



The Corporation of the Town of Tecumseh

Public Works & Environmental Services

To: Mayor and Members of Council

From: Phil Bartnik, Manager Engineering Services

Date to Council: February 13, 2018

Report Number: PWES-2018-01

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

Recommendations

It is recommended that:

1. Public Works and Environmental Services Report No. 01/18 titled “8th Concession Road Sanitary Sewer Outlet, Main and Lateral Charges Cost Recovery Part XII By-Law” **be received**; and that
2. The cost of the sanitary sewer system for the “8th Concession Road Sanitary Sewer Outlet” area **be assessed** against the benefitting lands within that area based on Main and Lateral Charges in accordance with Part XII of the *Municipal Act*, and further that
3. The “8th Concession Road Sanitary Sewer Outlet Main and Lateral Charges By-Law” (By-Law) that outlines the charges to the benefitting lands for the construction of sanitary sewers within the 8th Concession Road Outlet Sanitary Sewer Area **be considered**.

Background

The purpose of this report is to provide Council with information on the comments and concerns received at the November 1, 2017 Public Information Centre.

The report will also provide historical content of Town policies to provide water and wastewater services to the urban areas (including the Oldcastle Hamlet), as well as providing additional examples of past practice and policy for cost recovery by-laws (from benefitting properties) when expanding the service area.

8th Concession Road Sanitary Sewer Outlet – September 26, 2017 Special Council Meeting

At the September 26, 2017 Special Meeting of Council, Council approved the recommendations (Motion SCM-13/17) of PWES Report No. 45/17 titled “8th Concession Sanitary Sewer Outlet, Main and Lateral Charges Cost Recovery By-Law”:

That Public Works and Environmental Services Report No. 45/17 titled “8th Concession Road Sanitary Sewer Outlet, Main and Lateral Charges Cost Recovery By-Law” be received;

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

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

Broad Policy Basis Supporting Municipal Sanitary Sewage Servicing

There are three policy documents which support the introduction of further municipal sanitary sewers in Oldcastle Hamlet, as follows:

- **Provincial Policy Statement (PPS):** it provides policy direction on matters of provincial interest related to land use planning, development and servicing. The PPS includes policies 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”. Oldcastle Hamlet is a 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”. Oldcastle Hamlet is identified in the County OP as a Primary Settlement Area;
- **Local Official Plan (Local OP):** the Local OP at subsection 1.4 c) “encourages all future non-agriculture development to locate within designated urban areas, where a full range of municipal infrastructure...can be provided in an economically and environmentally sound manner which is sustainable over the long term”. Oldcastle Hamlet is a designated urban area in the Local OP. Section 5.3 speaks to issues related to sewage disposal, and more specifically states at section 5.3 b) that “it is the intent of this Plan that all future urban development...will be serviced with a piped sanitary sewerage collection and treatment system”. It is further established in this

section that it is a goal “to ensure the provision and extension of municipal services in an orderly sequence”.

Oldcastle Hamlet

The Town’s Water and Wastewater Master Plan (2002, and Updated in 2005 & 2008), and the report titled ‘Oldcastle Hamlet Wastewater Servicing, Preliminary Design Report (2009)’, had identified a preferred strategy for providing wastewater servicing and treatment capacity to meet the Town’s present needs and future growth within the settlement areas consisting of Tecumseh, Tecumseh Hamlet, St Clair Beach, Oldcastle Hamlet and Maidstone Hamlet.

The Oldcastle Hamlet Settlement Area is serviced by two trunk sewers, the North Talbot Road Trunk Sanitary Sewer (conveying wastewater flows to the Lou Romano Water Reclamation Plant) and the 8th Concession Road Trunk Sanitary Sewer (conveying wastewater flows to the Little River Pollution Control Plant). The Wastewater Agreement between the City of Windsor and the Town of Tecumseh (dated November 2004) identified the allowable flow rates as 85 L/s for the North Talbot Road Outlet and 325 L/s for the 8th Concession Road Outlet.

In 2011, Council approved a cost recovery By-Law (2011-103) for the North Talbot Road Outlet area, *‘being a by-law to impose charges upon Owners on Land who derived or may derive a benefit from sewage works constructed in a designated area of Oldcastle Hamlet and to provide for the connection of buildings to the works and the decommissioning of existing sewage systems’*.

In 2017, the Town completed the report titled ‘Oldcastle Hamlet Sanitary Servicing, 8th Concession Road Trunk Sanitary Sewer Outlet, Preliminary Design Report (2017)’, which provided greater detail into the preliminary design, sewer sizes, depths and alignments, identified the need for property and easement acquisitions, and provided detailed cost estimates.

North Talbot Road Sanitary Sewer Outlet – Cost Recovery By-Law (2011-103)

The following is an excerpt from PWES Report No. 08/11 titled ‘North Talbot Road Sanitary Sewer Outlet, Main & Lateral Charges and Sanitary Sewer Connection By-Law’, which provides further context into the creation of the recent By-Law 2011-103, and the current approach for the 8th Concession Road Sanitary Sewer Outlet.

The Town’s policy for the funding of major capital servicing infrastructure where there is a derived benefit to property, the project be at full cost recovery against the benefiting land owners. Administration has reviewed with Watson & Associates Economists Ltd. (Watson) and the Town Solicitor the various mechanisms available to Municipalities to recover capital project costs.

Part XII of the Municipal Act

Watson has confirmed that where a project services existing development, a Part XII By-Law under s.391 of the Municipal Act is the most appropriate means to fund these types of capital projects. The following excerpt is taken from the

Watson "Water & Wastewater Rate Study, June 11, 2010":

"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 Municipal Board (OMB).

s.221 of the previous Municipal Act, permitted municipalities to impose charges, by bylaw, 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 could be imposed by a number of methods at the discretion of Council (i.e. lot size, frontage, number of benefiting properties, etc.);*
- Rates could be imposed in 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*
- OMB approval was not required.*

While under the new Municipal Act no provisions are provided specific to the previous s.221, the intent to allow capital cost recovery through fees and charges is embraced within s.391. The new 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 OMB on the grounds that the charges are "unfair or

unjust”.

s.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 new 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.”

The Town Solicitor reviewed proceeding under Part XII as an area charge and supports Administration's recommendation.

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:

- 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 home owner.
- The Town of Tecumseh would install new wastewater infrastructure and recover the costs through:
 - Development Charges are collected for the means to fund larger/oversized 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).
 - Under the Municipal Act (Local Improvement Charges or Part XII Charges), for which these costs are assessed to the benefitting property owners through a cost recovery by-law.

Water and wastewater services are funded through water and wastewater rates exclusively, i.e. the amounts charged on your water/wastewater bill 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, which have included the following:

- The **Former Town of Tecumseh** passed a cost recovery by-law (under the *Municipal Act*) against the benefitting 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 benefitting 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 benefitting 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 benefitting lands in 1994 for approximately 291-meters of sanitary sewers, 786-meters of forcemain 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 benefitting lands in 2011 for approximately 8.3-kilometers of sanitary sewers (North Talbot Road Outlet, Oldcastle Hamlet). Construction commenced in 2011, with eight of the ten phases anticipated to be completed by 2019, with the final two phases projected to be completed in 2027/2028.

Comments

8th Concession Road Sanitary Sewer Outlet – Public Information Centre Summary

A Notice of Public Information Centre (PIC) was mailed to all property owners within the 8th Concession Road Sanitary Sewer Outlet area on October 5, 2017, with the PIC being held Wednesday November 1, 2017 from 5:30 p.m. to 8:00 p.m., at the Ciociaro Club in the Oldcastle Hamlet.

The purpose of the PIC was to present background information to the benefitting property owners and to explain the charges as shown on the preliminary schedule of assessment. The PIC was structured with a formal presentation at 5:30 p.m., followed by an open question and answer period. There were a select number of display boards where additional members of Administration were present to address property owner questions and concerns.

A total of 128 people attended the PIC, representing approximately 91 (19.7%) of the 462 properties located within the 8th Concession Road Sanitary Sewer Outlet area. The chart below depicts the varying land use designations of those properties represented at the PIC.

Land Use Designation	No. of Properties	% Representation at PIC
Residential	66	72.5%
Business Park	16	17.6%
General Commercial	5	5.5%
Community Facility	2	2.2%
Hamlet Development	2	2.2%
TOTAL	91	100.0%

Administration received Comment Sheets at the PIC, as well as additional emails and phone calls in the subsequent weeks after the PIC. A total of 14 Comments Sheets were received from 12 properties. Appended to this report is a Summary of the PIC comments received with Administration's responses.

The Town also received two petitions objecting to the Main and Lateral Charges pertaining to the 8th Concession Road Sanitary Sewer Outlet By-Law. The December 8, 2017 Petition consisted of 21 properties of varying land use designations (i.e. Residential, General Commercial, and Hamlet Development) on County Road 11 (Walker Road) south of Highway No.3. The January 8, 2018 Petition consisted of 55 properties with the land use designation of Residential on Castlewood Court, Oldcastle Road, Highway No.3, County Road 9 (Howard Avenue), and North Talbot Road . A summary of the petitions are depicted below.

Petitions Received	No. of Properties	% of Total	Main & Lateral Costs	% of Total
December 8, 2017 Petition	21	4.5%	\$ 985,448.27	4.7%
January 8, 2018 Petition	55	11.9%	\$ 1,985,952.00	9.5%
Sub-Total	76	16.5%	\$ 2,971,400.27	14.2%
8th Concession Area TOTALS	462		\$ 20,959,897.93	*

**Total Main & Lateral Charges as presented at the November 1, 2017 PIC*

The following summarizes the most frequent questions and comments received at the PIC:

Q1: *Why are sanitary sewers needed? (My septic system is functioning 'perfectly'.)*

A1: Malfunctioning and Failing Septic Systems

Historically properties within the Oldcastle Hamlet area were serviced by private on-site septic systems. In the late 2000's, the Ministry of Environment and Climate Change (MOECC) had received numerous complaints regarding sewage effluents from malfunctioning and failing septic systems within the roadside ditches and Municipal Drains located within the Oldcastle Hamlet.

The MOECC requested a plan from the Town on how these malfunctioning systems within the Oldcastle Hamlet were to be addressed. With the availability of both the North Talbot Road and the 8th Concession Road trunk sanitary sewers in 2011, the Town's plan outlined the installation of sanitary sewers on a yearly basis, which was then accepted by the MOECC. If the Town had not submitted a satisfactory plan, the MOECC would have been in a position to apply pressure on the Town, up to and including the issuance of a Provincial Officer's Order (POO) under the *Ontario Water Resources Act* to address the sewage effluent.

Water & Wastewater Master Plan, and Associated Policies

In 2002, the Town of Tecumseh approved a comprehensive Master Plan for water and wastewater servicing for the settlement (urban) areas consisting of Tecumseh, Tecumseh Hamlet, St Clair Beach, Oldcastle Hamlet, and Maidstone Hamlet. The 2002 Water & Wastewater Master Plan was subsequently updated in 2005 and 2008, and provided the framework and vision for the water and wastewater servicing strategy needs for the Town of Tecumseh into the future.

A list of studies, reports, and by-laws that have been commissioned in an attempt to proceed with the wastewater servicing of the Oldcastle Hamlet includes:

- Sandwich South Official Plan (1998)
- Water & Wastewater Master Plan (2002, Updated 2005 & 2008, 2016-Present)
- Wastewater Agreement between the City of Windsor and the Town of Tecumseh (November 2004)
- Development Charge Background Study (2004, 2009, 2014)
- Class Environmental Assessment (EA) for Sanitary Servicing of Lands Annexed from the Town of Tecumseh, City of Windsor (2005)
- Water and Wastewater Rate Study, Town of Tecumseh (2007, 2015)
- The Town of Tecumseh Official Plan Review (2007-Present)
- Oldcastle Hamlet Wastewater Servicing, Preliminary Design Report (2009)
- Oldcastle Hamlet, North Talbot Road Sanitary Sewer Outlet Main & Lateral Charges By-Law (2011, Amendment 2014 & 2016)
- Town of Tecumseh Addendum to Water and Wastewater Master Plan, Oldcastle Hamlet Wastewater Servicing (2013)
- Oldcastle Hamlet Sanitary Servicing, 8th Concession Road Trunk Sanitary Sewer Outlet, Preliminary Design Report (2017)

Q2: What is the timing for the installation of sewers, and for the assessments?

A2: Timing of Sewers

The installation of sanitary sewers within the two outlets (North Talbot Road and the 8th Concession Road) located in the Oldcastle Hamlet are subject to available funding, staffing resources, and Council approval. The tentative servicing schedule has identified a 30-year program, assuming a minimum of one phase of the sewers are installed each year. To date the Town has installed seven (7) of the possible 30 phases identified. A copy of the tentative servicing schedule has been appended to this report.

Timing of Assessments

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

Q3: The costs are too high; I can't afford the assessment.

A3: The calculated assessments are based on a combination of actual costs incurred to date and estimated construction costs (2017 dollars) for future phases. The project costs total \$73.4M, with approximately \$52.2M (71.2%) being funded by the City of Windsor, grants received from the Federal and Provincial Governments, and Tecumseh Town Wide Development Charges. A summary of the project costs have been included in the Financial Implications section of this report

Similar to the North Talbot Road By-Law, the Town will offer debentures with varying terms (a 10-yr and 20-yr term). The Town obtains these debentures from the Ontario Infrastructure and Lands Corporation (OILC), and the annual payments will include interest charges at a rate set at the time the debenture is obtained.

Example: \$100,000 assessment debentured over 10 and 20 year terms (interest rate as at October 30, 2017):

- 10-yr \$12,427 per year total paid at the end = \$124,274 4.16%
- 20-yr \$7,781 per year total paid at the end = \$155,623 4.64%

Q4: The City of Windsor received grants; why not the Town of Tecumseh?

A4: The Wastewater Agreement between the City of Windsor and the Town of Tecumseh (By-Law 2004-70) outlines the cost sharing percentages for each of the phases of the trunk sanitary sewer through the City of Windsor. In 2009 the City was successful in receiving grant funding from upper levels of government, which benefitted both the City and the Town as outlined below.

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

Q5: Do all of the properties within the sanitary service area pay into the sewers?

A5: All properties within the 8th Concession Road Sanitary Sewer Outlet area will pay for the use of the sanitary sewers through either, the Part XII Main and

Lateral Charges, Development Charges (DCs), or the installation of their own Local Sewers at the time of development.

The Trunk component of the Main Charge is assessed to those existing developed properties within the study area. The Local component of the Main Charge is assessed to those existing developed properties, and undeveloped properties that are unable to sub-divide and install their own Local sewers. Examples of the possible scenarios on how a property could be charged are depicted below:

Main (Trunk + Local) Charge



Main (Trunk + Local) Charge, DCs



Main (Local) Charge, DCs



DCs, Installation of own Local Sewers



There are a few exemptions within the 8th Concession Road Sanitary Service Outlet area mainly consisting of the following:

Exemption – Existing Sanitary Sewers

There are a number of properties within the 8th Concession Road Sanitary Sewer Outlet area that are currently serviced by means of existing sanitary sewers. These properties are mainly located on sections of Oldcastle Road, Trafalgar Court, Piccadilly Avenue, Di Cocco Court, and McCord Lane. These properties were serviced by the Skyway Plaza Wastewater Treatment Plant (WWTP) by means of a Rotating Biological Contactor (RBC) facility until its

decommissioning in 2014. The wastewater flows from these properties have been temporarily discharging into the North Talbot Road Sanitary Sewer Outlet, until such time that that it could be connected into the 8th Concession Road trunk sanitary sewer.

It was deemed unfair to assess these existing properties for a service that they currently already have, as well as previously paid for. However, a calculation identified the theoretical costs from these properties and assesses them to the Wastewater Rates, as having the rest of the service area pay for these costs was also deemed to be unfair.

Exemption – ‘Frozen’ Areas

There are a number of properties of within the 8th Concession Road Sanitary Sewer Outlet area that have been fully or partially ‘frozen’ (no sewage capacity allocated) and are not intended to be serviced. Examples of these types of properties include recreational facilities (parkland) owned by the Town, excess property owned by the Ministry of Transportation (MTO) adjacent to their transportation corridors, and large portions of the cemetery on Highway No.3.

Q6: All properties should be charged in a fair manner.

A6: As part of the North Talbot Road Main and Lateral Charges By-Law (2011-103), Administration had analyzed various cost recovery methods, which included (i) Based on number of properties, (ii) Based on frontage serviced, (iii) Based on yearly water consumption, (iv) Based on gross area (properties) serviced. The preferred method of assessment was based on ‘gross area’ was deemed to be the most fair and equitable.

Based on number of properties

This recovery method equated to a Main Charge per property, and would not be equal or fair to smaller shop properties or residential lots. The larger properties would only benefit from this type of assessment.

Based on frontage serviced

This recovery method is ideal when dealing with properties that are of similar size and land use. The Oldcastle Hamlet comprises varying frontage and depths with many irregular lot shapes, such that this approach would not have fairly assessed out the costs to all of the benefiting properties.

Based on yearly water consumption

This recovery method was deemed inappropriate due to the fact that there were a number of vacant lots, whose yearly water consumption was zero. This method also did not account for future development of the lots which would alter the water consumption rates of the property after the sanitary assessment had been applied.

Based on gross area (properties) serviced

This recovery method was deemed to be the most fair and equitable to all of the properties within the service area. All of the properties were able to benefit from grant funding received by the Town. A gross area basis treats the system as a whole regardless of the size or shape of the lot, or the size or depth of the sewer fronting each of the properties.

November 1, 2017 PIC Comment: Assessments should be based on sewage flows

At the PIC there were a few comments from residential property owners that the assessment based on 'gross area' was unfair to the residential lots as "*the industrial and commercial lots generate more sewage flows than the residential lots*". It was discussed at the PIC how this comment is inaccurate as the population densities used in the design criteria of the sanitary sewers for industrial and commercial lots is 35.0 persons/Ha, and Residential lots is 61.7 persons/Ha. If this method of assessment had been selected, the costs for Residential Lots would have increased by 76.3%.

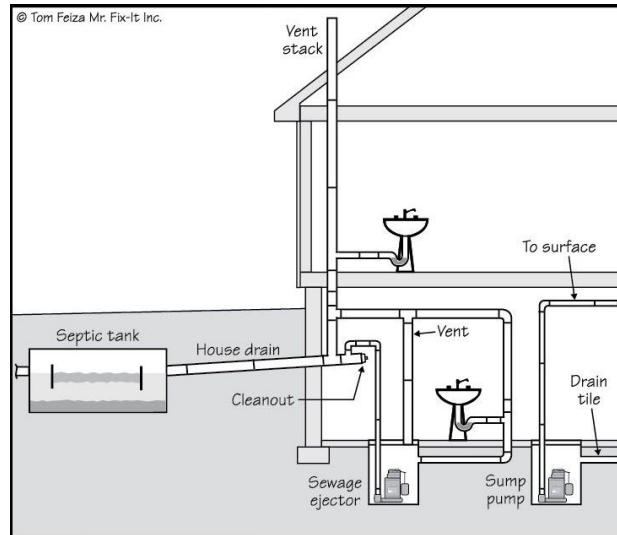
Q7: Will my basement flood once I connect to the sanitary sewers?

A7: Water can enter basements in several different ways and for many reasons and is most likely to occur during periods of heavy rainfall. A backup of wastewater in the sanitary sewer system (from a combination of wastewater and rainwater) is one of the most damaging ways that flooding of a basement can occur. Unwanted rainwater can enter into the sanitary sewer system by various ways including:

- Infiltration into leaky sewers on both the public right-of-way and on private properties;
- Inflow into sanitary sewer manholes located in flooded roadways or low-lying areas;
- Inflow through cross connections of roof downspouts to sanitary sewers;
- Inflow through cross connections in homes (floor drains and foundation drains);
- Foundation drains being directly connected into the sanitary sewer.

In 2014 the Town implemented a new standard for new residential subdivisions that all plumbing fixtures in basements must be drained via a sewage ejector pump to the sanitary building sewer. All fixtures on the first floor level and above may be drained by gravity pipes to the building sewer. This system virtually ensures that basement flooding will not occur from surcharging of the Town's sanitary sewer system.

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



Q8: I recently installed a new septic system and wasn't informed by the Town on the timing of sanitary sewers.

A8: When a building permit application is received from a property located within the Oldcastle Hamlet, the Building Department will review whether there are existing sanitary sewers available, and if not, they will consult with Public Works & Environmental Services on what is proposed within the 5-year PWES Capital Works Plan. If sanitary sewers are proposed within the next 1-3 years, the Building Department may choose to permit a temporary solution (i.e. holding tank) to allow the property owner to forego the expense of a full septic system.

Although the Town may have a tentative servicing schedule for the Oldcastle Hamlet, it is subject to available funding, staffing resources, Council approval, and is subject to ongoing revisions.

Q9: Can Council decline to pass the By-Law, and if so what are the implications?

A9: Should Council decide not to pass the '8th Concession Road Sanitary Sewer Outlet, Main and Lateral Charges Cost Recovery By-Law' it would be a deviation from past practice and past policy for the funding of major capital servicing infrastructure, namely, where there is a derived benefit to property the project be at full cost recovery against the benefitting land owners.

To date \$44.5M of the \$73.4M Total Project Cost has been constructed. The Town has funded its net share, approximately \$11.9M, through debt, sanitary sewer reserve funds and rate charges. Of the \$11.9M spent to date, \$1.85M of that is attributable to the Part XII Main Charge, for which the Town has been carrying these costs until such time they are to be recovered.

Without a clear and concise method of funding the \$21.2M (the total estimated costs associated with the Main and Lateral Charges Cost Recovery Part XII By-Law), and should Council decide not to pass the by-law, Administration could not recommend the continued installation of sanitary sewers within the 8th Concession Road area. Without the installation of sanitary sewers, the Town would likely fall out of compliance with MOECC for which the Town had identified a plan for the expansion of the sanitary service area on a yearly basis within the Oldcastle Hamlet. The Town would then be in a precarious position with the MOECC, where a Provincial Officer's Order may be issued against the Town. In addition, further development within the Oldcastle Hamlet would be stymied.

The following is an example provided from the MOECC where Provincial Officer's Orders were issued against a neighbouring Municipality for a similar situation:

In 2011, in a neighbouring Municipality, the MOECC received complaints of sewage in a (covered) Municipal Drain. This was confirmed by MOECC and the Town was required to provide an abatement plan to the MOECC to stop the discharge. The Town began an investigation into the issue, including flushing / dye testing and video inspection on the Drain. The Town then proposed that they were going to dig up every connection and test it. MOECC deemed that this was not a timely-enough process, and the MOECC ended up issuing the Town a Provincial Officer's Order to forthwith take all interim measures to stop the discharge of sewage to the natural environment and then submit an abatement plan to solve the longer-term issue. The Town ended up having every septic system along the road pumped out immediately and then regularly until such time that a sanitary sewer was installed along the stretch of the (enclosed) Municipal Drain. The Town required mandatory hook-up within 60 days of the sanitary sewer completion.

Revisions to the Assessment Mapping and Schedule of Assessment

Through discussions with certain private property owners, it became apparent that some minor revisions were required. Appended to this report are the updated Trunk Assessment Mapping, Local Assessment Mapping, and Schedule of Assessment reflecting the revisions itemized below.

- 5140 8th Concession Road, Roll No. 540000009100000

The Geocortex information was updated to reflect the correct property information obtained from MPAC. This resulted in a revision to the Schedule of Assessment, specifically the property area, as well as the assessed areas for both the Trunk and Local Main Charges.

- *8th Concession Road, Roll No. 540000009200000*

The Geocortex information was updated to reflect the correct property information obtained from MPAC. This resulted in a revision to the Local Assessment Mapping and the Schedule of Assessment, specifically the property area, as well as the assessed area for Local Main Charges.

- *5155 Outer Drive, Roll No. 490000033040000*

A correction was made to the assumption that the property be assessed the Trunk component of the Main Charge, as the property is vacant and would be subject to DCs at the time of development. This resulted in a revision to the Trunk Assessment Mapping and the Schedule of Assessment, specifically the assessed area for Trunk Main Charges.

- *5511 Walker Road, Roll No. 490000065000000*

A correction was made to the assumption that the property be assessed for two (2) Local Residential Lots as a future severance was deemed highly unlikely upon further review. This resulted in a revision to the Schedule of Assessment, specifically the amount assessed for Local Main Charges and the Lateral Charge.

Recommendations

With consideration to the PWES Report No. 45/17 and the comments received at the PIC, Administration recommends that the cost of the sanitary sewer system for the area within the “8th Concession Road Sanitary Sewer Outlet” area be assessed against the benefitting lands within that area based on Main and Lateral Charges in accordance with Part XII of the Municipal Act; and that Council consider the “8th Concession Road Sanitary Sewer Outlet Main and Lateral Charges By-Law” that outlines the charges to the benefitting lands for the construction of the sanitary sewers within the 8th Concession Road Sanitary Sewer Outlet area.

Consultations

Financial Services
Planning & Building Services
Dillon Consulting Limited
Wolf Hooker Professional Corporation
Watson & Associates Economists Ltd.
Ministry of the Environment and Climate Change

Financial Implications

Projects of this type require a significant up front outlay of funds with recoveries, whether from DCs, Rates or Area Charges, occurring over an extended period of time.

Tecumseh and Windsor opted to take advantage of Infrastructure Stimulus Fund (ISF) grants available in the 2009 to 2012 period to build part of the infrastructure required for the 8th

Concession Road Sanitary Sewer Outlet Area. To date \$44.5M of the \$73.4M Total Project Cost has been constructed. Tecumseh funded its net share, approximately \$11.9M, through debt, sanitary sewer reserve funds and rate charges.

It is expected that the time to complete the 8th Concession Road Sanitary Sewer Outlet Area sewers will be in excess of 20 years which means debt will be required to fund the portion of costs not covered by DC's, rates and Area Charges. Administration will continue to monitor the impact on rate payers and debt limits to effect an orderly implementation while being mindful of the municipality's financial capacity to carry these costs.

The Table below summarizes the project costs and the associated Main & Lateral Charges.

8th Concession Road Sanitary Sewer Outlet		<i>Revised November 22, 2017</i>	
Summary of Project Costs			
Project Costs		Part XII Area Charge Calculation	
Main Costs		Main (Trunk)	
Trunk	\$ 59,783,834	Total Affected Acres	581.71
Local	\$ 11,385,249	Total Affected Hectares	235.41
<u>Lateral Costs</u>	<u>\$ 2,207,083</u>	Cost/Acre	\$ 13,039
Total	\$ 73,376,166	Cost/Hectare	\$ 32,219
 Net Main Costs		 Main (Local)	
Gross Main Costs	\$ 71,169,083	Total Affected Acres	722.29
Less Provincial/Federal Grants	\$ 21,099,524	Total Affected Hectares	292.30
Less City of Windsor	\$ 11,506,381	Cost/Acre	\$ 15,763
Less DC Recoverable	\$ 19,314,426	Cost/Hectare	\$ 38,951
Less Benefit to Existing (other)	\$ 278,772		
Net Main Costs	\$ 18,969,979	Trunk	\$ 7,584,730
		Local	\$ 11,385,249
 Lateral Costs (each)			
150mm (6 inch), without inspection manhole	\$ 2,637		
150mm (6 inch), with inspection manhole	\$ 7,382		
200mm (8 inch), with inspection manhole	\$ 8,227		
250mm (10 inch), with inspection manhole	\$ 9,492		

As a land owner within the service area, the Town of Tecumseh is subject to the Part XII Main and Lateral Charges for properties consisting of the Public Works Yard, Fire Hall No.2, and Recreational Parks. Attachment No. 4 (Updated Schedule of Assessment) details the assessments for all of the properties within the service area. The Table below is a summary of the associated costs to the Town of Tecumseh, which will be funded from the Wastewater Sewers Reserve Fund.

Town of Tecumseh Assessments					
Civic Address	Tax Roll No.	Land Use	Main Charge	Lateral Charge	Total Charge
HIGHWAY 3 N/S	490000017000000	Comm. Facility	\$ 200,150.72	\$ 7,382.00	\$ 207,532.72
WALKER RD	490000069010000	Comm. Facility	\$ 144,475.10	\$ 7,382.00	\$ 151,857.10
N TALBOT RD	540000007000000	Recreational	\$ 19,215.90	\$ 2,637.00	\$ 21,852.90
<i>Wastewater Rates Charge*</i>			\$ 310,955.40	\$ -	\$ 310,955.40
<i>Totals</i>			\$ 674,797.12	\$ 17,401.00	\$ 692,198.12

**The associated Main (Trunk) Charge for those properties already on existing sanitary sewers (Oldcastle, Trafalgar, Piccadilly)*

Link to Strategic Priorities

Applicable 2017-18 Strategic Priorities

- Make the Town of Tecumseh an even better place to live, work and invest through a shared vision for our residents and newcomers.
- Ensure that the Town of Tecumseh’s current and future growth is built upon the principles of sustainability and strategic decision-making.
- Integrate the principles of health and wellness into all of the Town of Tecumseh’s plans and priorities.
- Steward the Town’s “continuous improvement” approach to municipal service delivery to residents and businesses.
- Demonstrate the Town’s leadership role in the community by promoting good governance and community engagement, by bringing together organizations serving the Town and the region to pursue common goals.

Communications

Not applicable

Website Social Media News Release Local Newspaper

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

Prepared by:

Phil Bartnik, P.Eng.
Manager Engineering Services

Reviewed by:

Brian Hillman, MA, MCIP, RPP
Director Planning & Building Services

Reviewed by:

Luc Gagnon, CPA, CA, BMath
Director Financial Services & Treasurer

Reviewed by:

Dan Piescic, P.Eng.
Director Public Works & Environmental Services

Recommended by:

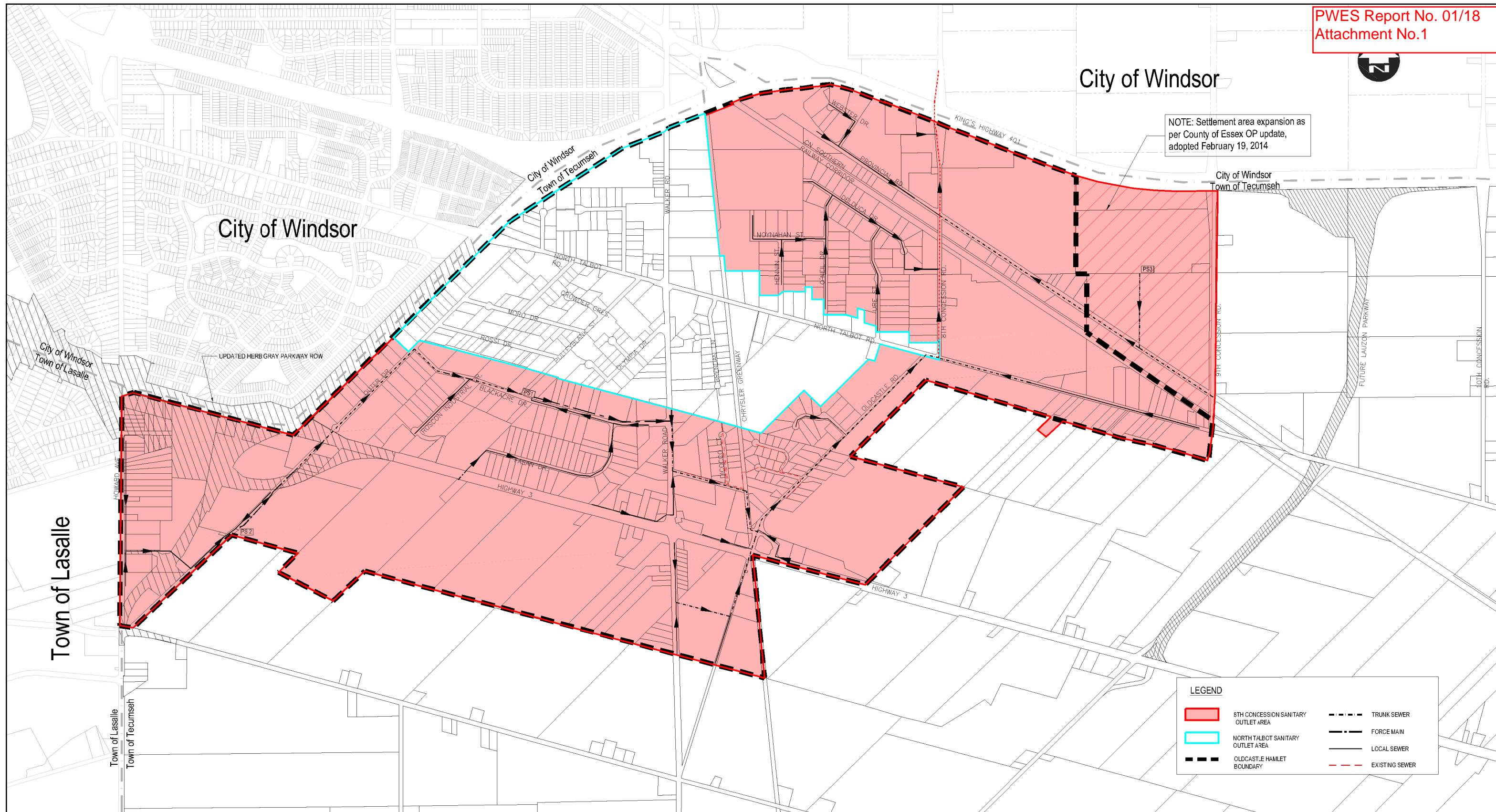
Tony Haddad, MSA, CMO, CPFA
Chief Administrative Officer

Attachment Number	Attachment Name
1	Study Area and Sewer Layout Map
2	Updated Trunk Assessment Map
3	Updated Local Assessment Map
4	Updated Schedule of Assessment
5	Oldcastle Hamlet – Tentative Sanitary Servicing Schedule
6	Notice of Public Information Centre
7	Public Information Centre Presentation
8	Public Information Centre Schedule of Assessment

Attachment Number	Attachment Name
9	Public Information Centre Sign-In Sheet
10	Comment Sheets Received
11	December 8, 2017 Neighbourhood Petition (Walker Road)
12	January 8, 2018 Residential Petition
13	Comment Sheets Summary



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



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

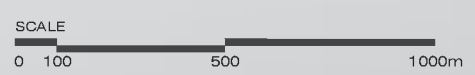
NOTE: Future flowrate of 40.4 l/s could potentially be accommodated. Exact location of future flows to be studied further

OLDCASTLE HAMLET SANITARY SERVICING
8TH CONCESSION SANITARY OUTLET

8th CONCESSION SANITARY OUTLET AREA

Town of Tecumseh
Ontario, Canada

Dillon Project No. 15-2973 Date: November 2017



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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 Lasalle

Town of Lasalle

Town of Lasalle
Town of Tecumseh

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

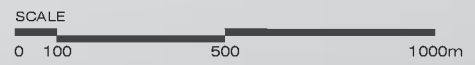
	LOCAL ASSESSMENT (EXISTING)		OLDCASTLE HAMLET BOUNDARY
	EXEMPT AREA WITH NO FLOW		8TH CONCESSION SANITARY OUTLET BOUNDARY
	EXEMPT AREA WITH FLOW		



