

# Oxford Road 9 (King Street) Urbanization / Sanitary Trunk Sewer Installation

PUBLIC INFORMATION CENTRE  
130 OXFORD ST, INGERSOLL, ON  
SEPTEMBER 10, 2024  
4:00 P.M. - 6:00 P.M.

# WELCOME

## Public Meeting

### Oxford Road 9 Urbanization / Sanitary Trunk Sewer Installation

- Please sign in
- Meet with Study Team members
- Review the display materials and discuss your questions and ideas with the Study Team
- Please fill out a comment sheet and return it to the Study Team in person, by email or fax by **September 27, 2024**

# PROPOSED SCOPE OF WORK

- As part of the South West Ingersoll Secondary Plan, there is a proposed residential development west of Oakwood Street fronting onto Oxford Road 9 (King Street). There is also proposed further development of Industrial Lands south of Thomas Road.
- Oxford County is providing a sanitary trunk sewer to facilitate and service these developments.
- Sanitary services will also be provided to existing properties fronting Oxford Road 9 (King Street) between Oxford Road 10 (Ingersoll Street) and the development.

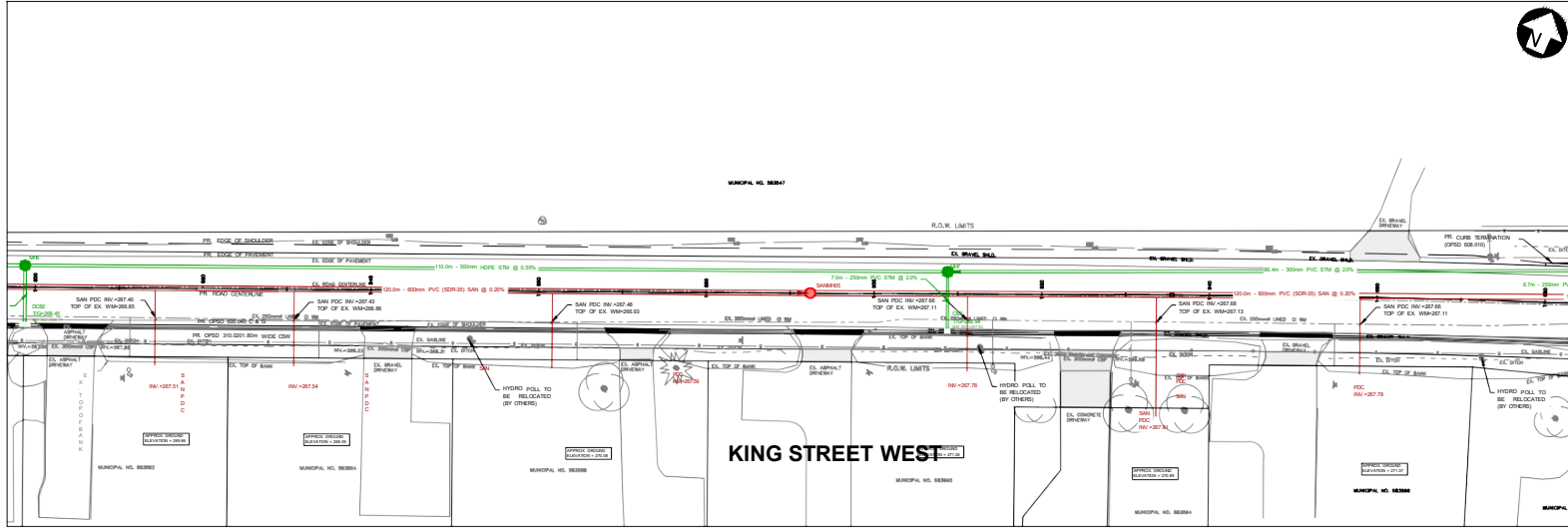
# PROPOSED SCOPE OF WORK

- Oxford County is also upgrading some of the watermain infrastructure, providing storm sewers and converting the cross section of Oxford Road 9 (King Street) to an urban section from Oxford Road 10 (Ingersoll Street) west to the proposed residential development.
- As part of the development and reconstruction to address traffic concerns, the County is proposing to install traffic lights at the OR9 / OR10 intersection and provide left turn lanes.

