



# 2024 Development Charge Background Study

County of Oxford

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OFFICE CONSOLIDATION

April 12, 2024

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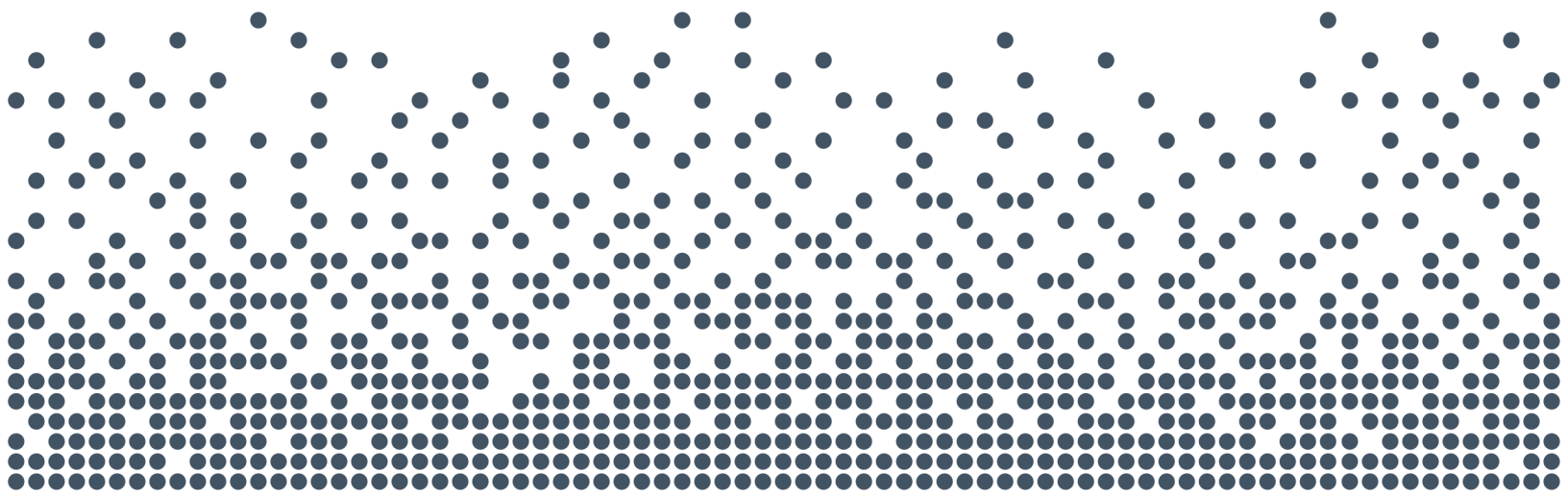
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## List of Acronyms and Abbreviations

<b>Acronym</b>	<b>Full Description of Acronym</b>
D.C.	Development charge
D.C.A.	<i>Development Charges Act</i> , 1997 as amended
G.F.A.	Gross floor area
LPAT.	Local Planning Appeal Tribunal
N.F.P.O.W.	No Fixed Place of Work
O.L.T.	Ontario Land Tribunal
O.M.B.	Ontario Municipal Board
O. Reg.	Ontario Regulation
P.O.A.	Provincial Offences Act
P.P.U.	Persons per unit
s.s.	Subsection
sq.m.	square metre
sq.ft.	square foot
km	kilometer



# Executive Summary





# Executive Summary

1. The report provided herein represents the Development Charges (D.C.) Background Study for County of Oxford (County), as amended, required by the *Development Charges Act, 1997* (D.C.A.). This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:

- Chapter 1 – Introduction and overview of the legislative requirements of the D.C.A.;
- Chapter 2 – Current County D.C. policy;
- Chapter 3 – Summary of the residential and non-residential growth forecasts for the County;
- Chapter 4 – Approach to calculating the D.C.;
- Chapter 5 – Review of historical service standards and identification of D.C. recoverable capital costs to service growth;
- Chapter 6 – Calculation of the D.C.s;
- Chapter 7 – D.C. policy recommendations and D.C. by-law rules;
- Chapter 8 – Asset management plan requirements of the D.C.A.; and
- Chapter 9 – By-law implementation.

2. D.C.s provide for the recovery of growth-related capital expenditures from new development. The D.C.A. is the statutory basis to recover these charges. The methodology is detailed in Chapter 4; a simplified summary is provided below:

- 1) Identify amount, type and location of growth;
- 2) Identify servicing needs to accommodate growth;
- 3) Identify capital costs to provide services to meet the needs;
- 4) Deduct:
  - Grants, subsidies and other contributions;
  - Benefit to existing development;
  - Amounts in excess of 15-year historical service calculation;
  - D.C. reserve funds;



- 5) Net costs are then allocated between residential and non-residential benefit; and
  - 6) Net costs divided by growth to provide the D.C. calculation.
3. Changes to the D.C.A. were introduced through five bills passed in the Ontario legislature since the County's last D.C. by-law amendment: Bill 109, Bill 23, Bill 97, Bill 134, and Bill 185. The following provides a brief summary of the recent changes.

Bill 109: *More Homes for Everyone Act, 2022*

On April 14, 2022, Bill 109 received Royal Assent. One of the changes of the Bill and Ontario Regulation (O. Reg.) 438/22 that took effect upon Royal Assent included amending the D.C.A. and O. Reg. 82/98 related to the requirements for the information which is to be included in the annual Treasurer's statement on D.C. reserve funds and the requirement for publication of the statement. Further information is provided in subsection 1.3.1.

Bill 23: *More Homes Built Faster Act, 2022*

On November 28, 2022, Bill 23 received Royal Assent. This Act amends a number of pieces of legislation including the *Planning Act* and the D.C.A. Subsequently, further amendments to these provisions were made through Bills 97 and 134. The following provides a summary of the changes to the D.C.A. (further details are provided in subsection 1.3.2 of this report):

- Additional residential unit exemption: Allowance of a third unit to be exempt from D.C.s in existing and new residential dwellings;
- Removal of housing as an eligible D.C. service;
- New statutory exemptions for affordable units and attainable units (to be in effect upon proclamation by the Lieutenant Governor);
- New statutory exemptions for inclusionary zoning units, and non-profit housing developments;
- Historical level of service extended to 15-year period instead of the prior 10-year period;
- Capital cost definition may be revised to prescribe services for which land or an interest in land will be restricted;





- Capital cost definition has been revised to remove studies;
- Mandatory reduction for new D.C. by-laws passed after November 28, 2022, as follows:
  - Year 1 – 80% of the maximum charge;
  - Year 2 – 85% of the maximum charge;
  - Year 3 – 90% of the maximum charge;
  - Year 4 – 95% of the maximum charge; and
  - Year 5 to expiry – 100% of the maximum charge.
- D.C. by-law expiry will be 10 years after the date the by-law comes into force (unless repealed earlier);
- D.C. for rental housing developments to receive a discount as follows:
  - Three or more bedrooms – 25% reduction;
  - Two bedrooms – 20% reduction; and
  - All other bedroom quantities – 15% reduction.
- Maximum interest rate for installments and determination of charge for eligible site plan and zoning by-law amendment applications to be set at the average prime rate plus 1%; and
- Requirement to allocate funds received– municipalities will be required to spend or allocate at least 60% of their reserve fund at the beginning of the year for water, wastewater, and services related to a highway.

### Bill 185: *Cutting Red Tap to Build More Homes Act, 2024* (Bill 185)

On June, 6, 2024, Bill 185 received Royal Assent and includes the following changes to the D.C.A.

- The removal of the Mandatory Phase-in for D.C. by-laws passed after Bill 185 comes into effect;
- A reduction to the D.C. rate freeze timelines for developments proceeding through site plan and zoning by-law amendment applications under the Planning Act. Charges are currently held at rates in place on the date the application is made until building permit issuance, provided the building permit is issued within two (2) years of the approval of the application. This time period is proposed to be reduced to 18 months under Bill 185 (note that the two (2) year timeline will still apply to applications received prior to Bill 185 receiving Royal Assent);



- Inclusion of growth-related studies, including the D.C. background study, as a D.C. eligible costs;
  - Provide a provision of the D.C. by-law specifying the date the by-law expires or to amend the provision to extend the expiry date;
  - To allow minor amendments related to the imposition of studies, removal of the mandatory phase-in, and extension of by-law expiry dates (subject to the 10-year limitations provided in the D.C.A.) to be undertaken for by-laws passed after November 28, 2022 and before Bill 185 takes effect; and
  - To modernize public notice requirements.
4. Resulting from this addendum to the D.C. background study the mandatory public meeting has been set for February 12, 2025 with adoption of the amended by-law anticipated for February 26, 2025, with an effective date of February 26, 2025.
5. The growth forecast (Chapter 3) on which the D.C. is based, projects the following population, housing and non-residential floor area for the 10-year (2024 to 2034) period.



Table ES-1  
Summary of Growth Forecast by Planning Period

Measure	10 Year 2024 to 2034
(Net) Population Increase	25,779
Residential Unit Increase	12,315
Non-Residential – Gross Floor Area Increase (sq.m.)	1,051,560

Source: Watson & Associates Economists Ltd. forecast 2024.

6. Chapter 5 herein provides, in detail and by service area, the gross capital costs for the increase in need to service new development and the respective deductions that have been made to arrive at the D.C. recoverable costs included in the calculation of the charge. The following services are calculated based on a County-wide 10-year forecast:

- Services related to a highway (including municipal works facilities, fleet and equipment);
- Ambulance services;
- Waste diversion services;
- Library services (not imposed in the City of Woodstock); and
- Growth-Related Studies.

The following services are calculated based on a 10-year area specific forecast:

- Water services; and
- Wastewater services.

A summary of the total growth-related costs is provided below in Table ES-2.



Table ES-2  
Summary of Expenditures Anticipated Over the Forecast Period

Summary of Expenditures Anticipated Over the Life of the By-laws	Expenditure Amount
Total Gross Capital Costs	\$510,076,000
Less: Benefit to Existing Development	\$182,933,000
Less: Post Planning Period Benefit	\$56,121,000
Less: Other Deductions	\$24,565,000
Less: Existing D.C. Reserve Funds	\$17,331,000
<b>Net Costs to be Recovered from Development Charges</b>	<b>\$229,126,000</b>

Based on the above table, the County plans to spend \$510.1 million over the 10-year planning period of which \$229.1 million (45%) is recoverable from D.C.s. Of the net \$229.1 million included in the calculation, \$164.9 million is recoverable from residential development and \$64.3 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further. This suggests that non-D.C. costs over the forecast period will total \$280.9 million. As part of the D.C. background study process we have undertaken an assessment of the D.C. revenue foregone that would occur based on current exemptions and reduction policies. This analysis suggests that the shortfall in D.C. revenue as a result of these policies would total \$85 million over the forecast period or 37% of D.C. recoverable costs <sup>1</sup>. If the current policy to exempt industrial development is discontinued that would decrease the shortfall in D.C. revenue from \$85m to \$42m.

This report has undertaken a calculation of charges based on the anticipated development summarized in Table ES-1 and the future identified needs (presented in Table ES-2). Charges have been provided on an area-specific basis for water and wastewater services and a County-wide basis for all other services (Library services are not applicable in Woodstock). The corresponding County-wide and area-specific charges for a single and semi-detached unit are summarized in Table ES-3. The schedule of charges per non-residential sq.m. of

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<sup>1</sup> D.C. revenue foregone is based on statutory exemptions/reductions contained in the D.C.A. and exemption policies in the current D.C. by-laws.



G.F.A. are presented in Table ES-4. In tables ES-3 and ES-4 the serviced area for the purpose of the area-specific charges is shown in parentheses.



**Table ES-3**  
**Summary of Residential Development Charges per Single and Semi-Detached Dwelling Unit**

Description	Woodstock	Tillsonburg	Ingersoll	Blandford-Blenheim (Plattsville)	Blandford-Blenheim (Drumbo)	East Zorra-Tavistock (Tavistock)	East Zorra-Tavistock (Innerkip)	Norwich (Norwich)	Zorra (Thamesford)	Zorra (Embro)	South-West Oxford (Mt. Elgin)
<b>County-Wide Services</b>	4,965	6,521	6,521	6,521	6,521	6,521	6,521	6,521	6,521	6,521	6,521
<b>Area-Specific Services</b>											
Water	3,348	5,028	5,531	5,139	2,390	7,325	156	3,926	1,507	2,706	3,398
Wastewater	5,522	1,199	10,259	6,771	31,003	33,029	16,198	6,060	9,156	7,860	11,736
<b>Total County-Wide</b>	<b>4,965</b>	<b>6,521</b>	<b>6,521</b>	<b>6,521</b>	<b>6,521</b>	<b>6,521</b>	<b>6,521</b>	<b>6,521</b>	<b>6,521</b>	<b>6,521</b>	<b>6,521</b>
<b>Total with Water/Wastewater</b>	<b>13,834</b>	<b>12,748</b>	<b>22,311</b>	<b>18,431</b>	<b>39,914</b>	<b>46,874</b>	<b>22,875</b>	<b>16,507</b>	<b>17,185</b>	<b>17,086</b>	<b>21,654</b>

**Table ES-4**  
**Summary of Non-Residential Development Charges per Non-Residential sq.m. of G.F.A.**

Description	Woodstock	Tillsonburg	Ingersoll	Blandford-Blenheim (Plattsville)	Blandford-Blenheim (Drumbo)	East Zorra-Tavistock (Tavistock)	East Zorra-Tavistock (Innerkip)	Norwich (Norwich)	Zorra (Thamesford)	Zorra (Embro)	South-West Oxford (Mt. Elgin)
<b>County-Wide Services</b>	17.39	18.26	18.26	18.26	18.26	18.26	18.26	18.26	18.26	18.26	18.26
<b>Area-Specific Services</b>											
Water	17.96	33.35	12.90	24.63	4.94	26.27	0.98	11.82	9.65	6.70	6.98
Wastewater	30.05	6.81	36.43	10.82	97.87	95.40	63.41	37.98	26.64	8.84	26.78
<b>Total County-Wide</b>	<b>17.39</b>	<b>18.26</b>	<b>18.26</b>	<b>18.26</b>	<b>18.26</b>	<b>18.26</b>	<b>18.26</b>	<b>18.26</b>	<b>18.26</b>	<b>18.26</b>	<b>18.26</b>
<b>Total with Water/Wastewater</b>	<b>65.41</b>	<b>58.42</b>	<b>67.59</b>	<b>53.70</b>	<b>121.07</b>	<b>139.93</b>	<b>82.65</b>	<b>68.05</b>	<b>54.54</b>	<b>33.80</b>	<b>52.02</b>



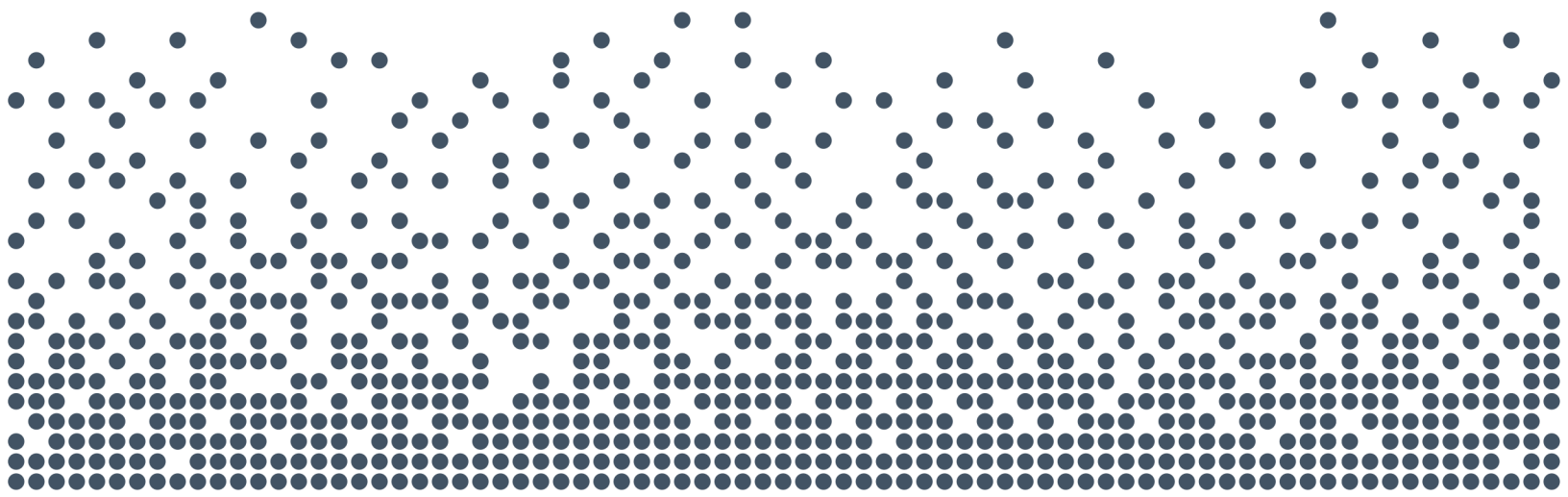


7. Chapter 7 outlines the D.C. by-law policy recommendations and rules as summarized below:

- Timing of Collection:
  - D.C.s to be calculated and payable at the time of building permit issuance
  - D.C.s for developments proceeding through Site Plan or Zoning By-law Amendment applications will be determined based on the charges in effect on the day of the application (charges to be frozen for a maximum period of 18 months after planning application approval)
  - Rental housing and institutional developments would pay D.C.s in six equal annual payments, commencing from the date of occupancy
- Statutory D.C. Exemptions:
  - Upper/Lower Tier Governments and School Boards
  - Development of lands intended for use by a university that received operating funds from the Government
  - Existing industrial building expansions (may expand by 50% with no D.C.)
  - Additional residential units in existing and new residential buildings
    - May add up to two apartments for a single detached, semi-detached or row house (only one unit can be in an ancillary structure)
    - One additional unit or 1% of the units in an existing rental residential building with four or more residential units
  - Non-profit housing
  - Inclusionary zoning affordable units
  - Affordable housing
- D.C. Discounts for rental housing development based on dwelling unit type:
  - >2 bedrooms - 25% discount
  - 2 bedrooms - 20% discount
  - <2 bedrooms - 15% discount
- Non-Statutory Deductions:
  - Non-residential farm buildings (excluding bunk houses);



- Places of worship;
  - Public hospitals;
  - Development in Central Business District and Entrepreneurial Areas;
  - Temporary buildings and structures;
  - Long-term care homes;
  - Affordable housing;
  - Temporary dwelling units; and
  - Private schools
- Redevelopment credits provided where building permit issuance occurs within five years for conversion or demolitions of existing structures
  - Charges to be indexed annually on the date the by-law comes in to force, in accordance with the D.C.A.
8. Council will consider the findings and recommendations provided in the report and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-law which is appended in Appendix E. These decisions may include:
- adopting the charges and policies recommended herein;
  - considering additional exemptions to the by-laws; and
  - considering reductions in the charge by class of development (e.g., obtained by removing certain services on which the charge is based and/or by a general reduction in the charge).



# Development Charge Background Study



# Chapter 1

## Introduction



# 1. Introduction

## 1.1 Purpose of this Document

---

This background study has been prepared pursuant to the requirements of the Development Charges Act 1997 (s.10), and accordingly, recommends new Development Charges (D.C.s) and policies for the County of Oxford (County).

The County retained Watson & Associates Economists Ltd. (Watson) to undertake the D.C. study process. Watson worked with senior staff of the County in preparing this D.C. analysis and the policy recommendations. The study process was also undertaken with the County of Oxford and other area-municipalities<sup>1</sup> to allow for consistency in the methodology undertaken and the governing by-law policies, to the extent possible.

This D.C. background study, containing the proposed D.C. by-law, will be distributed to members of the public in order to provide interested parties with sufficient background information on the legislation, the study's recommendations, and an outline of the basis for these recommendations.

This report has been prepared, in the first instance, to meet the statutory requirements applicable to the County's D.C. background study, as summarized in Chapter 4. It also addresses the forecast amount, type, and location of growth (Chapter 3), the requirement for "rules" governing the imposition of the charges (Chapter 7), and the proposed by-law to be made available as part of the approval process (Appendix E).

In addition, the report is designed to set out sufficient background on the legislation and the policies underlying the proposed by-law, to make the exercise understandable to interested parties. Finally, the D.C. background study addresses post-adoption implementation requirements (Chapter 9) which are critical to the successful application of the new policy.

The chapters in the report are supported by appendices containing the data required to explain and substantiate the calculation of the charge. A full discussion of the statutory

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<sup>1</sup> Coordinated review included the County of Oxford and all area municipalities with the exception of the City of Woodstock.



requirements for the preparation of a background study and calculation of a D.C. is provided herein.

Large data tables contained within the report can be provided in an accessible format upon request to the County.

## 1.2 Summary of the Process

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A public meeting required under Section 12 of the D.C.A. was held on May 8, 2024, at least two weeks after the posting of the D.C. background study and draft D.C. by-law on the County's website. Resulting from this addendum to the D.C. background study, the public meeting has been scheduled for February 12, 2025. Its purpose is to present the background study and draft D.C. by-law to the public and to solicit public input on the matter. The public meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed D.C. by-law for the County.

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review at least two weeks prior to the public meeting.

The process to be followed in finalizing the report and recommendations includes:

- consideration of responses received prior to, at or immediately following the public meeting; and
- finalization of the report and Council consideration of the by-law subsequent to the public meeting.

Table 1-1 outlines the study process to date and the proposed schedule to be followed with respect to the D.C. by-law adoption process.

Table 1-1  
Schedule of Key D.C. Process Dates

Process Steps	Dates
1. Project initiation meeting with Steering Committee	May 2023
2. Data collection and staff interviews	June 2023 to December 2023





Process Steps	Dates
3. Steering Committee discussion on D.C. By-Law implementation policies	August 29, 2023
4. Presentation of draft findings and D.C. policy discussion with municipal Staff	January 2023
5. Presentation of draft findings and by-law policies to D.C. Steering Committee	February 5, 2024
6. Presentation of draft findings and D.C. policies to Council	March 13, 2024
7. D.C. Background Study and draft D.C. by-law available to public	Before April 12, 2024
8. Public Meeting of Council	May 8, 2024
9. D.C. By-law passage	June 12, 2024
10. D.C. By-Law effective date	June 13, 2024
11. Amended D.C. Background Study and draft D.C. by-law available to public	January 29, 2025
12. Public Meeting of Council	February 12, 2025
13. D.C. By-law passage of amended D.C. By-law (anticipated)	February 26, 2025
14. D.C. By-Law effective date	February 26, 2025
15. Newspaper notice given of by-law passage	By 20 days after passage
16. Last day for by-law appeal	40 days after passage
17. Municipality makes available D.C. pamphlet	by 60 days after in force date



## 1.3 Changes to the Development Charges Act, 1997

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Since 2021, when the County last amended their D.C. by-laws, a number of changes to the *Development Charges Act, 1997* have been introduced through various legislation including the following:

- *More Homes for Everyone Act, 2022* (Bill 109)
- *More Homes Built Fast Act, 2022* (Bill 23);
- *Helping Homebuyers, Protecting Tenants Act, 2023* (Bill 97);
- *Affordable Homes and Good Jobs Act, 2023* (Bill 134); and
- *Cutting Red Tape to Build More Homes Act, 2024* (Bill 185).

The following provides an overview of the changes to the D.C.A. that each of these pieces of legislation provided.

### 1.3.1 *More Homes for Everyone Act, 2022 (Bill 109)*

On April 14, 2022, Bill 109 received Royal Assent. One of the changes of the Bill and Ontario Regulation (O. Reg.) 438/22 that took effect upon Royal Assent included amending the D.C.A. and O. Reg. 82/98 related to the requirements for the information which is to be included in the annual Treasurer's statement on D.C. reserve funds and the requirement for publication of the statement. The following additional information must be provided for each D.C. service being collected for during the year:

- a) whether, as of the end of the year, the municipality expects to incur the amount of capital costs that were estimated, in the relevant development charge background study, to be incurred during the term of the applicable development charge by-law;
- b) if the answer to a) is no, the amount the municipality now expects to incur and a statement as to why this amount is expected; and
- c) if no money was spent from the reserve fund during the year, a statement as to why there was no spending during the year.

The changes to the D.C.A. has also been amended to now require that the annual Treasurer's statement be made available to the public on the website of the municipality or, if there is no such website, in the municipal office.



### **1.3.2 More Homes Built Fast Act, 2022 (Bill 23)**

On November 28, 2022, Bill 23 received Royal Assent. This Act amends a number of pieces of legislation including the *Planning Act* and the D.C.A. Subsequently the additional residential unit exemptions were amended through Bill 97 and exemptions for affordable units were further amended through Bill 134. The following provides a summary of the changes to the D.C.A.:

#### **1.3.2.1 Additional Residential Unit Exemption**

The rules for these exemptions are now provided in the D.C.A., rather than the regulations and are summarized as follows:

- Exemption for residential units in existing rental residential buildings – For rental residential buildings with four or more residential units, the greater of one unit or 1% of the existing residential units will be exempt from D.C.
- Exemption for additional residential units in existing and new residential buildings – The following developments will be exempt from a D.C.:
  - A second unit in a detached, semi-detached, or rowhouse if all buildings and ancillary structures cumulatively contain no more than one residential unit;
  - A third unit in a detached, semi-detached, or rowhouse if no ancillary buildings or structures contain any residential units; and
  - One residential unit in a building or structure ancillary to a detached, semi-detached, or rowhouse on a parcel of land, if the detached, semi-detached, or rowhouse contains no more than two residential units and no other buildings or ancillary structures contain any residential units.
  - Bill 97 (*The Helping Homebuyers, Protecting Tenants Act*), extended the mandatory exemption from payment of D.C.s for addition residential units new residential buildings or in existing houses to all lands versus just urban lands.

#### **1.3.2.2 Removal of Housing as an Eligible D.C. Service**

Housing services is removed as an eligible service. Municipalities with by-laws that include a charge for housing services can no longer collect for this service.



### 1.3.2.3 *New Statutory Exemptions for Affordable Units, Attainable Units, and Inclusionary Zoning Units*

Affordable units, attainable units, inclusionary zoning units and non-profit housing developments will be exempt from the payment of D.C.s, as follows:

- Affordable Rental Units:
  - The rent is no greater than the lesser of,
  - the income-based affordable rent for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (5), and
  - the average market rent identified for the residential unit set out in the Affordable Residential Units bulletin.
- Affordable Owned Units:
  - The price of the residential unit is no greater than the lesser of,
    - the income-based affordable purchase price for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (6), and
    - 90 per cent of the average purchase price identified for the residential unit set out in the Affordable Residential Units bulletin.
- Attainable Units: Excludes affordable units and rental units; will be defined as prescribed development or class of development and sold to a person who is at “arm’s length” from the seller.
  - Note: for affordable and attainable units, the municipality shall enter into an agreement that ensures the unit remains affordable or attainable for 25 years. Also exemptions for affordable and attainable units will come into effect on a day to be named by proclamation of the Lieutenant Governor.
- Inclusionary Zoning Units: Affordable housing units required under inclusionary zoning by-laws are exempt from a D.C.

### 1.3.2.4 *New Statutory Exemption for Non-Profit Housing*

Non-profit housing development has been removed from the instalment payment section of the Act (section 26.1), as these units are now exempt from the payment of D.C.s.



### ***1.3.2.5 Rental Housing Discount***

The D.C. payable for rental housing development will be reduced based on the number of bedrooms in each unit as follows:

- Three or more bedrooms – 25% reduction;
- Two bedrooms – 20% reduction; and
- All other bedroom quantities – 15% reduction.

### ***1.3.2.6 Historical Level of Service extended to 15-year period instead of the historical 10-year period***

Prior to Royal Assent of Bill 23, the increase in need for service was limited by the average historical level of service calculated over the 10-year period preceding the preparation of the D.C. background study. This average historical level of service is now extended to the historical 15-year period.

### ***1.3.2.7 Revised Definition of Capital Costs***

The definition of capital costs has been revised to remove studies. Further, the regulations to the Act will prescribe services for which land or an interest in land will be restricted. As at the time of writing, no services have been prescribed for this purpose.

### ***1.3.2.8 Mandatory Phase-in of a D.C.***

For all D.C. by-laws passed after January 1, 2022, the charge must be phased-in annually over the first five years the by-law is in force, as follows:

- Year 1 – 80% of the maximum charge;
- Year 2 – 85% of the maximum charge;
- Year 3 – 90% of the maximum charge;
- Year 4 – 95% of the maximum charge; and
- Year 5 to expiry – 100% of the maximum charge.

### ***1.3.2.9 D.C. By-law Expiry***

A D.C. by-law now expires ten years after the day it comes into force (unless the by-law provides for an earlier expiry date). This extends the by-law's maximum life from what was previously five years.



### ***1.3.2.10 Maximum Interest Rate for Instalments and Determination of Charge for Eligible Site Plan and Zoning By-law Amendment Applications***

The Act allows interest to be charged on D.C.s calculated at the time of Site Plan or Zoning By-law Amendment applications (S.26.2 of the Act) and for mandatory installment payments (S. 26.1 of the Act). No maximum interest rate was previously prescribed, which allowed municipalities to choose the interest rate to impose. As per Bill 23, the maximum interest rate is set at the average prime rate plus 1%. This maximum interest rate provision would apply to all instalment payments and eligible site plan and zoning by-law amendment applications occurring after November 28, 2022.

### ***1.3.2.11 Requirement to Allocate Funds Received***

Annually, beginning in 2023, municipalities will be required to spend or allocate at least 60% of the monies in a reserve fund at the beginning of the year for water services, wastewater services, and services related to a highway. Other services may be prescribed by the regulation.

## ***1.3.3 Cutting Red Tape to Build More Homes Act, 2024 (Bill 185)***

On June, 6, 2024, Bill 185 received Royal Assent and includes the following changes to the D.C.A.

- The removal of the Mandatory Phase-in for D.C. by-laws passed after Bill 185 comes into effect;
- A reduction to the D.C. rate freeze timelines for developments proceeding through site plan and zoning by-law amendment applications under the Planning Act. Charges are currently held at rates in place on the date the application is made until building permit issuance, provided the building permit is issued within two (2) years of the approval of the application. This time period is proposed to be reduced to 18 months under Bill 185 (note that the two (2) year timeline will still apply to applications received prior to Bill 185 receiving Royal Assent);
- Inclusion of growth-related studies, including the D.C. background study, as a D.C. eligible costs;
- Provide a provision of the D.C. by-law specifying the date the by-law expires or to amend the provision to extend the expiry date;





- To allow minor amendments related to the imposition of studies, removal of the mandatory phase-in, and extension of by-law expiry dates (subject to the 10-year limitations provided in the D.C.A.) to be undertaken for by-laws passed after November 28, 2022 and before Bill 185 takes effect; and
- To modernize public notice requirements.



# Chapter 2

## Current County of Oxford D.C. Policy



## 2. Current County of Oxford D.C. Policy

### 2.1 By-law Enactment

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The County adopted their current D.C. by-laws on June 26, 2019, which provides for County-wide and area-specific D.C.s to be imposed. These by-laws will expire on June 26, 2024 and the following sections review the current D.C. policies within the by-laws.

### 2.2 Services Covered

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The following County-wide services are included under current by-laws:

- Services related to a highway (including municipal works facilities, fleet and equipment);
- Ambulance services;
- Administration Studies;
- Waste diversion services; and
- Library services (not imposed in the City of Woodstock).

The following services are calculated base on a 10-year area specific forecast:

- Water services; and
- Wastewater services.

### 2.3 Timing of D.C. Calculation and Payment

---

Calculation and payment of D.C.s are due and payable at the time of building permit issuance for the development. The D.C.A. also allow the County to enter into alternative payment agreements with owners.

### 2.4 Indexing

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The by-laws provide for annual indexing of the charges on April 1<sup>st</sup> of each year. Table 2-1 provides the charges currently in effect as of April 1, 2024, for residential and non-residential development types, as well as the breakdown of the charges by service.



Table 2-1  
County of Oxford  
2024 Development Charges

Service Component	RESIDENTIAL DWELLINGS <sup>1</sup>				NON-RESIDENTIAL	
	Single Detached & Semi Detached	APARTMENTS		Other Multiples	\$/sq m of Floor Area	Per Wind Turbine
		2-Bedroom & Larger	Bachelor & 1-Bedroom			
Growth-Related Studies	151	80	55	94	0.55	151
Land Ambulance	482	257	173	302	1.87	482
Roads and Related	3,894	2,075	1,405	2,447	15.01	3,894
Waste Diversion	46	24	16	31	0.22	-
Library Service <sup>1</sup>	638	340	230	401	0.58	-
<b>Total</b>	<b>5,211</b>	<b>2,776</b>	<b>1,879</b>	<b>3,275</b>	<b>18.23</b>	<b>4,527</b>

1. The charge for library service is not applicable in Woodstock

Area	Service	RESIDENTIAL DWELLINGS				NON-RESIDENTIAL
		Single Detached & Semi Detached	2-Bedroom & Larger	Bachelor & 1-Bedroom	Other Multiples	\$/sq m of Floor Area
Woodstock	Water	2,491	1,327	899	1,565	9.83
	Wastewater	4,488	2,392	1,617	2,819	17.23
Tillsonburg	Water	2,283	1,217	822	1,433	10.66
	Wastewater	6,879	3,666	2,480	4,321	32.09
Ingersoll	Water	1,997	1,066	722	1,255	6.65
	Wastewater	7,946	4,237	2,866	4,991	26.42
Thamesford	Water	8,997	4,797	3,244	5,652	29.88
	Wastewater	-	-	-	-	-
Norwich	Water	2,401	1,281	866	1,509	8.50
	Wastewater	11,339	6,045	4,090	7,124	40.16
Tavistock	Water	1,733	925	626	1,091	6.10
	Wastewater	15,556	8,294	5,609	9,774	54.63
Plattsville	Water	7,931	4,229	2,859	4,982	37.02
	Wastewater	20,617	10,990	7,437	12,953	96.23
Drumbo	Water	-	-	-	-	-
	Wastewater	5,883	3,138	2,122	3,697	15.01
Mt. Elgin	Water	8,458	4,509	3,050	5,314	24.47
	Wastewater	89	46	33	55	0.24

## 2.5 Redevelopment Credits

D.C. credits for residential and non-residential redevelopments, are provided for demolitions/conversions of development that pre-exists five years prior to the date of payment of the D.C.



## 2.6 Area to Which the By-law Applies and Exemptions

---

The current by-laws provide for the following statutory exemptions, including those that have been revised or introduced since the time of by-law passage:

- Upper/Lower Tier Governments and School Boards
- Development of lands intended for use by a university that received operating funds from the Government
- Existing industrial building expansions (may expand by 50% with no D.C.)
- Additional residential units in existing and new residential buildings
  - May add up to two apartments for a single detached, semi-detached or row house (only one unit can be in an ancillary structure)
  - One additional unit or 1% of the units in an existing rental residential building with four or more residential units
- Non-profit housing
- Inclusionary zoning affordable units
- D.C. Discounts for rental housing development based on dwelling unit type:
  - >2 bedrooms - 25% discount
  - 2 bedrooms - 20% discount
  - <2 bedrooms - 15% discount

The D.C. by-laws also provide non-statutory exemptions from payment of D.C.s with respect to:

- Industrial uses;
- Non-residential farm buildings;
- Places of worship;
- Public hospitals;
- Development in Central Business District and Entrepreneurial Areas;
- Temporary buildings and structures;
- Long-term care homes;
- Affordable housing;
- Temporary dwelling units; and
- Private schools.



# Chapter 3

## Anticipated Development in the County of Oxford



## 3. Anticipated Development in the County of Oxford

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the County will be required to provide services over a 10-year (2024 to 2034) time horizon.

Chapter 4 provides the methodology for calculating a D.C. as per the D.C.A. Figure 4-1 presents this methodology graphically. It is noted in the first box of the schematic that in order to determine the D.C. that may be imposed, it is a requirement of subsection 5 (1) of the D.C.A. that “the anticipated amount, type and location of development, for which development charges can be imposed, must be estimated.”

### 3.1 Basis of Population, Household and Non-Residential Gross Floor Area Forecast

---

The D.C. growth forecast has been derived by Watson. In preparing the growth forecast, the following information sources were consulted to assess the residential and non-residential development potential for the County over the forecast period, including:

- County of Oxford 2019 Development Charges Background Study, April 29, 2019, Watson & Associates Economists Ltd.
- Oxford County Phase One Comprehensive Review; March 2020, Hemson Consulting Ltd.
- 2011, 2016 and 2021 population, household and employment Census data;
- Historical residential building permit data over the 2013 to June 2023 year-to-date period;
- Residential and non-residential supply opportunities as identified by County of Oxford staff; and
- Discussions from County and area municipal staff regarding anticipated residential and non-residential development in the County of Oxford.

### 3.2 Summary of Growth Forecast

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A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in Figure 3-1. The discussion

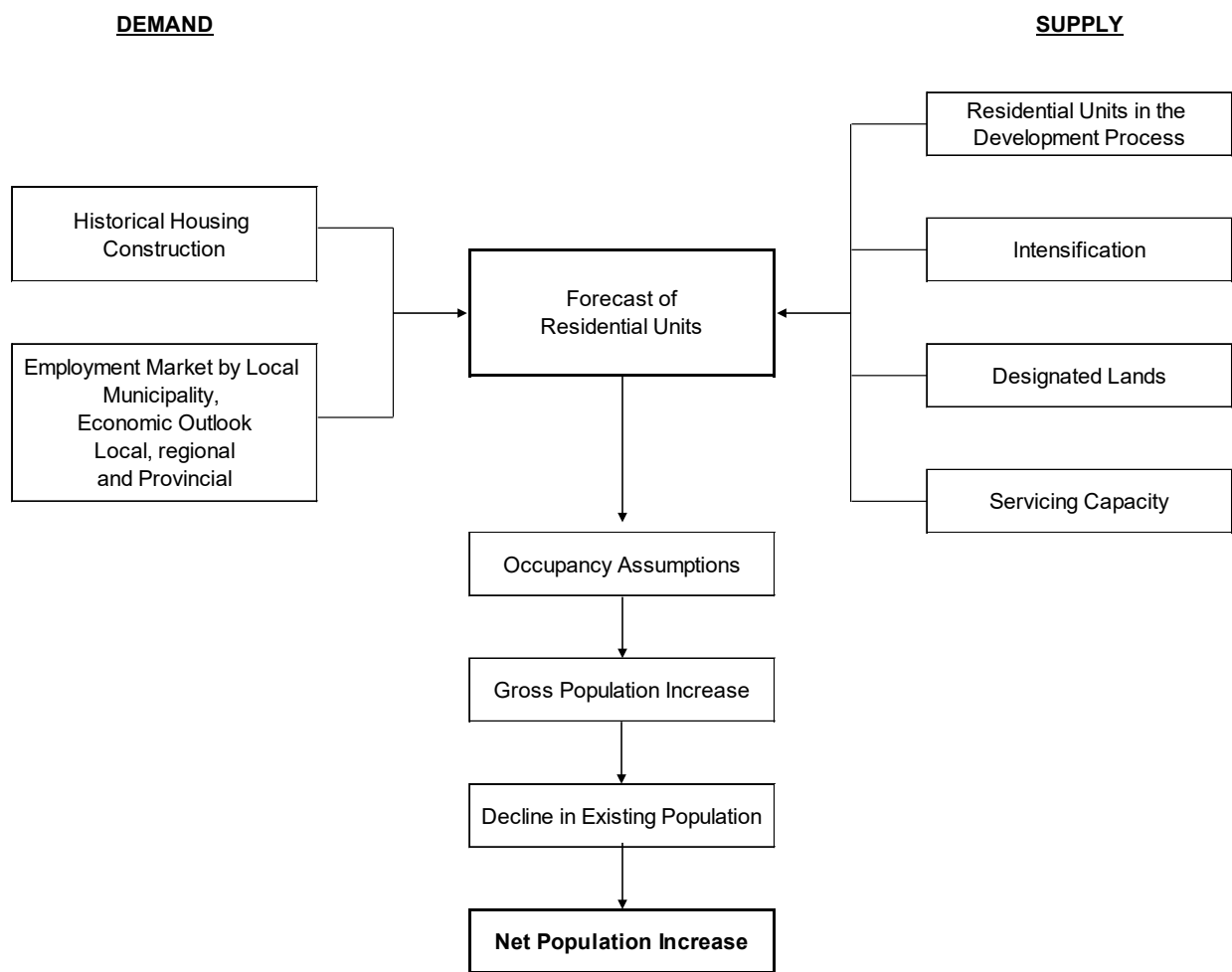
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provided herein summarizes the anticipated growth for the County and describes the basis for the forecast. The results of the residential growth forecast analysis are summarized in Table 3-1 below, and Schedule 1 in Appendix A.

As identified in Table 3-1 and Appendix A – Schedule 1, population in the County of Oxford (excluding census undercount) is anticipated to reach approximately 154,320 by 2034, resulting in an increase of approximately 25,780 persons, respectively. <sup>[1]</sup>

Figure 3-1  
Population and Household Forecast Model



<sup>[1]</sup> The population figures used in the calculation of the 2024 D.C. exclude the net Census undercount, which is estimated at approximately 2.9%. Population figures presented herein have been rounded.





**Table 3-1  
County of Oxford  
Residential Growth Forecast Summary**

	Year	Population (Including Census Undercount) <sup>[1]</sup>	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings <sup>[2]</sup>	Apartments <sup>[3]</sup>	Other	Total Households	Equivalent Institutional Households	
Historical	Mid 2011	108,760	105,719	1,609	104,110	32,463	3,133	5,453	505	41,554	1,463	2.544
	Mid 2016	114,060	110,862	1,707	109,155	34,275	3,465	6,185	335	44,260	1,552	2.505
	Mid 2021	125,080	121,580	1,526	120,054	36,468	3,989	7,030	321	47,808	1,387	2.543
Forecast	Mid 2024	132,240	128,541	1,618	126,923	37,888	4,896	7,682	321	50,787	1,471	2.531
	Mid 2034	158,760	154,320	2,031	152,289	44,740	7,195	10,471	321	62,727	1,846	2.460
Incremental	Mid 2011 - Mid 2016	5,300	5,143	98	5,045	1,812	332	732	-170	2,706	89	
	Mid 2016 - Mid 2021	11,020	10,718	-181	10,899	2,193	524	845	-14	3,548	-165	
	Mid 2021 - Mid 2024	7,160	6,961	92	6,869	1,420	907	652	0	2,979	84	
	Mid 2024 - Mid 2034	26,520	25,779	413	25,366	6,852	2,299	2,789	0	11,940	375	

[1] Population includes the Census undercount estimated at approximately 2.9% and has been rounded.

