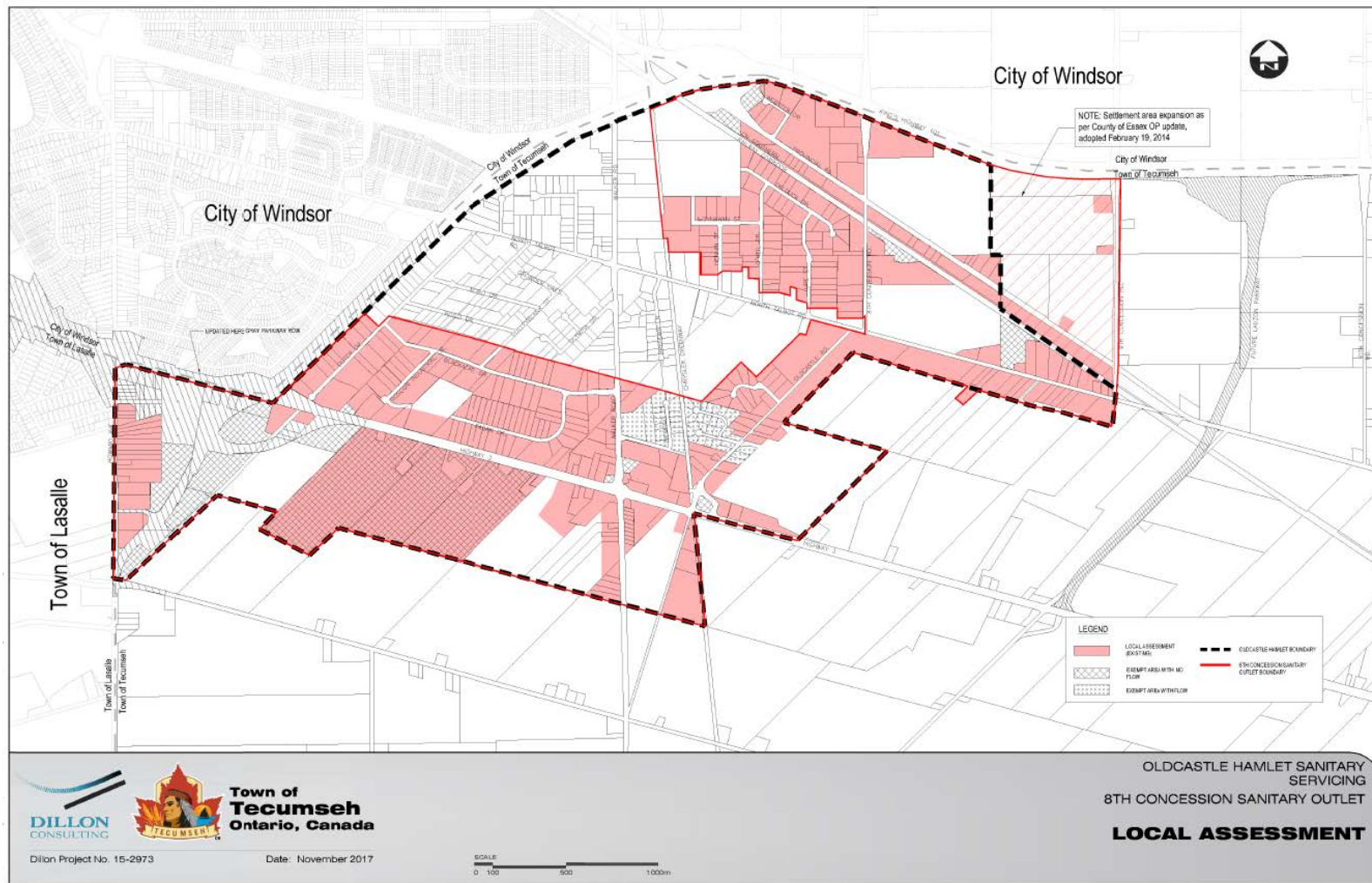




Figure 2-4  
Town of Tecumseh  
Map of 8<sup>th</sup> Concession – Local Infrastructure Assessment





## 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) <i>A</i>	Area of Property (hectares) <i>B</i>	Assumed Population $A \times B = C$	S.D.E. Assumption <i>D</i>	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, 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

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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	122	1,264
Non-Residential	1,999	3,340
<b>Total</b>	<b>2,122</b>	<b>4,604</b>

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

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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 8<sup>th</sup> 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 8<sup>th</sup> 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 8<sup>th</sup> Concession Area). Subsequently in 2018, the Town and Dillon completed the report titled Oldcastle Hamlet Sanitary Servicing, 8<sup>th</sup> 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 8<sup>th</sup> 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.

### 3.2 Summary of Capital Costs

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Based on the above reports, the following sections summarize the capital costs required to service the 8<sup>th</sup> 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

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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%	\$ 5,301,177.00	\$ 5,301,177.00
WW-11A Southwest Tecumseh Trunk Sewer, Phase 1	0.0%	\$ -	0.0%	\$ -	100.0%	\$ 1,523,100.00	\$ 1,523,100.00
WW-11B Southwest Tecumseh Trunk Sewer, Phase 2	0.0%	\$ -	0.0%	\$ -	100.0%	\$ 1,498,175.00	\$ 1,498,175.00
WW-16A County Road 46 Trunk Sanitary Sewer, Phase 1	100.0%	\$ 1,625,472.50	0.0%	\$ -	100.0%	\$ -	\$ 1,625,472.50
WW-16B County Road 46 Trunk Sanitary Sewer, Phase 2	100.0%	\$ 2,835,067.00	0.0%	\$ -	100.0%	\$ -	\$ 2,835,067.00
WW-17 Blackacre Drive Servicing	0.0%	\$ -	0.0%	\$ -	100.0%	\$ 1,874,174.75	\$ 1,874,174.75
WW-18 Howard Avenue Servicing	0.0%	\$ -	0.0%	\$ -	100.0%	\$ 4,322,232.50	\$ 4,322,232.50
<b>SUMMARY TOTALS:</b>	<b>40.25%</b>	<b>\$ 25,560,063.25</b>	<b>18.12%</b>	<b>\$ 11,506,381.49</b>	<b>41.63%</b>	<b>\$ 26,434,278.70</b>	<b>\$ 63,500,723.44</b>

The total cost of the identified works is \$63.50 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 \$26.43 million.

Based on the 2019 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)		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	\$ 5,301,177.00	20.00%	\$ 1,060,235.40	0.0%	\$ -	80.00%	\$ 4,240,941.60	
WW-11A Southwest Tecumseh Trunk Sewer, Phase 1	\$ 1,523,100.00	31.00%	\$ 472,161.00	0.0%	\$ -	69.00%	\$ 1,050,939.00	
WW-11B Southwest Tecumseh Trunk Sewer, Phase 2	\$ 1,498,175.00	14.00%	\$ 209,744.50	0.0%	\$ -	86.00%	\$ 1,288,430.50	
WW-16A County Road 46 Trunk Sanitary Sewer, Phase 1	\$ -			0.0%	\$ -		\$ -	
WW-16B County Road 46 Trunk Sanitary Sewer, Phase 2	\$ -			0.0%	\$ -		\$ -	
WW-17 Blackacre Drive Servicing	\$ 1,874,174.75	22.00%	\$ 412,318.45	0.0%	\$ -	78.00%	\$ 1,461,856.31	
WW-18 Howard Avenue Servicing	\$ 4,322,232.50	18.00%	\$ 778,001.85	0.0%	\$ -	82.00%	\$ 3,544,230.65	
<b>SUMMARY TOTALS:</b>	<b>\$ 26,434,278.70</b>	<b>18.10%</b>	<b>\$ 4,785,103.22</b>	<b>1.05%</b>	<b>\$ 278,771.63</b>	<b>80.84%</b>	<b>\$ 21,370,403.85</b>	

The growth related costs of \$21.37 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). As a result, the net capital cost that benefits the existing properties within the study area is \$4.79 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
<b>TOTAL SUMMARY:</b>	<b>\$ 14,758,950.82</b>

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

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Based on the discussion above, the Town is considering imposing a capital charge on existing properties in the 8<sup>th</sup> 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

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#### **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

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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 \$4.79 million. The total number of existing S.D.E.s are 2,122. Therefore, as noted in the table below, the main charge per S.D.E. is \$2,255.



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

Description	Cost/S.D.E.
Total Capital Costs (\$)	\$4,785,103
Total S.D.E.s	2,122
<b>Main Charge per S.D.E.</b>	<b>\$2,255</b>

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	3,027
<b>Local Charge per S.D.E.</b>	<b>\$4,876</b>



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	\$2,255
Local Charge per S.D.E.	\$4,876
<b>Total</b>	<b>\$7,131</b>

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

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### 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 8<sup>th</sup> Concession Road trunk sanitary sewer. These properties are not subject to the 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**

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Prior to this report and the implementation of any Part XII charges for the 8<sup>th</sup> 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 8<sup>th</sup> 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

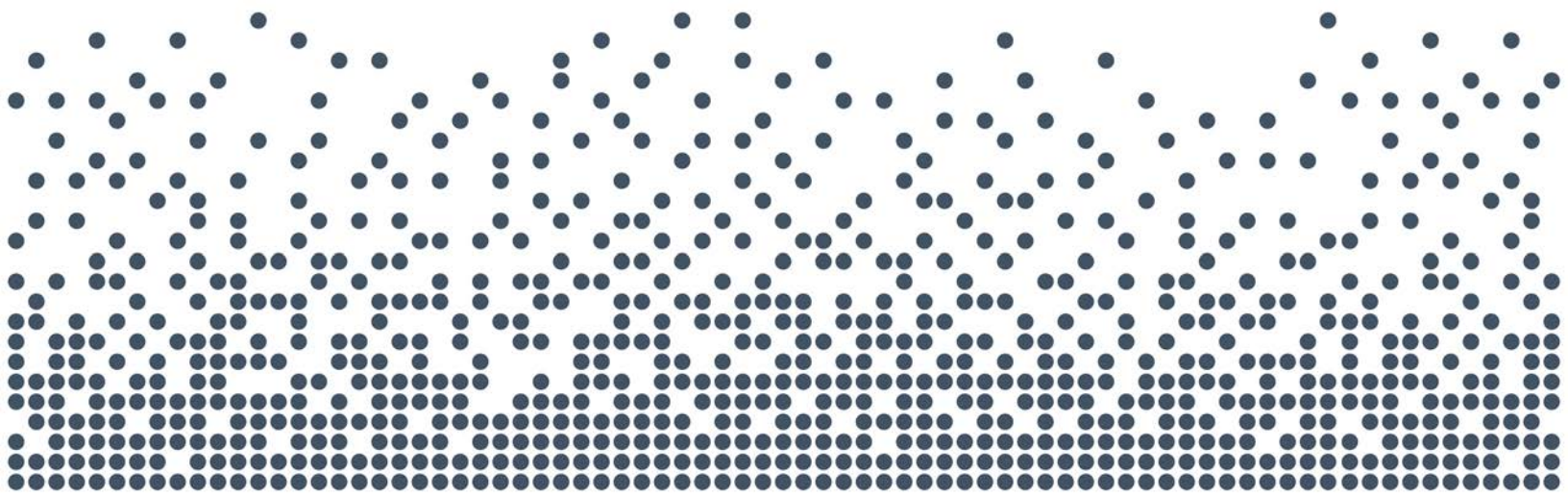
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To implement the Part XII Charges, the Town would pass a by-law under the *Municipal Act* which sets out the total capital charges for each property. Town staff and Council may consider providing financing assistance to the existing properties to allow 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