Town of Tecumseh
Ontario, Canada

Dillon Project No. 15-2973

Date: November 2017



OLDCASTLE HAMLET SANITARY SERVICING
8TH CONCESSION SANITARY OUTLET
LOCAL ASSESSMENT

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Schedule of Assessment
8th Concession Road Sanitary Sewer Area

Updated: 22-Nov-17

MAIN (Trunk) Charge	\$	32,219	per hectare	LATERAL Charge	\$	2,637	150mm (6 inch), without Inspection MH
MAIN (Local) Charge	\$	38,951	per hectare		\$	7,382	150mm (6 inch), with Inspection MH
MAIN (Trunk) Charge	\$	15,390	per Residential Lot		\$	8,227	200mm (8 inch), with Inspection MH
MAIN (Local) Charge	\$	18,675	per Residential Lot		\$	9,492	250mm (10 inch), with Inspection MH

Civic Address	Tax Roll No.	Owner	Land Use	Area (acres)	Area (Ha)	MAIN (TRUNK)			MAIN (LOCAL)		MAIN Charge	LATERAL Charge	TOTAL Charges
						Assessed Area (Ha)	Development Charge	Existing	Assessed Area (Ha)	Local			
3770 CASTLEWOOD CRT	490000083770000		Residential	1.26	0.51	0.51	---	\$ 15,390.00	0.51	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
3790 CASTLEWOOD CRT	490000083750000		Residential	0.72	0.29	0.29	---	\$ 15,390.00	0.29	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
3796 CASTLEWOOD CRT	490000083740000		Residential	1.18	0.48	0.48	---	\$ 15,390.00	0.48	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
3800 CASTLEWOOD CRT	490000083730000		Residential	1.27	0.52	0.52	---	\$ 15,390.00	0.52	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
3805 CASTLEWOOD CRT	490000083930000		Residential	1.04	0.42	0.42	---	\$ 15,390.00	0.42	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
3810 CASTLEWOOD CRT	490000083710000		Residential	1.25	0.51	0.51	---	\$ 15,390.00	0.51	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
3820 CASTLEWOOD CRT	490000083690000		Residential	1.25	0.51	0.51	---	\$ 15,390.00	0.51	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
HIGHWAY NO.3													
1970 HIGHWAY 3	490000027000000		Residential	1.50	0.61	0.61	---	\$ 15,390.00	0.61	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
2030 HIGHWAY 3	490000026000000		Residential	1.39	0.56	0.56	---	\$ 15,390.00	0.56	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
2060 HIGHWAY 3	490000025000000		Residential	1.31	0.53	0.53	---	\$ 15,390.00	0.53	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
2080 HIGHWAY 3	490000024000000		Residential	0.43	0.18	0.18	---	\$ 15,390.00	0.18	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
2140 HIGHWAY 3	490000023000000		Residential	1.72	0.70	0.70	---	\$ 15,390.00	0.70	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
2170 HIGHWAY 3	490000022000000		Residential	1.27	0.51	0.51	---	\$ 15,390.00	0.51	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
2210 HIGHWAY 3	490000021000000		Residential	1.51	0.61	0.61	---	\$ 15,390.00	0.61	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
3140 HIGHWAY 3	490000014050000		Residential	1.39	0.56	0.56	---	\$ 15,390.00	0.56	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
HOWARD AVENUE (COUNTY ROAD 9)													
4906 HOWARD AVE	470000029000000		Residential	0.50	0.20	0.20	---	\$ 15,390.00	0.20	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
4908 HOWARD AVE	470000028000000		Residential	0.50	0.20	0.20	---	\$ 15,390.00	0.20	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
4910 HOWARD AVE	470000027000000		Residential	0.70	0.28	0.28	---	\$ 15,390.00	0.28	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
4912 HOWARD AVE	470000026000000		Residential	1.50	0.61	0.00	Yes	\$ -	0.61	\$ 18,675.00	\$ 18,675.00	\$ 2,637.00	\$ 21,312.00
4914 HOWARD AVE	470000025000000		Residential	1.51	0.61	0.61	---	\$ 15,390.00	0.61	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
4916 HOWARD AVE	470000024000000		Residential	1.49	0.60	0.60	---	\$ 15,390.00	0.60	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
4918 HOWARD AVE	470000023000000		Residential	1.50	0.61	0.61	---	\$ 15,390.00	0.61	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
4920 HOWARD AVE	470000022000000		Residential	1.78	0.72	0.72	---	\$ 15,390.00	0.72	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
4922 HOWARD AVE	470000021000000		Residential	1.87	0.76	0.76	---	\$ 15,390.00	0.76	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
4924 HOWARD AVE	470000020000000		Residential	1.34	0.54	0.54	---	\$ 15,390.00	0.54	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
4926 HOWARD AVE	470000019000000		Residential	1.79	0.73	0.73	---	\$ 15,390.00	0.73	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
4960 HOWARD AVE	470000018010000		Residential	0.43	0.17	0.17	---	\$ 15,390.00	0.17	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
4990 HOWARD AVE	470000018000000		Residential	2.57	1.04	1.04	---	\$ 15,390.00	1.04	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5000 HOWARD AVE	470000017000000		Residential	3.51	1.42	1.42	---	\$ 15,390.00	1.42	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5020 HOWARD AVE	470000016000000		Residential	0.50	0.20	0.20	---	\$ 15,390.00	0.20	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
NORTH TALBOT ROAD													
4962 HIGHWAY 3	490000008000000		Residential/Agricul	58.84	23.81	0.00	Yes	\$ -	1.42	\$ 37,350.00	\$ 37,350.00	\$ 5,274.00	\$ 42,624.00
5075 N TALBOT RD	490000094000000		Residential/Agricul	9.18	3.71	0.81	Partial	\$ 15,390.00	0.81	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5115 N TALBOT RD	490000095000000		Residential	0.89	0.36	0.00	Yes	\$ -	0.36	\$ 18,675.00	\$ 18,675.00	\$ 2,637.00	\$ 21,312.00
5125 N TALBOT RD	490000096000000		Residential/Agricul	8.35	3.38	1.05	Partial	\$ 15,390.00	1.05	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5271 N TALBOT RD	490000098000000		Residential/Agricul	16.07	6.50	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
5330 N TALBOT RD	540000006000000		Residential	2.77	1.12	1.12	---	\$ 15,390.00	1.12	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5339 N TALBOT RD	490000098200000		Residential	1.24	0.50	0.50	---	\$ 15,390.00	0.50	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5385 N TALBOT RD	490000098300000		Residential	1.24	0.50	0.00	Yes	\$ -	0.50	\$ 18,675.00	\$ 18,675.00	\$ 2,637.00	\$ 21,312.00
5409 N TALBOT RD	490000098010000		Residential/Agricul	8.96	3.63	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
5410 N TALBOT RD	540000005000000		Residential	3.10	1.26	1.26	---	\$ 15,390.00	1.26	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5425 N TALBOT RD	490000098500000		Residential	2.20	0.89	0.89	---	\$ 15,390.00	0.89	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5466 N TALBOT RD	540000004000000		Residential	2.57	1.04	1.04	---	\$ 15,390.00	1.04	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5475 N TALBOT RD	490000098600000		Residential	1.09	0.44	0.44	---	\$ 15,390.00	0.44	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5480 N TALBOT RD	540000003600000		Residential	1.17	0.47	0.47	---	\$ 15,390.00	0.47	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5500 N TALBOT RD	540000003400000		Residential	1.07	0.43	0.43	---	\$ 15,390.00	0.43	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5520 N TALBOT RD	540000003200000		Residential	1.16	0.47	0.47	---	\$ 15,390.00	0.47	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5525 N TALBOT RD	490000098700000		Residential	1.09	0.44	0.00	Yes	\$ -	0.44	\$ 18,675.00	\$ 18,675.00	\$ 2,637.00	\$ 21,312.00
5575 N TALBOT RD	490000098900000		Residential	1.09	0.44	0.44	---	\$ 15,390.00	0.44	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5625 N TALBOT RD	490000099300000		Residential	1.09	0.44	0.00	Yes	\$ -	0.44	\$ 18,675.00	\$ 18,675.00	\$ 2,637.00	\$ 21,312.00
5648 N TALBOT RD	540000003010000		Residential	1.93	0.78	0.34	Partial	\$ 15,390.00	0.78	\$ 37,350.00	\$ 52,740.00	\$ 5,274.00	\$ 58,014.00
5649 N TALBOT RD	490000099000000		Residential/Agricul	34.34	13.90	1.26	Partial	\$ 15,390.00	1.26	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5700 N TALBOT RD	540000003000000		Residential	0.66	0.27	0.27	---	\$ 15,390.00	0.27	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00

Schedule of Assessment
8th Concession Road Sanitary Sewer Area

Updated: 22-Nov-17

MAIN (Trunk) Charge \$ 32,219 per hectare
MAIN (Local) Charge \$ 38,951 per hectare
MAIN (Trunk) Charge \$ 15,390 per Residential Lot
MAIN (Local) Charge \$ 18,675 per Residential Lot
LATERAL Charge \$ 2,637 150mm (6 inch), without Inspection MH
 \$ 7,382 150mm (6 inch), with Inspection MH
 \$ 8,227 200mm (8 inch), with Inspection MH
 \$ 9,492 250mm (10 inch), with Inspection MH

Civic Address	Tax Roll No.	Owner	Land Use	Area (acres)	Area (Ha)	MAIN (TRUNK)			MAIN (LOCAL)		MAIN Charge	LATERAL Charge	TOTAL Charges
						Assessed Area (Ha)	Development Charge	Existing	Assessed Area (Ha)	Local			
5760 N TALBOT RD	540000002000000		Residential	0.57	0.23	0.23	---	\$ 15,390.00	0.23	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5790 N TALBOT RD	540000001000000		Residential	0.28	0.11	0.11	---	\$ 15,390.00	0.11	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
N TALBOT RD	490000092000000		Residential/Hamlet	49.07	19.86	0.00	Yes	\$ -	8.39	\$ 368,737.09	\$ 368,737.09	\$ 15,822.00	\$ 384,559.09
N TALBOT RD	490000097000000		Residential/Agricul	12.60	5.10	0.00	Yes	\$ -	1.15	\$ 37,350.00	\$ 37,350.00	\$ 5,274.00	\$ 42,624.00
N TALBOT RD	490000098100000		Residential	1.92	0.78	0.78	---	\$ 15,390.00	0.78	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
OLDCASTLE ROAD													
5335 OLDCASTLE	490000083950000		Residential	1.00	0.40	0.40	---	\$ 15,390.00	0.40	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5355 OLDCASTLE RD	490000084000000		Residential	1.37	0.55	0.55	---	\$ 15,390.00	0.55	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5360 OLDCASTLE RD	490000014000000		Residential/Hamlet	77.13	31.21	0.00	Yes	\$ -	1.05	\$ 37,350.00	\$ 37,350.00	\$ 5,274.00	\$ 42,624.00
5360 OLDCASTLE RD	490000091060000		Residential	1.07	0.43	0.43	---	\$ 15,390.00	0.43	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5365 OLDCASTLE RD	490000085010000		Residential	0.88	0.36	0.36	---	\$ 15,390.00	0.36	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5370 OLDCASTLE RD	490000091050000		Residential	1.07	0.43	0.43	---	\$ 15,390.00	0.43	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5373 OLDCASTLE RD	490000085000000		Residential	1.15	0.47	0.47	---	\$ 15,390.00	0.47	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5380 OLDCASTLE RD	490000014100000		Residential	1.51	0.61	0.61	---	\$ 15,390.00	0.61	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5381 OLDCASTLE RD	490000085030000		Residential	1.00	0.40	0.40	---	\$ 15,390.00	0.40	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5384 OLDCASTLE RD	490000091030000		Residential	1.08	0.44	0.44	---	\$ 15,390.00	0.44	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5385 OLDCASTLE RD	490000085050000		Residential	0.48	0.19	0.19	---	\$ 15,390.00	0.19	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5389 OLDCASTLE RD	490000085200000		Residential	0.48	0.20	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
5394 OLDCASTLE RD	490000014200000		Residential	0.91	0.37	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
5395 OLDCASTLE RD	490000086800000		Residential	0.48	0.20	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
5404 OLDCASTLE RD	490000014030000		Residential	0.71	0.29	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
5405 OLDCASTLE RD	490000086900000		Residential	0.48	0.20	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
5414 OLDCASTLE RD	490000014150000		Residential	0.71	0.29	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
5415 OLDCASTLE RD	490000087000000		Residential	2.00	0.81	0.81	---	\$ 15,390.00	0.81	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5421 OLDCASTLE RD	490000088000000		Residential	0.33	0.13	0.13	---	\$ 15,390.00	0.13	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5426 OLDCASTLE RD	490000091020000		Residential	1.35	0.54	0.54	---	\$ 15,390.00	0.54	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5437 OLDCASTLE RD	490000089000000		Residential	1.98	0.80	0.80	---	\$ 15,390.00	0.80	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5445 OLDCASTLE RD	490000089900000		Residential	1.01	0.41	0.41	---	\$ 15,390.00	0.41	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5451 OLDCASTLE RD	490000090000000		Residential	1.12	0.46	0.46	---	\$ 15,390.00	0.46	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
PICCADILLY AVENUE													
2810 PICCADILLY AVE	490000086200000		Residential	0.59	0.24	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
2815 PICCADILLY AVE	490000086250000		Residential	0.52	0.21	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
2830 PICCADILLY AVE	490000086150000		Residential	0.48	0.19	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
2835 PICCADILLY AVE	490000086300000		Residential	0.48	0.19	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
2850 PICCADILLY AVE	490000086100000		Residential	0.46	0.19	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
2855 PICCADILLY AVE	490000086400000		Residential	0.53	0.21	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
2870 PICCADILLY AVE	490000086050000		Residential	0.46	0.19	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
2875 PICCADILLY AVE	490000086500000		Residential	0.49	0.20	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
2895 PICCADILLY AVE	490000086700000		Residential	0.51	0.21	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
2960 PICCADILLY AVE	490000085300000		Residential	0.56	0.23	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
TRAFALGAR COURT													
2800 TRAFALGAR CRT	490000085700000		Residential	0.67	0.27	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
2805 TRAFALGAR CRT	490000085750000		Residential	0.47	0.19	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
2820 TRAFALGAR CRT	490000085650000		Residential	0.46	0.19	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
2825 TRAFALGAR CRT	490000085800000		Residential	0.58	0.23	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
2840 TRAFALGAR CRT	490000085600000		Residential	0.46	0.19	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
2845 TRAFALGAR CRT	490000085850000		Residential	0.46	0.19	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
2860 TRAFALGAR CRT	490000085550000		Residential	0.46	0.19	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
2865 TRAFALGAR CRT	490000085900000		Residential	0.46	0.19	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
2880 TRAFALGAR CRT	490000085500000		Residential	0.46	0.19	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
2885 TRAFALGAR CRT	490000085950000		Residential	0.46	0.19	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
2900 TRAFALGAR CRT	490000085450000		Residential	0.46	0.19	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
2905 TRAFALGAR CRT	490000086000000		Residential	0.49	0.20	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
2920 TRAFALGAR CRT	490000085400000		Residential	0.56	0.23	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
2940 TRAFALGAR CRT	490000085350000		Residential	0.72	0.29	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -

Schedule of Assessment
8th Concession Road Sanitary Sewer Area

Updated: 22-Nov-17

MAIN (Trunk) Charge \$	32,219	per hectare	LATERAL Charge \$	2,637	150mm (6 inch), without Inspection MH
MAIN (Local) Charge \$	38,951	per hectare		7,382	150mm (6 inch), with Inspection MH
MAIN (Trunk) Charge \$	15,390	per Residential Lot		8,227	200mm (8 inch), with Inspection MH
MAIN (Local) Charge \$	18,675	per Residential Lot		9,492	250mm (10 inch), with Inspection MH

Civic Address	Tax Roll No.	Owner	Land Use	Area (acres)	Area (Ha)	MAIN (TRUNK)			MAIN (LOCAL)		MAIN Charge	LATERAL Charge	TOTAL Charges
						Assessed Area (Ha)	Development Charge	Existing	Assessed Area (Ha)	Local			
WALKER ROAD (COUNTY ROAD 11)													
5511 WALKER RD	490000065000000		Residential/B.Park	2.50	1.01	0.38	Partial	\$ 15,390.00	1.01	\$ 21,401.57	\$ 36,791.57	\$ 5,274.00	\$ 42,065.57
5521 WALKER RD	490000066000000		Residential/B.Park	4.11	1.67	0.13	Partial	\$ 15,390.00	1.67	\$ 68,900.31	\$ 84,290.31	\$ 5,274.00	\$ 89,564.31
5555 WALKER RD	490000067000000		Residential	0.75	0.30	0.30	---	\$ 15,390.00	0.30	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5565 WALKER RD	490000068000000		Residential	0.66	0.27	0.27	---	\$ 15,390.00	0.27	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5635 WALKER RD	470000066000000		Residential/Hamlet	10.12	4.09	0.61	Partial	\$ 15,390.00	0.92	\$ 37,350.00	\$ 52,740.00	\$ 5,274.00	\$ 58,014.00
5636 WALKER RD	470000083000000		Residential	0.30	0.12	0.12	---	\$ 15,390.00	0.12	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5644 WALKER RD	470000082000000		Residential	0.29	0.12	0.12	---	\$ 15,390.00	0.12	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5652 WALKER RD	470000081000000		Residential	0.29	0.12	0.12	---	\$ 15,390.00	0.12	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5656 WALKER RD	470000080000000		Residential	0.29	0.12	0.12	---	\$ 15,390.00	0.12	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5657 WALKER RD	470000067000000		Residential	0.43	0.17	0.17	---	\$ 15,390.00	0.17	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5660 WALKER RD	470000079000000		Residential	0.29	0.12	0.12	---	\$ 15,390.00	0.12	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5665 WALKER RD	470000068000000		Residential/Hamlet	5.54	2.24	0.33	Partial	\$ 15,390.00	0.33	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5670 WALKER RD	470000078200000		Residential	0.31	0.12	0.12	---	\$ 15,390.00	0.12	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5671 WALKER RD	470000069000000		Residential	0.53	0.21	0.21	---	\$ 15,390.00	0.21	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5676 WALKER RD	470000078000000		Residential	0.28	0.11	0.11	---	\$ 15,390.00	0.11	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5680 WALKER RD	470000076000000		Residential	0.29	0.12	0.12	---	\$ 15,390.00	0.12	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5686 WALKER RD	470000075000000		Residential	0.43	0.17	0.17	---	\$ 15,390.00	0.17	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5745 WALKER RD	470000071000000		Residential/Hamlet	11.98	4.85	0.28	Partial	\$ 15,390.00	1.40	\$ 56,025.00	\$ 71,415.00	\$ 7,911.00	\$ 79,326.00
5775 WALKER RD	470000072000000		Residential	1.00	0.40	0.40	---	\$ 15,390.00	0.40	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5795 WALKER RD	470000072010000		Residential	0.70	0.28	0.28	---	\$ 15,390.00	0.28	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5805 WALKER RD	470000072020000		Residential	1.08	0.44	0.44	---	\$ 15,390.00	0.44	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5815 WALKER RD	470000072030000		Residential	1.09	0.44	0.44	---	\$ 15,390.00	0.44	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
5835 WALKER RD	470000073000000		Residential	1.86	0.75	0.75	---	\$ 15,390.00	0.75	\$ 18,675.00	\$ 34,065.00	\$ 2,637.00	\$ 36,702.00
WALKER RD	470000070000000		Residential/Hamlet	5.39	2.18	0.00	Yes	\$ -	0.25	\$ 18,675.00	\$ 18,675.00	\$ 2,637.00	\$ 21,312.00
<i>Wastewater Rates Charge</i>				16.04	6.49	6.49	---	\$ 209,120.77	0.00	\$ -	\$ 209,120.77	\$ -	\$ 209,120.77
SUB-TOTALS						50.93		\$ 1,640,390.77	63.08	\$ 2,457,263.97	\$ 4,097,654.74	\$ 308,529.00	\$ 4,197,062.97
TOTALS						235.41		\$ 7,584,174.48	292.30	\$11,385,612.19	\$ 18,969,786.67	\$ 2,207,083.00	\$ 20,967,748.90

NOTES:

- 1 1 acre = 0.40468564224 Ha
- 2 4965 8th Concession, Roll No. 550-0001-78000-000 () has already paid \$40,000
- 3 8th Concession, Roll No. 550-0001-85000-000 () has already paid \$74,361
- 4 North Talbot Road, Roll No. 490-0000-92000-000 will be assessed for 6 (Local) Residential Lots and the remaining area of Hamlet Development
- 5 5511 Walker Road, Roll No. 490-0000-65000-000 will be assessed for 1 (Local) Residential Lot and the remaining area of Business Development
- 6 5521 Walker Road, Roll No. 490-0000-66000-000 will be assessed for 2 (Local) Residential Lots and the remaining area of Business Development
- 7 5635 Walker Road, Roll No. 470-0000-66000-000 will be assessed for 2 (Local) Residential Lots
- 8 5745 Walker Road, Roll No. 470-0000-71000-000 will be assessed for 3 (Local) Residential Lots
- 9 North Talbot Road, Roll No. 490-0000-97000-000 will be assessed for 2 (Local) Residential Lots
- 10 5648 North Talbot Road, Roll No. 540-0000-3010-000 will be assessed for 2 (Local) Residential Lots
- 11 4962 Highway No.3, Roll No. 490-0000-8000-000 will be assessed for 2 (Local) Residential Lots
- 12 5360 Oldcastle Road, Roll No. 490-0000-14000-000 will be assessed for 2 (Local) Residential Lots

Mathematical Check - Estimates vs Assessments

Assessments	\$ 7,584,174.48	\$ 11,385,612.19	\$ 18,969,786.67
Estimates	\$ 7,584,730.36	\$ 11,385,248.82	\$ 18,969,979.18
Difference	\$ 555.88	-\$ 363.37	\$ 192.51
			0.0010% Off

Oldcastle Hamlet - Tentative Sanitary Servicing Schedule
North Talbot Road & 8th Concession Road Sanitary Sewer Outlets

YEAR	Outlet (NTR / 8TH CON)	PROJECT LOCATIONS
2010	NTR	North Talbot Road (City of Windsor to Oldcastle Road)
2011	NTR	Halford Road
2011	8TH CON	8th Concession Road (City of Windsor to County Road 46)
2012	---	-----
2013	---	-----
2014	NTR	Brendan Lane, Binder Crescent
2015	NTR	Burke Street, Outer Drive (North Talbot Road to Moro Drive), Moro Drive (Burke Street to Outer Drive)
2016	NTR	Dumouchelle Street, Outer Drive (Moro Drive to Blackacre Drive)
2017	NTR	Pulleyblank Street (North Talbot Road to Wolfe Drain), Crowder Court, Moro Drive (Pulleyblank Street to Burke Street)
2017	8TH CON	8th Concession Road (County Road 46 to North Talbot Road)
2018	NTR	Rossi Drive
2019	NTR	County Road 11 (North Talbot Road to City of Windsor)
2020	8TH CON	County Road 46 (8th Concession Road to Webster Drive), Webster Drive, Demonte Easement
2021	8TH CON	Del Duca Drive
2022	8TH CON	Ure Street
2023	8TH CON	O'Neil Street
2024	8TH CON	Hennin Drive, Moynahan Street, Regal Drive
2025	8TH CON	Oldcastle Road (North Talbot Road to Highway No.3), Castelwood Court, Highway No.3 (245 west of Oldcastle Road to 270m east of Oldcastle Road)
2026	8TH CON	Chrysler Greenway Easement, McCord Lane
2027	NTR	Olympia Drive, Solar Crescent, Astor Crescent
2028	NTR	County Road 11 (North Talbot Road to Wolfe Drain)
2029	8TH CON	County Road 46 (8th Concession Road to 900m easterly)
2030	8TH CON	North Talbot Road (8th Concession Road to 9th Concession Road)
2031	8TH CON	County Road 11 (McCord Lane to Blackacre Drive), Blackacre Drive (County Road 11 to Pulleyblank Street)
2032	8TH CON	Fasan Drive, Silver Tee Easement
2033	8TH CON	County Road 11 (McCord Lane to Highway No.3), Highway No.3 (County Road 11 to 400m westerly)
2034	8TH CON	Blackacre Drive (Pulleyblank Street to Outer Drive), Roscon Industrial Drive
2035	8TH CON	Outer Drive (Blackacre Drive to Highway No.3)
2036	8TH CON	County Road 46 (9th Concession to 730m westerly), Easement
2037	8TH CON	Outer Drive - Closed Portion (Highway No.3 to MTO Parking Lot)
2038	8TH CON	Howard Avenue Connector, County Road 9 (South Talbot Road to Herb Grey Parkway)
2039	8TH CON	Oldcastle Road (Highway No.3 to Easement), Easement, County Road 11 (Highway No.3 to Hamlet boundary)

8th Concession Road Sanitary Sewer Outlet Notice of Public Information Centre

Dear Property Owner:

The Town of Tecumseh's 'Water and Wastewater Master Plan Update, dated 2008' identified a preferred strategy for providing wastewater servicing and treatment capacity to the Oldcastle Hamlet. The strategy included two outlets to the City of Windsor's wastewater system, one at North Talbot Road and King's Highway 401, the other at the Eighth Concession Road and King's Highway 401.

A report was presented to Council at its September 26, 2017, Special Meeting of Council that provided a recommendation on the mechanism for the Town to recover the capital costs of providing a sanitary sewer system for the benefitting property owners within the 8th Concession Road Sanitary Sewer Outlet.

The Town will be holding a Public Information Centre (PIC) to present background information to the benefitting property owners and to detail the capital costs and recommended recovery method. There will be a few display boards available for review and a formal presentation at the time noted below. Town Staff will be in attendance and will be available to answer any questions.

PUBLIC INFORMATION CENTRE

DATE: Wednesday November 1, 2017
TIME: 5:30-8:00pm (Formal Presentation at 5:30pm)
LOCATION: Ciociaro Club
3745 North Talbot Road, Oldcastle, Ontario

A copy of the PIC presentation materials and schedule of assessment will be made available on the Town's website (www.tecumseh.ca Town Hall/Departmental Services/Engineering Services/Studies). If you are unable to attend the PIC and have any question and concerns, please contact the undersigned at your convenience.

Sincerely,

Phil Bartnik, P. Eng.
Manager Engineering Services
Tel: (519) 735-2184 ext. 148
pbartnik@tecumseh.ca





Oldcastle Hamlet Sanitary Sewer Servicing

8th Concession Road Sanitary Sewer Outlet

Cost Recovery By-Law



8th Concession Road Sanitary Sewer Outlet

➤ Presentation Outline

- Background
- Project Cost Recovery Method
- Terminology
- North Talbot Road Sanitary Sewer Outlet
- 8th Concession Road Sanitary Sewer Outlet
- Next Steps



Background

- Properties within the Oldcastle Hamlet were serviced by private on-site systems, some of which are inadequate, malfunctioning and have caused land and surface water pollution.
- Some existing septic systems cannot be upgraded or replaced to comply due to site constraints.
- The Municipality and MOE identified the need for proper treatment of wastewater within the Oldcastle Hamlet.



Background

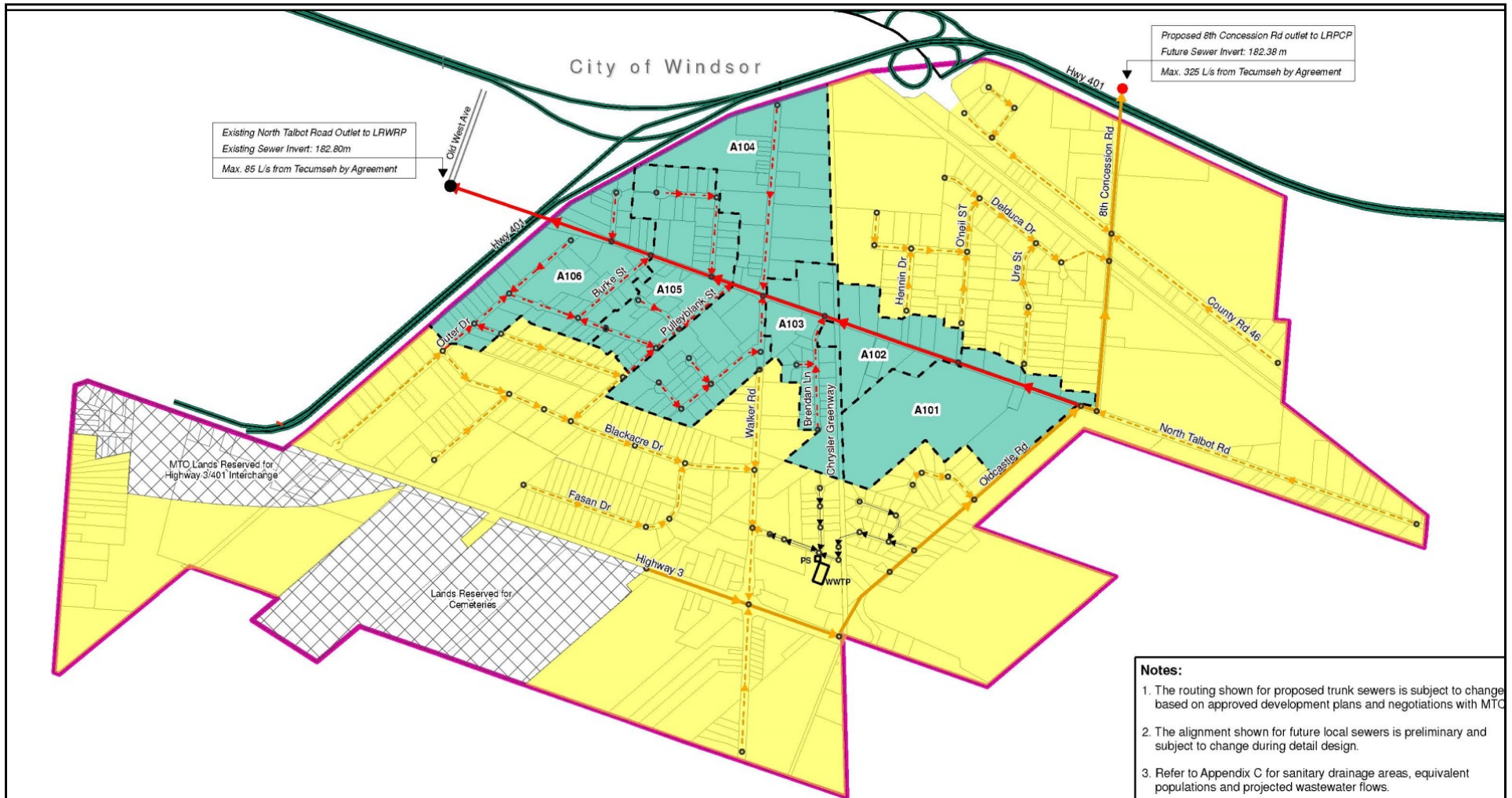
■ Studies

- The W&WW Master Plan Update (2008) identified a preferred wastewater servicing strategy.
- This was followed up with a Wastewater Servicing Study (2009) of Oldcastle Hamlet.
- Two sanitary service areas created within the Oldcastle Hamlet Area:
 - 1) North Talbot Road Outlet
 - 2) 8th Concession Road Outlet
- A Preliminary Design Report (2017) was completed for the Oldcastle Hamlet Sanitary Servicing, 8th Concession Road Outlet

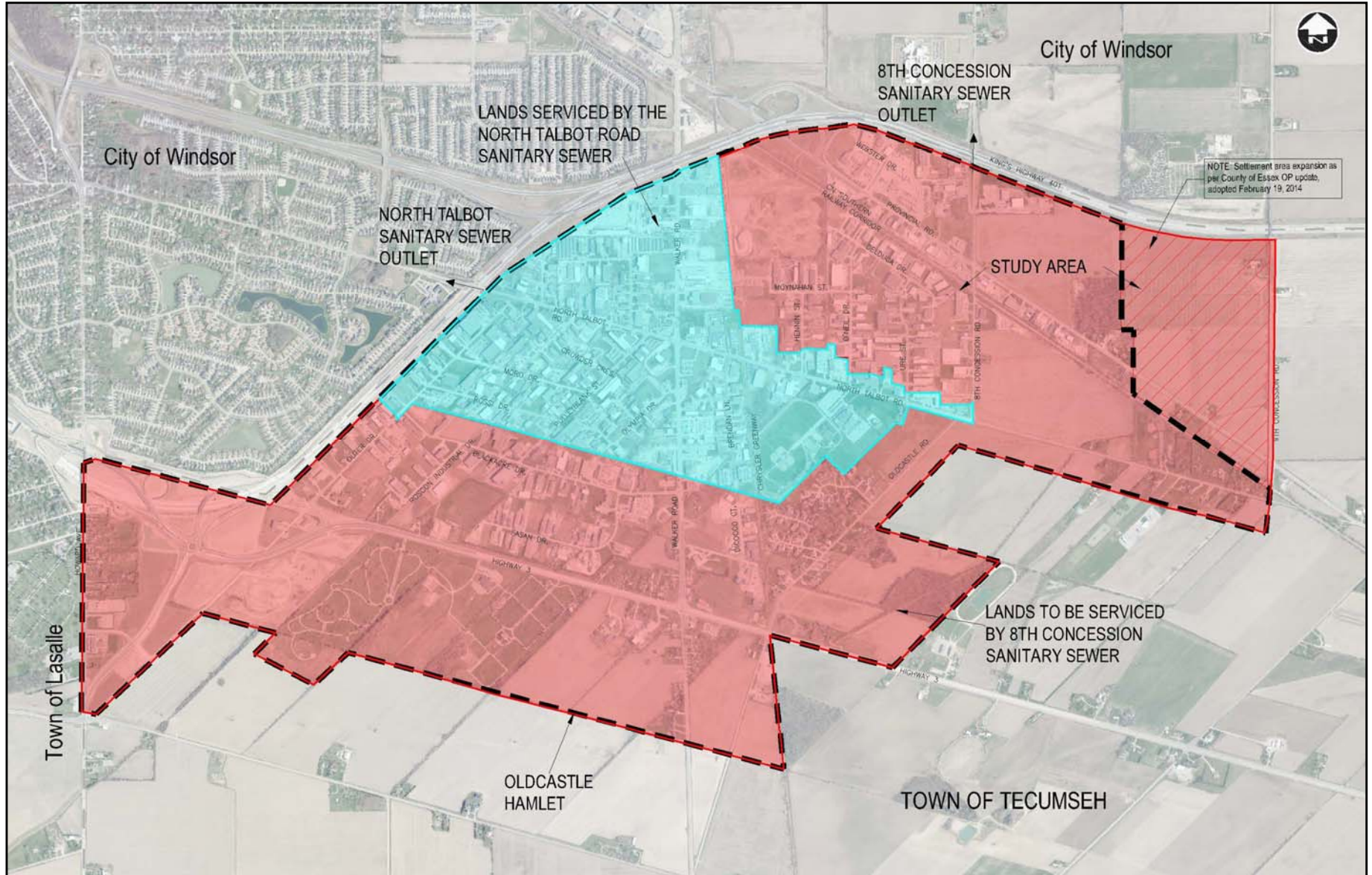


Background

■ Wastewater Servicing Strategy (2009)



Background



Project Cost Recovery Method

- A project cost recovery method is required when funding a new major capital infrastructure where there is a new derived benefit to property owners.
- Full cost recovery from benefitting land owners.
- Mechanisms typically used include:
 - Local Improvement (*Municipal Act*, O.Reg. 586/06) – For Projects initiated by property owners.
 - *Development Charges Act* – For new infrastructure required as a result of a new development
 - Part XII By-Law (*Municipal Act* , s.391) – For new infrastructure servicing existing development



Project Cost Recovery Method

- Part XII By-Law (*Municipal Act, S.391*)
 - S.391(1) provides the Municipality may impose fees or charges
 - a) for services or activities provided or done by or on behalf of it;
 - b) for costs payable by it for services or activities provided or done by or on behalf of any other municipality or local board; and
 - c) for the use of its property including property under its control.
 - Charges not paid may be added to the tax roll.
 - Charges imposed are not appealable to the OMB on the grounds that the charges are “unfair or unjust”.