[2] Includes townhouses and apartments in duplexes.

[3] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

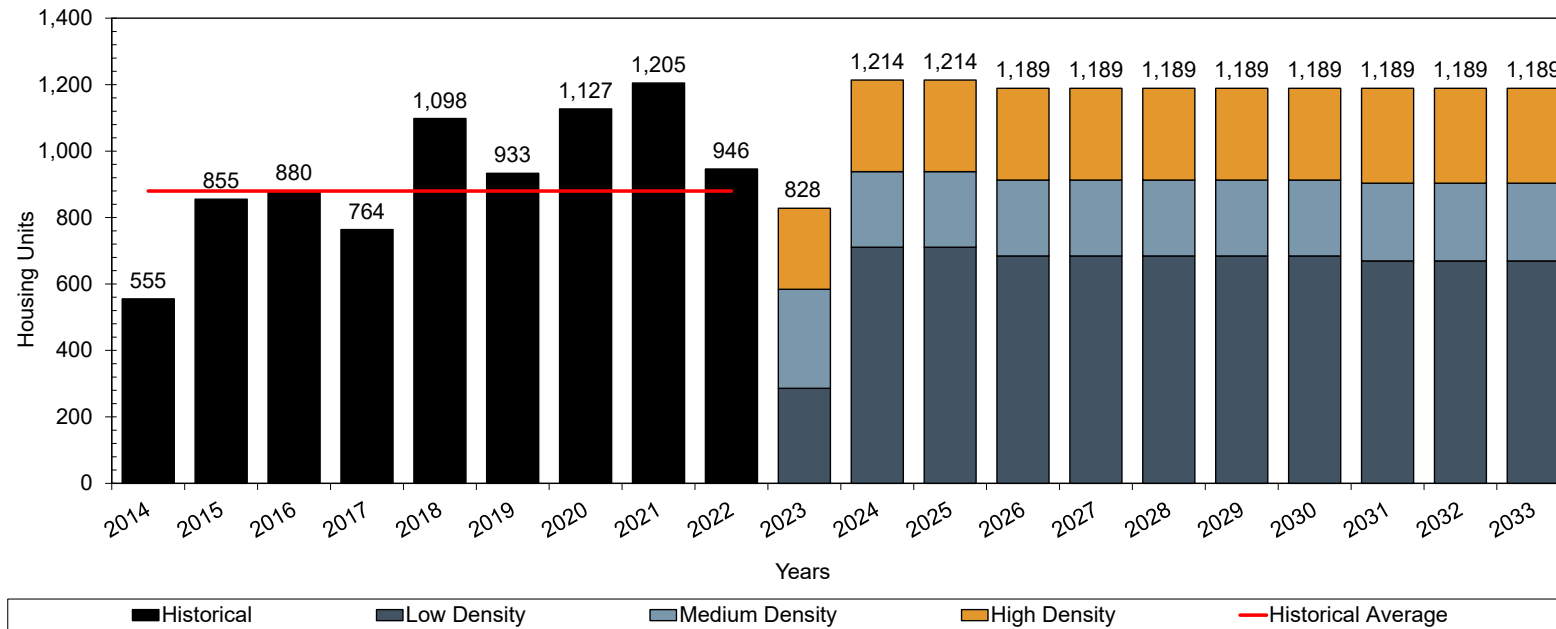
**Notes:**

Numbers may not add due to rounding.

Source: Watson & Associates Economists Ltd.



Figure 3-2  
County of Oxford  
Annual Housing Forecast <sup>[1]</sup>



<sup>[1]</sup> Growth forecast represents calendar year.

Source: Historical housing activity derived from County of Oxford building permit data, 2013 to 2022, and 2023 estimated based on June-2023 year-to-date building permit data by Watson & Associates Economists Ltd.



Provided below is a summary of the key assumptions and findings regarding the County of Oxford D.C. growth forecast:

1. Unit Mix (Appendix A – Schedules 1 and 5)

- The housing unit mix for the County was derived from a detailed review of historical development activity (as per Schedule 5), as well as active residential development applications and discussions with County staff regarding anticipated development trends for the County of Oxford.
- Based on the above indicators, the 2024 to 2034 household growth forecast for the County is comprised of a unit mix of 58% low density units (single detached and semi-detached), 19% medium density (multiples except apartments) and 23% high density (bachelor, 1-bedroom and 2-bedroom apartments).

2. Geographic Location of Residential Development (Appendix A – Schedule 2a and 2b)

- Schedule 2a summarizes the anticipated amount, type, and location of development by area for the County of Oxford.
- In accordance with forecast demand and available land supply, the amount and percentage of forecast housing growth between 2024 and 2034 by development location is summarized below.

Table 3-2  
County of Oxford  
Geographic Location of Residential Development

<b>Development Location</b>	<b>Amount of Housing Growth, 2024 to 2034</b>	<b>Percentage of Housing Growth, 2024 to 2034</b>
City of Woodstock	5,165	43%
Town of Tillsonburg	2,670	22%
Town of Ingersoll	1,145	11%
Township of Blandford-Blenheim	445	4%



<b>Development Location</b>	<b>Amount of Housing Growth, 2024 to 2034</b>	<b>Percentage of Housing Growth, 2024 to 2034</b>
Township of East Zorra-Tavistock	720	6%
Township of Norwich	685	7%
Township of South-West Oxford	355	3%
Township of Zorra	745	6%
<b>County of Oxford</b>	<b>11,940</b>	<b>100%</b>

Note: Figures may not sum precisely due to rounding.

### 3. Planning Period

- Short- and longer-term time horizons are required for the D.C. process. The D.C.A. limits the planning horizon for transit services to a 10-year planning horizon. All other services can utilize a longer planning period if the municipality has identified the growth-related capital infrastructure needs associated with the longer-term growth planning period.

### 4. Population in New Units (Appendix A – Schedules 3 and 4

- The number of housing units to be constructed by 2034 in the County of Oxford over the forecast period is presented in Table 3-1. Over the 2024 to 2034 forecast period, the County is anticipated to average approximately 1,195 new housing units per year.
- Institutional population <sup>[1]</sup> is anticipated to increase by approximately 410 people between 2024 to 2034.
- Population in new units is derived from Schedules 3 and 4, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.

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<sup>[1]</sup> Institutional population largely includes special care facilities such as nursing home or residences for senior citizens. A P.P.U. of 1.100 depicts 1-bedroom and 2-or-more-bedroom units in collective households.



- Schedule 6a summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2021 custom Census data for the County of Oxford. The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends which has been recently experienced in both new and older units. Forecasted 15-year average P.P.U.s by dwelling type are as follows:
  - Low density: 3.120
  - Medium density: 2.209
  - High density: 1.465

#### 5. Existing Units and Population Change (Appendix A – Schedules 3 and 4)

- Existing households for mid-2024 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 to the beginning of the growth period, assuming a minimum six-month lag between construction and occupancy (see Schedule 3).
- The change in average occupancy levels for existing housing units is calculated in Schedules 3 through 4.<sup>[1]</sup> The forecast population change in existing households over the 2024 to 2034 forecast period is forecast to decline by approximately 5,180.

#### 6. Employment (Appendix A – Schedules 8a, 8b, 8c and 8d)

- The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in the County divided by the number of residents. Key employment sectors include primary, industrial, commercial/population-related, institutional, and work at home, which are considered individually below.

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<sup>[2]</sup> Change in occupancy levels for existing households occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.



- 2016 employment data <sup>[1],[2]</sup> (place of work) for the County of Oxford is outlined in Schedule 8a. The 2016 employment base is comprised of the following sectors:
  - 1,365 primary (3%);
  - 4,800 work at home employment (9%);
  - 23,308 industrial (45%);
  - 14,468 commercial/population-related (28%); and
  - 7,675 institutional (15%).
- The 2016 employment by usual place of work, including work at home, is 51,615. An additional 5,740 employees have been identified for the County of Oxford in 2016 that have no fixed place of work (N.F.P.O.W.).<sup>[3]</sup>
- Total employment, including work at home and N.F.P.O.W. for the County of Oxford is anticipated to reach approximately 78,670 by mid-2034. This represents an employment increase of approximately 12,790 for the 10-year forecast period.
- Schedule 8b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e., employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential G.F.A. calculation. Accordingly, work at home and N.F.P.O.W. employees have been removed from the D.C.A. employment forecast and calculation.

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<sup>[2]</sup> 2016 employment is based on Statistics Canada 2016 Place of Work Employment dataset by Watson & Associates Economists Ltd.

<sup>[3]</sup> Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.

<sup>[2]</sup> No fixed place of work is defined by Statistics Canada as "persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."



- Total employment for the County of Oxford (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 62,730 by mid-2034. This represents an employment increase of approximately 10,100 for the 10-year forecast period. <sup>[1]</sup>

#### 7. Non-Residential Sq.ft. Estimates (G.F.A.), Appendix A – Schedule 8b)

- Square footage estimates were calculated in Schedule 8b based on the following employee density assumptions:
  - 1,735 sq.ft. per employee for industrial;
  - 503 sq.ft. per employee for commercial/population-related; and
  - 680 sq.ft. per employee for institutional employment.
- The County-wide incremental G.F.A. is anticipated to increase by 11.4 million sq.ft. over the 10-year forecast period.
- In terms of percentage growth, the 2024 to 2034 incremental G.F.A. forecast by sector is broken down as follows:
  - Industrial – 76%;
  - commercial/population-related – 15%; and
  - institutional – 9%.

#### 8. Geographic Location of Non-Residential Development (Appendix A, Schedule 8c)

- Schedule 8c summarizes the anticipated amount, type and location of non-residential development by servicing area for the County of Oxford by area.
- The amount and percentage of forecast total non-residential growth between 2024 and 2034 by development location is summarized below.

---

<sup>[1]</sup> G.F.A. and employment associated within special care institutional dwellings treated as residential, resulting in an institutional employment difference between Schedules 8a and 8b. Total employment growth in Schedule 8b (excluding work at home and N.F.P.O.W. employment) has been downwardly adjusted to account for institutional employment associated with special care facilities. Total employment in Schedule 8b is anticipated to reach approximately 62,540 by mid-2034.



Table 3-3  
County of Oxford  
Geographic Location of Non-Residential Development

Development Location	Amount of Non-Residential G.F.A. (sq.ft.), 2024 to 2034	Percentage of Non-Residential G.F.A., 2024 to 2034
City of Woodstock	5,677,400	50%
Town of Tillsonburg	1,597,000	14%
Town of Ingersoll	2,147,800	19%
Township of Blandford-Blenheim	1,083,500	10%
Township of East Zorra-Tavistock	264,100	2%
Township of Norwich	247,600	2%
Township of South-West Oxford	138,300	1%
Township of Zorra	163,200	1%
<b>County of Oxford</b>	<b>11,318,900</b>	<b>100%</b>

Note: Figures may not sum precisely due to rounding.





# Chapter 4

## The Approach to the Calculation of the Charge



## 4. The Approach to the Calculation of the Charge

### 4.1 Introduction

---

This chapter addresses the requirements of subsection 5 (1) of the D.C.A. with respect to the establishment of the need for service which underpins the D.C. calculation. These requirements are illustrated schematically in Figure 4-1.

### 4.2 Services Potentially Involved

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Table 4-2 lists the full range of municipal services that are provided by the County.

A number of these services are not listed as eligible services for inclusion in a D.C. by-law as per subsection 2 (4) of the D.C.A. These are shown as “ineligible” on Table 4-2. Two ineligible costs defined in subsection 5 (3) of the D.C.A. are “computer equipment” and “rolling stock with an estimated useful life of (less than) seven years.” In addition, local roads are covered separately under subdivision agreements and related means (as are other local services). Services which are potentially eligible for inclusion in the County’s D.C. are indicated with a “Yes.”

### 4.3 Increase in the Need for Service

---

The D.C. calculation commences with an estimate of “the increase in the need for service attributable to the anticipated development,” for each service to be covered by the by-law. There must be some form of link or attribution between the anticipated development and the estimated increase in the need for service. While the need could conceivably be expressed generally in terms of units of capacity, subsection 5 (1) 3, which requires that Council indicate that it intends to ensure that such an increase in need will be met, suggests that a project-specific expression of need would be most appropriate.



Figure 4-1  
The Process of Calculating a Development Charge under the Act that must be followed

The Process of Calculating a Development Charge under the Act that must be followed

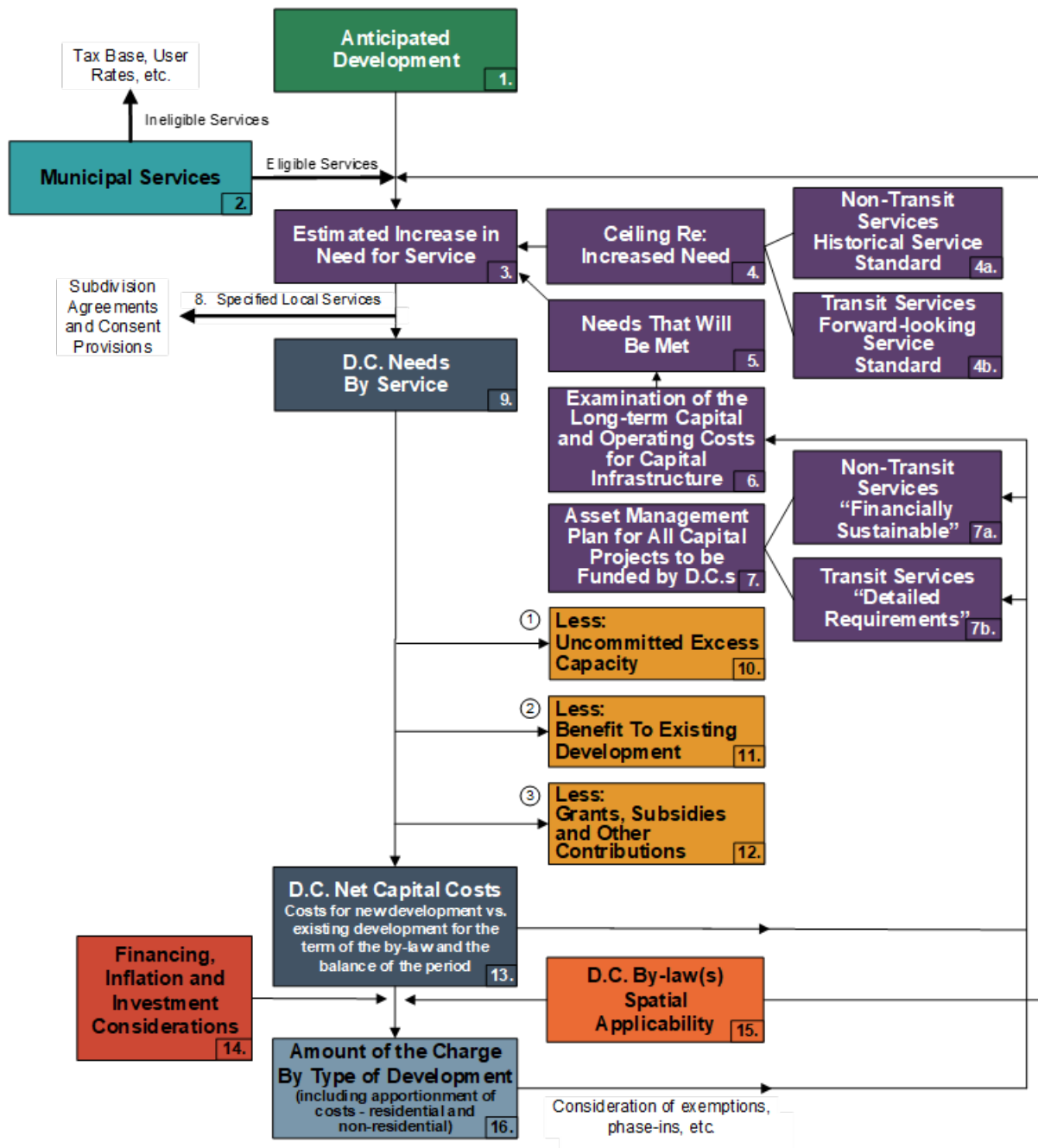




Table 4-1  
Categories of Municipal Services to be Addressed as Part of the Calculation – Eligibility Legend

Eligibility for Inclusion in the D.C. Calculation	Description
Yes	Municipality provides the service – service has been included in the D.C. calculation.
No	Municipality provides the service – service has not been included in the D.C. calculation.
n/a	Municipality does not provide the service.
Ineligible	Service is ineligible for inclusion in the D.C. calculation.

Table 4-2  
Categories of Municipal Services to be Addressed as Part of the Calculation

Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
1. Water supply services, including distribution and treatment services	Yes	1.1 Treatment plants
	Yes	1.2 Distribution systems
	n/a	1.3 Local systems
	No	1.4 Vehicles and equipment <sup>1</sup>
2. Wastewater services, including sewers and treatment services	Yes	2.1 Treatment plants
	Yes	2.2 Sewage trunks
	n/a	2.3 Local systems
	No	2.4 Vehicles and equipment <sup>1</sup>
3. Stormwater Drainage and Control Services	Yes	3.1 Main channels and drainage trunks
	Yes	3.2 Channel connections
	No	3.3 Retention/detention ponds

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<sup>1</sup> with a 7+ year useful life

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Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
4. Services Related to a Highway	Yes Yes Yes No Yes Yes Yes Yes Yes	4.1 Arterial roads 4.2 Collector roads 4.3 Bridges, Culverts and Roundabouts 4.4 Local municipal roads 4.5 Traffic signals 4.6 Sidewalks and streetlights 4.7 Active Transportation 4.8 Works Yard 4.9 Rolling stock <sup>1</sup>
5. Electrical Power Services	n/a n/a n/a	5.1 Electrical substations 5.2 Electrical distribution system 5.3 Electrical system rolling stock <sup>1</sup>
6. Transit Services	n/a n/a	6.1 Transit vehicles <sup>1</sup> & facilities 6.2 Other transit infrastructure
7. Waste Diversion Services	Yes Yes	7.1 Waste diversion facilities 7.2 Waste diversion vehicles and equipment <sup>1</sup>
8. Policing Services	n/a n/a n/a	8.1 Police detachments 8.2 Police rolling stock <sup>1</sup> 8.3 Small equipment and gear
9. Fire Protection Services	n/a n/a n/a	9.1 Fire stations 9.2 Fire Vehicles <sup>1</sup> 9.3 Fire Equipment and gear
10. Ambulance Services	Yes Yes	10.1 Ambulance station space 10.2 Vehicles <sup>1</sup>
11. Services provided by a board within the meaning of the <i>Public Libraries Act</i>	Yes n/a Yes	11.1 Public library space (incl. furniture and equipment) 11.2 Library vehicles <sup>1</sup> 11.3 Library materials
12. Services Related to Long-Term Care	Yes No	12.1 Long-Term Care space 12.2 Vehicles <sup>1</sup>

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<sup>1</sup> with a 7+ year useful life



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
13. Parks and Recreation Services	Ineligible  n/a n/a n/a  n/a	13.1 Acquisition of land for parks, woodlots and E.S.A.s 13.2 Development of municipal parks 13.3 Parks rolling stock <sup>1</sup> and yards 13.4 Facilities, such as arenas, indoor pools, fitness facilities, community centres, etc. 13.5 Recreation vehicles and equipment <sup>1</sup>
14. Services Related to Public Health	No No	14.1 Public Health department space 14.2 Public Health department vehicles <sup>1</sup>
15. Child Care and Early Years Programs and Services within the meaning of Part VI of the <i>Child Care and Early Years Act, 2014</i> and any related services.	No No	15.1 Childcare space 15.2 Vehicles <sup>1</sup>
16. Services related to proceedings under the <i>Provincial Offences Act, including by-law enforcement services and municipally administered court services</i>	No  No	16.1 P.O.A. space, including by-law enforcement and municipally administered court services 16.2 Vehicles <sup>1</sup>
17. Services Related to Emergency Preparedness	No No	17.1 Emergency Preparedness Space 17.2 Equipment
18. Services Related to Airports	n/a  Ineligible	18.1 Airports (in the Regional Municipality of Waterloo) 18.2 Other Airports

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<sup>1</sup> with a 7+ year useful life



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
19. Other	Yes	19.1 Interest on money borrowed to pay for growth-related capital 19.2 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land [2] and facilities, including the D.C. background study cost

[2] same percentage as service component to which it pertains

## 4.4 Local Service Policy

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Some of the need for services generated by additional development consists of local services related to a plan of subdivision. As such, they will be required as a condition of subdivision agreements or consent conditions. The County's Local Service Policy has been approved by County Council as a separate policy document.

## 4.5 Capital Forecast

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Paragraph 7 of subsection 5 (1) of the D.C.A. requires that "the capital costs necessary to provide the increased services must be estimated." The Act goes on to require potential cost reductions and the regulation sets out the way in which such costs are to be presented. These requirements are outlined below.

These estimates involve capital costing of the increased services discussed above. This entails costing actual projects or the provision of service units, depending on how each service has been addressed.

The capital costs include:

- a) costs to acquire land or an interest therein (including a leasehold interest);
- b) costs to improve land;
- c) costs to acquire, lease, construct or improve buildings and structures;
- d) costs to acquire, lease or improve facilities, including rolling stock (with a useful life of 7 or more years), furniture and equipment (other than computer



equipment), materials acquired for library circulation, reference, or information purposes;

- e) interest on money borrowed to pay for the above-referenced costs;
- f) costs to undertake studies in connection with the above-referenced matters; and
- g) costs of the D.C. background study.

In order for an increase in need for service to be included in the D.C. calculation, municipal Council must indicate “that it intends to ensure that such an increase in need will be met” (subsection 5 (1) 3). This can be done if the increase in service forms part of a Council-approved Official Plan, capital forecast, or similar expression of the intention of Council (O. Reg. 82/98 section 3). The capital program contained herein reflects the County’s approved and proposed capital budgets and master servicing/needs studies.

## 4.6 Treatment of Credits

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Section 8, paragraph 5, of O. Reg. 82/98 indicates that a D.C. background study must set out “the estimated value of credits that are being carried forward relating to the service.” Subsection 17, paragraph 4, of the same regulation indicates that, “...the value of the credit cannot be recovered from future D.C.s,” if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs.

The County has no outstanding D.C. credit obligations.

## 4.7 Eligible Debt and Committed Excess Capacity

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Section 66 of the D.C.A. states that for the purposes of developing a D.C. by-law, a debt incurred with respect to an eligible service may be included as a capital cost, subject to any limitations or reductions in the Act. Similarly, s.18 of O. Reg. 82/98 indicates that debt with respect to an ineligible service may be included as a capital cost, subject to several restrictions.

In order for such costs to be eligible, two conditions must apply. First, they must have funded excess capacity which is able to meet service needs attributable to the anticipated development. Second, the excess capacity must be “committed,” that is,





either before or at the time it was created, Council must have expressed a clear intention that it would be paid for by D.C.s or other similar charges. For example, this may have been done as part of previous D.C. processes.

## 4.8 Existing Reserve Funds

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Section 35 of the D.C.A. states that:

“The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 8 of subsection 5(1).”

There is no explicit requirement under the D.C.A. calculation method set out in s.s.5(1) to net the outstanding reserve fund balance as part of making the D.C. calculation; however, s.35 does restrict the way in which the funds are used in future.

The County D.C. Reserve Funds balances, by service, are presented in Table 4-3 below. 2022 year-end reserve fund balances have been adjusted to account for eligible and actual reserve fund draws and commitments occurring over the 2019 to 2023 period. Furthermore, the reserve funds have also been adjusted to account for actual 2023 D.C. revenues. These balances have been applied against future spending requirements for all services.



Table 4-3  
County of Oxford  
Estimated D.C. Reserve Funds Balances

Service/Class of Service	Totals
Services Related to a Highway	(\$3,036,603)
Library	\$521,344
Long-term Care Facilities	\$0
Ambulance	\$514,908
Waste Diversion	\$48,942
Growth-Related Studies	\$345,748
Water Services - Woodstock	(\$386,661)
Wastewater Services - Woodstock	\$4,815,422
Water Services - Tillsonburg	\$709,140
Wastewater Services - Tillsonburg	\$4,114,697
Water Services - Ingersoll	(\$774,366)
Wastewater Services - Ingersoll	(\$1,214,644)
Water Services - Plattsville	(\$339,452)
Wastewater Services - Plattsville	(\$770,865)
Water Services - Drumbo	\$7,444
Wastewater Services - Drumbo	(\$6,440,821)
Water Services - Tavistock	\$592,991
Wastewater Services - Tavistock	(\$152,476)
Water Services - Norwich	\$118,713
Wastewater Services - Norwich	\$4,045,335
Water Services - Thamesford	\$1,185,778
Wastewater Services - Thamesford	\$147,258
Water Services - Mount Elgin	\$162,970
Wastewater Services - Mount Elgin	(\$560)
Water Services - Innerkip	\$0
Wastewater Services - Innerkip	\$0
Water Services - Embro	\$0
Wastewater Services - Embro	\$0
<b>Total</b>	<b>\$4,214,243</b>

## 4.9 Deductions

The D.C.A. potentially requires that four deductions be made to the increase in the need for service. These relate to:

- the level of service ceiling;
- uncommitted excess capacity;
- benefit to existing development; and



- anticipated grants, subsidies, and other contributions.

The requirements behind each of these reductions are addressed as follows:

#### **4.9.1 Reduction Required by Level of Service Ceiling**

This is designed to ensure that the increase in need included in 4.3 does “...not include an increase that would result in the level of service (for the additional development increment) exceeding the average level of the service provided in the Municipality over the 15-year period immediately preceding the preparation of the background study...”

O. Reg. 82.98 (s.4) goes further to indicate that, “...both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service.”

In many cases, this can be done by establishing a quantity measure in terms of units as floor area, land area or road length per capita, and a quality measure in terms of the average cost of providing such units based on replacement costs, engineering standards or recognized performance measurement systems, depending on circumstances. When the quantity and quality factors are multiplied together, they produce a measure of the level of service which meets the requirements of the Act, i.e., cost per unit.

The average service level calculation sheets for each service component in the D.C. calculation are set out in Appendix B.

#### **4.9.2 Reduction for Uncommitted Excess Capacity**

Paragraph 5 of subsection 5 (1) requires a deduction from the increase in the need for service attributable to the anticipated development that can be met using the municipality’s “excess capacity,” other than excess capacity which is “committed.”

“Excess capacity” is undefined, but in this case must be able to meet some or all of the increase in need for service, in order to potentially represent a deduction. The deduction of uncommitted excess capacity from the future increase in the need for service would normally occur as part of the conceptual planning and feasibility work associated with justifying and sizing new facilities, e.g., if a road widening to accommodate increased traffic is not required because sufficient excess capacity is



already available, then widening would not be included as an increase in need, in the first instance.

### **4.9.3 Reduction for Benefit to Existing Development**

Section 5 (1) 6 of the D.C.A. provides that, “The increase in the need for service must be reduced by the extent to which an increase in service to meet the increased need would benefit existing development.” The general guidelines used to consider benefit to existing development included:

- the repair or unexpanded replacement of existing assets that are in need of repair;
- an increase in average service level of quantity or quality (compare water as an example);
- the elimination of a chronic servicing problem not created by growth; and
- providing services where none previously existed (generally considered for water or wastewater services).

This step involves a further reduction in the need by the extent to which such an increase in service would benefit existing development. The level of service cap in section 4.9.1 is related but is not the identical requirement. Sanitary, storm, and water trunks are highly localized to growth areas and can be more readily allocated in this regard than other services such as services related to a highway, which do not have a fixed service area.

Where existing development has an adequate service level which will not be tangibly increased by an increase in service, no benefit would appear to be involved. For example, where expanding existing library facilities simply replicates what existing residents are receiving, they receive very limited (or no) benefit as a result. On the other hand, where a clear existing service problem is to be remedied, a deduction should be made accordingly.

In the case of services such as recreation facilities, community parks, libraries, etc., the service is typically provided on a municipal-wide system basis. For example, facilities of the same type may provide different services (i.e., leisure pool vs. competitive pool), different programs (i.e., hockey vs. figure skating), and different time availability for the same service (i.e., leisure skating available on Wednesdays in one arena and Thursdays in another). As a result, residents will travel to different facilities to access



the services they want at the times they wish to use them, and facility location generally does not correlate directly with residence location. Even where it does, displacing users from an existing facility to a new facility frees up capacity for use by others and generally results in only a very limited benefit to existing development. Further, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.

#### **4.9.4 Reduction for Anticipated Grants, Subsidies and Other Contributions**

This step involves reducing the capital costs necessary to provide the increased services by capital grants, subsidies, and other contributions (including direct developer contributions required due to the local service policy) made or anticipated by Council and in accordance with various rules such as the attribution between the share related to new vs. existing development. That is, some grants and contributions may not specifically be applicable to growth or where Council targets fundraising as a measure to offset impacts on taxes (O. Reg. 82/98, section 6).

### **4.10 Municipal-Wide vs. Area Rating**

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This step involves determining whether all the subject costs are to be recovered on a uniform municipal-wide basis or whether some or all are to be recovered on an area-specific basis. Under the D.C.A., it is now mandatory to “consider” area-rating of services (providing charges for specific areas and services), however, it is not mandatory to implement area-rating. Further discussion is provided in section 7.3.8.

### **4.11 Allocation of Development**

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This step involves relating the costs involved to anticipated development for each period under consideration and using allocations between residential and non-residential development and between one type of development and another, to arrive at a schedule of charges.



# Chapter 5

## D.C. Eligible Cost Analysis by Service



## 5. D.C. Eligible Cost Analysis by Service

### 5.1 Introduction

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This chapter outlines the basis for calculating eligible costs for the D.C.s to be applied on a uniform and area-specific basis. In each case, the required calculation process set out in subsection 5 (1) paragraphs 2 to 7 in the D.C.A. and described in Chapter 4 was followed in determining D.C. eligible costs.

The nature of the capital projects and timing identified in this chapter reflects Council's current intention. Over time, however, County projects and Council priorities change; and accordingly, Council's intentions may alter, and different capital projects (and timing) may be necessary to meet the need for services required by new growth.

### 5.2 Service Levels and County-Wide 10-Year Capital Costs for D.C. Calculation

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This section evaluates the development-related capital requirements for County-wide services over the 10-year planning period (2024-2034). Each service is evaluated on two format sheets: the average historical 15-year level of service calculation (see Appendix B), which "caps" the D.C. amounts; and the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

#### 5.2.1 Services Related to a Highway

The County currently provides Services Related to a Highway utilizing an inventory of 685 km of roads, 164 bridges and culverts, and 37 signalized intersections. The services are also managed through the use of 74,800 sq.ft. of public works facility space and 52 vehicles. This total historical level of investment results in an average level of service of \$15,287 per capita over the past 15-years. When applied against the anticipated population growth over the 10-year forecast period (i.e., 25,779 net population growth including institutional population), this results in a maximum D.C. eligible amount of \$394.1 million that could be included in the calculation of the charge.

The County has completed a Transportation Master Plan in 2023 that examined the transportation needs for the County over the period to 2046. This Master Plan, the County's 10-year capital budget and the D.C. Technical Study undertaken by HDR Inc.

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serve the basis of the capital needs that have been included in the calculation of the charge over the 10-year forecast period. In total, \$145.7 million in gross capital costs of growth-related projects have been identified. \$76.0 million has been deducted as a benefit to existing development and a further \$1.8 million has been deducted for other deductions. After removing \$9.5 million for growth-related costs that are of a benefit to growth beyond the 10-year forecast period and adding \$3.0 million for existing reserve fund deficits that must be recovered from the next increment of development, \$61.5 million of costs are included in the calculation of the charge.

These D.C. eligible costs are then attributed 72% to residential development and 28% to non-residential development based on the relationship of population to employment growth anticipated over the 10-year forecast period (i.e., 25,779 population and 9,904 employment). These growth-related projects and costs are detailed in Table 5-1.

### **5.2.2 Ambulance Services**

Ambulance Services are provided in the County utilizing 32,600 sq.ft. of facility space, 21 vehicles, and 117 equipped paramedics. This total historical level of investment results in an average level of service of \$186 per capita over the past 15-years. When applied against the anticipated population growth over the 10-year forecast period (i.e., 25,779 net population growth including institutional population), this results in a maximum D.C. eligible amount of \$4.8 million that could be included in the calculation of the charge.

To provide service to new development over the 10-year forecast period, \$26.0 million in gross capital costs of growth-related projects have been identified, including additional ambulances and equipment, and a provision for additional facility space. \$23.3 million has been deducted as a benefit to existing development and a further \$515,000 has been deducted for D.C. reserve funds already collected towards these needs resulting in \$2.1 million being included in the calculation of the charge.

These D.C. eligible costs are then attributed 72% to residential development and 28% to non-residential development based on the relationship of population to employment growth anticipated over the 10-year forecast period (i.e., 25,779 population and 9,904 employment). These growth-related projects and costs are detailed in Table 5-2.





### **5.2.3 Waste Diversion Services**

The County provides Waste Diversion through curbside collection of recyclable materials and waste diversion facilities. In total, the share of facility space related to the diversion of waste totals 83,159 sq.ft. In addition, there are 42.2 equivalent vehicle and equipment items related to waste diversion. This total historical level of investment results in an average level of service of \$85 per capita over the past 15-years. When applied against the anticipated population growth over the 10-year forecast period (i.e., 25,779 net population growth including institutional population), this results in a maximum D.C. eligible amount of \$2.2 million that could be included in the calculation of the charge.

To provide service to new development over the 10-year forecast period, the capital component of collection costs and a new organics processing facility have been identified. The gross capital costs are \$6.3 million. \$4.7 million has been deducted as a benefit to existing development and \$166,400 has been deducted as a benefit to growth beyond the 10-year forecast period. After deducting the existing reserve fund balance of \$49,000, \$1.3 million has been included in the calculation of the charge.

These D.C. eligible costs are then attributed 100% to residential development as they are the beneficiaries of this service. These growth-related projects and costs are detailed in Table 5-3.

### **5.2.4 Library Services**

The County provides Library Services across the County, with the exception of in the City of Woodstock. Library Services are provided through 48,585 sq.ft. of facility space and the maintenance of 148,852 collection items. This total historical level of investment results in an average level of service of \$933 per capita over the past 15-years. When applied against the anticipated population growth over the 10-year forecast period (i.e., 25,779 net population growth including institutional population), this results in a maximum D.C. eligible amount of \$14.2 million that could be included in the calculation of the charge.

To provide service to new development over the 10-year forecast period, a provision for new facility space and collection materials have been identified. The gross capital costs are \$9.6 million from which \$521,000 has been deducted recognizing the existing reserve fund balance in addition \$41,800 for the benefit to existing development share



of study costs. This results in \$9.0 million being included in the calculation of the charge.

These D.C. eligible costs are then attributed 95% to residential development as they are the primary users for Library Services. These growth-related projects and costs are detailed in Table 5-4.

### **5.2.5 Growth-Related Studies**

Section 7 of the D.C.A. states that a D.C. by-law may provide for any D.C. eligible service or the capital costs with respect to those services. Further, a class may be composed of any number or combination of services and may include parts or portions of each D.C. eligible services. With respect to Growth-Related Studies, Section 7 (3) of the D.C.A. states that:

For greater certainty, a development charge by-law may provide for a class consisting of studies in respect of any service listed in subsection 2 (4) whose capital costs are described in paragraphs 5 and 6 of subsection 5 (3).

These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds. The D.C. calculations and draft by-law provided herein include a class for Growth-Related Studies. This class is comprised of the following municipal-wide services:

- Services Related to a Highway;
- Library Services;
- Ambulance Services; and
- Waste Diversion Services.

The following provides a list of the studies that have been identified for the 2024 to 2034 forecast period:

- D.C. Background Studies (2028 & 2033);
- D.C. Addendum (2025);
- D.C. Implementation Study (2025);
- Comprehensive Review Phase 1 (2024);
- Comprehensive Review Phase 1 Update (2028);
- County Official Plan (2025-2026);



- Official Plan Review (2030-2031);
- Secondary Planning/Area Studies (2025); and
- Secondary Planning Studies (2025-2026 & 2030).

The studies listed above have been allocated to the municipal-wide services in the following manner:

- Services Related to a Highway – 83.1%
- Library Services – 12.2%
- Ambulance Services – 2.9%
- Waste Diversion Services – 1.8%

The total cost of these studies is \$3.3 million of which \$977,000 is a benefit to existing development. A deduction of \$213,100 has been made to recognize the portion of planning studies related to D.C. ineligible services, as mentioned above. After deducting \$346,000 to account for the current D.C. reserve fund surplus, \$1.8 million of D.C. eligible costs are included in the calculation of the charge as presented in Table 5-5.

The allocation of the net growth-related costs between residential and non-residential development is based on the residential and non-residential allocations for each service area and are presented in Table 5-6 below.