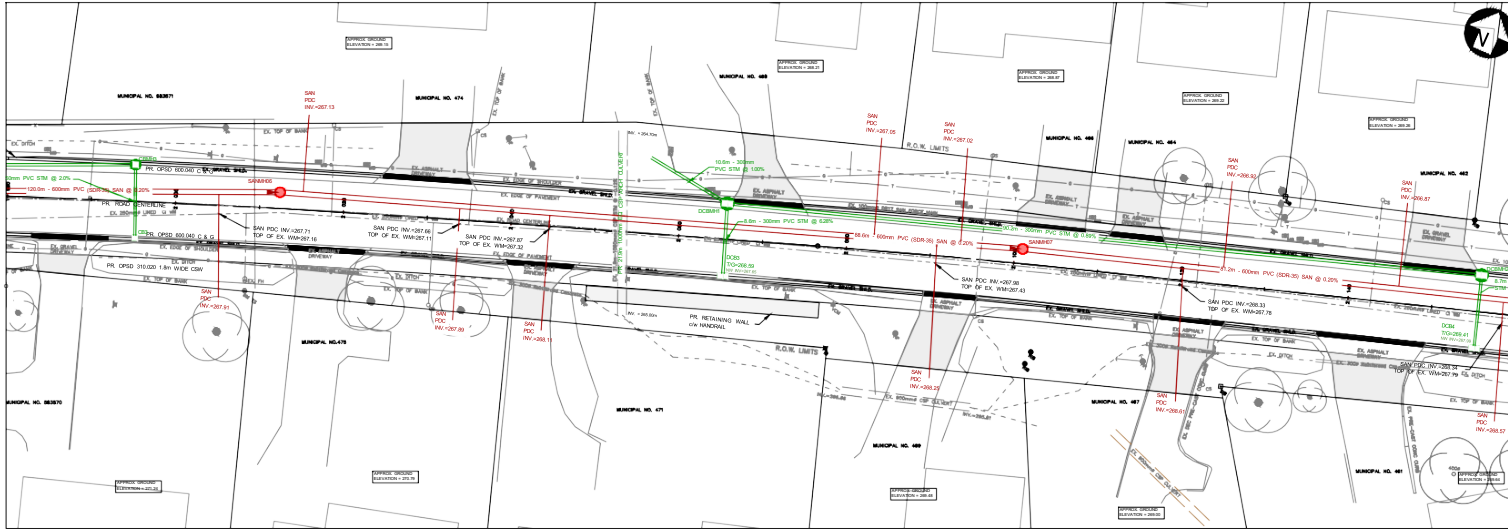





FOR CONTINUATION - SEE DRAWING 01



R-2828-6




FOR CONTINUATION - SEE DRAWING 03



P.O. Box 1614, 21 Reeve Street  
Woodstock, Ontario N4S 7Y3  
Phone: 519-539-1800  
Fax: 519-421-4711  
www.oxfordcounty.ca

KEY MAP:



LEGEND:

Ex. Catchbasin	Prop. Catchbasin	Ex. Clean Out	Prop. Clean Out
Ex. Sanitary Foreman	Prop. Sanitary Foreman	Ex. Clean Stop	Prop. Clean Stop
Ex. Storm Sewer	Prop. Storm Sewer	Ex. Manhole	Prop. Manhole
Ex. W/S Telephone	Prop. W/S Telephone	Ex. Manhole CB	Prop. Manhole CB
Ex. W/S Cable TV	Prop. W/S Cable TV	Ex. Double Catchbasin	Prop. Double Catchbasin
Ex. W/S Gas	Prop. W/S Gas	Ex. Fire Hydrant	Prop. Fire Hydrant
Ex. W/S Traffic Wiring	Prop. W/S Traffic Wiring	Ex. Sanitary Manhole	Prop. Sanitary Manhole
Ex. Meter	Prop. Meter	Ex. Storm Manhole	Prop. Storm Manhole
Ex. Fire Hydrant	Prop. Fire Hydrant	Ex. Water Valve	Prop. Water Valve
Ex. Sanitary Manhole	Prop. Sanitary Manhole	Ex. Cut Valve	Prop. Cut Valve
Ex. Storm Manhole	Prop. Storm Manhole	Ex. Sign	Prop. Sign
Ex. Water Valve	Prop. Water Valve	Ex. Sign Wire	Prop. Sign Wire
Ex. Cut Valve	Prop. Cut Valve	Ex. Coniferous Shrub	Prop. Coniferous Shrub
Ex. Sign	Prop. Sign	Ex. Deciduous Shrub	Prop. Deciduous Shrub
Ex. Sign Wire	Prop. Sign Wire	Ex. Slump	Prop. Slump
Ex. Coniferous Shrub	Prop. Coniferous Shrub	Ex. Coniferous Tree	Prop. Coniferous Tree
Ex. Deciduous Shrub	Prop. Deciduous Shrub	Ex. Deciduous Tree	Prop. Deciduous Tree
Ex. Slump	Prop. Slump		
Ex. Coniferous Tree	Prop. Coniferous Tree		
Ex. Deciduous Tree	Prop. Deciduous Tree		