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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 8<sup>th</sup> 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)	SDE'S	Total Local Charge		
<b>MAIN - TRUNK &amp; LOCAL CHARGE (per Hectare) - Business Park, Hamlet Development, Community Facility, General Commercial, Recreational</b>											
<b>8TH CONCESSION ROAD</b>											
4955 8TH CONCESSION RD	550000183000000	0.00	0.0	0.0	Yes	\$ -	0.11	1.2	\$ 5,866	\$ 11,124	\$ 16,990
4965 8TH CONCESSION RD	550000178000000	0.72	25.2	7.9	---	\$ 17,761	0.72	7.9	\$ 38,397	\$ -	\$ 56,159
4975 8TH CONCESSION RD	550000180000000	1.80	63.0	19.7	---	\$ 44,404	1.80	19.7	\$ 95,993	\$ 11,124	\$ 151,521
5000 8TH CONCESSION RD	540000022000000	5.01	175.4	54.8	---	\$ 123,590	5.01	54.8	\$ 267,181	\$ 11,124	\$ 401,895
5015 8TH CONCESSION RD	550000179000000	1.98	69.3	21.7	---	\$ 48,844	1.98	21.7	\$ 105,592	\$ 11,124	\$ 165,560
5041 8TH CONCESSION RD	550000194000000	1.31	45.9	14.3	---	\$ 32,316	1.31	14.3	\$ 69,862	\$ 11,124	\$ 113,302
5105 8TH CONCESSION RD	550000195000000	0.40	14.0	4.4	---	\$ 9,867	0.40	4.4	\$ 21,332	\$ 3,974	\$ 35,173
5140 8TH CONCESSION RD	540000009100000	0.99	34.7	10.8	---	\$ 24,422	0.99	10.8	\$ 52,796	\$ 11,124	\$ 88,342
5180 8TH CONCESSION RD	540000009050000	0.28	9.8	3.1	---	\$ 6,907	0.28	3.1	\$ 14,932	\$ 3,974	\$ 25,813
5185 8TH CONCESSION RD	550000196000000	0.85	29.8	9.3	---	\$ 20,968	0.85	9.3	\$ 45,330	\$ 11,124	\$ 77,422
5205 8TH CONCESSION RD	550000196060000	1.18	41.3	12.9	---	\$ 29,109	1.18	12.9	\$ 62,929	\$ 11,124	\$ 103,162
5240 8TH CONCESSION RD	540000009000000	0.00	0.0	0.0	Yes	\$ -	0.00	0.0	\$ -	\$ -	\$ -
5255 8TH CONCESSION RD	550000196100000	0.52	18.2	5.7	---	\$ 12,828	0.52	5.7	\$ 27,731	\$ 11,124	\$ 51,683
8TH CONCESSION RD	550000184000000	1.82	63.7	19.9	---	\$ 44,897	1.82	19.9	\$ 97,060	\$ 11,124	\$ 153,081
4406 8TH CONCESSION RD	550000185000000	1.98	69.3	21.7	---	\$ 48,844	1.98	21.7	\$ 105,592	\$ -	\$ 154,436
5175 8TH CONCESSION RD	550000195020000	2.26	79.1	24.7	---	\$ 55,751	2.26	24.7	\$ 120,525	\$ 11,124	\$ 187,400
8TH CONCESSION RD	540000009200000	0.00	0.0	0.0	Yes	\$ -	4.86	53.2	\$ 259,181	\$ 11,124	\$ 270,305
<b>9TH CONCESSION ROAD</b>											
9TH CONCESSION RD	540000111000000	0.00	0.0	0.0	Yes	\$ -	0.00	0.0	\$ -	\$ -	\$ -
9TH CONCESSION RD	540000112000000	0.94	32.9	10.3	Partial	\$ 23,188	0.94	10.3	\$ 50,130	\$ 3,974	\$ 77,292
9TH CONCESSION RD	540000112010000	0.00	0.0	0.0	Yes	\$ -	0.40	4.4	\$ 21,332	\$ 3,974	\$ 25,306
9TH CONCESSION RD	540000113000000	0.44	15.4	4.8	Partial	\$ 10,854	0.44	4.8	\$ 23,465	\$ 3,974	\$ 38,293

\*'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)	SDE'S	Total Local Charge		
<b>MAIN - TRUNK &amp; LOCAL CHARGE (per Hectare) - Business Park, Hamlet Development, Community Facility, General Commercial, Recreational</b>											
<b>BLACKACRE DRIVE</b>											
1840 BLACKACRE DR	49000003280000	0.63	22.1	6.9	Partial	\$ 15,541	1.98	21.7	\$ 105,592	\$ 11,124	\$ 132,258
1875 BLACKACRE DR	490000063840000	0.55	19.3	6.0	---	\$ 13,568	0.55	6.0	\$ 29,331	\$ 11,124	\$ 54,023
1880 BLACKACRE DR	490000062200000	2.12	74.2	23.2	---	\$ 52,297	2.12	23.2	\$ 113,059	\$ 11,124	\$ 176,480
1885 BLACKACRE DR	490000063820000	0.92	32.2	10.1	---	\$ 22,695	0.92	10.1	\$ 49,063	\$ 11,124	\$ 82,882
1895 BLACKACRE DR	490000063790000	0.77	27.0	8.4	---	\$ 18,995	0.77	8.4	\$ 41,064	\$ 11,124	\$ 71,183
1900 BLACKACRE DR	490000062190000	0.97	34.0	10.6	---	\$ 23,929	0.97	10.6	\$ 51,730	\$ 11,124	\$ 86,782
1905 BLACKACRE DR	490000063780000	1.42	49.7	15.5	---	\$ 35,029	1.42	15.5	\$ 75,728	\$ 11,124	\$ 121,881
1945 BLACKACRE DR	490000063770000	0.44	15.4	4.8	---	\$ 10,854	0.44	4.8	\$ 23,465	\$ 11,124	\$ 45,443
1950 BLACKACRE DR	490000062180000	0.87	30.5	9.5	---	\$ 21,462	0.87	9.5	\$ 46,397	\$ 11,124	\$ 78,982
2000 BLACKACRE DR	490000062170000	0.52	18.2	5.7	---	\$ 12,828	0.52	5.7	\$ 27,731	\$ 11,124	\$ 51,683
2005 BLACKACRE DR	490000063760000	0.97	34.0	10.6	---	\$ 23,929	0.97	10.6	\$ 51,730	\$ 11,124	\$ 86,782
2025 BLACKACRE DR	490000063750000	0.59	20.7	6.5	---	\$ 14,554	0.59	6.5	\$ 31,464	\$ 11,124	\$ 57,143
2050 BLACKACRE DR	490000062150000	0.84	29.4	9.2	---	\$ 20,722	0.84	9.2	\$ 44,797	\$ 11,124	\$ 76,642
2055 BLACKACRE DR	490000063740000	0.84	29.4	9.2	---	\$ 20,722	0.84	9.2	\$ 44,797	\$ 11,124	\$ 76,642
2060 BLACKACRE DR	490000062140000	0.43	15.1	4.7	---	\$ 10,608	0.43	4.7	\$ 22,932	\$ 11,124	\$ 44,663
2070 BLACKACRE DR	490000062130000	0.43	15.1	4.7	---	\$ 10,608	0.43	4.7	\$ 22,932	\$ 11,124	\$ 44,663
2075 BLACKACRE DR	490000063710000	0.84	29.4	9.2	---	\$ 20,722	0.84	9.2	\$ 44,797	\$ 11,124	\$ 76,642
2085 BLACKACRE DR	490000063700000	0.64	22.4	7.0	---	\$ 15,788	0.64	7.0	\$ 34,131	\$ 11,124	\$ 61,043
2100 BLACKACRE DR	490000062110000	0.87	30.5	9.5	---	\$ 21,462	0.87	9.5	\$ 46,397	\$ 11,124	\$ 78,982
2105 BLACKACRE DR	490000063690000	0.61	21.4	6.7	---	\$ 15,048	0.61	6.7	\$ 32,531	\$ 11,124	\$ 58,703
2130 BLACKACRE DR	490000062100000	0.44	15.4	4.8	---	\$ 10,854	0.44	4.8	\$ 23,465	\$ 11,124	\$ 45,443
2150 BLACKACRE DR	490000062050000	2.14	74.9	23.4	---	\$ 52,791	2.14	23.4	\$ 114,125	\$ 11,124	\$ 178,040
2155 BLACKACRE DR	490000063670000	1.31	45.9	14.3	---	\$ 32,316	1.31	14.3	\$ 69,862	\$ 11,124	\$ 113,302
2190 BLACKACRE DR	490000062040000	0.43	15.1	4.7	---	\$ 10,608	0.43	4.7	\$ 22,932	\$ 11,124	\$ 44,663
2199 BLACKACRE DR	490000063030000	1.03	36.1	11.3	---	\$ 25,409	1.03	11.3	\$ 54,929	\$ 11,124	\$ 91,462
2209 BLACKACRE DR	490000063000000	0.56	19.6	6.1	---	\$ 13,814	0.56	6.1	\$ 29,865	\$ 11,124	\$ 54,803