**Table 5-1  
Infrastructure Costs Covered in the D.C. Calculation – Services Related to a Highway**

Prj. No	County Project #	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
		2024-2033								72%	28%	
		<b>Implement Annual Capital Programs</b>										
1	930076	Pedestrian Crossings	2024-2026	2,565,000	-		2,565,000	2,052,000		513,000	369,360	143,640
2	930078	Intersection Illumination	2025-2026	325,000	-		325,000	260,000		65,000	46,800	18,200
3	930078	Intersection Illumination - Punkeydoodles Corners	2024	50,000	-	33,500	16,500	13,200		3,300	2,376	924
4	930198	Urban Storm Sewer - Oxford Road 9 / King Street (Oxford Road 10 to Town Limits)	2024-2025	1,475,000	109,700		1,365,300	737,500		627,800	452,016	175,784
5	930198	Urban Storm Sewer - Oxford Road 9 (Oxford Road 2 to #226 Ingersoll Road) - Phase 2	2024	50,000	3,700		46,300	25,000		21,300	15,336	5,964
6	930198	Urban Storm Sewer - Oxford Road 2 (Oxford Road 12 to West Limit of Woodstock)	2024-2026	510,000	15,200		494,800	408,000		86,800	62,496	24,304
7	930198	Urban Storm Sewer - Oxford Road 35 (Oxford Road 59 to Oxford Road 54)	2024-2025	530,000	15,800		514,200	424,000		90,200	64,944	25,256
8	930198	Urban Storm Sewer - Oxford Road 12 (Oxford Road 2 to Queen Street)	2025-2027	510,000	37,900		472,100	255,000		217,100	156,312	60,788
9	930198	Urban Storm Sewer - Oxford Road 59 (Wilson Street to Norwich Avenue)	2025-2027	520,000	15,500		504,500	416,000		88,500	63,720	24,780
10	930198	Urban Storm Sewer - Oxford Road 59 (Salter Avenue to Juliana Drive)	2028	230,000	6,800		223,200	184,000		39,200	28,224	10,976
11	930198	Urban Storm Sewer - Oxford Road 35 (Woodall Way to Oxford Road 4)	2028	200,000	14,900		185,100	100,000		85,100	61,272	23,828
12	930199	Rural Storm Sewer - Oxford Road 119 & Road 64	2024	600,000	2,200	570,000	27,800	15,000		12,800	9,216	3,584
13	930199	Rural Storm Sewer - Oxford Road 59 (within the village of Burgessville)	2024-2025	550,000	40,900		509,100	275,000		234,100	168,552	65,548
14	930199	Rural Storm Sewer - Oxford Road 8 & Oxford Road 36	2024	150,000	20,100		129,900	15,000		114,900	82,728	32,172
15	930199	Rural Storm Sewer - Stream Realignment near Oxford Road 16	2025	900,000	66,900		833,100	450,000		383,100	275,832	107,268
16	930199	Rural Storm Sewer - Oxford Road 18 (Oxford Road 13 to Highway 19)	2029	500,000	14,900		485,100	400,000		85,100	61,272	23,828
17	930199	Rural Storm Sewer - Oxford Road 19 (Highway 19 to Norfolk County Border)	2028	2,800,000	83,300		2,716,700	2,240,000		476,700	343,224	133,476
18	930199	Rural Storm Sewer - Oxford Road 20 (Tilsonburg to Brownsville)	2031	300,000	8,900		291,100	240,000		51,100	36,792	14,308
19	930199	Rural Storm Sewer - Oxford Road 22 (in the village of Bright)	2027	150,000	11,200		138,800	75,000		63,800	45,936	17,864
20	930300	Traffic Signal - Optimization/Upgrades	2024-2033	990,000	-		990,000	495,000		495,000	356,400	138,600
21	930301	Traffic Calming	2024-2025	1,525,000	-		1,525,000	1,220,000		305,000	219,600	85,400
		<b>Road Widening</b>										
22	930119	Harris St & Clarke Intersection Design & Construction (Roundabout)	2027-2028	6,100,000	816,400		5,283,600	610,000		4,673,600	3,364,992	1,308,608
23	930119	Clarke St to 401 widening	2028	1,700,000	202,200		1,497,800	340,000		1,157,800	833,616	324,184



**Table 5-1 (Cont'd)**  
**Infrastructure Costs Covered in the D.C. Calculation – Services Related to a Highway**

Prj. No	County Project #	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:			Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share	
		2024-2033										72%	28%
		<b>Major Road Reconstruction / Rehabilitation:</b>		-	-		-	-		-	-	-	-
24	930003	Oxford Road 3 (Road part of Princeton Drainage Project by Township of BB and includes Urbanization)	2024	2,700,000	200,700		2,499,300	1,350,000		1,149,300	827,496	321,804	
25	930009	Oxford Road 9 (Oxford Road 2 to #226 Ingersoll Road) - Phase 2	2024	1,568,428	112,900	50,000	1,405,528	759,200		646,328	465,356	180,972	
26	930035	Oxford Road 35 (Oxford Road 59 to Oxford Road 54)	2024-2025	4,950,000	147,200		4,802,800	3,960,000		842,800	606,816	235,984	
27	930035	Oxford Road 35 (Oxford Road 54 to Lansdowne Avenue)	2026	9,500,000	282,500		9,217,500	7,600,000		1,617,500	1,164,600	452,900	
28	930002	Oxford Road 2 (Oxford Road 12 to West Limit Woodstock)	2024-2026	3,200,000	95,200		3,104,800	2,560,000		544,800	392,256	152,544	
29	930059	Oxford Road 59 (Wilson St to Norwich Ave)	2025-2027	2,250,000	66,900		2,183,100	1,800,000		383,100	275,832	107,268	
30	930059	Oxford Road 59 (Cedar St to Parkinson Rd)	2027	1,900,000	56,500		1,843,500	1,520,000		323,500	232,920	90,580	
31	930059	Oxford Road 59 (Salter Ave to Juliana Dr.)	2028	2,070,000	61,600		2,008,400	1,656,000		352,400	253,728	98,672	
32	930019	Oxford Road 19 (Highway 19 to Norfolk County Border)	2024-2028	26,687,914	793,700		25,894,214	21,350,300		4,543,914	3,271,618	1,272,296	
33	930018	Oxford Road 18 (Oxford Road 13 to Highway 19)	2026-2029	6,050,000	179,900		5,870,100	4,840,000		1,030,100	741,672	288,428	
34	930020	Oxford Road 20 (Tilsonburg to Brownsville)	2026-2031	3,550,000	105,600		3,444,400	2,840,000		604,400	435,168	169,232	
		<b>Road Urbanization:</b>		-	-		-	-		-	-	-	-
35	930035	Oxford Road 35 (Woodall Way to Oxford Road 4)	2027-2028	1,900,000	122,700	250,000	1,527,300	825,000		702,300	505,656	196,644	
36	930009	Oxford Road 9 / King Street (Oxford Road 10 to Town Limits)	2024-2025	2,800,000	208,200		2,591,800	1,400,000		1,191,800	858,096	333,704	
37	930008	Oxford Road 22 / Oxford Road 8 (in the village of Bright)	2027	1,350,000	100,400		1,249,600	675,000		574,600	413,712	160,888	
38	930150	Oxford Road 59 (within the village of Burgessville)	2024-2025	1,600,000	119,000		1,481,000	800,000		681,000	490,320	190,680	
		<b>Bridge/Culvert Rehabilitations</b>		-	-		-	-		-	-	-	-
39	930200	Culvert Repl. 843164 - OR 16, 1.9km E of 119	2024	665,000	32,600		632,400	445,600		186,800	134,496	52,304	
		<b>Active Transportation</b>		-	-		-	-		-	-	-	-
40	930079	Oxford Road 24 from Tavistock to Oxford Road 5	2024	500,000	18,600	250,000	231,400	125,000		106,400	76,608	29,792	
41	930079	Oxford Road 9 from Woodstock to Ingersoll	2026	750,000	55,800		694,200	375,000		319,200	229,824	89,376	
42	930079	Oxford Road 119 from Ingersoll to Thamesford	2025	600,000	44,600		555,400	300,000		255,400	183,888	71,512	
43	930079	Oxford Road 10 from Oxford Road 27 to Oxford Road 20	2025	450,000	33,500		416,500	225,000		191,500	137,880	53,620	
44	930079	Oxford Road 10 from HWY 401 to Oxford Road 27	2025	750,000	55,800		694,200	375,000		319,200	229,824	89,376	
45	930079	Oxford Road 59 from HWY 401 to Oxford Road 46	2028	500,000	37,200		462,800	250,000		212,800	153,216	59,584	
46	930079	Oxford Road 29/Oxford Road 4 from Oxford Road 36 to Oxford Road 35	2029	1,500,000	111,500		1,388,500	750,000		638,500	459,720	178,780	
47	930079	Oxford Road 59 from Oxford Road 8 to Oxford Road 34	2029	650,000	48,300		601,700	325,000		276,700	199,224	77,476	
48	930079	Oxford Road 20 from Oxford Road 10 to Tillsonburg	2031	500,000	37,200		462,800	250,000		212,800	153,216	59,584	
49	930079	Oxford Road 13 from Oxford Road 46 to Springford	2032	500,000	37,200		462,800	250,000		212,800	153,216	59,584	
50	930079	Oxford Road 119 from Oxford Road 28 to Kintore	2029	700,000	52,000		648,000	350,000		298,000	214,560	83,440	
51	930079	Oxford Road 6 from Oxford Road 8 to Oxford Road 28	2033	450,000	33,500		416,500	225,000		191,500	137,880	53,620	
52	930079	Oxford Road 28 from Oxford Road 6 to Oxford 119	2033	850,000	63,200		786,800	425,000		361,800	260,496	101,304	



**Table 5-1 (Cont'd)**  
**Infrastructure Costs Covered in the D.C. Calculation – Services Related to a Highway**

Prj. No	County Project #	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
		2024-2033									72%	28%
		<b>Undertake Intersection Upgrades / Improvements:</b>			-		-	-		-	-	-
53	930015	Oxford Road 15 & Springbank Avenue - North Right Turn Lane	2024	570,000	84,800		485,200	-		485,200	349,344	135,856
54	930077	Oxford Road 6 & Oxford Road 16 - Overhead Flashing Lights	2024	50,000	1,500		48,500	40,000		8,500	6,120	2,380
55	930077	Oxford Road 59 & Oxford Road 28 - Overhead Flashing Lights	2024	50,000	1,500		48,500	40,000		8,500	6,120	2,380
56	930077	Oxford Road 2 & Middleton Street - Turning Lanes & Other Improvements	2024-2030	2,125,000	284,400		1,840,600	212,500		1,628,100	1,172,232	455,868
57	930300	Oxford Road 2 & Middleton Street - Signalization	2030	500,000	66,900		433,100	50,000		383,100	275,832	107,268
58	930059	Oxford Road 59 & Pattullo Avenue - Realignment (City of Woodstock Led)	2025-2026	1,650,000	220,800		1,429,200	165,000		1,264,200	910,224	353,976
59	930077	Oxford Road 12 (Mill St) and Oxford Road 2 (Dundas St.) - Phase 2 - North Right Turn Lane	2027	625,000	46,500		578,500	312,500		266,000	191,520	74,480
60	930300	Oxford Road 20 (North Street) & Oxford Road 53 (Tilson Avenue) - Signalization	2026	500,000	66,900		433,100	50,000		383,100	275,832	107,268
61	930077	Oxford Road 2 & 35th Line - EB Left Turn Lane	2025-2026	375,000	11,200		363,800	300,000		63,800	45,936	17,864
62	930077	Oxford Road 24 & Oxford Road 5 (Punkeydoodles Corner) - Realignment	2024	1,130,000	34,200	670,000	425,800	230,000		195,800	140,976	54,824
63	930077	Oxford Road 12 & Juliana Drive - Roundabout	2032	6,000,000	803,000		5,197,000	600,000		4,597,000	3,309,840	1,287,160
64	930077	Oxford Road 12 & Athlone Avenue - Roundabout	2030	6,000,000	803,000		5,197,000	600,000		4,597,000	3,309,840	1,287,160
65	930077	Oxford Road 4 & Oxford Road 2	2030	25,000	3,300		21,700	2,500		19,200	13,824	5,376
66	930077	Oxford Road 59 and Airport Road	2024-2031	2,060,000	275,700		1,784,300	206,000		1,578,300	1,136,376	441,924
67	930004	Oxford Road 4 & Oxford Road 15 Intersection	2024-2025	1,500,000	200,700		1,299,300	150,000		1,149,300	827,496	321,804
68	930004	Oxford 17 & Oxford Road 4 Intersection	2025-2029	11,800,000	1,579,200		10,220,800	1,180,000		9,040,800	6,509,376	2,531,424
69	930300	Signalization at OR 9 and OR 10 - Ingersoll	2025	500,000	66,900		433,100	50,000		383,100	275,832	107,268
70	930300	Signalization at OR 2 and 19th Line (OR119 south leg) - East side of Bridge	2025-2026	565,000	75,600		489,400	56,500		432,900	311,688	121,212
		<b>Undertake Other Infrastructure Projects:</b>			-		-	-		-	-	-
71	930197	Strik Drain Stormwater Management Facility	2024	667,500	49,600		617,900	333,800		284,100	204,552	79,548
		<b>Studies</b>										
72		Intersection Control Feasibility Studies	2024-2033	830,000	-		830,000	207,500		622,500	448,200	174,300
73		Transportation Master Plan	2027-2028	400,000	-		400,000	100,000		300,000	216,000	84,000
74		Transportation Master Plan	2032-2033	400,000	-		400,000	100,000		300,000	216,000	84,000
75		Cycling Master Plan	2026	300,000	-		300,000	75,000		225,000	162,000	63,000
76		Cycling Master Plan	2031	300,000	-		300,000	75,000		225,000	162,000	63,000
77		Transportation Development Charges Technical Study	2033	100,000	-		100,000	-		100,000	72,000	28,000
78		Road Rationalization Study	2026	50,000	-		50,000	12,500		37,500	27,000	10,500
79		Goods Movement Priority Network Study	2026	200,000	-		200,000	50,000		150,000	108,000	42,000
80		Class Environmental Assessment Studies	2030-2033	1,800,000	-		1,800,000	900,000		900,000	648,000	252,000
				-	-		-	-		-	-	-
		Reserve Fund Adjustment								3,036,603	2,186,354	850,249
		<b>Total</b>		<b>145,743,841</b>	<b>9,476,200</b>	<b>1,823,500</b>	<b>134,444,141</b>	<b>75,954,600</b>	<b>-</b>	<b>61,526,145</b>	<b>44,298,824</b>	<b>17,227,321</b>



**Table 5-2  
Infrastructure Costs Covered in the D.C. Calculation – Ambulance Services**

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2024-2033								72%	28%
1	Ambulances (17)	2024-2033	6,055,200	-	6,055,200	5,282,600		772,600	556,272	216,328
2	Equipment for Full time Paramedics (8 per year)	2024-2033	346,800	-	346,800	302,600		44,200	31,824	12,376
3	Equipment for Part time Paramedics (3 per year)	2024-2033	112,700	-	112,700	98,300		14,400	10,368	4,032
4	Provision for Additional Paramedic Facilities	2024-2033	19,278,000	-	19,278,000	17,605,351		1,672,649	1,204,307	468,342
	<b>Studies</b>		-	-	-	-		-	-	-
5	Master Plan	2027	90,000	-	90,000	22,500		67,500	48,600	18,900
6	Master Plan	2032	100,000	-	100,000	25,000		75,000	54,000	21,000
			-	-	-	-		-	-	-
	Reserve Fund Adjustmnet		-	-	-	-		(514,908)	(370,734)	(144,174)
	<b>Total</b>		<b>25,982,700</b>	<b>-</b>	<b>25,982,700</b>	<b>23,336,351</b>	<b>-</b>	<b>2,131,441</b>	<b>1,534,637</b>	<b>596,803</b>



**Table 5-3  
Infrastructure Costs Covered in the D.C. Calculation – Waste Diversion Services**

Prj. No	Increased Service Needs Attributable to Anticipated Development  2024-2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 100%	Non-Residential Share 0%
1	NPV of Provision for Waste Diversion Collection Contract <sup>1</sup>	2024-2033	411,743	-	411,743	-		411,743	411,743	-
2	Organics Processing Facility	2026	5,850,000	166,400	5,683,600	4,700,300		983,300	983,300	-
					-	-		-	-	-
	Reserve Fund Adjustment				-	-		(48,942)	(48,942)	-
					-	-		-	-	-
					-	-		-	-	-
					-	-		-	-	-
	<b>Total</b>		<b>6,261,743</b>	<b>166,400</b>	<b>6,095,343</b>	<b>4,700,300</b>	<b>-</b>	<b>1,346,100</b>	<b>1,346,100</b>	<b>-</b>

1. Capital cost component of waste diversion contract. Recycling (2024-2026) and Organics (2026-2033)





**Table 5-4  
Infrastructure Costs Covered in the D.C. Calculation – Library Services**

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2024-2033								95%	5%
1	Collection Materials	2024-2033	2,405,517	-	2,405,517	-		2,405,517	2,285,241	120,276
2	Facility Provision	2024-2033	7,000,000	-	7,000,000	-		7,000,000	6,650,000	350,000
	<b>Studies</b>			-	-	-		-	-	-
3	Library Strategic Plan	2028	40,000	-	40,000	10,000		30,000	28,500	1,500
4	Library Strategic Plan	2033	42,000	-	42,000	10,500		31,500	29,925	1,575
5	Facilities Plan	2024	85,000	-	85,000	21,300		63,700	60,515	3,185
				-	-	-		-	-	-
	Reserve Fund Adjustment			-	-	-		(521,344)	(495,277)	(26,067)
				-	-	-		-	-	-
	<b>Total</b>		<b>9,572,517</b>	-	<b>9,572,517</b>	<b>41,800</b>	-	<b>9,009,373</b>	<b>8,558,904</b>	<b>450,469</b>



**Table 5-5  
Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies**

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	
	<b>2024-2033</b>								
1	Development Charges Background Study	2028	70,000	-		70,000	-		70,000
2	Development Charges Background Study	2033	75,000	-		75,000	-		75,000
3	Comprehensive Review – Phase 1	2024	208,000	-	15,600	192,400	52,000		140,400
4	Comp. Review Phase 1 - Update	2028	150,000	-	11,250	138,750	37,500		101,250
5	New County OP & Related Studies	2025-2026	800,000	-	40,000	760,000	400,000		360,000
6	OP Review – Growth related studies	2030-2031	250,000	-	18,750	231,250	62,500		168,750
7	Secondary Planning/Area Studies	2025	300,000	-	22,500	277,500	75,000		202,500
8	Secondary Planning Studies	2025-2026	1,000,000	-	75,000	925,000	250,000		675,000
9	Secondary Planning Studies	2030	400,000	-	30,000	370,000	100,000		270,000
10	D.C. Addendum	2025	13,000	-		13,000	-		13,000
11	D.C. Implementation Study	2025	50,000	-		50,000	-		50,000
	Reserve Fund Adjustment			-		-	-		(345,748)
	<b>Total</b>		<b>3,316,000</b>	<b>-</b>	<b>213,100</b>	<b>3,102,900</b>	<b>977,000</b>	<b>-</b>	<b>1,780,152</b>



Table 5-6  
Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies – Residential/Non-Residential Shares

Class/ Service	Total	Residential Share	Non-Residential Share
Services Related to a Highway	1,479,819	1,065,470	414,349
Library Services	216,692	205,858	10,835
Ambulance Services	51,265	36,911	14,354
Waste Diversion Servies	32,376	32,376	-
<b>Total</b>	<b>1,780,152</b>	<b>1,340,614</b>	<b>439,538</b>
Residential/Non-Residential %		75%	25%



### 5.3 10-Year Capital Costs for D.C. Calculation for Area-Specific Services

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This section evaluates the development-related capital requirements for area-specific water and wastewater services over the 10-year planning period (2024-2034).

The County has completed a Water and Wastewater Master Plan in 2023 that examined the servicing needs for the County over the period to 2046. This Master Plan, the County's 10-year capital budget and the D.C. Technical Study undertaken by GM BluePlan serve as the basis of the capital needs that have been included in the calculation of the charge over the 10-year forecast period. Consistent with the County's past D.C. background studies and by-laws, the water and wastewater costs have been assessed on an area-specific basis by serviced area. The service areas are as follows:

- City of Woodstock
- Town of Tillsonburg
- Town of Ingersoll
- Village of Plattsville
- Village of Drumbo
- Village of Tavistock
- Village of Innerkip
- Village of Norwich
- Village of Thamesford
- Village of Embro
- Village of Mt. Elgin

Table 5-7 summarizes the total capital costs and deductions that have been made in arriving at the D.C. recoverable costs by service area.

In total, \$306.1 million in gross capital costs of growth-related projects have been identified. \$77.9 million has been deducted as a benefit to existing development and a further \$22.5 million has been deducted for other deductions for municipal and developer contributions. After removing \$46.5 million for growth-related costs that are of a benefit to growth beyond the 10-year forecast period and deducting \$5.8 million for existing reserve fund balances, \$153.3 million of costs are included in the calculation of the charge.



These D.C. eligible costs are then attributed to residential development and non-residential development based on anticipated water and wastewater flows within each service area over the 10-year forecast period.

These growth-related projects and costs are detailed further in Table 5-8 to Table 5-29.



**Table 5-7  
Infrastructure Costs Covered in the D.C. Calculation – Water and Wastewater Summary**

Service Area	Increased Service Needs Attributable to Anticipated Development 2024-2033	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:			Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Reserve Fund Adjustment	Total	Residential Share	Non-Residential Share
Woodstock	Water	37,581,909	7,311,000	-	30,270,909	7,950,900	-	386,661	22,706,670	13,233,595	9,473,075
	Wastewater	78,911,653	15,645,000	548,422	62,718,231	20,177,000	-	(4,815,422)	37,725,809	21,854,229	15,871,580
Tilsonburg	Water	21,253,470	-	-	21,253,470	4,335,500	-	(709,140)	16,208,830	11,444,773	4,764,057
	Wastewater	14,489,336	5,043,634	-	9,445,702	1,918,000	-	(4,114,697)	3,413,005	2,516,383	896,622
Ingersoll	Water	14,277,128	3,271,100	-	11,006,028	3,982,200	-	774,366	7,798,194	5,246,799	2,551,395
	Wastewater	25,445,757	5,955,300	-	19,490,457	3,624,898	-	1,214,644	17,080,203	9,811,971	7,268,232
Plattsville	Water	2,982,207	-	-	2,982,207	2,409,072	-	339,452	912,587	871,843	40,744
	Wastewater	1,817,113	-	-	1,817,113	1,408,650	-	770,865	1,179,328	1,161,239	18,089
Drumbo	Water	4,461,878	373,900	-	4,087,978	3,596,402	-	(7,444)	484,132	459,213	24,919
	Wastewater	1,253,642	313,400	-	940,242	548,925	-	6,440,821	6,832,138	6,309,319	522,819
Tavistock	Water	14,959,752	501,500	-	14,458,252	9,906,400	-	(592,991)	3,958,861	3,391,375	567,486
	Wastewater	45,756,095	1,584,500	21,980,264	22,191,331	5,007,360	-	152,476	17,336,447	15,391,668	1,944,779
Innerkip	Water	302,016	13,500	-	288,516	266,330	-	-	22,186	21,898	288
	Wastewater	8,407,827	1,837,000	-	6,570,827	4,315,014	-	-	2,255,813	2,237,464	18,349
Norwich	Water	5,428,427	853,200	-	4,575,227	2,602,656	-	(118,713)	1,853,858	1,616,502	237,355
	Wastewater	11,365,732	2,907,400	-	8,458,332	1,534,429	-	(4,045,335)	2,878,568	2,204,698	673,870
Thamesford	Water	2,310,685	-	-	2,310,685	519,100	-	(1,185,778)	605,807	575,052	30,755
	Wastewater	7,578,863	-	-	7,578,863	2,684,573	-	(147,258)	4,747,032	4,634,371	112,661
Embro	Water	644,677	56,100	-	588,577	279,818	-	-	308,759	249,387	59,372
	Wastewater	1,324,090	124,700	-	1,199,390	408,022	-	-	791,368	714,094	77,274
Mt. Elgin	Water	1,301,972	3,600	-	1,298,372	195,204	-	(162,970)	940,197	861,416	78,781
	Wastewater	4,228,611	683,600	-	3,545,011	252,304	-	560	3,293,267	2,989,484	303,783
	<b>Total</b>	<b>306,082,840</b>	<b>46,478,434</b>	<b>22,528,686</b>	<b>237,075,720</b>	<b>77,922,757</b>	<b>-</b>	<b>(5,819,904)</b>	<b>153,333,059</b>	<b>107,796,774</b>	<b>45,536,285</b>



**Table 5-8  
Infrastructure Costs Covered in the D.C. Calculation – Woodstock Water Services**

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 58%	Non-Residential Share 42%
<b><u>CAPACITY</u></b>											
1	1-260000-26006-6019	Water Efficiency/Buy-Back Program	2024	100,000	-	100,000	-		100,000	58,281	41,719
2	900016 SCADA Implementation - Woodstock	Implementation of SCADA projects in Woodstock	2024-2031	2,475,582	74,500	2,401,082	2,228,000		173,082	100,873	72,209
3	960159 WDSTK	Thornton to Woodstock Feedermain Replacement	2024-2027	11,320,210	2,726,400	8,593,810	2,264,000		6,329,810	3,689,055	2,640,756
4	960144 WDSTK	Zone 1 Pressure Control Valve and Control Building to Southside Supply	2028-2029	554,000	83,400	470,600	277,000		193,600	112,831	80,769
5	960166 WDSTK	Thornton to HWY 401 crossing Feedermain Upgrade (RELINING 401 CROSSING)	2025-2026	1,206,000	181,500	1,024,500	603,000		421,500	245,653	175,847
6	960125 WDSTK	Thornton WTP High Lift Pumping Upgrades	2028	100,000	24,100	75,900	20,000		55,900	32,579	23,321
7	960145 WDSTK	Well 9 and Well 6 upgrades at Southside WTP	2030	350,000	21,100	328,900	280,000		48,900	28,499	20,401
8	960147 WDSTK	Tower Generators	2030	300,000	18,100	281,900	240,000		41,900	24,420	17,480
<b><u>DISTRIBUTION - VACANT LANDS WITHIN URBAN BOUNDARY</u></b>											
9	960154 WDSTK	Karn Rd (Zone 6) Booster Pumping Station	2024	4,750,000	1,287,000	3,463,000	475,000		2,988,000	1,741,426	1,246,574
10	960149	Oversized WM Projects for Developments in City Limits	2024-2025	412,500	124,200	288,300	-		288,300	168,023	120,277
11	960134 WDSTK	Watermain from Karn Rd Booster Pumping Station west to Anderson Street, east along Karn Road and looping back to Booster Pumping Station	2025	650,000	195,700	454,300	-		454,300	264,769	189,531
<b><u>Existing Distribution System</u></b>											
12	960155 WDSTK	Zone 3 Booster Pumping Station	2029-2030	2,957,800	445,200	2,512,600	1,478,900		1,033,700	602,447	431,253
13	960127 WDSTK	Zone 3 Pressure Control Valve and Control Building to northern Zone 1 area (near Nellis Booster Pumping Station)	2032-2033	354,000	95,900	258,100	35,400		222,700	129,791	92,909
<b><u>East Woodstock Secondary Plan Area</u></b>											
14	960128 WDSTK	Township Rd 3 Watermain from Oxford Road 4 to EPA woodlot area	2027-2028	1,463,200	440,500	1,022,700	-		1,022,700	596,036	426,664



**Table 5-8 (cont'd)**  
**Infrastructure Costs Covered in the D.C. Calculation – Woodstock Water Services**

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Benefit to Existing Development	Less:	Potential D.C. Recoverable Cost		
								Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 58%	Non-Residential Share 42%
<b><u>DISTRIBUTION - EMPLOYMENT LANDS</u></b>											
<b><u>Pattullo Industrial Park</u></b>											
15	960156	Pattullo Industrial Park - Watermain from Patullo Ave from Jack Ross Ave to 150 m E of Alyea St (E of the SPS)	2024	277,805	83,600	194,205	-		194,205	113,184	81,021
<b><u>North East Industrial Park</u></b>											
16	960135 WDSTK	Toyota Easement Watermain from Elevated Storage tower to west side of Hwy 401	2025	1,096,000	330,000	766,000	-		766,000	446,430	319,570
17	960135 WDSTK	Toyota Easement Hwy 401 Watermain Crossing	2025	1,116,000	336,000	780,000	-		780,000	454,589	325,411
18	960135 WDSTK	Easement Watermain from east side of Hwy 401 to west limit of Corlett site	2025	431,000	129,800	301,200	-		301,200	175,541	125,659
19	960135 WDSTK	Street C Watermain from Corlett site to Blandford Road	2025	123,000	37,000	86,000	-		86,000	50,121	35,879
20	960135 WDSTK	400 mm watermain internal to development - oversizing	2025	308,000	92,700	215,300	-		215,300	125,478	89,822
21	960135 WDSTK	Blandford Rd Watermain from Street C to Township Road #2	2026	230,000	69,200	160,800	-		160,800	93,715	67,085
<b><u>South East Industrial Park</u></b>											
	960160 WDSTK	PHASE II		-	-	-	-		-	-	-
22		WM 400 mm on Pattullo (~ 150 m east of Alyea Street/ opposite SPS to Southwest Limit of study area) 790 meters & WM 400 mm on Pattullo (Southwest Limit of study area to Middletown Line) 944 meters	2029	1,639,000	493,400	1,145,600	-		1,145,600	667,663	477,937
23		Middletown Line Watermain from Pattullo Avenue to Street A	2029	72,000	21,700	50,300	-		50,300	29,315	20,985
24		Net Present Value of Future Debt Payments	2024-2033	5,074,771	-	5,074,771	-		5,074,771	2,957,610	2,117,162
<b><u>Studies</u></b>											
25		Master Plan W/WW	2028	99,005	-	99,005	24,800		74,205	43,247	30,958
26		Master Plan W/WW	2033	99,005	-	99,005	24,800		74,205	43,247	30,958
27		D.C. Technical Study W/WW	2029	23,031	-	23,031	-		23,031	13,423	9,608
		Reserve Fund Adjustment							386,661	225,348	161,312
<b>Total</b>				<b>37,581,909</b>	<b>7,311,000</b>	<b>30,270,909</b>	<b>7,950,900</b>	<b>-</b>	<b>22,706,670</b>	<b>13,233,595</b>	<b>9,473,075</b>





**Table 5-9  
Infrastructure Costs Covered in the D.C. Calculation – Woodstock Wastewater Services**

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 58%	Non-Residential Share 42%
<b>CAPACITY</b>												
1	900016	SCADA Implementation - Woodstock	2024-2031	2,584,245	77,900		2,506,345	2,325,800		180,545	104,588	75,957
2	950170	WDSTK Sanitary Trunk Sewer Infiltration and Inflow Reduction	2024-2030	222,250	33,500		188,750	111,100		77,650	44,982	32,668
3	950103	WDSTK Woodstock WWTP Operational Upgrades	2029-2030	14,750,000	2,153,600	453,552	12,142,848	7,148,200		4,994,648	2,893,356	2,101,292
4	950128	WDSTK Thames Valley Sewage Pumping Station	2028-2029	3,085,279	900,900	94,870	2,089,509	-		2,089,509	1,210,434	879,075
5	950159	WDSTK Brick Pond Sanitary Trunk Sewer Re-alignment	2029-2031	5,009,768	754,700		4,255,068	2,504,900		1,750,168	1,013,857	736,311
6	950173	WDSTK Sanitary Sewer Replacement (OR 59 & Fairway)	2025-2026	265,500	16,000		249,500	212,400		37,100	21,492	15,608
7	950162	WDSTK 11th Line Sanitary Sewer	2029-2030	1,188,850	71,600		1,117,250	951,100		166,150	96,249	69,901
8	950140	WDSTK Northwest Trunk Upsizing	2026	500,000	120,500		379,500	100,000		279,500	161,912	117,588
9	911900	WDSTK Woodstock Biogas Project	2024-2025	2,480,000	149,400		2,330,600	1,984,000		346,600	200,782	145,818
<b>COLLECTION - VACANT LANDS WITHIN URBAN BOUNDARY</b>												
<b>Karn Rd Secondary Plan Area</b>												
10	New	Gravity / Siphon Upsize	2026	545,000	164,200		380,800	-		380,800	220,594	160,206
<b>East Woodstock Secondary Plan Area</b>												
11	950164	WDSTK Lansdowne Sewer Ext. 300 meters of 300 mm	2024	500,000	150,600		349,400	-		349,400	202,404	146,996
12	950163	WDSTK Extension of East Trunk Sewer (Oversizing)	2025	112,700	34,000		78,700	-		78,700	45,590	33,110
13	950163	WDSTK Lansdowne Sewage Pumping Station	2024	7,500,000	2,259,500		5,240,500	-		5,240,500	3,035,775	2,204,725
14	950163	WDSTK West Trunk Sewer (Oversizing)	2025	52,569	15,800		36,769	-		36,769	21,300	15,469



**Table 5-9 (cont'd)**  
**Infrastructure Costs Covered in the D.C. Calculation – Woodstock Wastewater Services**

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
		2024-2033									58%	42%
		<b>COLLECTION - EMPLOYMENT LANDS</b>		-	-		-	-		-	-	-
		<b>Pattullo Industrial Park</b>		-	-		-	-		-	-	-
15	950151	Pattullo Industrial Park Sewage Pumping Station	2024	5,421,923	-		5,421,923	-		5,421,923	3,140,872	2,281,051
16	950151	Pattullo Industrial Park Forcemain	2024	401,215	-		401,215	-		401,215	232,420	168,795
17	950151	Pattullo Industrial Park - Sanitary Oversizing	2024	176,000	-		176,000	-		176,000	101,955	74,045
		<b>North East Industrial Park</b>		-	-		-	-		-	-	-
18	950150 WDSTK	Sewage Pumping Station A	2026	2,228,000	671,200		1,556,800	-		1,556,800	901,841	654,959
19	950150 WDSTK	Dundas Street Forcemain from Houser's Lane (MH SA 992) to Water Tower site	2025	2,100,244	632,700		1,467,544	-		1,467,544	850,135	617,409
20	950150 WDSTK	Toyota Easement Forcemain from Water Tower Site to west side of Hwy 401	2025	424,696	127,900		296,796	-		296,796	171,931	124,865
21	950150 WDSTK	Hwy 401 Forcemain Crossing	2025	424,080	127,800		296,280	-		296,280	171,632	124,648
22	950150 WDSTK	Street C Forcemain from east side of Hwy 401 to SPS A (Blandford Road)	2025	903,000	272,000		631,000	-		631,000	365,533	265,467
23	950150 WDSTK	Blandford Road Forcemain from Street C to SPS A	2025	200,000	60,300		139,700	-		139,700	80,927	58,773
24	950150 WDSTK	Southeast Sanitary Trunk Oversizing Capacity Assessment	2026	100,000	30,100		69,900	-		69,900	40,492	29,408
25	950171	NE Industrial Park Trunk Upgrades - Flow Monitoring	2026	50,000	12,100		37,900	10,000		27,900	16,162	11,738
26	950171	NE Industrial Park Trunk Upgrades - Southside Park SA752051 to SA752054 (900mm)	2028	28,000	6,700		21,300	5,600		15,700	9,095	6,605
27	950171	NE Industrial Park Trunk Upgrades - Southside Park SA751664 to SA751739 (1200mm)	2028	616,000	148,500		467,500	123,200		344,300	199,450	144,850
28	950171	NE Industrial Park Trunk Upgrades - McIntosh Park SA751329 to SA751578 (1350mm)	2028	2,521,000	607,600		1,913,400	504,200		1,409,200	816,337	592,863
29	950171	NE Industrial Park Trunk Upgrades - Temporary Bypassing	2028	660,000	159,100		500,900	132,000		368,900	213,701	155,199
		<b>South East Industrial Park</b>		-	-		-	-		-	-	-



**Table 5-9 (cont'd)**  
**Infrastructure Costs Covered in the D.C. Calculation – Woodstock Wastewater Services**

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
		2024-2033		-	-		-	-		58%	42%	
		<b>South East Industrial Park</b>		-	-		-	-		-	-	-
	950152 WSTK	<i>PHASE II</i>		-	-		-	-		-	-	-
30		Patullo Avenue Sanitary main from Alyea SPS to southwest limit of South East Secondary Plan Area	2029	1,017,000	306,400		710,600	-		710,600	411,644	298,956
31		Patullo Avenue Sanitary main from South East Secondary Plan Area to Middletown Line	2029	481,000	144,900		336,100	-		336,100	194,700	141,400
32		Middletown Line Sanitary main from Patullo Avenue to Street A	2029	169,000	50,900		118,100	-		118,100	68,414	49,686
33	950171	Patullo - Ridgeway to Jack Ross (Sanitary Replacement/Upsizing)	2025	1,925,000	579,900		1,345,100	-		1,345,100	779,205	565,895
34	950171	Southeast Trunk Upgrades - 4b, 5, 19 & 20 for Ext Area's 1 and 2	2025-2028	2,804,000	675,800		2,128,200	560,800		1,567,400	907,981	659,419
35	950171	Southeast Trunk Upgrades - Flow Monitoring	2026	50,000	12,100		37,900	10,000		27,900	16,162	11,738
36	950171	Southeast Trunk Upgrades - 6a for Ext Area 1	2028-2029	3,197,000	770,500		2,426,500	639,400		1,787,100	1,035,251	751,849
37	950171	Southeast Trunk Upgrades - 1, 2 and 3 for Phase 2	2029-2030	1,732,000	417,400		1,314,600	346,400		968,200	560,870	407,330
38	950171	Southeast Trunk Upgrades - 9a and 10 for Phase 4	2030-2031	8,076,000	1,946,500		6,129,500	1,615,200		4,514,300	2,615,094	1,899,206
39	950171	Southeast Trunk Upgrades - 11, 12 and 13 for Phases 5-7	2033-2034	4,076,000	982,400		3,093,600	815,200		2,278,400	1,319,857	958,543
		<b>Studies</b>										
40		Master Plan W/WW	2028	110,479	-		110,479	27,600		82,879	48,011	34,868
41		Master Plan W/WW	2033	110,479	-		110,479	27,600		82,879	48,011	34,868
42		D.C. Technical Study W/WW	2029	24,549	-		24,549	-		24,549	14,221	10,328
43		Wastewater Model	2024	12,276	-		12,276	3,100		9,176	5,316	3,860
44		Wastewater Model	2025	12,276	-		12,276	3,100		9,176	5,316	3,860
45		Wastewater Model	2026	64,276	-		64,276	16,100		48,176	27,908	20,268
		Reserve Fund Adjustment								(4,815,422)	(2,789,531)	(2,025,890)
		<b>Total</b>		<b>78,911,653</b>	<b>15,645,000</b>	<b>548,422</b>	<b>62,718,231</b>	<b>20,177,000</b>	<b>-</b>	<b>37,725,809</b>	<b>21,854,229</b>	<b>15,871,580</b>



**Table 5-10  
Infrastructure Costs Covered in the D.C. Calculation – Tillsonburg Water Services**

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 71%	Non-Residential Share 29%
<b>CAPACITY</b>												
1	1-260000-26006-6019	Water Efficiency/Buy-Back Program	2024	50,000	-	-	50,000	-	-	50,000	35,304	14,696
2	900016 SCADA Implementation - Tillsonburg	Implementation of SCADA projects in Tillsonburg	2024-2031	1,579,638	-	-	1,579,638	1,421,700	-	157,938	111,517	46,421
3	960200 TBURG	Well 7A - Filtration Upgrades	2024-2026	2,231,316	-	-	2,231,316	1,785,100	-	446,216	315,065	131,151
4	960201 TBURG	Well 3 Facility Upgrade	2024-2026	3,147,000	-	-	3,147,000	-	-	3,147,000	2,222,042	924,958
5	960220 TBURG	Backup Power for North Street Pump house	2024	465,000	-	-	465,000	372,000	-	93,000	65,666	27,334
6	960202 TBURG	Replacement of Well 6A	2025	150,000	-	-	150,000	15,000	-	135,000	95,321	39,679
7	960211 TBURG	Broadway Secondary Transmission Main Feed	2027	354,000	-	-	354,000	35,400	-	318,600	224,958	93,642
8	960204 TBURG	Bell Mill Replacement Well (for Well 11)	2025	642,000	-	-	642,000	513,600	-	128,400	90,661	37,739
9	960249 TBURG	Oversizing Projects	2024	350,000	-	-	350,000	35,000	-	315,000	222,416	92,584
<b>DISTRIBUTION - VACANT LANDS WITHIN URBAN BOUNDARY</b>												
10	960250 TBURG	Watermain West Town Line from Simcoe Street to Potters Rd.	2029-2030	754,020	-	-	754,020	-	-	754,020	532,400	221,620
11	960251 TBURG	Victoria Wood Subdivision Watermain on Street I from Weston Drive to Street F (Oversizing)	2027-2028	62,100	-	-	62,100	-	-	62,100	43,848	18,252
12	960251 TBURG	Victoria Wood Subdivision Watermain on Attwater Dr and Grandview Dr (Attwater Dr to Quarter Town Line) (Oversizing)	2027-2028	94,900	-	-	94,900	-	-	94,900	67,007	27,893
13	960213 TBURG	Cranberry Road Watermain Extension from Beckett Blvd North to Town Limits	2024-2025	902,000	-	-	902,000	90,200	-	811,800	573,198	238,602
14	960245 TBURG	North End Watermain Looping (Oversizing)	2024-2025	226,300	-	-	226,300	45,300	-	181,000	127,801	53,199



**Table 5-10 (cont'd)**  
**Infrastructure Costs Covered in the D.C. Calculation – Tillsonburg Water Services**

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 71%	Non-Residential Share 29%
<b><u>DISTRIBUTION - EMPLOYMENT AREAS</u></b>												
<b><u>Innovation Park Industrial Lands</u></b>												
15	960245 TBURG	Watermain looping VanNorman St watermain loop (off HWY 3)	2033	540,000	-	-	540,000	-	-	540,000	381,285	158,715
<b><u>Rokeyby Sideroad Industrial Lands</u></b>												
16	960252 TBURG	Vienna Road Watermain Extension from Rouse Street to South on Vienna Road	2029-2030	400,000	-	-	400,000	-	-	400,000	282,433	117,567
17		Provision for Additional Infrastructure <b>Studies</b>	2033	9,206,359	-	-	9,206,359	-	-	9,206,359	6,500,450	2,705,909
18		Master Plan W/WW	2028	44,269	-	-	44,269	11,100	-	33,169	23,420	9,749
19		Master Plan W/WW	2033	44,269	-	-	44,269	11,100	-	33,169	23,420	9,749
20		D.C. Technical Study W/WW	2029	10,299	-	-	10,299	-	-	10,299	7,272	3,027
		Reserve Fund Adjustment		-	-	-	-	-	-	(709,140)	(500,711)	(208,429)
				-	-	-	-	-	-	-	-	-
		<b>Total</b>		<b>21,253,470</b>	<b>-</b>	<b>-</b>	<b>21,253,470</b>	<b>4,335,500</b>	<b>-</b>	<b>16,208,830</b>	<b>11,444,773</b>	<b>4,764,057</b>



**Table 5-11  
Infrastructure Costs Covered in the D.C. Calculation – Tillsonburg Wastewater Services**

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
		2024-2033									74%	26%
		<b><u>CAPACITY</u></b>		-	-		-	-		-	-	-
1	900016 SCADA Implementation - Tillsonburg	Implementation of SCADA projects in Tillsonburg	2024-2031	826,348	-		826,348	743,700		82,648	60,936	21,712
2	950250 TBURG	Sanitary Trunk Sewer Infiltration and Inflow Reduction	2024-2027	217,125	-		217,125	108,600		108,525	80,015	28,510
3	950223 TBURG	Sanitary Gravity Trunk Line replacement and upsizing from Vienna Rd to Wastewater Treatment Plant	2024-2025	188,063	-		188,063	94,000		94,063	69,352	24,711
4	950223 TBURG	Gravity inlet trunk sewer replacement to WWTP	2024-2025	36,138	-		36,138	18,100		18,038	13,299	4,739
		<b><u>COLLECTION - VACANT LANDS WITHIN URBAN BOUNDARY</u></b>		-	-		-	-		-	-	-
5	950222 TBURG	John Pound forcemain replacement and upsizing	2027-2028	1,150,500	-		1,150,500	575,300		575,200	424,091	151,109
6	950220 TBURG	John Pound Sewage Pumping Station capacity enhancements	2027-2028	332,000	-		332,000	-		332,000	244,781	87,219
7	950216 TBURG	Cranberry Road Sanitary Trunk extension on Tillson Ave from North of Beckett Blvd to North Town Limit	2024-2027	1,224,200	-		1,224,200	122,400		1,101,800	812,349	289,451
8		Broadway North End Sanitary Sewer Extension	2025-2033	249,000	-		249,000	24,900		224,100	165,227	58,873
		<b><u>COLLECTION - EMPLOYMENT LANDS</u></b>		-	-		-	-		-	-	-
		<b><u>Rokeby Sideroad Industrial Lands</u></b>		-	-		-	-		-	-	-
9	950218 TBURG	Rouse St Sewage Pumping Station upgrades	2028-2030	1,958,452	-		1,958,452	195,800		1,762,652	1,299,590	463,062
10		Tillsonburg Industrial Oversizing	2025-2033	17,500	-		17,500	-		17,500	12,903	4,597
				-	-		-	-		-	-	-
11		Tillsonburg WWTP Phase II	2029-2033	8,140,000	5,043,634		3,096,366	-		3,096,366	2,282,927	813,438
		<b><u>Studies</u></b>		-	-		-	-		-	-	-
12		Master Plan W/WW	2028	43,048	-		43,048	10,800		32,248	23,776	8,472
13		Master Plan W/WW	2033	43,048	-		43,048	10,800		32,248	23,776	8,472
14		D.C. Technical Study W/WW	2029	9,566	-		9,566	-		9,566	7,053	2,513
15		Wastewater Model	2024	4,783	-		4,783	1,200		3,583	2,642	941
16		Wastewater Model	2025	44,783	-		44,783	11,200		33,583	24,760	8,823
17		Wastewater Model	2026	4,783	-		4,783	1,200		3,583	2,642	941
				-	-		-	-		-	-	-
		Reserve Fund Adjustment		-	-		-	-		(4,114,697)	(3,033,736)	(1,080,962)
				-	-		-	-		-	-	-
		<b>Total</b>		<b>14,489,336</b>	<b>5,043,634</b>	<b>-</b>	<b>9,445,702</b>	<b>1,918,000</b>	<b>-</b>	<b>3,413,005</b>	<b>2,516,383</b>	<b>896,622</b>