Terminology

- **“Sewer Main”** means the sewage collection system within the sanitary sewer outlet area.
- **“Main Charge”** means the charge for the capital cost of the sewer main.
 - **“Trunk”** means sanitary sewers greater than and equal to 375mm dia., pump stations and forcemains.
 - **“Local”** means sanitary sewers smaller than 375mm dia.
- **“Sewer Lateral”** means the pipe within the municipal road allowance that connects the sewer to a property.
- **“Lateral Charge”** means the charge for the installation of a sewer lateral.



North Talbot Road Sanitary Sewer Outlet

- 2011 Main & Lateral Charges (By-Law 2011-103)
 - Part XII By-Law - Identified service area for which the Main and Lateral Charges would be assessed against.
- 2014 Amendment (By-Law 2014-85)
 - The Lateral Charges were revised to reflect updated construction costs for lateral service connections.
- 2016 Amendment (By-Law 2016-78)
 - The service area was expanded to include 1 additional property on Outer Drive and 11 additional properties on County Road 11(Olympia Drive to Wolfe Drain).



North Talbot Road Sanitary Sewer Outlet

- Alternatives to calculate Main Charges were considered:
 - Properties Serviced (Each) Basis
 - Frontage Serviced (Each) Basis
 - Annual Water Consumption (Existing Customers) Basis
 - Gross Area (Properties) Serviced Basis

- The “Gross Area” Basis was the preferred method
 - Most equitable
 - Most controlled
 - Tender fluctuations are smoothed
 - All properties would benefit from grant funding



North Talbot Road Sanitary Sewer Outlet

North Talbot Road Sanitary Sewer Outlet By-Law 2011-103

Project Costs

Main Costs	\$ 7,815,113
Lateral Costs	\$ 1,175,200
Total	\$ 8,990,313

Net Main Costs

Gross Main Costs	\$ 7,815,113
Less Provincial/Federal Grants	\$ 3,166,667
Less DC Recoverable	\$ -
Net Main Costs	\$ 4,648,446

Lateral Costs (each)

150mm (6 inch), without inspection manhole	\$ 1,800
150mm (6 inch), with inspection manhole	\$ 5,500
200mm (8 inch), with inspection manhole	\$ 6,500
250mm (10 inch), with inspection manhole	\$ 8,000

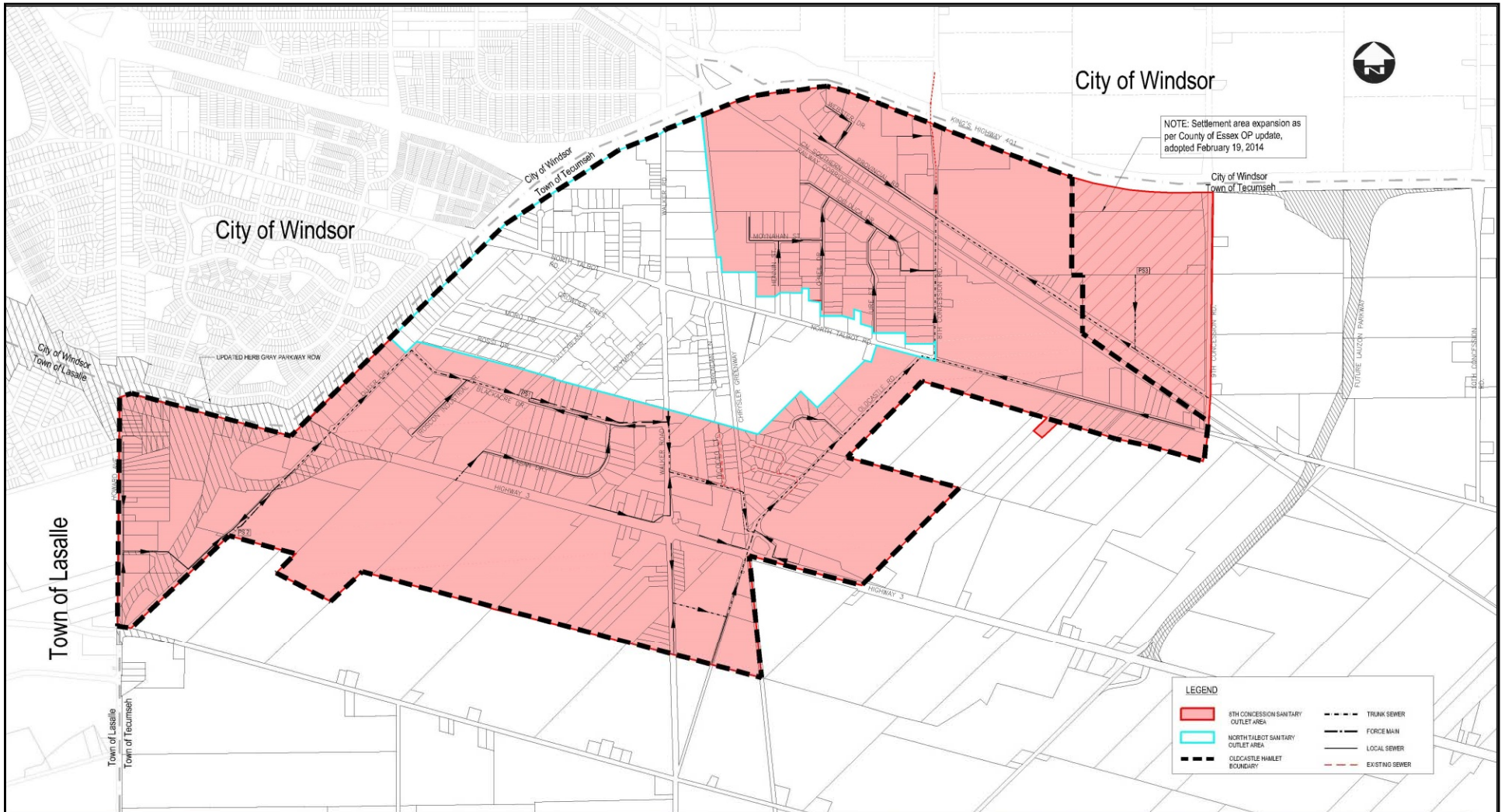
Part XII Area Charge Calculation

Main Costs

Total Acres	379.62
Total Hectares	153.58
Cost/Acre	\$ 12,245
Cost/Hectare	\$ 30,267



8th Concession Road Sanitary Sewer Outlet



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

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 SERVING
8TH CONCESSION SANITARY OUTLET

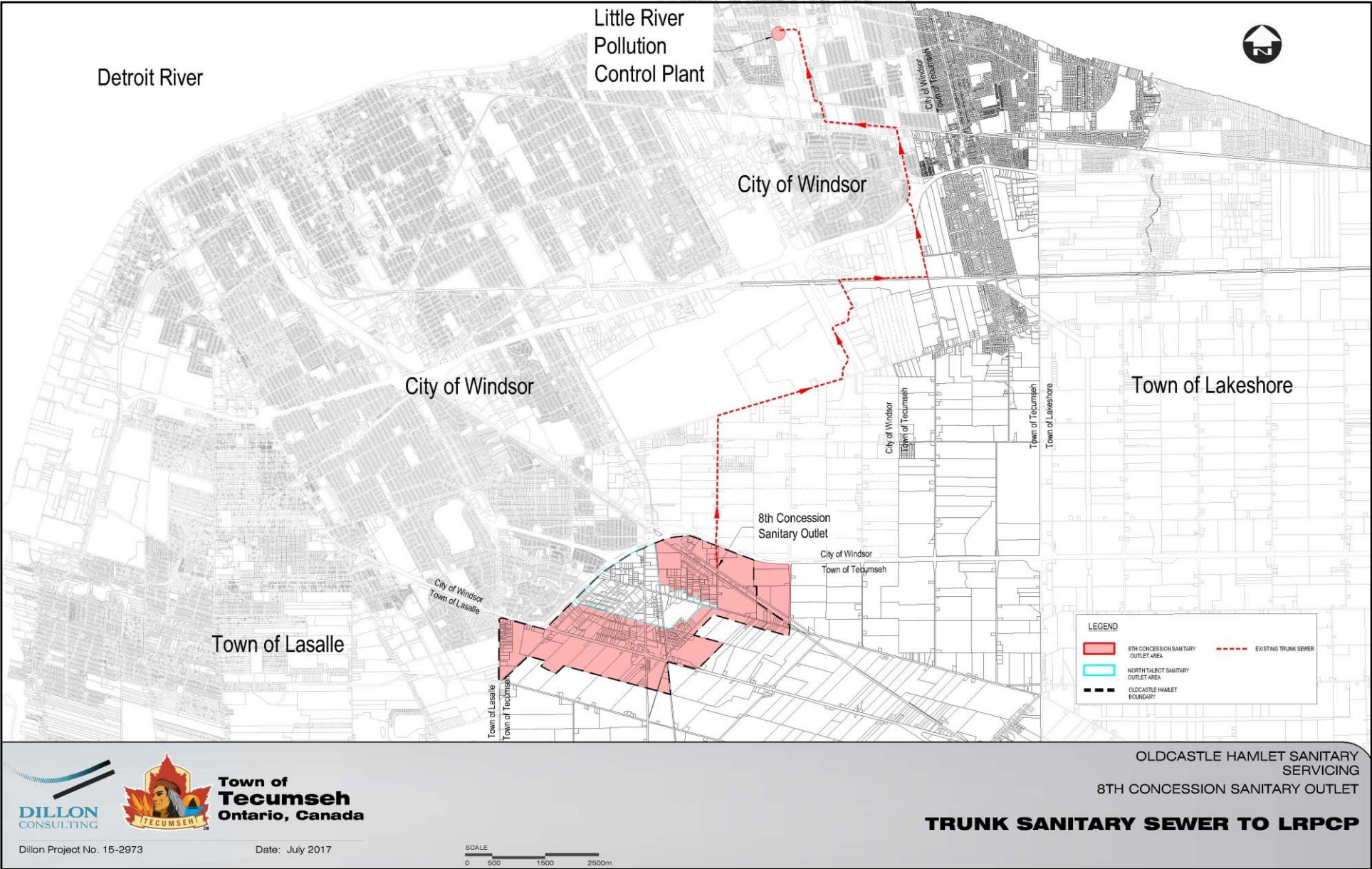
8th CONCESSION SANITARY OUTLET AREA



Dillon Project No. 15-2973 Date: August 2017



8th Concession Road Sanitary Sewer Outlet



8th Concession Road Sanitary Sewer Outlet

- The 8th Concession Road By-Law will be structured similar to the North Talbot Road By-Law.
- Part XII Main Charges based on 'Gross Area'.
- Main Charges components consist of Trunk and Local to properly and fairly assess costs.
- Trunk (sewers \geq 375mm dia. & Pump Stations)
- Local (sewers < 375mm dia.)
- Special Considerations
 - 'Frozen' Areas, Existing Sanitary Service, DC Recoverable, Ability to sub-divide and install their own local sanitary sewers.



8th Concession Road Sanitary Sewer Outlet

8th Concession Road Sanitary Sewer Outlet Summary of Project Costs

Project Costs

Main Costs

Trunk	\$	59,783,834
Local	\$	11,385,249
Lateral Costs	\$	2,199,701
Total	\$	73,368,784

Net Main Costs

Gross Main Costs	\$	71,169,083
Less Provincial/Federal Grants	\$	21,099,524
Less City of Windsor	\$	11,506,381
Less DC Recoverable	\$	19,314,426
Less Benefit to Existing (other)	\$	278,772
Net Main Costs	\$	18,969,979

Trunk \$ 7,584,730
Local \$ 11,385,249

Lateral Costs (each)

150mm (6 inch), without inspection manhole	\$	2,637
150mm (6 inch), with inspection manhole	\$	7,382
200mm (8 inch), with inspection manhole	\$	8,227
250mm (10 inch), with inspection manhole	\$	9,492

Part XII Area Charge Calculation

Main (Trunk)

Total Affected Acres	580.62
Total Affected Hectares	234.97
Cost/Acre	\$ 13,063
Cost/Hectare	\$ 32,280

Main (Local)

Total Affected Acres	719.84
Total Affected Hectares	291.31
Cost/Acre	\$ 15,816
Cost/Hectare	\$ 39,083



8th Concession Road Sanitary Sewer Outlet

Summary of Total Project Costs - TRUNK SEWERS							<i>Constructed</i>
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
Tecumseh, WW-11C, Oldcastle Rd	0.0%	\$ -	0.0%	\$ -	100.0%	\$ 3,519,268.00	\$ 3,519,268.00
Tecumseh, WW-11D, Greenway & McCord	0.0%	\$ -	0.0%	\$ -	100.0%	\$ 1,377,500.00	\$ 1,377,500.00
Tecumseh, WW-11E, Blackacre PS1	0.0%	\$ -	0.0%	\$ -	100.0%	\$ 1,302,012.00	\$ 1,302,012.00
Tecumseh, WW-11F, Blackacre & Outer	0.0%	\$ -	0.0%	\$ -	100.0%	\$ 1,689,848.00	\$ 1,689,848.00
Tecumseh, WW-11G, Outer PS2 & Forcemain	0.0%	\$ -	0.0%	\$ -	100.0%	\$ 1,609,313.00	\$ 1,609,313.00
Tecumseh, WW-11H, Oldcastle Road (South)	0.0%	\$ -	0.0%	\$ -	100.0%	\$ 1,209,200.00	\$ 1,209,200.00
Tecumseh, WW-11I, NTR East of Oldcastle	0.0%	\$ -	0.0%	\$ -	100.0%	\$ 585,480.00	\$ 585,480.00
Tecumseh, WW-11J, CR46 East of 8th Con	0.0%	\$ -	0.0%	\$ -	100.0%	\$ 1,310,300.00	\$ 1,310,300.00
Tecumseh, WW-11K, N of CR46, E of 8th Con	0.0%	\$ -	0.0%	\$ -	100.0%	\$ 536,250.00	\$ 536,250.00
Tecumseh, WW-11L, PS3	0.0%	\$ -	0.0%	\$ -	100.0%	\$ 708,475.00	\$ 708,475.00
Tecumseh, WW-11M, CR46 East of 8th Con	0.0%	\$ -	0.0%	\$ -	100.0%	\$ 1,414,863.00	\$ 1,414,863.00
SUMMARY TOTALS:	35.29%	\$21,099,523.75	19.25%	\$11,506,381.49	45.46%	\$27,177,928.45	\$59,783,833.69



8th Concession Road Sanitary Sewer Outlet

Further Breakdown of Town of Tecumseh Costs - TRUNK SEWERS							<i>Constructed</i>	
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	
Tecumseh, WW-11C, Oldcastle Rd	\$ 3,519,268.00	50.45%	\$ 1,775,470.71	0.0%	\$ -	49.55%	\$ 1,743,797.29	
Tecumseh, WW-11D, Greenway & McCord	\$ 1,377,500.00	66.70%	\$ 918,792.50	0.0%	\$ -	33.30%	\$ 458,707.50	
Tecumseh, WW-11E, Blackacre PS1	\$ 1,302,012.00	63.61%	\$ 828,209.83	0.0%	\$ -	36.39%	\$ 473,802.17	
Tecumseh, WW-11F, Blackacre & Outer	\$ 1,689,848.00	55.92%	\$ 944,963.00	0.0%	\$ -	44.08%	\$ 744,885.00	
Tecumseh, WW-11G, Outer PS2 & Forcemain	\$ 1,609,313.00	36.51%	\$ 587,560.18	0.0%	\$ -	63.49%	\$ 1,021,752.82	
Tecumseh, WW-11H, Oldcastle Road (South)	\$ 1,209,200.00	31.15%	\$ 376,665.80	0.0%	\$ -	68.85%	\$ 832,534.20	
Tecumseh, WW-11I, NTR East of Oldcastle	\$ 585,480.00	29.15%	\$ 170,667.42	0.0%	\$ -	70.85%	\$ 414,812.58	
Tecumseh, WW-11J, CR46 East of 8th Con	\$ 1,310,300.00	1.81%	\$ 23,716.43	0.0%	\$ -	98.19%	\$ 1,286,583.57	
Tecumseh, WW-11K, N of CR46, E of 8th Con	\$ 536,250.00	0.75%	\$ 4,021.88	0.0%	\$ -	99.25%	\$ 532,228.13	
Tecumseh, WW-11L, PS3	\$ 708,475.00	0.86%	\$ 6,092.89	0.0%	\$ -	99.14%	\$ 702,382.12	
Tecumseh, WW-11M, CR46 East of 8th Con	\$ 1,414,863.00	6.78%	\$ 95,927.71	0.0%	\$ -	93.22%	\$ 1,318,935.29	
SUMMARY TOTALS:	\$ 27,177,928.45	27.91%	\$ 7,584,730.36	1.03%	\$ 278,771.63	71.07%	\$ 19,314,426.46	




8th Concession Road Sanitary Sewer Outlet

Summary of Total Project Costs - 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	\$ 942,674.00
Tecumseh L-2, Delduca, Ure, O'Neil, Hennin, etc.	\$ 2,897,255.00
Tecumseh L-3, Castlewood Court	\$ 336,408.00
Tecumseh L-4, Walker (N of Hwy3) & Hwy 3	\$ 852,108.00
Tecumseh L-5, Blackacre Dr & Fasan Dr	\$ 1,697,761.00
Tecumseh L-6, Blackacre, Roscon, Outer	\$ 480,363.00
Tecumseh L-7, Walker (S of Hwy3)	\$ 558,446.00
Tecumseh L-8, Oldcastle Road (south)	\$ 273,505.00
Tecumseh L-9, Hwy3 (Walker to Oldcastle Rd)	\$ 547,665.00
Tecumseh L-10, North Talbot Road (East)	\$ 893,079.00
Tecumseh L-11, Howard Ave	\$ 1,763,369.00
TOTAL SUMMARY:	\$ 11,385,248.82



8th Concession Road Sanitary Sewer Outlet

Cost Comparisons with North Talbot Road Sanitary Sewer Outlet			
	North Talbot Road (2011 \$)	8th Concession Road (2017 \$)	
Project Costs			
Main Costs	\$ 7,815,113	\$ -	
Trunk	\$ -	\$ 59,783,834	
Local	\$ -	\$ 11,385,249	
Lateral Costs	\$ 1,175,200	\$ 2,199,701	
Total	\$ 8,990,313	\$ 73,368,784	
<u>Net Main Costs</u>			
Gross Main Costs	\$ 7,815,113	\$ 71,169,083	
Less Provincial/Federal Grants	\$ 3,166,667	\$ 21,099,524	
Less City of Windsor	\$ -	\$ 11,506,381	
Less DC Recoverable	\$ -	\$ 19,314,426	
Less Benefit to Existing (other)	\$ -	\$ 278,772	
Net Main Costs	\$ 4,648,446	\$ 18,969,979	 Trunk \$ 7,584,730 Local \$ 11,385,249
Assessed Area (Ha)	153.58	234.97	Trunk
		291.31	Local



8th Concession Road Sanitary Sewer Outlet

Comparisons with North Talbot Road Sanitary Sewer Outlet		
	North Talbot Road Length (m)	8th Concession Road Length (m)
Sanitary Sewer		
200mm dia.	1,077	4,660
250mm dia.	4,249	1,540
300mm dia.	567	2,405
375mm dia.	215	1,645
450mm dia.	---	2,000
600mm dia.	2,250	2,540
750mm dia.	---	635
900mm dia.	---	1,336
975mm dia.	---	2,182
1200mm dia.	---	1,222
1350mm dia.	---	1,394
1500mm dia.	---	429
1650mm dia.	---	4,489
2100mm dia.	---	5,004
Total length of Sanitary Sewer	8,358	31,481
Forcemains	Length (m)	Length (m)
Total length of Forcemains	---	1,245
Pump Stations	Each	Each
Depths between 8-10.7m	---	3
Total Pump Stations	---	3



8th Concession Road Sanitary Sewer Outlet

- Main Differences between North Talbot Road & 8th Concession Road Systems:
 - Length, Size and Depth of Sewers
 - Service Area Layout
 - Topography (i.e. pump stations and forcemains required)
 - Property and Easement Requirements
 - 2011 vs 2017 Construction Costs

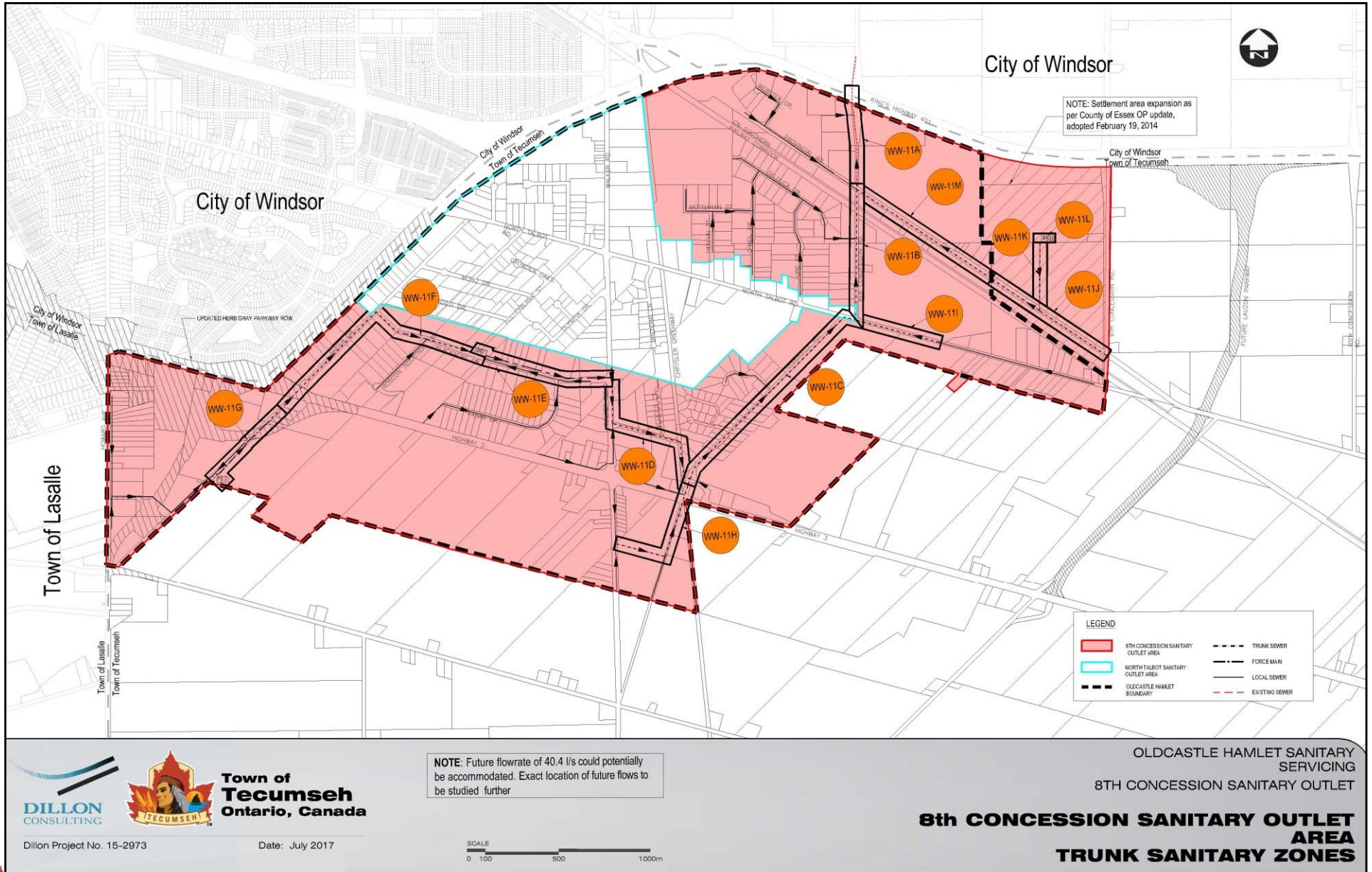


8th Concession Road Sanitary Sewer Outlet

- Main Charge – Trunk Sanitary Sewers Component
 - Assessed to Existing Developed Properties within the Study Area.
 - Includes Pumping Stations and Forcemains
 - Sewers equal to and larger than 375mm dia. (375 – 2100mm)
 - Total Sewer Length of 22,876m (~ 23Km)
 - Net Costs of \$7,584,730
 - Affected Area: 234.97 Hectares (580.62 Acres)
 - \$32,280/Hectare (\$13,063/Acre)



8th Concession Road Sanitary Sewer Outlet



8th Concession Road Sanitary Sewer Outlet



Town of Tecumseh
Ontario, Canada

OLDCASTLE HAMLET SANITARY SERVING
8TH CONCESSION SANITARY OUTLET

TRUNK ASSESSMENT

Dillon Project No. 15-2973

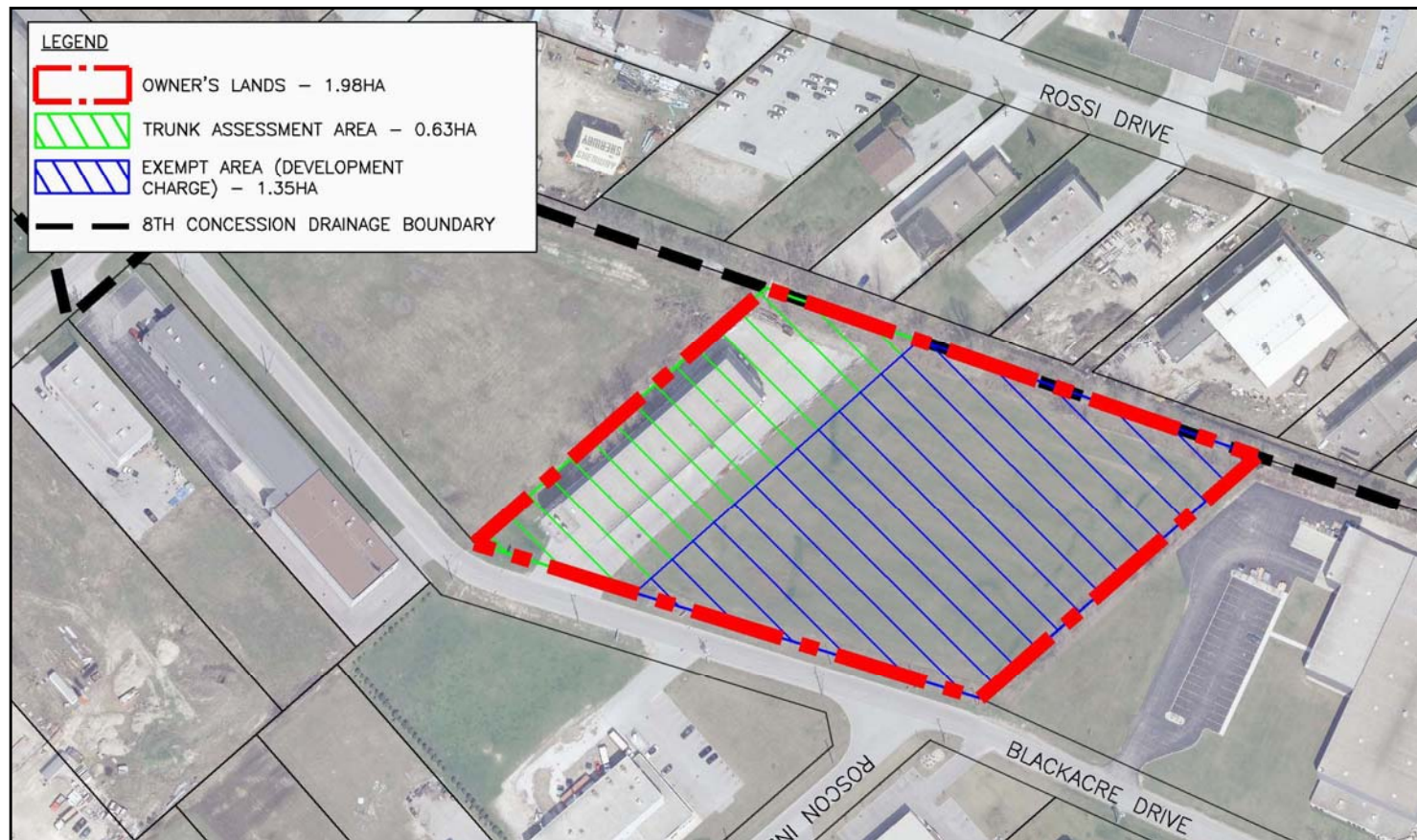
Date: July 2017

SCALE



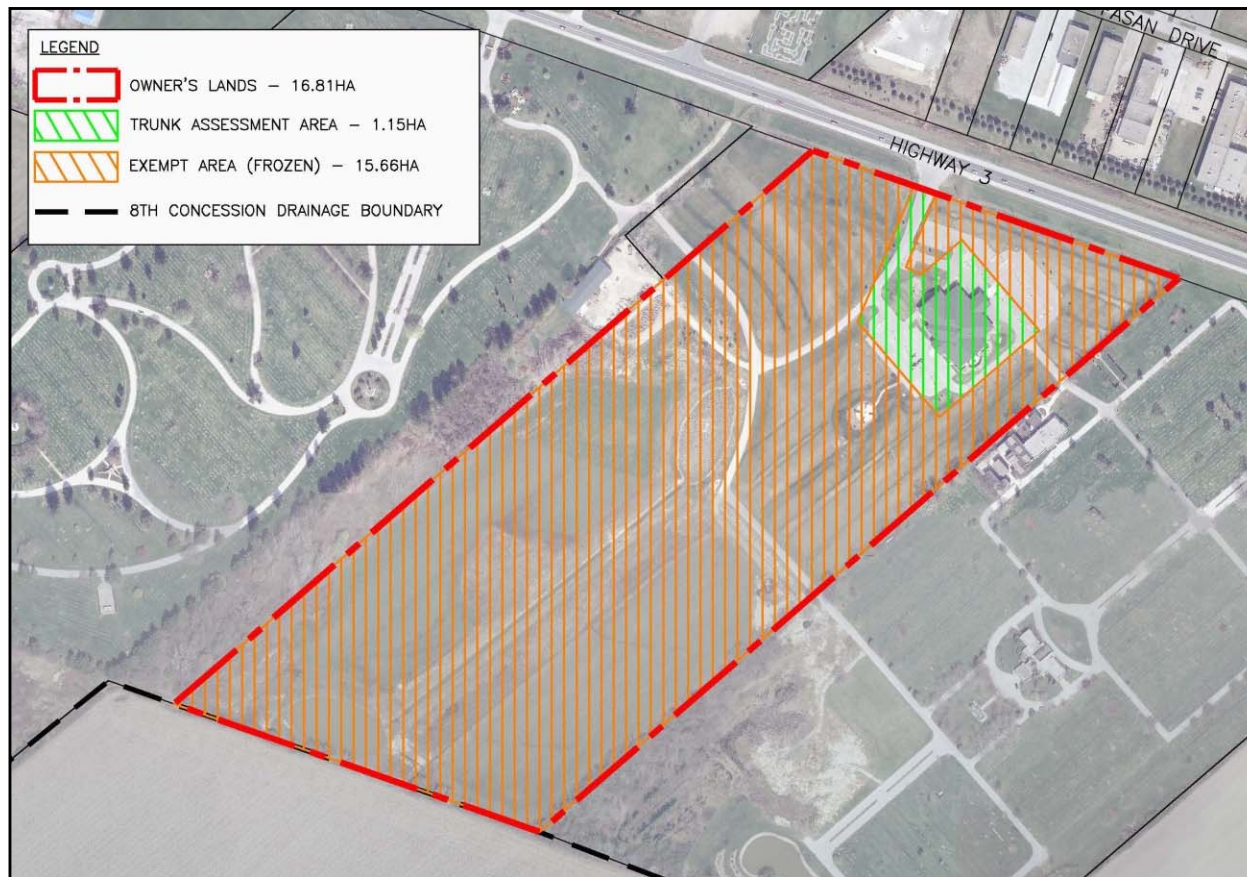
8th Concession Road Sanitary Sewer Outlet

- Main Charge – Trunk Sanitary Sewers Component
 - Special considerations given to properties that were not fully developed.



8th Concession Road Sanitary Sewer Outlet

- Main Charge – **Trunk Sanitary Sewers Component**
 - Special considerations given to properties that cannot fully develop.