ISSUED FOR 30%	1	240502	JT
ISSUED FOR PC	2	240809	JT
RE-ISSUED FOR PC	3	240904	JT

ISSUED FOR/REVISIONS	No.	DATE	BY
CONTROL POINTS			
-ENTER BENCHMARKS			

AREA MUNICIPALITY:

**TOWN OF INGERSOLL**

CONSULTANT:



DESIGN BY: DP	STAMP:
DRAWN BY: AM	
CHECKED BY: JT	
APPROVED BY:	
DATE: 240809	

**OR9 URBANIZATION**

**OR9 PLANS**

SCALE: H 1:250

STA. STA. 1+800 TO 2+160

02



**LEGEND:**

Ex. Curbside of Storm	Prop. Catchbasin	Prop. Clean Out
Ex. Sanitary Foreman	Prop. Catch Stop	Prop. Clean Out CB
Ex. Sanitary Manhole	Ex. Catch Stop CB	Prop. Double CB
Ex. U/S Manhole	Ex. Fire Hydrant	Prop. Fire Hydrant
Ex. U/S Pipe	Prop. Sanitary Manhole	Prop. Sanitary Manhole
Ex. U/S Traffic Warning	Ex. Storm Manhole	Prop. Storm Manhole
Ex. Meterman	Ex. Water Valve	Prop. Water Valve
	Ex. Cut Cover	Remove & Replace
	Ex. Sign	
	Ex. Gas Wire	
	Ex. Coniferous Shrub	
	Ex. Deciduous Shrub	
	Ex. Shrub	
	Ex. Coniferous Tree	
	Ex. Deciduous Tree	

ISSUED FOR 30% PLAN	1	240902	JT
ISSUED FOR P/C	2	240909	JT
RE-ISSUED FOR P/C	3	240904	JT

**ISSUED FOR/REVISIONS**

No.	DATE	BY
CONTROL POINTS		
-ENTER BENCHMARKS		

AREA MUNICIPALITY:

TOWN OF INGERSOLL

CONSULTANT:  
**BURNSIDE**

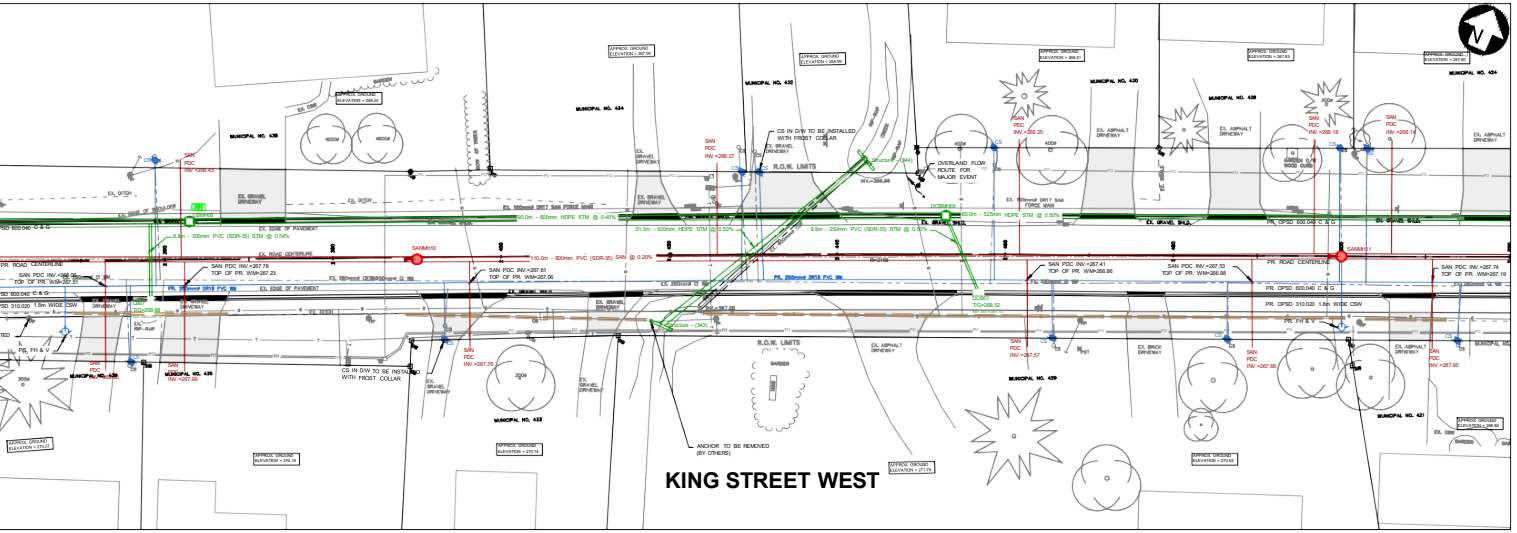
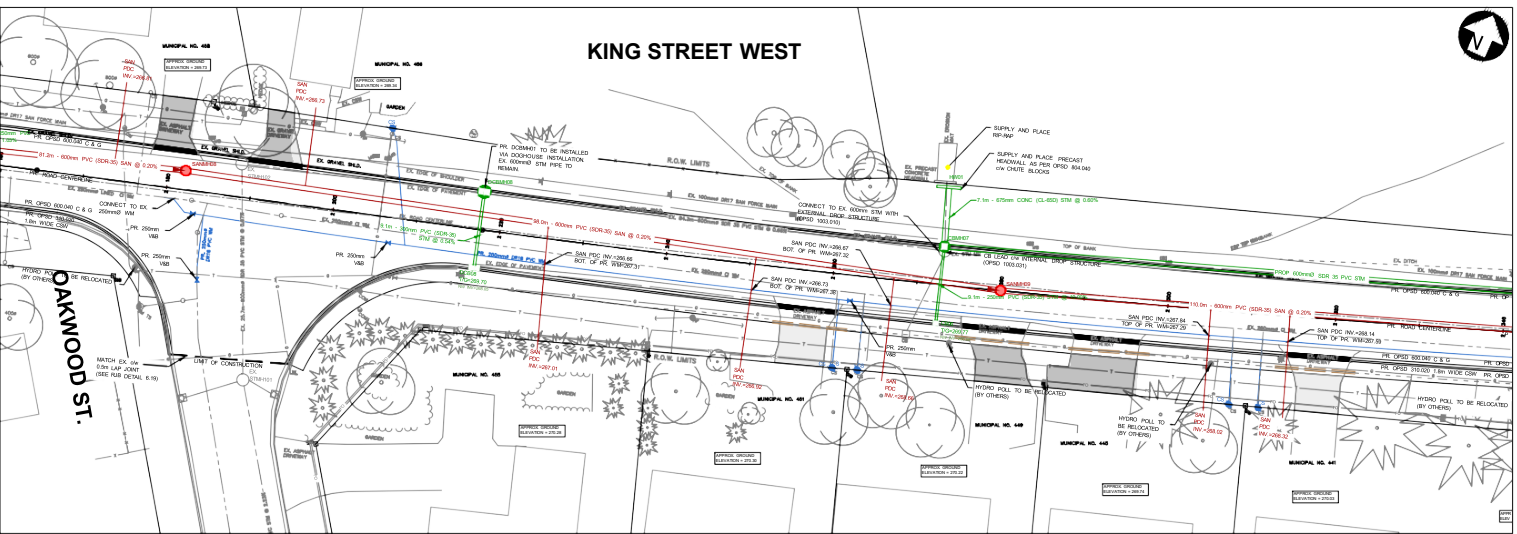
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 CHECKED BY: JT  
 APPROVED BY:  
 DATE: 24/09/09