**Table 5-12  
Infrastructure Costs Covered in the D.C. Calculation – Ingersoll Water Services**

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 67%	Non-Residential Share 33%
<b><u>CAPACITY</u></b>											
1	1-260000-26006-6019	Water Efficiency/Buy-Back Program	2024	50,000	-	50,000	-	-	50,000	33,641	16,359
2	900016 SCADA Implementation - Ingersoll	Implementation of SCADA projects in Ingersoll	2024-2031	2,095,905	67,300	2,028,605	1,886,300	-	142,305	95,746	46,559
3	960317 ING	Water Quality Improvements	2028	700,000	45,000	655,000	560,000	-	95,000	63,918	31,082
4	960310 ING	Well 11 Upgrades	2024-2025	1,803,000	115,800	1,687,200	1,442,400	-	244,800	164,707	80,093
5	960309	ING - WELL 7 UPGRADE	2024	350,000	112,400	237,600	-	-	237,600	159,863	77,737
<b><u>DISTRIBUTION - VACANT LANDS WITHIN URBAN BOUNDRY</u></b>											
6	960302 ING	Thames Street South Trunk Watermain Extension from CNR to Holcroft	2024-2025	382,320	98,200	284,120	76,500	-	207,620	139,691	67,929
<b><u>DISTRIBUTION - EMPLOYMENT AREAS</u></b>											
<b><u>WALLACE LINE INDUSTRIAL PARK</u></b>											
7	960338 ING	Wallace Line Trunk Watermain from Robinson Road to Thomas St.	2024-2025	2,515,160	807,700	1,707,460	-	-	1,707,460	1,148,817	558,643
<b><u>SOUTHWEST INDUSTRIAL PARK</u></b>											
8	960337 ING	Wallace Line Second Feedermain from Robinson Road to Hwy 401	2030-2031	47,790	15,300	32,490	-	-	32,490	21,860	10,630
9	960337 ING	Second Feedermain Hwy 401 Crossing - Wallace Line to Union Street	2028-2029	1,298,000	416,800	881,200	-	-	881,200	592,891	288,309
10	960337 ING	Union Road Trunk Watermain from Hwy 401 crossing to Curry Road	2030-2031	1,513,350	486,000	1,027,350	-	-	1,027,350	691,224	336,126
11	960337 ING	Curry Road Trunk Watermain from Union Road to future water tower site	2031-2032	3,445,836	1,106,600	2,339,236	-	-	2,339,236	1,573,890	765,346
<b><u>Studies</u></b>											
13		Master Plan W/WW	2028	33,936	-	33,936	8,500	-	25,436	17,114	8,322
14		Master Plan W/WW	2033	33,936	-	33,936	8,500	-	25,436	17,114	8,322
15		D.C. Technical Study W/WW	2029	7,895	-	7,895	-	-	7,895	5,312	2,583
		Reserve Fund Adjustment							774,366	521,011	253,355
		<b>Total</b>		<b>14,277,128</b>	<b>3,271,100</b>	<b>11,006,028</b>	<b>3,982,200</b>	<b>-</b>	<b>7,798,194</b>	<b>5,246,799</b>	<b>2,551,395</b>



**Table 5-13  
Infrastructure Costs Covered in the D.C. Calculation – Ingersoll Wastewater Services**

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 57%	Non-Residential Share 43%
<b>CAPACITY</b>												
1	950303 ING	Sanitary Trunk Sewer Infiltration and Inflow Reduction	2032	126,750	19,500		107,250	63,400		43,850	25,190	18,660
2	90016 SCADA Implementation - Ingersoll	Implementation of SCADA projects in Ingersoll	2024-2031	1,295,926	39,800		1,256,126	1,166,300		89,826	51,602	38,224
3	950308 ING	Digester Biogas Project	2025-2026	450,000	27,700		422,300	360,000		62,300	35,789	26,511
<b>COLLECTION - VACANT LANDS WITHIN URBAN BOUNDARY</b>												
4	950329 ING	Second Sanitary Trunk Crossing of Thames River	2026-2028	2,428,200	373,300		2,054,900	1,214,100		840,800	483,010	357,790
<b>SOUTHWEST INDUSTRIAL PARK</b>												
5	950336 - ING	Wallace Line Sanitary Sewer from Midblock Industrial Site to north of CNR to Hamilton	2024-2025	3,455,900	1,062,500		2,393,400	-		2,393,400	1,374,923	1,018,477
6	950336 - ING	Hamilton Road Sanitary Sewer from service lands to east of Ingersoll Street and north to existing 675 mm Trunk Sewer	2024-2025	5,275,000	1,378,500		3,896,500	791,300		3,105,200	1,783,827	1,321,373
7	950336 - ING	Union Road Sanitary Sewer from Culloden Line to Curry Road	2029-2030	622,804	191,500		431,304	-		431,304	247,769	183,535
8	950336 - ING	Curry Road Sanitary Sewer from Union Road to west limit of CPR	2029-2030	1,137,638	349,800		787,838	-		787,838	452,585	335,253
9	950336 - ING	CPR Easement Sanitary Sewer from Curry Road to West Sewage Pumping Station - south of Hwy 401	2028-2029	680,181	209,100		471,081	-		471,081	270,619	200,461
10	950336 - ING	West Sewage Pumping Station - south of Hwy 401	2028-2030	1,927,527	592,600		1,334,927	-		1,334,927	766,868	568,059
11	950336 - ING	Easement Forcemain Hwy 401 crossing from West Sewage Pumping Station to Clarke Road area (existing system)	2030-2032	2,248,748	691,400		1,557,348	-		1,557,348	894,641	662,707
12	950336 - ING	Curry Road Sanitary Sewer from east limit of CPR to Plank Line	2029-2030	1,089,170	334,900		754,270	-		754,270	433,301	320,968
13	950336 - ING	Plank Line Sewage Pumping Station (south of Hwy 401)	2030-2032	1,135,099	349,000		786,099	-		786,099	451,586	334,513
14	950336 - ING	Easement Forcemain from Plank Line Sewage Pumping Station to West Sewage Pumping Station	2030-2031	1,092,053	335,700		756,353	-		756,353	434,498	321,855
15		NPV Principal Payments & Interest Payments- Ingersoll WWTP (Growth-Related Share)	2024-2033	2,353,435	-		2,353,435	-		2,353,435	1,351,965	1,001,470





**Table 5-13 (cont'd)**  
**Infrastructure Costs Covered in the D.C. Calculation – Ingersoll Wastewater Services**

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 57%	Non-Residential Share 43%
		<b>Studies</b>										
16		Master Plan W/WW	2028	34,171	-		34,171	8,500		25,671	14,747	10,924
17		Master Plan W/WW	2033	34,171	-		34,171	8,500		25,671	14,747	10,924
18		D.C. Technical Study W/WW	2029	7,594	-		7,594	-		7,594	4,362	3,232
19		Wastewater Model	2024	43,797	-		43,797	10,900		32,897	18,898	13,999
20		Wastewater Model	2025	3,797	-		3,797	949		2,848	1,636	1,212
21		Wastewater Model	2026	3,797	-		3,797	949		2,848	1,636	1,212
		Reserve Fund Adjustment								1,214,644	697,770	516,874
		<b>Total</b>		<b>25,445,757</b>	<b>5,955,300</b>	<b>-</b>	<b>19,490,457</b>	<b>3,624,898</b>	<b>-</b>	<b>17,080,203</b>	<b>9,811,971</b>	<b>7,268,232</b>

**Table 5-14**  
**Infrastructure Costs Covered in the D.C. Calculation – Plattsville Water Services**

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 96%	Non-Residential Share 4%
1	900016 SCADA Implementation - Plattsville	Implementation of SCADA projects in Plattsville	2024-2031	281,204	-	281,204	253,100		28,104	26,849	1,255
2	960429 Manganese Filtration Townships	Manganese Filtration (Townships) - Plattsville	2030-2032	2,265,000	-	2,265,000	1,812,000		453,000	432,775	20,225
3	960404-PLAT	Backup Generation at WTF	2029	427,646	-	427,646	342,100		85,546	81,727	3,819
		<b>Studies</b>		-	-	-	-		-	-	-
4		Master Plan W/WW	2028	3,743	-	3,743	936		2,807	2,682	125
5		Master Plan W/WW	2033	3,743	-	3,743	936		2,807	2,682	125
6		D.C. Technical Study W/WW	2029	871	-	871	-		871	832	39
		Reserve Fund Adjustment		-	-	-	-		339,452	324,296	15,155
		<b>Total</b>		<b>2,982,207</b>	<b>-</b>	<b>2,982,207</b>	<b>2,409,072</b>	<b>-</b>	<b>912,587</b>	<b>871,843</b>	<b>40,744</b>



**Table 5-15  
Infrastructure Costs Covered in the D.C. Calculation – Plattsville Wastewater Services**

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 98%	Non-Residential Share 2%
1	900016 SCADA Implementation - Plattsville	Implementation of SCADA projects in Plattsville	2024-2033	429,048	-	429,048	386,100		42,948	42,289	659
2	950609-PLAT	Plattsville WWTP Operational Enhancement	2025	1,240,000	-	1,240,000	992,000		248,000	244,196	3,804
3	950611-PLAT	Plattsville Forcemain Twinning and Sewage Pumping Station capacity review	2025	125,000	-	125,000	25,000		100,000	98,466	1,534
		<b>Studies</b>		-	-	-	-		-	-	-
4		Master Plan W/WW	2028	3,938	-	3,938	985		2,953	2,908	45
5		Master Plan W/WW	2033	3,938	-	3,938	985		2,953	2,908	45
6		D.C. Technical Study W/WW	2029	875	-	875	-		875	862	13
7		Wastewater Model	2024	438	-	438	110		328	323	5
8		Wastewater Model	2025	438	-	438	110		328	323	5
9		Wastewater Model	2026	438	-	438	110		328	323	5
10		Wastewater Model	2028	13,000	-	13,000	3,250		9,750	9,600	150
		Reserve Fund Adjustment		-	-	-	-		770,865	759,041	11,824
		<b>Total</b>		<b>1,817,113</b>	<b>-</b>	<b>1,817,113</b>	<b>1,408,650</b>	<b>-</b>	<b>1,179,328</b>	<b>1,161,239</b>	<b>18,089</b>



**Table 5-16  
Infrastructure Costs Covered in the D.C. Calculation – Drumbo Water Services**

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
1	900016 SCADA Implementation - Drumbo	Implementation of SCADA projects in Drumbo	2024-2031	296,875	12,900	283,975	267,200		16,775	15,912	863
2	960429-Manganese Filtration Townships	Manganese Filtration (Townships) - Drumbo	2033	2,163,000	187,700	1,975,300	1,730,400		244,900	232,295	12,605
3	960420-DRUMBO	New Well Supply	2029-2031	1,697,080	147,300	1,549,780	1,357,700		192,080	182,193	9,887
4	960421-DRUMBO	Backup generation to Wells 1 and 2A	2025	300,000	26,000	274,000	240,000		34,000	32,250	1,750
		<b>Studies</b>		-	-	-	-		-	-	-
5		Master Plan W/WW	2028	2,205	-	2,205	551		1,654	1,569	85
6		Master Plan W/WW	2033	2,205	-	2,205	551		1,654	1,569	85
7		D.C. Technical Study W/WW	2029	513	-	513	-		513	487	26
				-	-	-	-		-	-	-
		Reserve Fund Adjustment		-	-	-	-		(7,444)	(7,061)	(383)
		<b>Total</b>		<b>4,461,878</b>	<b>373,900</b>	<b>4,087,978</b>	<b>3,596,402</b>	<b>-</b>	<b>484,132</b>	<b>459,213</b>	<b>24,919</b>



**Table 5-17  
Infrastructure Costs Covered in the D.C. Calculation – Drumbo Wastewater Services**

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 92%	Non-Residential Share 8%
1	900016 SCADA Implementation - Drumbo	Implementation of SCADA projects in Drumbo	2024-2031	602,837	27,600	575,237	542,600		32,637	30,140	2,497
2	950810-DRUMBO	Drumbo Wastewater Treatment Capacity Expansion (Phase II)	2024	625,000	285,800	339,200	-		339,200	313,243	25,957
		<b>Studies</b>		-	-	-	-		-	-	-
3		Master Plan W/WW	2028	2,272	-	2,272	568		1,704	1,574	130
4		Master Plan W/WW	2033	2,272	-	2,272	568		1,704	1,574	130
5		D.C. Technical Study W/WW	2029	505	-	505	-		505	466	39
6		Wastewater Model	2024	252	-	252	63		189	175	14
7		Wastewater Model	2025	252	-	252	63		189	175	14
8		Wastewater Model	2026	252	-	252	63		189	175	14
9		Wastewater Model	2027	20,000	-	20,000	5,000		15,000	13,852	1,148
		Reserve Fund Adjustment		-	-	-	-		6,440,821	5,947,947	492,874
		<b>Total</b>		<b>1,253,642</b>	<b>313,400</b>	<b>940,242</b>	<b>548,925</b>	<b>-</b>	<b>6,832,138</b>	<b>6,309,319</b>	<b>522,819</b>



**Table 5-18  
Infrastructure Costs Covered in the D.C. Calculation – Tavistock Water Services**

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Benefit to Existing Development	Less:	Potential D.C. Recoverable Cost		
								Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 86%	Non-Residential Share 14%
1	960437-TAV	New Well Supply - Well #4 and Storage	2024-2027	6,831,000	340,000	6,491,000	3,415,500		3,075,500	2,634,640	440,860
2	960462-TAV	Water Tower Rehabilitation and Repainting	2024-2032	4,030,000	80,200	3,949,800	3,224,000		725,800	621,760	104,040
3	1-260000-26006-6019	Water Efficiency/Buy-Back Program	2024	25,000	2,500	22,500	-		22,500	19,275	3,225
4	900016 SCADA Implementation - Tavistock	Implementation of SCADA projects in Tavistock	2024-2031	185,462	1,800	183,662	166,900		16,762	14,359	2,403
5	960429 Manganese Filtration Tavistock	Manganese Filtration Tavistock	2027-2029	3,870,000	77,000	3,793,000	3,096,000		697,000	597,088	99,912
		<b>Studies</b>		-	-	-	-		-	-	-
6		Master Plan W/WW	2028	8,192	-	8,192	2,000		6,192	5,304	888
7		Master Plan W/WW	2033	8,192	-	8,192	2,000		6,192	5,304	888
8		D.C. Technical Study W/WW	2029	1,906	-	1,906	-		1,906	1,633	273
		Reserve Fund Adjustment		-	-	-	-		(592,991)	(507,988)	(85,003)
		<b>Total</b>		<b>14,959,752</b>	<b>501,500</b>	<b>14,458,252</b>	<b>9,906,400</b>	<b>-</b>	<b>3,958,861</b>	<b>3,391,375</b>	<b>567,486</b>



**Table 5-19  
Infrastructure Costs Covered in the D.C. Calculation – Tavistock Wastewater Services**

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 89%	Non-Residential Share 11%
1	950502-TAVI	Sanitary Trunk Sewer Infiltration and Inflow Reduction	2027-2028	63,300	2,700		60,600	31,700		28,900	25,658	3,242
2	900016 SCADA Implementation - Tavistock	Implementation of SCADA projects in Tavistock	2024-2031	632,770	5,500		627,270	569,500		57,770	51,289	6,481
3	950504-TAV	Tavistock Wastewater Treatment Plant Capacity Expansion	2024-2027	36,470,000	1,262,700	18,235,000	16,972,300	3,394,500		13,577,800	12,054,661	1,523,139
4	950551-TAVI	William St Gravity Sewer Replacement and Upsizing	2026-2027	504,450	21,800		482,650	252,200		230,450	204,598	25,852
5	950513-TAV	William Street Sewage Pumping Station Capacity Expansion	2024-2025	7,490,528	291,800	3,745,264	3,453,464	749,100		2,704,364	2,400,992	303,372
6		NPV Principal Payments & Interest Payments (Growth-Related Share)	2024-2029	551,931	-		551,931	-		551,931	490,016	61,915
		<b>Studies</b>		-	-		-	-		-	-	-
7		Master Plan W/WW	2028	8,263	-		8,263	2,100		6,163	5,472	691
8		Master Plan W/WW	2033	8,263	-		8,263	2,100		6,163	5,472	691
9		D.C. Technical Study W/WW	2029	1,836	-		1,836	-		1,836	1,630	206
10		Wastewater Model	2024	918	-		918	230		688	611	77
11		Wastewater Model	2025	22,918	-		22,918	5,700		17,218	15,287	1,931
12		Wastewater Model	2026	918	-		918	230		688	611	77
				-	-		-	-		-	-	-
		Reserve Fund Adjustment		-	-		-	-		152,476	135,371	17,105
		<b>Total</b>		<b>45,756,095</b>	<b>1,584,500</b>	<b>21,980,264</b>	<b>22,191,331</b>	<b>5,007,360</b>	<b>-</b>	<b>17,336,447</b>	<b>15,391,668</b>	<b>1,944,779</b>



**Table 5-20  
Infrastructure Costs Covered in the D.C. Calculation – Innerkip Water Services**

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 99%	Non-Residential Share 1%
1	900016 SCADA Implementation - Innerkip	Implementation of SCADA projects in Innerkip	2024-2031	293,844	13,500	280,344	264,500		15,844	15,638	206
		<b>Studies</b>		-	-	-	-		-	-	-
2		Master Plan W/WW	2028	3,660	-	3,660	915		2,745	2,709	36
3		Master Plan W/WW	2033	3,660	-	3,660	915		2,745	2,709	36
4		D.C. Technical Study W/WW	2029	852	-	852	-		852	841	11
				-	-	-	-		-	-	-
				-	-	-	-		-	-	-
		<b>Total</b>		<b>302,016</b>	<b>13,500</b>	<b>288,516</b>	<b>266,330</b>	<b>-</b>	<b>22,186</b>	<b>21,898</b>	<b>288</b>



**Table 5-21**  
**Infrastructure Costs Covered in the D.C. Calculation – Innerkip Wastewater Services**

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 99%	Non-Residential Share 1%
1	951105-INNERKIP	Woodstock to Innerkip Interconnecting Sanitary Forcemain Twinning	2028-2029	7,646,400	1,724,900	5,921,500	3,823,200		2,098,300	2,081,232	17,068
2	900016 SCADA Implementation - Innerkip	Implementation of SCADA projects in Innerkip	2024-2031	373,692	16,900	356,792	336,300		20,492	20,325	167
3	950103 WDSTK	Woodstock WWTP Operational Upgrades	2029-2030	297,286	67,100	230,186	148,600		81,586	80,923	664
4	950128 WDSTK	Thames Valley Sewage Pumping Station	2028-2029	62,184	28,100	34,084	-		34,084	33,807	277
		<b>Studies</b>		-	-	-	-		-	-	-
5		Master Plan W/WW	2028	3,625	-	3,625	906		2,719	2,697	22
6		Master Plan W/WW	2033	3,625	-	3,625	906		2,719	2,697	22
7		D.C. Technical Study W/WW	2029	806	-	806	-		806	799	7
8		Wastewater Model	2024	403	-	403	101		302	300	2
9		Wastewater Model	2025	403	-	403	101		302	300	2
10		Wastewater Model	2026	19,403	-	19,403	4,900		14,503	14,385	118
				-	-	-	-		-	-	-
		<b>Total</b>		<b>8,407,827</b>	<b>1,837,000</b>	<b>6,570,827</b>	<b>4,315,014</b>	<b>-</b>	<b>2,255,813</b>	<b>2,237,464</b>	<b>18,349</b>





**Table 5-22  
Infrastructure Costs Covered in the D.C. Calculation – Norwich Water Services**

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Benefit to Existing Development	Less:	Potential D.C. Recoverable Cost		
								Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 87%	Non-Residential Share 13%
1	960432 NORWICH	New Standpipe at Main St WTF (Well 4)	2028-2029	2,500,300	689,200	1,811,100	250,030		1,561,070	1,361,201	199,869
2	960429 Manganese Filtration Townships - Norwich	New Filtration Facility at Main St WTF	2028-2030	2,472,000	151,400	2,320,600	1,977,600		343,000	299,085	43,915
3	1-260000-26006-6019	Water Efficiency/Buy-Back Program	2024	25,000	-	25,000	-		25,000	21,799	3,201
4	900016 SCADA Implementation - Norwich	Implementation of SCADA projects in Norwich	2024-2031	412,029	12,600	399,429	370,826		28,603	24,941	3,662
		<b>Studies</b>		-	-	-	-		-	-	-
5		Master Plan W/WW	2028	8,554	-	8,554	2,100		6,454	5,628	826
6		Master Plan W/WW	2033	8,554	-	8,554	2,100		6,454	5,628	826
7		D.C. Technical Study W/WW	2029	1,990	-	1,990	-		1,990	1,735	255
		Reserve Fund Adjustment		-	-	-	-		(118,713)	(103,514)	(15,199)
		<b>Total</b>		<b>5,428,427</b>	<b>853,200</b>	<b>4,575,227</b>	<b>2,602,656</b>	<b>-</b>	<b>1,853,858</b>	<b>1,616,502</b>	<b>237,355</b>



**Table 5-23  
Infrastructure Costs Covered in the D.C. Calculation – Norwich Wastewater Services**

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 77%	Non-Residential Share 23%
		<b>CAPACITY</b>		-	-	-	-		-	-	-
1	900016 SCADA Implementation - Norwich	Implementation of SCADA projects in Norwich	2024-2031	457,905	13,600	444,305	412,100		32,205	24,666	7,539
2	950413-NOR	Sanitary Trunk Sewer Infiltration and Inflow Reduction	2027-2028	63,450	9,400	54,050	31,700		22,350	17,118	5,232
		<b>NORWICH</b>		-	-	-	-		-	-	-
3	950412-NOR	Norwich Wastewater Treatment Plant Capacity Expansion - Phase II	2024-2029	10,800,000	2,884,400	7,915,600	1,080,000		6,835,600	5,235,393	1,600,207
		<b>Studies</b>		-	-	-	-		-	-	-
4		Master Plan W/WW	2028	8,756	-	8,756	2,200		6,556	5,021	1,535
5		Master Plan W/WW	2033	8,756	-	8,756	2,200		6,556	5,021	1,535
6		D.C. Technical Study W/WW	2029	1,946	-	1,946	-		1,946	1,490	456
7		Wastewater Model	2024	973	-	973	243		730	559	171
8		Wastewater Model	2025	973	-	973	243		730	559	171
9		Wastewater Model	2026	973	-	973	243		730	559	171
10		Wastewater Model	2028	22,000	-	22,000	5,500		16,500	12,637	3,863
				-	-	-	-		-	-	-
		Reserve Fund Adjustment		-	-	-	-		(4,045,335)	(3,098,326)	(947,009)
		<b>Total</b>		<b>11,365,732</b>	<b>2,907,400</b>	<b>8,458,332</b>	<b>1,534,429</b>	-	<b>2,878,568</b>	<b>2,204,698</b>	<b>673,870</b>



**Table 5-24  
Infrastructure Costs Covered in the D.C. Calculation – Thamesford Water Services**

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
1	960411	Reservoir and Tower CT Enhancement Upgrades	2026	300,000	-	300,000	-		300,000	284,770	15,230
2	900016 SCADA Implementation - Thamesford	Implementation of SCADA projects in Thamesford	2024-2031	572,544	-	572,544	515,300		57,244	54,338	2,906
				-	-	-	-		-	-	-
4		Provision for Additional Infrastructure Studies	2033	1,421,356	-	1,421,356	-		1,421,356	1,349,198	72,158
5		Master Plan W/WW	2028	7,518	-	7,518	1,900		5,618	5,333	285
6		Master Plan W/WW	2033	7,518	-	7,518	1,900		5,618	5,333	285
7		D.C. Technical Study W/WW	2029	1,749	-	1,749	-		1,749	1,660	89
				-	-	-	-		-	-	-
		Reserve Fund Adjustment		-	-	-	-		(1,185,778)	(1,125,580)	(60,198)
		<b>Total</b>		<b>2,310,685</b>	<b>-</b>	<b>2,310,685</b>	<b>519,100</b>	<b>-</b>	<b>605,807</b>	<b>575,052</b>	<b>30,755</b>



**Table 5-25  
Infrastructure Costs Covered in the D.C. Calculation – Thamesford Wastewater Services**

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 98%	Non-Residential Share 2%
1	900016 SCADA Implementation - Thamesford	Implementation of SCADA projects in Thamesford	2024-2031	129,740	-	129,740	116,800		12,940	12,633	307
2	950718 THAMES	Thamesford WWTP Upgrades	2024-2025	5,117,033	-	5,117,033	2,558,500		2,558,533	2,497,811	60,722
				-	-	-	-		-	-	-
3		Provision for Additional Infrastructure	2033	2,293,535	-	2,293,535	-		2,293,535	2,239,102	54,432
		<b>Studies</b>		-	-	-	-		-	-	-
4		Master Plan W/WW	2028	6,870	-	6,870	1,700		5,170	5,047	123
5		Master Plan W/WW	2033	6,870	-	6,870	1,700		5,170	5,047	123
6		D.C. Technical Study W/WW	2029	1,527	-	1,527	-		1,527	1,491	36
7		Wastewater Model	2024	763	-	763	191		572	558	14
8		Wastewater Model	2025	763	-	763	191		572	558	14
9		Wastewater Model	2026	763	-	763	191		572	558	14
10		Wastewater Model	2027	21,000	-	21,000	5,300		15,700	15,327	373
				-	-	-	-		-	-	-
		Reserve Fund Adjustment		-	-	-	-		(147,258)	(143,763)	(3,495)
		<b>Total</b>		<b>7,578,863</b>	<b>-</b>	<b>7,578,863</b>	<b>2,684,573</b>	<b>-</b>	<b>4,747,032</b>	<b>4,634,371</b>	<b>112,661</b>



**Table 5-26  
Infrastructure Costs Covered in the D.C. Calculation – Embro Water Services**

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 81%	Non-Residential Share 19%
1	960451	Reservoir CT Enhancement Upgrades	2031-2032	330,000	51,300	278,700	-		278,700	225,109	53,591
2	900016 SCADA Implementation - Embro	Implementation of SCADA projects in Embro	2024-2031	309,683	4,800	304,883	278,700		26,183	21,148	5,035
		<b>Studies</b>		-	-	-	-		-	-	-
3		Master Plan W/WW	2028	2,237	-	2,237	559		1,678	1,355	323
4		Master Plan W/WW	2033	2,237	-	2,237	559		1,678	1,355	323
5		D.C. Technical Study W/WW	2029	520	-	520	-		520	420	100
					-	-	-		-	-	-
					-	-	-		-	-	-
		<b>Total</b>		<b>644,677</b>	<b>56,100</b>	<b>588,577</b>	<b>279,818</b>	<b>-</b>	<b>308,759</b>	<b>249,387</b>	<b>59,372</b>



**Table 5-27**  
**Infrastructure Costs Covered in the D.C. Calculation – Embro Wastewater Services**

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 90%	Non-Residential Share 10%
1	900016 SCADA Implementation - Embro	Implementation of SCADA projects in Embro	2024-2031	359,519	5,000	354,519	323,600		30,919	27,900	3,019
2	NEW	Embro SPS - enhancements	2033	750,000	104,300	645,700	-		645,700	582,650	63,050
3	950103 WDSTK	Woodstock WWTP Operational Upgrades	2029-2030	156,266	10,900	145,366	78,100		67,266	60,697	6,568
4	950128 WDSTK	Thames Valley Sewage Pumping Station	2028-2029	32,686	4,500	28,186	-		28,186	25,434	2,752
		<b>Studies</b>		-	-	-	-		-	-	-
5		Master Plan W/WW	2028	2,199	-	2,199	550		1,649	1,488	161
6		Master Plan W/WW	2033	2,199	-	2,199	550		1,649	1,488	161
7		D.C. Technical Study W/WW	2029	489	-	489	-		489	441	48
8		Wastewater Model	2024	244	-	244	61		183	165	18
9		Wastewater Model	2025	244	-	244	61		183	165	18
10		Wastewater Model	2026	20,244	-	20,244	5,100		15,144	13,665	1,479
				-	-	-	-		-	-	-
		<b>Total</b>		<b>1,324,090</b>	<b>124,700</b>	<b>1,199,390</b>	<b>408,022</b>	<b>-</b>	<b>791,368</b>	<b>714,094</b>	<b>77,274</b>



**Table 5-28  
Infrastructure Costs Covered in the D.C. Calculation – Mt. Elgin Water Services**

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 92%	Non-Residential Share 8%
1	900016 SCADA Implementation - Mt Elgin	Implementation of SCADA projects in Mt Elgin	2024-2031	215,960	3,600	212,360	194,400		17,960	16,455	1,505
2		NPV of future Debt Payments	2024-2033	1,082,422	-	1,082,422	-		1,082,422	991,723	90,698
		<b>Studies</b>		-	-	-	-		-	-	-
3		Master Plan W/WW	2028	1,608	-	1,608	402		1,206	1,105	101
4		Master Plan W/WW	2033	1,608	-	1,608	402		1,206	1,105	101
5		D.C. Technical Study W/WW	2029	374	-	374	-		374	343	31
				-	-	-	-		-	-	-
		Reserve Fund Adjustment		-	-	-	-		(162,970)	(149,315)	(13,656)
		<b>Total</b>		<b>1,301,972</b>	<b>3,600</b>	<b>1,298,372</b>	<b>195,204</b>	<b>-</b>	<b>940,197</b>	<b>861,416</b>	<b>78,781</b>



**Table 5-29  
Infrastructure Costs Covered in the D.C. Calculation – Mt Elgin Wastewater Services**

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 91%	Non-Residential Share 9%
1	950905 MT ELGIN -	Mt. Elgin Wastewater Treatment Plant Capacity Expansion Phase 3 and 4	2024-2025	3,238,865	559,200	2,679,665	-		2,679,665	2,432,483	247,182
2	900016 SCADA Implementation - Mount Elgin	Implementation of SCADA projects in Mount Elgin	2024-2031	75,972	1,300	74,672	68,400		6,272	5,693	579
3	950907 Mount Elgin	Forcemain Upsizing	2028	891,250	123,100	768,150	178,300		589,850	535,440	54,410
		<b>Studies</b>		-	-	-	-		-	-	-
4		Master Plan W/WW	2028	1,379	-	1,379	345		1,034	939	95
5		Master Plan W/WW	2033	1,379	-	1,379	345		1,034	939	95
6		D.C. Technical Study W/WW	2029	307	-	307	-		307	279	28
7		Wastewater Model	2024	153	-	153	38		115	104	11
8		Wastewater Model	2025	153	-	153	38		115	104	11
9		Wastewater Model	2026	153	-	153	38		115	104	11
10		Wastewater Model	2028	19,000	-	19,000	4,800		14,200	12,890	1,310
				-	-	-	-		-	-	-
		Reserve Fund Adjustment		-	-	-	-		560	508	52
		<b>Total</b>		<b>4,228,611</b>	<b>683,600</b>	<b>3,545,011</b>	<b>252,304</b>	<b>-</b>	<b>3,293,267</b>	<b>2,989,484</b>	<b>303,783</b>





# Chapter 6

## D.C. Calculation



## 6. D.C. Calculation

The calculation of the maximum D.C.s that could be imposed by Council has been undertaken using a cash-flow approach for the growth-related capital costs identified in Chapter 5. Table 6-1 presents the County-wide D.C. calculation for all County-wide services over the 10-year planning horizon (i.e. 2024-2034). Table 6-2 presents the D.C. calculation for Library services, which are provided by the County in all areas except the City of Woodstock over the 10-year period (i.e. 2024-2034). Finally, Tables 6-3 to 6-13 present the calculations for Water and Wastewater services in the County's various systems over the 10-year planning horizon (i.e. 2024-2034).

The calculation for residential development is generated on a per capita basis and is based upon four forms of housing types (single and semi-detached, apartments 2+ bedrooms, apartment's bachelor and 1 bedroom, all other multiples). Special care/special needs facilities would be considered residential dwelling units and charged the small apartment D.C. The non-residential D.C. has been calculated uniformly on a per sq.m. of G.F.A. basis and on a per bed basis for farm bunk houses.

Wind Turbine developments would be defined as industrial development within the growth forecast. As these developments do not produce G.F.A. similar to other industrial developments, a charging mechanism is deemed. For each Wind Turbine, a charge is deemed equivalent to a residential single detached unit, as it relates to Services Related to a Highway, Ambulance Services, and Growth-Related Studies only.

The cash-flow calculations of the maximum D.C.s that could be imposed by Council have been undertaken to account for the timing of revenues and expenditures and the resultant financing needs. The cash-flow calculations have been undertaken by service for each forecast development type, i.e. residential, and non-residential. D.C. cash flow calculation tables are provided in Appendix C and have been undertaken to account for 1% earnings on D.C. reserve fund balances and 3% interest charged for reserve fund borrowing.

Table 6-14 summarizes the recommended schedule of charges, reflecting the maximum D.C.s by residential dwelling type, per sq.m. of G.F.A. for non-residential development, per bed for farm bunk houses and per wind turbine.



Tables 6-15 and 6-16 compare the current charges to the calculated charges presented herein for residential (single and semi-detached) and non-residential (per sq.m. of G.F.A.), respectively<sup>1</sup>. The residential County-wide charges, including Library Services, will increase by \$1,310 per unit (+25%), while the non-residential County-wide charges will increase by \$0.03 per sq.m. (+0.15%). The area specific charges will increase or decrease dependent of the servicing needs identified in the Water and Wastewater Master Plan for the anticipated development.

Table 6-1  
County-Wide Services D.C. Calculation  
2024-2034

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.m.
	\$	\$	\$	\$
1. Services Related to a Highway	44,298,824	17,227,321	4,528	16.39
2. Ambulance Services	1,534,637	596,803	160	0.58
3. Waste Diversion Services	1,346,100	-	139	-
4. Growth-Related Studies	1,340,614	439,538	137	0.42
<b>TOTAL</b>	<b>\$48,520,176</b>	<b>\$18,263,662</b>	<b>\$4,965</b>	<b>17.39</b>
Financing Costs/(Earnings)	\$86,534	\$27,539		
D.C.-Eligible Capital Cost	\$48,606,711	\$18,291,201		
10-Year Gross Population/GFA Growth (sq.m.)	30,546	1,051,560		
<b>Cost Per Capita/Non-Residential GFA (sq.m.)</b>	<b>\$1,591.26</b>	<b>\$17.39</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	3.120	\$4,965		
Other Multiples	2.209	\$3,515		
Apartments - 2 Bedrooms +	1.777	\$2,828		
Apartments - Bachelor and 1 Bedroom	1.128	\$1,795		

<sup>1</sup> Current water and wastewater charges for Embro and Innerkip are connection charges imposed under the authority of the *Municipal Act*



Table 6-2  
Library Services D.C. Calculation  
2024-2034

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.m.
5. Library Services1	\$ 8,558,904	\$ 450,469	\$ 1,556	\$ 0.86
<b>TOTAL</b>	<b>\$8,558,904</b>	<b>\$450,469</b>	<b>\$1,556</b>	<b>0.86</b>
Financing Costs/(Earnings)	\$39,735	\$2,091		
D.C.-Eligible Capital Cost	\$8,598,640	\$452,560		
10-Year Gross Population/GFA Growth (sq.m.)	17,240	524,113		
<b>Cost Per Capita/Non-Residential GFA (sq.m.)</b>	<b>\$498.76</b>	<b>\$0.86</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	3.120	\$1,556		
Other Multiples	2.209	\$1,102		
Apartments - 2 Bedrooms +	1.777	\$886		
Apartments - Bachelor and 1 Bedroom	1.128	\$563		

1. The charge for library service is not applicable in Woodstock

Table 6-3  
Woodstock Water and Wastewater Services D.C. Calculation  
2024-2034

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.m.
6. Woodstock	\$	\$	\$	\$
Water	13,233,595	9,473,075	3,348	17.96
Wastewater	21,854,229	15,871,580	5,522	30.05
<b>TOTAL</b>	<b>\$35,087,823</b>	<b>\$25,344,656</b>	<b>\$8,869</b>	<b>48.01</b>
Financing Costs/(Earnings)	(\$26,717)	(\$19,403)		
D.C.-Eligible Capital Cost	\$35,061,106	\$25,325,253		
10-Year Gross Population/GFA Growth (sq.m.)	13,476	527,448		
<b>Cost Per Capita/Non-Residential GFA (sq.m.)</b>	<b>\$2,601.74</b>	<b>\$48.01</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	3.409	\$8,869		
Other Multiples	2.240	\$5,828		
Apartments - 2 Bedrooms +	1.769	\$4,603		
Apartments - Bachelor and 1 Bedroom	1.124	\$2,923		



Table 6-4  
Tillsonburg Water and Wastewater Services D.C. Calculation  
2024-2034

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.m.
7. Tillsonburg	\$	\$	\$	\$
Water	11,444,773	4,764,057	5,028	33.35
Wastewater	2,516,383	896,622	1,199	6.81
<b>TOTAL</b>	<b>\$13,961,156</b>	<b>\$5,660,679</b>	<b>\$6,227</b>	<b>40.16</b>
Financing Costs/(Earnings)	\$761,024	\$297,699		
D.C.-Eligible Capital Cost	\$14,722,180	\$5,958,378		
10-Year Gross Population/GFA Growth (sq.m.)	6,463	148,366		
<b>Cost Per Capita/Non-Residential GFA (sq.m.)</b>	<b>\$2,277.92</b>	<b>\$40.16</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	2.734	\$6,227		
Other Multiples	2.179	\$4,964		
Apartments - 2 Bedrooms +	1.745	\$3,976		
Apartments - Bachelor and 1 Bedroom	1.108	\$2,525		

Table 6-5  
Ingersoll Water and Wastewater Services D.C. Calculation  
2024-2034

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.m.
8. Ingersoll	\$	\$	\$	\$
Water	5,246,799	2,551,395	5,531	12.90
Wastewater	9,811,971	7,268,232	10,259	36.43
<b>TOTAL</b>	<b>\$15,058,770</b>	<b>\$9,819,626</b>	<b>\$15,790</b>	<b>49.33</b>
Financing Costs/(Earnings)	\$47,207	\$23,599		
D.C.-Eligible Capital Cost	\$15,105,977	\$9,843,225		
10-Year Gross Population/GFA Growth (sq.m.)	2,783	199,537		
<b>Cost Per Capita/Non-Residential GFA (sq.m.)</b>	<b>\$5,427.95</b>	<b>\$49.33</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	2.909	\$15,790		
Other Multiples	2.179	\$11,827		
Apartments - 2 Bedrooms +	1.745	\$9,474		
Apartments - Bachelor and 1 Bedroom	1.108	\$6,016		



Table 6-6  
Plattsville Water and Wastewater Services D.C. Calculation  
2024-2034

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.m.
9. Plattsville	\$	\$	\$	\$
Water	871,843	40,744	5,139	24.63
Wastewater	1,161,239	18,089	6,771	10.82
<b>TOTAL</b>	<b>\$2,033,082</b>	<b>\$58,833</b>	<b>\$11,910</b>	<b>35.45</b>
Financing Costs/(Earnings)	\$9,427	\$441		
D.C.-Eligible Capital Cost	\$2,042,509	\$59,273		
10-Year Gross Population/GFA Growth (sq.m.)	541	1,672		
<b>Cost Per Capita/Non-Residential GFA (sq.m.)</b>	<b>\$3,775.43</b>	<b>\$35.45</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	3.155	\$11,910		
Other Multiples	2.179	\$8,227		
Apartments - 2 Bedrooms +	1.745	\$6,590		
Apartments - Bachelor and 1 Bedroom	1.108	\$4,185		

Table 6-7  
Drumbo Water and Wastewater Services D.C. Calculation  
2024-2034

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.m.
10. Drumbo	\$	\$	\$	\$
Water	459,213	24,919	2,390	4.94
Wastewater	6,309,319	522,819	31,003	97.87
<b>TOTAL</b>	<b>\$6,768,532</b>	<b>\$547,738</b>	<b>\$33,394</b>	<b>102.81</b>
Financing Costs/(Earnings)	\$27,262	\$1,479		
D.C.-Eligible Capital Cost	\$6,795,795	\$549,218		
10-Year Gross Population/GFA Growth (sq.m.)	642	5,342		
<b>Cost Per Capita/Non-Residential GFA (sq.m.)</b>	<b>\$10,585.35</b>	<b>\$102.81</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	3.155	\$33,394		
Other Multiples	2.179	\$23,065		
Apartments - 2 Bedrooms +	1.745	\$18,475		
Apartments - Bachelor and 1 Bedroom	1.108	\$11,733		



Table 6-8  
Tavistock Water and Wastewater Services D.C. Calculation  
2024-2034

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.m.
11. Tavistock	\$	\$	\$	\$
Water	3,391,375	567,486	7,325	26.27
Wastewater	15,391,668	1,944,779	33,029	95.40
<b>TOTAL</b>	<b>\$18,783,043</b>	<b>\$2,512,265</b>	<b>\$40,353</b>	<b>121.67</b>
Financing Costs/(Earnings)	\$73,653	\$140,617		
D.C.-Eligible Capital Cost	\$18,856,696	\$2,652,882		
10-Year Gross Population/GFA Growth (sq.m.)	1,429	21,804		
<b>Cost Per Capita/Non-Residential GFA (sq.m.)</b>	<b>\$13,195.73</b>	<b>\$121.67</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	3.058	\$40,353		
Other Multiples	2.179	\$28,753		
Apartments - 2 Bedrooms +	1.745	\$23,032		
Apartments - Bachelor and 1 Bedroom	1.108	\$14,626		

Table 6-9  
Innerkip Water and Wastewater Services D.C. Calculation  
2024-2034

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.m.
15. Innerkip	\$	\$	\$	\$
Water	21,898	288	156	0.98
Wastewater	2,237,464	18,349	16,198	63.41
<b>TOTAL</b>	<b>\$2,259,363</b>	<b>\$18,637</b>	<b>\$16,354</b>	<b>64.39</b>
Financing Costs/(Earnings)	\$61,614	\$506		
D.C.-Eligible Capital Cost	\$2,320,977	\$19,143		
10-Year Gross Population/GFA Growth (sq.m.)	434	297		
<b>Cost Per Capita/Non-Residential GFA (sq.m.)</b>	<b>\$5,347.87</b>	<b>\$64.39</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	3.058	\$16,354		
Other Multiples	2.179	\$11,653		
Apartments - 2 Bedrooms +	1.745	\$9,334		
Apartments - Bachelor and 1 Bedroom	1.108	\$5,928		



Table 6-10  
Norwich Water and Wastewater Services D.C. Calculation  
2024-2034

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.m.
12. Norwich	\$	\$	\$	\$
Water	1,616,502	237,355	3,926	11.82
Wastewater	2,204,698	673,870	6,060	37.98
<b>TOTAL</b>	<b>\$3,821,201</b>	<b>\$911,225</b>	<b>\$9,986</b>	<b>49.79</b>
Financing Costs/(Earnings)	\$429,833	\$122,701		
D.C.-Eligible Capital Cost	\$4,251,033	\$1,033,926		
10-Year Gross Population/GFA Growth (sq.m.)	1,347	20,764		
<b>Cost Per Capita/Non-Residential GFA (sq.m.)</b>	<b>\$3,155.93</b>	<b>\$49.79</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	3.164	\$9,986		
Other Multiples	2.179	\$6,877		
Apartments - 2 Bedrooms +	1.745	\$5,508		
Apartments - Bachelor and 1 Bedroom	1.108	\$3,498		