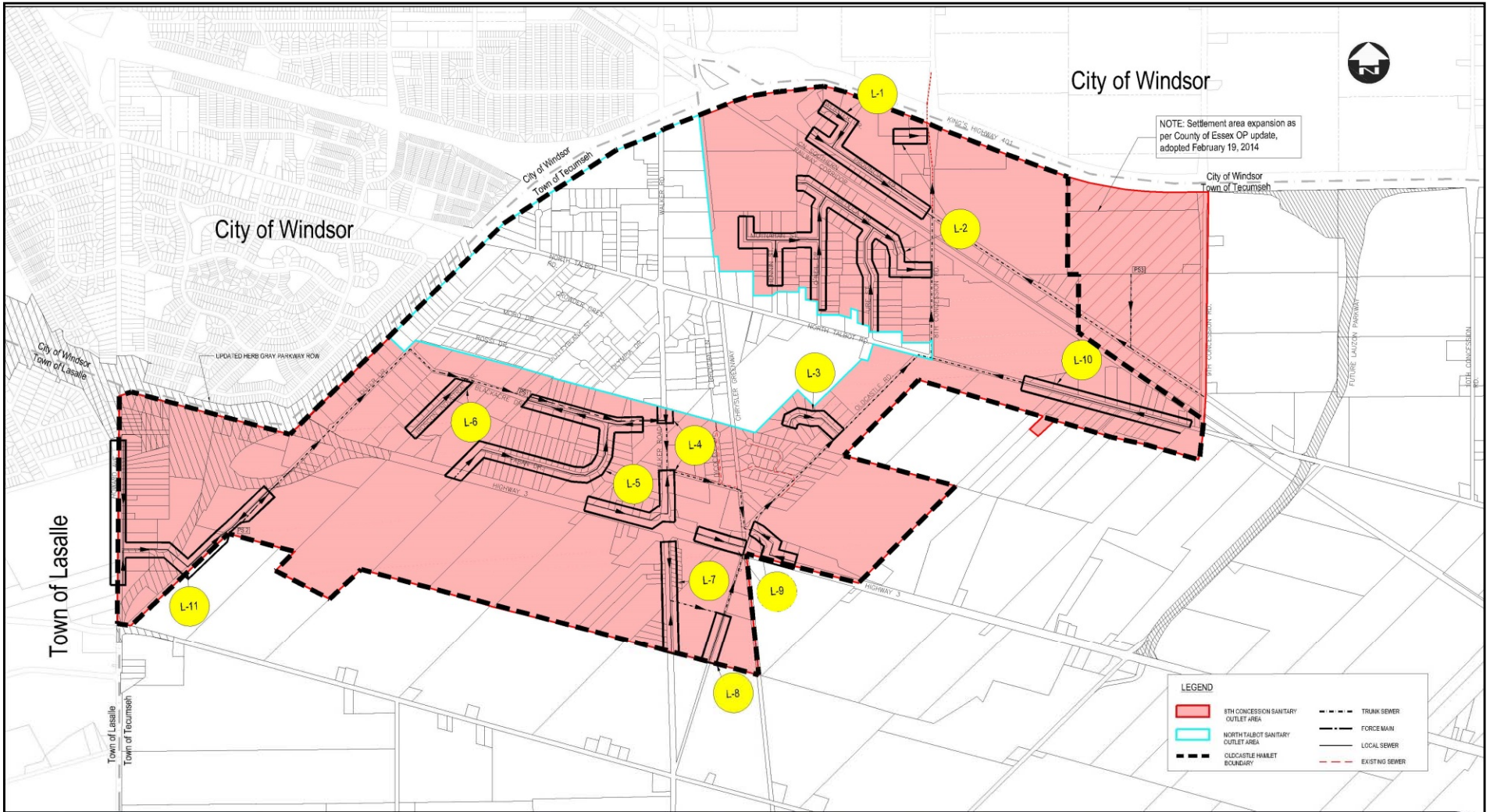


8th Concession Road Sanitary Sewer Outlet

- Main Charge – **Local Sanitary Sewers Component**
 - Assessed to Existing Developed Properties and Properties unable to sub-divide and install their own Local Sanitary Sewers within the Study Area.
 - Should the Exempt Properties develop in the future without subdividing and installing their own Local Sanitary Sewers, they would then be subject to the Local Component of the Main Charge.
 - Sewers less than 375mm dia. (200 – 300mm)
 - Total Sewer Length of 8,605m (~ 8.6Km)
 - Net Costs of \$11,385,249
 - Affected Area: 291.31 Hectares (719.84 Acres)
 - \$39,083/Hectare (\$15,816/Acre)



8th Concession Road Sanitary Sewer Outlet



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

LEGEND	
	8TH CONCESSION SANITARY OUTLET AREA
	NORTH/SOUTH 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

DILLON CONSULTING

Town of Tecumseh
 Ontario, Canada

Dillon Project No. 15-2973 Date: August 2017

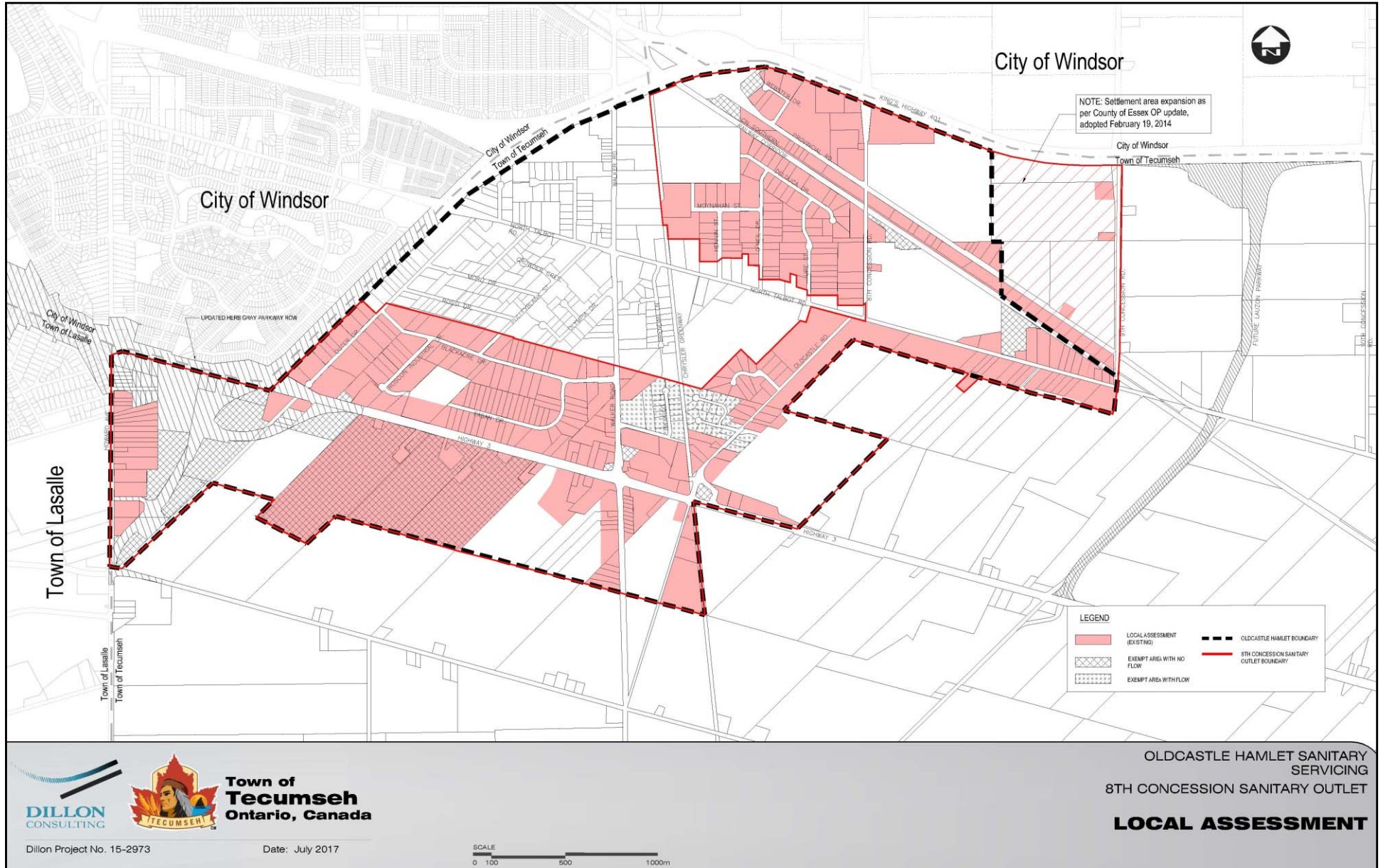


OLDCASTLE HAMLET SANITARY SERVICING
 8TH CONCESSION SANITARY OUTLET

8th CONCESSION SANITARY OUTLET AREA LOCAL SANITARY ZONES



8th Concession Road Sanitary Sewer Outlet



8th Concession Road Sanitary Sewer Outlet

- Main Charge – **Local Sanitary Sewers Component**
 - Special considerations given to properties that have the ability to sub-divide and install their own local sanitary sewers.

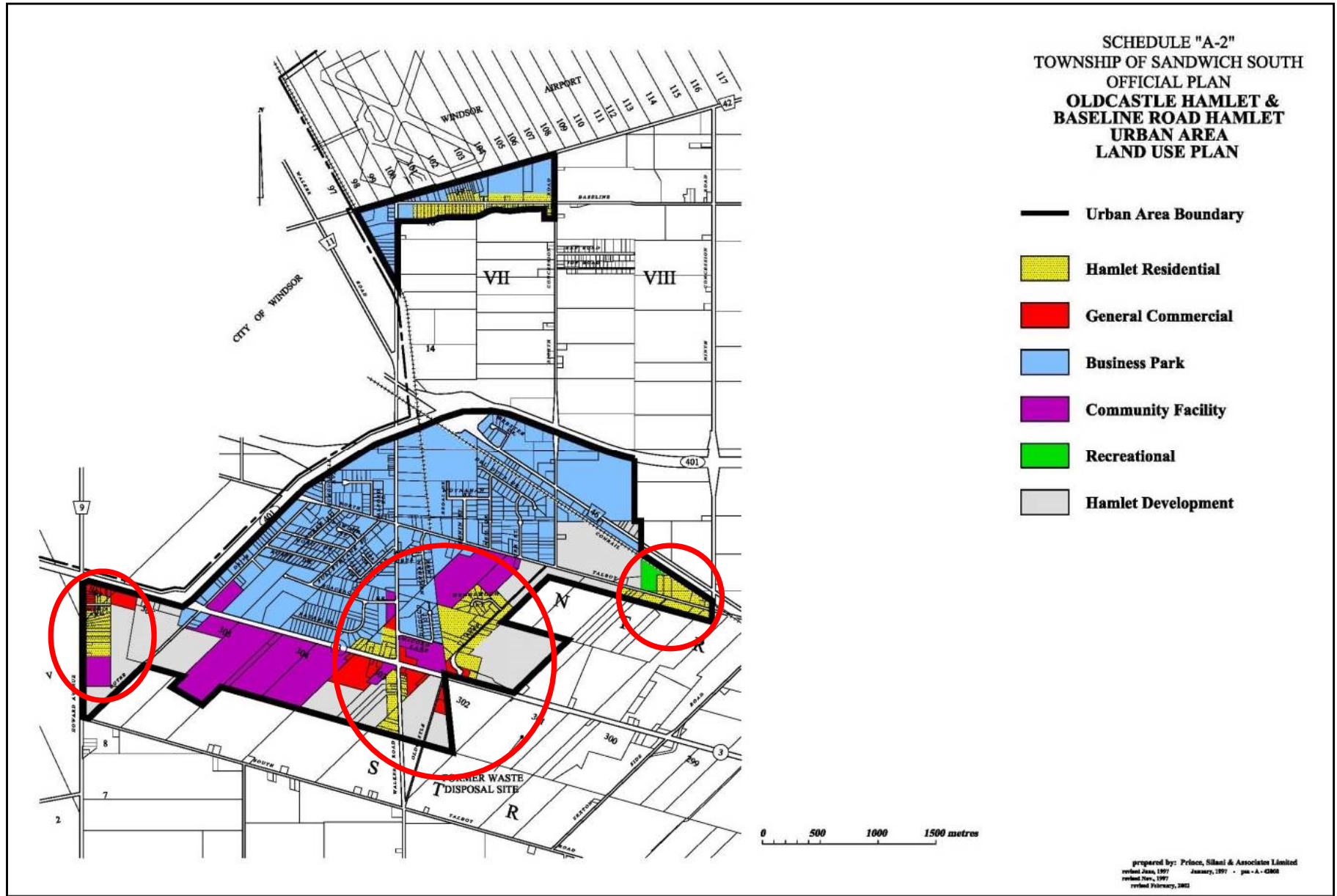


8th Concession Road Sanitary Sewer Outlet

- Residential Properties – Special Consideration
 - Irregularities found in assessing residential properties based on ‘Gross Area’.
 - Main (Trunk & Local) Charges varied between \$8,000 - \$100,000/lot.
 - Residential properties do not have the same development opportunities/benefits as commercial or industrial lots once serviced.
 - It was decided to assess a ‘per lot’ rate to those properties identified as residential in the Land Use Plan.



8th Concession Road Sanitary Sewer Outlet



8th Concession Road Sanitary Sewer Outlet

- Residential Properties – Special Consideration

8th Concession Road Sanitary Sewer Outlet Summary of Costs per Residential Lot

Main (Trunk) Costs - Residential Properties

Total Residential Area (Ha)		44.44
Main (Trunk) Costs (\$)	\$	1,433,907
No. of Affected Properties		93
No. of Future Severences		0
Main (Trunk) Charge (\$/Lot)	\$	15,418

Main (Local) Costs - Residential Properties

Total Residential Area (Ha)		55.61
Main (Local) Costs (\$)	\$	2,173,600
No. of Affected Properties		103
No. of Future Severences		14
Main (Local) Charge (\$/Lot)	\$	18,578



8th Concession Road Sanitary Sewer Outlet

- Schedule of Assessments

- A detailed Schedule of Assessments will be available on the Town's website (www.tecumseh.ca).

- Timing of Assessments

- Assessments will be mailed out to those affected properties once the sanitary service connection has been provided to the property line (similar to the North Talbot Road Outlet).
- Assessments may be deferred for those parcels that are vacant and may be further subdivided in the future.



Next Steps

- Public Information Centre (PIC)
 - Not legislated requirement under Part XII
 - Detail property owner costs
 - Consider property owner concerns prior to by-law approval
- Report back to Council on the issues and questions raised at the PIC.
- By-Law presented to Council for approval.





Schedule of Assessment
8th Concession Road Sanitary Sewer Area

Updated: 28-Aug-17

MAIN (Trunk) Charge \$	32,280 per hectare	LATERAL Charge \$	2,637 150mm (6 inch), without Inspection MH
MAIN (Local) Charge \$	39,083 per hectare	\$	7,382 150mm (6 inch), with Inspection MH
MAIN (Trunk) Charge \$	15,418 per Residential Lot	\$	8,227 200mm (8 inch), with Inspection MH
MAIN (Local) Charge \$	18,578 per Residential Lot	\$	9,492 250mm (10 inch), with Inspection MH

Civic Address	Tax Roll No.	Owner	Land Use	Area (acres)	Area (Ha)	MAIN (TRUNK)			MAIN (LOCAL)		MAIN Charge	LATERAL Charge	TOTAL Charges
						Assessed Area (Ha)	Development Charge	Existing	Assessed Area (Ha)	Local			
MAIN - TRUNK & LOCAL CHARGE (per Hectare) - Business Park, Hamlet Development, Community Facility, General Commercial, Recreational													
8TH CONESSION ROAD													
4955 8TH CONCESSION RD	550000183000000		Business Park	0.27	0.11	0.00	Yes	\$ -	0.11	\$ 4,299.13	\$ 4,299.13	\$ 7,382.00	\$ 11,681.13
4965 8TH CONCESSION RD	550000178000000		Business Park	1.77	0.72	0.72	---	\$ 23,241.60	0.72	\$ 28,139.76	\$ 51,381.36	\$ -	\$ 51,381.36
4975 8TH CONCESSION RD	550000180000000		Business Park	4.44	1.80	1.80	---	\$ 58,104.00	1.80	\$ 70,349.40	\$ 128,453.40	\$ 7,382.00	\$ 135,835.40
5000 8TH CONCESSION RD	540000022000000		Business Park	12.38	5.01	5.01	---	\$ 161,722.80	5.01	\$ 195,805.83	\$ 357,528.63	\$ 7,382.00	\$ 364,910.63
5015 8TH CONCESSION RD	550000179000000		Business Park	4.89	1.98	1.98	---	\$ 63,914.40	1.98	\$ 77,384.34	\$ 141,298.74	\$ 7,382.00	\$ 148,680.74
5041 8TH CONCESSION RD	550000194000000		Business Park	3.24	1.31	1.31	---	\$ 42,286.80	1.31	\$ 51,198.73	\$ 93,485.53	\$ 7,382.00	\$ 100,867.53
5105 8TH CONCESSION RD	550000195000000		Business Park	0.99	0.40	0.40	---	\$ 12,912.00	0.40	\$ 15,633.20	\$ 28,545.20	\$ 2,637.00	\$ 31,182.20
5140 8TH CONCESSION RD	540000009100000		Hamlet Develop.	12.00	4.86	0.00	Yes	\$ -	4.86	\$ 189,943.38	\$ 189,943.38	\$ 7,382.00	\$ 197,325.38
5180 8TH CONCESSION RD	540000009050000		Hamlet Develop.	0.69	0.28	0.28	---	\$ 9,038.40	0.28	\$ 10,943.24	\$ 19,981.64	\$ 2,637.00	\$ 22,618.64
5185 8TH CONCESSION RD	550000196000000		Business Park	2.10	0.85	0.85	---	\$ 27,438.00	0.85	\$ 33,220.55	\$ 60,658.55	\$ 7,382.00	\$ 68,040.55
5205 8TH CONCESSION RD	550000196060000		Business Park	1.87	0.75	0.75	---	\$ 24,210.00	0.75	\$ 29,312.25	\$ 53,522.25	\$ 7,382.00	\$ 60,904.25
5240 8TH CONCESSION RD	540000009000000		Hamlet Develop.	53.46	21.63	0.00	Yes	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
5255 8TH CONCESSION RD	550000196100000		Business Park	1.29	0.52	0.52	---	\$ 16,785.60	0.52	\$ 20,323.16	\$ 37,108.76	\$ 7,382.00	\$ 44,490.76
8TH CONCESSION RD	550000184000000		Business Park	4.50	1.82	1.82	---	\$ 58,749.60	1.82	\$ 71,131.06	\$ 129,880.66	\$ 7,382.00	\$ 137,262.66
8TH CONCESSION RD	550000185000000		Business Park	4.90	1.98	1.98	---	\$ 63,914.40	1.98	\$ 77,384.34	\$ 141,298.74	\$ -	\$ 141,298.74
8TH CONCESSION RD	550000195020000		Business Park	5.58	2.26	2.26	---	\$ 72,952.80	2.26	\$ 88,327.58	\$ 161,280.38	\$ 7,382.00	\$ 168,662.38
8TH CONCESSION RD	550000196040000		Business Park	1.05	0.43	0.43	---	\$ 13,880.40	0.43	\$ 16,805.69	\$ 30,686.09	\$ 7,382.00	\$ 38,068.09
8TH CONCESSION RD	540000009200000		Business Park	3.21	1.30	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
9TH CONCESSION ROAD													
9TH CONCESSION RD	540000111000000		Business Park	18.24	7.38	0.00	Yes	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
9TH CONCESSION RD	540000112000000		Business Park	51.30	20.76	0.94	Partial	\$ 30,343.20	0.94	\$ 36,738.02	\$ 67,081.22	\$ 2,637.00	\$ 69,718.22
9TH CONCESSION RD	540000112010000		Business Park	1.00	0.40	0.00	Yes	\$ -	0.40	\$ 15,633.20	\$ 15,633.20	\$ 2,637.00	\$ 18,270.20
9TH CONCESSION RD	540000113000000		Business Park	40.60	16.43	0.44	Partial	\$ 14,203.20	0.44	\$ 17,196.52	\$ 31,399.72	\$ 2,637.00	\$ 34,036.72
BLACKACRE DRIVE													
1840 BLACKACRE DR	490000032800000		Business Park	4.89	1.98	0.63	Partial	\$ 20,336.40	1.98	\$ 77,384.34	\$ 97,720.74	\$ 7,382.00	\$ 105,102.74
1875 BLACKACRE DR	490000063840000		Business Park	1.35	0.55	0.55	---	\$ 17,754.00	0.55	\$ 21,495.65	\$ 39,249.65	\$ 7,382.00	\$ 46,631.65
1880 BLACKACRE DR	490000062200000		Business Park	5.25	2.12	2.12	---	\$ 68,433.60	2.12	\$ 82,855.96	\$ 151,289.56	\$ 7,382.00	\$ 158,671.56
1885 BLACKACRE DR	490000063820000		Business Park	2.26	0.92	0.92	---	\$ 29,697.60	0.92	\$ 35,956.36	\$ 65,653.96	\$ 7,382.00	\$ 73,035.96
1895 BLACKACRE DR	490000063790000		Business Park	1.91	0.77	0.77	---	\$ 24,855.60	0.77	\$ 30,093.91	\$ 54,949.51	\$ 7,382.00	\$ 62,331.51
1900 BLACKACRE DR	490000062190000		Business Park	2.40	0.97	0.97	---	\$ 31,311.60	0.97	\$ 37,910.51	\$ 69,222.11	\$ 7,382.00	\$ 76,604.11
1905 BLACKACRE DR	490000063780000		Business Park	3.50	1.42	1.42	---	\$ 45,837.60	1.42	\$ 55,497.86	\$ 101,335.46	\$ 7,382.00	\$ 108,717.46
1945 BLACKACRE DR	490000063770000		Business Park	1.08	0.44	0.44	---	\$ 14,203.20	0.44	\$ 17,196.52	\$ 31,399.72	\$ 7,382.00	\$ 38,781.72
1950 BLACKACRE DR	490000062180000		Business Park	2.15	0.87	0.87	---	\$ 28,083.60	0.87	\$ 34,002.21	\$ 62,085.81	\$ 7,382.00	\$ 69,467.81
2000 BLACKACRE DR	490000062170000		Business Park	1.28	0.52	0.52	---	\$ 16,785.60	0.52	\$ 20,323.16	\$ 37,108.76	\$ 7,382.00	\$ 44,490.76
2005 BLACKACRE DR	490000063760000		Business Park	2.39	0.97	0.97	---	\$ 31,311.60	0.97	\$ 37,910.51	\$ 69,222.11	\$ 7,382.00	\$ 76,604.11
2025 BLACKACRE DR	490000063750000		Business Park	1.45	0.59	0.59	---	\$ 19,045.20	0.59	\$ 23,058.97	\$ 42,104.17	\$ 7,382.00	\$ 49,486.17
2040 BLACKACRE DR	490000062160000		Business Park	1.03	0.42	0.42	---	\$ 13,557.60	0.42	\$ 16,414.86	\$ 29,972.46	\$ 7,382.00	\$ 37,354.46
2050 BLACKACRE DR	490000062150000		Business Park	1.05	0.43	0.43	---	\$ 13,880.40	0.43	\$ 16,805.69	\$ 30,686.09	\$ 7,382.00	\$ 38,068.09
2055 BLACKACRE DR	490000063740000		Business Park	2.07	0.84	0.84	---	\$ 27,115.20	0.84	\$ 32,829.72	\$ 59,944.92	\$ 7,382.00	\$ 67,326.92
2060 BLACKACRE DR	490000062140000		Business Park	1.05	0.43	0.43	---	\$ 13,880.40	0.43	\$ 16,805.69	\$ 30,686.09	\$ 7,382.00	\$ 38,068.09
2070 BLACKACRE DR	490000062130000		Business Park	1.05	0.43	0.43	---	\$ 13,880.40	0.43	\$ 16,805.69	\$ 30,686.09	\$ 7,382.00	\$ 38,068.09
2075 BLACKACRE DR	490000063710000		Business Park	2.07	0.84	0.84	---	\$ 27,115.20	0.84	\$ 32,829.72	\$ 59,944.92	\$ 7,382.00	\$ 67,326.92
2085 BLACKACRE DR	490000063700000		Business Park	1.58	0.64	0.64	---	\$ 20,659.20	0.64	\$ 25,013.12	\$ 45,672.32	\$ 7,382.00	\$ 53,054.32
2100 BLACKACRE DR	490000062110000		Business Park	2.15	0.87	0.87	---	\$ 28,083.60	0.87	\$ 34,002.21	\$ 62,085.81	\$ 7,382.00	\$ 69,467.81
2105 BLACKACRE DR	490000063690000		Business Park	1.51	0.61	0.61	---	\$ 19,690.80	0.61	\$ 23,840.63	\$ 43,531.43	\$ 7,382.00	\$ 50,913.43
2130 BLACKACRE DR	490000062100000		Business Park	1.08	0.44	0.44	---	\$ 14,203.20	0.44	\$ 17,196.52	\$ 31,399.72	\$ 7,382.00	\$ 38,781.72
2150 BLACKACRE DR	490000062050000		Business Park	5.30	2.14	2.14	---	\$ 69,079.20	2.14	\$ 83,637.62	\$ 152,716.82	\$ 7,382.00	\$ 160,098.82
2155 BLACKACRE DR	490000063670000		Business Park	3.24	1.31	1.31	---	\$ 42,286.80	1.31	\$ 51,198.73	\$ 93,485.53	\$ 7,382.00	\$ 100,867.53
2190 BLACKACRE DR	490000062040000		Business Park	1.05	0.43	0.43	---	\$ 13,880.40	0.43	\$ 16,805.69	\$ 30,686.09	\$ 7,382.00	\$ 38,068.09
2199 BLACKACRE DR	490000063030000		Business Park	2.55	1.03	1.03	---	\$ 33,248.40	1.03	\$ 40,255.49	\$ 73,503.89	\$ 7,382.00	\$ 80,885.89
2209 BLACKACRE DR	490000063000000		Business Park	1.39	0.56	0.56	---	\$ 18,076.80	0.56	\$ 21,886.48	\$ 39,963.28	\$ 7,382.00	\$ 47,345.28

**Schedule of Assessment
8th Concession Road Sanitary Sewer Area**

Updated: 28-Aug-17

MAIN (Trunk) Charge	\$ 32,280	per hectare	LATERAL Charge	\$ 2,637	150mm (6 inch), without Inspection MH
MAIN (Local) Charge	\$ 39,083	per hectare		\$ 7,382	150mm (6 inch), with Inspection MH
MAIN (Trunk) Charge	\$ 15,418	per Residential Lot		\$ 8,227	200mm (8 inch), with Inspection MH
MAIN (Local) Charge	\$ 18,578	per Residential Lot		\$ 9,492	250mm (10 inch), with Inspection MH

Civic Address	Tax Roll No.	Owner	Land Use	Area (acres)	Area (Ha)	MAIN (TRUNK)			MAIN (LOCAL)		MAIN Charge	LATERAL Charge	TOTAL Charges
						Assessed Area (Ha)	Development Charge	Existing	Assessed Area (Ha)	Local			
HENNIN DRIVE													
5125 HENNIN DR	550000024000000		Business Park	1.40	0.57	0.57	---	\$ 18,399.60	0.57	\$ 22,277.31	\$ 40,676.91	\$ 7,382.00	\$ 48,058.91
5130 HENNIN DR	550000014000000		Business Park	1.16	0.47	0.47	---	\$ 15,171.60	0.47	\$ 18,369.01	\$ 33,540.61	\$ 7,382.00	\$ 40,922.61
5135 HENNIN DR	550000024010000		Business Park	1.40	0.57	0.57	---	\$ 18,399.60	0.57	\$ 22,277.31	\$ 40,676.91	\$ 7,382.00	\$ 48,058.91
5140 HENNIN DR	550000013000000		Business Park	1.16	0.47	0.47	---	\$ 15,171.60	0.47	\$ 18,369.01	\$ 33,540.61	\$ 7,382.00	\$ 40,922.61
5145 HENNIN DR	550000025000000		Business Park	0.72	0.29	0.29	---	\$ 9,361.20	0.29	\$ 11,334.07	\$ 20,695.27	\$ 7,382.00	\$ 28,077.27
5150 HENNIN DR	550000012000000		Business Park	1.15	0.46	0.46	---	\$ 14,848.80	0.46	\$ 17,978.18	\$ 32,826.98	\$ 7,382.00	\$ 40,208.98
5155 HENNIN DR	550000026000000		Business Park	0.58	0.24	0.24	---	\$ 7,747.20	0.24	\$ 9,379.92	\$ 17,127.12	\$ 7,382.00	\$ 24,509.12
5156 HENNIN DR	550000011010000		Business Park	0.75	0.30	0.30	---	\$ 9,684.00	0.30	\$ 11,724.90	\$ 21,408.90	\$ 7,382.00	\$ 28,790.90
5160 HENNIN DR	550000011000000		Business Park	0.95	0.39	0.39	---	\$ 12,589.20	0.39	\$ 15,242.37	\$ 27,831.57	\$ 7,382.00	\$ 35,213.57
5165 HENNIN DR	550000027000000		Business Park	2.34	0.95	0.95	---	\$ 30,666.00	0.95	\$ 37,128.85	\$ 67,794.85	\$ 7,382.00	\$ 75,176.85
5170 HENNIN DR	550000010000000		Business Park	0.98	0.40	0.00	Yes	\$ -	0.40	\$ 15,633.20	\$ 15,633.20	\$ 7,382.00	\$ 23,015.20
HIGHWAY NO.3													
1405 HIGHWAY 3	470000057000000		Comm. Facility	1.53	0.62	0.00	Yes	\$ -	0.62	\$ 24,231.46	\$ 24,231.46	\$ 7,382.00	\$ 31,613.46
1525 HIGHWAY 3	470000058000000		Comm. Facility	41.53	16.81	1.15	Partial	\$ 37,122.00	1.15	\$ 44,945.45	\$ 82,067.45	\$ 7,382.00	\$ 89,449.45
1965 HIGHWAY 3	470000060000000		Comm. Facility	0.68	0.27	0.27	---	\$ 8,715.60	0.27	\$ 10,552.41	\$ 19,268.01	\$ 7,382.00	\$ 26,650.01
2085 HIGHWAY 3	470000061000000		Gen. Com/Hamlet	42.48	17.19	3.41	Partial	\$ 110,074.80	3.41	\$ 133,273.03	\$ 243,347.83	\$ 7,382.00	\$ 250,729.83
2115 HIGHWAY 3	470000062000000		Gen. Commercial	0.54	0.22	0.22	---	\$ 7,101.60	0.22	\$ 8,598.26	\$ 15,699.86	\$ 7,382.00	\$ 23,081.86
2145 HIGHWAY 3	470000063000000		Gen. Commercial	2.33	0.94	0.94	---	\$ 30,343.20	0.94	\$ 36,738.02	\$ 67,081.22	\$ 7,382.00	\$ 74,463.22
2165 HIGHWAY 3	470000064000000		Gen. Commercial	0.64	0.26	0.26	---	\$ 8,392.80	0.26	\$ 10,161.58	\$ 18,554.38	\$ 7,382.00	\$ 25,936.38
2400 HIGHWAY 3	490000019000000		Gen. Commercial	1.45	0.59	0.59	---	\$ 19,045.20	0.59	\$ 23,058.97	\$ 42,104.17	\$ 7,382.00	\$ 49,486.17
2465 HIGHWAY 3	470000086000000		Gen. Commercial	5.16	2.09	2.09	---	\$ 67,465.20	2.09	\$ 81,683.47	\$ 149,148.67	\$ 7,382.00	\$ 156,530.67
2685 HIGHWAY 3	470000087000000		Gen. Commercial	1.00	0.40	0.40	---	\$ 12,912.00	0.40	\$ 15,633.20	\$ 28,545.20	\$ 7,382.00	\$ 35,927.20
2725 HIGHWAY 3	470000088000000		Hamlet Develop.	28.32	11.46	0.58	Partial	\$ 18,722.40	0.58	\$ 22,668.14	\$ 41,390.54	\$ 7,382.00	\$ 48,772.54
3060 HIGHWAY 3	490000014060000		Gen. Commercial	1.59	0.64	0.64	---	\$ 20,659.20	0.64	\$ 25,013.12	\$ 45,672.32	\$ 7,382.00	\$ 53,054.32
3250 HIGHWAY 3	490000014020000		Hamlet Develop.	4.50	1.82	0.70	Partial	\$ 22,596.00	1.82	\$ 71,131.06	\$ 93,727.06	\$ 7,382.00	\$ 101,109.06
HIGHWAY 3	490000016000000		Comm. Facility	1.17	0.47	0.00	Yes	\$ -	0.47	\$ 18,369.01	\$ 18,369.01	\$ 7,382.00	\$ 25,751.01
HIGHWAY 3	470000056000000		Comm. Facility	66.76	27.02	1.02	Partial	\$ 32,925.60	1.02	\$ 39,864.66	\$ 72,790.26	\$ 7,382.00	\$ 80,172.26
HIGHWAY 3	470000059000000		Comm. Facility	47.80	19.34	1.56	Partial	\$ 50,356.80	1.56	\$ 60,969.48	\$ 111,326.28	\$ 7,382.00	\$ 118,708.28
HIGHWAY 3	470000065000000		Comm. Facility	5.03	2.03	2.03	---	\$ 65,528.40	2.03	\$ 79,338.49	\$ 144,866.89	\$ 7,382.00	\$ 152,248.89
HOWARD AVENUE (COUNTY ROAD 9)													
4900 HOWARD AVE	470000031000000		Gen. Commercial	1.00	0.40	0.40	---	\$ 12,912.00	0.40	\$ 15,633.20	\$ 28,545.20	\$ 7,382.00	\$ 35,927.20
5030 HOWARD AVE	470000015100000		Comm. Facility	3.00	1.21	1.21	---	\$ 39,058.80	1.21	\$ 47,290.43	\$ 86,349.23	\$ 7,382.00	\$ 93,731.23
5050 HOWARD AVE	470000015000000		Comm. Facility	3.47	1.40	1.40	---	\$ 45,192.00	1.40	\$ 54,716.20	\$ 99,908.20	\$ 7,382.00	\$ 107,290.20
5100 HOWARD AVE	470000014500000		Comm. Facility	5.35	2.17	2.17	---	\$ 70,047.60	2.17	\$ 84,810.11	\$ 154,857.71	\$ 7,382.00	\$ 162,239.71
MCCORD LANE													
2730 HIGHWAY 3	490000017500000		Comm. Facility	3.86	1.56	1.56	---	\$ 50,356.80	1.56	\$ 60,969.48	\$ 111,326.28	\$ 7,382.00	\$ 118,708.28
HIGHWAY 3 N/S	490000017000000		Comm. Facility	11.87	4.80	1.05	Partial	\$ 33,894.00	4.27	\$ 166,884.41	\$ 200,778.41	\$ 7,382.00	\$ 208,160.41
MCCORD LANE	490000070050000		Business Park	1.58	0.64	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
WALKER RD	490000069010000		Comm. Facility	5.01	2.03	2.03	---	\$ 65,528.40	2.03	\$ 79,338.49	\$ 144,866.89	\$ 7,382.00	\$ 152,248.89
WALKER RD	490000070000000		Business Park	4.84	1.96	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
MOYNAHAN STREET													
3160 MOYNAHAN ST	550000021000000		Business Park	1.94	0.79	0.79	---	\$ 25,501.20	0.79	\$ 30,875.57	\$ 56,376.77	\$ 7,382.00	\$ 63,758.77
3180 MOYNAHAN ST	550000020000000		Business Park	1.94	0.79	0.79	---	\$ 25,501.20	0.79	\$ 30,875.57	\$ 56,376.77	\$ 7,382.00	\$ 63,758.77
3210 MOYNAHAN ST	550000016000000		Business Park	1.46	0.59	0.59	---	\$ 19,045.20	0.59	\$ 23,058.97	\$ 42,104.17	\$ 7,382.00	\$ 49,486.17
3230 MOYNAHAN ST	550000015000000		Business Park	2.49	1.01	1.01	---	\$ 32,602.80	1.01	\$ 39,473.83	\$ 72,076.63	\$ 7,382.00	\$ 79,458.63
NORTH TALBOT ROAD													
4976 8TH CONCESSION RD	540000080000000		Hamlet Develop.	1.29	0.52	0.52	---	\$ 16,785.60	0.52	\$ 20,323.16	\$ 37,108.76	\$ 2,637.00	\$ 39,745.76
N TALBOT RD	540000007000000		Recreational	9.00	3.64	0.27	---	\$ 8,715.60	0.27	\$ 10,552.41	\$ 19,268.01	\$ 2,637.00	\$ 21,905.01
N TALBOT RD	540000007010000		Hamlet Develop.	2.78	1.13	0.00	Yes	\$ -	1.13	\$ 44,163.79	\$ 44,163.79	\$ 2,637.00	\$ 46,800.79
N TALBOT RD	490000082020000		Hamlet Develop.	16.07	6.50	0.00	Yes	\$ -	6.50	\$ 254,039.50	\$ 254,039.50	\$ 8,227.00	\$ 262,266.50
N TALBOT RD	490000093000000		Hamlet Develop.	50.08	20.26	0.00	Yes	\$ -	3.07	\$ 119,984.81	\$ 119,984.81	\$ 2,637.00	\$ 122,621.81