\*'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)	SDE'S	Total Local Charge		
<b>MAIN - TRUNK &amp; LOCAL CHARGE (per Hectare) - Business Park, Hamlet Development, Community Facility, General Commercial, Recreational</b>											
<b>COUNTY ROAD 46</b>											
3817 COUNTY RD 46	550000188000000	0.99	34.7	10.8	---	\$ 24,422	0.99	10.8	\$ 52,796	\$ 11,124	\$ 88,342
3955 COUNTY 46 RD	550000189000000	0.82	28.7	9.0	---	\$ 20,228	0.82	9.0	\$ 43,730	\$ 11,124	\$ 75,082
4009 COUNTY RD 46	550000189010000	0.18	6.3	2.0	---	\$ 4,440	0.18	2.0	\$ 9,599	\$ 11,124	\$ 25,164
4013 COUNTY RD 46	550000189020000	0.18	6.3	2.0	---	\$ 4,440	0.18	2.0	\$ 9,599	\$ 11,124	\$ 25,164
4040 COUNTY RD 46	550000186000000	6.74	235.9	73.7	---	\$ 166,266	6.74	73.7	\$ 359,441	\$ 11,124	\$ 536,831
4041 COUNTY RD 46	550000189030000	0.18	6.3	2.0	---	\$ 4,440	0.18	2.0	\$ 9,599	\$ 11,124	\$ 25,164
4069 COUNTY RD 46	550000190000000	0.18	6.3	2.0	---	\$ 4,440	0.18	2.0	\$ 9,599	\$ 11,124	\$ 25,164
4155 COUNTY RD 46	550000190010000	0.73	25.6	8.0	---	\$ 18,008	0.73	8.0	\$ 38,931	\$ 11,124	\$ 68,063
4293 COUNTY RD 46	550000192000000	1.54	53.9	16.8	---	\$ 37,990	1.54	16.8	\$ 82,127	\$ 11,124	\$ 131,241
4535 COUNTY RD 46	540000009300000	0.94	32.9	10.3	---	\$ 23,188	0.94	10.3	\$ 50,130	\$ 11,124	\$ 84,442
4565 COUNTY RD 46	540000009400000	0.73	25.6	8.0	---	\$ 18,008	0.73	8.0	\$ 38,931	\$ 11,124	\$ 68,063
4585 COUNTY RD 46	540000009500000	0.20	7.0	2.2	---	\$ 4,934	0.20	2.2	\$ 10,666	\$ 11,124	\$ 26,724
4587 COUNTY 46 RD	540000009600000	0.45	15.8	4.9	---	\$ 11,101	0.45	4.9	\$ 23,998	\$ 11,124	\$ 46,223
4591 COUNTY RD 46	540000010000000	0.25	8.8	2.7	---	\$ 6,167	0.25	2.7	\$ 13,332	\$ 11,124	\$ 30,624
4595 COUNTY RD 46	540000010400000	0.62	21.7	6.8	---	\$ 15,295	0.62	6.8	\$ 33,064	\$ 11,124	\$ 59,483
4795 COUNTY RD 46	540000010500000	0.68	23.8	7.4	---	\$ 16,775	0.68	7.4	\$ 36,264	\$ 11,124	\$ 64,163
5005 COUNTY RD 46	540000011000000	0.54	18.9	5.9	Partial	\$ 13,321	1.17	12.8	\$ 62,396	\$ 11,124	\$ 86,841
5005 COUNTY RD 46	540000011000000	0.00	0.0	0.0		\$ -	0.00	0.0	\$ -	\$ -	\$ -
5072 COUNTY RD 46	540000020000000	0.20	7.0	2.2	---	\$ 4,934	0.20	2.2	\$ 10,666	\$ 11,124	\$ 26,724
5094 COUNTY RD 46	540000019000000	0.14	4.9	1.5	---	\$ 3,454	0.14	1.5	\$ 7,466	\$ 11,124	\$ 22,044
5116 COUNTY RD 46	540000018000000	0.16	5.6	1.8	---	\$ 3,947	0.16	1.8	\$ 8,533	\$ 11,124	\$ 23,604
5138 COUNTY 46 RD	540000017000000	0.53	18.6	5.8	---	\$ 13,074	0.53	5.8	\$ 28,265	\$ 11,124	\$ 52,463
5204 COUNTY RD 46	540000016000000	0.73	25.6	8.0	---	\$ 18,008	0.73	8.0	\$ 38,931	\$ 11,124	\$ 68,063
5248 COUNTY 46 RD	540000015000000	0.49	17.2	5.4	---	\$ 12,088	0.49	5.4	\$ 26,131	\$ 11,124	\$ 49,343
5599 COUNTY RD 46	540000012000000	1.11	38.9	12.1	Partial	\$ 27,382	4.99	54.6	\$ 266,114	\$ 11,124	\$ 304,620
COUNTY RD 46	540000013000000	0.00	0.0	0.0	Yes	\$ -	0.00	0.0	\$ -	\$ -	\$ -
COUNTY RD 46	540000021000000	0.00	0.0	0.0	Yes	\$ -	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)	SDE'S	Total Local Charge		
<b>MAIN - TRUNK &amp; LOCAL CHARGE (per Hectare) - Business Park, Hamlet Development, Community Facility, General Commercial, Recreational</b>											
<b>DEL DUCA DRIVE</b>											
3525 DELDUCA DR	550000201860000	0.44	15.4	4.8	---	\$ 10,854	0.44	4.8	\$ 23,465	\$ 11,124	\$ 45,443
3600 DELDUCA DR	550000200220000	0.40	14.0	4.4	---	\$ 9,867	0.40	4.4	\$ 21,332	\$ 11,124	\$ 42,323
3650 DELDUCA DR	550000200210000	0.40	14.0	4.4	---	\$ 9,867	0.40	4.4	\$ 21,332	\$ 11,124	\$ 42,323
3651 DELDUCA DR	550000201880000	0.63	22.1	6.9	---	\$ 15,541	0.63	6.9	\$ 33,598	\$ 11,124	\$ 60,263
3700 DELDUCA DR	550000200200000	0.40	14.0	4.4	---	\$ 9,867	0.40	4.4	\$ 21,332	\$ 11,124	\$ 42,323
3725 DELDUCA DR	550000201890000	0.34	11.9	3.7	---	\$ 8,387	0.34	3.7	\$ 18,132	\$ 11,124	\$ 37,643
3750 DELDUCA DR	550000200190000	0.40	14.0	4.4	---	\$ 9,867	0.40	4.4	\$ 21,332	\$ 11,124	\$ 42,323
3775 DELDUCA DR	550000201900000	0.40	14.0	4.4	---	\$ 9,867	0.40	4.4	\$ 21,332	\$ 11,124	\$ 42,323
3800 DELDUCA DR	550000200180000	1.21	42.4	13.2	---	\$ 29,849	1.21	13.2	\$ 64,529	\$ 11,124	\$ 105,502
3825 DELDUCA DR	550000201910000	0.00	0.0	0.0	Yes	\$ -	0.40	4.4	\$ 21,332	\$ 11,124	\$ 32,456
3875 DELDUCA DR	550000201920000	0.00	0.0	0.0	Yes	\$ -	0.40	4.4	\$ 21,332	\$ 11,124	\$ 32,456
3955 DELDUCA DR	550000201940000	0.80	28.0	8.8	---	\$ 19,735	0.80	8.8	\$ 42,664	\$ 11,124	\$ 73,522
4000 DELDUCA DR	550000200140000	1.21	42.4	13.2	---	\$ 29,849	1.21	13.2	\$ 64,529	\$ 11,124	\$ 105,502
4051 DELDUCA DR	550000200040000	0.42	14.7	4.6	---	\$ 10,361	0.42	4.6	\$ 22,398	\$ 11,124	\$ 43,883
4100 DELDUCA DR	550000200120000	0.40	14.0	4.4	---	\$ 9,867	0.40	4.4	\$ 21,332	\$ 11,124	\$ 42,323
4125 DELDUCA DR	550000200050000	0.43	15.1	4.7	---	\$ 10,608	0.43	4.7	\$ 22,932	\$ 11,124	\$ 44,663
4150 DELDUCA DR	550000200110000	0.52	18.2	5.7	---	\$ 12,828	0.52	5.7	\$ 27,731	\$ 11,124	\$ 51,683
4200 DELDUCA DR	550000200100000	0.51	17.9	5.6	---	\$ 12,581	0.51	5.6	\$ 27,198	\$ 11,124	\$ 50,903
4201 DELDUCA DR	550000200060000	0.48	16.8	5.3	---	\$ 11,841	0.48	5.3	\$ 25,598	\$ 11,124	\$ 48,563
DELDUCA DR	550000200070000	0.00	0.0	0.0	Yes	\$ -	0.60	6.6	\$ 31,998	\$ 11,124	\$ 43,122
DELDUCA DR	550000200090000	0.42	14.7	4.6	---	\$ 10,361	0.42	4.6	\$ 22,398	\$ 11,124	\$ 43,883
4900 WALKER RD	550000079500000	0.00	0.0	0.0	Yes	\$ -	0.00	0.0	\$ -	\$ 14,306	\$ 14,306
WALKER RD	550000079000000	0.00	0.0	0.0	Yes	\$ -	0.00	0.0	\$ -	\$ -	\$ -
WALKER RD	550000079750000	0.00	0.0	0.0	Yes	\$ -	0.00	0.0	\$ -	\$ -	\$ -
<b>DI COCCO COURT</b>											
5405 DI COCCO CRT	490000070600000	0.00	0.0	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)	SDE'S	Total Local Charge		
<b>MAIN - TRUNK &amp; LOCAL CHARGE (per Hectare) - Business Park, Hamlet Development, Community Facility, General Commercial, Recreational</b>											
5420 DI COCCO CRT	490000070500000	0.00	0.0	0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
5440 DI COCCO CRT	490000070400000	0.00	0.0	0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
5450 DI COCCO CRT	490000070350000	0.00	0.0	0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
5455 DI COCCO CRT	490000070850000	0.00	0.0	0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
5470 DI COCCO CRT	490000070250000	0.00	0.0	0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
5475 DI COCCO CRT	490000070900000	0.00	0.0	0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
5485 DI COCCO CRT	490000070990000	0.00	0.0	0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
5500 DI COCCO CRT	490000070200000	0.00	0.0	0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
DI COCCO CRT	490000070300000	0.00	0.0	0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
DI COCCO CRT	490000070550000	0.00	0.0	0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
DI COCCO CRT	490000070570000	0.00	0.0	0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
DI COCCO CRT W/S	490000070800000	0.00	0.0	0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
<b>FASAN DRIVE</b>											
2000 FASAN DR	490000063460000	0.53	18.6	5.8	---	\$ 13,074	0.53	5.8	\$ 28,265	\$ 11,124	\$ 52,463
2005 FASAN DR	490000063260000	0.73	25.6	8.0	---	\$ 18,008	0.73	8.0	\$ 38,931	\$ 11,124	\$ 68,063
2010 FASAN DR	490000063470000	0.42	14.7	4.6	---	\$ 10,361	0.42	4.6	\$ 22,398	\$ 11,124	\$ 43,883
2015 FASAN DR	490000063250000	0.00	0.0	0.0	Yes	\$ -	0.41	4.5	\$ 21,865	\$ 11,124	\$ 32,989
2020 FASAN DR	490000063480000	0.42	14.7	4.6	---	\$ 10,361	0.42	4.6	\$ 22,398	\$ 11,124	\$ 43,883
2025 FASAN DR	490000063240000	0.41	14.4	4.5	---	\$ 10,114	0.41	4.5	\$ 21,865	\$ 11,124	\$ 43,103
2030 FASAN DR	490000063490000	0.42	14.7	4.6	---	\$ 10,361	0.42	4.6	\$ 22,398	\$ 11,124	\$ 43,883
2035 FASAN DR	490000063220000	0.41	14.4	4.5	---	\$ 10,114	0.41	4.5	\$ 21,865	\$ 11,124	\$ 43,103
2040 FASAN DR	490000063500000	0.42	14.7	4.6	---	\$ 10,361	0.42	4.6	\$ 22,398	\$ 11,124	\$ 43,883
2045 FASAN DR	490000063210000	0.41	14.4	4.5	---	\$ 10,114	0.41	4.5	\$ 21,865	\$ 11,124	\$ 43,103
2050 FASAN DR	490000063510000	0.84	29.4	9.2	---	\$ 20,722	0.84	9.2	\$ 44,797	\$ 11,124	\$ 76,642
2055 FASAN DR	490000063200000	0.41	14.4	4.5	---	\$ 10,114	0.41	4.5	\$ 21,865	\$ 11,124	\$ 43,103
2065 FASAN DR	490000063190000	0.41	14.4	4.5	---	\$ 10,114	0.41	4.5	\$ 21,865	\$ 11,124	\$ 43,103
2070 FASAN DR	490000063530000	0.42	14.7	4.6	---	\$ 10,361	0.42	4.6	\$ 22,398	\$ 11,124	\$ 43,883