Table 6-11  
Thamesford Water and Wastewater Services D.C. Calculation  
2024-2034

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.m.
13. Thamesford	\$	\$	\$	\$
Water	575,052	30,755	1,507	9.65
Wastewater	4,634,371	112,661	9,156	26.64
<b>TOTAL</b>	<b>\$5,209,423</b>	<b>\$143,416</b>	<b>\$10,664</b>	<b>36.29</b>
Financing Costs/(Earnings)	\$291,709	\$13,002		
D.C.-Eligible Capital Cost	\$5,501,131	\$156,419		
10-Year Gross Population/GFA Growth (sq.m.)	1,527	4,311		
<b>Cost Per Capita/Non-Residential GFA (sq.m.)</b>	<b>\$3,602.57</b>	<b>\$36.29</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	2.960	\$10,664		
Other Multiples	2.179	\$7,850		
Apartments - 2 Bedrooms +	1.745	\$6,288		
Apartments - Bachelor and 1 Bedroom	1.108	\$3,993		





Table 6-12  
Embro Water and Wastewater Services D.C. Calculation  
2024-2034

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.m.
16. Embro	\$	\$	\$	\$
Water	249,387	59,372	2,706	6.70
Wastewater	714,094	77,274	7,860	8.84
<b>TOTAL</b>	<b>\$963,481</b>	<b>\$136,646</b>	<b>\$10,566</b>	<b>15.54</b>
Financing Costs/(Earnings)	\$68,077	\$9,289		
D.C.-Eligible Capital Cost	\$1,031,558	\$145,935		
10-Year Gross Population/GFA Growth (sq.m.)	289	9,392		
<b>Cost Per Capita/Non-Residential GFA (sq.m.)</b>	<b>\$3,569.40</b>	<b>\$15.54</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	2.960	\$10,566		
Other Multiples	2.179	\$7,778		
Apartments - 2 Bedrooms +	1.745	\$6,230		
Apartments - Bachelor and 1 Bedroom	1.108	\$3,956		

Table 6-13  
Mt. Elgin Water and Wastewater Services D.C. Calculation  
2024-2034

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.m.
14. Mount Elgin	\$	\$	\$	\$
Water	861,416	78,781	3,398	6.98
Wastewater	2,989,484	303,783	11,736	26.78
<b>TOTAL</b>	<b>\$3,850,900</b>	<b>\$382,564</b>	<b>\$15,134</b>	<b>33.76</b>
Financing Costs/(Earnings)	\$4,072	\$372		
D.C.-Eligible Capital Cost	\$3,854,972	\$382,936		
10-Year Gross Population/GFA Growth (sq.m.)	933	11,343		
<b>Cost Per Capita/Non-Residential GFA (sq.m.)</b>	<b>\$4,131.80</b>	<b>\$33.76</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	3.663	\$15,134		
Other Multiples	2.179	\$9,003		
Apartments - 2 Bedrooms +	1.745	\$7,212		
Apartments - Bachelor and 1 Bedroom	1.108	\$4,580		



**Table 6-14  
Schedule of Calculated D.C.s**

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per bed for Farm Bunk Houses)	(per Wind Turbine)
<b>County Wide Services/Class of Services:</b>							
Services Related to a Highway	4,528	3,206	2,579	1,637	16.39	1,451	4,528
Library Services <sup>1</sup>	1,556	1,102	886	563	0.86	499	
Ambulance Services	160	113	91	58	0.58	51	160
Waste Diversion Services	139	98	79	50	0.00		
Growth-Related Studies	137	97	78	50	0.42	44	137
<b>Total County Wide Services/Class of Services</b>	<b>6,521</b>	<b>4,616</b>	<b>3,713</b>	<b>2,358</b>	<b>18.26</b>	<b>2,045</b>	<b>4,826</b>
<b>Area-Specific Services</b>							
Woodstock							
Water	3,348	2,200	1,737	1,103	17.96	1,073	
Wastewater	5,522	3,628	2,866	1,820	30.05	1,770	
Tillsonburg							
Water	5,028	4,008	3,210	2,039	33.35	1,612	
Wastewater	1,199	956	766	486	6.81	384	
Ingersoll							
Water	5,531	4,143	3,319	2,107	12.90	1,773	
Wastewater	10,259	7,684	6,155	3,909	36.43	3,288	
Plattsville							
Water	5,139	3,549	2,843	1,806	24.63	1,647	
Wastewater	6,771	4,677	3,746	2,379	10.82	2,170	
Drumbo							
Water	2,390	1,651	1,323	840	4.94	766	
Wastewater	31,003	21,414	17,153	10,893	97.87	9,937	
Tavistock							
Water	7,325	5,219	4,181	2,655	26.27	2,348	
Wastewater	33,029	23,534	18,851	11,971	95.40	10,586	
Innkerip							
Water	156	111	89	56	0.98	50	
Wastewater	16,198	11,542	9,245	5,871	63.41	5,192	
Norwich							
Water	3,926	2,703	2,165	1,375	11.82	1,258	
Wastewater	6,060	4,173	3,343	2,123	37.98	1,942	
Thamesford							
Water	1,507	1,110	889	564	9.65	483	
Wastewater	9,156	6,740	5,399	3,429	26.64	2,935	
Embro							
Water	2,706	1,992	1,596	1,013	6.70	867	
Wastewater	7,860	5,786	4,634	2,943	8.84	2,519	
Mount Elgin							
Water	3,398	2,021	1,619	1,028	6.98	1,089	
Wastewater	11,736	6,982	5,592	3,551	26.78	3,762	

1. The charge for library service is not applicable in Woodstock



Table 6-15  
Comparison of Current and Calculated D.C.s (per single and semi-detached dwelling unit)

Service Area		Current Charge	Calculated Charge	Change (\$)	Change (%)
<b>County Wide</b>		5,211	6,521	<b>1,310</b>	<b>25%</b>
<b>Woodstock</b>	Water	2,491	3,348	<b>857</b>	<b>34%</b>
	Wastewater	4,488	5,522	<b>1,034</b>	<b>23%</b>
	<b>Total (including County-Wide)</b>	<b>11,552</b>	<b>13,834</b>	<b>2,282</b>	<b>20%</b>
<b>Tillsonburg</b>	Water	2,283	5,028	<b>2,745</b>	<b>120%</b>
	Wastewater	6,879	1,199	<b>(5,680)</b>	<b>-83%</b>
	<b>Total (including County-Wide)</b>	<b>14,373</b>	<b>12,748</b>	<b>(1,625)</b>	<b>-11%</b>
<b>Ingersoll</b>	Water	1,997	5,531	<b>3,534</b>	<b>177%</b>
	Wastewater	7,946	10,259	<b>2,313</b>	<b>29%</b>
	<b>Total (including County-Wide)</b>	<b>15,154</b>	<b>22,311</b>	<b>7,157</b>	<b>47%</b>
<b>Blandford-Blenheim (Plattsville)</b>	Water	7,931	5,139	<b>(2,792)</b>	<b>-35%</b>
	Wastewater	20,617	6,771	<b>(13,846)</b>	<b>-67%</b>
	<b>Total (including County-Wide)</b>	<b>33,759</b>	<b>18,431</b>	<b>(15,328)</b>	<b>-45%</b>
<b>Blandford-Blenheim (Drumbo)</b>	Water	-	2,390	<b>2,390</b>	<b>n/a</b>
	Wastewater	5,883	31,003	<b>25,120</b>	<b>427%</b>
	<b>Total (including County-Wide)</b>	<b>11,094</b>	<b>39,914</b>	<b>28,820</b>	<b>260%</b>
<b>East Zorra-Tavistock (Tavistock)</b>	Water	1,733	7,325	<b>5,592</b>	<b>323%</b>
	Wastewater	15,556	33,029	<b>17,473</b>	<b>112%</b>
	<b>Total (including County-Wide)</b>	<b>22,500</b>	<b>46,874</b>	<b>24,374</b>	<b>108%</b>
<b>East Zorra-Tavistock (Innerkip)</b>	Water	1,500	156	<b>(1,344)</b>	<b>-90%</b>
	Wastewater	5,000	16,198	<b>11,198</b>	<b>224%</b>
	<b>Total (including County-Wide)</b>	<b>11,711</b>	<b>22,875</b>	<b>11,164</b>	<b>95%</b>
<b>Norwich (Norwich)</b>	Water	2,401	3,926	<b>1,525</b>	<b>64%</b>
	Wastewater	11,339	6,060	<b>(5,279)</b>	<b>-47%</b>
	<b>Total (including County-Wide)</b>	<b>18,951</b>	<b>16,507</b>	<b>(2,444)</b>	<b>-13%</b>
<b>Zorra (Thamesford)</b>	Water	8,997	1,507	<b>(7,490)</b>	<b>-83%</b>
	Wastewater	-	9,156	<b>9,156</b>	<b>n/a</b>
	<b>Total (including County-Wide)</b>	<b>14,208</b>	<b>17,185</b>	<b>2,977</b>	<b>21%</b>
<b>Zorra (Embro)</b>	Water	1,500	2,706	<b>1,206</b>	<b>80%</b>
	Wastewater	5,000	7,860	<b>2,860</b>	<b>57%</b>
	<b>Total (including County-Wide)</b>	<b>11,711</b>	<b>17,086</b>	<b>5,375</b>	<b>46%</b>
<b>South-West Oxford (Mt. Elgin)</b>	Water	8,458	3,398	<b>(5,060)</b>	<b>-60%</b>
	Wastewater	89	11,736	<b>11,647</b>	<b>13086%</b>
	<b>Total (including County-Wide)</b>	<b>13,758</b>	<b>21,654</b>	<b>7,896</b>	<b>57%</b>



Table 6-16  
Comparison of Current and Calculated D.C.s (per sq.m. of non-residential G.F.A.)

Service Area		Current Charge	Calculated Charge	Change (\$)	Change (%)
<b>County Wide</b>		18.23	18.26	0.03	0.15%
<b>Woodstock</b>	Water	9.83	17.96	8.13	83%
	Wastewater	17.23	30.05	12.82	74%
	<b>Total (including County-Wide)</b>	<b>44.71</b>	<b>65.41</b>	<b>20.70</b>	<b>46%</b>
<b>Tillsonburg</b>	Water	10.66	33.35	22.69	213%
	Wastewater	32.09	6.81	(25.28)	-79%
	<b>Total (including County-Wide)</b>	<b>60.98</b>	<b>58.42</b>	<b>(2.56)</b>	<b>-4%</b>
<b>Ingersoll</b>	Water	6.65	12.90	6.25	94%
	Wastewater	26.42	36.43	10.01	38%
	<b>Total (including County-Wide)</b>	<b>51.30</b>	<b>67.59</b>	<b>16.29</b>	<b>32%</b>
<b>Blandford-Blenheim (Plattsville)</b>	Water	37.02	24.63	(12.39)	-33%
	Wastewater	96.23	10.82	(85.41)	-89%
	<b>Total (including County-Wide)</b>	<b>151.48</b>	<b>53.70</b>	<b>(97.78)</b>	<b>-65%</b>
<b>Blandford-Blenheim (Drumbo)</b>	Water	-	4.94	4.94	n/a
	Wastewater	15.01	97.87	82.86	552%
	<b>Total (including County-Wide)</b>	<b>33.24</b>	<b>121.07</b>	<b>87.83</b>	<b>264%</b>
<b>East Zorra-Tavistock (Tavistock)</b>	Water	6.10	26.27	20.17	331%
	Wastewater	54.63	95.40	40.77	75%
	<b>Total (including County-Wide)</b>	<b>78.96</b>	<b>139.93</b>	<b>60.97</b>	<b>77%</b>
<b>East Zorra-Tavistock (Innerkip)</b>	Water	-	0.98	0.98	n/a
	Wastewater	-	63.41	63.41	n/a
	<b>Total (including County-Wide)</b>	<b>18.23</b>	<b>82.65</b>	<b>64.42</b>	<b>353%</b>
<b>Norwich (Norwich)</b>	Water	8.50	11.82	3.32	39%
	Wastewater	40.16	37.98	(2.18)	-5%
	<b>Total (including County-Wide)</b>	<b>66.89</b>	<b>68.05</b>	<b>1.16</b>	<b>2%</b>
<b>Zorra (Thamesford)</b>	Water	29.88	9.65	(20.23)	-68%
	Wastewater	-	26.64	26.64	n/a
	<b>Total (including County-Wide)</b>	<b>48.11</b>	<b>54.54</b>	<b>6.43</b>	<b>13%</b>
<b>Zorra (Embro)</b>	Water	-	6.70	6.70	n/a
	Wastewater	-	8.84	8.84	n/a
	<b>Total (including County-Wide)</b>	<b>18.23</b>	<b>33.80</b>	<b>15.57</b>	<b>85%</b>
<b>South-West Oxford (Mt. Elgin)</b>	Water	24.47	6.98	(17.49)	-71%
	Wastewater	0.24	26.78	26.54	11059%
	<b>Total (including County-Wide)</b>	<b>42.94</b>	<b>52.02</b>	<b>9.08</b>	<b>21%</b>



# Chapter 7

## D.C. Policy Recommendations and D.C. Policy Rules



## 7. D.C. Policy Recommendations and D.C. Policy Rules

### 7.1 Introduction

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This chapter outlines the D.C. policy recommendations and by-law rules.

Subsection 5 (1) 9 of the D.C.A. states that rules must be developed:

“to determine if a development charge is payable in any particular case and to determine the amount of the charge, subject to the limitations set out in subsection 6.”

Paragraph 10 of the section goes on to state that the rules may provide for exemptions, phasing in and/or indexing of D.C.s.

Subsection 5 (6) establishes the following restrictions on the rules:

- the total of all D.C.s that would be imposed on anticipated development must not exceed the capital costs determined under subsection 5 (1) 2-7 for all services involved;
- if the rules expressly identify a type of development, they must not provide for it to pay D.C.s that exceed the capital costs that arise from the increase in the need for service for that type of development; however, this requirement does not relate to any particular development; and
- if the rules provide for a type of development to have a lower D.C. than is allowed, the rules for determining D.C.s may not provide for any resulting shortfall to be made up via other development.

With respect to “the rules,” section 6 states that a D.C. by-law must expressly address the matters referred to above re subsection 5 (1) paragraphs 9 and 10, as well as how the rules apply to the redevelopment of land.

The rules provided give consideration for the recent changes to the D.C.A. resulting from Bills 109, 23, 97, 134 and 185. However, these policies are provided for Council’s consideration and may be refined prior to adoption of the by-law.



## 7.2 D.C. By-law Structure

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It is recommended that:

- The County uses a uniform County-wide D.C. calculation for Services Related to a Highway, Ambulance Services, Waste Diversion Services, and Growth-Related Studies. Area-specific D.C. calculations are to be used for Library Services, Water Services, and Wastewater Services in the areas to which the services apply.
- The County uses one by-law for all services.

## 7.3 D.C. By-law Rules

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The following sets out the recommended rules governing the calculation, payment and collection of D.C.s in accordance with subsection 6 of the D.C.A.

### 7.3.1 *Payment in any Particular Case*

In accordance with the D.C.A., s.2(2), a D.C. be calculated, payable and collected where the development requires one or more of the following:

- (a) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
  - (b) the approval of a minor variance under section 45 of the *Planning Act*;
  - (c) a conveyance of land to which a by-law passed under subsection 50 (7) of the *Planning Act* applies;
  - (d) the approval of a plan of subdivision under section 51 of the *Planning Act*;
  - (e) a consent under section 53 of the *Planning Act*;
  - (f) the approval of a description under section 9 of the *Condominium Act, 1998*;
- or
- (g) the issuing of a permit under the *Building Code Act, 1992* in relation to a building or structure.

### 7.3.2 *Determination of the Amount of the Charge*

The following conventions be adopted:



- 1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous 15-year period. Costs allocated to non-residential uses will be assigned based on the amount of square feet of G.F.A. constructed for eligible uses (i.e., primary, industrial, commercial, and institutional).
- 2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, as follows:
  - For Library Services a 5% non-residential attribution has been made to recognize use by the non-residential sector;
  - For Waste Diversion, 100% of the costs have been allocated to the residential sector;
  - For Services Related to a Highway and Ambulance Services, a 72% residential and 28% non-residential attribution has been made based on a population vs. employment growth ratio over the County-wide forecast period;
  - For Water and Wastewater Services, the growth-related costs have been allocated to the residential and non-residential sector based on the anticipated water and wastewater flows over the forecast period; and
  - For Growth-Related Studies, a 75% residential and 25% non-residential attribution has been made based on the allocations summarized in Table 5-6.

### ***7.3.3 Application to Redevelopment of Land (Demolition and Conversion)***

If a development involves the demolition and replacement of a building or structure on the same site, or the conversion from one principal use to another, the developer shall be allowed a credit equivalent to:

- the number of dwelling units demolished/converted multiplied by the applicable residential D.C. in place at the time the D.C. is payable; and/or
- the G.F.A. of the building demolished/converted multiplied by the current non-residential D.C. in place at the time the D.C. is payable.

The demolition credit is allowed only if the land was improved by occupied structures, and if the demolition permit related to the site was issued less than 60 months (5 years) prior to the issuance of a building permit.





The credit can, in no case, exceed the amount of D.C.s that would otherwise be payable. In cases where the existing residential dwelling cannot be removed until the new dwelling is constructed, the applicant can apply for a refund, provided the existing residential dwelling unit is removed within an agreed upon time period.

### **7.3.4 Exemptions (full or partial)**

#### **Statutory**

- The municipality or local board thereof;
- A board of education;
- Industrial additions of up to and including 50% of the existing G.F.A. of the building – for industrial additions which exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s. Exemptions will only apply to 50% of the G.F.A. prior to the first expansion for which there was an exemption to the payment of D.C.s;
- An enlargement to an existing dwelling unit;
- Additional units in existing and new residential buildings:
  - May add up to two apartments for a single detached, semi-detached or row house (only one unit can be in an ancillary structure)
  - One additional unit or 1% of the units in an existing rental residential building with four or more residential units
- Affordable Units, Attainable Units, and Inclusionary Zoning Units;
- Non-Profit Housing; and
- Universities.

#### **Non-Statutory**

- Non-residential farm buildings (excluding bunk houses);
- Places of worship;
- Public hospitals;
- Development in Central Business District and Entrepreneurial Areas;
- Temporary buildings and structures;
- Long-term care homes;
- Affordable housing;
- Temporary dwelling units; and
- Private schools.



For the purposes of funding non-statutory exemptions, the charge for Farm Buildings as defined in the by-law, has been determined to be \$0.55 per sq.m. of G.F.A. reflective of the lower demand for service and density of development.

### **7.3.5 Transition**

By-law 6639-2024 came into effect on June 13, 2024. The amendment of By-law 6639-2024 is anticipated to come into effect February 26, 2025.

### **7.3.6 Timing of Collection**

The D.C.s for all services and classes are payable upon issuance of a building permit for each dwelling unit, building, or structure, subject to early or late payment agreements entered into by the County and an owner under s. 27 of the D.C.A.

Rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Moreover, the D.C. amount for all developments occurring within 18 months of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted after January 1, 2020), shall be determined based on the D.C. in effect on the day of the applicable Site Plan or Zoning By-law Amendment application.

Installment payments and payments determined at the time of Site Plan or Zoning By-law Amendment application are subject to annual interest charges. The maximum interest rate the County can impose is the average prime rate plus 1% as defined in s.s. 26.3(1) of the Act.

### **7.3.7 Indexing**

Indexing of the D.C.s shall be implemented on a mandatory basis annually on June 13<sup>th</sup> (i.e., the anniversary date of the by-law coming into effect) each year in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0135-01)<sup>1</sup> for the most recent year-over-year period.

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<sup>1</sup> O. Reg. 82/98 referenced “The Statistics Canada Quarterly, Construction Price Statistics, catalogue number 62-007” as the index source. Since implementation, Statistics Canada has modified this index twice and the above-noted index is the most current. The draft by-laws provided herein refers to O. Reg. 82/98 to ensure traceability should this index continue to be modified over time.



### **7.3.8 D.C Spatial Applicability**

The D.C.A. historically has provided the opportunity for a municipality to impose municipal-wide charges or area specific charges. Sections 2(7) and 2(8) of the D.C.A. provide that a D.C. by-law may apply to the entire municipality or only part of it and more than one D.C. by-law may apply to the same area. The D.C.A. now requires municipalities to consider the application of municipal-wide and area-specific D.C.s. s.10(2)(c.1) requires Council to consider the use of more than one D.C. by-law to reflect different needs from services in different areas. Most municipalities in Ontario have established uniform, municipal-wide D.C.s. The County's approach in prior by-laws has been to use area-specific charges for water and wastewater services and for Library Services. County-wide charges are imposed for all other services. When area-specific charges are used, it is generally to underpin master servicing and front-end financing arrangements for more localized capital costs or where services have a defined benefitting area.

Based on the foregoing and discussions with County staff, area-specific D.C.s are suitable for library and water and wastewater services. The recommendations are to continue to apply municipal-wide D.C.s for Services Related to a Highway, Ambulance Services, Waste Diversion Services, and Growth-Related Studies.

## **7.4 Other D.C. By-law Provisions**

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**It is recommended that:**

### **7.4.1 Categories of Services for Reserve Fund and Credit Purposes**

It is recommended that the County's D.C. collections be contributed into 27 separate reserve funds, including:

- Services Related to a Highway;
- Ambulance Services;
- Waste Diversion;
- Growth-Related Studies;
- Library Services;
- Woodstock Water;
- Woodstock Wastewater;



- Tillsonburg Water;
- Tillsonburg Wastewater;
- Ingersoll Water;
- Ingersoll Wastewater;
- Plattsville Water;
- Plattsville Wastewater;
- Drumbo Water;
- Drumbo Wastewater;
- Tavistock Water;
- Tavistock Wastewater;
- Innerkip Water;
- Innerkip Wastewater;
- Norwich Water;
- Norwich Wastewater;
- Thamesford Water;
- Thamesford Wastewater;
- Embro Water;
- Embro Wastewater;
- Mount Elgin Water; and
- Mount Elgin Wastewater.

#### **7.4.2 *By-law In-force Date***

The by-law will come into force on June 13, 2024.

#### **7.4.3 *Minimum Interest Rate Paid on Refunds and Charged for Inter-Reserve Fund Borrowing***

The minimum interest rate is the Bank of Canada rate on the day on which the by-laws come into force (as per s.11 of O. Reg. 82/98).



## 7.5 Other Recommendations

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### It is recommended that Council:

“Adopt the D.C. approach to calculate the charges on an area-specific bases for water and wastewater services, and Library Services and on a uniform County-wide bases for all other services within this background study.”

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated April 12, 2024, as amended, subject to further annual review during the capital budget process.”

“Approve the D.C. Background Study dated April 12, 2024, as amended.”

“Determine that no further public meeting is required.” and

“Approve the D.C. By-law as set out in Appendix E”.



# Chapter 8

## Asset Management Plan



## 8. Asset Management Plan

### 8.1 Introduction

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The D.C.A. (new section 10(c.2)) requires that the background study must include an Asset Management Plan (A.M.P) related to new infrastructure. Section 10 (3) of the D.C.A. provides:

**The A.M.P. shall,**

- a) deal with all assets whose capital costs are proposed to be funded under the development charge by-law;**
- b) demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;**
- c) contain any other information that is prescribed; and**
- d) be prepared in the prescribed manner.**

At a broad level, the A.M.P. provides for the long-term investment in an asset over its entire useful life along with the funding. The schematic below identifies the costs for an asset through its entire lifecycle. For growth-related works, the majority of capital costs will be funded by the D.C. Non-growth-related expenditures will then be funded from non-D.C. revenues as noted below. During the useful life of the asset, there will be minor maintenance costs to extend the life of the asset along with additional program related expenditures to provide the full services to the residents. At the end of the life of the asset, it will be replaced by non-D.C. financing sources.

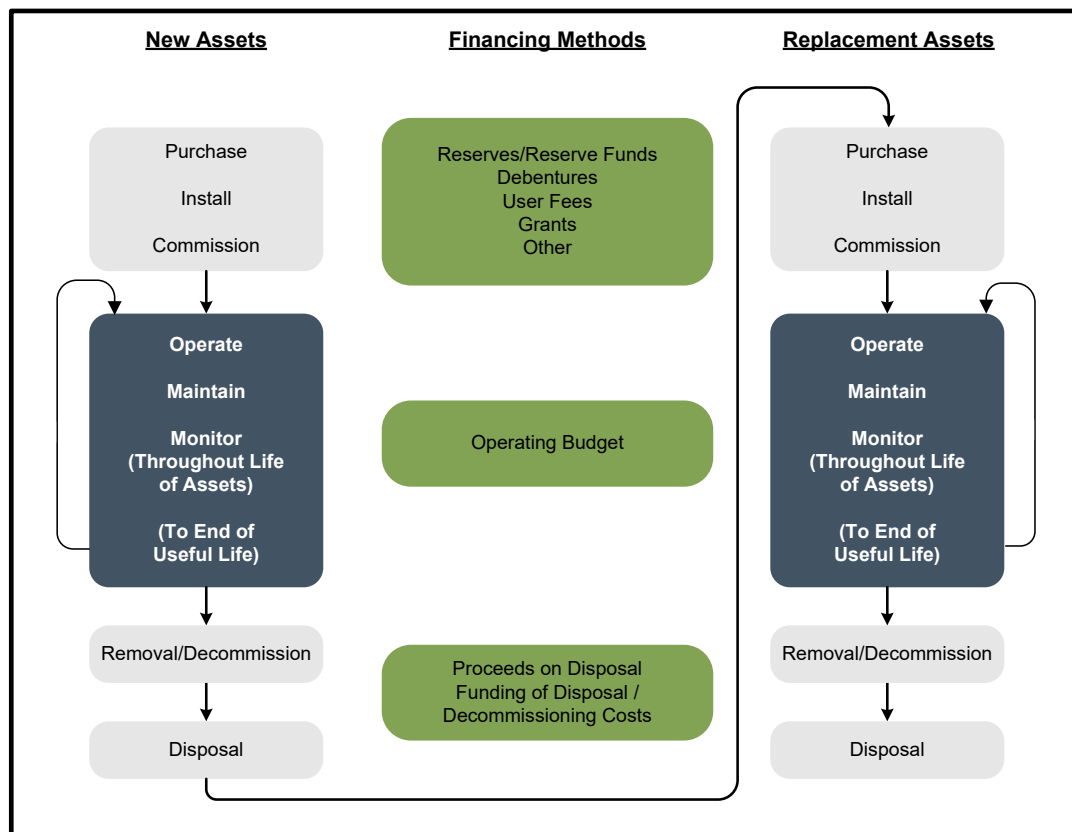
The Province's Infrastructure for *Jobs and Prosperity Act, 2015* (IJPA) was proclaimed on May 1, 2016. This legislation detailed principles for evidence-based and sustainable long-term infrastructure planning. The IJPA also gave the Province the authority to guide municipal asset management planning by way of regulation. In late 2017, the Province introduced O. Reg. 588/17 under the IJPA. The intent of O. Reg. 588/17 is to establish standard content for municipal asset management plans. Specifically, the regulations require that asset management plans be developed that define the current levels of service, identify the lifecycle activities that would be undertaken to achieve these levels of service, and provide a financial strategy to support the levels of service and lifecycle activities. The requirements of O. Reg. 588/17 generally align with previous provincial AMP requirements, as follows:

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**State of local infrastructure:** asset types, quantities, age, condition, financial accounting valuation and replacement cost valuation.

**Desired levels of service:** defines levels of service through performance measures and discusses any external trends or issues that may affect expected levels of service or the municipality’s ability to meet them (for example, new accessibility standards, climate change impacts).



**Asset management strategy:** the asset management strategy is the set of planned actions that will seek to generate the desired levels of service in a sustainable way, while managing risk, at the lowest lifecycle cost.

**Financing strategy:** having a financial plan is critical for putting an A.M.P. into action. By having a strong financial plan, municipalities can also demonstrate that they have made a concerted effort to integrate the A.M.P. with financial planning and municipal budgeting and are making full use of all available infrastructure financing tools.





The asset management requirement for this D.C. Background Study has been undertaken independently of any County's A.M.P.s.

## 8.2 Asset Management Plan

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In recognition to the schematic in Section 8.1, the following table (presented in 2024\$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. As such, the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects will require financing from County financial resources (i.e., taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2024 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are \$34.5 million. Of this total, \$14.6 million relates the annual debt payment costs for benefit to existing development of growth-related needs.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are \$27.0 million. This amount, totalled with the existing operating revenues of \$240.4 million, provides annual revenues of \$267.4 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable when considering the impacts on a County-wide basis.



Table 8-1  
Asset Management – Future Expenditures and Associated Revenues (2024\$)

	2033 (Total)
<b>Expenditures (Annualized)</b>	
Annual Debt Payment on Non-Growth Related Capital <sup>1</sup>	\$14,649,729
Annual Debt Payment on Post Period Capital <sup>2</sup>	\$3,356,623
<b>Lifecycle:</b>	
Annual Lifecycle - Municipal-wide Services	\$2,872,259
Annual Lifecycle - Area-specific Services <sup>3</sup>	\$3,058,567
<b>Sub-Total - Annual Lifecycle</b>	<b>\$5,930,825</b>
<b>Incremental Operating Costs (for D.C. Services)</b>	<b>\$10,545,710</b>
<b>Total Expenditures</b>	<b>\$34,482,887</b>
<b>Revenue (Annualized)</b>	
Total Existing Revenue <sup>4</sup>	\$240,362,597
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$27,022,411
<b>Total Revenues</b>	<b>\$267,385,008</b>

<sup>1</sup> Non-Growth Related component of Projects

<sup>2</sup> Interim Debt Financing for Post Period Benefit

<sup>3</sup> All infrastructure costs included in Area Specific by-laws have been included

<sup>4</sup> As per Sch. 10 of FIR



# Chapter 9

## By-law Implementation



## 9. By-law Implementation

### 9.1 Public Consultation Process

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#### 9.1.1 Introduction

This chapter addresses the mandatory, formal public consultation process (section 9.1.2), as well as the optional, informal consultation process (section 9.1.3). The latter is designed to seek the co-operation and participation of those involved, in order to produce the most suitable policy. Section 9.2 addresses the anticipated impact of the D.C. on development from a generic viewpoint.

#### 9.1.2 Public Meeting of Council

Section 12 of the D.C.A. indicates that before passing a D.C. by-law, Council must hold at least one public meeting, giving at least 20 clear days' notice thereof, in accordance with the Regulation. Council must also ensure that the proposed by-law and background report are made available to the public at least two weeks prior to the (first) meeting.

Any person who attends such a meeting may make representations related to the proposed by-law.

If a proposed by-law is changed following such a meeting, Council must determine whether a further meeting (under this section) is necessary (i.e., if the proposed by-law which is proposed for adoption has been changed in any respect, Council should formally consider whether an additional public meeting is required, incorporating this determination as part of the final by-law or associated resolution). It is noted that Council's decision, once made, is final and not subject to review by a Court or the Ontario Land Tribunal (O.L.T.).

#### 9.1.3 Other Consultation Activity

There are three broad groupings of the public who are generally the most concerned with municipal D.C. policy:

1. The first grouping is the residential development community, consisting of land developers and builders, who are typically responsible for generating the majority



of the D.C. revenues. Others, such as realtors, are directly impacted by D.C. policy. They are, therefore, potentially interested in all aspects of the charge, particularly the quantum by unit type, projects to be funded by the D.C. and the timing thereof, and municipal policy with respect to development agreements, D.C. credits and front-ending requirements.

2. The second public grouping embraces the public at large and includes taxpayer coalition groups and others interested in public policy.
3. The third grouping is the industrial/commercial/institutional/primary development sector, consisting of land developers and major owners or organizations with significant construction plans, such as hotels, entertainment complexes, shopping centres, offices, industrial buildings, institutional buildings, and buildings on agricultural lands. Also involved are organizations such as Industry Associations, the Chamber of Commerce, the Board of Trade and the Economic Development Agencies, who are all potentially interested in County D.C. policy. Their primary concern is frequently with the quantum of the charge, gross floor area exclusions such as basements, mechanical or indoor parking areas, or exemptions and phase-in or capping provisions in order to moderate the impact.

## 9.2 Anticipated Impact of the Charge on Development

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The establishment of sound D.C. policy often requires the achievement of an acceptable balance between two competing realities. The first is that high non-residential D.C.s can, to some degree, represent a barrier to increased economic activity and sustained industrial/commercial growth, particularly for capital intensive uses. Also, in many cases, increased residential D.C.s can ultimately be expected to be recovered via housing prices and can impact project feasibility in some cases (e.g., rental apartments).

On the other hand, D.C.s or other municipal capital funding sources need to be obtained in order to help ensure that the necessary infrastructure and amenities are installed. The timely installation of such works is a key initiative in providing adequate service levels and in facilitating strong economic growth, investment, and wealth generation.



## 9.3 Implementation Requirements

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### 9.3.1 Introduction

Once the County has calculated the charge, prepared the complete background study, carried out the public process and passed a new by-law, the emphasis shifts to implementation matters. These include notices, potential appeals and complaints, credits, front-ending agreements, subdivision agreement conditions and finally the collection of revenues and funding of projects.

The sections that follow present an overview of the requirements in each case.

### 9.3.2 Notice of Passage

In accordance with section 13 of the D.C.A., when a D.C. by-law is passed, the County's Clerk shall give written notice of the passing and of the last day for appealing the by-law (the day that is 40 days after the day it was passed). Such notice must be given no later than 20 days after the day the by-law is passed (i.e., as of the day of newspaper publication or the mailing of the notice).

Section 10 of O. Reg. 82/98 further defines the notice requirements which are summarized as follows:

- notice may be given by publication in a newspaper which is (in the Clerk's opinion) of sufficient circulation to give the public reasonable notice, or by personal service, fax, or mail to every owner of land in the area to which the by-law relates;
- subsection 10 (4) lists the persons/organizations who must be given notice; and
- subsection 10 (5) lists the eight items that the notice must cover.

### 9.3.3 By-law Pamphlet

In addition to the "notice" information, the County must prepare a "pamphlet" explaining each D.C. by-law in force, setting out:

- a description of the general purpose of the D.C.s;



- the "rules" for determining if a charge is payable in a particular case and for determining the amount of the charge;
- the services to which the D.C.s relate; and
- a description of the general purpose of the Treasurer's statement and where it may be received by the public.

Where a by-law is not appealed to the O.L.T., the pamphlet must be readied within 60 days after the by-law comes into force. Later dates apply to appealed by-laws.

The County must give one copy of the most recent pamphlet without charge, to any person who requests one.

### **9.3.4 Appeals**

Sections 13 to 19 of the D.C.A. set out the requirements relative to making and processing a D.C. by-law appeal and O.L.T. hearing in response to an appeal. Any person or organization may appeal a D.C. by-law to the O.L.T. by filing a notice of appeal with the County Clerk, setting out the objection to the by-law and the reasons supporting the objection. This must be done by the last day for appealing the by-law, which is 40 days after the by-law is passed.

The County is conducting a public consultation process in order to address the issues that come forward as part of that process, thereby avoiding or reducing the need for an appeal to be made.

### **9.3.5 Complaints**

A person required to pay a D.C., or his agent, may complain to the County Council imposing the charge that:

- the amount of the charge was incorrectly determined;
- the reduction to be used against the D.C. was incorrectly determined; or
- there was an error in the application of the D.C.

Sections 20 to 25 of the D.C.A. set out the requirements that exist, including the fact that a complaint may not be made later than 90 days after a D.C. (or any part of it) is payable. A complainant may appeal the decision of County Council to the O.L.T.



### **9.3.6 Credits**

Sections 38 to 41 of the D.C.A. set out a number of credit requirements, which apply where a municipality agrees to allow a person to perform work in the future that relates to a service in the D.C. by-law.

These credits would be used to reduce the amount of D.C.s to be paid. The value of the credit is limited to the reasonable cost of the work which does not exceed the average level of service. The credit applies only to the service to which the work relates unless the municipality agrees to expand the credit to other services for which a D.C. is payable.

### **9.3.7 Front-Ending Agreements**

The County and one or more landowners may enter into a front-ending agreement that provides for the costs of a project that will benefit an area in the County to which the D.C. by-law applies. Such an agreement can provide for the costs to be borne by one or more parties to the agreement who are, in turn, reimbursed in future by persons who develop land defined in the agreement.

Part III of the D.C.A. (sections 44 to 58) addresses front-ending agreements and removes some of the obstacles to their use which were contained in the *Development Charges Act, 1989*. Accordingly, the County assesses whether this mechanism is appropriate for its use, as part of funding projects prior to County funds being available.

### **9.3.8 Severance and Subdivision Agreement Conditions**

Section 59 of the D.C.A. prevents a municipality from imposing directly or indirectly, a charge related to development or a requirement to construct a service related to development, by way of a condition or agreement under section 51 or section 53 of the *Planning Act*, except for:

- "local services, related to a plan of subdivision or within the area to which the plan relates, to be installed or paid for by the owner as a condition of approval under section 51 of the *Planning Act*;" and
- "local services to be installed or paid for by the owner as a condition of approval under section 53 of the *Planning Act*."



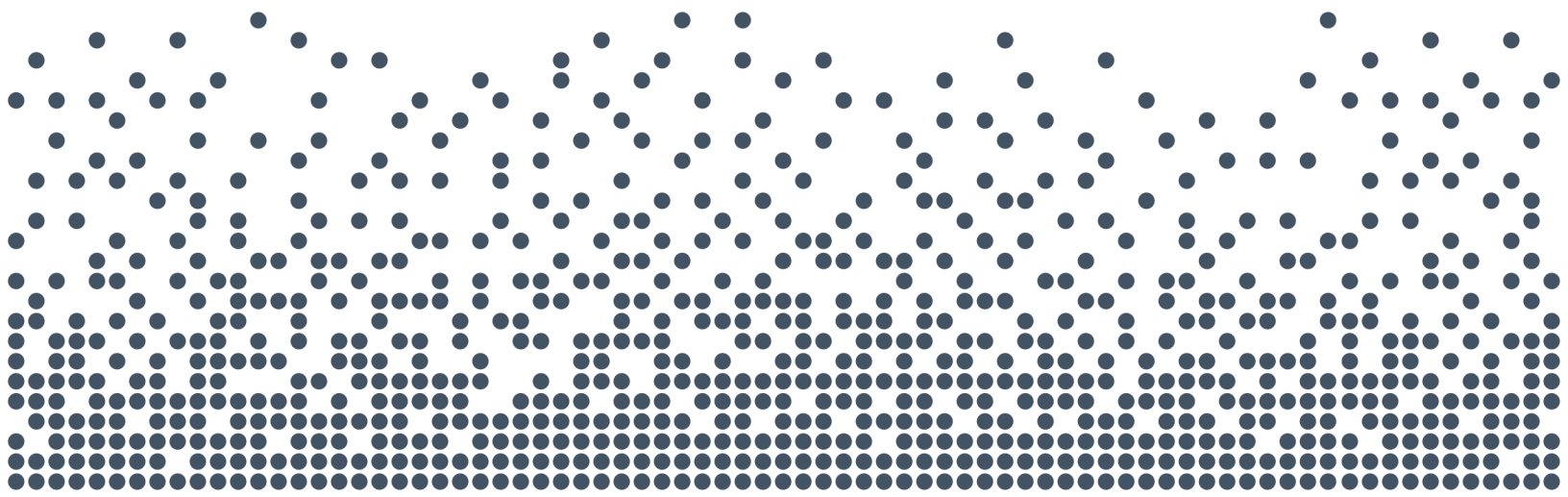


It is also noted that subsection 59 (4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under subsection 51 (31) of the *Planning Act*, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s related to the development, at the time the land is transferred.

In this regard, if the municipality in question is a commenting agency, in order to comply with subsection 59 (4) of the D.C.A. it would need to provide to the approval authority information regarding the applicable municipal D.C.s related to the site.

If the County is an approval authority for the purposes of section 51 of the *Planning Act*, it would be responsible to ensure that it collects information from all entities that can impose a D.C.

The most effective way to ensure that purchasers are aware of this condition would be to require it as a provision in a registered subdivision agreement, so that any purchaser of the property would be aware of the charges at the time the title was searched prior to closing a transaction conveying the lands.



# Appendices



# Appendix A

## Background Information on Residential and Non- Residential Growth Forecast



## Schedule 1 County of Oxford Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) <sup>[1]</sup>	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings <sup>[2]</sup>	Apartments <sup>[3]</sup>	Other	Total Households	Equivalent Institutional Households	
Historical	Mid 2011	108,760	105,719	1,609	104,110	32,463	3,133	5,453	505	41,554	1,463	2.544
	Mid 2016	114,060	110,862	1,707	109,155	34,275	3,465	6,185	335	44,260	1,552	2.505
	Mid 2021	125,080	121,580	1,526	120,054	36,468	3,989	7,030	321	47,808	1,387	2.543
Forecast	Mid 2024	132,240	128,541	1,618	126,923	37,888	4,896	7,682	321	50,787	1,471	2.531
	Mid 2034	158,760	154,320	2,031	152,289	44,740	7,195	10,471	321	62,727	1,846	2.460
Incremental	Mid 2011 - Mid 2016	5,300	5,143	98	5,045	1,812	332	732	-170	2,706	89	
	Mid 2016 - Mid 2021	11,020	10,718	-181	10,899	2,193	524	845	-14	3,548	-165	
	Mid 2021 - Mid 2024	7,160	6,961	92	6,869	1,420	907	652	0	2,979	84	
	Mid 2024 - Mid 2034	26,520	25,779	413	25,366	6,852	2,299	2,789	0	11,940	375	

[1] Population includes the Census undercount estimated at approximately 2.9% and has been rounded.

[2] Includes townhouses and apartments in duplexes.