Schedule of Assessment
8th Concession Road Sanitary Sewer Area

Updated: 28-Aug-17

MAIN (Trunk) Charge	\$ 32,280 per hectare	LATERAL Charge	\$ 2,637 150mm (6 inch), without Inspection MH
MAIN (Local) Charge	\$ 39,083 per hectare		\$ 7,382 150mm (6 inch), with Inspection MH
MAIN (Trunk) Charge	\$ 15,418 per Residential Lot		\$ 8,227 200mm (8 inch), with Inspection MH
MAIN (Local) Charge	\$ 18,578 per Residential Lot		\$ 9,492 250mm (10 inch), with Inspection MH

Civic Address	Tax Roll No.	Owner	Land Use	Area (acres)	Area (Ha)	MAIN (TRUNK)			MAIN (LOCAL)		MAIN Charge	LATERAL Charge	TOTAL Charges
						Assessed Area (Ha)	Development Charge	Existing	Assessed Area (Ha)	Local			
OLDCASTLE ROAD													
5530 OLDCASTLE RD	470000089010000		Gen. Commercial	1.99	0.81	0.81	---	\$ 26,146.80	0.81	\$ 31,657.23	\$ 57,804.03	\$ 7,382.00	\$ 65,186.03
5550 OLDCASTLE RD	470000089000000		Gen. Commercial	2.99	1.21	1.21	---	\$ 39,058.80	1.21	\$ 47,290.43	\$ 86,349.23	\$ 7,382.00	\$ 93,731.23
OLDCASTLE RD	470000089020000		Gen. Commercial	0.02	0.01	0.01	---	\$ 322.80	0.01	\$ 390.83	\$ 713.63	\$ -	\$ 713.63
OLDCASTLE RD	470000090100000		Hamlet Develop.	12.16	4.92	0.00	Yes	\$ -	4.92	\$ 192,288.36	\$ 192,288.36	\$ 9,492.00	\$ 201,780.36
O'NEIL DRIVE													
5000 O'NEIL DR	550000003090000		Business Park	1.08	0.44	0.00	Yes	\$ -	0.44	\$ 17,196.52	\$ 17,196.52	\$ 7,382.00	\$ 24,578.52
5015 O'NEIL DR	550000003140000		Business Park	4.22	1.71	1.71	---	\$ 55,198.80	1.71	\$ 66,831.93	\$ 122,030.73	\$ 7,382.00	\$ 129,412.73
5020 O'NEIL DR	550000003080000		Business Park	1.15	0.46	0.46	---	\$ 14,848.80	0.46	\$ 17,978.18	\$ 32,826.98	\$ 7,382.00	\$ 40,208.98
5040 O'NEIL DR	550000003070000		Business Park	1.15	0.46	0.46	---	\$ 14,848.80	0.46	\$ 17,978.18	\$ 32,826.98	\$ 7,382.00	\$ 40,208.98
5041 O'NEIL DR	550000003180000		Business Park	2.26	0.91	0.91	---	\$ 29,374.80	0.91	\$ 35,565.53	\$ 64,940.33	\$ 7,382.00	\$ 72,322.33
5060 O'NEIL DR	550000003060000		Business Park	1.15	0.46	0.46	---	\$ 14,848.80	0.46	\$ 17,978.18	\$ 32,826.98	\$ 7,382.00	\$ 40,208.98
5080 O'NEIL DR	550000003050000		Business Park	1.15	0.46	0.46	---	\$ 14,848.80	0.46	\$ 17,978.18	\$ 32,826.98	\$ 7,382.00	\$ 40,208.98
5091 O'NEIL DR	550000003200000		Business Park	2.17	0.88	0.88	---	\$ 28,406.40	0.88	\$ 34,393.04	\$ 62,799.44	\$ 7,382.00	\$ 70,181.44
5100 O'NEIL DR	550000003040000		Business Park	0.98	0.40	0.40	---	\$ 12,912.00	0.40	\$ 15,633.20	\$ 28,545.20	\$ 7,382.00	\$ 35,927.20
5160 O'NEIL DR	550000003030000		Business Park	0.86	0.35	0.35	---	\$ 11,298.00	0.35	\$ 13,679.05	\$ 24,977.05	\$ 7,382.00	\$ 32,359.05
5161 O'NEIL DR	550000004000000		Business Park	0.66	0.27	0.27	---	\$ 8,715.60	0.27	\$ 10,552.41	\$ 19,268.01	\$ 7,382.00	\$ 26,650.01
5165 O'NEIL DR	550000005000000		Business Park	0.44	0.18	0.18	---	\$ 5,810.40	0.18	\$ 7,034.94	\$ 12,845.34	\$ 7,382.00	\$ 20,227.34
5170 O'NEIL DR	550000003000000		Business Park	2.06	0.83	0.83	---	\$ 26,792.40	0.83	\$ 32,438.89	\$ 59,231.29	\$ 7,382.00	\$ 66,613.29
5175 O'NEIL DR	550000006000000		Business Park	0.87	0.35	0.35	---	\$ 11,298.00	0.35	\$ 13,679.05	\$ 24,977.05	\$ 7,382.00	\$ 32,359.05
5184 O'NEIL DR	550000002000000		Business Park	0.37	0.15	0.15	---	\$ 4,842.00	0.15	\$ 5,862.45	\$ 10,704.45	\$ 7,382.00	\$ 18,086.45
5186 O'NEIL DR	550000002030000		Business Park	0.69	0.28	0.28	---	\$ 9,038.40	0.28	\$ 10,943.24	\$ 19,981.64	\$ 7,382.00	\$ 27,363.64
O'NEIL DR	550000002050000		Business Park	0.52	0.21	0.21	---	\$ 6,778.80	0.21	\$ 8,207.43	\$ 14,986.23	\$ 7,382.00	\$ 22,368.23
OUTER DRIVE													
5155 OUTER DR	490000033040000		Business Park	1.37	0.55	0.55	---	\$ 17,754.00	0.55	\$ 21,495.65	\$ 39,249.65	\$ 7,382.00	\$ 46,631.65
5400 OUTER DR	490000032700000		Business Park	3.30	1.34	0.00	Yes	\$ -	1.34	\$ 52,371.22	\$ 52,371.22	\$ 7,382.00	\$ 59,753.22
5420 OUTER DR	490000032600000		Business Park	1.23	0.50	0.50	---	\$ 16,140.00	0.50	\$ 19,541.50	\$ 35,681.50	\$ 7,382.00	\$ 43,063.50
5445 OUTER DR	490000033230000		Business Park	1.28	0.52	0.52	---	\$ 16,785.60	0.52	\$ 20,323.16	\$ 37,108.76	\$ 7,382.00	\$ 44,490.76
5450 OUTER DR	490000032580000		Business Park	1.24	0.50	0.50	---	\$ 16,140.00	0.50	\$ 19,541.50	\$ 35,681.50	\$ 7,382.00	\$ 43,063.50
5455 OUTER DR	490000033160000		Business Park	1.30	0.53	0.53	---	\$ 17,108.40	0.53	\$ 20,713.99	\$ 37,822.39	\$ 7,382.00	\$ 45,204.39
5475 OUTER DR	490000033130000		Business Park	2.03	0.82	0.82	---	\$ 26,469.60	0.82	\$ 32,048.06	\$ 58,517.66	\$ 7,382.00	\$ 65,899.66
5495 OUTER DR	490000033100000		Business Park	2.30	0.93	0.93	---	\$ 30,020.40	0.93	\$ 36,347.19	\$ 66,367.59	\$ 7,382.00	\$ 73,749.59
5500 OUTER DR	490000032540000		Business Park	2.47	1.00	1.00	---	\$ 32,280.00	1.00	\$ 39,083.00	\$ 71,363.00	\$ 7,382.00	\$ 78,745.00
5501 OUTER DR	490000033080000		Business Park	0.96	0.39	0.39	---	\$ 12,589.20	0.39	\$ 15,242.37	\$ 27,831.57	\$ 7,382.00	\$ 35,213.57
5515 OUTER DR	490000033060000		Business Park	0.88	0.36	0.36	---	\$ 11,620.80	0.36	\$ 14,069.88	\$ 25,690.68	\$ 7,382.00	\$ 33,072.68
5540 OUTER DR	490000032520000		Business Park	2.47	1.00	1.00	---	\$ 32,280.00	1.00	\$ 39,083.00	\$ 71,363.00	\$ 7,382.00	\$ 78,745.00
5600 OUTER DR	490000032500000		Business Park	1.24	0.50	0.50	---	\$ 16,140.00	0.50	\$ 19,541.50	\$ 35,681.50	\$ 7,382.00	\$ 43,063.50
5655 OUTER DR	490000033000000		Business Park	3.09	1.25	1.25	---	\$ 40,350.00	1.25	\$ 48,853.75	\$ 89,203.75	\$ 7,382.00	\$ 96,585.75
5725 OUTER DR	490000032980000		Business Park	1.56	0.63	0.63	---	\$ 20,336.40	0.63	\$ 24,622.29	\$ 44,958.69	\$ 7,382.00	\$ 52,340.69
5800 OUTER DR	470000054120000		Business Park	1.39	0.56	0.56	---	\$ 18,076.80	0.56	\$ 21,886.48	\$ 39,963.28	\$ 7,382.00	\$ 47,345.28
OUTER DR	470000054020000		Hamlet Develop.	31.48	12.74	0.00	Yes	\$ -	0.00	\$ -	\$ -	\$ 9,492.00	\$ 9,492.00
925 HIGHWAY 3	470000053000000		Business Park	3.64	1.47	1.47	---	\$ 47,451.60	1.47	\$ 57,452.01	\$ 104,903.61	\$ 7,382.00	\$ 112,285.61
1010 HIGHWAY 3	490000032000000		Comm. Facility	11.29	4.57	2.56	Partial	\$ 82,636.80	4.57	\$ 178,609.31	\$ 261,246.11	\$ 7,382.00	\$ 268,628.11
REGAL DRIVE													
5000 REGAL DR	550000023000000		Business Park	13.73	5.55	2.86	Partial	\$ 92,320.80	5.11	\$ 199,714.13	\$ 292,034.93	\$ 7,382.00	\$ 299,416.93
ROSCON INDUSTRIAL DRIVE													
1100 HIGHWAY 3	490000031100000		Business Park	3.00	1.21	1.21	---	\$ 39,058.80	1.21	\$ 47,290.43	\$ 86,349.23	\$ 7,382.00	\$ 93,731.23
5425 ROSCON INDUSTRIAL	490000031000000		Business Park	2.60	1.05	1.05	---	\$ 33,894.00	1.05	\$ 41,037.15	\$ 74,931.15	\$ 7,382.00	\$ 82,313.15
5455 ROSCON INDUSTRIAL DR	490000031010000		Business Park	1.20	0.49	0.49	---	\$ 15,817.20	0.49	\$ 19,150.67	\$ 34,967.87	\$ 7,382.00	\$ 42,349.87
5485 ROSCON INDUSTRIAL	490000031020000		Business Park	1.20	0.48	0.00	Yes	\$ -	0.48	\$ 18,759.84	\$ 18,759.84	\$ 7,382.00	\$ 26,141.84
5515 ROSCON INDUSTRIAL DR	490000031030000		Business Park	1.20	0.48	0.48	---	\$ 15,494.40	0.48	\$ 18,759.84	\$ 34,254.24	\$ 7,382.00	\$ 41,636.24
5515 ROSCON INDUSTRIAL DR	490000031040000		Business Park	1.20	0.48	0.48	---	\$ 15,494.40	0.48	\$ 18,759.84	\$ 34,254.24	\$ 7,382.00	\$ 41,636.24
5575 ROSCON INDUSTRIAL	490000031050000		Business Park	1.19	0.48	0.48	---	\$ 15,494.40	0.48	\$ 18,759.84	\$ 34,254.24	\$ 7,382.00	\$ 41,636.24

Schedule of Assessment
8th Concession Road Sanitary Sewer Area

Updated: 28-Aug-17

MAIN (Trunk) Charge	\$ 32,280 per hectare	LATERAL Charge	\$ 2,637 150mm (6 inch), without Inspection MH
MAIN (Local) Charge	\$ 39,083 per hectare		\$ 7,382 150mm (6 inch), with Inspection MH
MAIN (Trunk) Charge	\$ 15,418 per Residential Lot		\$ 8,227 200mm (8 inch), with Inspection MH
MAIN (Local) Charge	\$ 18,578 per Residential Lot		\$ 9,492 250mm (10 inch), with Inspection MH

Civic Address	Tax Roll No.	Owner	Land Use	Area (acres)	Area (Ha)	MAIN (TRUNK)			MAIN (LOCAL)		MAIN Charge	LATERAL Charge	TOTAL Charges
						Assessed Area (Ha)	Development Charge	Existing	Assessed Area (Ha)	Local			
5600 ROSCON INDUSTR DR	490000030010000		Business Park	6.19	2.50	2.50	---	\$ 80,700.00	2.50	\$ 97,707.50	\$ 178,407.50	\$ 7,382.00	\$ 185,789.50
5605 ROSCON INDUSTRIAL	490000031060000		Business Park	2.06	0.84	0.84	---	\$ 27,115.20	0.84	\$ 32,829.72	\$ 59,944.92	\$ 7,382.00	\$ 67,326.92
5635 ROSCON INDUSTRIAL	490000031070000		Business Park	2.44	0.99	0.00	Yes	\$ -	0.99	\$ 38,692.17	\$ 38,692.17	\$ 7,382.00	\$ 46,074.17
URE STREET													
5041 URE ST	550000201950000		Business Park	1.65	0.67	0.67	---	\$ 21,627.60	0.67	\$ 26,185.61	\$ 47,813.21	\$ 7,382.00	\$ 55,195.21
5051 URE ST	550000201970000		Business Park	0.80	0.33	0.33	---	\$ 10,652.40	0.33	\$ 12,897.39	\$ 23,549.79	\$ 7,382.00	\$ 30,931.79
5060 URE ST	550000200030000		Business Park	1.12	0.45	0.45	---	\$ 14,526.00	0.45	\$ 17,587.35	\$ 32,113.35	\$ 7,382.00	\$ 39,495.35
5061 URE ST	550000201960000		Business Park	0.93	0.37	0.37	---	\$ 11,943.60	0.37	\$ 14,460.71	\$ 26,404.31	\$ 7,382.00	\$ 33,786.31
5080 URE ST	550000200020000		Business Park	0.92	0.37	0.37	---	\$ 11,943.60	0.37	\$ 14,460.71	\$ 26,404.31	\$ 7,382.00	\$ 33,786.31
5100 URE ST	550000200010000		Business Park	1.05	0.43	0.43	---	\$ 13,880.40	0.43	\$ 16,805.69	\$ 30,686.09	\$ 7,382.00	\$ 38,068.09
5101 URE ST	550000201980000		Business Park	1.78	0.72	0.72	---	\$ 23,241.60	0.72	\$ 28,139.76	\$ 51,381.36	\$ 7,382.00	\$ 58,763.36
5130 URE ST	550000200080000		Business Park	1.09	0.44	0.44	---	\$ 14,203.20	0.44	\$ 17,196.52	\$ 31,399.72	\$ 7,382.00	\$ 38,781.72
5135 URE ST	550000202000000		Business Park	2.15	0.87	0.87	---	\$ 28,083.60	0.87	\$ 34,002.21	\$ 62,085.81	\$ 7,382.00	\$ 69,467.81
5136 URE ST	550000200000000		Business Park	1.39	0.56	0.56	---	\$ 18,076.80	0.56	\$ 21,886.48	\$ 39,963.28	\$ 7,382.00	\$ 47,345.28
5140 URE ST	550000199000000		Business Park	1.94	0.78	0.78	---	\$ 25,178.40	0.78	\$ 30,484.74	\$ 55,663.14	\$ 7,382.00	\$ 63,045.14
5145 URE ST	550000202300000		Business Park	1.16	0.47	0.47	---	\$ 15,171.60	0.47	\$ 18,369.01	\$ 33,540.61	\$ 7,382.00	\$ 40,922.61
5150 URE ST	550000198300000		Business Park	1.07	0.43	0.43	---	\$ 13,880.40	0.43	\$ 16,805.69	\$ 30,686.09	\$ 7,382.00	\$ 38,068.09
5155 URE ST	550000202400000		Business Park	1.48	0.60	0.60	---	\$ 19,368.00	0.60	\$ 23,449.80	\$ 42,817.80	\$ 7,382.00	\$ 50,199.80
5156 URE ST	550000198280000		Business Park	1.07	0.43	0.43	---	\$ 13,880.40	0.43	\$ 16,805.69	\$ 30,686.09	\$ 7,382.00	\$ 38,068.09
5160 URE ST	550000198260000		Business Park	1.07	0.43	0.43	---	\$ 13,880.40	0.43	\$ 16,805.69	\$ 30,686.09	\$ 7,382.00	\$ 38,068.09
5170 URE ST	550000198240000		Business Park	1.25	0.51	0.51	---	\$ 16,462.80	0.51	\$ 19,932.33	\$ 36,395.13	\$ 7,382.00	\$ 43,777.13
5175 URE ST	550000202600000		Business Park	0.91	0.37	0.37	---	\$ 11,943.60	0.37	\$ 14,460.71	\$ 26,404.31	\$ 7,382.00	\$ 33,786.31
5180 URE ST	550000198220000		Business Park	1.25	0.51	0.51	---	\$ 16,462.80	0.51	\$ 19,932.33	\$ 36,395.13	\$ 7,382.00	\$ 43,777.13
URE ST	550000202500000		Business Park	2.18	0.88	0.88	---	\$ 28,406.40	0.88	\$ 34,393.04	\$ 62,799.44	\$ 7,382.00	\$ 70,181.44
WALKER ROAD (COUNTY ROAD 11)													
5415 WALKER RD	490000062010000		Comm. Facility	3.09	1.25	0.62	Partial	\$ 20,013.60	1.25	\$ 48,853.75	\$ 68,867.35	\$ 7,382.00	\$ 76,249.35
5420 WALKER RD	490000072010000		Business Park	1.14	0.46	0.46	---	\$ 14,848.80	0.46	\$ 17,978.18	\$ 32,826.98	\$ 7,382.00	\$ 40,208.98
5430 WALKER RD	490000072000000		Business Park	0.44	0.18	0.18	---	\$ 5,810.40	0.18	\$ 7,034.94	\$ 12,845.34	\$ 7,382.00	\$ 20,227.34
5440 WALKER RD	490000071000000		Business Park	4.14	1.67	1.67	---	\$ 53,907.60	1.67	\$ 65,268.61	\$ 119,176.21	\$ 7,382.00	\$ 126,558.21
5445 WALKER RD	490000063020000		Comm. Facility	3.83	1.55	1.55	---	\$ 50,034.00	1.55	\$ 60,578.65	\$ 110,612.65	\$ 7,382.00	\$ 117,994.65
5485 WALKER RD	490000064000000		Gen. Commercial	1.92	0.78	0.78	---	\$ 25,178.40	0.78	\$ 30,484.74	\$ 55,663.14	\$ 7,382.00	\$ 63,045.14
5580 WALKER RD	490000069000000		Gen. Commercial	0.49	0.20	0.20	---	\$ 6,456.00	0.20	\$ 7,816.60	\$ 14,272.60	\$ 7,382.00	\$ 21,654.60
5616 WALKER RD	470000085000000		Gen. Commercial	0.44	0.18	0.18	---	\$ 5,810.40	0.18	\$ 7,034.94	\$ 12,845.34	\$ 7,382.00	\$ 20,227.34
5624 WALKER RD	470000084000000		Gen. Commercial	0.25	0.10	0.10	---	\$ 3,228.00	0.10	\$ 3,908.30	\$ 7,136.30	\$ 7,382.00	\$ 14,518.30
WEBSTER DRIVE													
3725 WEBSTER DR	550000186120000		Business Park	1.11	0.45	0.45	---	\$ 14,526.00	0.45	\$ 17,587.35	\$ 32,113.35	\$ 7,382.00	\$ 39,495.35
3740 WEBSTER DR	550000186050000		Business Park	2.49	1.01	1.01	---	\$ 32,602.80	1.01	\$ 39,473.83	\$ 72,076.63	\$ 7,382.00	\$ 79,458.63
3795 WEBSTER DR	550000186150000		Business Park	2.90	1.17	1.17	---	\$ 37,767.60	1.17	\$ 45,727.11	\$ 83,494.71	\$ 7,382.00	\$ 90,876.71
3800 WEBSTER DR	550000186020000		Business Park	3.01	1.22	1.22	---	\$ 39,381.60	1.22	\$ 47,681.26	\$ 87,062.86	\$ 7,382.00	\$ 94,444.86
WEBSTER DR	550000186140000		Business Park	1.06	0.43	0.43	---	\$ 13,880.40	0.43	\$ 16,805.69	\$ 30,686.09	\$ 7,382.00	\$ 38,068.09
<i>Wastewater Rates Charge</i>				7.81	3.16	3.16	---	\$ 102,027.43	0.00	\$ -	\$ 102,027.43	\$ -	\$ 102,027.43
SUB-TOTALS						184.04		\$ 5,940,833.83	228.23	\$ 8,919,913.09	\$ 14,860,746.92	\$ 1,891,172.00	\$ 16,751,918.92
MAIN - TRUNK & LOCAL CHARGE (per Residential Lot)													
CASTLEWOOD COURT													
3700 CASTLEWOOD CRT	490000083850000		Residential	1.13	0.46	0.46	---	\$ 15,418.00	0.46	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
3710 CASTLEWOOD CRT	490000083830000		Residential	1.54	0.62	0.62	---	\$ 15,418.00	0.62	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
3715 CASTLEWOOD CRT	490000083870000		Residential	1.07	0.43	0.43	---	\$ 15,418.00	0.43	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
3730 CASTLEWOOD CRT	490000083810000		Residential	1.18	0.48	0.48	---	\$ 15,418.00	0.48	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
3735 CASTLEWOOD CRT	490000083890000		Residential	1.24	0.50	0.50	---	\$ 15,418.00	0.50	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
3750 CASTLEWOOD CRT	490000083790000		Residential	1.21	0.49	0.49	---	\$ 15,418.00	0.49	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
3765 CASTLEWOOD CRT	490000083910000		Residential	1.06	0.43	0.43	---	\$ 15,418.00	0.43	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00

Schedule of Assessment
8th Concession Road Sanitary Sewer Area

Updated: 28-Aug-17

MAIN (Trunk) Charge	\$ 32,280 per hectare	LATERAL Charge	\$ 2,637 150mm (6 inch), without Inspection MH
MAIN (Local) Charge	\$ 39,083 per hectare		\$ 7,382 150mm (6 inch), with Inspection MH
MAIN (Trunk) Charge	\$ 15,418 per Residential Lot		\$ 8,227 200mm (8 inch), with Inspection MH
MAIN (Local) Charge	\$ 18,578 per Residential Lot		\$ 9,492 250mm (10 inch), with Inspection MH

Civic Address	Tax Roll No.	Owner	Land Use	Area (acres)	Area (Ha)	MAIN (TRUNK)			MAIN (LOCAL)		MAIN Charge	LATERAL Charge	TOTAL Charges
						Assessed Area (Ha)	Development Charge	Existing	Assessed Area (Ha)	Local			
3770 CASTLEWOOD CRT	490000083770000		Residential	1.26	0.51	0.51	---	\$ 15,418.00	0.51	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
3790 CASTLEWOOD CRT	490000083750000		Residential	0.72	0.29	0.29	---	\$ 15,418.00	0.29	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
3796 CASTLEWOOD CRT	490000083740000		Residential	1.18	0.48	0.48	---	\$ 15,418.00	0.48	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
3800 CASTLEWOOD CRT	490000083730000		Residential	1.27	0.52	0.52	---	\$ 15,418.00	0.52	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
3805 CASTLEWOOD CRT	490000083930000		Residential	1.04	0.42	0.42	---	\$ 15,418.00	0.42	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
3810 CASTLEWOOD CRT	490000083710000		Residential	1.25	0.51	0.51	---	\$ 15,418.00	0.51	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
3820 CASTLEWOOD CRT	490000083690000		Residential	1.25	0.51	0.51	---	\$ 15,418.00	0.51	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
HIGHWAY NO.3													
1970 HIGHWAY 3	490000027000000		Residential	1.50	0.61	0.61	---	\$ 15,418.00	0.61	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
2030 HIGHWAY 3	490000026000000		Residential	1.39	0.56	0.56	---	\$ 15,418.00	0.56	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
2060 HIGHWAY 3	490000025000000		Residential	1.31	0.53	0.53	---	\$ 15,418.00	0.53	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
2080 HIGHWAY 3	490000024000000		Residential	0.43	0.18	0.18	---	\$ 15,418.00	0.18	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
2140 HIGHWAY 3	490000023000000		Residential	1.72	0.70	0.70	---	\$ 15,418.00	0.70	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
2170 HIGHWAY 3	490000022000000		Residential	1.27	0.51	0.51	---	\$ 15,418.00	0.51	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
2210 HIGHWAY 3	490000021000000		Residential	1.51	0.61	0.61	---	\$ 15,418.00	0.61	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
3140 HIGHWAY 3	490000014050000		Residential	1.39	0.56	0.56	---	\$ 15,418.00	0.56	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
HOWARD AVENUE (COUNTY ROAD 9)													
4906 HOWARD AVE	470000029000000		Residential	0.50	0.20	0.20	---	\$ 15,418.00	0.20	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
4908 HOWARD AVE	470000028000000		Residential	0.50	0.20	0.20	---	\$ 15,418.00	0.20	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
4910 HOWARD AVE	470000027000000		Residential	0.70	0.28	0.28	---	\$ 15,418.00	0.28	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
4912 HOWARD AVE	470000026000000		Residential	1.50	0.61	0.00	Yes	\$ -	0.61	\$ 18,578.00	\$ 18,578.00	\$ 2,637.00	\$ 21,215.00
4914 HOWARD AVE	470000025000000		Residential	1.51	0.61	0.61	---	\$ 15,418.00	0.61	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
4916 HOWARD AVE	470000024000000		Residential	1.49	0.60	0.60	---	\$ 15,418.00	0.60	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
4918 HOWARD AVE	470000023000000		Residential	1.50	0.61	0.61	---	\$ 15,418.00	0.61	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
4920 HOWARD AVE	470000022000000		Residential	1.78	0.72	0.72	---	\$ 15,418.00	0.72	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
4922 HOWARD AVE	470000021000000		Residential	1.87	0.76	0.76	---	\$ 15,418.00	0.76	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
4924 HOWARD AVE	470000020000000		Residential	1.34	0.54	0.54	---	\$ 15,418.00	0.54	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
4926 HOWARD AVE	470000019000000		Residential	1.79	0.73	0.73	---	\$ 15,418.00	0.73	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
4960 HOWARD AVE	470000018010000		Residential	0.43	0.17	0.17	---	\$ 15,418.00	0.17	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
4990 HOWARD AVE	470000018000000		Residential	2.57	1.04	1.04	---	\$ 15,418.00	1.04	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5000 HOWARD AVE	470000017000000		Residential	3.51	1.42	1.42	---	\$ 15,418.00	1.42	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5020 HOWARD AVE	470000016000000		Residential	0.50	0.20	0.20	---	\$ 15,418.00	0.20	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
NORTH TALBOT ROAD													
4962 HIGHWAY 3	490000008000000		Residential/Agricul	58.84	23.81	0.00	Yes	\$ -	1.42	\$ 37,156.00	\$ 37,156.00	\$ 5,274.00	\$ 42,430.00
5075 N TALBOT RD	490000094000000		Residential/Agricul	9.18	3.71	0.81	Partial	\$ 15,418.00	0.81	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5115 N TALBOT RD	490000095000000		Residential	0.89	0.36	0.00	Yes	\$ -	0.36	\$ 18,578.00	\$ 18,578.00	\$ 2,637.00	\$ 21,215.00
5125 N TALBOT RD	490000096000000		Residential/Agricul	8.35	3.38	1.05	Partial	\$ 15,418.00	1.05	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5271 N TALBOT RD	490000098000000		Residential/Agricul	16.07	6.50	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
5330 N TALBOT RD	540000006000000		Residential	2.77	1.12	1.12	---	\$ 15,418.00	1.12	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5339 N TALBOT RD	490000098200000		Residential	1.24	0.50	0.50	---	\$ 15,418.00	0.50	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5385 N TALBOT RD	490000098300000		Residential	1.24	0.50	0.00	Yes	\$ -	0.50	\$ 18,578.00	\$ 18,578.00	\$ 2,637.00	\$ 21,215.00
5409 N TALBOT RD	490000098010000		Residential/Agricul	8.96	3.63	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
5410 N TALBOT RD	540000005000000		Residential	3.10	1.26	1.26	---	\$ 15,418.00	1.26	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5425 N TALBOT RD	490000098500000		Residential	2.20	0.89	0.89	---	\$ 15,418.00	0.89	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5466 N TALBOT RD	540000004000000		Residential	2.57	1.04	1.04	---	\$ 15,418.00	1.04	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5475 N TALBOT RD	490000098600000		Residential	1.09	0.44	0.44	---	\$ 15,418.00	0.44	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5480 N TALBOT RD	540000003600000		Residential	1.17	0.47	0.47	---	\$ 15,418.00	0.47	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5500 N TALBOT RD	540000003400000		Residential	1.07	0.43	0.43	---	\$ 15,418.00	0.43	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5520 N TALBOT RD	540000003200000		Residential	1.16	0.47	0.47	---	\$ 15,418.00	0.47	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5525 N TALBOT RD	490000098700000		Residential	1.09	0.44	0.00	Yes	\$ -	0.44	\$ 18,578.00	\$ 18,578.00	\$ 2,637.00	\$ 21,215.00
5575 N TALBOT RD	490000098900000		Residential	1.09	0.44	0.44	---	\$ 15,418.00	0.44	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5625 N TALBOT RD	490000099300000		Residential	1.09	0.44	0.00	Yes	\$ -	0.44	\$ 18,578.00	\$ 18,578.00	\$ 2,637.00	\$ 21,215.00
5648 N TALBOT RD	540000003010000		Residential	1.93	0.78	0.34	Partial	\$ 15,418.00	0.78	\$ 37,156.00	\$ 52,574.00	\$ 5,274.00	\$ 57,848.00
5649 N TALBOT RD	490000099000000		Residential/Agricul	34.34	13.90	1.26	Partial	\$ 15,418.00	1.26	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5700 N TALBOT RD	540000003000000		Residential	0.66	0.27	0.27	---	\$ 15,418.00	0.27	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00

Schedule of Assessment
8th Concession Road Sanitary Sewer Area

Updated: 28-Aug-17

MAIN (Trunk) Charge	\$ 32,280	per hectare	LATERAL Charge	\$ 2,637	150mm (6 inch), without Inspection MH
MAIN (Local) Charge	\$ 39,083	per hectare		\$ 7,382	150mm (6 inch), with Inspection MH
MAIN (Trunk) Charge	\$ 15,418	per Residential Lot		\$ 8,227	200mm (8 inch), with Inspection MH
MAIN (Local) Charge	\$ 18,578	per Residential Lot		\$ 9,492	250mm (10 inch), with Inspection MH