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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)	SDE'S	Total Local Charge		
<b>MAIN - TRUNK &amp; LOCAL CHARGE (per Hectare) - Business Park, Hamlet Development, Community Facility, General Commercial, Recreational</b>											
2075 FASAN DR	490000063180000	0.81	28.4	8.9	---	\$ 19,982	0.81	8.9	\$ 43,197	\$ 11,124	\$ 74,302
2080 FASAN DR	490000063540000	0.42	14.7	4.6	---	\$ 10,361	0.42	4.6	\$ 22,398	\$ 11,124	\$ 43,883
2090 FASAN DR	490000063550000	0.42	14.7	4.6	---	\$ 10,361	0.42	4.6	\$ 22,398	\$ 11,124	\$ 43,883
2093 FASAN DR	490000063160000	0.00	0.0	0.0	Yes	\$ -	0.41	4.5	\$ 21,865	\$ 11,124	\$ 32,989
2100 FASAN DR	490000063560000	0.00	0.0	0.0	Yes	\$ -	0.42	4.6	\$ 22,398	\$ 11,124	\$ 33,522
2105 FASAN DR	490000063150000	0.51	17.9	5.6	---	\$ 12,581	0.51	5.6	\$ 27,198	\$ 11,124	\$ 50,903
2110 FASAN DR	490000063570000	0.00	0.0	0.0	Yes	\$ -	0.42	4.6	\$ 22,398	\$ 11,124	\$ 33,522
2120 FASAN DR	490000063580000	0.42	14.7	4.6	---	\$ 10,361	0.42	4.6	\$ 22,398	\$ 11,124	\$ 43,883
2140 FASAN DR	490000063590000	0.33	11.6	3.6	---	\$ 8,141	0.33	3.6	\$ 17,599	\$ 11,124	\$ 36,863
2150 FASAN DR	490000063600000	0.32	11.2	3.5	---	\$ 7,894	0.32	3.5	\$ 17,065	\$ 11,124	\$ 36,083
2155 FASAN DR	490000063110000	1.75	61.3	19.1	---	\$ 43,170	1.75	19.1	\$ 93,327	\$ 11,124	\$ 147,621
2160 FASAN DR	490000063610000	0.30	10.5	3.3	---	\$ 7,401	0.30	3.3	\$ 15,999	\$ 11,124	\$ 34,523
2170 FASAN DR	490000063620000	0.36	12.6	3.9	---	\$ 8,881	0.36	3.9	\$ 19,199	\$ 11,124	\$ 39,203
2179 FASAN DR	490000063090000	0.63	22.1	6.9	---	\$ 15,541	0.63	6.9	\$ 33,598	\$ 11,124	\$ 60,263
2180 FASAN DR	490000063630000	0.45	15.8	4.9	---	\$ 11,101	0.45	4.9	\$ 23,998	\$ 11,124	\$ 46,223
2190 FASAN DR	490000063640000	0.00	0.0	0.0	Yes	\$ -	0.43	4.7	\$ 22,932	\$ 11,124	\$ 34,056
2191 FASAN DR	490000063060000	0.00	0.0	0.0	Yes	\$ -	0.45	4.9	\$ 23,998	\$ 11,124	\$ 35,122
2193 FASAN DR	490000063050000	0.45	15.8	4.9	---	\$ 11,101	0.45	4.9	\$ 23,998	\$ 11,124	\$ 46,223
1220 HIGHWAY 3	490000030100000	0.75	26.3	8.2	---	\$ 18,501	0.75	8.2	\$ 39,997	\$ 11,124	\$ 69,623
1360 HIGHWAY 3	490000030000000	2.13	74.6	23.3	Partial	\$ 52,544	2.13	23.3	\$ 113,592	\$ 11,124	\$ 177,260
1780 HIGHWAY 3	490000028000000	0.81	28.4	8.9	---	\$ 19,982	0.81	8.9	\$ 43,197	\$ 11,124	\$ 74,302
TALBOT RD	490000030050000	0.00	0.0	0.0	Yes	\$ -	1.02	11.2	\$ 54,396	\$ 11,124	\$ 65,520
<b>HENNIN DRIVE</b>											
5125 HENNIN DR	550000024000000	0.57	20.0	6.2	---	\$ 14,061	0.57	6.2	\$ 30,398	\$ 11,124	\$ 55,583
5130 HENNIN DR	550000014000000	0.47	16.5	5.1	---	\$ 11,594	0.47	5.1	\$ 25,065	\$ 11,124	\$ 47,783
5135 HENNIN DR	550000024010000	0.57	20.0	6.2	---	\$ 14,061	0.57	6.2	\$ 30,398	\$ 11,124	\$ 55,583
5140 HENNIN DR	550000013000000	0.47	16.5	5.1	---	\$ 11,594	0.47	5.1	\$ 25,065	\$ 11,124	\$ 47,783

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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)	SDE'S	Total Local Charge		
<b>MAIN - TRUNK &amp; LOCAL CHARGE (per Hectare) - Business Park, Hamlet Development, Community Facility, General Commercial, Recreational</b>											
5145 HENNIN DR	550000025000000	0.29	10.2	3.2	---	\$ 7,154	0.29	3.2	\$ 15,466	\$ 11,124	\$ 33,743
5150 HENNIN DR	550000012000000	0.46	16.1	5.0	---	\$ 11,348	0.46	5.0	\$ 24,532	\$ 11,124	\$ 47,003
5155 HENNIN DR	550000026000000	0.24	8.4	2.6	---	\$ 5,920	0.24	2.6	\$ 12,799	\$ 11,124	\$ 29,844
5156 HENNIN DR	550000011010000	0.30	10.5	3.3	---	\$ 7,401	0.30	3.3	\$ 15,999	\$ 11,124	\$ 34,523
5160 HENNIN DR	550000011000000	0.39	13.7	4.3	---	\$ 9,621	0.39	4.3	\$ 20,799	\$ 11,124	\$ 41,543
5165 HENNIN DR	550000027000000	0.95	33.3	10.4	---	\$ 23,435	0.95	10.4	\$ 50,663	\$ 11,124	\$ 85,222
5170 HENNIN DR	550000010000000	0.00	0.0	0.0	Yes	\$ -	0.40	4.4	\$ 21,332	\$ 11,124	\$ 32,456
<b>HIGHWAY NO.3</b>											
1405 HIGHWAY 3	470000057000000	0.00	0.0	0.0	Yes	\$ -	0.62	6.8	\$ 33,064	\$ 11,124	\$ 44,188
1525 HIGHWAY 3	470000058000000	1.15	17.1	5.3	Partial	\$ 12,042	1.15	5.3	\$ 26,034	\$ 11,124	\$ 49,200
1965 HIGHWAY 3	470000060000000	0.27	9.5	3.0	---	\$ 6,661	0.27	3.0	\$ 14,399	\$ 11,124	\$ 32,183
2085 HIGHWAY 3	470000061000000	3.41	119.4	37.3	Partial	\$ 84,120	3.41	37.3	\$ 181,854	\$ 11,124	\$ 277,098
2115 HIGHWAY 3	470000062000000	0.22	7.7	2.4	---	\$ 5,427	0.22	2.4	\$ 11,732	\$ 11,124	\$ 28,284
2145 HIGHWAY 3	470000063000000	0.94	32.9	10.3	---	\$ 23,188	0.94	10.3	\$ 50,130	\$ 11,124	\$ 84,442
2165 HIGHWAY 3	470000064000000	0.26	9.1	2.8	---	\$ 6,414	0.26	2.8	\$ 13,866	\$ 11,124	\$ 31,404
2400 HIGHWAY 3	490000019000000	0.59	20.7	6.5	---	\$ 14,554	0.59	6.5	\$ 31,464	\$ 11,124	\$ 57,143
2465 HIGHWAY 3	470000086000000	2.09	73.2	22.9	---	\$ 51,557	2.09	22.9	\$ 111,459	\$ 11,124	\$ 174,140
2685 HIGHWAY 3	470000087000000	0.40	14.0	4.4	---	\$ 9,867	0.40	4.4	\$ 21,332	\$ 11,124	\$ 42,323
2725 HIGHWAY 3	470000088000000	0.58	35.8	11.2	Partial	\$ 25,223	0.58	11.2	\$ 54,527	\$ 11,124	\$ 90,874
5480 OLDCASTLE	490000014060000	0.64	22.4	7.0	---	\$ 15,788	0.64	7.0	\$ 34,131	\$ 11,124	\$ 61,043
3250 HIGHWAY 3	490000014020000	0.70	43.2	13.5	Partial	\$ 30,441	1.82	35.1	\$ 171,102	\$ 11,124	\$ 212,667
HIGHWAY 3	490000016000000	0.00	0.0	0.0	Yes	\$ -	0.47	5.1	\$ 25,065	\$ 11,124	\$ 36,189
HIGHWAY 3	470000056000000	1.02	7.9	2.5	Partial	\$ 5,535	1.02	2.5	\$ 11,965	\$ 11,124	\$ 28,624
HIGHWAY 3	470000059000000	1.56	16.8	5.2	Partial	\$ 11,823	1.56	5.2	\$ 25,560	\$ 11,124	\$ 48,508
HIGHWAY 3	470000065000000	2.03	71.1	22.2	---	\$ 50,077	2.03	22.2	\$ 108,259	\$ 11,124	\$ 169,460

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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)	SDE'S	Total Local Charge		
<b>MAIN - TRUNK &amp; LOCAL CHARGE (per Hectare) - Business Park, Hamlet Development, Community Facility, General Commercial, Recreational</b>											
<b>HOWARD AVENUE (COUNTY ROAD 9)</b>											
4900 HOWARD AVE	470000031000000	0.37	22.8	7.1	---	\$ 16,090	0.37	7.1	\$ 34,785	\$ 11,124	\$ 61,999
5030 HOWARD AVE	470000015100000	1.21	54.5	17.0	---	\$ 38,377	1.21	17.0	\$ 82,965	\$ 11,124	\$ 132,467
5050 HOWARD AVE	470000015000000	1.40	63.0	19.7	---	\$ 44,404	1.40	19.7	\$ 95,993	\$ 11,124	\$ 151,521
5100 HOWARD AVE	470000014500000	2.17	225.7	70.5	---	\$ 159,063	2.17	70.5	\$ 343,869	\$ 11,124	\$ 514,056
2730 HIGHWAY 3	490000017500000	1.56	54.6	17.1	---	\$ 38,483	1.56	17.1	\$ 83,194	\$ 11,124	\$ 132,801
HIGHWAY 3 N/S	490000017000000	1.05	36.8	11.5	Partial	\$ 25,902	4.27	46.7	\$ 227,717	\$ 11,124	\$ 264,743
MCCORD LANE	490000070050000	0.00	0.0	0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
WALKER RD	490000069010000	2.03	71.1	22.2	---	\$ 50,077	2.03	22.2	\$ 108,259	\$ 11,124	\$ 169,460
WALKER RD	490000070000000	0.00	0.0	0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
<b>MOYNAHAN STREET</b>											
3160 MOYNAHAN ST	550000021000000	0.79	27.7	8.6	---	\$ 19,488	0.79	8.6	\$ 42,130	\$ 11,124	\$ 72,743
3180 MOYNAHAN ST	550000020000000	0.79	27.7	8.6	---	\$ 19,488	0.79	8.6	\$ 42,130	\$ 11,124	\$ 72,743
3210 MOYNAHAN ST	550000016000000	0.59	20.7	6.5	---	\$ 14,554	0.59	6.5	\$ 31,464	\$ 11,124	\$ 57,143
3230 MOYNAHAN ST	550000015000000	1.01	35.4	11.0	---	\$ 24,915	1.01	11.0	\$ 53,863	\$ 11,124	\$ 89,902
<b>NORTH TALBOT ROAD</b>											
4976 8TH CONCESSION RD	540000008000000	0.52	32.08	10.0	---	\$ 22,613	0.52	10.0	\$ 48,886	\$ 3,974	\$ 75,474
N TALBOT RD	540000007000000	0.27	16.66	5.2	---	\$ 11,742	0.27	5.2	\$ 25,383	\$ 3,974	\$ 41,099
N TALBOT RD	540000007010000	0.00	0.00	0.0	Yes	\$ -	1.13	21.8	\$ 106,234	\$ 3,974	\$ 110,208
N TALBOT RD	490000082020000	0.00	0.00	0.0	Yes	\$ -	6.50	125.3	\$ 611,080	\$ 12,399	\$ 623,479
N TALBOT RD	490000093000000	0.00	0.00	0.0	Yes	\$ -	3.07	59.2	\$ 288,618	\$ 3,974	\$ 292,592
<b>OLDCASTLE ROAD</b>											
5530 OLDCASTLE RD	470000089010000	0.81	28.4	8.9	---	\$ 19,982	0.81	8.9	\$ 43,197	\$ 11,124	\$ 74,302