OR9 URBANIZATION

OR9 PLANS

SCALE: H 1:250  
 STA. STA. 2+160 TO 2+520

FOR CONTINUATION — SEE DRAWING 04



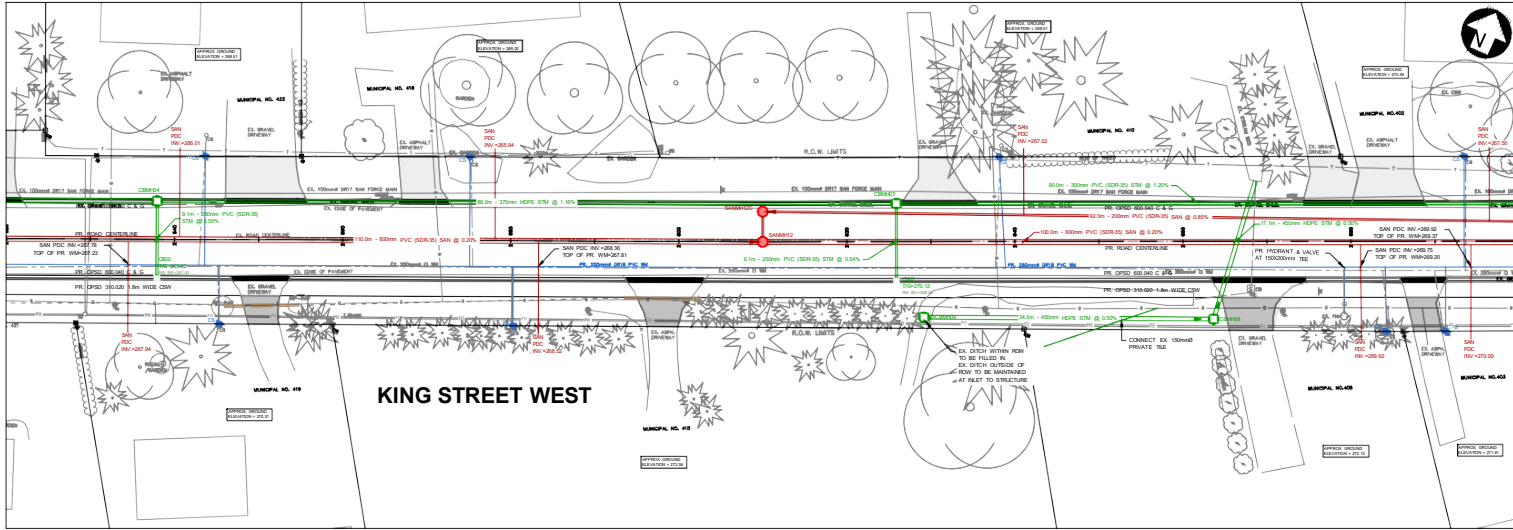
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240909