Civic Address	Tax Roll No.	Owner	Land Use	Area (acres)	Area (Ha)	MAIN (TRUNK)			MAIN (LOCAL)		MAIN Charge	LATERAL Charge	TOTAL Charges
						Assessed Area (Ha)	Development Charge	Existing	Assessed Area (Ha)	Local			
5760 N TALBOT RD	540000002000000		Residential	0.57	0.23	0.23	---	\$ 15,418.00	0.23	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5790 N TALBOT RD	540000001000000		Residential	0.28	0.11	0.11	---	\$ 15,418.00	0.11	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
N TALBOT RD	490000092000000		Residential/Hamlet	49.07	19.86	0.00	Yes	\$ -	8.39	\$ 369,024.97	\$ 369,024.97	\$ 15,822.00	\$ 384,846.97
N TALBOT RD	490000097000000		Residential/Agricul	12.60	5.10	0.00	Yes	\$ -	1.15	\$ 37,156.00	\$ 37,156.00	\$ 5,274.00	\$ 42,430.00
N TALBOT RD	490000098100000		Residential	1.92	0.78	0.78	---	\$ 15,418.00	0.78	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
OLDCASTLE ROAD													
5335 OLDCASTLE	490000083950000		Residential	1.00	0.40	0.40	---	\$ 15,418.00	0.40	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5355 OLDCASTLE RD	490000084000000		Residential	1.37	0.55	0.55	---	\$ 15,418.00	0.55	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5360 OLDCASTLE RD	490000014000000		Residential/Hamlet	77.13	31.21	0.00	Yes	\$ -	1.05	\$ 37,156.00	\$ 37,156.00	\$ 5,274.00	\$ 42,430.00
5360 OLDCASTLE RD	490000091060000		Residential	1.07	0.43	0.43	---	\$ 15,418.00	0.43	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5365 OLDCASTLE RD	490000085010000		Residential	0.88	0.36	0.36	---	\$ 15,418.00	0.36	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5370 OLDCASTLE RD	490000091050000		Residential	1.07	0.43	0.43	---	\$ 15,418.00	0.43	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5373 OLDCASTLE RD	490000085000000		Residential	1.15	0.47	0.47	---	\$ 15,418.00	0.47	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5380 OLDCASTLE RD	490000014100000		Residential	1.51	0.61	0.61	---	\$ 15,418.00	0.61	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5381 OLDCASTLE RD	490000085030000		Residential	1.00	0.40	0.40	---	\$ 15,418.00	0.40	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5384 OLDCASTLE RD	490000091030000		Residential	1.08	0.44	0.44	---	\$ 15,418.00	0.44	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5385 OLDCASTLE RD	490000085050000		Residential	0.48	0.19	0.19	---	\$ 15,418.00	0.19	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5389 OLDCASTLE RD	490000085200000		Residential	0.48	0.20	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
5394 OLDCASTLE RD	490000014200000		Residential	0.91	0.37	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
5395 OLDCASTLE RD	490000086800000		Residential	0.48	0.20	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
5404 OLDCASTLE RD	490000014030000		Residential	0.71	0.29	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
5405 OLDCASTLE RD	490000086900000		Residential	0.48	0.20	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
5414 OLDCASTLE RD	490000014150000		Residential	0.71	0.29	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
5415 OLDCASTLE RD	490000087000000		Residential	2.00	0.81	0.81	---	\$ 15,418.00	0.81	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5421 OLDCASTLE RD	490000088000000		Residential	0.33	0.13	0.13	---	\$ 15,418.00	0.13	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5426 OLDCASTLE RD	490000091020000		Residential	1.35	0.54	0.54	---	\$ 15,418.00	0.54	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5437 OLDCASTLE RD	490000089000000		Residential	1.98	0.80	0.80	---	\$ 15,418.00	0.80	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5445 OLDCASTLE RD	490000089900000		Residential	1.01	0.41	0.41	---	\$ 15,418.00	0.41	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5451 OLDCASTLE RD	490000090000000		Residential	1.12	0.46	0.46	---	\$ 15,418.00	0.46	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
PICCADILLY AVENUE													
2810 PICCADILLY AVE	490000086200000		Residential	0.59	0.24	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
2815 PICCADILLY AVE	490000086250000		Residential	0.52	0.21	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
2830 PICCADILLY AVE	490000086150000		Residential	0.48	0.19	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
2835 PICCADILLY AVE	490000086300000		Residential	0.48	0.19	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
2850 PICCADILLY AVE	490000086100000		Residential	0.46	0.19	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
2855 PICCADILLY AVE	490000086400000		Residential	0.53	0.21	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
2870 PICCADILLY AVE	490000086050000		Residential	0.46	0.19	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
2875 PICCADILLY AVE	490000086500000		Residential	0.49	0.20	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
2895 PICCADILLY AVE	490000086700000		Residential	0.51	0.21	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
2960 PICCADILLY AVE	490000085300000		Residential	0.56	0.23	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
TRAFALGAR COURT													
2800 TRAFALGAR CRT	490000085700000		Residential	0.67	0.27	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
2805 TRAFALGAR CRT	490000085750000		Residential	0.47	0.19	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
2820 TRAFALGAR CRT	490000085650000		Residential	0.46	0.19	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
2825 TRAFALGAR CRT	490000085800000		Residential	0.58	0.23	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
2840 TRAFALGAR CRT	490000085600000		Residential	0.46	0.19	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
2845 TRAFALGAR CRT	490000085850000		Residential	0.46	0.19	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
2860 TRAFALGAR CRT	490000085550000		Residential	0.46	0.19	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
2865 TRAFALGAR CRT	490000085900000		Residential	0.46	0.19	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
2880 TRAFALGAR CRT	490000085500000		Residential	0.46	0.19	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
2885 TRAFALGAR CRT	490000085950000		Residential	0.46	0.19	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
2900 TRAFALGAR CRT	490000085450000		Residential	0.46	0.19	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
2905 TRAFALGAR CRT	490000086000000		Residential	0.49	0.20	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
2920 TRAFALGAR CRT	490000085400000		Residential	0.56	0.23	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -
2940 TRAFALGAR CRT	490000085350000		Residential	0.72	0.29	0.00	---	\$ -	0.00	\$ -	\$ -	\$ -	\$ -

Schedule of Assessment
8th Concession Road Sanitary Sewer Area

Updated: 28-Aug-17

MAIN (Trunk) Charge \$	32,280	per hectare	LATERAL Charge \$	2,637	150mm (6 inch), without Inspection MH
MAIN (Local) Charge \$	39,083	per hectare		\$ 7,382	150mm (6 inch), with Inspection MH
MAIN (Trunk) Charge \$	15,418	per Residential Lot		\$ 8,227	200mm (8 inch), with Inspection MH
MAIN (Local) Charge \$	18,578	per Residential Lot		\$ 9,492	250mm (10 inch), with Inspection MH

Civic Address	Tax Roll No.	Owner	Land Use	Area (acres)	Area (Ha)	MAIN (TRUNK)			MAIN (LOCAL)		MAIN Charge	LATERAL Charge	TOTAL Charges
						Assessed Area (Ha)	Development Charge	Existing	Assessed Area (Ha)	Local			
WALKER ROAD (COUNTY ROAD 11)													
5511 WALKER RD	490000065000000		Residential/B.Park	2.50	1.01	0.38	Partial	\$ 15,418.00	1.01	\$ 39,891.81	\$ 55,309.81	\$ 5,274.00	\$ 60,583.81
5521 WALKER RD	490000066000000		Residential/B.Park	4.11	1.67	0.13	Partial	\$ 15,418.00	1.67	\$ 68,813.23	\$ 84,231.23	\$ 5,274.00	\$ 89,505.23
5555 WALKER RD	490000067000000		Residential	0.75	0.30	0.30	---	\$ 15,418.00	0.30	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5565 WALKER RD	490000068000000		Residential	0.66	0.27	0.27	---	\$ 15,418.00	0.27	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5635 WALKER RD	470000066000000		Residential/Hamlet	10.12	4.09	0.61	Partial	\$ 15,418.00	0.92	\$ 37,156.00	\$ 52,574.00	\$ 5,274.00	\$ 57,848.00
5636 WALKER RD	470000083000000		Residential	0.30	0.12	0.12	---	\$ 15,418.00	0.12	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5644 WALKER RD	470000082000000		Residential	0.29	0.12	0.12	---	\$ 15,418.00	0.12	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5652 WALKER RD	470000081000000		Residential	0.29	0.12	0.12	---	\$ 15,418.00	0.12	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5656 WALKER RD	470000080000000		Residential	0.29	0.12	0.12	---	\$ 15,418.00	0.12	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5657 WALKER RD	470000067000000		Residential	0.43	0.17	0.17	---	\$ 15,418.00	0.17	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5660 WALKER RD	470000079000000		Residential	0.29	0.12	0.12	---	\$ 15,418.00	0.12	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5665 WALKER RD	470000068000000		Residential/Hamlet	5.54	2.24	0.33	Partial	\$ 15,418.00	0.33	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5670 WALKER RD	470000078200000		Residential	0.31	0.12	0.12	---	\$ 15,418.00	0.12	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5671 WALKER RD	470000069000000		Residential	0.53	0.21	0.21	---	\$ 15,418.00	0.21	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5676 WALKER RD	470000078000000		Residential	0.28	0.11	0.11	---	\$ 15,418.00	0.11	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5680 WALKER RD	470000076000000		Residential	0.29	0.12	0.12	---	\$ 15,418.00	0.12	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5686 WALKER RD	470000075000000		Residential	0.43	0.17	0.17	---	\$ 15,418.00	0.17	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5745 WALKER RD	470000071000000		Residential/Hamlet	11.98	4.85	0.28	Partial	\$ 15,418.00	1.40	\$ 55,734.00	\$ 71,152.00	\$ 7,911.00	\$ 79,063.00
5775 WALKER RD	470000072000000		Residential	1.00	0.40	0.40	---	\$ 15,418.00	0.40	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5795 WALKER RD	470000072010000		Residential	0.70	0.28	0.28	---	\$ 15,418.00	0.28	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5805 WALKER RD	470000072020000		Residential	1.08	0.44	0.44	---	\$ 15,418.00	0.44	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5815 WALKER RD	470000072030000		Residential	1.09	0.44	0.44	---	\$ 15,418.00	0.44	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
5835 WALKER RD	470000073000000		Residential	1.86	0.75	0.75	---	\$ 15,418.00	0.75	\$ 18,578.00	\$ 33,996.00	\$ 2,637.00	\$ 36,633.00
WALKER RD	470000070000000		Residential/Hamlet	5.39	2.18	0.00	Yes	\$ -	0.25	\$ 18,578.00	\$ 18,578.00	\$ 2,637.00	\$ 21,215.00
<i>Wastewater Rates Charge</i>				16.04	6.49	6.49	---	\$ 209,516.70	0.00	\$ -	\$ 209,516.70	\$ -	\$ 209,516.70
SUB-TOTALS						50.93		\$ 1,643,390.70	63.08	\$ 2,465,576.01	\$ 4,108,966.71	\$ 308,529.00	\$ 4,207,979.01
TOTALS						234.97		\$ 7,584,224.53	291.31	\$11,385,489.10	\$ 18,969,713.63	\$ 2,199,701.00	\$ 20,959,897.93

NOTES:

- 1 1 acre = 0.40468564224 Ha
- 2 4965 8th Concession, Roll No. 550-0001-78000-000 () has already paid \$40,000
- 3 8th Concession, Roll No. 550-0001-85000-000 () has already paid \$74,361
- 4 North Talbot Road, Roll No. 490-0000-92000-000 will be assessed for 6 (Local) Residential Lots and the remaining area of Hamlet Development
- 5 5511 Walker Road, Roll No. 490-0000-65000-000 will be assessed for 2 (Local) Residential Lots and the remaining area of Business Development
- 6 5521 Walker Road, Roll No. 490-0000-66000-000 will be assessed for 2 (Local) Residential Lots and the remaining area of Business Development
- 7 5635 Walker Road, Roll No. 470-0000-66000-000 will be assessed for 2 (Local) Residential Lots
- 8 5745 Walker Road, Roll No. 470-0000-71000-000 will be assessed for 3 (Local) Residential Lots
- 9 North Talbot Road, Roll No. 490-0000-97000-000 will be assessed for 2 (Local) Residential Lots
- 10 5648 North Talbot Road, Roll No. 540-0000-3010-000 will be assessed for 2 (Local) Residential Lots
- 11 4962 Highway No.3, Roll No. 490-0000-8000-000 will be assessed for 2 (Local) Residential Lots
- 12 5360 Oldcastle Road, Roll No. 490-0000-14000-000 will be assessed for 2 (Local) Residential Lots

Mathematical Check - Estimates vs Assessments			
Assessments	\$ 7,584,224.53	\$ 11,385,489.10	\$ 18,969,713.63
Estimates	\$ 7,584,730.36	\$ 11,385,248.82	\$ 18,969,979.18
Difference	\$ 505.83	-\$ 240.28	\$ 265.55
			0.0014% Off

**8th Concession Road Sanitary Sewer Outlet
 Public Information Centre – November 1, 2017
 5:30pm – 8:00pm**

NAME	ADDRESS	PHONE	EMAIL
	4922 Howard		
	5555 Walker		
	5445 Oldcastle		
	2165 Hwy. #3 Oldcastle		
	4926 HOWARD		
	4924 Howard		
	TOWN OF TECUMSEH		
	TOWN OF TECUMSEH		
	4960 Howard		
	5511 Walker		
	3790 Castlewood Cir		
	2825 TRAFALGAR		
	2155 Fassar Dr.		
	3770 CASTLEWOOD		
	"		
	3800 Castlewood		



3

**8th Concession Road Sanitary Sewer Outlet
 Public Information Centre – November 1, 2017
 5:30pm – 8:00pm**

NAME	ADDRESS	PHONE	EMAIL
	5657 Walker Rd		
	2140 Hwy 3		
	4595 Hwy.3		
	4535 City Rd 46		
	4020 Howard Ave		
	5500 Sexton Side rd		
	5486 NORTH FLYER		
	" "		
	5805 Walker		
	4916 HOWARD		
	4918-20 HOWARD		
	5515 OLIVER DR		
	5680 Hwy. 3 Midstake On		
	5335 OLDCASTLE		
	5271 NORTH TACROS		



**8th Concession Road Sanitary Sewer Outlet
 Public Information Centre – November 1, 2017
 5:30pm – 8:00pm**

NAME	ADDRESS	PHONE	EMAIL
	4000 Del Duca		
	463 1/2 Walker		
	3750 DELDUCA		
	2855 PICCADILLY		
	3810 Castlemoore		
	3810 Castlemoore		
	4535 Cty. Rd. 46		
	5140 9 th Concession		
	5451 OLOCASTLE		
	5676 Walker Rd		
	2199 Blackacre Dr. 2199 Blackacre Dr.		
	5360 OLOCASTLE RD		
	2210 Hwy #3 OLOCASTLE		
	5648 North Talbot		
	2199 Blackacre		



**8th Concession Road Sanitary Sewer Outlet
 Public Information Centre – November 1, 2017
 5:30pm – 8:00pm**

NAME	ADDRESS	PHONE	EMAIL
	5652 WALKER RD.		
	5500 North Talbot Rd		
	2465 Hwy #3		
	"		
	5116 County RD 46		
	5660 5656 WALKER RD.		
	5339 N. Talbot Rd		
	5649 " "		
	5649 North Talbot		
	5540 Oldcastle Rd. S.		
	3820 CASTLEWOOD		
	4955 Walker Rd.		
	5365 OLD CASTLE		
	5074 N. TALBOT		
	5000 HANCOCK AVE		



**8th Concession Road Sanitary Sewer Outlet
 Public Information Centre – November 1, 2017
 5:30pm – 8:00pm**

NAME	ADDRESS	PHONE	EMAIL
D. Dan	5550 OLDCASTLE RD		
	3935 Castlewood		
	7700 5670 WALKER		
	3796 Castlewood		
	5501 Outerdrive		
	1220 HWY 3		
	5075 W. TALKER		
	5644 WALKER RD		
	5575 N TALBOT R.D		
	3700 DELUCA DR		
	461 Ambury Cr		
	5480 N. Talbot		
	3870 Castlewood		



**8th Concession Road Sanitary Sewer Outlet
 Public Information Centre – November 1, 2017
 5:30pm – 8:00pm**

NAME	ADDRESS	PHONE	EMAIL
	2245 Suzanne St.		
	9615 CHESTNUT		
	515 North Talbot		
	5030 HOWARD AVE		
	5500 Walker Rd		
	5430 Walker Rd		
	5000 Howard Ave		
	3750 CASTLEWOOD		
	1455 POPE, LAKE		
	4645 8th Concession Rd Mendota		
	5330 NTALBOT		
	1965 Hwy #3		



**8th Concession Road Sanitary Sewer Outlet
 Public Information Centre – November 1, 2017
 5:30pm – 8:00pm**

NAME	ADDRESS	PHONE	EMAIL
	5355 Oldcastle Rd		
	5355 OLD CASTLE		
	4612 Highway 3 Maidstone		
	5790 N. Telbit Rd Maidstone		
	4612 Highway 3 Maidstone		
	5725 Outer Drive		
	5381 OLDCASTLE RD		
	2030 HWY #3		
	4908 HOWARD		
	#4910 "		
	3060 High way #3		



**8th Concession Road Sanitary Sewer Outlet
 Public Information Centre – November 1, 2017
 5:30pm – 8:00pm**

NAME	ADDRESS	PHONE	EMAIL
	5671 WALKER		
	5440 WALKER		
	3200 Deziel Dr.		
	5370 Oldcastle Rd.		
	3700 Castlewood Ct.		
	5437 Oldcastle Rd.		
	5485 WALKER		
	2080 Hwy 3		
	3715 Castlewood Ct		
	5380 OLDCASTLE R		
	8TH CONCESSION		
	5094 County Rd 4		



**8th Concession Road Sanitary Sewer Outlet
 Public Information Centre – November 1, 2017
 5:30pm – 8:00pm**

NAME	ADDRESS	PHONE	EMAIL
	3800 Castlwood crt		
	4990 HOWTRID		
	5475 NORTH TALBOT		
	2810 PICCAWILLY		
	2810 PICCAWILLY		
	3805 Castlwood		





Please send copy of presentation
No access to internet.

**8th Concession Road Sanitary Sewer Outlet
Public Information Centre – November 1, 2017
5:30pm – 8:00pm**

NAME	ADDRESS	PHONE	EMAIL
✱	2140 #3 Hwy		D



**8th Concession Road Sanitary Sewer Outlet
Public Information Centre – November 1, 2017**

COMMENT SHEET

Name (Please Print) _____

Business _____

Address

3800 Castewood Cr

Roll # (if known) _____

My septic system is 7yrs old. This cost is outrageous. Windsor property on 8th paid 7k in 2012. Why is this so costly. Industrial is the pollution problem & Industrial Expansion are necessitating this. They should shoulder a larger cost.

We are absolutely Against!

**8th Concession Road Sanitary Sewer Outlet
Public Information Centre – November 1, 2017**

COMMENT SHEET

Name (Please Print) _____

Business _____

Address _____

3796 Castlewood Crt.

Roll # (if known) _____

- there is NO benefit to residents who have newer construction w/ fully functioning septic systems
- Tecumseh should share in this cost because when the lands are developed the town benefits from their property taxes
- inflation is there a cap to homeowners because by 'luck' some will pay more if done later.

NOTIFICATION of meeting where

this bylaw is discussed in any way.

917 Lesperance Rd. | Tecumseh, ON | N8N 1W9 | P: (519) 735-2184 | F: (519) 735-6712



- city of Windsor had grants - why not tecumseh.

**8th Concession Road Sanitary Sewer Outlet
Public Information Centre – November 1, 2017**

COMMENT SHEET

Name (Please Print) _____

Business _____

Address _____

3820 Castlemore

Roll # (if known) _____

I would like to know what "some" means. They kept saying that "some" residences have failing systems that can not be rectified due to lot limitations. If some = ~~0~~ why force sewers down Oldcastle Road? I'd like actual proof that there is a need to bring sewers \$3800 + is a large enough amount ~~to be paid~~
If there are no such lots go around



**8th Concession Road Sanitary Sewer Outlet
Public Information Centre – November 1, 2017**

COMMENT SHEET

Name (Please Print) _____

Business _____

Address _____

3820 Castlewood Ct

Roll # (if known) _____

- wait until it's mandatory and get 95% grant like
St Clair Shore area

- what if families / fixed income cannot afford this?

We were not told when we built our house to
set aside \$40,000 for sewers. We were told

sewers were not happening - ever!

- we don't want to connect.

our septic tanks
we assessed and
approved by
town of
tecumseh

- charge everyone ^{in a} fair fashion.

- 8,000 - 10,000 is a reasonable cost that we
know residents of 8th concession paid for
their sewer hook up



**8th Concession Road Sanitary Sewer Outlet
Public Information Centre – November 1, 2017**

COMMENT SHEET

Name (Please Print) _____

Business _____

Address

5339 North Talbot Rd

Roll # (if known)

?

Very disappointed in the towns again. We were not asked if we wanted sewers and again we have no voice / choice in this decision. I feel like we are constantly being "picked on" in our area. First the industrial parks, now this. I'm tired of fighting, but will continue to do so.

Here are my questions:

- ① Has this already passed? Do we have any say?
- ② Can we opt out and not connect?
- ③ When is my road going to be under construction?

How long will the construction take? Will the road be closed? For how long?

- ④ When will we start paying for this on our

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tax bill?



- ⑤ How long will we be paying extra?
- ⑥ What % or \$ is the increase per tax bill? → over

⑦ Have studies been done about sewage back up?
many houses in Windsor + Tecumseh were flooded with
sewage back up this year. When that happens to us
who pays our clean up cost? Does the town
pay increased insurance costs?

Very against this.

Tired of not having a say in
anything in our town.

8th Concession Road Sanitary Sewer Outlet

From: !

Address: 5339 North Talbot Rd.

Property Roll: Unknown

I am writing in opposition to the proposed **8th Concession Road Sanitary Sewer Outlet**. I am formally opposing the installation for the following reasons:

- **There is no formal evidence that all the properties in the impacted areas have a septic system that is consider inadequate.** Why is the township recommending running sewer lines in areas it is not needed? Especially my own residence where we installed a new system along with our house 12 years ago and is functioning properly.
- **There is no evidence any known issues can't be remediated.**
- **I Incurred significant expense to install an approved septic system 12 years ago.** Unknown that a sewer system was planned, why would I need to incur another \$36k for something I do not need or and would not benefit from. My septic system is working!
- **Unfair distribution of costs.** Residence are unfairly being attached to the sewer line for mostly the benefit for neighboring businesses. The businesses will service thousands of people while the residences will service far fewer people yet the distribution is uniform. Also certain businesses and properties like the Delduca Development land on North Talbot and Weston Abattoir are paying far below their share based on the acre size of land and especially the number of people they will eventually service.
- **There is no evidence sewer systems would benefit the health of residences and therefore no incremental benefit will be derived from the sewer installation.** There is no formal evidence of health related issues noted or ones that couldn't be remediated without resorting to extreme measures of requiring everyone to adopt a sewer system.
- **Affordability of the new system.** Installation of the system and related costs would cause undue hardships to residences that can't afford to pay. I certain didn't budget or can afford to pay \$36k! Will I be forced to pay and eventually lose my home to tax lien because I was imposed a sewer system which I would get no benefit from?

Alternative to the plan submitted, I recommend the following:

- Each residence, obtain an inspection of the existing septic systems and certify their up to par with required health standards. Ones not up to standard will require repair or replacement.
- Sewer system excludes all residences and installation limited to commercial businesses who will benefit from the sewer.
- Cost recovery is limited to commercial businesses consistent with the above methods.

**8th Concession Road Sanitary Sewer Outlet
Public Information Centre – November 1, 2017**

COMMENT SHEET

Name (Please Print) _____

Business _____

Address _____

5075 N. TALBOT RD.

Roll # (if known) _____

THERE ARE VERY FEW HOUSES
EAST OF 8' CONCESSION.
SEWERS AREN'T REQUIRED.
THE COSTS ARE TOO HIGH.
PLEASE RECONSIDER.



**8th Concession Road Sanitary Sewer Outlet
Public Information Centre – November 1, 2017**

COMMENT SHEET

Name (Please Print) _____

Business _____

Address _____

3060 Highway # 3

Roll # (If known) _____

- 53 k is simply too much for a single landowner
- I have always felt my taxes were excessive especially when I consider that 80% is vacant land
- You have known about this since 2002 & reviewing options! WHY wasn't tax money put away in the form of a Capital Fund DUH!!!
- As an educated professional who has run a business for 30 years I find this lack of planning appalling. Typical government procrastination...
- You MUST FIND A WAY to tone this down from a financial standpoint it's just NOT FAIR no matter how you present your case!!!



**8th Concession Road Sanitary Sewer Outlet
Public Information Centre – November 1, 2017**

COMMENT SHEET

Name (Please Print) _____

Business _____

Address

5511 Walker Rd.

Roll # (if known)

37444900006500.0000
~~490~~

Under Notes: will be assessed for 2 (Local)
Residential lots and the remaining area of
Business Development? Who says we have
2 lots & Business Development. Need to
talk to someone about this.
Cost is way too high.



**8th Concession Road Sanitary Sewer Outlet
Public Information Centre – November 1, 2017**

COMMENT SHEET

Name (Please Print) _____

Business _____

Address _____

Roll # (if known) _____

5657 Walker Road

470000067000000

→ Contacted the Town (Nov 6th) and asked the following questions:

- Why are sanitary sewers required?

- the assessed costs are too high, especially for those who are seniors and on a fixed income.

- If I connect to the sanitary sewers, will my basement be flooded?

- What are the total assessed costs? - What is the timing of the connection? Can I put the assessed costs on taxes?



**8th Concession Road Sanitary Sewer Outlet
Public Information Centre – November 1, 2017**

COMMENT SHEET

Name (Please Print) _____

Business _____

Address _____

5671 Walker Road

Roll # (If known) _____

470000069000000

- Contacted the Town (Nov 6th) and asked the following questions:
- The costs are too high, especially for the elderly and retired
 - How are we going to pay these costs?
 - If I connect to the sanitary sewers will my basement flood?
 - Can the Town reduce the costs for the residents?
 - Indicated that he had just installed a new septic system (2016) and that the Town did not disclose that sewers were eventually going to be installed in Oldcastle.

[Handwritten signature]



**8th Concession Road Sanitary Sewer Outlet
Public Information Centre – November 1, 2017**

COMMENT SHEET

Name (Please Print) _____

Business _____

Address _____

Roll # (If known) _____

5515 Outer Drive

490000033060000

→ Met with the Town (Nov 7th) and asked the following questions:

- why are the costs so high?

- I live in a residential house, why am I not being charged the residential rate?

- Can I put these costs on my taxes?

[Signature]



North Talbot Road Sewer Questions.

Thu 2017-11-02 11:19 PM

To: Phil Bartnik <pbartnik@tecumseh.ca>;

Hi Phil

My family, and many of our friends and neighbours attended the meeting, but were not able to have all their questions answered. I'm sure there are many more, but we have a few here, and would appreciate any help you could be to answer them.

In looking at the map....being on the end of North Talbot Rd. that we are (5575), I don't see how hooking up our end of the road makes sense. Coming east from the end of the 8th concession if Del Duca isn't hooking into it, or paying for it....is unfair and a waste of money/time for everyone involved. Why is Del Duca NOT hooking in? How are they not forced to hook in like we are being forced?

From the map below, I don't see this sewer line tying into anything that is being run to County Rd 46 as the flow is going two seperate directions. The flow on North Talbot looks (from this picture) like it is heading in a westerly direction to the 8th concession and is independant of any other tie ins. I find it hard to believe that the 27 properties that are at our end of the street are the cause of the polution that is trying to be fixed by this project.



With only 9 properties in our neighbourhood that could be developed, I don't see the need for sewers down our part of the street when we are already all fitted with septic systems - and a lot of them, new.



The trunk and the local sewers come to a total of \$1,307,891.00 (as per using the amounts in your spread sheet).

We have added the property totals being charged as:

4 properties at 21,215 = 84,860

17 properties at 36,633 = 622,761

2 properties at 42,432 = 84,860

Plus the following properties: 384,846.97 + 57,848 + 46,800.79 + 21,905.01

TOTAL : \$1,303,882.53

If those properties that have not yet been developed, ever were....they would be charged **\$15,418** when developed. Multiply that by 9, that would be another **\$138,762** that would be paid to the township.

$1,303,882.53 + 138,762 = 1,442,644.53$

Therefore.....there would be an excess of payment.

$1,442,644.53 - 1,307,891.00 = \mathbf{\$134,753.53 \text{ OVERPAID.}}$

In the presentation, it indicated that this amount would NOT be given back to those of us who then were overcharged. How is that fair? Why does the Township benefit from our forced hardships?

Another question. Why is Weston Park being evaluated to owe \$21,905.01 and not the \$36,633? It should be the same as everyone else who has toilets and water that will be forced into hooking into the sewers. Yes, there is no "residence" there.....but there is bathroom facilities that would put forth a cost more than an empty lot with no homes or outbuildings/bathrooms.

If our section of the street, east of the 8th Concession were allowed to be exempted, it would save the project...and the people of our Hamlet \$1,307,891. I understand the need for sewers for future development, yet we are only talking about **9 potential houses**. **9 NEW houses** whose septic systems would be not a pollution problem. I hardly believe that this kind of money is warranted for that. If some of our homes ARE in fact part of the pollution problem....if the homes here were allowed to go through some testing to see who's septic beds are the problem, I believe that the cost for that owner to repair them,would still be cheaper than being forced to pay for this sewer system. Being forced into paying for this sewer system is an astronomical hardship for most of us. Likely, all of us. Not only that, it would also increase the cost of our daily living. None of which is affordable.

I was initially relieved when you told me that the project would be 10-12 years before it began. It made me feel that we would have a little time to soften the blow. However, after my husband attended the meeting, and learned that the cost of the system would increase roughly 2% per year....that would bring our \$36,633 total up to \$46,495.50 (at 12 years), my panic only rose. We also then learned that hook up was not included in these prices. At \$5000 extra for hook up....that would bring our grand total to \$51,495.50.

There has already been talk in the neighbourhood of people saying that this will cause them to sell their homes and move. This is destroying our neighbourhood and breaking lifelong friendships and lifestyles.

If there is any way to reconsider this, I beg you.

Any answers you could give to us on our concerns would be greatly appreciated.

Another question

Hi Phil

Thanks for all your help answering questions. I appreciate your patience and willingness to help.

Another question that was in that email and my husband and I had asked that we forgot to discuss yesterday was why DeDuca wasn't listed in that list as owing money?

If we are forced to pay as a resident living here....and my brother in law is forced to pay on a lot he is NOT living on..and does not have a house on...how are they not forced to pay as well?

Have a wonderful day!

**8th Concession Road Sanitary Sewer Outlet
Public Information Centre – November 1, 2017**

COMMENT SHEET

5020 Howard Ave, Cnty Rd 9

Roll# 3744 470 00001600.0000

- i) Statement of Concerns
- ii) Assessments
- iii) Affordably for Residential Properties
- iv) Rural Property Protection
- v) Other Points of Concern

Concerns:

I am a long-time resident of rural Essex County since 1990 and became a resident of this community in 2010, then to learn after 7 years that this major Storm Water/Sewer project had reached this point without any resident's input is very disturbing. Now I learn that this project has been in the works since 2006, and neither the previous home Owner, my Lawyer or Real Estate Agent made this information available at the time of my home purchase. Further, my neighbours on Howard Ave. do not recall receiving any notification(s) from the Municipality of Tecumseh for residential input/discussion on this major project in the past 7 years. It is very clear that the Municipality has a problem with transparency with respect to Municipal issues effecting the tax payers of this community. We live in a democratic Canada not a dictatorship. Our elected officials in this province in recent years have chosen to ignore this principal once elected, Tecumseh's actions clearly demonstrate that this administration does not really value the opinions of the tax payers. Here is the is your share of the cost pay up or leave. This is not the way to run a democratic system, the voters put you there to protect all our interests not a select few. The Town now has an opportunity to prove to the rural residents of Ward 4 that you will accept constructive alternatives to this excessive tax burden that the Town under the cloak of the MOE is forcing Ward 4 residential property owners to endure.

I have 28 years of experience in the architectural construction industry responsible for the architectural development of small to large projects in Canada and now the US specializing in commercial, hospitals and higher education projects. So, my comments herein are based on my professional experience.

The residential property owners I have spoken with on Howard Ave and else where are not having any problems with their septic systems and I am suspicious of your claim and MOE that these properties are creating the substantial pollution problem, (where is the test data for each property?). I would agree based on property size that some residential properties in the future that have lots under a 1/2 acre would have difficulty meeting today's private on-site septic system codes. However, properties 1/2 acre (plus) generally can meet the codes for septic systems, especially with today's improved septic technology. Though I have not seen your lot by lot survey test data for the study area, in my experience, business parks are notorious

Page 1 of 4



for polluting the environment for one reason or another, mainly the lack of environmental stewardship and not providing required funds for preventative maintenance of their existing waste pollution control systems. Ward 4 business parks would be no different; some are steward's, some are not. Further, you have stated with your January 10, 2017 project update posting that you will follow the County's Official Plan that the main goal is to provide beneficial conditions that will promote the expansion of the industrial/commercial businesses park areas in the Oldcastle Hamlet. The business park area has been benefiting from past lack of local code enforcement and/or regulations, where building permits were issued from sketched plans on a napkin and a handshake. I support regional economic growth but not at the expense of our rural families, which is the foundation of our communities. Business owners tend to locate in the most tax advantage jurisdiction while raising their families in another Town or City near affluent neighbourhoods. Your recent reports on Ward redistribution clearly concluded that Ward 4 residential/business representation is lopsided to benefit business interest and not rural farm/residential Owners. This must be taken into consideration when assessing the recovery charges.

The 8th Concession trunk route passes the Windsor Detention Centre and the proposed new Windsor/Essex County Hospital location which you failed to mention at the PIC meeting. These are heavy sewage/storm water load facilities and this trunk passes through 6500 acres of mostly undeveloped lands that will be developed once the hospital is built. Hospital's are catalyst for various types of developments to support the hospital, from employee homes, schools, and all types of businesses. We cannot trust Windsor's Council or their Planning Department to do the right thing, look at the infrastructure problems they are having, Windsor's solution is expansion to serve their own interests. A few of the Residents at the PIC meeting raised the concern that Windsor and Tecumseh have both experienced rain events that have caused major sewage backups in to basements, creating millions in property damage, lost wages and disruption of family life. These two jurisdictions have been doing a poor job in managing/maintaining and/or hiring Design Professionals that fully grasp fluid dynamics when it comes to surface water control. Ward 4 Oldcastle Hamlet (especially Howard Ave) area is at the headend of this sewer system. Has the Town of Tecumseh thoroughly vetted the design of the trunk to ensure once Windsor brings online all future development areas that this trunk has the capacity to deal with 100 and 500-year rain events, which are predicted to occur more often. You stated at the meeting all property owners with basements will be required to install sewage pumps to create a hydraulic break between the basement drains and the street sewer. In theory this appears to be a good solution, but is it full-proof? What if the pump fails during a local sewer backup? Are you providing minimum design guidelines for these pumps to the Home Owner? What if the back pressure created by a sewage backup causes a pump to fail? There are many possible variables that could still cause property damage. My point is...was overcapacity designed into the trunk to help prevent backups?

The Assessments:

The \$40K (plus) assessment for each residential (family) property is beyond the capabilities of most residential property owners, whom will receive the least benefit. This tax burden is long term, extreme and effects the property values negatively for the phased areas. The business owners of this study area will receive the most benefit from this infrastructure upgrade. A business will be able to max out the number of employees (used to produce) and/or patrons they serve without the worry of overloading they're on-site septic system. They can expand their existing building square footage and/or parking areas and/or site storage areas over currently occupied leaching beds, thus increasing profitability.

Financially: Business Owners have many financial instruments/tax deductions available to them to afford their assessed charges (business expenses);

- 1) Property Taxes/Improvements could be written off at % per year;
- 2) they can return to private investors for funds;
- 3) these costs can be recovered through the Goods & Services they charge for;
- 4) they generally have access to low interest capital improvement loans.

Residential property/home owners have limited financial instruments/tax deductions available to them to afford these assessed charges. Yes, farmers are a business, but their profit margins are so low compared to a typical business structure as their product is dependant on low commodity prices for crop and seasonal weather conditions, bankruptcies could be on the horizon for some. Rural residential property owners must use either personal income, high interest loans, retirement funds and if retired their fixed incomes to afford

these assessed charges. Further, some of the residential properties are not scheduled for the local sewers until years 15 to 25. These Owner's will experience not only cost escalation but experience substantial lost of property value. The future tax assessment for these sewer upgrades must be disclosed to a buyer after the By-Law is adopted. Example: By the time a typical Howard Ave County RD Residential property is serviced the expected assessment could rise from \$37K to (\$75K - \$80K). If the Essex Parkway can be constructed in 2-3 years, surely this sewer project should not take anymore than 8-10 years.

Affordability: solution is a matter of simple math.

I acknowledge you have provided special consideration to the residential/farm property owners which I commend you, however it was not enough as evident at the PIC meeting. North Talbot residents seem to be assessed at a lower level and no trunk costs were evident. The bottom line here is that Oldcastle Hamlet Business Park will receive the most benefit here and they should pay a greatest share.

My Proposal for consideration is as follows:

Current Residential/Farm charges for 103 properties totals	\$4,207,979.70
Proposing a \$15,000 (fixed cost) x 103 properties	<u>-\$1,545,000.00</u>
Delta	\$2,662,979.70

Current # of Business Properties is 265, (\$2,662.979.70 / 265) \$10,048.00 added to each business assessment.