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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)	SDE'S	Total Local Charge		
<b>MAIN - TRUNK &amp; LOCAL CHARGE (per Hectare) - Business Park, Hamlet Development, Community Facility, General Commercial, Recreational</b>											
5550 OLDCASTLE RD	470000089000000	0.61	37.6	11.8	---	\$ 26,527	0.61	11.8	\$ 57,348	\$ 11,124	\$ 94,999
OLDCASTLE RD	470000089020000	0.01	0.6	0.2	---	\$ 435	0.01	0.2	\$ 940	\$ -	\$ 1,375
OLDCASTLE RD	470000090100000	0.00	0.0	0.0	Yes	\$ -	4.92	94.9	\$ 462,541	\$ 14,306	\$ 476,847
<b>O'NEIL DRIVE</b>											
5000 O'NEIL DR	550000003090000	0.00	0.0	0.0	Yes	\$ -	0.44	4.8	\$ 23,465	\$ 11,124	\$ 34,589
5015 O'NEIL DR	550000003140000	1.71	59.9	18.7	---	\$ 42,183	1.71	18.7	\$ 91,193	\$ 11,124	\$ 144,501
5020 O'NEIL DR	550000003080000	0.46	16.1	5.0	---	\$ 11,348	0.46	5.0	\$ 24,532	\$ 11,124	\$ 47,003
5040 O'NEIL DR	550000003070000	0.46	16.1	5.0	---	\$ 11,348	0.46	5.0	\$ 24,532	\$ 11,124	\$ 47,003
5041 O'NEIL DR	550000003180000	0.91	31.9	10.0	---	\$ 22,448	0.91	10.0	\$ 48,530	\$ 11,124	\$ 82,102
5060 O'NEIL DR	550000003060000	0.46	16.1	5.0	---	\$ 11,348	0.46	5.0	\$ 24,532	\$ 11,124	\$ 47,003
5080 O'NEIL DR	550000003050000	0.46	16.1	5.0	---	\$ 11,348	0.46	5.0	\$ 24,532	\$ 11,124	\$ 47,003
5091 O'NEIL DR	550000003200000	0.88	30.8	9.6	---	\$ 21,708	0.88	9.6	\$ 46,930	\$ 11,124	\$ 79,762
5100 O'NEIL DR	550000003040000	0.40	14.0	4.4	---	\$ 9,867	0.40	4.4	\$ 21,332	\$ 11,124	\$ 42,323
5160 O'NEIL DR	550000003030000	0.35	12.3	3.8	---	\$ 8,634	0.35	3.8	\$ 18,665	\$ 11,124	\$ 38,423
5161 O'NEIL DR	550000004000000	0.27	9.5	3.0	---	\$ 6,661	0.27	3.0	\$ 14,399	\$ 11,124	\$ 32,183
5165 O NEIL DR	550000005000000	0.28	9.8	3.1	---	\$ 6,907	0.28	3.1	\$ 14,932	\$ 11,124	\$ 32,963
5170 O'NEIL DR	550000003000000	0.83	29.1	9.1	---	\$ 20,475	0.83	9.1	\$ 44,263	\$ 11,124	\$ 75,862
5175 O'NEIL DR	550000006000000	0.35	12.3	3.8	---	\$ 8,634	0.35	3.8	\$ 18,665	\$ 11,124	\$ 38,423
5184 O'NEIL DR	550000002000000	0.15	5.3	1.6	---	\$ 3,700	0.15	1.6	\$ 7,999	\$ 11,124	\$ 22,824
5186 O'NEIL DR	550000002030000	0.28	9.8	3.1	---	\$ 6,907	0.28	3.1	\$ 14,932	\$ 11,124	\$ 32,963
O'NEIL DR	550000002050000	0.21	7.4	2.3	---	\$ 5,180	0.21	2.3	\$ 11,199	\$ 11,124	\$ 27,504
<b>OUTER DRIVE</b>											
5155 OUTER DR	490000033040000	0.00	0.0	0.0	Yes	\$ -	0.55	6.0	\$ 29,331	\$ 11,124	\$ 40,455
5400 OUTER DR	490000032700000	0.00	0.0	0.0	Yes	\$ -	1.34	14.7	\$ 71,462	\$ 11,124	\$ 82,586
5420 OUTER DR	490000032600000	0.50	17.5	5.5	---	\$ 12,334	0.50	5.5	\$ 26,665	\$ 11,124	\$ 50,123
5445 OUTER DR	490000033230000	0.52	18.2	5.7	---	\$ 12,828	0.52	5.7	\$ 27,731	\$ 11,124	\$ 51,683

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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)	SDE'S	Total Local Charge		
<b>MAIN - TRUNK &amp; LOCAL CHARGE (per Hectare) - Business Park, Hamlet Development, Community Facility, General Commercial, Recreational</b>											
5450 OUTER DR	490000032580000	0.50	17.5	5.5	---	\$ 12,334	0.50	5.5	\$ 26,665	\$ 11,124	\$ 50,123
5455 OUTER DR	490000033160000	0.53	18.6	5.8	---	\$ 13,074	0.53	5.8	\$ 28,265	\$ 11,124	\$ 52,463
5475 OUTER DR	490000033130000	0.82	28.7	9.0	---	\$ 20,228	0.82	9.0	\$ 43,730	\$ 11,124	\$ 75,082
5495 OUTER DR	490000033100000	0.93	32.6	10.2	---	\$ 22,942	0.93	10.2	\$ 49,596	\$ 11,124	\$ 83,662
5500 OUTER DR	490000032540000	1.00	35.0	10.9	---	\$ 24,669	1.00	10.9	\$ 53,330	\$ 11,124	\$ 89,122
5501 OUTER DR	490000033080000	0.39	13.7	4.3	---	\$ 9,621	0.39	4.3	\$ 20,799	\$ 11,124	\$ 41,543
5515 OUTER DR	490000033060000	0.36	12.6	3.9	---	\$ 8,881	0.36	3.9	\$ 19,199	\$ 11,124	\$ 39,203
5540 OUTER DR	490000032520000	1.00	35.0	10.9	---	\$ 24,669	1.00	10.9	\$ 53,330	\$ 11,124	\$ 89,122
5600 OUTER DR	490000032500000	0.50	17.5	5.5	---	\$ 12,334	0.50	5.5	\$ 26,665	\$ 11,124	\$ 50,123
5655 OUTER DR	490000033000000	1.25	43.8	13.7	---	\$ 30,836	1.25	13.7	\$ 66,662	\$ 11,124	\$ 108,622
5725 OUTER DR	490000032980000	0.63	22.1	6.9	---	\$ 15,541	0.63	6.9	\$ 33,598	\$ 11,124	\$ 60,263
5800 OUTER DR	470000054120000	0.56	19.6	6.1	---	\$ 13,814	0.56	6.1	\$ 29,865	\$ 11,124	\$ 54,803
OUTER DR	470000054020000	0.00	0.0	0.0	Yes	\$ -	0.00	0.0	\$ -	\$ 14,306	\$ 14,306
5815 OUTER DRIVE	470000053000000	1.47	51.5	16.1	---	\$ 36,263	1.47	16.1	\$ 78,394	\$ 11,124	\$ 125,781
5700 OUTER DRIVE	490000032000000	2.56	64.0	20.0	Partial	\$ 45,108	4.57	35.7	\$ 174,083	\$ 11,124	\$ 230,315
<b>REGAL DRIVE</b>											
5000 REGAL DR	550000023000000	2.86	100.1	31.3	Partial	\$ 70,552	5.55	60.8	\$ 296,213	\$ 11,124	\$ 377,889
<b>ROSCON INDUSTRIAL DRIVE</b>											
1100 HIGHWAY 3	490000031100000	1.21	42.4	13.2	---	\$ 29,849	1.21	13.2	\$ 64,529	\$ 11,124	\$ 105,502
5425 ROSCON INDUSTRIAL	490000031000000	1.05	36.8	11.5	---	\$ 25,902	1.05	11.5	\$ 55,996	\$ 11,124	\$ 93,022
5455 ROSCON INDUSTRIAL DR	490000031010000	0.49	17.2	5.4	---	\$ 12,088	0.49	5.4	\$ 26,131	\$ 11,124	\$ 49,343
5485 ROSCON INDUSTRIAL	490000031020000	0.00	0.0	0.0	Yes	\$ -	0.48	5.3	\$ 25,598	\$ 11,124	\$ 36,722
5515 ROSCON INDUSTRIAL DR	490000031030000	0.97	34.0	10.6	---	\$ 23,929	0.97	10.6	\$ 51,730	\$ 11,124	\$ 86,782
5575 ROSCON INDUSTRIAL	490000031050000	0.48	16.8	5.3	---	\$ 11,841	0.48	5.3	\$ 25,598	\$ 11,124	\$ 48,563
5600 ROSCON INDUSTRIAL DR	490000030010000	2.50	87.5	27.3	---	\$ 61,672	2.50	27.3	\$ 133,324	\$ 11,124	\$ 206,119
5605 ROSCON INDUSTRIAL	490000031060000	0.84	29.4	9.2	---	\$ 20,722	0.84	9.2	\$ 44,797	\$ 11,124	\$ 76,642

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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)	SDE'S	Total Local Charge		
<b>MAIN - TRUNK &amp; LOCAL CHARGE (per Hectare) - Business Park, Hamlet Development, Community Facility, General Commercial, Recreational</b>											
5635 ROSCON INDUSTRIAL	490000031070000	0.00	0.0	0.0	Yes	\$ -	0.99	10.8	\$ 52,796	\$ 11,124	\$ 63,920
<b>URE STREET</b>											
5041 URE ST	550000201950000	0.67	23.5	7.3	---	\$ 16,528	0.67	7.3	\$ 35,731	\$ 11,124	\$ 63,383
5051 URE ST	550000201970000	0.33	11.6	3.6	---	\$ 8,141	0.33	3.6	\$ 17,599	\$ 11,124	\$ 36,863
5060 URE ST	550000200030000	0.45	15.8	4.9	---	\$ 11,101	0.45	4.9	\$ 23,998	\$ 11,124	\$ 46,223
5061 URE ST	550000201960000	0.37	13.0	4.0	---	\$ 9,127	0.37	4.0	\$ 19,732	\$ 11,124	\$ 39,983
5080 URE ST	550000200020000	0.37	13.0	4.0	---	\$ 9,127	0.37	4.0	\$ 19,732	\$ 11,124	\$ 39,983
5100 URE ST	550000200010000	0.43	15.1	4.7	---	\$ 10,608	0.43	4.7	\$ 22,932	\$ 11,124	\$ 44,663
5101 URE ST	550000201980000	0.72	25.2	7.9	---	\$ 17,761	0.72	7.9	\$ 38,397	\$ 11,124	\$ 67,283
5130 URE ST	550000200080000	0.44	15.4	4.8	---	\$ 10,854	0.44	4.8	\$ 23,465	\$ 11,124	\$ 45,443
5135 URE ST	550000202000000	0.87	30.5	9.5	---	\$ 21,462	0.87	9.5	\$ 46,397	\$ 11,124	\$ 78,982
5136 URE ST	550000200000000	0.56	19.6	6.1	---	\$ 13,814	0.56	6.1	\$ 29,865	\$ 11,124	\$ 54,803
5140 URE ST	550000199000000	0.78	27.3	8.5	---	\$ 19,242	0.78	8.5	\$ 41,597	\$ 11,124	\$ 71,963
5145 URE ST	550000202300000	0.47	16.5	5.1	---	\$ 11,594	0.47	5.1	\$ 25,065	\$ 11,124	\$ 47,783
5150 URE ST	550000198300000	0.43	15.1	4.7	---	\$ 10,608	0.43	4.7	\$ 22,932	\$ 11,124	\$ 44,663
5155 URE ST	550000202400000	1.48	51.8	16.2	---	\$ 36,510	1.48	16.2	\$ 78,928	\$ 11,124	\$ 126,561
5156 URE ST	550000198280000	0.43	15.1	4.7	---	\$ 10,608	0.43	4.7	\$ 22,932	\$ 11,124	\$ 44,663
5160 URE ST	550000198260000	0.43	15.1	4.7	---	\$ 10,608	0.43	4.7	\$ 22,932	\$ 11,124	\$ 44,663
5170 URE ST	550000198240000	0.51	17.9	5.6	---	\$ 12,581	0.51	5.6	\$ 27,198	\$ 11,124	\$ 50,903
5180 URE ST	550000198220000	0.51	17.9	5.6	---	\$ 12,581	0.51	5.6	\$ 27,198	\$ 11,124	\$ 50,903
<b>WALKER ROAD (COUNTY ROAD 11)</b>											
5415 WALKER RD	490000062010000	0.62	15.5	4.8	Partial	\$ 10,925	1.25	9.8	\$ 47,616	\$ 11,124	\$ 69,664
5420 WALKER RD	490000072010000	0.46	16.1	5.0	---	\$ 11,348	0.46	5.0	\$ 24,532	\$ 11,124	\$ 47,003
5430 WALKER RD	490000072000000	0.18	6.3	2.0	---	\$ 4,440	0.18	2.0	\$ 9,599	\$ 11,124	\$ 25,164
5440 WALKER RD	490000071000000	1.69	59.2	18.5	---	\$ 41,690	1.69	18.5	\$ 90,127	\$ 11,124	\$ 142,941