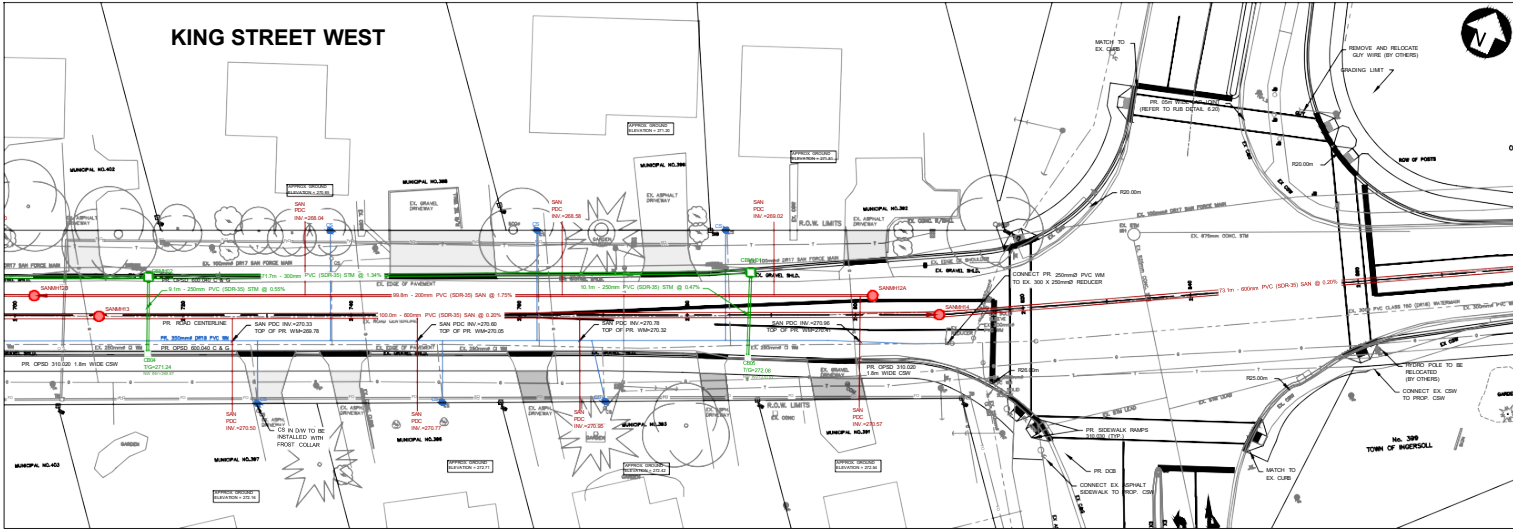
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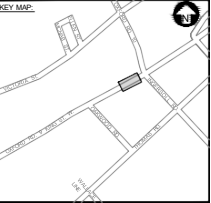
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**KING STREET WEST**



**KING STREET WEST**



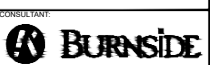
**LEGEND:**

Ex. Curbside of 20mm	Prop. Catchbasin	Prop. Clean Out
Ex. Sanitary Foreman	Prop. Catch Stop	Prop. Clean Out
Ex. Storm Sewer	Ex. 150mm PVC Catch CB	Prop. Catch Stop
Ex. W/G Telephone	Prop. Double Catch CB	Prop. Double Catch CB
Ex. W/G Gas	Ex. Fire Hydrant	Prop. Fire Hydrant
Ex. W/G Traffic Wiring	Ex. Sanitary Manhole	Prop. Sanitary Manhole
Ex. Watermain	Ex. Storm Manhole	Prop. Storm Manhole
Ex. Catchbasin	Ex. Water Valve	Prop. Water Valve
Ex. Clean Out	Ex. Cut Corner	Remove & Replace
Ex. Catch Stop	Ex. Sign	
Ex. Double Catch CB	Ex. Guy Wire	
Ex. Fire Hydrant	Ex. Coniferous Shrub	
Ex. Sanitary Manhole	Ex. Deciduous Shrub	
Ex. Storm Manhole	Ex. Slump	
Ex. Water Valve	Ex. Coniferous Tree	
Ex. Cut Corner	Ex. Deciduous Tree	
Ex. Sign		
Ex. Guy Wire		
Ex. Coniferous Shrub		
Ex. Deciduous Shrub		
Ex. Slump		
Ex. Coniferous Tree		
Ex. Deciduous Tree		

ISSUED FOR 30%	1	240902	JT
ISSUED FOR PC	2	240909	JT
RE-ISSUED FOR PC	3	240904	JT

ISSUED FOR/REVISIONS	No.	DATE	BY
CONTROL POINTS			
-ENTER BENCHMARKS			

AREA MUNICIPALITY:  
**TOWN OF INGERSOLL**



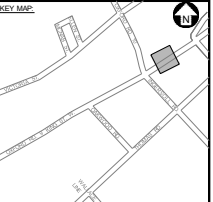
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CHECKED BY: JT	
APPROVED BY:	
DATE: 24/09/09	