[3] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

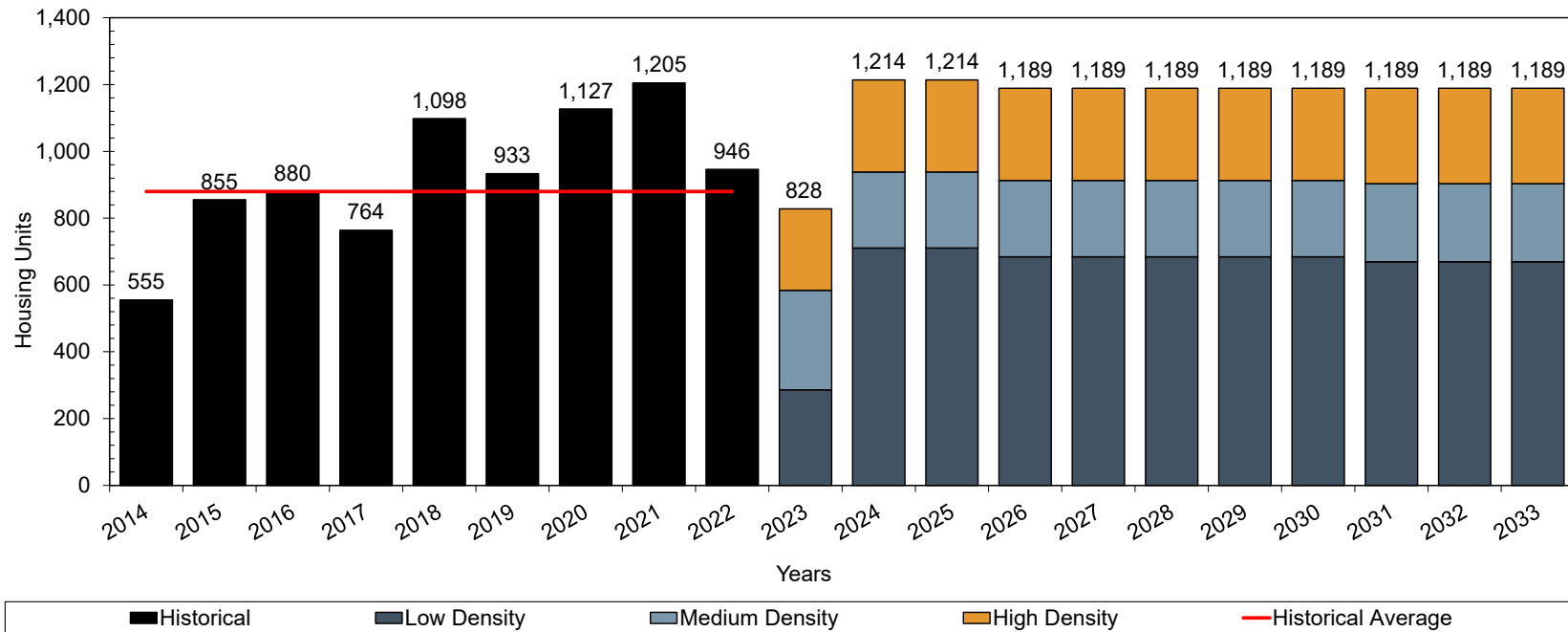
**Notes:**

Numbers may not add due to rounding.

Source: Watson & Associates Economists Ltd.



Figure 1  
County of Oxford  
Annual Housing Forecast [1]



[1] Growth forecast represents calendar year.

Source: Historical housing activity derived from County of Oxford building permit data, 2013 to 2022, and 2023 estimated based on June-2023 year-to-date building permit data by Watson & Associates Economists Ltd.



**Schedule 2a**  
**County of Oxford**  
**Estimate of the Anticipated Amount, Type and Location of**  
**Residential Development for Which Development Charges can be Imposed**

Development Location	Timing	Single & Semi-Detached	Multiples <sup>[1]</sup>	Apartments <sup>[2]</sup>	Total Residential Units	Gross Population in New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
City of Woodstock	2024 - 2034	2,482	1,136	1,549	5,167	13,306	-2,903	10,402	170	10,572
Town of Tillsonburg	2024 - 2034	1,655	521	495	2,671	6,372	-806	5,566	91	5,657
Town of Ingersoll	2024 - 2034	654	172	321	1,147	2,739	-23	2,716	44	2,760
Township of Blandford-Blenheim	2024 - 2034	333	68	44	445	1,261	-150	1,111	17	1,128
Township of East Zorra-Tavistock	2024 - 2034	491	130	101	722	1,930	-471	1,459	24	1,483
Township of Norwich	2024 - 2034	427	93	167	687	1,794	-47	1,747	28	1,775
Township of South-West Oxford	2024 - 2034	274	72	11	357	1,176	-402	774	13	787
Township of Zorra	2024 - 2034	536	108	101	745	1,967	-378	1,590	26	1,616
Oxford County	2024 - 2034	6,852	2,299	2,789	11,940	30,546	-5,179	25,366	413	25,779

<sup>[1]</sup> Includes townhouses and apartments in duplexes.

<sup>[2]</sup> Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Note: Numbers may not add to totals due to rounding.

Source: Watson & Associates Economists Ltd.



**Schedule 2b**  
**County of Oxford**  
**Estimate of the Anticipated Amount, Type and Location of**  
**Residential Development for Which Development Charges can be Imposed**

Development Location	Timing	Single & Semi-Detached	Multiples <sup>[1]</sup>	Apartments <sup>[2]</sup>	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Urban Serviced Area	2024 - 2034	6,512	2,299	2,789	11,600	29,484	-4,339	25,145	413	25,558
Unserviced Urban Settlement Area and Remaining Rural Areas	2024 - 2034	340	0	0	340	1,061	-841	220	0	220
Oxford County	2024 - 2034	6,852	2,299	2,789	11,940	30,545	-5,180	25,365	413	25,778

<sup>[1]</sup> Includes townhouses and apartments in duplexes.

<sup>[2]</sup> Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Note: Numbers may not add to totals due to rounding.

Source: Watson & Associates Economists Ltd.



Schedule 3  
County of Oxford  
Current Year Growth Forecast  
Mid-2021 to Mid-2024

		Population
Mid 2021 Population		121,580
Occupants of New Housing Units, Mid 2021 to Mid 2024	<i>Units (2)</i>	2,979
	<i>multiplied by P.P.U. (3)</i>	2,638
	<i>gross population increase</i>	7,857
Occupants of New Equivalent Institutional Units, Mid 2021 to Mid 2024	<i>Units</i>	84
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	92
Decline in Housing Unit Occupancy, Mid 2021 to Mid 2024	<i>Units (4)</i>	47,808
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.021
	<i>total decline in population</i>	-988
Population Estimate to Mid 2024		128,541
<i>Net Population Increase, Mid 2021 to Mid 2024</i>		6,961

- (1) 2021 population based on Statistics Canada Census unadjusted for Census undercount.
- (2) Estimated residential units constructed, Mid-2021 to the beginning of the growth period assuming a six-month lag between construction and occupancy.
- (3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.103	48%	1.479
<i>Multiples (6)</i>	2.615	30%	0.796
<i>Apartments (7)</i>	1.655	22%	0.362
Total		100%	2.638

<sup>1</sup> Based on 2021 Census custom database

<sup>2</sup> Based on Building permit/completion activity

- (4) 2021 households taken from Statistics Canada Census.
- (5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.
- (6) Includes townhouses and apartments in duplexes.
- (7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.





**Schedule 4  
County of Oxford  
10-Year Growth Forecast  
Mid-2024 to Mid-2034**

		Population
<b>Mid 2024 Population</b>		<b>128,541</b>
Occupants of New Housing Units, Mid 2024 to Mid 2034	<i>Units (2)</i>	11,940
	<i>multiplied by P.P.U. (3)</i>	2,558
	<i>gross population increase</i>	30,545
Occupants of New Equivalent Institutional Units, Mid 2024 to Mid 2034	<i>Units</i>	375
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	413
Decline in Housing Unit Occupancy, Mid 2024 to Mid 2034	<i>Units (4)</i>	50,787
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.102
	<i>total decline in population</i>	-5,179
<b>Population Estimate to Mid 2034</b>		<b>154,320</b>
<b>Net Population Increase, Mid 2024 to Mid 2034</b>		<b>25,779</b>

(1) Mid 2024 Population based on:

2021 Population (121,580) + Mid 2021 to Mid 2024 estimated housing units to beginning of forecast period (2,979 x 2.638 = 7,857) + (84 x 1.1 = 92) + (47,808 x -0.021 = -988) = 128,541

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.120	57%	1.791
<i>Multiples (6)</i>	2.209	19%	0.425
<i>Apartments (7)</i>	1.465	23%	0.342
<i>one bedroom or less</i>	1.128		
<i>two bedrooms or more</i>	1.777		
<b>Total</b>		<b>100%</b>	<b>2.558</b>

<sup>1</sup> Persons per unit based on adjusted Statistics Canada Custom 2021 Census database.

<sup>2</sup> Forecast unit mix based upon historical trends and housing units in the development process.

(4) Mid 2024 households based upon 2021 Census (47,808 units) + Mid 2021 to Mid 2024 unit estimate (2,979 units) = 50,787 units.

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.



Schedule 5  
County of Oxford  
Historical Residential Building Permits  
Years 2013 to 2022

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples <sup>[1]</sup>	Apartments <sup>[2]</sup>	Total
2013	393	34	9	436
2014	396	54	105	555
2015	454	104	297	855
2016	625	143	112	880
2017	604	132	28	764
Sub-total	2,472	467	551	3,490
<b>Average (2013 - 2017)</b>	<b>494</b>	<b>93</b>	<b>110</b>	<b>698</b>
% Breakdown	71%	13%	16%	100%
2018	443	177	478	1,098
2019	509	240	184	933
2020	727	194	206	1,127
2021	571	384	250	1,205
2022	563	225	158	946
Sub-total	2,813	1,220	1,276	5,309
<b>Average (2018 - 2022)</b>	<b>563</b>	<b>244</b>	<b>255</b>	<b>1,062</b>
% Breakdown	53%	23%	24%	100%
2013 - 2022				
Total	5,285	1,687	1,827	8,799
<b>Average</b>	<b>529</b>	<b>169</b>	<b>183</b>	<b>880</b>
% Breakdown	60%	19%	21%	100%

<sup>[1]</sup> Includes townhouses and apartments in duplexes.

<sup>[2]</sup> Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Source: Historical housing activity derived from County of Oxford data, by Watson & Associates Economists Ltd 2024.



Schedule 6a  
County of Oxford  
Person Per Unit by Age and Type of Dwelling  
(2021 Census)

Age of Dwelling	Singles and Semi-Detached						15 Year Average	15 Year Average Adjusted <sup>[3]</sup>
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	2,078	3,149	4,511	<b>3,103</b>		
6-10	-	-	1,932	3,112	4,729	<b>3,092</b>		
11-15	-	-	1,833	3,083	4,680	<b>3,147</b>	3,114	3,120
16-20	-	-	1,878	3,047	4,452	<b>2,992</b>		
20-25	-	-	1,711	2,872	4,115	<b>2,773</b>		
25-35	-	-	1,886	2,748	4,625	<b>2,747</b>		
35+	-	1,433	1,885	2,648	4,139	<b>2,597</b>		
<b>Total</b>	<b>0.714</b>	<b>1.504</b>	<b>1.891</b>	<b>2.779</b>	<b>4.304</b>	<b>2.734</b>		

Age of Dwelling	Multiples <sup>[1]</sup>					Total	15 Year Average	15 Year Average Adjusted <sup>[3]</sup>
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR			
1-5	-	-	1,960	3,106	-	<b>2,615</b>		
6-10	-	-	-	2,900	-	<b>2,524</b>		
11-15	-	-	1,783	2,150	-	<b>1,816</b>	2,319	2,209
16-20	-	-	2,095	2,450	-	<b>2,250</b>		
20-25	-	-	1,545	2,591	-	<b>2,109</b>		
25-35	-	-	2,357	2,641	-	<b>2,446</b>		
35+	-	1,326	1,993	2,605	-	<b>2,278</b>		
<b>Total</b>	<b>0.348</b>	<b>1.458</b>	<b>1.953</b>	<b>2.672</b>	<b>-</b>	<b>2.307</b>		

Age of Dwelling	Apartments <sup>[2]</sup>					Total	15 Year Average	15 Year Average Adjusted <sup>[3]</sup>
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR			
1-5	-	1,275	1,732	2,842	-	<b>1,655</b>		
6-10	-	1,250	1,563	-	-	<b>1,373</b>		
11-15	-	1,269	1,574	-	-	<b>1,514</b>	1,514	1,465
16-20	-	1,222	1,471	-	-	<b>1,385</b>		
20-25	-	1,308	1,700	-	-	<b>1,516</b>		
25-35	-	1,147	1,585	-	-	<b>1,467</b>		
35+	-	1,178	1,639	2,617	-	<b>1,476</b>		
<b>Total</b>	<b>0.600</b>	<b>1.198</b>	<b>1.627</b>	<b>2.711</b>	<b>-</b>	<b>1.487</b>		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1,353	1,945	3,127	4,333	<b>2,834</b>
6-10	-	1,351	1,816	3,049	4,729	<b>2,888</b>
11-15	-	1,333	1,735	3,006	4,558	<b>2,798</b>
16-20	-	1,240	1,782	3,017	4,344	<b>2,716</b>
20-25	-	1,371	1,683	2,812	4,077	<b>2,531</b>
25-35	-	1,222	1,781	2,716	4,708	<b>2,454</b>
35+	1,615	1,219	1,819	2,643	4,071	<b>2,402</b>
<b>Total</b>	<b>1.667</b>	<b>1.246</b>	<b>1.812</b>	<b>2.762</b>	<b>4.232</b>	<b>2.512</b>

[1] Includes townhomes and apartments in duplexes.

[2] Includes bachelor, 1 bedroom and 2 bedroom+ apartments

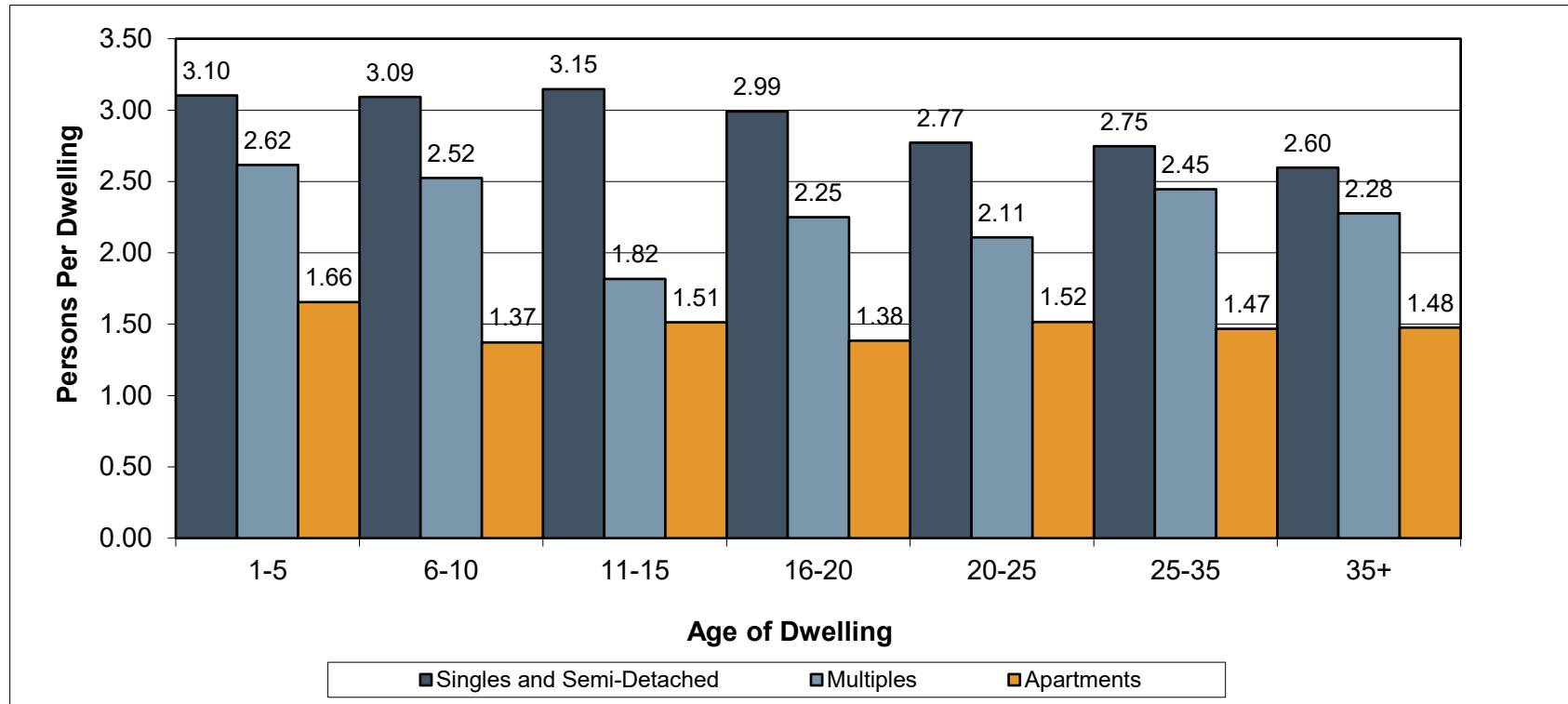
[3] Adjusted based on historical trends.

Note: Does not include Statistics Canada data classified as "Other."

P.P.U. Not calculated for samples less than or equal to 50 dwelling units and does not include institutional population.



Schedule 7  
County of Oxford  
Person Per Unit Structural Type and Age of Dwelling  
(2021 Census)





**Schedule 8a  
County of Oxford  
Employment Forecast, 2024 to 2034**

Period	Population	Activity Rate								Employment								Employment Total (Excluding Work at Home and N.F.P.O.W.)
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. <sup>[1]</sup>	Total Including N.F.P.O.W.	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. <sup>[1]</sup>	Total Employment (Including N.F.P.O.W.)	
Mid 2011	105,719	0.015	0.050	0.186	0.130	0.074	0.455	0.052	0.507	1,550	5,270	19,693	13,793	7,780	48,085	5,505	53,590	42,815
Mid 2016	110,862	0.012	0.043	0.210	0.131	0.069	0.466	0.052	0.517	1,365	4,800	23,308	14,468	7,675	51,615	5,740	57,355	46,815
Mid 2024	128,541	0.011	0.046	0.211	0.126	0.062	0.456	0.057	0.513	1,375	5,921	27,096	16,177	7,985	58,554	7,329	65,883	52,633
Mid 2034	154,320	0.009	0.046	0.207	0.127	0.063	0.452	0.058	0.510	1,375	7,059	32,019	19,618	9,717	69,789	8,880	78,669	62,729
<b>Incremental Change</b>																		
Mid 2011 - Mid 2016	5,143	-0.002	-0.007	0.024	0.000	-0.004	0.011	0.000	0.010	-185	-470	3,615	675	-105	3,530	235	3,765	4,000
Mid 2016 - Mid 2024	17,679	-0.002	0.003	0.001	-0.005	-0.007	-0.010	0.005	-0.005	10	1,121	3,788	1,710	310	6,939	1,589	8,528	5,818
Mid 2024 - Mid 2034	25,779	-0.002	0.000	-0.003	0.001	0.001	-0.003	0.001	-0.003	0	1,138	4,924	3,441	1,732	11,234	1,551	12,785	10,096
<b>Annual Average</b>																		
Mid 2011 - Mid 2016	1,029	0.000	-0.001	0.005	0.000	-0.001	0.002	0.000	0.002	-37	-94	723	135	-21	706	47	753	800
Mid 2016 - Mid 2024	2,210	0.000	0.000	0.000	-0.001	-0.001	-0.001	0.001	-0.001	1	140	474	214	39	867	199	1,066	727
Mid 2024 - Mid 2034	2,578	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0	114	492	344	173	1,123	155	1,279	1,010

<sup>[1]</sup> Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as "persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."

Note: Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.

Source: Watson & Associates Economists Ltd.



Schedule 8b  
County of Oxford  
Employment and Gross Floor Area (G.F.A.) Forecast, 2024 to 2034

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) <sup>[1]</sup>				
		Primary	Industrial	Commercial/ Population Related	Institutional <sup>[2]</sup>	Total	Industrial	Commercial/ Population Related	Institutional <sup>[2]</sup>	Total	
Mid 2011	105,719	1,550	19,693	13,793	7,780	42,815					
Mid 2016	110,862	1,365	23,308	14,468	7,675	46,815					
Mid 2024	128,541	1,375	27,096	16,177	7,985	52,633					
Mid 2034	154,320	1,375	32,019	19,618	9,525	62,537					
<b>Incremental Change</b>											
Mid 2011 - Mid 2016	5,143	-185	3,615	675	-105	4,000					
Mid 2016 - Mid 2024	17,679	10	3,788	1,710	310	5,818					
Mid 2024 - Mid 2034	25,779	0	4,924	3,441	1,540	9,904	8,541,400	1,730,600	1,046,900	11,318,900	
<b>Annual Average</b>											
Mid 2011 - Mid 2016	1,029	-37	723	135	-21	800					
Mid 2016 - Mid 2024	2,210	1	474	214	39	727					
Mid 2024 - Mid 2034	2,578	0	492	344	154	990	854,140	173,060	104,690	1,131,890	

<sup>[1]</sup> Square Foot Per Employee Assumptions

Industrial	1,735
Commercial/Population-Related	503
Institutional	680

<sup>[3]</sup> Forecast institutional employment and gross floor area has been adjusted downward to account for employment associated with special care units.

\*Reflects Mid-2024 to Mid-2034 forecast period.

Note: County of Oxford square foot per employee assumption based on specific averages for each area municipality for the County. Numbers may not add up precisely due to rounding.

Source: Watson & Associates Economists Ltd.



Schedule 8c  
County of Oxford  
Estimate of the Anticipated Amount, Type and Location of  
Non-Residential Development for Which Development Charges Can Be Imposed

Development Location	Timing	Industrial	Commercial	Institutional	Total Non-Residential	Employment Increase <sup>[3]</sup>
		G.F.A. S.F. <sup>[1]</sup>	G.F.A. S.F. <sup>[1]</sup>	G.F.A. S.F. <sup>[1],[2]</sup>		
City of Woodstock	2024 - 2034	4,159,400	887,500	630,500	5,677,400	5,528
Town of Tillsonburg	2024 - 2034	920,300	425,600	251,100	1,597,000	1,834
Town of Ingersoll	2024 - 2034	1,850,000	201,600	96,200	2,147,800	1,572
Township of Blandford-Blenheim	2024 - 2034	1,052,200	23,900	7,400	1,083,500	185
Township of East Zorra-Tavistock	2024 - 2034	182,000	51,400	30,700	264,100	244
Township of Norwich	2024 - 2034	151,100	79,400	17,100	247,600	277
Township of South-West Oxford	2024 - 2034	117,000	18,500	2,800	138,300	104
Township of Zorra	2024 - 2034	109,400	42,700	11,100	163,200	158
<b>Oxford County</b>	<b>2024 - 2034</b>	<b>8,541,400</b>	<b>1,730,600</b>	<b>1,046,900</b>	<b>11,318,900</b>	<b>9,904</b>

<sup>[1]</sup> Square Foot Per Employee Assumptions

Industrial	1,735
Commercial/Population-Related	503
Institutional	680

<sup>[2]</sup> Forecast institutional employment and gross floor area has been adjusted downward to account for employment associated with special care units.

<sup>[3]</sup> Employment Increase does not include No Fixed Place of Work.

\*Reflects Mid-2024 to Mid-2034 forecast period.

Note: County of Oxford square foot per employee assumption based on specific averages for each area municipality for the County. Numbers may not add to totals due to rounding.

Source: Watson & Associates Economists Ltd.



Schedule 8d  
County of Oxford  
Estimate of the Anticipated Amount, Type and Location of  
Non-Residential Development for Which Development Charges Can Be Imposed

Development Location	Timing	Industrial G.F.A. S.F. <sup>[1]</sup>	Commercial G.F.A. S.F. <sup>[1]</sup>	Institutional G.F.A. S.F. <sup>[1],[2]</sup>	Total Non-Residential G.F.A. S.F.	Employment Increase <sup>[3]</sup>
Urban Serviced Area	2024 - 2034	7,487,400	1,701,600	1,039,700	10,228,700	9,706
Unserviced Urban Settlement Area and Remaining Rural Areas	2024 - 2034	1,054,000	29,000	7,200	1,090,200	198
Oxford County	2024 - 2034	8,541,400	1,730,600	1,046,900	11,318,900	9,904

<sup>[1]</sup> Square Foot Per Employee Assumptions

Industrial	1,735
Commercial/Population-Related	503
Institutional	680

<sup>[2]</sup> Forecast institutional employment and gross floor area has been adjusted downward to account for employment associated with special care units.

<sup>[3]</sup> Employment Increase does not include No Fixed Place of Work.

\*Reflects Mid-2024 to Mid-2034 forecast period.

Note: County of Oxford square foot per employee assumption based on specific averages for each area municipality for the County. Numbers may not add to totals due to rounding.

Source: Watson & Associates Economists Ltd.





# Appendix B

## Level of Service



**Table B-1  
Service Standard Calculation – Services Related to a Highway – Roads**

**Oxford County  
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Roads  
Unit Measure: km of roadways

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/km)
Rural	548.35	548.35	548.35	548.35	548.35	548.35	548.35	548.35	548.35	548.35	548.35	548.35	548.35	548.35	548.35	\$1,820,800
Semi-Urban	31.21	31.21	31.21	31.21	31.21	31.21	31.21	31.21	31.21	31.21	31.21	31.21	53.31	53.31	53.31	\$2,079,100
Urban	64.20	64.20	64.20	64.20	64.20	64.20	64.20	64.20	64.20	64.20	64.20	64.20	64.20	64.20	64.20	\$2,146,900
Guide Rails	19.71	19.71	19.71	19.71	19.71	19.71	19.71	19.71	19.71	19.71	19.71	19.71	19.71	19.71	19.71	\$516,000
<b>Total</b>	<b>663.47</b>	<b>663.47</b>	<b>663.47</b>	<b>663.47</b>	<b>663.47</b>	<b>663.47</b>	<b>663.47</b>	<b>663.47</b>	<b>663.47</b>	<b>663.47</b>	<b>663.47</b>	<b>663.47</b>	<b>685.57</b>	<b>685.57</b>	<b>685.57</b>	

Population	104,740	105,044	105,719	106,407	107,642	108,402	109,355	110,862	112,940	114,823	116,931	118,973	121,580	124,471	126,769
Per Capita Standard	0.0063	0.0063	0.0063	0.0062	0.0062	0.0061	0.0061	0.0060	0.0059	0.0058	0.0057	0.0056	0.0056	0.0055	0.0054

15 Year Average	2009-2023
Quantity Standard	0.0059
Quality Standard	\$1,836,666
Service Standard	\$10,836

D.C. Amount (before deductions)	10 Year
Forecast Population	25,779
\$ per Capita	\$10,836
Eligible Amount	\$279,349,751



**Table B-2**  
**Service Standard Calculation – Services Related to a Highway – Bridges and Culverts**

**Oxford County**  
**Service Standard Calculation Sheet**

Service: Services Related to a Highway - Bridges, Culverts & Structures  
 Unit Measure: Number of Bridges, Culverts & Structures

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Bridges	92	92	92	92	92	92	92	93	93	91	91	91	95	95	95	\$3,800,400
Culverts	65	65	65	65	65	65	65	65	65	67	67	67	69	69	69	\$1,771,000
<b>Total</b>	<b>157</b>	<b>157</b>	<b>157</b>	<b>157</b>	<b>157</b>	<b>157</b>	<b>157</b>	<b>158</b>	<b>158</b>	<b>158</b>	<b>158</b>	<b>158</b>	<b>164</b>	<b>164</b>	<b>164</b>	

Population	104,740	105,044	105,719	106,407	107,642	108,402	109,355	110,862	112,940	114,823	116,931	118,973	121,580	124,471	126,769
Per Capita Standard	0.0015	0.0015	0.0015	0.0015	0.0015	0.0014	0.0014	0.0014	0.0014	0.0014	0.0014	0.0013	0.0013	0.0013	0.0013

15 Year Average	2009-2023
Quantity Standard	0.0014
Quality Standard	\$2,973,571
Service Standard	\$4,163

D.C. Amount (before deductions)	10 Year
Forecast Population	25,779
\$ per Capita	\$4,163
Eligible Amount	\$107,317,977



**Table B-3**  
**Service Standard Calculation – Services Related to a Highway – Traffic Signals**

**Oxford County**  
**Service Standard Calculation Sheet**

Service: Services Related to a Highway - Traffic Signals & Streetlights  
 Unit Measure: No. of Traffic Signals

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Traffic Signals (intersections)	34	34	34	34	34	34	36	37	37	37	37	37	37	37	37	\$386,100
<b>Total</b>	<b>34</b>	<b>34</b>	<b>34</b>	<b>34</b>	<b>34</b>	<b>34</b>	<b>36</b>	<b>37</b>	<b>37</b>	<b>37</b>	<b>37</b>	<b>37</b>	<b>37</b>	<b>37</b>	<b>37</b>	

Population	104,740	105,044	105,719	106,407	107,642	108,402	109,355	110,862	112,940	114,823	116,931	118,973	121,580	124,471	126,769
Per Capita Standard	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003

15 Year Average	2009-2023
Quantity Standard	0.0003
Quality Standard	\$407,567
Service Standard	\$122

D.C. Amount (before deductions)	10 Year
Forecast Population	25,779
\$ per Capita	\$122
Eligible Amount	\$3,151,998



Table B-4

Service Standard Calculation – Services Related to a Highway – Public Works – Vehicles & Equipment

Oxford County  
Service Standard Calculation Sheet

Class of Service: Public Works - Vehicles & Equipment  
Unit Measure: No. of vehicles and equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Fleet - Backhoe	3	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$180,300
Fleet - Car	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$33,900
Fleet - Pickup	1	1	3	3	3	3	3	3	3	3	3	3	3	3	3	\$43,400
Fleet - Loader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$120,400
Fleet - Tandem Axle Truck	17	18	20	20	20	20	21	23	23	23	23	23	23	23	23	\$442,600
Fleet - Tractor	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$11,500
Fleet - Trailer	1	2	4	6	6	6	6	6	6	6	6	6	6	6	6	\$23,200
Grader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$474,700
Brush Chipper	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$71,200
Asphalt Paver	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$208,700
Anti Ice Unit	-	-	4	4	4	4	4	4	4	4	4	4	4	4	4	\$38,500
Forklift	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,100
Asphalt Roller	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$89,100
<b>Total</b>	<b>31</b>	<b>35</b>	<b>46</b>	<b>48</b>	<b>48</b>	<b>48</b>	<b>49</b>	<b>51</b>	<b>52</b>	<b>52</b>	<b>52</b>	<b>52</b>	<b>52</b>	<b>52</b>	<b>52</b>	

Population	104,740	105,044	105,719	106,407	107,642	108,402	109,355	110,862	112,940	114,823	116,931	118,973	121,580	124,471	126,769
Per Capita Standard	0.0003	0.0003	0.0004	0.0005	0.0004	0.0004	0.0004	0.0005	0.0005	0.0005	0.0004	0.0004	0.0004	0.0004	0.0004

15 Year Average	2009-2023
Quantity Standard	0.0004
Quality Standard	\$256,275
Service Standard	\$103

D.C. Amount (before deductions)	10 Year
Forecast Population	25,779
\$ per Capita	\$103
Eligible Amount	\$2,642,605



**Table B-5**  
**Service Standard Calculation – Services Related to a Highway – Public Works – Facilities**

**Oxford County**  
**Service Standard Calculation Sheet**

Class of Service: Public Works - Facilities  
 Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Dumbo Patrol Yard																	
Main Building	4,960	4,960	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	7,595	7,595	7,595	7,595	7,595	\$190	\$213
Sand Dome	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	\$40	\$48
Salt Shed	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	\$82	\$94
Highland																	
Main Building	7,004	4,960	8,244	8,244	8,244	8,244	8,244	8,244	8,244	8,244	8,244	8,244	8,244	8,244	8,244	\$144	\$162
Sand Dome	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	\$40	\$48
Salt Shed	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	\$82	\$94
Sign Shop	873	873	873	873	873	873	873	873	873	873	873	873	873	873	873	\$134	\$151
Storage Building	1,748	1,748	1,748	1,748	1,748	1,748	1,748	1,748	1,812	1,812	1,812	1,812	1,812	1,812	1,812	\$102	\$116
Springford																	
Main Building	7,810	7,810	9,050	9,050	9,050	9,050	9,050	9,050	9,050	9,050	9,220	9,220	9,220	9,220	9,220	\$107	\$122
Sand Dome	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	\$40	\$48
Salt Shed	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	\$82	\$94
Sign Shop	-	-	-	-	-	-	-	2,314	2,314	2,314	2,314	2,314	2,314	2,314	2,314	\$134	\$151
Storage Shed	1,332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	\$3	\$7
Woodstock																	
Main Building	7,111	7,111	7,111	7,111	8,587	8,587	8,587	8,587	8,587	8,587	8,587	8,587	8,587	8,587	8,587	\$80	\$92
Sand Dome	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	\$40	\$48
Salt Shed	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	\$82	\$94
Sign Shop	398	398	398	398	398	398	398	398	398	398	398	398	398	398	398	\$134	\$151
Storage Barn	4,165	4,165	4,165	4,165	4,165	4,165	4,165	4,165	4,165	4,165	4,165	4,165	4,165	4,165	4,165	\$3	\$7
<b>Total</b>	<b>65,673</b>	<b>63,629</b>	<b>69,393</b>	<b>69,393</b>	<b>70,869</b>	<b>70,869</b>	<b>70,869</b>	<b>73,184</b>	<b>73,248</b>	<b>73,248</b>	<b>74,813</b>	<b>74,813</b>	<b>74,813</b>	<b>74,813</b>	<b>74,813</b>		

Population	104,740	105,044	105,719	106,407	107,642	108,402	109,355	110,862	112,940	114,823	116,931	118,973	121,580	124,471	126,769
Per Capita Standard	0.6270	0.6057	0.6564	0.6522	0.6584	0.6538	0.6481	0.6601	0.6486	0.6379	0.6398	0.6288	0.6153	0.6010	0.5901

15 Year Average	2009-2023
Quantity Standard	0.6349
Quality Standard	\$99
Service Standard	\$63

D.C. Amount (before deductions)	10 Year
Forecast Population	25,779
\$ per Capita	\$63
Eligible Amount	\$1,614,281



**Table B-6  
Service Standard Calculation – Library Services – Facilities**

Oxford County  
Service Standard Calculation Sheet

Service: Library Services - Facilities  
Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Brownsville	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	\$1,000	\$1,208
Burgessville	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	\$1,000	\$1,211
Embro	900	900	900	900	900	900	900	900	800	800	800	800	800	800	800	\$1,000	\$1,211
Ingersoll	12,160	12,160	12,160	12,160	12,160	12,160	12,160	12,160	12,160	12,160	12,160	12,160	12,160	12,160	12,160	\$1,000	\$1,208
Innerkip	1,038	1,038	1,038	1,038	1,038	1,038	1,038	1,038	1,038	1,038	1,038	1,038	1,038	1,038	1,038	\$1,000	\$1,208
Mount Elgin	676	676	676	676	676	676	676	676	676	676	676	676	676	676	676	\$1,000	\$1,208
Norwich	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	\$1,000	\$1,210
Otterville	2,980	2,980	2,980	2,980	2,980	2,980	2,980	2,980	2,980	2,980	2,980	2,980	2,980	2,980	2,980	\$1,000	\$1,209
Plattsville	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	\$1,000	\$1,208
Princeton	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	\$1,000	\$1,208
Tavistock	1,414	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	\$1,000	\$1,209
Thamesford	3,217	3,217	3,217	3,217	3,217	3,217	3,217	3,217	3,217	3,217	3,217	3,217	3,217	3,217	3,217	\$1,000	\$1,219
Harrington	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	\$1,000	\$1,215
Library Headquarters (office space)	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	2,500	2,500	2,500	2,500	2,500	2,500	\$1,000	\$1,208
Tillsonburg	8,714	8,714	8,714	8,714	8,714	8,714	8,714	8,714	8,714	8,714	8,714	8,714	8,714	8,714	8,714	\$1,000	\$676
<b>Total</b>	<b>47,299</b>	<b>50,185</b>	<b>50,185</b>	<b>50,185</b>	<b>50,185</b>	<b>50,185</b>	<b>50,185</b>	<b>50,185</b>	<b>50,085</b>	<b>48,585</b>	<b>48,585</b>	<b>48,585</b>	<b>48,585</b>	<b>48,585</b>	<b>48,585</b>		

Population	67,800	67,792	67,965	68,314	68,724	69,075	69,535	69,960	70,923	71,809	72,603	73,591	74,875	76,665	77,994		
Per Capita Standard	0.6976	0.7403	0.7384	0.7346	0.7302	0.7265	0.7217	0.7173	0.7062	0.6766	0.6692	0.6602	0.6489	0.6337	0.6229		

15 Year Average	2009-2023
Quantity Standard	0.6950
Quality Standard	\$1,115
Service Standard	\$775

D.C. Amount (before deductions)	10 Year
Forecast Population	15,207
\$ per Capita	\$775
Eligible Amount	\$11,787,930



**Table B-7**  
**Service Standard Calculation – Library Services – Materials**

Oxford County  
 Service Standard Calculation Sheet

Service: Library Services - Collection Materials  
 Unit Measure: No. of library collection items

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Tilsonburg Materials	39,373	39,373	39,373	39,373	-	-	-	-	-	-	-	-	-	-	-	\$39
Total Print Materials (inc magazines)	195,999	188,646	187,449	174,020	157,161	147,866	146,259	141,573	139,267	133,648	125,955	130,207	129,185	127,666	127,807	\$39
CDs, DVD's, and Non-Traditional Item	5,563	10,706	12,398	12,526	15,628	18,797	20,308	20,993	19,660	18,795	19,742	18,801	17,083	16,906	16,268	\$40
E-book and e-audiobook titles	2	2	533	1,151	1,654	1,980	2,219	2,569	2,857	2,879	4,965	3,756	3,756	3,769	3,745	\$1,561
Databases Subscriptions	21	27	12	12	9	9	9	17	29	20	20	21	29	28	28	\$7,800
Additional Materials	4,731	9,628	16,260	29,447	46,702	6,668	5,718	2,343	2,513	5,539	920	1,306	1,560	1,121	1,004	\$51
<b>Total</b>	<b>245,689</b>	<b>248,382</b>	<b>256,025</b>	<b>256,529</b>	<b>221,154</b>	<b>175,320</b>	<b>174,513</b>	<b>167,495</b>	<b>164,326</b>	<b>160,881</b>	<b>151,602</b>	<b>154,091</b>	<b>151,613</b>	<b>149,490</b>	<b>148,852</b>	

Population	67,800	67,792	67,965	68,314	68,724	69,075	69,535	69,960	70,923	71,809	72,603	73,591	74,875	76,665	77,994
Per Capita Standard	3.6237	3.6639	3.7670	3.7551	3.2180	2.5381	2.5097	2.3942	2.3170	2.2404	2.0881	2.0939	2.0249	1.9499	1.9085

15 Year Average	2009-2023
Quantity Standard	2.6728
Quality Standard	\$59
Service Standard	\$158

D.C. Amount (before deductions)	10 Year
Forecast Population	15,207
\$ per Capita	\$158
Eligible Amount	\$2,405,517





**Table B-8  
Service Standard Calculation – Ambulance Services – Facilities**

**Oxford County  
Service Standard Calculation Sheet**

Service: Ambulance Facilities  
Unit Measure: sq.ft. of building area

Description	2009	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Ingersoll Station (Carnegie Street)	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	\$469	\$520
Woodstock East Station (Bysham Park)	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	\$469	\$521
Woodstock West Station (Mill Street)	4,060	12,300	12,300	12,300	12,300	12,300	12,300	12,300	12,300	12,300	12,300	12,300	\$469	\$518
Tilsonburg Station (Concession Street)	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	\$469	\$521
Rural Stations (Norwich, Drumbo, Embro)	7,072	7,072	7,072	7,072	7,072	7,072	7,072	7,072	7,072	7,072	7,072	7,072	\$469	\$522
Griffin Way Facility	-	-	-	-	-	-	-	-	-	-	-	4,467	\$469	\$522
<b>Total</b>	<b>19,932</b>	<b>28,172</b>	<b>28,172</b>	<b>28,172</b>	<b>28,172</b>	<b>28,172</b>	<b>28,172</b>	<b>28,172</b>	<b>28,172</b>	<b>28,172</b>	<b>28,172</b>	<b>32,639</b>		

Population	104,740	107,642	108,402	109,355	110,862	112,940	114,823	116,931	118,973	121,580	124,471	126,769
Per Capita Standard	0.1903	0.2617	0.2599	0.2576	0.2541	0.2494	0.2454	0.2409	0.2368	0.2317	0.2263	0.2575

15 Year Average	2009-2023
Quantity Standard	0.2318
Quality Standard	\$520
Service Standard	\$121

D.C. Amount (before deductions)	10 Year
Forecast Population	25,779
\$ per Capita	\$121
Eligible Amount	\$3,107,658



**Table B-9  
Service Standard Calculation – Ambulance Services – Vehicles**

**Oxford County  
Service Standard Calculation Sheet**

Service: Ambulance Vehicles & Equipment  
Unit Measure: No. of vehicles and equipment

Description	2009	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Item)
Ambulances (incl. equipment)	12	12	12	12	12	12	12	13	14	14	14	14	\$447,900
ESU	1	1	1	1	1	1	1	1	1	1	1	1	\$250,300
ERU	3	3	3	3	3	3	3	3	3	3	3	3	\$153,500
Trailer	1	1	1	1	1	1	1	1	1	1	1	1	\$75,100
Cargo Van	-	1	1	1	1	1	1	1	1	1	1	1	\$58,300
Equipment on Other Vehicles	1	1	1	1	1	1	1	1	1	1	1	1	\$504,400
Number of Equiped Paramedics	79	84	84	84	84	84	93	102	103	105	115	117	\$4,000
<b>Total</b>	<b>97</b>	<b>103</b>	<b>103</b>	<b>103</b>	<b>103</b>	<b>103</b>	<b>112</b>	<b>122</b>	<b>124</b>	<b>126</b>	<b>136</b>	<b>138</b>	