In creating a fixed cost for the residential property Owners that require a sewer connection we could now support these infrastructure improvements; our property values will not be impacted negatively; not lose their property equity; current and future retirees can plan for the future; makes these charges more affordable on a fixed income. Right now, these assessments are not fixed, you have created an open check book condition for the contractor.

I understand this proposal will impact business properties, but this would be a small additional business expense in relationship to the benefits they will receive through economic expansion of this study area over the next 14-25 years.

A Business property could recovery these shifted costs as follows:

- A) Propose setting up an 8th Concession Sewer Maintenance fund until the 2.6 mil is recovered thru future development charges. Future property owners of undeveloped employment lands are not assessed the same as existing but receive all the benefits.
 - 1) All new business/residential properties created, a portion of the development charges would either be;
 - a) credited back to the 265 business on an equal share;
 - b) used to credit their sewage charges on an equal share;
 - c) used for maintenance of the local sewers.
- B) Or a credit method the Town of Tecumseh would find equitable for the existing 265 business properties in the study area.
- C) Recover cost through a debit recovery charge placed on the monthly waste water sewage charge. Cost per Business Property Owner; amortized period = 25-year, cost per month \$49.00, using Ontario Infrastructure Municipal Lending rates. Per monthly rate could be reduced further as new business properties come online that are service by 8th Concession Outlet.
- D) Recover cost through a debit recovery charge placed on the monthly waste water sewage charge. Cost per Business & Residential Property Owner; amortized period = 25-year, cost per month \$36.00, using Ontario Infrastructure Municipal Lending rates. Per monthly rate could be reduce further as new business and residential properties come online that are service by 8th Concession Outlet.

I hope you get the point of what I any saying here. You have not explored all the options that need to be presented to the property owners to make these sewer upgrades affordable.

Side issue: We were informed that a business property owner has recently applied to subdivide 71.6 acres in to 9 light industrial lots which will be serviced by the 8th Concession Sewer Trunk. I was at the public meeting on November 14, 2017 and there was opposition to the approval of this property owner's

application. In listening to the comments for and against, it was clear that Council was going to approve this application for final submission to the County irrespective of the opposition. I do not have a problem with this property owner developing the property, the problem is timing. The applicant requested a zoning change so that this Owner can intensify the number of lots, but the municipal services are not present, as required by the County's Official Plan. Here you go again, permitting an Owner to subdivide a property where each individual new property owner of these lots will be permitted to install on-site septic systems because the road sewer is not present YET!

I raised the issue that I felt that this Owner's assessment was not listed on the assessment schedule and what would this Owner be assessed at. The response was that the Owner would be assessed according to the Development Charge By-law. Well according to your DC pamphlet for each of the 9 lots the DC will be substantially less than what the existing businesses will have to pay per the recovery charge assessment schedule. **I strongly feel this property owner's assessments need to be made public before approving the application to subdivide.** This is not an unreasonable request to hold deciding on or moving the application process to the next step until after the 8th Concession By-law assessments concerns have been addressed, hopefully in a public meeting.

Rural Property Protection:

The Municipal of Tecumseh's Growth Management/Structure Plan Discussion Paper, July 2014 states, "The Town has an adequate supply of land for future growth. It is more critical, however, for the Town and County to protect its remaining farmland for agricultural purposes given its value and significance."

Then, in your Agriculture and Rural masterplan report dated September 2014 states that the Town of Tecumseh has adopted the Provincial Policy Statement (PPS) that views agricultural land as a valuable and finite resource that should be protected for its long-term use. **The report also states** "This direction is reiterated in the County Official Plan and the current Sandwich South Official Plan to various degrees (The Sandwich South Official Plan is the only one of the three former Plans that contains Agricultural policies)."

If the Town of Tecumseh truly stands behind this view, you must protect not only agriculture lands but the other residential families in Ward 4 from this type of financial distress via the recovery charges indicated. You promote that Tecumseh has the lowest taxes in the region, or is that only for the Wards with the highest's representation on Council? As stated previously, you need to explore and create a more affordable long-term recovery plan for these Storm Water/Sewer Infrastructure upgrades.

The other Wards also benefit from the Ward 4's business tax base and agricultural community, they should also bare some of these recovery charges as our taxes go towards supporting Ward 1, 2, & 3 infrastructure projects.

Other Points of Concern:

- 1) COST OVERRUNSHow will these be recovered? We are not an open check book for the Contractor. Need to minimize by reducing the phasing times, for start. Contractor needs to be subject to a penalty for not meeting construction schedule(s).
- 2) Did you include sensors for any valves in the system to monitor open/close/freeze conditions? I know of an infrastructure project in Michigan where these sensors were not installed, and tax payers had to pay 100 of thousands to repair frozen valves.

Thank-you for your serious consideration of the proposal contained herein to provide additional residential property owner relief. I would like to discuss this further and be updated on what assessment revisions are being consider for final approval. Would like to see a second public meeting on these recovery charges.

Sincerely,

November 2017

Neighborhood Petition

Re: Tecumseh – Hamlet Oldcastle 8th Concession Sanitary Sewer System

Location: Walker Road - South of Hwy. 3

This formal petition objects to the proposed extension of the Oldcastle sewer service South of Hwy. 3

- We believe there is no added value to the few home owners or properties South of Hwy. 3 to be tied into sewers. Instead, only substantial costs will be incurred by these properties, most of which are pensioned home owners on fixed incomes.
- If other similar properties further south of the Hamlet Oldcastle boundaries are not required by MOE to be on sewers, as per one of the stipulated requirements by the Town of Tecumseh, than it is unreasonable and unjustified to have the few homes South of Hwy. 3 inclusive of any plans to be connected to sewers.

Resident Name

Resident Address

5657 Walker Rd Oldcastle ^{NOR 1120}

5671 Walker Rd Oldcastle

5676 Walker Rd Oldcastle

5670 WALKER RD. OLDCASTLE

✓

5636 WALKER RD

5616 WALKER RD

5635 Walker

5652 Walker Rd.

November 2017

Neighborhood Petition

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Resident Name

Resident Address

5652 Walker Rd.

5660 Walker Rd.

5656 Walker Rd.

5886 Walker Rd.

5835 WALKER

5815 WALKER

5850 WALKER

5775 Walker Rd.

5745 WALKER. RD.

November 2017

Neighborhood Petition

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Resident Name

Resident Address

2465 HWY #3 Oldcastle

5680 Walker Rd.

5680 WALKER RD.

5550 OLDCASTLE RD.

5530 Oldcastle Rd.

RECEIVED

Petition By Electors
Regarding the 8th Concession Road Sanitary Sewer Outlet
January 8, 2018

JAN 08 2018

Town of Tecumseh

To the Council of the Town of Tecumseh, in the Province of Ontario

The undersigned persons, being electors of the Town of Tecumseh, hereby petition council to oppose the 8th Concession Sanitary Sewer Outlet project based on the exorbitant cost being allocated to the residences of Oldcastle. We request that any meetings regarding this project be held at a public meeting and all affected residences are notified in advance.

The reasons are as follows:

- 1) The average cost allocation for a single family lot is \$36,633. This does not include the cost to decommission existing septic systems and hook up to the sewer which in current dollars will add another \$10,000 - \$15,000 to each residence for a grand total of between \$46,633 to \$51,633. This is an outrageous expense to allocate to the residences of Oldcastle for a sewer project that provides little benefit to the existing residences. Would this council or any council in any other jurisdiction ever approve their own funds for a sewer, park, or facility that would provide limited benefit to 93 residences at a cost of \$50,000 per residence?
- 2) The benefits of the waste water sewer project are for the existing Industrial properties and future industrial expansion.
 - a. It has been clearly documented in the "Oldcastle Hamlet Wastewater Servicing Study" prepared by AECOM Limited and dated July 2009 that the existing industrial properties are serviced by aged and failing septic systems. Some of the larger properties have installed enhanced treatment systems that have very costly yearly maintenance issues and are nearing the end of their lifecycle where a large investment of costs will be required in the near future.
 - b. The industrial properties are discharging wastewater to area drains and responsible for a significant amount of waste water pollution.
 - c. The industrial properties will benefit from plant expansions and intensification of land use with the removal of private septic systems.
- 3) The benefits of the waste water sewer project are for the Essex County Region per County of Essex Official Plan 3.2.4(i)
 - a. Oldcastle Hamlet shall be primarily developed with employment uses, while recognizing that limited opportunities may exist to expand upon the few existing residential clusters that are situated in the area.
 - b. A mixture of lot sizes shall be provided, including large lots that would be suitable to employment uses that may not be appropriately located within other nearby Primary Settlement Areas due to their size or impacts.
 - c. The local Official Plan shall contain policies to ensure orderly and appropriate development.
 - d. All new development shall be on full municipal sewage services and municipal water services.
 - e. Cost effective development patterns and those which reduce servicing costs are encouraged. Land use patterns which may cause environmental, heritage preservation or public health and safety concerns shall be avoided.
- 4) It is all about Jobs.
 - a. Mayor Gary McNamara official response to residence concerns about the Waste water sewer project on CTV news was that "it's all about jobs and it's the price you have to pay". We do not argue the rational but the 93 residences of Oldcastle Hamlet should not have to shoulder that price. If he thinks it's the price you have to pay then there should be no problem having the Town pay or the region pay. It is always easy to justify spending someone else's money for your own benefit.

- 5) Huge benefits to undeveloped land at minimal cost to the land owners.
 - a. There are 386.42 acres of undeveloped land designated as Hamlet Development, Residential Agriculture, Residential Hamlet that will reap enormous benefits from the sewer project. The average cost to these lands is \$4,171/acre.
 - b. When asked why the cost to future residential development was so low, Phil Bartnik, P. Eng. Manager Engineering Services, responded that the cost would be recovered through land development charges.
 - c. All the existing land owners not only paid land development charges, they also paid for septic systems and now are being saddled with \$50,000 in additional cost. This is outrageous.
 - d. Using current development charges of \$13,398 per home and average assessment cost per acre of \$4,171/acre for a total average cost of \$17,569. The penalty for being an existing residence of Oldcastle and paying taxes year in and year out is a whopping \$32,431. (\$36,633 Assessment + \$15,000 septic deomission - \$17,569)

- 6) Little to no benefit to the 93 residences of Oldcastle.
 - a. Residential waste water pollution has not been identified as the reason for the sewer project.
 - b. Per the 8th Concession Road Sanitary Sewer Outlet Public information presentation page 22 "Residential properties do not have the same development opportunities/benefits as commercial or Industrial lots once serviced." Yet the prorated cost to the residential portion of the town is at the same cost per acre as to the industrial lands.
 - c. Many residences in the area have septic systems that are less than 10 years to as little as 1 year old and at least one will be built this year.
 - d. The residents of the Piccadilly circle development are paying zero cost even though they are on their second temporary waste water solution. The justification is that they already paid for sewer, however, we already paid for septic systems and we have not cost the taxpayers for two temporary wastewater solutions, (the skyway wwt and the temporary North Talbot Rd Hookup). There will be yet another cost to the taxpayers when they permanently hook up to the 8th Concession sewer.

The bottom line.

This is an extremely expensive undertaking. Considering the money spent to date, including government grant money, this is just a very expensive project for an area that is sparsely populated. Assuming all of the towns numbers and calculations are correct, the town needs to step back and consider this project based on the impact to the residences of Oldcastle. \$50,000 is a lot of money to flush down the toilet. You can send a person to University, pay off bills, save for a more carefree retirement if you had that much money. The reality is that most people do not have that kind money and some never will. We have people on fixed incomes, young families trying to start their lives, kids in University or on their way.

There is one last point to consider. The cost to a Windsor resident on 8th Concession, right next to Oldcastle with 90 feet of frontage was \$6,980.84. That is a reasonable cost and still would cause some level of hardship for some residences. Sure Windsor has a different cost recovery method then Tecumseh but how in the world do we end up over 5 times more expensive. That is why I implore council to step back and look at this project and apply some common sense to the cost and funding method for this project. It might be time for council to adopt a policy on waste water sewer charges for exsting residential properties as Windsor has done. We find it hard to believe that there any taxpayers within the town of Tecumseh where the costs associated to a project like this could ever be justified.

3800 Castlewood Crt.

Castlewood Crt

EACH PETITIONER, by signing this petition, certifies that he (or she) is an elector of the Town of Tecumseh and is opposed to the 8th Concession Sanitary Sewer Project due to the exorbitant cost. We request that any meetings regarding this project be held at a public meeting and all affected residences are notified in advance.

No.	Street	Name	Amount	Signature	Date	Witness
3700	CASTLEWOOD CRT;		36,633.00	<i>[Signature]</i>	Dec 3/17	<i>[Signature]</i>
3710	CASTLEWOOD CRT;		36,633.00	<i>[Signature]</i>	Dec 3/17	<i>[Signature]</i>
3715	CASTLEWOOD CRT;		36,633.00	<i>[Signature]</i>	12/3/17	<i>[Signature]</i>
3730	CASTLEWOOD CRT;		36,633.00	Jack Klement	12-3-17	<i>[Signature]</i>
3735	CASTLEWOOD CRT;		36,633.00	<i>[Signature]</i>	Dec 3/17	<i>[Signature]</i>
3750	CASTLEWOOD CRT;		36,633.00	<i>[Signature]</i>		<i>[Signature]</i>
3765	CASTLEWOOD CRT;		36,633.00	<i>[Signature]</i>	Dec 3/17	<i>[Signature]</i>
3770	CASTLEWOOD CRT;		36,633.00	<i>[Signature]</i>	Dec 3/17	Frank Veruto
3790	CASTLEWOOD CRT;		36,633.00	<i>[Signature]</i>	Dec 3/17	<i>[Signature]</i>
3796	CASTLEWOOD CRT;		36,633.00	<i>[Signature]</i>	Dec 3/17	<i>[Signature]</i>
3800	CASTLEWOOD CRT;		36,633.00	Frank Veruto		<i>[Signature]</i>
3805	CASTLEWOOD CRT;		36,633.00	<i>[Signature]</i>	Dec 3/17	Frank Veruto
3810	CASTLEWOOD CRT;		36,633.00	<i>[Signature]</i>	Dec 3/17	<i>[Signature]</i>
3820	CASTLEWOOD CRT;		36,633.00	<i>[Signature]</i>	Dec 3/17	<i>[Signature]</i>

[Handwritten mark]

Oldcastle Rd

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No.	Street	Name	Amount	Signature	Date	Witness
5335	OLDCASTLE RD;		36,633.00	<i>E. Zupetto</i>	12/03/17	<i>Crystal Venuto</i>
5355	OLDCASTLE RD;		36,633.00			
5360	OLDCASTLE RD;		36,633.00			
5365	OLDCASTLE RD;		36,633.00	<i>Maria Lorenzini</i>	12/3/17	<i>Crystal Venuto</i>
5370	OLDCASTLE RD;		36,633.00			
5373	OLDCASTLE RD;		36,633.00	<i>Kayall K. W.</i>	12/3/17	<i>Crystal Venuto</i>
5380	OLDCASTLE RD;		36,633.00			
5381	OLDCASTLE RD;		36,633.00			
5384	OLDCASTLE RD;		36,633.00	<i>[Signature]</i>	3/12/17	<i>Crystal Venuto</i>
5385	OLDCASTLE RD;		36,633.00	already on sewer -		<i>Crystal Venuto</i>
5415	OLDCASTLE RD;		36,633.00	<i>Angelo Petrino</i>	12/3/17	<i>Crystal Venuto</i>
5421	OLDCASTLE RD;		36,633.00	<i>Theresa Buona</i>	12/3/17	<i>Crystal Venuto</i>
5426	OLDCASTLE RD;		36,633.00	<i>Robert Mann Fahren</i>	12/3/17	<i>Crystal Venuto</i>
5437	OLDCASTLE RD;		36,633.00	<i>[Signature]</i>	3/12/17	<i>Crystal Venuto</i>
5445	OLDCASTLE RD;		36,633.00	<i>[Signature]</i>	3/12/17	<i>Crystal Venuto</i>
5451	OLDCASTLE RD;		36,633.00			
	Tax Roll 470000090100 000		201,780.36			

5115 No. 12/17-8

21,215

[Signature]

3/12/17 *Crystal Venuto*

Highway 3

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No.	Street	Name	Amount	Signature	Date	Witness
2725	HIGHWAY 3;		48,772.54			
3250	HIGHWAY 3;		101,109.06			
1970	HIGHWAY 3;		36,633.00	<i>[Signature]</i>	12/9/17	Frank Veruto
2030	HIGHWAY 3;		36,633.00	<i>[Signature]</i>	12/9/17	Frank Veruto
2060	HIGHWAY 3;		36,633.00	<i>[Signature]</i>	12/9/17	Frank Veruto
2080	HIGHWAY 3;		36,633.00	<i>[Signature]</i>	Dec 9/17	Frank Veruto
2140	HIGHWAY 3;		36,633.00	<i>[Signature]</i>	12/9/17	Frank Veruto
2170	HIGHWAY 3;		36,633.00			
2210	HIGHWAY 3;		36,633.00	Elena Zegrean <i>[Signature]</i>	Dec 9/17	Frank Veruto
3140	HIGHWAY 3;		36,633.00			
4962	HIGHWAY 3;		42,430.00	<i>[Signature]</i>	12/9/17	Frank Veruto

N. Talbot Rd.

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No.	Street	Name	Amount	Signature	Date	Witness
	N TALBOT RD;		46,800.79			
	N TALBOT RD;		262,266.50			
	N TALBOT RD;		122,621.81			
5075	N TALBOT RD;		36,633.00	Tom Collier	12/3/17	Frank Venuta
5115	N TALBOT RD;		21,215.00	SEE SIGNATURE BOTTOM PAGE OLDCASTLE RD		
5125	N TALBOT RD;		36,633.00			
5330	N TALBOT RD;		36,633.00	Drew Bate	12/3/17	Frank Venuta
5339	N TALBOT RD;		36,633.00	Sherril Lucien	12/10/17	Frank Venuta
5385	N TALBOT RD;		21,215.00	Jim Weston	12/03/17	Frank Venuta
5410	N TALBOT RD;		36,633.00	Phyllis Weston	12/03/17	Frank Venuta
5425	N TALBOT RD;		36,633.00	Jim Weston	12/03/17	Frank Venuta
5466	N TALBOT RD;		36,633.00	Monica West	12/03/17	Frank Venuta
5475	N TALBOT RD;		36,633.00	Jim Weston	12/3/17	Frank Venuta
5480	N TALBOT RD;		36,633.00	R. Hollet		
5500	N TALBOT RD;		36,633.00	[Signature]	12/3/17	Frank Venuta
5520	N TALBOT RD;		36,633.00			
5525	N TALBOT RD;		21,215.00	Keane West	12/3/17	Frank Venuta
5575	N TALBOT RD;		36,633.00	Ryan West	12/3/17	Frank Venuta
5625	N TALBOT RD;		21,215.00	Weston	12/9/17	Frank Venuta
5648	N TALBOT RD;		57,848.00	John Morgan White	12/3/17	Frank Venuta
5649	N TALBOT RD;		36,633.00	Keane West	12/3/17	Frank Venuta

N. Talbot Rd.

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No.	Street	Name	Amount	Signature	Date	Witness
5700	N TALBOT RD;		36,633.00	<i>don Berruto</i>	12/03/17	<i>Frank Veruto</i>
5760	N TALBOT RD;		36,633.00			
5790	N TALBOT RD;		36,633.00	<i>W. J. [unclear]</i>	12/03/17	<i>Frank Veruto</i>
	N TALBOT RD;		42,430.00	<i>Jim Weston</i>	12/03/17	<i>Frank Veruto</i>
	N TALBOT RD;		36,633.00	<i>Robert Weston</i>	12/03/17	<i>Frank Veruto</i>

Howard Ave

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No.	Street	Name	Amount	Signature	Date	Witness
4906	HOWARD AVE;		36,633.00	UNINHABITED		
4908	HOWARD AVE;		36,633.00			
4910	HOWARD AVE;		36,633.00			
4912	HOWARD AVE;		21,215.00	NO HOUSE		
T 4914	HOWARD AVE;		36,633.00	RENTER		
4916	HOWARD AVE;		36,633.00			
T 4918	HOWARD AVE;		36,633.00			
4920	HOWARD AVE;		36,633.00	<i>[Signature]</i>	Dec 10/17	RA S.
4922	HOWARD AVE;		36,633.00	<i>[Signature]</i>	Dec 9/17	RA S.
4924	HOWARD AVE;		36,633.00	<i>[Signature]</i>	Dec 9/17	RA S.
4926	HOWARD AVE;		36,633.00			
T 4960	HOWARD AVE;		36,633.00	RENTER		
4990	HOWARD AVE;		36,633.00	<i>[Signature]</i>	Dec 19/17	RA S.
5000	HOWARD AVE;		36,633.00	<i>[Signature]</i>	Dec 09/17	RA S.
5020	HOWARD AVE;		36,633.00	<i>[Signature]</i>	Dec 2/17	<i>[Signature]</i>

**Oldcastle Hamlet Sanitary Sewer Servicing
8th Concession Road Sanitary Sewer Outlet
Summary of Public Information Centre Comments**

Address	Comment	Remarks
3800 Castlewood Court	<ol style="list-style-type: none"> <li data-bbox="474 334 1079 451">1. My septic system is seven years old. This cost is outrageous. Windsor properties on the 8th Concession paid \$7,000 in 2012. Why is this so costly? <li data-bbox="474 656 1062 740">2. Industrial is the pollution problem and Industrial expansion are necessitating this, they should shoulder the cost. We are absolutely against. 	<p data-bbox="1140 334 1944 418">The project costs have been detailed within the PIC Presentation as well as Report No. PWES-2018-01, including the preferred method used to calculate assessments for each individual property.</p> <p data-bbox="1140 440 1955 618">Through discussions with the City of Windsor, a uniform flat rate of \$140 per metre of frontage using the Local Improvement Charges process of the Municipal Act (O.Reg. 586-06). The City also recovers the full cost of the private drain connection from the benefitting property Owner. However, the City also indicated that a full cost recovery method of the remaining costs have yet to be determined.</p> <p data-bbox="1140 656 1955 773">Q1/A1 contained within Report No. PWES-2018-01 addresses the driving factors for the installation of sanitary sewers within the Oldcastle Hamlet, including the 8th Concession Road Sanitary Sewer Outlet area.</p>
3820 Castlewood Court	<ol style="list-style-type: none"> <li data-bbox="474 818 1104 997">1. I would like to know what 'some' means. They kept saying that 'some' residences have failing systems that cannot be rectified due to lot limitations. If some equals zero, why force sewers down Oldcastle Road. I'd like actual proof that there is a need to bring sewers. <li data-bbox="474 1024 1087 1170">2. \$3,800 is a large enough amount (to pay). \$8,000 to \$10,000 is a reasonable cost that we know residents of the 8th Concession paid for their sewage hook up. Charge everyone in a fair fashion. <li data-bbox="474 1349 1083 1406">3. Wait until its mandatory (ordered by the MOECC) and get a grant like the St Clair Shore area. 	<p data-bbox="1140 818 1955 935">Q1/A1 contained within Report No. PWES-2018-01 addresses the driving factors for the installation of sanitary sewers within the Oldcastle Hamlet, including the 8th Concession Road Sanitary Sewer Outlet area.</p> <p data-bbox="1140 1024 1944 1109">The project costs have been detailed within the PIC Presentation as well as Report No. PWES-2018-01, including the preferred method used to calculate assessments for each individual property.</p> <p data-bbox="1140 1130 1955 1308">Through discussions with the City of Windsor, a uniform flat rate of \$140 per metre of frontage using the Local Improvement Charges process of the Municipal Act (O.Reg. 586-06). The City also recovers the full cost of the private drain connection from the benefitting property Owner. However, the City also indicated that a full cost recovery method of the remaining costs have yet to be determined.</p> <p data-bbox="1140 1349 1969 1433">Report No. PWES-2018-01 addresses the scenario, and discusses instances where adjacent municipalities have been issued a Provincial Officer's Order (POO) by the MOECC.</p>

**Oldcastle Hamlet Sanitary Sewer Servicing
8th Concession Road Sanitary Sewer Outlet
Summary of Public Information Centre Comments**

	<p>4. We don't want to connect.</p> <p>5. What if families/fixed income cannot afford this?</p> <p>6. We were not told when we built our house to set aside \$40,000 for sewers. We were told sewers were not happening-ever!</p>	<p>Receiving a POO from the MOECC and Receiving grant funding from upper levels of government are mutually exclusive.</p> <p>Once sewers have been installed and a lateral connection provided to the property line, a letter will be issued to the affected property owner indicating that they will have 9 months to make the connection and decommission their septic system.</p> <p>Q2/A2 contained within Report No. PWES-2018-01 addresses the timing for the installation of sanitary sewers, as well as timing of assessments.</p> <p>Similar to the North Talbot Road By-Law, the Town will offer debentures with varying terms (a 10-yr and 20-yr term). The Town obtains these debentures from the Ontario Infrastructure and Lands Corporation (OILC), and the annual payments will include interest charges at a rate set at the time the debenture is obtained.</p> <p>The installation of sanitary sewers within the two outlets (North Talbot Road and the 8th Concession Road) located in the Oldcastle Hamlet are subject to available funding, staffing resources, and Council approval. The tentative servicing schedule has identified a 30-year program, assuming a minimum of one phase of the sewers are installed each year. To date the Town has installed seven (7) of the possible 30 phases identified. A copy of the tentative servicing schedule has been appended to Report No. PWES-2018-01. Based on the tentative schedule, sewers are not anticipated (for 3820 Castlewood Court) until 2025.</p> <p>Q1/A1 contained within Report No. PWES-2018-01 addresses the driving factors for the installation of sanitary sewers within the Oldcastle Hamlet, including the 8th Concession Road Sanitary Sewer Outlet area. It also identifies a number of studies related to the servicing of the Oldcastle Hamlet area, including the 2002 Water & Wastewater Master Plan.</p> <p>Records indicate that a Building Permit was issued in 2008. At that time the trunk sewers through the City of Windsor were, at a minimum, a 20+ year plan to install them down to municipal boundary at 8th Concession/Hwy 401. In 2009 the City and Tecumseh were successful in obtaining grant funding from upper levels of government,</p>
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**Oldcastle Hamlet Sanitary Sewer Servicing
8th Concession Road Sanitary Sewer Outlet
Summary of Public Information Centre Comments**

		<p>where approx. \$32M of sanitary sewers was installed, consolidating the 20+ year plan within a 2-year period.</p> <p>The background calculations pertaining to the 8th Concession Road Sanitary Sewer Outlet that are outlined within the PIC Presentation commenced in early 2017 and would not have been known in 2008 when the Building Permit was issued.</p>
3796 Castlewood Court	<ol style="list-style-type: none"> 1. There is no benefit to residents who have newer construction with fully functioning septic systems. 2. Tecumseh should share in this cost because when the lands are developed the Town benefits from their property taxes. 3. Inflation. Is there a cap to homeowners because by 'luck' some will pay more if done later? 4. City of Windsor had grants – why not Tecumseh? 5. Notification of meeting where this by-law is discussed in any way. 	<p>Q1/A1 contained within Report No. PWES-2018-01 addresses the driving factors for the installation of sanitary sewers within the Oldcastle Hamlet, including the 8th Concession Road Sanitary Sewer Outlet area. It also identifies a number of studies related to the servicing of the Oldcastle Hamlet area, including the 2002 Water & Wastewater Master Plan.</p> <p>Please refer to the relevant section contained within Report No. PWES-2018-01 which addresses this comment.</p> <p>The By-Law will contain a clause (similar to the North Talbot Road By-Law 2011-103) which states: <i>“Construction cost estimates used in the calculation of a charge pursuant to this By-Law shall be adjusted annually in accordance with Statistic Canada Quarterly Construction Price Index without amendment to this By-Law. Annual adjustments shall commence on the first anniversary of the date of the passing of this By-Law.”</i></p> <p>A review of recent adjustments for the North Talbot Road By-Law, from 2013 to 2017 is: 1.3%, 0.1%, 1.9%, 1.7%, and 3.7%; for an average of 1.74% per year.</p> <p>Q4/A4 contained within Report No. PWES-2018-01 outlines how the Town of Tecumseh benefitted from the grants received by the City of Windsor for the SSEL trunk sanitary sewers.</p> <p>Noted.</p>
3060 Highway No.3	<ol style="list-style-type: none"> 1. \$53,000 is simply too much for a single landowner. I have always felt my taxes were excessive 	<p>The project costs have been detailed within the PIC Presentation as well as Report No. PWES-2018-01, including the preferred method</p>

**Oldcastle Hamlet Sanitary Sewer Servicing
8th Concession Road Sanitary Sewer Outlet
Summary of Public Information Centre Comments**

	<p>especially when I consider that 80% is vacant land.</p> <p>2. You have known about this since 2002 and reviewing options. Why wasn't tax money put away in the form of a capital fund, duh!</p> <p>3. As an educated professional who has run a business for 30 years, I find this lack of planning appalling. Typical government procrastination.</p> <p>4. You must find a way to tone this down from a financial standpoint; it's just not fair no matter how you present your case.</p>	<p>used to calculate assessments for each individual property.</p> <p>Please refer to the relevant section contained within Report No. PWES-2018-01 which addresses this comment.</p> <p>Q1/A1 contained within Report No. PWES-2018-01 addresses the driving factors for the installation of sanitary sewers within the Oldcastle Hamlet, including the 8th Concession Road Sanitary Sewer Outlet area. It also identifies a number of studies related to the servicing of the Oldcastle Hamlet area, including the 2002 Water & Wastewater Master Plan.</p> <p>The project costs have been detailed within the PIC Presentation as well as Report No. PWES-2018-01, including the preferred method used to calculate assessments for each individual property.</p>
5511 Walker Road	<p>1. Under Notes: will be assessed for 2 (local) residential lots and the remaining area of Business Development? Who says we have 2 residential lots and Business Development?</p> <p>2. Cost is way too high.</p>	<p>Assessments were based on gross area as detailed within the PIC Presentation as well as Report No. PWES-2018-01. Special considerations given to those properties identified as residential within the Official Land Use Plan. 5511 Walker Road was assessed by the Residential rate, as well as gross area for the area identified as Business Park.</p> <p>Through discussions with the property owners, a correction was made to the assumption that the property be assessed for two (2) Local Residential Lots as a future severance was deemed highly unlikely. This resulted in a revision to the Schedule of Assessment, specifically the amount assessed for Local Main Charges and the Lateral Charge.</p> <p>The project costs have been detailed within the PIC Presentation as well as Report No. PWES-2018-01, including the preferred method used to calculate assessments for each individual property.</p>
5657 Walker Road	<p>1. Why are sanitary sewers required?</p>	<p>Q1/A1 contained within Report No. PWES-2018-01 addresses the driving factors for the installation of sanitary sewers within the Oldcastle Hamlet, including the 8th Concession Road Sanitary Sewer Outlet area. It also identifies a number of studies related to the servicing of the Oldcastle Hamlet area, including the 2002 Water & Wastewater Master Plan.</p>

**Oldcastle Hamlet Sanitary Sewer Servicing
8th Concession Road Sanitary Sewer Outlet
Summary of Public Information Centre Comments**

	<p>2. The assessed costs are too high, especially for those who are seniors and on a fixed income.</p> <p>3. If I connect to the sanitary sewers, will my basement be flooded?</p> <p>4. What are the total assessed costs? What is the timing of the connection? Can I put the assessed costs on taxes?</p>	<p>The project costs have been detailed within the PIC Presentation as well as Report No. PWES-2018-01, including the preferred method used to calculate assessments for each individual property.</p> <p>Q7/A7 contained within Report No. PWES-2018-01 addresses this question in detail. Residential houses constructed with septic systems will typically have their sanitary building sewer exiting the basement wall above the basement floor. This requires any basement fixtures (floor drain, shower, laundry tub, etc.) to be drained via a sewage ejector pump, which hydraulically separates the basement from the building sewer; the exact situation the Town is now requesting in all new residential subdivisions to eliminate the risk of basement flooding from surcharging sanitary sewers.</p> <p>Q2/A2 contained within Report No. PWES-2018-01 addresses the timing for the installation of sanitary sewers, as well as timing of assessments.</p> <p>Similar to the North Talbot Road By-Law, the Town will offer debentures with varying terms (a 10-yr and 20-yr term). The Town obtains these debentures from the Ontario Infrastructure and Lands Corporation (OILC), and the annual payments will include interest charges at a rate set at the time the debenture is obtained.</p>
<p>5671 Walker Road</p>	<p>1. The costs are too high, especially for the elderly and retired. How are we going to pay these costs? Can the Town reduce the costs for the residents?</p> <p>2. If I connect to the sanitary sewers, will my basement flood?</p>	<p>The project costs have been detailed within the PIC Presentation as well as Report No. PWES-2018-01, including the preferred method used to calculate assessments for each individual property.</p> <p>Similar to the North Talbot Road By-Law, the Town will offer debentures with varying terms (a 10-yr and 20-yr term). The Town obtains these debentures from the Ontario Infrastructure and Lands Corporation (OILC), and the annual payments will include interest charges at a rate set at the time the debenture is obtained.</p> <p>Q7/A7 contained within Report No. PWES-2018-01 addresses this question in detail. Residential houses constructed with septic systems will typically have their sanitary building sewer exiting the basement wall above the basement floor. This requires any basement fixtures (floor drain, shower, laundry tub, etc.) to be drained via a sewage ejector pump, which hydraulically separates the basement from the</p>

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	<p>3. Indicated that a septic system was just installed (2016), and that the Town did not disclose that sewers were eventually going to be installed.</p>	<p>building sewer; the exact situation the Town is now requesting in all new residential subdivisions to eliminate the risk of basement flooding from surcharging sanitary sewers.</p> <p>When a building permit application is received from a property located within the Oldcastle Hamlet, the Building Department will review whether there are existing sanitary sewers available, and if not, they will consult with Public Works & Environmental Services on what is proposed within the 5-year PWES Capital Works Plan. If sanitary sewers are proposed within the next 1-3 years, the Building Department may choose to permit a temporary solution (i.e. holding tank) to allow the property owner to forego the expense of a full septic system.</p> <p>The installation of sanitary sewers within the two outlets (North Talbot Road and the 8th Concession Road) located in the Oldcastle Hamlet are subject to available funding, staffing resources, and Council approval. The tentative servicing schedule has identified a 30-year program, assuming a minimum of one phase of the sewers are installed each year. To date the Town has installed seven (7) of the possible 30 phases identified. A copy of the tentative servicing schedule has been appended to Report No. PWES-2018-01. Based on the tentative schedule, sewers are not anticipated (for 5671 Walker Road) until 2039 (currently the last phase in the plan).</p>
<p>5515 Outer Drive</p>	<p>1. Why are the costs so high? Can I put these costs on my taxes?</p> <p>2. I live in a residential house, why am I not being charged a residential rate?</p>	<p>The project costs have been detailed within the PIC Presentation as well as Report No. PWES-2018-01, including the preferred method used to calculate assessments for each individual property.</p> <p>Similar to the North Talbot Road By-Law, the Town will offer debentures with varying terms (a 10-yr and 20-yr term). The Town obtains these debentures from the Ontario Infrastructure and Lands Corporation (OILC), and the annual payments will include interest charges at a rate set at the time the debenture is obtained.</p> <p>Assessments were based on gross area as detailed within the PIC Presentation as well as Report No. PWES-2018-01. Special considerations given to those properties identified as residential within the Official Land Use Plan. 5515 Outer Drive was assessed by gross area and not by the Residential rate, as it is has an official land use</p>

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		<p>designation of Business Park.</p> <p>Through discussions with the property owner, a correction was made to the assumption that the property be assessed the Trunk component of the Main Charge, as the property is vacant and would be subject to Development Charges at the time of development. This resulted in a revision to the Trunk Assessment Mapping and the Schedule of Assessment, specifically the assessed area for Trunk Main Charges.</p>
5075 North Talbot Road	<p>1. There are very few houses (on North Talbot Road) east of 8th Concession. Sewers aren't required. The costs are too high. Please reconsider.</p>	<p>Q1/A1 contained within Report No. PWES-2018-01 addresses the driving factors for the installation of sanitary sewers within the Oldcastle Hamlet, including the 8th Concession Road Sanitary Sewer Outlet area. It also identifies a number of studies related to the servicing of the Oldcastle Hamlet area, including the 2002 Water & Wastewater Master Plan.</p> <p>The project costs have been detailed within the PIC Presentation as well as Report No. PWES-2018-01, including the preferred method used to calculate assessments for each individual property.</p>
5339 North Talbot Road	<p>1. Very disappointed in the Town again. We were not asked if we wanted sewers and again we have no voice/choice in the decision. I feel like we are constantly being "picked on" in our area. First the industrial parks, now this. I'm tired of fighting, but will continue to do so.</p> <p>2. Has this (By-Law) already passed? Do we have a say?</p> <p>3. Can we opt out and not connect?</p> <p>4. When is my road going to be under construction? How long will the construction take? Will the road be closed? For how long?</p>	<p>Noted.</p> <p>The cost recovery By-law has not been brought before Council as of yet. The Town held a PIC on November 1, 2017 to present the background information regarding the By-Law, and to receive comments from property owners.</p> <p>Once sewers have been installed and a lateral connection provided to the property line, a letter will be issued to the affected property owner indicating that they will have 9 months to make the connection and decommission their septic system.</p> <p>The installation of sanitary sewers within the two outlets (North Talbot Road and the 8th Concession Road) located in the Oldcastle Hamlet are subject to available funding, staffing resources, and Council approval. The tentative servicing schedule has identified a 30-year</p>

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5. When will we start paying for this on our tax bill?
How long will we be paying extra? What % or \$ is
the increase per tax bill?