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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)	SDE'S	Total Local Charge		
<b>MAIN - TRUNK &amp; LOCAL CHARGE (per Hectare) - Business Park, Hamlet Development, Community Facility, General Commercial, Recreational</b>											
5445 WALKER RD	490000063020000	1.55	38.8	12.1	---	\$ 27,312	1.55	12.1	\$ 59,043	\$ 11,124	\$ 97,479
5485 WALKER RD	490000064000000	0.78	27.3	8.5	---	\$ 19,242	0.78	8.5	\$ 41,597	\$ 11,124	\$ 71,963
5580 WALKER RD	490000069000000	0.20	7.0	2.2	---	\$ 4,934	0.20	2.2	\$ 10,666	\$ 11,124	\$ 26,724
5616 WALKER RD	470000085000000	0.18	6.3	2.0	---	\$ 4,440	0.18	2.0	\$ 9,599	\$ 11,124	\$ 25,164
5624 WALKER RD	470000084000000	0.10	3.5	1.1	---	\$ 2,467	0.10	1.1	\$ 5,333	\$ 11,124	\$ 18,924
<b>WEBSTER DRIVE</b>											
3725 WEBSTER DR	550000186120000	0.45	15.8	4.9	---	\$ 11,101	0.45	4.9	\$ 23,998	\$ 11,124	\$ 46,223
3740 WEBSTER DR	550000186050000	1.01	35.4	11.0	---	\$ 24,915	1.01	11.0	\$ 53,863	\$ 11,124	\$ 89,902
3795 WEBSTER DR	550000186150000	1.17	41.0	12.8	---	\$ 28,862	1.17	12.8	\$ 62,396	\$ 11,124	\$ 102,382
3800 WEBSTER DR	550000186020000	1.22	42.7	13.3	---	\$ 30,096	1.22	13.3	\$ 65,062	\$ 11,124	\$ 106,282
WEBSTER DR	550000186140000	0.43	15.1	4.7	---	\$ 10,608	0.43	4.7	\$ 22,932	\$ 11,124	\$ 44,663
<b>MAIN - TRUNK &amp; LOCAL CHARGE (per Residential Lot)</b>											
<b>CASTLEWOOD COURT</b>											
3700 CASTLEWOOD CRT	490000083850000	0.46	3.2	1.0	---	\$ 2,255	0.46	1.0	\$ 4,876	\$ 3,974	\$ 11,105
3710 CASTLEWOOD CRT	490000083830000	0.62	3.2	1.0	---	\$ 2,255	0.62	1.0	\$ 4,876	\$ 3,974	\$ 11,105
3715 CASTLEWOOD CRT	490000083870000	0.43	3.2	1.0	---	\$ 2,255	0.43	1.0	\$ 4,876	\$ 3,974	\$ 11,105
3730 CASTLEWOOD CRT	490000083810000	0.48	3.2	1.0	---	\$ 2,255	0.48	1.0	\$ 4,876	\$ 3,974	\$ 11,105
3735 CASTLEWOOD CRT	490000083890000	0.50	3.2	1.0	---	\$ 2,255	0.50	1.0	\$ 4,876	\$ 3,974	\$ 11,105
3750 CASTLEWOOD CRT	490000083790000	0.49	3.2	1.0	---	\$ 2,255	0.49	1.0	\$ 4,876	\$ 3,974	\$ 11,105
3765 CASTLEWOOD CRT	490000083910000	0.43	3.2	1.0	---	\$ 2,255	0.43	1.0	\$ 4,876	\$ 3,974	\$ 11,105
3770 CASTLEWOOD CRT	490000083770000	0.51	3.2	1.0	---	\$ 2,255	0.51	1.0	\$ 4,876	\$ 3,974	\$ 11,105

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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)	SDE'S	Total Local Charge		
<b>MAIN - TRUNK &amp; LOCAL CHARGE (per Residential Lot)</b>											
3790 CASTLEWOOD CRT	490000083750000	0.29	3.2	1.0	---	\$ 2,255	0.29	1.0	\$ 4,876	\$ 3,974	\$ 11,105
3796 CASTLEWOOD CRT	490000083740000	0.48	3.2	1.0	---	\$ 2,255	0.48	1.0	\$ 4,876	\$ 3,974	\$ 11,105
3800 CASTLEWOOD CRT	490000083730000	0.52	3.2	1.0	---	\$ 2,255	0.52	1.0	\$ 4,876	\$ 3,974	\$ 11,105
3805 CASTLEWOOD CRT	490000083930000	0.42	3.2	1.0	---	\$ 2,255	0.42	1.0	\$ 4,876	\$ 3,974	\$ 11,105
3810 CASTLEWOOD CRT	490000083710000	0.51	3.2	1.0	---	\$ 2,255	0.51	1.0	\$ 4,876	\$ 3,974	\$ 11,105
3820 CASTLEWOOD CRT	490000083690000	0.51	3.2	1.0	---	\$ 2,255	0.51	1.0	\$ 4,876	\$ 3,974	\$ 11,105
<b>HIGHWAY NO.3</b>											
1970 HIGHWAY 3	490000027000000	0.61	3.2	1.0	---	\$ 2,255	0.61	1.0	\$ 4,876	\$ 3,974	\$ 11,105
2030 HIGHWAY 3	490000026000000	0.56	3.2	1.0	---	\$ 2,255	0.56	1.0	\$ 4,876	\$ 3,974	\$ 11,105
2060 HIGHWAY 3	490000025000000	0.53	3.2	1.0	---	\$ 2,255	0.53	1.0	\$ 4,876	\$ 3,974	\$ 11,105
2080 HIGHWAY 3	490000024000000	0.18	3.2	1.0	---	\$ 2,255	0.18	1.0	\$ 4,876	\$ 3,974	\$ 11,105
2140 HIGHWAY 3	490000023000000	0.70	3.2	1.0	---	\$ 2,255	0.70	1.0	\$ 4,876	\$ 3,974	\$ 11,105
2170 HIGHWAY 3	490000022000000	0.51	3.2	1.0	---	\$ 2,255	0.51	1.0	\$ 4,876	\$ 3,974	\$ 11,105
2210 HIGHWAY 3	490000021000000	0.61	3.2	1.0	---	\$ 2,255	0.61	1.0	\$ 4,876	\$ 3,974	\$ 11,105
3140 HIGHWAY 3	490000014050000	0.56	3.2	1.0	---	\$ 2,255	0.56	1.0	\$ 4,876	\$ 3,974	\$ 11,105
<b>HOWARD AVENUE (COUNTY ROAD 9)</b>											
4906 HOWARD AVE	470000029000000	0.20	3.2	1.0	---	\$ 2,255	0.20	1.0	\$ 4,876	\$ 3,974	\$ 11,105
4908 HOWARD AVE	470000028000000	0.20	3.2	1.0	---	\$ 2,255	0.20	1.0	\$ 4,876	\$ 3,974	\$ 11,105
4910 HOWARD AVE	470000027000000	0.28	3.2	1.0	---	\$ 2,255	0.28	1.0	\$ 4,876	\$ 3,974	\$ 11,105
4912 HOWARD AVE	470000026000000	0.00		0.0	Yes	\$ -	0.61	1.0	\$ 4,876	\$ 3,974	\$ 8,850
4914 HOWARD AVE	470000025000000	0.61	3.2	1.0	---	\$ 2,255	0.61	1.0	\$ 4,876	\$ 3,974	\$ 11,105
4916 HOWARD AVE	470000024000000	0.60	3.2	1.0	---	\$ 2,255	0.60	1.0	\$ 4,876	\$ 3,974	\$ 11,105
4918 HOWARD AVE	470000023000000	0.61	3.2	1.0	---	\$ 2,255	0.61	1.0	\$ 4,876	\$ 3,974	\$ 11,105

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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)	SDE'S	Total Local Charge		
<b>MAIN - TRUNK &amp; LOCAL CHARGE (per Residential Lot)</b>											
4920 HOWARD AVE	470000022000000	0.72	3.2	1.0	---	\$ 2,255	0.72	1.0	\$ 4,876	\$ 3,974	\$ 11,105
4922 HOWARD AVE	470000021000000	0.76	3.2	1.0	---	\$ 2,255	0.76	1.0	\$ 4,876	\$ 3,974	\$ 11,105
4924 HOWARD AVE	470000020000000	0.54	3.2	1.0	---	\$ 2,255	0.54	1.0	\$ 4,876	\$ 3,974	\$ 11,105
4926 HOWARD AVE	470000019000000	0.73	3.2	1.0	---	\$ 2,255	0.73	1.0	\$ 4,876	\$ 3,974	\$ 11,105
4960 HOWARD AVE	470000018010000	0.17	3.2	1.0	---	\$ 2,255	0.17	1.0	\$ 4,876	\$ 3,974	\$ 11,105
4990 HOWARD AVE	470000018000000	1.04	3.2	1.0	---	\$ 2,255	1.04	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5000 HOWARD AVE	470000017000000	1.42	3.2	1.0	---	\$ 2,255	1.42	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5020 HOWARD AVE	470000016000000	0.20	3.2	1.0	---	\$ 2,255	0.20	1.0	\$ 4,876	\$ 3,974	\$ 11,105
<b>NORTH TALBOT ROAD</b>											
4962 HIGHWAY 3	490000008000000	0.00		0.0	Yes	\$ -	1.42	2.0	\$ 9,752	\$ 7,948	\$ 17,700
5075 N TALBOT RD	4900000094000000	0.81	3.2	1.0	Partial	\$ 2,255	0.81	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5115 N TALBOT RD	4900000095000000	0.00		0.0	Yes	\$ -	0.36	1.0	\$ 4,876	\$ 3,974	\$ 8,850
5125 N TALBOT RD	4900000096000000	1.05	3.2	1.0	Partial	\$ 2,255	1.05	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5271 N TALBOT RD	4900000098000000	0.00		0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
5330 N TALBOT RD	5400000060000000	1.12	3.2	1.0	---	\$ 2,255	1.12	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5339 N TALBOT RD	4900000098200000	0.50	3.2	1.0	---	\$ 2,255	0.50	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5385 N TALBOT RD	4900000098300000	0.00		0.0	Yes	\$ -	0.50	1.0	\$ 4,876	\$ 3,974	\$ 8,850
5409 N TALBOT RD	4900000098010000	0.00		0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
5410 N TALBOT RD	5400000050000000	1.26	3.2	1.0	---	\$ 2,255	1.26	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5425 N TALBOT RD	4900000098500000	0.89	3.2	1.0	---	\$ 2,255	0.89	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5466 N TALBOT RD	5400000040000000	1.04	3.2	1.0	---	\$ 2,255	1.04	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5475 N TALBOT RD	4900000098600000	0.44	3.2	1.0	---	\$ 2,255	0.44	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5480 N TALBOT RD	5400000036000000	0.47	3.2	1.0	---	\$ 2,255	0.47	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5500 N TALBOT RD	5400000034000000	0.43	3.2	1.0	---	\$ 2,255	0.43	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5520 N TALBOT RD	5400000032000000	0.47	3.2	1.0	---	\$ 2,255	0.47	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5525 N TALBOT RD	4900000098700000	0.00		0.0	Yes	\$ -	0.44	1.0	\$ 4,876	\$ 3,974	\$ 8,850
5575 N TALBOT RD	4900000098900000	0.44	3.2	1.0	---	\$ 2,255	0.44	1.0	\$ 4,876	\$ 3,974	\$ 11,105