Population	104,740	107,642	108,402	109,355	110,862	112,940	114,823	116,931	118,973	121,580	124,471	126,769
Per Capita Standard	0.0009	0.0010	0.0010	0.0009	0.0009	0.0009	0.0010	0.0010	0.0010	0.0010	0.0011	0.0011

15 Year Average	2009-2023
Quantity Standard	0.0010
Quality Standard	\$65,120
Service Standard	\$65

D.C. Amount (before deductions)	10 Year
Forecast Population	25,779
\$ per Capita	\$65
Eligible Amount	\$1,678,728



**Table B-10**  
**Service Standard Calculation – Waste Diversion Services – Facilities – Stations/Depots**

**Oxford County**  
**Service Standard Calculation Sheet**

Service: Waste Diversion - Facilities - Stations/Depots  
 Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Transfer Station - includes Attendants Booth	1,529	1,529	1,529	1,529	1,529	1,529	1,529	1,529	1,529	1,529	1,529	1,529	1,529	1,529	1,529	\$495	\$549
Attendants Booth / Scalehouse	312	312	312	312	312	312	312	312	312	312	312	312	312	312	312	\$208	\$233
Office	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	3,907	3,907	3,907	3,907	3,907	3,907	\$542	\$601
Quonset Hut (heavy equipment shed)	1,722	1,722	1,722	1,722	1,722	1,722	1,722	1,722	1,722	1,722	1,722	1,722	1,722	1,722	1,722	\$144	\$162
Storage Trailer	140	140	140	140	140	140	140	140	140	140	140	140	140	140	140	\$11	\$16
Hazardous Household Waste Depot	1,722	1,722	1,722	1,722	1,722	1,722	1,722	1,722	1,722	1,722	1,722	1,722	1,722	1,722	1,722	\$72	\$83
Workshop / Storage	3,186	3,186	3,186	3,186	3,186	3,186	3,186	3,186	3,186	3,186	3,186	3,186	3,186	3,186	3,186	\$117	\$133
Coverall	3,681	3,681	3,681	3,681	3,681	3,681	3,681	3,681	3,681	3,681	3,681	3,681	3,681	3,681	3,681	\$32	\$39
<b>Total</b>	<b>14,292</b>	<b>14,292</b>	<b>14,292</b>	<b>14,292</b>	<b>14,292</b>	<b>14,292</b>	<b>14,292</b>	<b>14,292</b>	<b>14,292</b>	<b>16,199</b>	<b>16,199</b>	<b>16,199</b>	<b>16,199</b>	<b>16,199</b>	<b>16,199</b>		
Percentage attributable to Eligible Portion	44%	56%	56%	55%	55%	58%	59%	60%	59%	62%	59%	54%	60%	60%	60%		
<b>Total Eligible Portion of Facilities</b>	<b>6,288</b>	<b>8,004</b>	<b>8,004</b>	<b>7,861</b>	<b>7,861</b>	<b>8,289</b>	<b>8,432</b>	<b>8,575</b>	<b>8,432</b>	<b>10,049</b>	<b>9,572</b>	<b>8,765</b>	<b>9,722</b>	<b>9,696</b>	<b>9,696</b>		

Population	104,740	105,044	105,719	106,407	107,642	108,402	109,355	110,862	112,940	114,823	116,931	118,973	121,580	124,471	126,769
Per Capita Standard	0.0600	0.0762	0.0757	0.0739	0.0730	0.0765	0.0771	0.0774	0.0747	0.0875	0.0819	0.0737	0.0800	0.0779	0.0765

15 Year Average	
Quantity Standard	0.0761
Quality Standard	\$236
Service Standard	\$18

D.C. Amount (before deductions)	
Forecast Population	25,779
\$ per Capita	\$18
Eligible Amount	\$463,506



**Table B-11**  
**Service Standard Calculation – Waste Diversion Services – Facilities – Recycling/Reuse**

**Oxford County**  
**Service Standard Calculation Sheet**

Service: Waste Diversion - Facilities - Recycling/Reuse  
 Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Composting Facility (ha) (since 2005)	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10		
Bio-Solids Storage Facility (since 2008)	73,453	73,453	73,453	73,453	73,453	73,453	73,453	73,453	73,453	73,453	73,453	73,453	73,453	73,453	73,453	\$55,259	\$55,259
<b>Total</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>		
Percentage attributable to Eligible Portion	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		
<b>Total Eligible Portion of Facilities</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>		

Population	104,740	105,044	105,719	106,407	107,642	108,402	109,355	110,862	112,940	114,823	116,931	118,973	121,580	124,471	126,769
Per Capita Standard	0.7014	0.6994	0.6949	0.6904	0.6825	0.6777	0.6718	0.6627	0.6505	0.6398	0.6283	0.6175	0.6042	0.5902	0.5795

15 Year Average	2009-2023
Quantity Standard	0.6527
Quality Standard	\$55
Service Standard	\$36

D.C. Amount (before deductions)	10 Year
Forecast Population	25,779
\$ per Capita	\$36
Eligible Amount	\$917,217



**Table B-12**  
**Service Standard Calculation – Waste Diversion Services – Vehicles & Equipment**

**Oxford County**  
**Service Standard Calculation Sheet**

Service: Waste Diversion - Vehicles & Equipment  
 Unit Measure: No. of vehicles and equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
<b>Emterra Contract</b>																
Curbside Pick Up Vehicles	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	\$378,600
Supervisor Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$49,500
<b>Emterra Contract Eligible %</b>	<b>60%</b>	<b>60%</b>	<b>60%</b>	<b>60%</b>	<b>60%</b>	<b>60%</b>	<b>60%</b>	<b>60%</b>	<b>60%</b>	<b>60%</b>	<b>60%</b>	<b>60%</b>	<b>60%</b>	<b>60%</b>	<b>60%</b>	
Sterling Recycle Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$380,200
<b>Eligible %</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	
<b>County-Owned Vehicles &amp; Equipment</b>																
<b>Biosolids Facility</b>																
2011 Bobcat Loader V638	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$136,200
<b>Biosolids Facility Eligible %</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	
<b>Other Vehicles and Equipment</b>																
Caterpillar 924G Loader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$469,400
Case 570MXT Loader/Caterpillar 938K L	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$469,400
Doosan Loader	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$469,400
2014 Interstate SFC Trailer	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$15,900
2009 Case Tool Carrier Utility Tractor - Case 570MXT Loader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$121,100
Portable Vacuum Litter Collector	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$16,600
Weigh Scales	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$134,600
<b>Other Vehicles Eligible %</b>	<b>44%</b>	<b>56%</b>	<b>56%</b>	<b>55%</b>	<b>55%</b>	<b>58%</b>	<b>59%</b>	<b>60%</b>	<b>59%</b>	<b>62%</b>	<b>59%</b>	<b>54%</b>	<b>60%</b>	<b>60%</b>	<b>60%</b>	
<b>Total</b>	<b>15</b>	<b>15</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>18</b>	<b>19</b>	<b>19</b>	<b>19</b>	<b>19</b>	<b>19</b>	<b>19</b>	<b>19</b>	<b>19</b>	<b>19</b>	
Percentage attributable to Eligible Portion	59%	61%	64%	64%	64%	64%	64%	64%	64%	65%	64%	62%	64%	64%	64%	
<b>Total Eligible Portion of Facilities</b>	<b>8.8</b>	<b>9.2</b>	<b>10.2</b>	<b>10.2</b>	<b>10.2</b>	<b>11.5</b>	<b>12.1</b>	<b>12.2</b>	<b>12.1</b>	<b>12.3</b>	<b>12.1</b>	<b>11.8</b>	<b>12.2</b>	<b>12.2</b>	<b>12.2</b>	

Population	104,740	105,044	105,719	106,407	107,642	108,402	109,355	110,862	112,940	114,823	116,931	118,973	121,580	124,471	126,769
Per Capita Standard	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001

15 Year Average	2009-2023
Quantity Standard	0.0001
Quality Standard	\$307,900
Service Standard	\$31

D.C. Amount (before deductions)	10 Year
Forecast Population	25,779
\$ per Capita	\$31
Eligible Amount	\$793,735



**Table B-13**  
**Service Standard Calculation – Waste Diversion Services – Other**

**Oxford County**  
**Service Standard Calculation Sheet**

Service: Waste Diversion - Other  
 Unit Measure: No. of items

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Metal Recycling Bins (24)	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	\$900
Bins designated for scrap metal	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$17,800
Bins designated for Construction & Demolition		2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$17,800
Bins designated for Cardboard			1	1	1	1	1	1	1	1	1	1	1	1	1	\$17,800
Concrete Bunker designated for Bluebox Recycling Material	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$3,700
<b>Total</b>	<b>26</b>	<b>28</b>	<b>29</b>	<b>29</b>	<b>29</b>	<b>29</b>	<b>29</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	
Percentage attributable to Eligible Portion	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
<b>Total Eligible Portion of Facilities</b>	<b>26</b>	<b>28</b>	<b>29</b>	<b>29</b>	<b>29</b>	<b>29</b>	<b>29</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	

Population	104,740	105,044	105,719	106,407	107,642	108,402	109,355	110,862	112,940	114,823	116,931	118,973	121,580	124,471	126,769
Per Capita Standard	0.0002	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0002	0.0002	0.0002

15 Year Average	2009-2023
Quantity Standard	0.0003
Quality Standard	\$3,167
Service Standard	\$1

D.C. Amount (before deductions)	10 Year
Forecast Population	25,779
\$ per Capita	\$1
Eligible Amount	\$24,490



# Appendix C

## Cash Flow Calculation



**Table C-1**  
**Cash Flow Calculation – Services Related to a Highway – Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$1,451	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings/ (Cost)	
2024	(2,186,354)	2,525,538	2,525,538		3,055	1,451.31	4,433,157	(278,735)	(8,362)	(287,097)
2025	(287,097)	5,508,420	5,673,672		3,055	1,494.84	4,566,152	(1,394,617)	(41,839)	(1,436,456)
2026	(1,436,456)	3,614,296	3,834,406		3,055	1,539.69	4,703,136	(567,726)	(17,032)	(584,758)
2027	(584,758)	2,211,519	2,416,587		3,055	1,585.88	4,844,231	1,842,886	18,429	1,861,315
2028	1,861,315	6,696,729	7,537,228		3,055	1,633.46	4,989,557	(686,355)	(20,591)	(706,946)
2029	(706,946)	5,245,548	6,081,028		3,055	1,682.46	5,139,244	(1,648,730)	(49,462)	(1,698,192)
2030	(1,698,192)	8,543,359	10,201,217		3,055	1,732.93	5,293,422	(6,605,988)	(198,180)	(6,804,167)
2031	(6,804,167)	2,991,589	3,679,277		3,055	1,784.92	5,452,224	(5,031,220)	(150,937)	(5,182,157)
2032	(5,182,157)	3,839,076	4,863,227		3,055	1,838.47	5,615,791	(4,429,592)	(132,888)	(4,562,480)
2033	(4,562,480)	936,396	1,221,784		3,055	1,893.62	5,784,265	(0)	(0)	(0)
<b>Total</b>		<b>42,112,470</b>	<b>48,033,964</b>	<b>0</b>	<b>30,546</b>		<b>50,821,179</b>		<b>-600,860</b>	

Note: Numbers may not add due to rounding





**Table C-2**  
**Cash Flow Calculation – Services Related to a Highway – Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. M. of Gross Floor Area	\$16.39	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings /(Cost)	
2024	(850,249)	982,154	982,154		105,156	16.395	1,724,006	(108,397)	(3,252)	(111,649)
2025	(111,649)	2,142,163	2,206,428		105,156	16.887	1,775,726	(542,351)	(16,271)	(558,622)
2026	(558,622)	1,405,559	1,491,158		105,156	17.393	1,828,998	(220,782)	(6,623)	(227,406)
2027	(227,406)	860,035	939,784		105,156	17.915	1,883,867	716,678	7,167	723,845
2028	723,845	2,604,284	2,931,144		105,156	18.452	1,940,383	(266,916)	(8,007)	(274,923)
2029	(274,923)	2,039,935	2,364,844		105,156	19.006	1,998,595	(641,173)	(19,235)	(660,408)
2030	(660,408)	3,322,417	3,967,140		105,156	19.576	2,058,553	(2,568,995)	(77,070)	(2,646,065)
2031	(2,646,065)	1,163,396	1,430,830		105,156	20.163	2,120,309	(1,956,586)	(58,698)	(2,015,283)
2032	(2,015,283)	1,492,974	1,891,255		105,156	20.768	2,183,919	(1,722,619)	(51,679)	(1,774,298)
2033	(1,774,298)	364,154	475,138		105,156	21.391	2,249,436	(0)	(0)	(0)
<b>Total</b>		<b>16,377,072</b>	<b>18,679,875</b>	<b>0</b>	<b>1,051,560</b>		<b>19,763,792</b>		<b>-233,668</b>	

Note: Numbers may not add due to rounding



**Table C-3  
Cash Flow Calculation – Library Services – Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$499	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings/ (Cost)	
2024	495,277	954,039	954,039		1,724	498.76	859,864	401,102	4,011	405,113
2025	405,113	893,524	920,330		1,724	513.72	885,660	370,443	3,704	374,147
2026	374,147	893,524	947,940		1,724	529.14	912,230	338,437	3,384	341,821
2027	341,821	893,524	976,378		1,724	545.01	939,597	305,040	3,050	308,090
2028	308,090	922,024	1,037,746		1,724	561.36	967,784	238,129	2,381	240,510
2029	240,510	893,524	1,035,839		1,724	578.20	996,818	201,489	2,015	203,504
2030	203,504	893,524	1,066,915		1,724	595.55	1,026,723	163,312	1,633	164,945
2031	164,945	893,524	1,098,922		1,724	613.41	1,057,524	123,547	1,235	124,782
2032	124,782	893,524	1,131,890		1,724	631.82	1,089,250	82,143	821	82,964
2033	82,964	923,449	1,204,892		1,724	650.77	1,121,927	(0)	(0)	(0)
<b>Total</b>		<b>9,054,181</b>	<b>10,374,890</b>	<b>0</b>	<b>17,240</b>		<b>9,857,377</b>		<b>22,236</b>	

Note: Numbers may not add due to rounding



**Table C-4  
Cash Flow Calculation – Library Services – Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. M. of Gross Floor Area	\$0.86	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings /(Cost)	
2024	26,067	50,213	50,213		52,411	0.863	45,256	21,111	211	21,322
2025	21,322	47,028	48,438		52,411	0.889	46,614	19,497	195	19,692
2026	19,692	47,028	49,892		52,411	0.916	48,012	17,812	178	17,991
2027	17,991	47,028	51,388		52,411	0.944	49,452	16,055	161	16,215
2028	16,215	48,528	54,618		52,411	0.972	50,936	12,533	125	12,658
2029	12,658	47,028	54,518		52,411	1.001	52,464	10,605	106	10,711
2030	10,711	47,028	56,153		52,411	1.031	54,038	8,595	86	8,681
2031	8,681	47,028	57,838		52,411	1.062	55,659	6,502	65	6,567
2032	6,567	47,028	59,573		52,411	1.094	57,329	4,323	43	4,367
2033	4,367	48,603	63,415		52,411	1.127	59,049	(0)	(0)	(0)
<b>Total</b>		<b>476,536</b>	<b>546,047</b>	<b>0</b>	<b>524,113</b>		<b>518,809</b>		<b>1,170</b>	

Note: Numbers may not add due to rounding



**Table C-5  
Cash Flow Calculation – Ambulance Services – Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$51	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings/ (Cost)	
2024	370,734	180,277	180,277		3,055	51.36	156,875	347,332	3,473	350,805
2025	350,805	180,277	185,685		3,055	52.90	161,581	326,700	3,267	329,967
2026	329,967	180,277	191,256		3,055	54.48	166,428	305,140	3,051	308,191
2027	308,191	228,877	250,100		3,055	56.12	171,421	229,512	2,295	231,807
2028	231,807	180,277	202,904		3,055	57.80	176,564	205,468	2,055	207,522
2029	207,522	180,277	208,991		3,055	59.54	181,861	180,393	1,804	182,197
2030	182,197	180,277	215,260		3,055	61.32	187,317	154,253	1,543	155,795
2031	155,795	180,277	221,718		3,055	63.16	192,936	127,013	1,270	128,284
2032	128,284	234,277	296,775		3,055	65.06	198,724	30,233	302	30,535
2033	30,535	180,277	235,221		3,055	67.01	204,686	(0)	(0)	(0)
<b>Total</b>		<b>1,905,371</b>	<b>2,188,188</b>	<b>0</b>	<b>30,546</b>		<b>1,798,393</b>		<b>19,060</b>	

Note: Numbers may not add due to rounding



**Table C-6  
Cash Flow Calculation – Ambulance Services – Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. M. of Gross Floor Area	\$0.58	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings /(Cost)	
2024	144,174	70,108	70,108		105,156	0.580	61,007	135,073	1,351	136,424
2025	136,424	70,108	72,211		105,156	0.598	62,837	127,050	1,271	128,321
2026	128,321	70,108	74,377		105,156	0.615	64,722	118,665	1,187	119,852
2027	119,852	89,008	97,261		105,156	0.634	66,664	89,255	893	90,147
2028	90,147	70,108	78,907		105,156	0.653	68,664	79,904	799	80,703
2029	80,703	70,108	81,274		105,156	0.673	70,724	70,153	702	70,854
2030	70,854	70,108	83,712		105,156	0.693	72,845	59,987	600	60,587
2031	60,587	70,108	86,224		105,156	0.714	75,031	49,394	494	49,888
2032	49,888	91,108	115,413		105,156	0.735	77,282	11,757	118	11,875
2033	11,875	70,108	91,475		105,156	0.757	79,600	(0)	(0)	(0)
<b>Total</b>		<b>740,978</b>	<b>850,962</b>	<b>0</b>	<b>1,051,560</b>		<b>699,375</b>		<b>7,412</b>	

Note: Numbers may not add due to rounding



**Table C-7  
Cash Flow Calculation – Waste Diversion Services – Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$45	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings/ (Cost)	
2024	48,942	-	8,915		3,055	44.56	136,108	176,135	1,761	177,897
2025	177,897	-	17,830		3,055	45.90	140,192	300,258	3,003	303,260
2026	303,260	196,660	235,382		3,055	47.27	144,397	212,275	2,123	214,398
2027	214,398	196,660	250,557		3,055	48.69	148,729	112,571	1,126	113,697
2028	113,697	196,660	265,919		3,055	50.15	153,191	969	10	979
2029	979	196,660	281,474		3,055	51.66	157,787	(122,709)	(3,681)	(126,390)
2030	(126,390)	196,660	297,229		3,055	53.21	162,520	(261,099)	(7,833)	(268,932)
2031	(268,932)	-	71,322		3,055	54.80	167,396	(172,857)	(5,186)	(178,043)
2032	(178,043)	-	80,237		3,055	56.45	172,418	(85,862)	(2,576)	(88,438)
2033	(88,438)	-	89,152		3,055	58.14	177,590	(0)	(0)	(0)
<b>Total</b>		<b>983,300</b>	<b>1,598,018</b>	<b>0</b>	<b>30,546</b>		<b>1,560,329</b>		<b>-11,254</b>	

Note: Numbers may not add due to rounding



**Table C-8  
Cash Flow Calculation – Woodstock Water Services – Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$982	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings/ (Cost)	
2024	(225,348)	2,236,811	2,236,811	206,914	1,348	982.01	1,323,359	(1,345,714)	(40,371)	(1,386,085)
2025	(1,386,085)	1,536,602	1,582,700	353,283	1,348	1,011.47	1,363,060	(1,959,008)	(58,770)	(2,017,778)
2026	(2,017,778)	457,340	485,192	353,283	1,348	1,041.82	1,403,952	(1,452,301)	(43,569)	(1,495,870)
2027	(1,495,870)	1,721,526	1,881,158	353,282	1,348	1,073.07	1,446,071	(2,284,239)	(68,527)	(2,352,766)
2028	(2,352,766)	2,400,947	2,702,287	353,282	1,348	1,105.26	1,489,453	(3,918,882)	(117,566)	(4,036,449)
2029	(4,036,449)	853,023	988,888	353,282	1,348	1,138.42	1,534,136	(3,844,483)	(115,334)	(3,959,817)
2030	(3,959,817)	644,884	770,025	353,283	1,348	1,172.57	1,580,160	(3,502,965)	(105,089)	(3,608,054)
2031	(3,608,054)	10,173	12,511	353,283	1,348	1,207.75	1,627,565	(2,346,282)	(70,388)	(2,416,671)
2032	(2,416,671)	12,546	15,893	353,282	1,348	1,243.98	1,676,392	(1,109,454)	(33,284)	(1,142,737)
2033	(1,142,737)	176,785	230,664	353,282	1,348	1,281.30	1,726,684	0	0	0
<b>Total</b>		<b>10,050,637</b>	<b>10,906,129</b>	<b>3,386,456</b>	<b>13,476</b>		<b>15,170,833</b>		<b>-652,900</b>	

Note: Numbers may not add due to rounding



**Table C-9**  
**Cash Flow Calculation – Woodstock Water Services – Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. M. of Gross Floor Area	\$17.96	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings /(Cost)	
2024	(161,312)	1,601,189	1,601,189	148,116	52,745	17.960	947,308	(963,310)	(28,899)	(992,209)
2025	(992,209)	1,099,954	1,132,953	252,892	52,745	18.499	975,727	(1,402,327)	(42,070)	(1,444,397)
2026	(1,444,397)	327,380	347,318	252,892	52,745	19.054	1,004,999	(1,039,608)	(31,188)	(1,070,796)
2027	(1,070,796)	1,232,329	1,346,599	252,892	52,745	19.626	1,035,149	(1,635,139)	(49,054)	(1,684,193)
2028	(1,684,193)	1,718,683	1,934,393	252,892	52,745	20.214	1,066,203	(2,805,275)	(84,158)	(2,889,433)
2029	(2,889,433)	610,624	707,881	252,892	52,745	20.821	1,098,189	(2,752,017)	(82,561)	(2,834,577)
2030	(2,834,577)	461,630	551,211	252,893	52,745	21.445	1,131,135	(2,507,546)	(75,226)	(2,582,772)
2031	(2,582,772)	7,282	8,956	252,892	52,745	22.089	1,165,069	(1,679,552)	(50,387)	(1,729,938)
2032	(1,729,938)	8,981	11,377	252,892	52,745	22.751	1,200,021	(794,186)	(23,826)	(818,012)
2033	(818,012)	126,549	165,118	252,892	52,745	23.434	1,236,021	(0)	(0)	(0)
<b>Total</b>		<b>7,194,601</b>	<b>7,806,993</b>	<b>2,424,145</b>	<b>527,448</b>		<b>10,859,819</b>		<b>-467,369</b>	

Note: Numbers may not add due to rounding





**Table C-10**  
**Cash Flow Calculation – Woodstock Wastewater Services – Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$1,620	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings/ (Cost)	
2024	2,789,531	5,238,227	5,238,227		1,348	1,619.73	2,182,751	(265,944)	(7,978)	(273,923)
2025	(273,923)	4,419,838	4,552,433		1,348	1,668.32	2,248,234	(2,578,122)	(77,344)	(2,655,466)
2026	(2,655,466)	1,674,077	1,776,029		1,348	1,718.37	2,315,681	(2,115,814)	(63,474)	(2,179,288)
2027	(2,179,288)	262,509	286,851		1,348	1,769.93	2,385,151	(80,988)	(2,430)	(83,418)
2028	(83,418)	2,274,926	2,560,449		1,348	1,823.02	2,456,706	(187,161)	(5,615)	(192,776)
2029	(192,776)	2,713,045	3,145,163		1,348	1,877.71	2,530,407	(807,532)	(24,226)	(831,758)
2030	(831,758)	3,020,335	3,606,438		1,348	1,934.05	2,606,319	(1,831,877)	(54,956)	(1,886,833)
2031	(1,886,833)	3,645,458	4,483,454		1,348	1,992.07	2,684,509	(3,685,779)	(110,573)	(3,796,352)
2032	(3,796,352)	379	481		1,348	2,051.83	2,765,044	(1,031,789)	(30,954)	(1,062,742)
2033	(1,062,742)	1,368,248	1,785,253		1,348	2,113.38	2,847,995	0	0	0
<b>Total</b>		<b>24,617,043</b>	<b>27,434,778</b>	<b>0</b>	<b>13,476</b>		<b>25,022,796</b>		<b>-377,550</b>	

Note: Numbers may not add due to rounding



**Table C-11**  
**Cash Flow Calculation – Woodstock Wastewater Services – Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. M. of Gross Floor Area	\$30.05	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings /(Cost)	
2024	2,025,890	3,804,250	3,804,250		52,745	30.054	1,585,218	(193,141)	(5,794)	(198,936)
2025	(198,936)	3,209,897	3,306,194		52,745	30.956	1,632,774	(1,872,355)	(56,171)	(1,928,526)
2026	(1,928,526)	1,215,795	1,289,837		52,745	31.885	1,681,757	(1,536,605)	(46,098)	(1,582,703)
2027	(1,582,703)	190,647	208,325		52,745	32.841	1,732,210	(58,817)	(1,765)	(60,582)
2028	(60,582)	1,652,160	1,859,520		52,745	33.827	1,784,177	(135,925)	(4,078)	(140,003)
2029	(140,003)	1,970,342	2,284,167		52,745	34.841	1,837,702	(586,468)	(17,594)	(604,062)
2030	(604,062)	2,193,511	2,619,167		52,745	35.887	1,892,833	(1,330,396)	(39,912)	(1,370,308)
2031	(1,370,308)	2,647,505	3,256,097		52,745	36.963	1,949,618	(2,676,788)	(80,304)	(2,757,091)
2032	(2,757,091)	276	349		52,745	38.072	2,008,106	(749,334)	(22,480)	(771,814)
2033	(771,814)	993,686	1,296,535		52,745	39.214	2,068,350	0	0	0
<b>Total</b>		<b>17,878,068</b>	<b>19,924,440</b>	<b>0</b>	<b>527,448</b>		<b>18,172,745</b>		<b>-274,195</b>	

Note: Numbers may not add due to rounding



**Table C-12**  
**Cash Flow Calculation – Tillsonburg Water Services – Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$1,839	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings/ (Cost)	
2024	500,711	930,204	930,204		646	1,839.30	1,188,739	759,247	7,592	766,839
2025	766,839	1,337,845	1,377,980		646	1,894.48	1,224,402	613,261	6,133	619,393
2026	619,393	1,483,349	1,573,685		646	1,951.31	1,261,134	306,842	3,068	309,910
2027	309,910	230,646	252,034		646	2,009.85	1,298,968	1,356,844	13,568	1,370,413
2028	1,370,413	132,392	149,009		646	2,070.15	1,337,937	2,559,340	25,593	2,584,934
2029	2,584,934	37,776	43,792		646	2,132.25	1,378,075	3,919,216	39,192	3,958,409
2030	3,958,409	811,503	968,977		646	2,196.22	1,419,417	4,408,848	44,088	4,452,937
2031	4,452,937	76,614	94,225		646	2,262.11	1,462,000	5,820,711	58,207	5,878,918
2032	5,878,918	-	-		646	2,329.97	1,505,860	7,384,777	73,848	7,458,625
2033	7,458,625	6,905,155	9,009,661		646	2,399.87	1,551,035	(0)	(0)	(0)
<b>Total</b>		<b>11,945,484</b>	<b>14,399,567</b>	<b>0</b>	<b>6,463</b>		<b>13,627,565</b>		<b>271,291</b>	

Note: Numbers may not add due to rounding



**Table C-13**  
**Cash Flow Calculation – Tillsonburg Water Services – Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. M. of Gross Floor Area	\$33.35	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings /(Cost)	
2024	208,429	387,211	387,211		14,837	33.352	494,830	316,048	3,160	319,208
2025	319,208	556,898	573,605		14,837	34.353	509,675	255,279	2,553	257,832
2026	257,832	617,466	655,070		14,837	35.383	524,966	127,727	1,277	129,005
2027	129,005	96,010	104,913		14,837	36.445	540,715	564,807	5,648	570,455
2028	570,455	55,110	62,027		14,837	37.538	556,936	1,065,364	10,654	1,076,017
2029	1,076,017	15,725	18,229		14,837	38.664	573,644	1,631,432	16,314	1,647,746
2030	1,647,746	337,800	403,351		14,837	39.824	590,853	1,835,249	18,352	1,853,601
2031	1,853,601	31,892	39,223		14,837	41.019	608,579	2,422,957	24,230	2,447,187
2032	2,447,187	-	-		14,837	42.249	626,836	3,074,024	30,740	3,104,764
2033	3,104,764	2,874,373	3,750,405		14,837	43.517	645,642	0	0	0
<b>Total</b>		<b>4,972,486</b>	<b>5,994,034</b>	<b>0</b>	<b>148,366</b>		<b>5,672,677</b>		<b>112,929</b>	

Note: Numbers may not add due to rounding



**Table C-14**  
**Cash Flow Calculation – Tillsonburg Wastewater Services – Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$439	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings/ (Cost)	
2024	3,033,736	775,767	775,767		646	438.62	283,479	2,541,448	25,414	2,566,862
2025	2,566,862	182,614	188,093		646	451.78	291,983	2,670,752	26,708	2,697,460
2026	2,697,460	78,657	83,448		646	465.33	300,742	2,914,754	29,148	2,943,902
2027	2,943,902	124,785	136,356		646	479.29	309,765	3,117,310	31,173	3,148,483
2028	3,148,483	726,478	817,658		646	493.67	319,058	2,649,883	26,499	2,676,382
2029	2,676,382	565,497	655,566		646	508.48	328,629	2,349,446	23,494	2,372,940
2030	2,372,940	1,636,849	1,954,484		646	523.73	338,488	756,945	7,569	764,514
2031	764,514	479,628	589,881		646	539.44	348,643	523,276	5,233	528,508
2032	528,508	478,033	605,558		646	555.63	359,102	282,052	2,821	284,873
2033	284,873	501,810	654,748		646	572.30	369,875	(0)	(0)	(0)
<b>Total</b>		<b>5,550,119</b>	<b>6,461,558</b>	<b>0</b>	<b>6,463</b>		<b>3,249,764</b>		<b>178,059</b>	

Note: Numbers may not add due to rounding



**Table C-15**  
**Cash Flow Calculation – Tillsonburg Wastewater Services – Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. M. of Gross Floor Area	\$6.81	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings /(Cost)	
2024	1,080,962	276,416	276,416		14,837	6,808	101,007	905,553	9,056	914,608
2025	914,608	65,068	67,020		14,837	7,012	104,037	951,626	9,516	961,142
2026	961,142	28,027	29,734		14,837	7,223	107,159	1,038,567	10,386	1,048,953
2027	1,048,953	44,463	48,586		14,837	7,439	110,373	1,110,740	11,107	1,121,848
2028	1,121,848	258,854	291,343		14,837	7,662	113,685	944,190	9,442	953,632
2029	953,632	201,494	233,587		14,837	7,892	117,095	837,140	8,371	845,511
2030	845,511	583,232	696,409		14,837	8,129	120,608	269,710	2,697	272,407
2031	272,407	170,898	210,183		14,837	8,373	124,226	186,450	1,865	188,315
2032	188,315	170,330	215,769		14,837	8,624	127,953	100,499	1,005	101,504
2033	101,504	178,802	233,296		14,837	8,883	131,792	0	0	0
<b>Total</b>		<b>1,977,583</b>	<b>2,302,342</b>	<b>0</b>	<b>148,366</b>		<b>1,157,935</b>		<b>63,445</b>	

Note: Numbers may not add due to rounding



**Table C-16**  
**Cash Flow Calculation – Ingersoll Water Services – Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$1,901	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings/ (Cost)	
2024	(521,011)	317,392	317,392		278	1,901.36	529,148	(309,255)	(9,278)	(318,532)
2025	(318,532)	1,330,984	1,370,914		278	1,958.40	545,022	(1,144,424)	(34,333)	(1,178,757)
2026	(1,178,757)	289	307		278	2,017.15	561,373	(617,691)	(18,531)	(636,221)
2027	(636,221)	958	1,047		278	2,077.66	578,214	(59,054)	(1,772)	(60,825)
2028	(60,825)	70,101	78,899		278	2,139.99	595,561	455,836	4,558	460,394
2029	460,394	598,813	694,188		278	2,204.19	613,427	379,633	3,796	383,430
2030	383,430	94,598	112,955		278	2,270.32	631,830	902,305	9,023	911,328
2031	911,328	743,042	913,849		278	2,338.43	650,785	648,265	6,483	654,748
2032	654,748	760,269	963,086		278	2,408.58	670,309	361,970	3,620	365,590
2033	365,590	809,342	1,056,008		278	2,480.84	690,418	(0)	(0)	(0)
<b>Total</b>		<b>4,725,789</b>	<b>5,508,644</b>	<b>0</b>	<b>2,783</b>		<b>6,066,087</b>		<b>-36,433</b>	

Note: Numbers may not add due to rounding



**Table C-17**  
**Cash Flow Calculation – Ingersoll Water Services – Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. M. of Gross Floor Area	\$12.90	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings /(Cost)	
2024	(253,355)	154,340	154,340		19,954	12.895	257,312	(150,383)	(4,511)	(154,895)
2025	(154,895)	647,226	666,643		19,954	13.282	265,031	(556,506)	(16,695)	(573,202)
2026	(573,202)	141	149		19,954	13.681	272,982	(300,368)	(9,011)	(309,379)
2027	(309,379)	466	509		19,954	14.091	281,172	(28,717)	(861)	(29,578)
2028	(29,578)	34,089	38,367		19,954	14.514	289,607	221,662	2,217	223,879
2029	223,879	291,188	337,567		19,954	14.949	298,295	184,607	1,846	186,453
2030	186,453	46,001	54,927		19,954	15.398	307,244	438,770	4,388	443,157
2031	443,157	361,324	444,383		19,954	15.860	316,461	315,236	3,152	318,388
2032	318,388	369,701	468,326		19,954	16.336	325,955	176,018	1,760	177,778
2033	177,778	393,564	513,512		19,954	16.826	335,734	(0)	(0)	(0)
<b>Total</b>		<b>2,298,039</b>	<b>2,678,724</b>	<b>0</b>	<b>199,537</b>		<b>2,949,795</b>		<b>-17,716</b>	

Note: Numbers may not add due to rounding





**Table C-18**  
**Cash Flow Calculation – Ingersoll Wastewater Services – Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$3,527	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings/ (Cost)	
2024	(697,770)	293,543	293,543	170,833	278	3,526.59	981,450	(180,696)	(5,421)	(186,117)
2025	(186,117)	2,891,173	2,977,908	166,716	278	3,632.39	1,010,893	(2,319,847)	(69,595)	(2,389,443)
2026	(2,389,443)	44,295	46,993	162,761	278	3,741.36	1,041,220	(1,557,976)	(46,739)	(1,604,716)
2027	(1,604,716)	17,788	19,438	158,807	278	3,853.60	1,072,457	(710,503)	(21,315)	(731,819)
2028	(731,819)	523,327	589,009	154,971	278	3,969.21	1,104,630	(371,169)	(11,135)	(382,304)
2029	(382,304)	391,321	453,648	150,898	278	4,088.28	1,137,769	150,920	1,509	152,429
2030	152,429	1,847,560	2,206,083	146,943	278	4,210.93	1,171,902	(1,028,695)	(30,861)	(1,059,556)
2031	(1,059,556)	485,036	596,533	142,989	278	4,337.26	1,207,060	(592,018)	(17,761)	(609,778)
2032	(609,778)	1,240,851	1,571,873	139,110	278	4,467.38	1,243,271	(1,077,490)	(32,325)	(1,109,814)
2033	(1,109,814)	27,342	35,675	135,080	278	4,601.40	1,280,569	0	0	0
<b>Total</b>		<b>7,762,236</b>	<b>8,790,703</b>	<b>1,529,108</b>	<b>2,783</b>		<b>11,251,223</b>		<b>-233,643</b>	

Note: Numbers may not add due to rounding



**Table C-19**  
**Cash Flow Calculation – Ingersoll Wastewater Services – Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. M. of Gross Floor Area	\$36.43	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings /(Cost)	
2024	(516,874)	217,442	217,442	126,545	19,954	36.435	727,010	(133,851)	(4,016)	(137,866)
2025	(137,866)	2,141,641	2,205,890	123,495	19,954	37.528	748,821	(1,718,430)	(51,553)	(1,769,983)
2026	(1,769,983)	32,812	34,810	120,566	19,954	38.654	771,285	(1,154,073)	(34,622)	(1,188,695)
2027	(1,188,695)	13,177	14,399	117,636	19,954	39.813	794,424	(526,306)	(15,789)	(542,096)
2028	(542,096)	387,655	436,309	114,795	19,954	41.008	818,257	(274,944)	(8,248)	(283,192)
2029	(283,192)	289,872	336,041	111,778	19,954	42.238	842,804	111,794	1,118	112,912
2030	112,912	1,368,583	1,634,159	108,848	19,954	43.505	868,088	(762,007)	(22,860)	(784,867)
2031	(784,867)	359,291	441,883	105,919	19,954	44.810	894,131	(438,538)	(13,156)	(451,694)
2032	(451,694)	919,162	1,164,367	103,046	19,954	46.155	920,955	(798,152)	(23,945)	(822,097)
2033	(822,097)	20,254	26,427	100,061	19,954	47.539	948,584	0	0	0
<b>Total</b>		<b>5,749,887</b>	<b>6,511,726</b>	<b>1,132,689</b>	<b>199,537</b>		<b>8,334,360</b>		<b>-173,071</b>	

Note: Numbers may not add due to rounding



**Table C-20  
Cash Flow Calculation – Plattsville Water Services – Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$1,629	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings/ (Cost)	
2024	(324,296)	91	91		54	1,628.96	88,127	(236,261)	(7,088)	(243,349)
2025	(243,349)	291	299		54	1,677.83	90,771	(152,877)	(4,586)	(157,463)
2026	(157,463)	5,891	6,250		54	1,728.17	93,494	(70,219)	(2,107)	(72,326)
2027	(72,326)	19,699	21,525		54	1,780.01	96,299	2,448	24	2,472
2028	2,472	2,896	3,260		54	1,833.41	99,188	98,400	984	99,384
2029	99,384	82,888	96,090		54	1,888.42	102,163	105,457	1,055	106,512
2030	106,512	47,922	57,221		54	1,945.07	105,228	154,519	1,545	156,064
2031	156,064	98,581	121,242		54	2,003.42	108,385	143,207	1,432	144,639
2032	144,639	143,303	181,532		54	2,063.52	111,637	74,744	747	75,491
2033	75,491	145,985	190,477		54	2,125.43	114,986	0	0	0
<b>Total</b>		<b>547,547</b>	<b>677,988</b>	<b>0</b>	<b>541</b>		<b>1,010,277</b>		<b>-7,993</b>	

Note: Numbers may not add due to rounding



**Table C-21**  
**Cash Flow Calculation – Plattsville Water Services – Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. M. of Gross Floor Area	\$24.63	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings /(Cost)	
2024	(15,155)	4	4		167	24.628	4,118	(11,041)	(331)	(11,372)
2025	(11,372)	14	14		167	25.367	4,242	(7,144)	(214)	(7,359)
2026	(7,359)	275	292		167	26.128	4,369	(3,282)	(98)	(3,380)
2027	(3,380)	921	1,006		167	26.912	4,500	114	1	116
2028	116	135	152		167	27.719	4,635	4,599	46	4,644
2029	4,644	3,874	4,491		167	28.550	4,774	4,928	49	4,978
2030	4,978	2,240	2,674		167	29.407	4,918	7,221	72	7,293
2031	7,293	4,607	5,666		167	30.289	5,065	6,692	67	6,759
2032	6,759	6,697	8,483		167	31.198	5,217	3,493	35	3,528
2033	3,528	6,822	8,902		167	32.134	5,374	(0)	(0)	(0)
<b>Total</b>		<b>25,588</b>	<b>31,684</b>	<b>0</b>	<b>1,672</b>		<b>47,213</b>		<b>-374</b>	

Note: Numbers may not add due to rounding



**Table C22**  
**Cash Flow Calculation – Plattsville Wastewater Services – Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$2,146	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings/ (Cost)	
2024	(759,041)	853	853		54	2,146.47	116,124	(643,770)	(19,313)	(663,083)
2025	(663,083)	269,979	278,078		54	2,210.86	119,608	(821,554)	(24,647)	(846,201)
2026	(846,201)	456	483		54	2,277.19	123,196	(723,488)	(21,705)	(745,193)
2027	(745,193)	24,532	26,807		54	2,345.50	126,892	(645,108)	(19,353)	(664,461)
2028	(664,461)	13,834	15,570		54	2,415.87	130,698	(549,333)	(16,480)	(565,813)
2029	(565,813)	22,477	26,057		54	2,488.34	134,619	(457,251)	(13,718)	(470,968)
2030	(470,968)	1,458	1,741		54	2,562.99	138,658	(334,051)	(10,022)	(344,073)
2031	(344,073)	19,693	24,220		54	2,639.88	142,818	(225,475)	(6,764)	(232,240)
2032	(232,240)	-	-		54	2,719.08	147,102	(85,137)	(2,554)	(87,691)
2033	(87,691)	48,916	63,824		54	2,800.65	151,515	0	0	0
<b>Total</b>		<b>402,198</b>	<b>437,634</b>	<b>0</b>	<b>541</b>		<b>1,331,230</b>		<b>-134,555</b>	

Note: Numbers may not add due to rounding



**Table C-23**  
**Cash Flow Calculation – Plattsville Wastewater Services – Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. M. of Gross Floor Area	\$10.82	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings /(Cost)	
2024	(11,824)	13	13		167	10.817	1,809	(10,028)	(301)	(10,329)
2025	(10,329)	4,206	4,332		167	11.142	1,863	(12,798)	(384)	(13,182)
2026	(13,182)	7	8		167	11.476	1,919	(11,270)	(338)	(11,608)
2027	(11,608)	382	418		167	11.820	1,977	(10,049)	(301)	(10,351)
2028	(10,351)	215	243		167	12.175	2,036	(8,557)	(257)	(8,814)
2029	(8,814)	350	406		167	12.540	2,097	(7,123)	(214)	(7,337)
2030	(7,337)	23	27		167	12.916	2,160	(5,204)	(156)	(5,360)
2031	(5,360)	307	377		167	13.304	2,225	(3,512)	(105)	(3,618)
2032	(3,618)	-	-		167	13.703	2,291	(1,326)	(40)	(1,366)
2033	(1,366)	762	994		167	14.114	2,360	-	-	-
<b>Total</b>		<b>6,265</b>	<b>6,817</b>	<b>0</b>	<b>1,672</b>		<b>20,737</b>		<b>-2,096</b>	