**OR9 URBANIZATION**

**OR9 PLANS**

SCALE: H 1:250  
 STA. STA. 2+520 TO 2+880

FOR CONTINUATION - SEE DRAWING 05



**LEGEND:**

Ex. Curbside of Drive	-----	Prop. Catchbasin	■
Ex. Sanitary Foreman	-----	Prop. Clean Out	○
Ex. Sanitary Sewer	-----	Prop. Curb Stop	○
Ex. Storm Sewer	-----	Prop. Clean Inlet CB	□
Ex. U/G Catchbasin	○	Prop. Double CB	□
Ex. U/G Clean Inlet	○	Prop. Fire Hydrant	○
Ex. U/G Clean Out	○	Prop. Sanitary Manhole	○
Ex. U/G Double Inlet	○	Prop. Storm Manhole	○
Ex. U/G Traffic W/ing	○	Prop. Water Valve	○
Ex. Meterman	○	Remove & Replace	○
Ex. Catchbasin	□	Ex. Sign	■
Ex. Clean Out	○	Ex. Coniferous Shrub	○
Ex. Curb Stop	○	Ex. Deciduous Shrub	○
Ex. Clean Inlet CB	□	Ex. Slump	○
Ex. Double Catchbasin	□	Ex. Coniferous Tree	○
Ex. Fire Hydrant	○	Ex. Deciduous Tree	○
Ex. Sanitary Manhole	○		
Ex. Storm Manhole	○		
Ex. Water Valve	○		
Ex. Cut Cross	✕		
Ex. Sign	■		
Ex. Guy Wire	—		
Ex. Coniferous Shrub	○		
Ex. Deciduous Shrub	○		
Ex. Slump	○		
Ex. Coniferous Tree	○		
Ex. Deciduous Tree	○		