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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)	SDE'S	Total Local Charge		
<b>MAIN - TRUNK &amp; LOCAL CHARGE (per Residential Lot)</b>											
5625 N TALBOT RD	490000099300000	0.00		0.0	Yes	\$ -	0.44	1.0	\$ 4,876	\$ 3,974	\$ 8,850
5648 N TALBOT RD	540000003010000	0.34	3.2	1.0	Partial	\$ 2,255	0.78	1.0	\$ 4,876	\$ 7,948	\$ 15,079
5648 N TALBOT RD	540000003010000	0.00		0.0	Yes	\$ -	0.31	1.0	\$ 4,876	\$ 3,974	\$ 8,850
5649 N TALBOT RD	490000099000000	1.26	3.2	1.0	Partial	\$ 2,255	1.26	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5700 N TALBOT RD	540000003000000	0.27	3.2	1.0	---	\$ 2,255	0.27	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5760 N TALBOT RD	540000002000000	0.23	3.2	1.0	---	\$ 2,255	0.23	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5790 N TALBOT RD	540000001000000	0.11	3.2	1.0	---	\$ 2,255	0.11	1.0	\$ 4,876	\$ 3,974	\$ 11,105
N TALBOT RD	490000092000000	0.00		0.0	Yes	\$ -	8.39	161.8	\$ 788,763	\$ 23,844	\$ 812,607
N TALBOT RD	490000097000000	0.00		0.0	Yes	\$ -	1.15	2.0	\$ 9,752	\$ 7,948	\$ 17,700
N TALBOT RD	490000098100000	0.78	3.20	1.0	---	\$ 2,255	0.78	1.0	\$ 4,876	\$ 3,974	\$ 11,105
<b>OLDCASTLE ROAD</b>											
5335 OLDCASTLE	490000083950000	0.40	3.2	1.0	---	\$ 2,255	0.40	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5355 OLDCASTLE RD	490000084000000	0.55	3.2	1.0	---	\$ 2,255	0.55	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5360 OLDCASTLE RD	490000014000000	0.00		0.0	Yes	\$ -	1.05	20.2	\$ 98,713	\$ 7,948	\$ 106,661
5360 OLDCASTLE RD	490000091060000	0.43	3.2	1.0	---	\$ 2,255	0.43	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5365 OLDCASTLE RD	490000085010000	0.36	3.2	1.0	---	\$ 2,255	0.36	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5370 OLDCASTLE RD	490000091050000	0.43	3.2	1.0	---	\$ 2,255	0.43	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5373 OLDCASTLE RD	490000085000000	0.47	3.2	1.0	---	\$ 2,255	0.47	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5380 OLDCASTLE RD	490000014100000	0.61	3.2	1.0	---	\$ 2,255	0.61	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5381 OLDCASTLE RD	490000085030000	0.40	3.2	1.0	---	\$ 2,255	0.40	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5384 OLDCASTLE RD	490000091030000	0.44	3.2	1.0	---	\$ 2,255	0.44	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5385 OLDCASTLE RD	490000085050000	0.19	3.2	1.0	---	\$ 2,255	0.19	1.0	\$ 4,876	\$ 3,974	\$ 11,105
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)	SDE'S	Total Local Charge		
<b>MAIN - TRUNK &amp; LOCAL CHARGE (per Residential Lot)</b>											
5414 OLDCASTLE RD	490000014150000	0.00		0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
5415 OLDCASTLE RD	490000087000000	0.81	3.2	1.0	---	\$ 2,255	0.81	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5421 OLDCASTLE RD	490000088000000	0.13	3.2	1.0	---	\$ 2,255	0.13	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5426 OLDCASTLE RD	490000091020000	0.54	3.2	1.0	---	\$ 2,255	0.54	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5437 OLDCASTLE RD	490000089000000	0.80	3.2	1.0	---	\$ 2,255	0.80	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5445 OLDCASTLE RD	490000089900000	0.41	3.2	1.0	---	\$ 2,255	0.41	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5451 OLDCASTLE RD	490000090000000	0.46	3.2	1.0	---	\$ 2,255	0.46	1.0	\$ 4,876	\$ 3,974	\$ 11,105
<b>PICCADILLY AVENUE</b>											
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	\$ -	\$ -	\$ -
<b>TRAFALGAR COURT</b>											
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)	SDE'S	Total Local Charge		
<b>MAIN - TRUNK &amp; LOCAL CHARGE (per Residential Lot)</b>											
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	\$ -	\$ -	\$ -
<b>WALKER ROAD (COUNTY ROAD 11)</b>											
5511 WALKER RD	490000065000000	0.38	23.4	7.3	Partial	\$ 16,525	1.01	19.5	\$ 94,942	\$ 7,948	\$ 119,415
5521 WALKER RD	490000066000000	0.13	8.0	2.5	Partial	\$ 5,653	1.67	32.1	\$ 156,539	\$ 7,948	\$ 170,140
5555 WALKER RD	490000067000000	0.30	3.2	1.0	---	\$ 2,255	0.30	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5565 WALKER RD	490000068000000	0.27	3.2	1.0	---	\$ 2,255	0.27	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5635 WALKER RD	470000066000000	0.61	37.6	11.8	Partial	\$ 26,527	0.92	17.7	\$ 86,491	\$ 7,948	\$ 120,967
5636 WALKER RD	470000083000000	0.12	3.2	1.0	---	\$ 2,255	0.12	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5644 WALKER RD	470000082000000	0.12	3.2	1.0	---	\$ 2,255	0.12	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5652 WALKER RD	470000081000000	0.12	3.2	1.0	---	\$ 2,255	0.12	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5656 WALKER RD	470000080000000	0.12	3.2	1.0	---	\$ 2,255	0.12	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5657 WALKER RD	470000067000000	0.17	3.2	1.0	---	\$ 2,255	0.17	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5660 WALKER RD	470000079000000	0.12	3.2	1.0	---	\$ 2,255	0.12	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5665 WALKER RD	470000068000000	0.33	20.4	6.4	Partial	\$ 14,351	0.33	6.4	\$ 31,024	\$ 3,974	\$ 49,349
5670 WALKER RD	470000078200000	0.12	3.2	1.0	---	\$ 2,255	0.12	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5671 WALKER RD	470000069000000	0.21	3.2	1.0	---	\$ 2,255	0.21	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5676 WALKER RD	470000078000000	0.11	3.2	1.0	---	\$ 2,255	0.11	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5680 WALKER RD	470000076000000	0.12	3.2	1.0	---	\$ 2,255	0.12	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5686 WALKER RD	470000075000000	0.17	3.2	1.0	---	\$ 2,255	0.17	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5745 WALKER RD	470000071000000	0.28	17.3	5.4	Partial	\$ 12,176	1.40	27.0	\$ 131,617	\$ 11,922	\$ 155,716
5745 WALKER RD	470000071000000	0.34	3.2	1.0	---	\$ 2,255	0.34	1.0	\$ 4,876	\$ 3,974	\$ 11,105

\*'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)	SDE'S	Total Local Charge		
<b>MAIN - TRUNK &amp; LOCAL CHARGE (per Residential Lot)</b>											
5775 WALKER RD	470000072000000	0.40	3.2	1.0	---	\$ 2,255	0.40	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5795 WALKER RD	470000072010000	0.28	3.2	1.0	---	\$ 2,255	0.28	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5805 WALKER RD	470000072020000	0.44	3.2	1.0	---	\$ 2,255	0.44	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5815 WALKER RD	470000072030000	0.44	3.2	1.0	---	\$ 2,255	0.44	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5835 WALKER RD	470000073000000	0.75	3.2	1.0	---	\$ 2,255	0.75	1.0	\$ 4,876	\$ 3,974	\$ 11,105
WALKER RD	470000070000000	0.00		0.0	Yes	\$ -	0.25	1.0	\$ 4,876	\$ 3,974	\$ 8,850
<b>TOTAL</b>						\$ 4,785,103			\$ 14,758,951	\$ 3,200,377	\$ 22,744,431

\*'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.

## 8<sup>th</sup> Concession Road Area (Oldcastle) Capital Charges

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Council Meeting  
November 28, 2023



# Agenda

- Background
- Legislative Framework
- Service Area Description
- Capital Cost Summary
- Calculation of Capital Charge
- Special Considerations
- Next Steps and Implementation

## 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 8<sup>th</sup> Concession Road Trunk Sanitary Sewer Outlet Preliminary Design” Report
  - Report outlined trunk and local sewer projects and cost estimates
  - Cost estimates were updated in 2020 and 2022 to reflect current costs

## Background



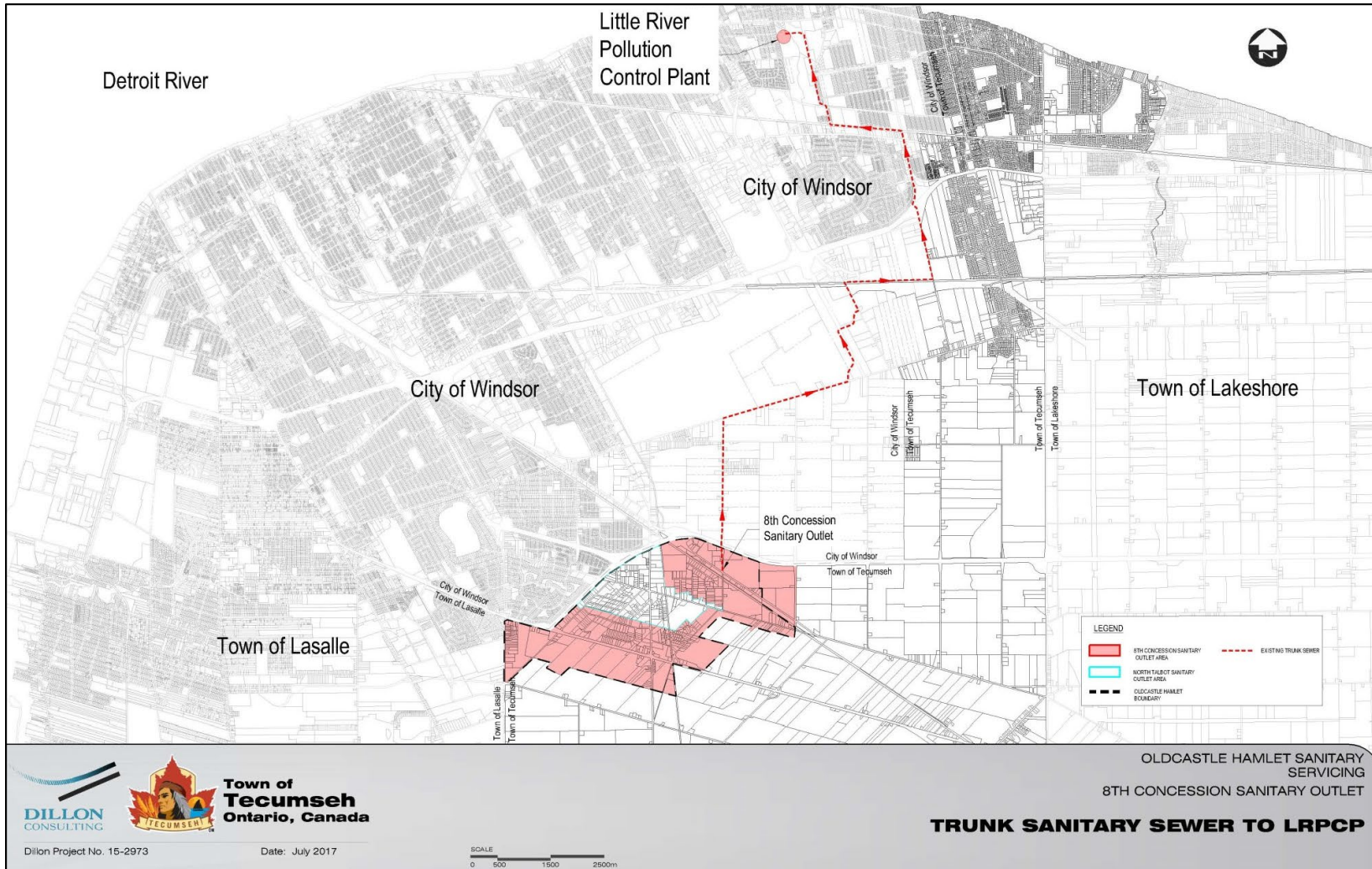
- New development in the Oldcastle area would be subject to development charges (D.C.s) under the *Development Charges Act*
  - D.C.s will be paid by new development for their share of the costs for wastewater infrastructure
- The recovery of costs for wastewater servicing related to existing properties 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