6. Have studies been done about sewage back-up?
Many houses in Windsor and Tecumseh were
flooded with sewage back-up this year. When that
happens to us who pays our cleanup cost? Does
the Town pay increased insurance costs?

7. Very against this. Tired of not having a say in
anything in our Town.

8. Opposed to the 8th Concession Sanitary Sewer
Outlet. I am formally opposing the installation for
the following reasons:

There is no formal evidence that all the properties

program, assuming a minimum of one phase of the sewers are installed each year. To date the Town has installed seven (7) of the possible 30 phases identified. A copy of the tentative servicing schedule has been appended to Report No. PWES-2018-01. Based on the tentative schedule, sewers are not anticipated (for 5339 North Talbot Road) until 2030.

A Notice of Construction will be issued to all of the affected property owners prior to any work taking place. The Notice will identify the specific timing of the project, how property owners shall access their properties throughout construction, as well as other commonly asked questions.

Q2/A2 contained within Report No. PWES-2018-01 addresses the timing for the installation of sanitary sewers, as well as timing of assessments.

Similar to the North Talbot Road By-Law, the Town will offer debentures with varying terms (a 10-yr and 20-yr term). The Town obtains these debentures from the Ontario Infrastructure and Lands Corporation (OILC), and the annual payments will include interest charges at a rate set at the time the debenture is obtained.

Q7/A7 contained within Report No. PWES-2018-01 addresses this question in detail. Residential houses constructed with septic systems will typically have their sanitary building sewer exiting the basement wall above the basement floor. This requires any basement fixtures (floor drain, shower, laundry tub, etc.) to be drained via a sewage ejector pump, which hydraulically separates the basement from the building sewer; the exact situation the Town is now requesting in all new residential subdivisions to eliminate the risk of basement flooding from surcharging sanitary sewers.

Noted.

Q1/A1 contained within Report No. PWES-2018-01 addresses the driving factors for the installation of sanitary sewers within the Oldcastle Hamlet, including the 8th Concession Road Sanitary Sewer Outlet area. It also identifies a number of studies related to the servicing of the Oldcastle Hamlet area, including the 2002 Water &

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in the impacted areas have a septic system that is considered inadequate. Why is the township recommending running sewer lines in areas it is not needed? Especially my own residence where we installed a new system along with our house 12 years ago and is functioning properly.

There is no evidence any known issues can't be remediated.

I incurred significant expense to install an approved septic system 12 years ago. Unknown that a sewer system was planned, why would I need to incur another \$36k for something I do not need and would not benefit from. My septic system is working!

9. Unfair distribution of costs. Residences are unfairly being attached to the sewer line for mostly the benefit for neighbouring businesses. The businesses will service thousands of people the residences will service far fewer people yet the distribution is uniform. Also certain businesses and properties like the Del Duca Development land on the North Talbot and Weston Abbattoir are paying far below their share based on the acre size of land and especially the number of people they will eventually service.

10. There is no evidence sewer systems would benefit the health of residences and therefore no incremental benefit will be derived from the sewer installation. There is no formal evidence of health related issues noted or ones that couldn't be remediated without resorting to extreme measures of requiring everyone to adopt a sewer system.

11. Affordability of the new system. Installation of the system and related costs would cause undue hardships to residences that can't afford to pay. I

Wastewater Master Plan.

The project costs have been detailed within the PIC Presentation as well as Report No. PWES-2018-01, including the preferred method used to calculate assessments for each individual property.

Q5/A5 contained within Report No. PWES-2018-01 addresses how all properties will be assessed into the sanitary sewers. Q6/A6 also outlines the assessment method selected.

The Weston Abbattoir is not located within the Oldcastle Hamlet, and is therefore not being provided any sewage capacity into the sewer system.

Q1/A1 contained within Report No. PWES-2018-01 addresses the driving factors for the installation of sanitary sewers within the Oldcastle Hamlet, including the 8th Concession Road Sanitary Sewer Outlet area. It also identifies a number of studies related to the servicing of the Oldcastle Hamlet area, including the 2002 Water & Wastewater Master Plan.

Q2/A2 contained within Report No. PWES-2018-01 addresses the timing for the installation of sanitary sewers, as well as timing of

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	<p>certainly didn't budget or can afford to pay \$36k! Will I be forced to pay and eventually lose my home to tax lien because I was imposed a sewer system which I would get no benefit from?</p> <p>12. Alternative to the plan submitted, I recommend the following: Each residence, obtain an inspection of the existing septic systems and certify their up to par with required health standards. Ones not up to standard will require repair or replacement. Sewer system excludes all residents and installation limited to commercial businesses who will benefit from the sewer. Cost recovery is limited to commercial businesses consistent with the above methods.</p>	<p>assessments.</p> <p>Similar to the North Talbot Road By-Law, the Town will offer debentures with varying terms (a 10-yr and 20-yr term). The Town obtains these debentures from the Ontario Infrastructure and Lands Corporation (OILC), and the annual payments will include interest charges at a rate set at the time the debenture is obtained.</p> <p>Noted.</p> <p>Contrary to the information provided in Report No. PWES-2018-01.</p>
<p>5575 North Talbot Road</p>	<p>1. Looking at the map... being on the end of North Talbot Road that we are (5575), I don't see how hooking up our end of the road makes sense. Coming east from the end of the 8th Concession if Del Duca isn't hooking into it, or paying for it... is unfair and a waste of money/time for everyone involved. Why is Del Duca NOT hooking in? How are they not forced to hook in like we are being forced?</p> <p>2. From the map, I don't see this sewer line tying into anything that is being run on County Road 46 as the flow is going two separate directions. The flow on North Talbot Road looks like it is heading in a westerly direction to the 8th Concession and is independent of any other tie ins. I find it hard to believe that the 27 properties that are at our end of the street are the cause of the pollution that is trying to be fixed by this project.</p>	<p>Q1/A1 contained within Report No. PWES-2018-01 addresses the driving factors for the installation of sanitary sewers within the Oldcastle Hamlet, including the 8th Concession Road Sanitary Sewer Outlet area. It also identifies a number of studies related to the servicing of the Oldcastle Hamlet area, including the 2002 Water & Wastewater Master Plan.</p> <p>Q5/A5 contained within Report No. PWES-2018-01 addresses how all properties will be assessed into the sanitary sewers. Q6/A6 also outlines the assessment method selected.</p> <p>The sanitary sewer outlet for this area is located on 8th Concession Road. Both sanitary sewers on County Road 46 and North Talbot Road are connected to (and drain to) the trunk on the 8th Concession Road.</p>

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3. With only 9 properties in our neighbourhood that could be developed, I don't see the need for sewers down our part of the street when we are already all fitted with septic systems – and a lot of them, new.

4. *The property owner provided their own calculation of costs per property on North Talbot Road, and indicated they were being 'over charged'.*

5. Why is Weston Park being evaluated to owe \$21,905.01 and not the \$36,633? It should be the same as everyone else who has toilets and water that will be forced into hooking into the sewers. Yes, there is no 'residence' there...but there is a bathroom facilities that would put forth a cost more than an empty lot with no homes or outbuildings/bathrooms.

6. If our section of the street, east of the 8th Concession were allowed to be exempted, it would save the project...and the people of our Hamlet \$1,307,891. I understand the need for sewers for future development, yet we are only talking about 9 potential houses. 9 new houses whose septic systems would be not a pollution problem. I hardly believe that this kind of money is warranted for that. If some of our homes are in fact part of the pollution problem....if the homes here were allowed to go through some testing to see who's septic beds are the problem, I believe that the cost for that owner to repair them, would still be cheaper than being

Q1/A1 contained within Report No. PWES-2018-01 addresses the driving factors for the installation of sanitary sewers within the Oldcastle Hamlet, including the 8th Concession Road Sanitary Sewer Outlet area. It also identifies a number of studies related to the servicing of the Oldcastle Hamlet area, including the 2002 Water & Wastewater Master Plan.

The project costs have been detailed within the PIC Presentation as well as Report No. PWES-2018-01, including the preferred method used to calculate assessments for each individual property.

The Main charge was calculated by taking the Net Main Costs (Gross Costs subtracting grant funding, the City of Windsor component, DCs and benefit to existing (outside study area)) and dividing it by the affected areas. Calculating the Main Charge by means of the estimated costs of the sanitary sewers directly fronting a property is an inappropriate approach and deemed to be unfair and inequitable.

Q5/A5 contained within Report No. PWES-2018-01 addresses how all properties will be assessed into the sanitary sewers. Q6/A6 also outlines the assessment method selected.

Q1/A1 contained within Report No. PWES-2018-01 addresses the driving factors for the installation of sanitary sewers within the Oldcastle Hamlet, including the 8th Concession Road Sanitary Sewer Outlet area. It also identifies a number of studies related to the servicing of the Oldcastle Hamlet area, including the 2002 Water & Wastewater Master Plan.

Once sewers have been installed and a lateral connection provided to the property line, a letter will be issued to the affected property owner indicating that they will have 9 months to make the connection and decommission their septic system.

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forced to pay for this sewer system. Being forced into paying for this sewer system is an astronomical hardship for most of us. Likely, all of us. Not only that, it would also increase the cost of our daily living. None of which is affordable.

7. I was initially relieved when you told me that the project would be 10-12 years before it began. It made me feel that we would have a little time to soften the blow. However, after my husband attended the meeting, and learned that the cost of the system would increase roughly 2% per year....that would bring our \$36 633 total up to \$46,495.50 (at 12 years), my panic only rose. We also then learned that hook up was not included in these prices. At \$5000 extra for hook up....that would bring our grand total to \$51,459.50. There has already been talk in the neighbourhood of people saying that this will cause them to sell their homes and move. This is destroying our neighbourhood and breaking lifelong friendships and lifestyles. If there is any way to reconsider this, I beg you. Any answers you could give to us on our concerns would be greatly appreciated.

Q2/A2 contained within Report No. PWES-2018-01 addresses the timing for the installation of sanitary sewers, as well as timing of assessments.

The installation of sanitary sewers within the two outlets (North Talbot Road and the 8th Concession Road) located in the Oldcastle Hamlet are subject to available funding, staffing resources, and Council approval. The tentative servicing schedule has identified a 30-year program, assuming a minimum of one phase of the sewers are installed each year. To date the Town has installed seven (7) of the possible 30 phases identified. A copy of the tentative servicing schedule has been appended to Report No. PWES-2018-01. Based on the tentative schedule, sewers are not anticipated (for 5575 North Talbot Road) until 2030.

The By-Law will contain a clause (similar to the North Talbot Road By-Law 2011-103) which states: *“Construction cost estimates used in the calculation of a charge pursuant to this By-Law shall be adjusted annually in accordance with Statistic Canada Quarterly Construction Price Index without amendment to this By-Law. Annual adjustments shall commence on the first anniversary of the date of the passing of this By-Law.”* A review of recent adjustments for the North Talbot Road By-Law, from 2013 to 2017 is: 1.3%, 0.1%, 1.9%, 1.7%, and 3.7%; for an average of 1.74% per year.

The connection from the property line to the building, including the decommissioning of the existing septic system will be responsibility of the private property owner.

Similar to the North Talbot Road By-Law, the Town will offer debentures with varying terms (a 10-yr and 20-yr term). The Town obtains these debentures from the Ontario Infrastructure and Lands Corporation (OILC), and the annual payments will include interest charges at a rate set at the time the debenture is obtained.

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	<p>8. Another question that was in that email and my husband and I had asked that we forgot to discuss yesterday was why DelDuca wasn't listed in that list as owing money? If we are forced to pay as a resident living here....and my brother in law is forced to pay on a lot he is NOT living on...and does not have a house on...how are they not forced to pay as well?</p>	<p>Q5/A5 contained within Report No. PWES-2018-01 addresses how all properties will be assessed into the sanitary sewers. Q6/A6 also outlines the assessment method selected.</p>
<p>5020 Howard Avenue</p>	<p>1. I am a long-time resident of rural Essex County since 1990 and became a resident of this community in 2010, then to learn after 7 years that this major Storm Water/ Sewer project had reached this point without any resident's input is very disturbing. Now I learn that this project has been in the works since 2006, and neither the previous home Owner, my Lawyer or Real Estate Agent made this information available at the time of my home purchase. Further, my neighbours on Howard Ave. do not recall receiving any notification(s) from the Municipality of Tecumseh for residential input/discussion on this major project in the past 7 years. It is very clear that the Municipality has a problem with transparency with respect to Municipal issues effecting the tax payers of this community. We live in a democratic Canada not a dictatorship. Our elected officials in this province in recent years have chosen to ignore this principal once elected, Tecumseh's actions clearly demonstrate that this administration does not really value the opinions of the tax payers. Here is the is your share of the cost pay up or leave. This is not the way to run a democratic system, the voters put you there to protect all our interests not a select few. The Town now has an opportunity to prove to the rural residents of Ward 4 that you will accept constructive alternatives to this excessive tax burden that the Town under the cloak of the MOE is forcing Ward 4 residential property owners to</p>	<p>Q1/A1 contained within Report No. PWES-2018-01 addresses the driving factors for the installation of sanitary sewers within the Oldcastle Hamlet, including the 8th Concession Road Sanitary Sewer Outlet area. It also identifies a number of studies related to the servicing of the Oldcastle Hamlet area, including the 2002 Water & Wastewater Master Plan, and the 2005 & 2008 Master Plan Update.</p> <p>There is no legislated requirement under the Municipal Act requiring the Town to meet or inform the affected property owners of the impending Part XII By-Law; however the Town did hold the following public meetings:</p> <ul style="list-style-type: none"> (i) Special Meeting of Council (September 26, 2017) which was advertised in the local newspaper; (ii) Public Information Centre (November 1, 2017) where notice was provided to all of the affected property owners; (iii) Special Meeting of Council (February 13, 2018) where notice was advertised, placed on the Town's social media outlets, and emailed to those property owners who attended the November 1, 2017 PIC. <p>The Part XII Charge (under the Municipal Act) is not defined as a 'tax', but a Charge against those benefitting properties receiving sanitary servicing. The properties affected within the 8th Concession Road Sanitary Sewer Outlet area have been clearly defined within the PIC Presentation and does not include any rural areas/residents outside of the Oldcastle Hamlet Settlement Area.</p>

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	<p>endure.</p> <p>2. I have 28 years of experience in the architectural construction industry responsible for the architectural development of small to large projects in Canada and now the US specializing in commercial, hospitals and higher education projects. So, my comments herein are based on my professional experience.</p> <p>3. The residential property owners I have spoken with on Howard Ave and elsewhere are not having any problems with their septic systems and I am suspicious of your claim and MOE that these properties are creating the substantial pollution problem, (where is the test data for each property?). I would agree based on property size that some residential properties in the future that have lots under a 1/2 acre would have difficulty meeting today's private on-site septic system codes. However, properties 1/2 acre (plus) generally can meet the codes for septic systems, especially with today's improved septic technology. Though I have not seen your lot by lot survey test data for the study area, in my experience, business parks are notorious for polluting the environment for one reason or another, mainly the lack of environmental stewardship and not providing required funds for preventative maintenance of their existing waste pollution control systems. Ward 4 business parks would be no different; some are steward's, some are not.</p> <p>4. Further, you have stated with your January 10, 2017 project update posting that you will follow the County's Official Plan that the main goal is to provide beneficial conditions that will promote the expansion of the industrial/commercial businesses park areas in the Oldcastle Hamlet. The business park area has been benefiting from past lack of</p>	<p>Noted.</p> <p>Q1/A1 contained within Report No. PWES-2018-01 addresses the driving factors for the installation of sanitary sewers within the Oldcastle Hamlet, including the 8th Concession Road Sanitary Sewer Outlet area. It also identifies a number of studies related to the servicing of the Oldcastle Hamlet area, including the 2002 Water & Wastewater Master Plan, and the 2005 & 2008 Master Plan Update.</p> <p>This comment is unrelated to the current study of the 8th Concession Road Sanitary Sewer Outlet, Main and Lateral Charges Cost Recovery Part XII By-Law.</p>
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local code enforcement and/or regulations, where building permits were issued from sketched plans on a napkin and a handshake. I support regional economic growth but not at the expense of our rural families, which is the foundation of our communities. Business owners tend to locate in the most tax advantage jurisdiction while raising their families in another Town or City near affluent neighbourhoods. Your recent reports on Ward redistribution clearly concluded that Ward 4 residential/business representation is lop-sided to benefit business interest and not rural farm/residential Owners. This must be taken into consideration when assessing the recovery charges.

5. The 8th Concession trunk route passes the Windsor Detention Centre and the proposed new Windsor/Essex County Hospital location which you failed to mention at the PIC meeting. These are heavy sewage/storm water load facilities and this trunk passes through 6500 acers of mostly undeveloped lands that will be developed once the hospital is built. Hospital's are catalyst for various types of developments to support the hospital, from employee homes, schools, and all types of businesses. We cannot trust Windsor's Council or their Planning Department to do the right thing, look at the infrastructure problems they are having, Windsor's solution is expansion to serve their own interests. A few of the Residents at the PIC meeting raised the concern that Windsor and Tecumseh have both experienced rain events that have caused major sewage backups in to basements, creating millions in property damage, lost wages and disruption of family life. These two jurisdictions have been doing a poor job in managing/maintaining and/or hiring Design Professionals that fully grasp fluid dynamics when it

The sewer alignment and location was detailed within the PIC Presentation as well as Report No. PWES-2018-01.

Q7/A7 contained within Report No. PWES-2018-01 addresses this question in detail. Residential houses constructed with septic systems will typically have their sanitary building sewer exiting the basement wall above the basement floor. This requires any basement fixtures (floor drain, shower, laundry tub, etc.) to be drained via a sewage ejector pump, which hydraulically separates the basement from the building sewer; the exact situation the Town is now requesting in all new residential subdivisions to eliminate the risk of basement flooding from surcharging sanitary sewers.

Additional information regarding storm and wastewater infrastructure, rainfall events, and causes of basement flooding can be found in PWES Report No.40/16 titled "Rainfall Event of September 29, 2016".

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comes to surface water control. Ward 4 Oldcastle Hamlet (especially Howard Ave) area is at the headend of this sewer system. Has the Town of Tecumseh thoroughly vetted the design of the trunk to ensure once Windsor brings online all future development areas that this trunk has the capacity to deal with 100 and 500-year rain events, which are predicted to occur more often.

6. You stated at the meeting all property owners with basements will be required to install sewage pumps to create a hydraulic break between the basement drains and the street sewer. In theory this appears to be a good solution, but is it full-proof? What if the pump fails during a local sewer backup? Are you providing minimum design guidelines for these pumps to the Home Owner? What if the back pressure created by a sewage backup causes a pump to fail? There are many possible variables that could still cause property damage. My point is...was overcapacity designed into the trunk to help prevent backups?

7. The \$40K (plus) assessment for each residential (family) property is beyond the capabilities of most residential property owners, whom will receive the least benefit. This tax burden is long term, extreme and effects the property values negatively for the phased areas. The business owners of this study area will receive the most benefit from this infrastructure upgrade. A business will be able to max out the number of employees (used to produce) and/or patrons they serve without the worry of overloading they're on-site septic system. They can expand their existing building square footage and/or parking areas and/or site storage areas over currently occupied leaching beds, thus increasing profitability.

Q7/A7 contained within Report No. PWES-2018-01 addresses this question in detail. Residential houses constructed with septic systems will typically have their sanitary building sewer exiting the basement wall above the basement floor. This requires any basement fixtures (floor drain, shower, laundry tub, etc.) to be drained via a sewage ejector pump, which hydraulically separates the basement from the building sewer; the exact situation the Town is now requesting in all new residential subdivisions to eliminate the risk of basement flooding from surcharging sanitary sewers.

Additional information regarding storm and wastewater infrastructure, rainfall events, and causes of basement flooding can be found in PWES Report No.40/16 titled "Rainfall Event of September 29, 2016".

The project costs have been detailed within the PIC Presentation as well as Report No. PWES-2018-01, including the preferred method used to calculate assessments for each individual property.

Q5/A5 contained within Report No. PWES-2018-01 addresses how all properties will be assessed into the sanitary sewers. Q6/A6 also outlines the assessment method selected.

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8. Residential property/home owners have limited financial instruments/ tax deductions available to them to afford these assessed charges. Yes, farmers are a business, but their profit margins are so low compared to a typical business structure as their product is dependant on low commodity prices for crop and seasonal weather conditions, bankruptcies could be on the horizon for some. Rural residential property owners must use either personal income, high interest loans, retirement funds and if retired their fixed incomes to afford these assessed charges. Further, some of the residential properties are not scheduled for the local sewers until years 15 to 25. These Owner's will experience not only cost escalation but experience substantial lost of property value. The future tax assessment for these sewer upgrades must be disclosed to a buyer after the By-Law is adopted. Example: By the time a typical Howard Ave County RD Residential property is serviced the expected assessment could rise from \$37K to (\$75K - \$80K). If the Essex Parkway can be constructed in 2-3 years, surely this sewer project should not take anymore than 8-10 years.

The Part XII Charge (under the Municipal Act) is not defined as a 'tax', but a Charge against those benefitting properties receiving sanitary servicing. The properties affected within the 8th Concession Road Sanitary Sewer Outlet area have been clearly defined within the PIC Presentation and does not include any rural areas/residents outside of the Oldcastle Hamlet Settlement Area.

The By-Law will contain a clause (similar to the North Talbot Road By-Law 2011-103) which states: *"Construction cost estimates used in the calculation of a charge pursuant to this By-Law shall be adjusted annually in accordance with Statistic Canada Quarterly Construction Price Index without amendment to this By-Law. Annual adjustments shall commence on the first anniversary of the date of the passing of this By-Law."* A review of recent adjustments for the North Talbot Road By-Law, from 2013 to 2017 is: 1.3%, 0.1%, 1.9%, 1.7%, and 3.7%; for an average of 1.74% per year.

Similar to the North Talbot Road By-Law, the Town will offer debentures with varying terms (a 10-yr and 20-yr term). The Town obtains these debentures from the Ontario Infrastructure and Lands Corporation (OILC), and the annual payments will include interest charges at a rate set at the time the debenture is obtained.

The installation of sanitary sewers within the two outlets (North Talbot Road and the 8th Concession Road) located in the Oldcastle Hamlet are subject to available funding, staffing resources, and Council approval. The tentative servicing schedule has identified a 30-year program, assuming a minimum of one phase of the sewers are installed each year. To date the Town has installed seven (7) of the possible 30 phases identified. A copy of the tentative servicing schedule has been appended to Report No. PWES-2018-01. Based on the tentative schedule, sewers are not anticipated (for 5020 Howard Avenue) until 2038.

The phased approach will also provide opportunities for the Town to continue to seek out applicable grant funding programs from the upper levels of government.

The phased approach also allows the opportunity for the Town to combine the replacement of other infrastructure, such as roads, storm sewers and watermains, along with the installation of the new sanitary sewers. Fast tracking the sanitary sewers would strain the reserves

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9. I acknowledge you have provided special consideration to the residential/farm property owners which I commend you, however it was not enough as evident at the PIC meeting. North Talbot residents seem to be assessed at a lower level and no trunk costs were evident. The bottom line here is that Oldcastle Hamlet Business Park will receive the most benefit here and they should pay a greatest share.

10. My Proposal for consideration is as follows:
Current Residential/Farm charges for 103 properties totals: \$4,207,979.70. Proposing a \$15,000 (fixed cost) x 103 properties: - \$1,545,000.00. Delta: \$2,662,979.70.

Current # of business properties is 265, (\$2,662,969.70/265) business assessments: \$10,048 added to each.

In creating a fixed cost for the residential property Owners that require a sewer connection we could now support these infrastructure improvements; our property values will not be impacted negatively; not lose their property equity; current and future retirees can plan for the future; makes these charges more affordable on a fixed income. Right now, these assessments are not fixed, you have created an open check book condition for the contractor.

for the other infrastructure (i.e. water, roads, storm) by accelerating the timing of their replacement.

Q5/A5 contained within Report No. PWES-2018-01 addresses how all properties will be assessed into the sanitary sewers. Q6/A6 also outlines the assessment method selected.

The project costs have been detailed within the PIC Presentation as well as Report No. PWES-2018-01, including the preferred method used to calculate assessments for each individual property.

Q5/A5 contained within Report No. PWES-2018-01 addresses how all properties will be assessed into the sanitary sewers. Q6/A6 also outlines the assessment method selected.

All properties were assessed in a fair and equitable manner. Arbitrarily selecting a fixed cost for specific properties, while shifting the balance of those costs on to neighbouring properties in unfair and not recommended by Administration.

The By-Law will contain a clause (similar to the North Talbot Road By-Law 2011-103) which states: *“Construction cost estimates used in the calculation of a charge pursuant to this By-Law shall be adjusted annually in accordance with Statistic Canada Quarterly Construction Price Index without amendment to this By-Law. Annual adjustments shall commence on the first anniversary of the date of the passing of this By-Law.”* A review of recent adjustments for the North Talbot Road By-Law, from 2013 to 2017 is: 1.3%, 0.1%, 1.9%, 1.7%, and 3.7%; for an average of 1.74% per year.

Similar to the North Talbot Road By-Law, the Town will offer debentures with varying terms (a 10-yr and 20-yr term). The Town obtains these debentures from the Ontario Infrastructure and Lands Corporation (OILC), and the annual payments will include interest charges at a rate set at the time the debenture is obtained.

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11. I understand this proposal will impact business properties, but this would be a small additional business expense in relationship to the benefits they will receive through economic expansion of this study area over the next 14-25 years.

A Business property could recovery these shifted costs as follows:

- A) Propose setting up an 8th Concession Sewer Maintenance Fund until the \$2.6M is recovered from future development charges. Future property owners of undeveloped employment lands are not assessed the same as existing but receive all the benefits
- B) Or a credit method the Town of Tecumseh would find equitable for the existing 265 business properties in the study area.
- C) Recover costs through a debit recovery charge placed on a monthly waste water sewage charge. Cost per Business Property Owner; amortized period = 25years, cost per month \$49 using Ontario Infrastructure Municipal Lending rates. Per monthly rate could be reduced further as new business properties come online that are serviced by 8th Concession Outlet.
- D) Recover cost through a debit recovery charge placed on the monthly waste water sewage charge. Cost per business property owner; amortized period = 25-year, cost per month \$36.00, using Ontario Infrastructure Municipal lending rates. Per monthly rate could be reduced further as new business and residential properties come online that are service by the 8th Concession Outlet.

12. Side issue: We were informed that a business property owner has recently applied to subdivide 71.6 acres in to 9 light industrial lots which will be

Q5/A5 contained within Report No. PWES-2018-01 addresses how all properties will be assessed into the sanitary sewers. Q6/A6 also outlines the assessment method selected.

All properties were assessed in a fair and equitable manner. Arbitrarily selecting a fixed cost for specific properties, while shifting the balance of those costs on to neighbouring properties in unfair and not recommended by Administration.

Contrary to what is permissible under the *Development Charges Act*. Additional information regarding Development Charges can be found in the Development Charge Background Study 2014.

Contrary to the Water and Wastewater Rate Study (2015).

Similar to the North Talbot Road By-Law, the Town will offer debentures with varying terms (a 10-yr and 20-yr term). The Town obtains these debentures from the Ontario Infrastructure and Lands Corporation (OILC), and the annual payments will include interest charges at a rate set at the time the debenture is obtained.

Contrary to the Water and Wastewater Rate Study (2015).

Similar to the North Talbot Road By-Law, the Town will offer debentures with varying terms (a 10-yr and 20-yr term). The Town obtains these debentures from the Ontario Infrastructure and Lands Corporation (OILC), and the annual payments will include interest charges at a rate set at the time the debenture is obtained.

This comment is unrelated to the current study of the 8th Concession Road Sanitary Sewer Outlet, Main and Lateral Charges Cost Recovery Part XII By-Law.

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serviced by the 8th Concession Sewer Trunk. I was at the public meeting on November 14, 2017 and there was opposition to the approval of this property owner's application. In listening to the comments for and against, it was clear that Council was going to approve this application for final submission to the County irrespective of the opposition. I do not have a problem with this property owner developing the property, the problem is timing.

The applicant requested a zoning change so that this Owner can intensify the number of lots, but the municipal services are not present, as required by the County's Official Plan. Here you go again, permitting an Owner to subdivide a property where each individual new property owner of these lots will be permitted to install on-site septic systems because the road sewer is not present YET!

13. I raised the issue that I felt that this Owner's assessment was not listed on the assessment schedule and what would this Owner be assessed at. The response was that the Owner would be assessed according to the Development Charge By-law. Well according to your DC pamphlet for each of the 9 lots the DC will be substantially less than what the existing businesses will have to pay per the recovery charge assessment schedule. I strongly feel this property owner's assessments need to be made public before approving the application to subdivide. This is not an unreasonable request to hold deciding on or moving the application process to the next step until after the 8th Concession By-law assessments concerns have been addressed, hopefully in a public meeting.

14. The Municipal of Tecumseh's Growth

Full municipal services (storm, sanitary and watermain) are present, and it was stated as such in Planning and Building Services Report No.30/17. Page 4 of the report quotes: *"Town Administration has reviewed the (Functional Servicing Study) study and has concluded that , although some of the assumptions and design criteria used in the study will require further discussion and analysis, sufficient information is provided to demonstrate that full municipal services, including municipal sanitary sewers, municipal piped water and storm water management, can be introduced on the subject property"*

Q5/A5 contained within Report No. PWES-2018-01 addresses how all properties will be assessed into the sanitary sewers. Q6/A6 also outlines the assessment method selected.

Development Charges vary and are contingent on the timing of the building permit being issued and the size/type of the proposed structure.

This comment is unrelated to the current study of the 8th Concession

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Management/Structure Plan Discussion Paper, July 2014 states, "The Town has an adequate supply of land for future growth. It is more critical, however, for the Town and County to protect its remaining farmland for agricultural purposes given its value and significance."

Then, in your Agriculture and Rural masterplan report dated September 2014 states that the Town of Tecumseh has adopted the Provincial Policy Statement (PPS) that views agricultural land as a valuable and finite resource that should be protected for its long-term use. The report also states "This direction is reiterated in the County Official Plan and the current Sandwich South Official Plan to various degrees (The Sandwich South Official Plan is the only one of the three former Plans that contains Agricultural policies)."

If the Town of Tecumseh truly stands behind this view, you must protect not only agriculture lands but the other residential families in Ward 4 from this type of financial distress via the recovery charges indicated. You promote that Tecumseh has the lowest taxes in the region, or is that only for the Wards with the highest's representation on Council? As stated previously, you need to explore and create a more affordable long-term recovery plan for these Storm Water/Sewer Infrastructure upgrades.

The other Wards also benefit from the Ward 4's business tax base and agricultural community, they should also bare some of these recovery charges as our taxes go towards supporting Ward 1, 2, & 3 infrastructure projects.

15. COST OVERRUNS....How will these be recovered? We are not an open check book for the Contractor. Need to minimize by reducing the phasing times, for start. Contractor needs to be

Road Sanitary Sewer Outlet, Main and Lateral Charges Cost Recovery Part XII By-Law.

Agricultural properties are not affected by this study as outlined on Slide No.33 of the PIC Presentation: Land Use Plan designations.

The properties affected within the 8th Concession Road Sanitary Sewer Outlet area have been clearly defined within the PIC Presentation and does not include any rural areas/residents outside of the Oldcastle Hamlet Settlement Area.

Information on how infrastructures projects are installed and funded, including historical cost recovery by-laws are included in Report No. PWES-2018-01.

Construction projects are tendered out in accordance with the Town's Purchasing Policy. The contract agreements contain clauses for allowable working days and liquidated damages for not meeting the contract timelines.

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	<p>subject to a penalty for not meeting construction schedule(s).</p> <p>16. Did you include sensors for any valves in the system to monitor open/close/ freeze conditions? I know of an infrastructure project in Michigan where these sensors were not installed, and tax payers had to pay 100 of thousands to repair frozen valves.</p> <p>17. Thank-you for your serious consideration of the proposal contained herein to provide additional residential property owner relief. I would like to discuss this further and be updated on what assessment revisions are being consider for final approval. Would like to see a second public meeting on these recovery charges.</p>	<p>The existing sanitary metering station No.5, located at 8th Concession Road at Hwy 401 is maintained and operated by OCWA. Any repairs or upgrades to the meter station are funded out of the Wastewater Facilities Reserve Fund (funded by wastewater rates).</p> <p>Noted.</p>
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