ISSUED FOR 30%	1	24.05.02	JT
ISSUED FOR PIC	2	24.08.09	JT
RE-ISSUED FOR PIC	3	24.09.04	JT

ISSUED FOR/REVISIONS	No.	DATE	BY
CONTROL POINTS:			
-ENTER REVISIONS			

AREA MUNICIPALITY:  
**TOWN OF INGERSOLL**

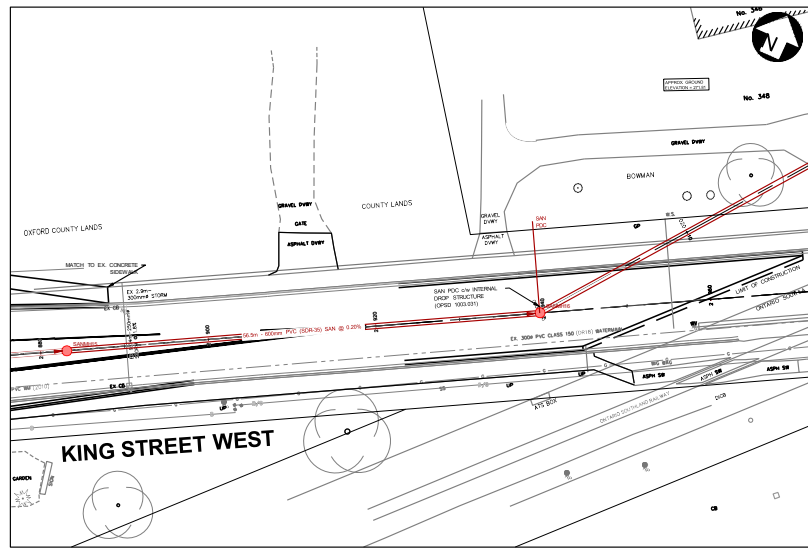
CONSULTANT:  
**BURNSIDE**

DESIGN BY: DP	STAMP:
DRAWN BY: AM	
CHECKED BY: JT	
APPROVED BY:	
DATE: 24/08/09	

**OR9 URBANIZATION**

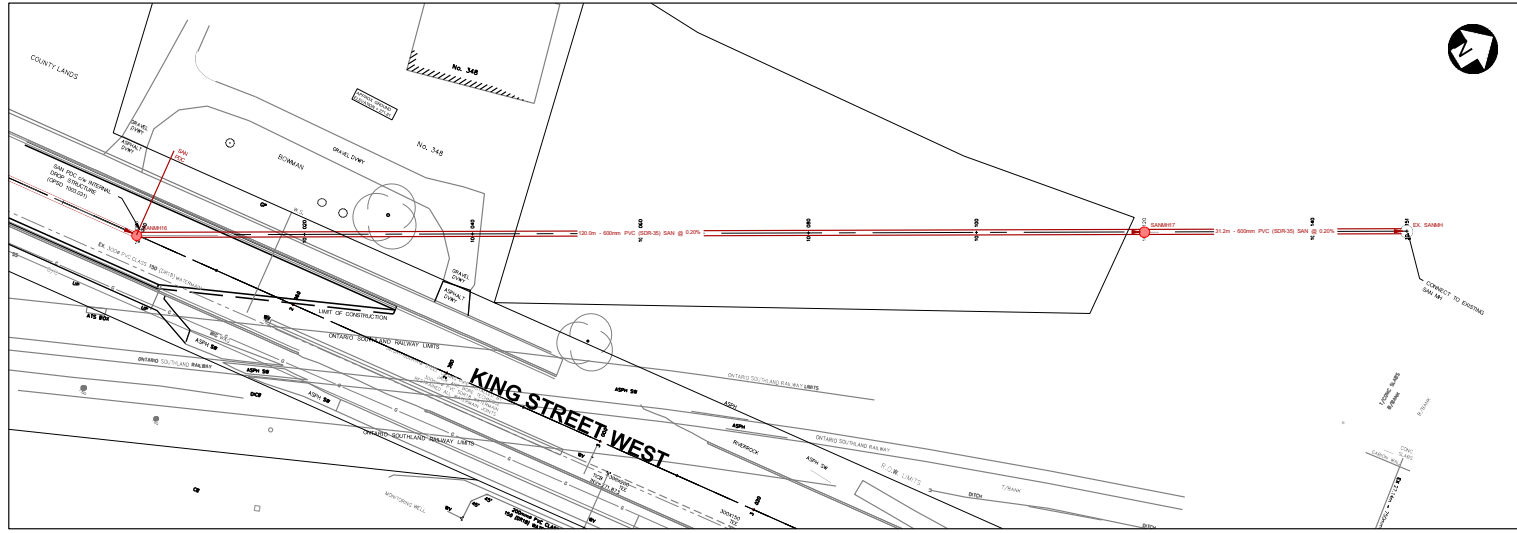
**OR9 PLANS**

SCALE: H 1:250  
 STA. AS NOTED



STA. 2+880 TO 2+960

FOR CONTINUATION - SEE DRAWING 04



STA. 10+000 TO 10+160

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# ANTICIPATED TIMELINES

- 2024** Provide information to impacted property owners
- 2025** Construction
- 2026** Finalize construction costs and complete billing process
- 2027** November 1 - Mandatory Connection

*Please note: Timeline is subject to change and to County Council approval of billing costs and mandatory connection.*

# BENEFITS OF CONNECTING

- Decommissioning private septic systems and sewage holding tanks provides environmental protection.
- Reduces the overall economic impact of the household as all routine maintenance costs currently borne by the homeowner would then be included in monthly fees.
- Frees up valuable property from the existing septic bed footprint.
- May increase property values within urban serviced boundaries.

# DETERMINING PROPERTY OWNER CHARGES

## **Total cost of construction**

**Less:** cost of replaced infrastructure and non-sanitary infrastructure

## **Equals: Total sanitary costs**

**Less:** Development share (75%)

## **Equals: Costs to be allocated to existing property owners**

**Less:** Community Servicing Assistance Program Funds, as applicable

## **Equals: Charge to existing property owners**

(Maximum of \$17,646)

# FINANCIAL HARDSHIP

- If the billing process would result in financial hardship, an application form can be completed.
  - Completion of an application does not establish eligibility for deferral
- Description of circumstances resulting in financial hardship are to be outlined, and documents supporting the application may be requested.
- Terms:
  - Deferral period is up to 3 years or until property is sold
  - Fees shall be registered as a lien
  - Payment and connection due immediately on sale
  - Subject to confirmation that current septic is in good working order



# NEXT STEPS

- Compile comments from public, agencies, Town of Ingersoll and utilities.
- Prepare 90% detail drawings for review by County, Town, agencies and utilities.
- Prepare tender documents and issue for tender in 2025.
- Construction tentatively to start in March / April 2025.



# CONTACTS

Public input is an important component of the decision-making process.

You are invited to provide comments by completing the forms provided and submitting forms to the Study Team members below **on or before September 27, 2024.**

**Michael Holsten, M.Eng., P.Eng.**

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Oxford County Public Works  
519-539-9800 ext.3020  
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**Jeremy Taylor, P.Eng.**

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