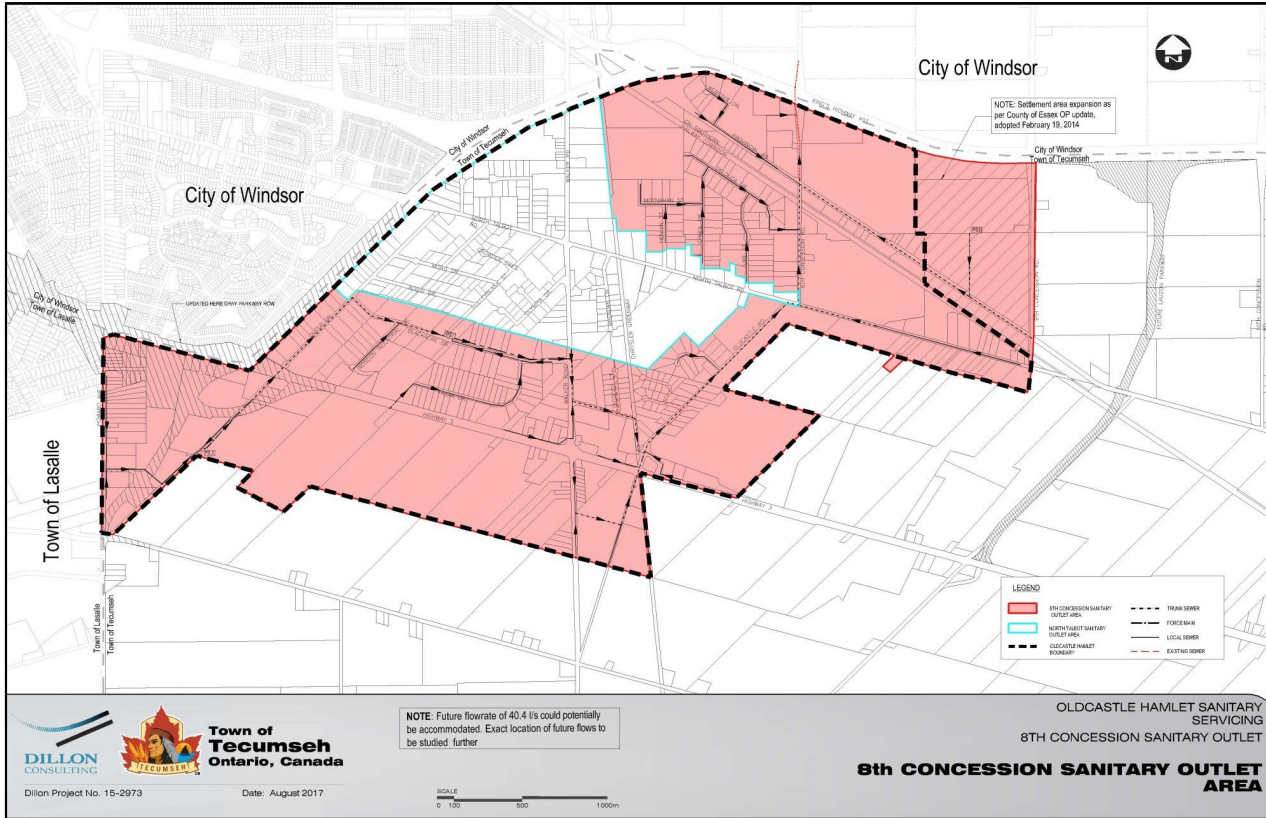


- Part XII of the *Municipal Act* provides municipalities with broad powers to impose fees and charges via by-law as follows:
  - “For services or activities provided or done by or on behalf of it;
  - for costs payable by it for services or activities provided or done by or on behalf of any other municipality 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



# Service Area



Summary of Properties within Study Area

Total Properties	Existing	New
Residential	94	20
Non-Residential	226	49
<b>Total</b>	<b>320</b>	<b>69</b>

Summary of Total Area by Property Type within Study Area

Total Area (Ha)	Existing	New
Residential	44.8	114.6
Non-Residential	179.3	287.6
<b>Total</b>	<b>224.1</b>	<b>402.2</b>





# 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
	A	B	$A \times B = C$	D	$C / D = E$
Business Park	35.0	0.52	18.2	3.2	5.7

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



Total S.D.E.s	Existing	New
Residential	122	1,264
Non-Residential	1,999	3,340
<b>Total</b>	<b>2,122</b>	<b>4,604</b>

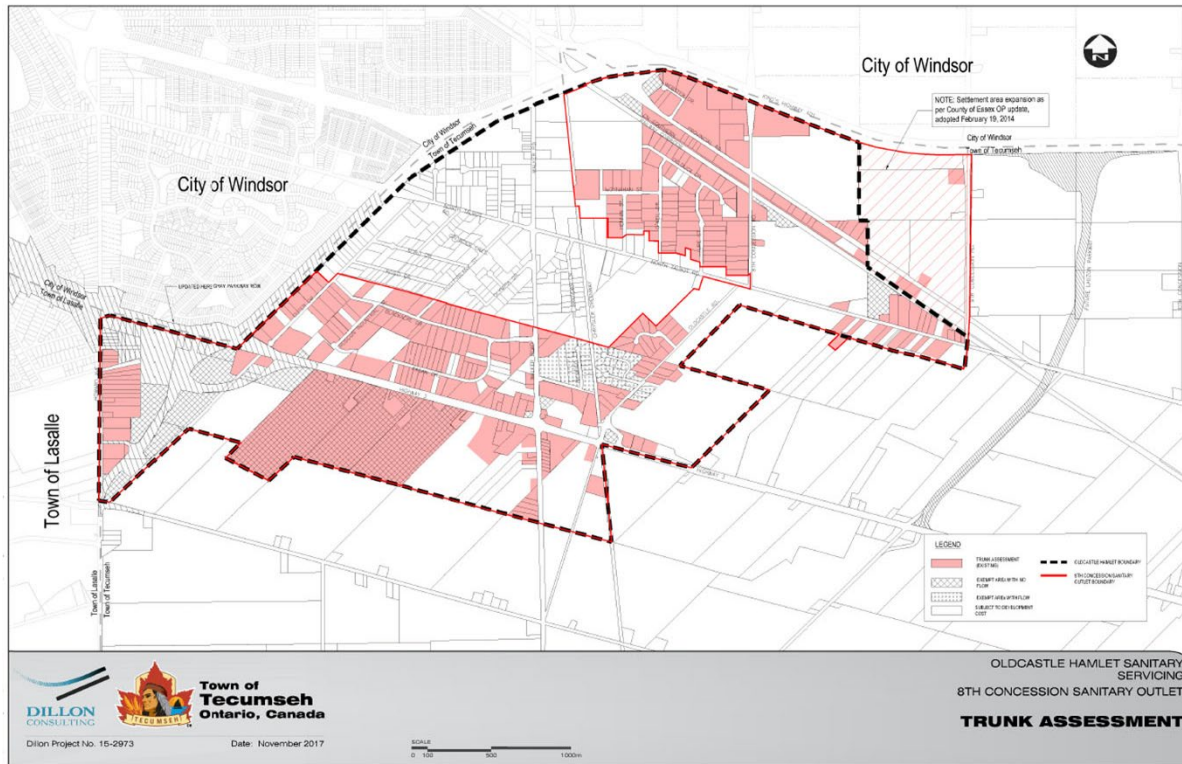
- Total existing S.D.E.s are used in the denominator of the Part XII charge calculation
- Numerator is the capital cost (identified in the next section)

# Infrastructure



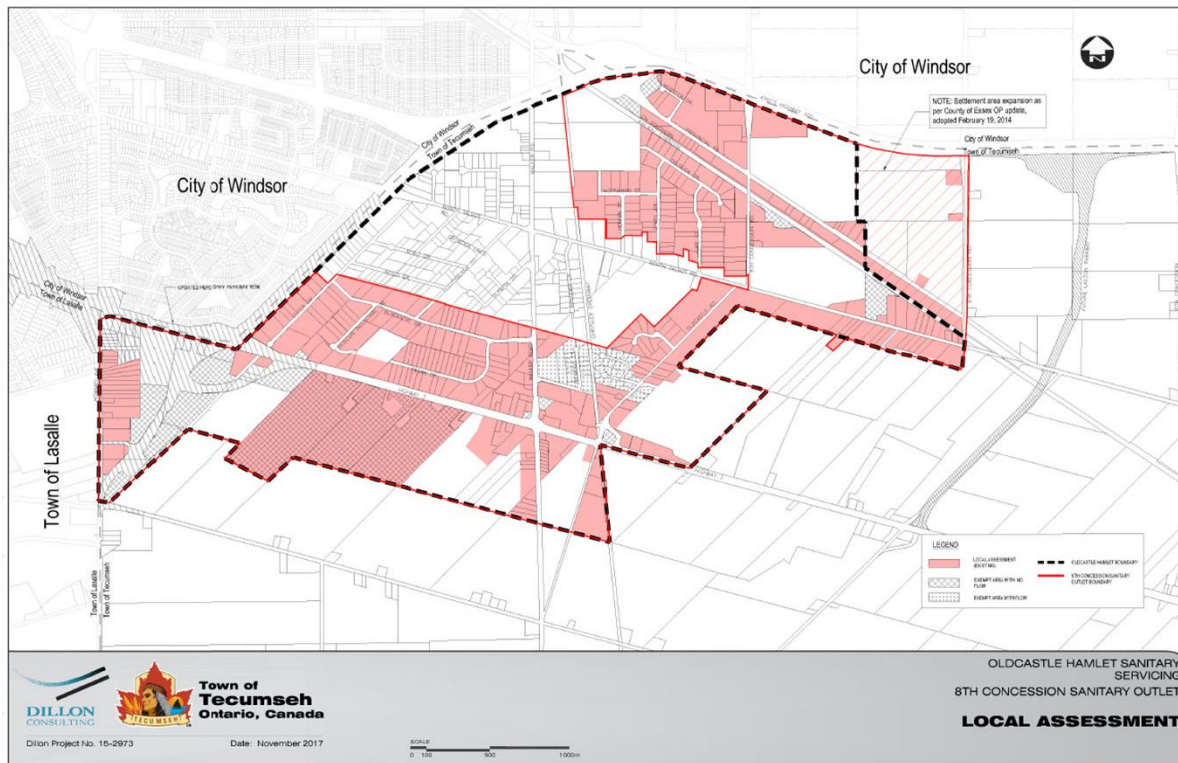
- Three components of infrastructure:
  1. **Main (Trunk) charge:** sanitary sewers greater than 375mm in diameter, pump stations and forcemains
  2. **Local charge:** sewers <375 mm in diameter
  3. **Lateral charge:** cost related to connect the sewer to a property

# Existing Properties Benefitting from Trunk Infrastructure



Existing S.D.E.s benefiting from trunk infrastructure: 2,122

# Existing Properties Benefiting from Local Infrastructure



Existing S.D.E.s benefitting from local infrastructure: 3,027

*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	\$63.5 million	\$26.43 million	\$21.37 million	\$4.79 million
Local Sewers	\$14.76 million	\$14.76 million	N/A**	\$14.76 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

# Calculation of Capital Charge



## **Calculation of Main Charge per S.D.E.**

Total Capital Costs (\$)	\$4,785,103
Total S.D.E.s	2,122
<b>Main Charge per S.D.E.</b>	<b>\$2,255</b>

## **Calculation of Local Charge per S.D.E.**

Total Capital Costs (\$)	\$14,758,951
Total S.D.E.s	3,027
<b>Local Charge per S.D.E.</b>	<b>\$4,876</b>

## **Total Part XII Charge per S.D.E.**

Component of Charge	Charge (\$)
Main Charge per S.D.E	\$2,255
Local Charge per S.D.E.	\$4,876
<b>Total</b>	<b>\$7,131</b>

- 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 8<sup>th</sup> 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 and Implementation



- The Town will receive and consider feedback from Council
- Undertake a Public Information Centre to receive feedback from the public and local stakeholders
- Report back to Council on the issues and questions raised
- Council to consider a by-law under the *Municipal Act* which sets out the total capital charges for each property
- Staff and Council may consider providing financing assistance to allow charges to be paid in installments



Questions?