Note: Numbers may not add due to rounding



**Table C-24  
Cash Flow Calculation – Drumbo Water Services – Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$758	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings/ (Cost)	
2024	7,061	30	30		64	757.75	48,648	55,678	557	56,235
2025	56,235	31,621	32,570		64	780.48	50,107	73,772	738	74,510
2026	74,510	22	23		64	803.90	51,610	126,097	1,261	127,357
2027	127,357	73	80		64	828.01	53,158	180,436	1,804	182,241
2028	182,241	1,640	1,846		64	852.85	54,753	235,148	2,351	237,500
2029	237,500	43,560	50,498		64	878.44	56,396	243,398	2,434	245,832
2030	245,832	12,580	15,021		64	904.79	58,088	288,899	2,889	291,788
2031	291,788	142,885	175,730		64	931.94	59,830	175,888	1,759	177,647
2032	177,647	-	-		64	959.90	61,625	239,272	2,393	241,665
2033	241,665	233,863	305,139		64	988.69	63,474	(0)	(0)	(0)
<b>Total</b>		<b>466,274</b>	<b>580,936</b>	<b>0</b>	<b>642</b>		<b>557,690</b>		<b>16,186</b>	

Note: Numbers may not add due to rounding



**Table C-25  
Cash Flow Calculation – Drumbo Water Services – Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. M. of Gross Floor Area	\$4.94	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings /(Cost)	
2024	383	2	2		534	4,942	2,640	3,021	30	3,052
2025	3,052	1,716	1,767		534	5,090	2,719	4,003	40	4,043
2026	4,043	1	1		534	5,243	2,801	6,843	68	6,911
2027	6,911	4	4		534	5,400	2,885	9,791	98	9,889
2028	9,889	89	100		534	5,562	2,971	12,760	128	12,888
2029	12,888	2,364	2,740		534	5,729	3,060	13,208	132	13,340
2030	13,340	683	815		534	5,901	3,152	15,677	157	15,834
2031	15,834	7,754	9,536		534	6,078	3,247	9,545	95	9,640
2032	9,640	-	-		534	6,260	3,344	12,984	130	13,114
2033	13,114	12,691	16,558		534	6,448	3,444	(0)	(0)	(0)
<b>Total</b>		<b>25,302</b>	<b>31,524</b>	<b>0</b>	<b>5,342</b>		<b>30,263</b>		<b>878</b>	

Note: Numbers may not add due to rounding





**Table C-26**  
**Cash Flow Calculation – Drumbo Wastewater Services – Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$9,828	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings/ (Cost)	
2024	(5,947,947)	313,447	313,447		64	9,827.60	630,932	(5,630,462)	(168,914)	(5,799,376)
2025	(5,799,376)	20,265	20,873		64	10,122.43	649,860	(5,170,389)	(155,112)	(5,325,501)
2026	(5,325,501)	1,696	1,799		64	10,426.10	669,356	(4,657,944)	(139,738)	(4,797,682)
2027	(4,797,682)	22,072	24,118		64	10,738.88	689,436	(4,132,364)	(123,971)	(4,256,335)
2028	(4,256,335)	1,642	1,848		64	11,061.05	710,119	(3,548,064)	(106,442)	(3,654,506)
2029	(3,654,506)	571	662		64	11,392.88	731,423	(2,923,745)	(87,712)	(3,011,457)
2030	(3,011,457)	49	59		64	11,734.67	753,366	(2,258,150)	(67,744)	(2,325,894)
2031	(2,325,894)	57	70		64	12,086.71	775,967	(1,549,998)	(46,500)	(1,596,498)
2032	(1,596,498)	-	-		64	12,449.31	799,246	(797,252)	(23,918)	(821,170)
2033	(821,170)	1,574	2,053		64	12,822.79	823,223	(0)	(0)	(0)
<b>Total</b>		<b>361,372</b>	<b>364,929</b>	<b>0</b>	<b>642</b>		<b>7,232,927</b>		<b>-920,051</b>	

Note: Numbers may not add due to rounding



**Table C-27**  
**Cash Flow Calculation – Drumbo Wastewater Services – Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. M. of Gross Floor Area	\$97.87	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings /(Cost)	
2024	(492,874)	25,974	25,974		534	97.871	52,282	(466,566)	(13,997)	(480,563)
2025	(480,563)	1,679	1,730		534	100.807	53,850	(428,442)	(12,853)	(441,296)
2026	(441,296)	141	149		534	103.831	55,466	(385,979)	(11,579)	(397,558)
2027	(397,558)	1,829	1,999		534	106.946	57,130	(342,427)	(10,273)	(352,700)
2028	(352,700)	136	153		534	110.155	58,844	(294,009)	(8,820)	(302,829)
2029	(302,829)	47	55		534	113.459	60,609	(242,275)	(7,268)	(249,543)
2030	(249,543)	4	5		534	116.863	62,427	(187,121)	(5,614)	(192,734)
2031	(192,734)	5	6		534	120.369	64,300	(128,440)	(3,853)	(132,293)
2032	(132,293)	-	-		534	123.980	66,229	(66,064)	(1,982)	(68,046)
2033	(68,046)	130	170		534	127.699	68,216	(0)	(0)	(0)
<b>Total</b>		<b>29,945</b>	<b>30,240</b>	<b>0</b>	<b>5,342</b>		<b>599,354</b>		<b>-76,240</b>	

Note: Numbers may not add due to rounding



**Table C-28**  
**Cash Flow Calculation – Tavistock Water Services – Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$2,395	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings/ (Cost)	
2024	507,988	301,761	301,761		143	2,395.19	342,272	548,499	5,485	553,984
2025	553,984	484,748	499,291		143	2,467.04	352,541	407,234	4,072	411,307
2026	411,307	110,275	116,991		143	2,541.06	363,117	657,432	6,574	664,007
2027	664,007	899,048	982,414		143	2,617.29	374,010	55,603	556	56,159
2028	56,159	999,998	1,125,507		143	2,695.81	385,231	(684,117)	(20,524)	(704,640)
2029	(704,640)	241,362	279,804		143	2,776.68	396,788	(587,657)	(17,630)	(605,287)
2030	(605,287)	239,417	285,877		143	2,859.98	408,691	(482,472)	(14,474)	(496,947)
2031	(496,947)	62,032	76,291		143	2,945.78	420,952	(152,286)	(4,569)	(156,854)
2032	(156,854)	555,418	703,587		143	3,034.15	433,580	(426,861)	(12,806)	(439,667)
2033	(439,667)	5,304	6,921		143	3,125.18	446,588	0	0	0
<b>Total</b>		<b>3,899,364</b>	<b>4,378,444</b>	<b>0</b>	<b>1,429</b>		<b>3,923,769</b>		<b>-53,314</b>	

Note: Numbers may not add due to rounding



**Table C-29**  
**Cash Flow Calculation – Tavistock Water Services – Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. M. of Gross Floor Area	\$26.27	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings /(Cost)	
2024	85,003	50,494	50,494		2,180	26.267	57,273	91,782	918	92,699
2025	92,699	81,114	83,547		2,180	27.055	58,991	68,143	681	68,825
2026	68,825	18,453	19,576		2,180	27.866	60,761	110,009	1,100	111,110
2027	111,110	150,439	164,389		2,180	28.702	62,584	9,304	93	9,397
2028	9,397	167,332	188,333		2,180	29.564	64,461	(114,475)	(3,434)	(117,909)
2029	(117,909)	40,388	46,820		2,180	30.450	66,395	(98,334)	(2,950)	(101,284)
2030	(101,284)	40,062	47,836		2,180	31.364	68,387	(80,733)	(2,422)	(83,155)
2031	(83,155)	10,380	12,766		2,180	32.305	70,439	(25,482)	(764)	(26,247)
2032	(26,247)	92,939	117,733		2,180	33.274	72,552	(71,428)	(2,143)	(73,570)
2033	(73,570)	888	1,158		2,180	34.272	74,728	(0)	(0)	(0)
<b>Total</b>		<b>652,488</b>	<b>732,654</b>	<b>0</b>	<b>21,804</b>		<b>656,572</b>		<b>-8,921</b>	

Note: Numbers may not add due to rounding



**Table C-30**  
**Cash Flow Calculation – Tavistock Wastewater Services – Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$10,801	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings/ (Cost)	
2024	(152,476)	425,957	425,957	148,418	143	10,800.54	1,543,397	816,546	8,165	824,712
2025	824,712	1,760,735	1,813,557	148,418	143	11,124.56	1,589,699	452,435	4,524	456,960
2026	456,960	1,790,915	1,899,981	149,828	143	11,458.29	1,637,390	44,540	445	44,986
2027	44,986	5,498,426	6,008,279	21,770	143	11,802.04	1,686,512	(4,298,551)	(128,957)	(4,427,507)
2028	(4,427,507)	5,281,902	5,944,828	21,101	143	12,156.10	1,737,107	(8,656,329)	(259,690)	(8,916,019)
2029	(8,916,019)	2,248	2,606	20,409	143	12,520.79	1,789,220	(7,149,814)	(214,494)	(7,364,308)
2030	(7,364,308)	289	345	-	143	12,896.41	1,842,897	(5,521,756)	(165,653)	(5,687,408)
2031	(5,687,408)	336	414	-	143	13,283.30	1,898,184	(3,789,638)	(113,689)	(3,903,327)
2032	(3,903,327)	-	-	-	143	13,681.80	1,955,129	(1,948,198)	(58,446)	(2,006,644)
2033	(2,006,644)	5,472	7,139	-	143	14,092.26	2,013,783	0	0	0
<b>Total</b>		<b>14,766,280</b>	<b>16,103,105</b>	<b>509,944</b>	<b>1,429</b>		<b>17,693,319</b>		<b>-927,793</b>	

Note: Numbers may not add due to rounding



**Table C-31**  
**Cash Flow Calculation – Tavistock Wastewater Services – Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. M. of Gross Floor Area	\$95.40	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings /(Cost)	
2024	(152,476)	53,821	53,821	18,753	2,180	95.401	208,015	(17,035)	(511)	(17,546)
2025	(17,546)	222,474	229,148	18,753	2,180	98.263	214,256	(51,191)	(1,536)	(52,727)
2026	(52,727)	226,287	240,068	18,931	2,180	101.211	220,683	(91,043)	(2,731)	(93,774)
2027	(93,774)	694,741	759,162	2,751	2,180	104.247	227,304	(628,383)	(18,852)	(647,235)
2028	(647,235)	667,383	751,145	2,666	2,180	107.374	234,123	(1,166,924)	(35,008)	(1,201,931)
2029	(1,201,931)	284	329	2,579	2,180	110.596	241,146	(963,693)	(28,911)	(992,604)
2030	(992,604)	36	44	-	2,180	113.913	248,381	(744,266)	(22,328)	(766,594)
2031	(766,594)	43	52	-	2,180	117.331	255,832	(510,814)	(15,324)	(526,139)
2032	(526,139)	-	-	-	2,180	120.851	263,507	(262,631)	(7,879)	(270,510)
2033	(270,510)	691	902	-	2,180	124.476	271,412	(0)	(0)	(0)
<b>Total</b>		<b>1,865,760</b>	<b>2,034,672</b>	<b>64,433</b>	<b>21,804</b>		<b>2,384,660</b>		<b>-133,079</b>	

Note: Numbers may not add due to rounding



**Table C-32  
Cash Flow Calculation – Innerkip Water Services – Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$51	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings/ (Cost)	
2024	-	50	50		43	50.86	2,207	2,158	22	2,179
2025	2,179	158	163		43	52.39	2,274	4,290	43	4,332
2026	4,332	4,081	4,330		43	53.96	2,342	2,345	23	2,368
2027	2,368	10,871	11,879		43	55.58	2,412	(7,099)	(213)	(7,312)
2028	(7,312)	2,826	3,181		43	57.24	2,484	(8,008)	(240)	(8,248)
2029	(8,248)	1,021	1,183		43	58.96	2,559	(6,873)	(206)	(7,079)
2030	(7,079)	84	100		43	60.73	2,636	(4,543)	(136)	(4,680)
2031	(4,680)	98	120		43	62.55	2,715	(2,085)	(63)	(2,148)
2032	(2,148)	-	-		43	64.43	2,796	649	6	655
2033	655	2,709	3,535		43	66.36	2,880	(0)	(0)	(0)
<b>Total</b>		<b>21,898</b>	<b>24,541</b>	<b>0</b>	<b>434</b>		<b>25,305</b>		<b>-764</b>	

Note: Numbers may not add due to rounding



**Table C-33**  
**Cash Flow Calculation – Innerkip Water Services – Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. M. of Gross Floor Area	\$0.98	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings /(Cost)	
2024	-	1	1		30	0.976	29	28	0	29
2025	29	2	2		30	1.005	30	56	1	57
2026	57	54	57		30	1.036	31	31	0	31
2027	31	143	156		30	1.067	32	(93)	(3)	(96)
2028	(96)	37	42		30	1.099	33	(105)	(3)	(108)
2029	(108)	13	16		30	1.132	34	(90)	(3)	(93)
2030	(93)	1	1		30	1.166	35	(60)	(2)	(62)
2031	(62)	1	2		30	1.201	36	(27)	(1)	(28)
2032	(28)	-	-		30	1.237	37	9	0	9
2033	9	36	46		30	1.274	38	0	0	0
<b>Total</b>		<b>288</b>	<b>323</b>	<b>0</b>	<b>297</b>		<b>333</b>		<b>-10</b>	

Note: Numbers may not add due to rounding





**Table C-34**  
**Cash Flow Calculation – Innerkip Wastewater Services – Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$5,297	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings/ (Cost)	
2024	-	350	350		43	5,297.01	229,890	229,540	2,295	231,836
2025	231,836	19,932	20,530		43	5,455.92	236,787	448,093	4,481	452,574
2026	452,574	14,422	15,300		43	5,619.60	243,891	681,165	6,812	687,976
2027	687,976	122	133		43	5,788.19	251,207	939,051	9,391	948,441
2028	948,441	74,488	83,837		43	5,961.83	258,744	1,123,348	11,233	1,134,582
2029	1,134,582	2,047,091	2,373,140		43	6,140.69	266,506	(972,052)	(29,162)	(1,001,214)
2030	(1,001,214)	39,175	46,777		43	6,324.91	274,501	(773,489)	(23,205)	(796,694)
2031	(796,694)	39,189	48,197		43	6,514.66	282,736	(562,155)	(16,865)	(579,020)
2032	(579,020)	-	-		43	6,710.10	291,218	(287,802)	(8,634)	(296,436)
2033	(296,436)	2,697	3,519		43	6,911.40	299,955	0	0	0
<b>Total</b>		<b>2,237,464</b>	<b>2,591,782</b>	<b>0</b>	<b>434</b>		<b>2,635,435</b>		<b>-43,653</b>	

Note: Numbers may not add due to rounding



**Table C-35**  
**Cash Flow Calculation – Innerkerp Wastewater Services – Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. M. of Gross Floor Area	\$63.41	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings /(Cost)	
2024	-	3	3		30	63.415	1,885	1,882	19	1,901
2025	1,901	163	168		30	65.317	1,942	3,675	37	3,711
2026	3,711	118	125		30	67.277	2,000	5,586	56	5,642
2027	5,642	1	1		30	69.295	2,060	7,701	77	7,778
2028	7,778	611	688		30	71.374	2,122	9,212	92	9,304
2029	9,304	16,788	19,461		30	73.515	2,186	(7,971)	(239)	(8,211)
2030	(8,211)	321	384		30	75.721	2,251	(6,343)	(190)	(6,533)
2031	(6,533)	321	395		30	77.992	2,319	(4,610)	(138)	(4,748)
2032	(4,748)	-	-		30	80.332	2,388	(2,360)	(71)	(2,431)
2033	(2,431)	22	29		30	82.742	2,460	0	0	0
<b>Total</b>		<b>18,349</b>	<b>21,254</b>	<b>0</b>	<b>297</b>		<b>21,612</b>		<b>-358</b>	

Note: Numbers may not add due to rounding



**Table C-36**  
**Cash Flow Calculation – Norwich Water Services – Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$1,241	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings/ (Cost)	
2024	103,514	21,931	21,931		135	1,240.64	167,115	248,697	2,487	251,184
2025	251,184	3,448	3,551		135	1,277.86	172,128	419,761	4,198	423,958
2026	423,958	19,770	20,973		135	1,316.20	177,292	580,277	5,803	586,080
2027	586,080	320	350		135	1,355.68	182,611	768,341	7,683	776,024
2028	776,024	138,758	156,173		135	1,396.35	188,089	807,940	8,079	816,019
2029	816,019	681,072	789,549		135	1,438.24	193,732	220,201	2,202	222,403
2030	222,403	733,891	876,304		135	1,481.39	199,544	(454,357)	(13,631)	(467,987)
2031	(467,987)	115,200	141,681		135	1,525.83	205,530	(404,138)	(12,124)	(416,263)
2032	(416,263)	-	-		135	1,571.61	211,696	(204,567)	(6,137)	(210,704)
2033	(210,704)	5,628	7,343		135	1,618.76	218,047	(0)	(0)	(0)
<b>Total</b>		<b>1,720,016</b>	<b>2,017,856</b>	<b>0</b>	<b>1,347</b>		<b>1,915,781</b>		<b>-1,440</b>	

Note: Numbers may not add due to rounding



**Table C-37**  
**Cash Flow Calculation – Norwich Water Services – Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. M. of Gross Floor Area	\$11.82	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings /(Cost)	
2024	15,199	3,220	3,220		2,076	11.818	24,538	36,517	365	36,882
2025	36,882	506	521		2,076	12.172	25,274	61,635	616	62,251
2026	62,251	2,903	3,080		2,076	12.537	26,032	85,204	852	86,056
2027	86,056	47	51		2,076	12.913	26,813	112,818	1,128	113,946
2028	113,946	20,374	22,931		2,076	13.301	27,618	118,632	1,186	119,818
2029	119,818	100,004	115,932		2,076	13.700	28,446	32,333	323	32,656
2030	32,656	107,759	128,670		2,076	14.111	29,300	(66,714)	(2,001)	(68,716)
2031	(68,716)	16,915	20,803		2,076	14.534	30,179	(59,341)	(1,780)	(61,121)
2032	(61,121)	-	-		2,076	14.970	31,084	(30,037)	(901)	(30,938)
2033	(30,938)	826	1,078		2,076	15.419	32,016	0	0	0
<b>Total</b>		<b>252,555</b>	<b>296,287</b>	<b>0</b>	<b>20,764</b>		<b>281,299</b>		<b>-211</b>	

Note: Numbers may not add due to rounding



**Table C-38**  
**Cash Flow Calculation – Norwich Wastewater Services – Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$1,915	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings/ (Cost)	
2024	3,098,326	24,918	24,918		135	1,915.28	257,989	3,331,397	33,314	3,364,711
2025	3,364,711	3,636	3,745		135	1,972.74	265,728	3,626,695	36,267	3,662,961
2026	3,662,961	11,420	12,116		135	2,031.92	273,700	3,924,546	39,245	3,963,791
2027	3,963,791	210,847	230,399		135	2,092.88	281,911	4,015,304	40,153	4,055,457
2028	4,055,457	190,227	214,102		135	2,155.67	290,369	4,131,723	41,317	4,173,040
2029	4,173,040	2,432,721	2,820,191		135	2,220.34	299,080	1,651,930	16,519	1,668,449
2030	1,668,449	2,423,996	2,894,379		135	2,286.95	308,052	(917,878)	(27,536)	(945,414)
2031	(945,414)	237	291		135	2,355.56	317,294	(628,412)	(18,852)	(647,264)
2032	(647,264)	-	-		135	2,426.22	326,812	(320,452)	(9,614)	(330,065)
2033	(330,065)	5,021	6,552		135	2,499.01	336,617	0	0	0
<b>Total</b>		<b>5,303,024</b>	<b>6,206,692</b>	<b>0</b>	<b>1,347</b>		<b>2,957,552</b>		<b>150,814</b>	

Note: Numbers may not add due to rounding



**Table C-39**  
**Cash Flow Calculation – Norwich Wastewater Services – Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. M. of Gross Floor Area	\$37.98	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings /(Cost)	
2024	947,009	7,616	7,616		2,076	37.977	78,855	1,018,247	10,182	1,028,430
2025	1,028,430	1,111	1,145		2,076	39.116	81,220	1,108,505	11,085	1,119,590
2026	1,119,590	3,491	3,703		2,076	40.290	83,657	1,199,544	11,995	1,211,540
2027	1,211,540	64,446	70,422		2,076	41.498	86,167	1,227,285	12,273	1,239,557
2028	1,239,557	58,143	65,441		2,076	42.743	88,752	1,262,868	12,629	1,275,497
2029	1,275,497	743,565	861,996		2,076	44.026	91,414	504,915	5,049	509,964
2030	509,964	740,899	884,672		2,076	45.346	94,157	(280,551)	(8,417)	(288,967)
2031	(288,967)	72	89		2,076	46.707	96,981	(192,075)	(5,762)	(197,837)
2032	(197,837)	-	-		2,076	48.108	99,891	(97,947)	(2,938)	(100,885)
2033	(100,885)	1,535	2,003		2,076	49.551	102,888	(0)	(0)	(0)
<b>Total</b>		<b>1,620,879</b>	<b>1,897,086</b>	<b>0</b>	<b>20,764</b>		<b>903,981</b>		<b>46,096</b>	

Note: Numbers may not add due to rounding



**Table C-40**  
**Cash Flow Calculation – Thamesford Water Services – Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$509	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings/ (Cost)	
2024	1,125,580	182	182		153	509.29	77,768	1,203,166	12,032	1,215,197
2025	1,215,197	580	598		153	524.56	80,101	1,294,701	12,947	1,307,648
2026	1,307,648	336,152	356,624		153	540.30	82,504	1,033,528	10,335	1,043,863
2027	1,043,863	441	482		153	556.51	84,979	1,128,360	11,284	1,139,644
2028	1,139,644	5,761	6,484		153	573.21	87,529	1,220,689	12,207	1,232,896
2029	1,232,896	2,318	2,687		153	590.40	90,154	1,320,363	13,204	1,333,566
2030	1,333,566	308	367		153	608.11	92,859	1,426,058	14,261	1,440,319
2031	1,440,319	358	441		153	626.36	95,645	1,535,523	15,355	1,550,878
2032	1,550,878	-	-		153	645.15	98,514	1,649,392	16,494	1,665,886
2033	1,665,886	1,354,531	1,767,356		153	664.50	101,470	0	0	0
<b>Total</b>		<b>1,700,632</b>	<b>2,135,221</b>	<b>0</b>	<b>1,527</b>		<b>891,523</b>		<b>118,118</b>	

Note: Numbers may not add due to rounding



**Table C-41  
Cash Flow Calculation – Thamesford Water Services – Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. M. of Gross Floor Area	\$9.65	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings /(Cost)	
2024	60,198	10	10		431	9.649	4,159	64,348	643	64,991
2025	64,991	31	32		431	9.938	4,284	69,243	692	69,935
2026	69,935	17,978	19,073		431	10.236	4,412	55,275	553	55,828
2027	55,828	24	26		431	10.543	4,545	60,347	603	60,950
2028	60,950	308	347		431	10.859	4,681	65,285	653	65,938
2029	65,938	124	144		431	11.185	4,822	70,615	706	71,322
2030	71,322	16	20		431	11.521	4,966	76,268	763	77,031
2031	77,031	19	24		431	11.866	5,115	82,123	821	82,944
2032	82,944	-	-		431	12.222	5,269	88,213	882	89,095
2033	89,095	72,443	94,522		431	12.589	5,427	0	0	0
<b>Total</b>		<b>90,953</b>	<b>114,196</b>	<b>0</b>	<b>4,311</b>		<b>47,680</b>		<b>6,317</b>	

Note: Numbers may not add due to rounding





**Table C-42**  
**Cash Flow Calculation – Thamesford Wastewater Services – Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$3,093	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings/ (Cost)	
2024	143,763	545,994	545,994		153	3,093.29	472,345	70,115	701	70,816
2025	70,816	1,953,649	2,012,258		153	3,186.09	486,515	(1,454,927)	(43,648)	(1,498,575)
2026	(1,498,575)	10,420	11,055		153	3,281.67	501,111	(1,008,519)	(30,256)	(1,038,775)
2027	(1,038,775)	15,741	17,200		153	3,380.12	516,144	(539,830)	(16,195)	(556,025)
2028	(556,025)	5,449	6,133		153	3,481.52	531,629	(30,529)	(916)	(31,445)
2029	(31,445)	2,108	2,443		153	3,585.97	547,577	513,689	5,137	518,826
2030	518,826	288	344		153	3,693.55	564,005	1,082,486	10,825	1,093,311
2031	1,093,311	336	413		153	3,804.35	580,925	1,673,823	16,738	1,690,561
2032	1,690,561	-	-		153	3,918.49	598,353	2,288,914	22,889	2,311,803
2033	2,311,803	2,244,150	2,928,106		153	4,036.04	616,303	-	-	-
<b>Total</b>		<b>4,778,134</b>	<b>5,523,947</b>	<b>0</b>	<b>1,527</b>		<b>5,414,908</b>		<b>-34,724</b>	

Note: Numbers may not add due to rounding



**Table C-43**  
**Cash Flow Calculation – Thamesford Wastewater Services – Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. M. of Gross Floor Area	\$26.64	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings /(Cost)	
2024	3,495	13,273	13,273		431	26.638	11,483	1,704	17	1,722
2025	1,722	47,493	48,918		431	27.437	11,827	(35,369)	(1,061)	(36,430)
2026	(36,430)	253	269		431	28.260	12,182	(24,517)	(736)	(25,253)
2027	(25,253)	383	418		431	29.108	12,547	(13,123)	(394)	(13,517)
2028	(13,517)	132	149		431	29.981	12,924	(742)	(22)	(764)
2029	(764)	51	59		431	30.880	13,312	12,488	125	12,613
2030	12,613	7	8		431	31.807	13,711	26,315	263	26,578
2031	26,578	8	10		431	32.761	14,122	40,691	407	41,097
2032	41,097	-	-		431	33.744	14,546	55,643	556	56,200
2033	56,200	54,555	71,182		431	34.756	14,982	0	0	0
<b>Total</b>		<b>116,156</b>	<b>134,287</b>	<b>0</b>	<b>4,311</b>		<b>131,636</b>		<b>-844</b>	

Note: Numbers may not add due to rounding



**Table C-44**  
**Cash Flow Calculation – Embro Water Services – Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$914	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings/ (Cost)	
2024	-	39	39		29	914.16	26,419	26,380	264	26,644
2025	26,644	124	128		29	941.59	27,212	53,728	537	54,265
2026	54,265	20,516	21,765		29	969.83	28,028	60,528	605	61,134
2027	61,134	94	103		29	998.93	28,869	89,900	899	90,799
2028	90,799	1,447	1,629		29	1,028.90	29,735	118,905	1,189	120,094
2029	120,094	561	650		29	1,059.76	30,627	150,071	1,501	151,572
2030	151,572	66	79		29	1,091.56	31,546	183,039	1,830	184,869
2031	184,869	20,541	25,263		29	1,124.30	32,492	192,099	1,921	194,020
2032	194,020	204,644	259,237		29	1,158.03	33,467	(31,750)	(953)	(32,703)
2033	(32,703)	1,355	1,768		29	1,192.77	34,471	(0)	(0)	(0)
<b>Total</b>		<b>249,387</b>	<b>310,661</b>	<b>0</b>	<b>289</b>		<b>302,867</b>		<b>7,794</b>	

Note: Numbers may not add due to rounding



**Table C-45**  
**Cash Flow Calculation – Embro Water Services – Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. M. of Gross Floor Area	\$6.70	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings /(Cost)	
2024	-	9	9		939	6.696	6,290	6,280	63	6,343
2025	6,343	30	30		939	6.897	6,478	12,791	128	12,919
2026	12,919	4,884	5,182		939	7.104	6,673	14,410	144	14,554
2027	14,554	22	25		939	7.317	6,873	21,402	214	21,616
2028	21,616	344	388		939	7.537	7,079	28,308	283	28,591
2029	28,591	134	155		939	7.763	7,291	35,727	357	36,085
2030	36,085	16	19		939	7.996	7,510	43,576	436	44,012
2031	44,012	4,890	6,014		939	8.236	7,735	45,733	457	46,190
2032	46,190	48,719	61,716		939	8.483	7,967	(7,559)	(227)	(7,786)
2033	(7,786)	323	421		939	8.737	8,207	0	0	0
<b>Total</b>		<b>59,372</b>	<b>73,959</b>	<b>0</b>	<b>9,392</b>		<b>72,103</b>		<b>1,856</b>	

Note: Numbers may not add due to rounding



**Table C-46**  
**Cash Flow Calculation – Embro Wastewater Services – Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$2,655	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings/ (Cost)	
2024	-	209	209		29	2,655.24	76,737	76,528	765	77,293
2025	77,293	304	313		29	2,734.90	79,039	156,019	1,560	157,579
2026	157,579	40,858	43,346		29	2,816.95	81,410	195,642	1,956	197,599
2027	197,599	105	115		29	2,901.46	83,852	281,335	2,813	284,149
2028	284,149	2,435	2,740		29	2,988.50	86,368	367,776	3,678	371,454
2029	371,454	27,246	31,585		29	3,078.16	88,959	428,827	4,288	433,116
2030	433,116	29,394	35,097		29	3,170.50	91,627	489,646	4,896	494,542
2031	494,542	29,406	36,165		29	3,265.62	94,376	552,753	5,528	558,281
2032	558,281	-	-		29	3,363.58	97,208	655,488	6,555	662,043
2033	662,043	584,138	762,167		29	3,464.49	100,124	(0)	(0)	(0)
<b>Total</b>		<b>714,094</b>	<b>911,739</b>	<b>0</b>	<b>289</b>		<b>879,699</b>		<b>32,040</b>	

Note: Numbers may not add due to rounding



**Table C-47**  
**Cash Flow Calculation – Embro Wastewater Services – Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. M. of Gross Floor Area	\$8.84	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings /(Cost)	
2024	-	23	23		939	8.841	8,304	8,281	83	8,364
2025	8,364	33	34		939	9.106	8,553	16,883	169	17,052
2026	17,052	4,421	4,691		939	9.379	8,810	21,171	212	21,383
2027	21,383	11	12		939	9.661	9,074	30,444	304	30,749
2028	30,749	263	297		939	9.951	9,346	39,798	398	40,196
2029	40,196	2,948	3,418		939	10.249	9,627	46,405	464	46,869
2030	46,869	3,181	3,798		939	10.557	9,915	52,986	530	53,516
2031	53,516	3,182	3,914		939	10.873	10,213	59,815	598	60,413
2032	60,413	-	-		939	11.200	10,519	70,933	709	71,642
2033	71,642	63,211	82,477		939	11.536	10,835	0	0	0
<b>Total</b>		<b>77,274</b>	<b>98,662</b>	<b>0</b>	<b>9,392</b>		<b>95,195</b>		<b>3,467</b>	

Note: Numbers may not add due to rounding



**Table C-48**  
**Cash Flow Calculation – Mount Elgin Water Services – Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$928	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings/ (Cost)	
2024	149,315	31	31	126,182	93	927.64	86,549	109,650	1,097	110,747
2025	110,747	16,024	16,505	122,923	93	955.47	89,145	60,464	605	61,069
2026	61,069	23	24	119,825	93	984.13	91,820	33,039	330	33,370
2027	33,370	76	83	116,727	93	1,013.66	94,574	11,134	111	11,245
2028	11,245	1,178	1,326	113,756	93	1,044.07	97,411	(6,426)	(193)	(6,619)
2029	(6,619)	456	528	110,531	93	1,075.39	100,334	(17,344)	(520)	(17,864)
2030	(17,864)	53	63	107,433	93	1,107.65	103,344	(22,017)	(661)	(22,677)
2031	(22,677)	61	76	104,335	93	1,140.88	106,444	(20,644)	(619)	(21,263)
2032	(21,263)	-	-	101,331	93	1,175.11	109,637	(12,957)	(389)	(13,345)
2033	(13,345)	1,105	1,442	98,139	93	1,210.36	112,927	-	-	-
<b>Total</b>		<b>19,008</b>	<b>20,078</b>	<b>1,121,182</b>	<b>933</b>		<b>992,185</b>		<b>-239</b>	

Note: Numbers may not add due to rounding



**Table C-49**  
**Cash Flow Calculation – Mount Elgin Water Services – Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. M. of Gross Floor Area	\$6.98	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings /(Cost)	
2024	13,656	3	3	11,540	1,134	6.978	7,915	10,028	100	10,128
2025	10,128	1,466	1,509	11,242	1,134	7.187	8,153	5,530	55	5,585
2026	5,585	2	2	10,959	1,134	7.403	8,397	3,022	30	3,052
2027	3,052	7	8	10,675	1,134	7.625	8,649	1,018	10	1,028
2028	1,028	108	121	10,404	1,134	7.854	8,909	(588)	(18)	(605)
2029	(605)	42	48	10,109	1,134	8.089	9,176	(1,586)	(48)	(1,634)
2030	(1,634)	5	6	9,825	1,134	8.332	9,451	(2,014)	(60)	(2,074)
2031	(2,074)	6	7	9,542	1,134	8.582	9,735	(1,888)	(57)	(1,945)
2032	(1,945)	-	-	9,267	1,134	8.839	10,027	(1,185)	(36)	(1,221)
2033	(1,221)	101	132	8,975	1,134	9.105	10,328	-	-	-
<b>Total</b>		<b>1,738</b>	<b>1,836</b>	<b>102,538</b>	<b>11,343</b>		<b>90,741</b>		<b>-22</b>	

Note: Numbers may not add due to rounding





**Table C-50**  
**Cash Flow Calculation – Mount Elgin Wastewater Services – Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$3,204	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings/ (Cost)	
2024	(508)	1,070,986	1,070,986		93	3,204.16	298,948	(772,546)	(23,176)	(795,722)
2025	(795,722)	1,367,062	1,408,074		93	3,300.29	307,917	(1,895,879)	(56,876)	(1,952,756)
2026	(1,952,756)	124	131		93	3,399.30	317,154	(1,635,733)	(49,072)	(1,684,805)
2027	(1,684,805)	64	70		93	3,501.28	326,669	(1,358,205)	(40,746)	(1,398,952)
2028	(1,398,952)	549,331	618,277		93	3,606.31	336,469	(1,680,759)	(50,423)	(1,731,182)
2029	(1,731,182)	374	434		93	3,714.50	346,563	(1,385,053)	(41,552)	(1,426,604)
2030	(1,426,604)	45	53		93	3,825.94	356,960	(1,069,697)	(32,091)	(1,101,788)
2031	(1,101,788)	52	64		93	3,940.72	367,669	(734,183)	(22,025)	(756,209)
2032	(756,209)	-	-		93	4,058.94	378,699	(377,510)	(11,325)	(388,835)
2033	(388,835)	939	1,225		93	4,180.71	390,060	(0)	(0)	(0)
<b>Total</b>		<b>2,988,976</b>	<b>3,099,313</b>	<b>0</b>	<b>933</b>		<b>3,427,108</b>		<b>-327,287</b>	

Note: Numbers may not add due to rounding



**Table C-51**  
**Cash Flow Calculation – Mount Elgin Wastewater Services – Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. M. of Gross Floor Area	\$26.78	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings /(Cost)	
2024	(52)	108,831	108,831		1,134	26.780	30,378	(78,504)	(2,355)	(80,859)
2025	(80,859)	138,917	143,084		1,134	27.584	31,290	(192,654)	(5,780)	(198,434)
2026	(198,434)	13	13		1,134	28.411	32,228	(166,219)	(4,987)	(171,205)
2027	(171,205)	6	7		1,134	29.264	33,195	(138,017)	(4,141)	(142,157)
2028	(142,157)	55,821	62,828		1,134	30.142	34,191	(170,794)	(5,124)	(175,918)
2029	(175,918)	38	44		1,134	31.046	35,217	(140,745)	(4,222)	(144,967)
2030	(144,967)	5	5		1,134	31.977	36,273	(108,700)	(3,261)	(111,961)
2031	(111,961)	5	6		1,134	32.937	37,361	(74,606)	(2,238)	(76,844)
2032	(76,844)	-	-		1,134	33.925	38,482	(38,361)	(1,151)	(39,512)
2033	(39,512)	95	124		1,134	34.942	39,637	(0)	(0)	(0)
<b>Total</b>		<b>303,731</b>	<b>314,943</b>	<b>0</b>	<b>11,343</b>		<b>348,253</b>		<b>-33,258</b>	

Note: Numbers may not add due to rounding



**Table C-52  
Cash Flow Calculation – Growth-Related Studies – Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$44	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings/ (Cost)	
2024	260,379	153,178	153,178		3,055	44.04	134,531	241,731	2,417	244,149
2025	244,149	542,225	558,491		3,055	45.36	138,567	(175,776)	(5,273)	(181,049)
2026	(181,049)	389,724	413,458		3,055	46.72	142,724	(451,784)	(13,554)	(465,337)
2027	(465,337)	-	-		3,055	48.13	147,005	(318,332)	(9,550)	(327,882)
2028	(327,882)	128,967	145,153		3,055	49.57	151,416	(321,619)	(9,649)	(331,268)
2029	(331,268)	-	-		3,055	51.06	155,958	(175,309)	(5,259)	(180,569)
2030	(180,569)	266,876	318,664		3,055	52.59	160,637	(338,596)	(10,158)	(348,754)
2031	(348,754)	63,542	78,149		3,055	54.17	165,456	(261,446)	(7,843)	(269,290)
2032	(269,290)	-	-		3,055	55.79	170,420	(98,870)	(2,966)	(101,836)
2033	(101,836)	56,482	73,696		3,055	57.46	175,532	-	-	-
<b>Total</b>		<b>1,600,993</b>	<b>1,740,789</b>	<b>0</b>	<b>30,546</b>		<b>1,542,245</b>		<b>-61,835</b>	

Note: Numbers may not add due to rounding



**Table C-53  
Cash Flow Calculation – Growth-Related Studies – Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. M. of Gross Floor Area	\$0.42	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings /(Cost)	
2024	85,369	50,222	50,222		105,156	0.419	44,108	79,255	793	80,047
2025	80,047	177,775	183,109		105,156	0.432	45,431	(57,630)	(1,729)	(59,359)
2026	(59,359)	127,776	135,558		105,156	0.445	46,794	(148,123)	(4,444)	(152,567)
2027	(152,567)	-	-		105,156	0.458	48,198	(104,369)	(3,131)	(107,500)
2028	(107,500)	42,283	47,590		105,156	0.472	49,644	(105,447)	(3,163)	(108,610)
2029	(108,610)	-	-		105,156	0.486	51,133	(57,478)	(1,724)	(59,202)
2030	(59,202)	87,499	104,478		105,156	0.501	52,667	(111,013)	(3,330)	(114,344)
2031	(114,344)	20,833	25,622		105,156	0.516	54,247	(85,719)	(2,572)	(88,290)
2032	(88,290)	-	-		105,156	0.531	55,874	(32,416)	(972)	(33,388)
2033	(33,388)	18,518	24,162		105,156	0.547	57,551	(0)	(0)	(0)
<b>Total</b>		<b>524,907</b>	<b>570,741</b>	<b>0</b>	<b>1,051,560</b>		<b>505,645</b>		<b>-20,273</b>	

Note: Numbers may not add due to rounding



# Appendix D

## Long-Term Capital and Operating Cost Examination



## Appendix D: Long-Term Capital and Operating Cost Examination

As a requirement of the D.C.A. under subsection 10(2)(c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the D.C. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost savings attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e., sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the County's 2022 Financial Information Return.

In addition to the operational impacts, over time the initial capital projects will require replacement. This replacement of capital is often referred to as lifecycle cost. By definition, lifecycle costs are all the costs which are incurred during the life of a physical asset, from the time its acquisition is first considered, to the time it is taken out of service for disposal or redeployment. The method selected for lifecycle costing is the sinking fund method which provides that money will be contributed annually and invested, so that those funds will grow over time to equal the amount required for future replacement.

Table D-1 depicts the annual operating impact resulting from the proposed gross capital projects at the time they are all in place. It is important to note that, while municipal program expenditures will increase with growth in population, the costs associated with the new infrastructure (i.e., facilities) would be delayed until the time these works are in place.



Table D-1  
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE/CLASS		ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1.	Services Related to a Highway	2,174,363	584,889	2,759,252
2.	Library Services	512,377	651,903	1,164,280
3.	Ambulance Services	150,393	1,622,830	1,773,224
4.	Waste Diversion Services	35,125	571,828	606,953
5.	Water	1,071,356	3,309,212	4,380,568
6.	Wastewater	1,987,211	3,805,048	5,792,259
<b>Total</b>		<b>5,930,825</b>	<b>10,545,710</b>	<b>16,476,536</b>



# Appendix E

## Proposed Development Charge By-law



**COUNTY OF OXFORD**  
**BY-LAW NO. 6639-2024**

**BEING** A By-law to establish Development Charges for the County of Oxford

**WHEREAS** subsection 2 (1) of the *Development Charges Act, 1997*, S.O. 1997, c.27 (hereinafter called “the Act”) provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for Services arising from the Development of the area to which the by-law applies;

**AND WHEREAS** Council has before it a report entitled “2024 Development Charge Background Study” (the “Study”), the County of Oxford, hereinafter referred to as the “County”, dated April 12, 2024 by Watson & Associates Economists Ltd., as amended on Jun 10, 2024, wherein it is indicated that the Development of any land within the County will increase the need for Services as defined herein;

**AND WHEREAS** Council gave notice to the public and held a public meeting pursuant to section 12 of the Act on May 8, 2024 prior to and at which the Study and the proposed Development Charge by-law were made available to the public in accordance with the Act and regulations thereto and Council heard comments and representations from all persons who applied to be heard (the “Public Meeting”);

**AND WHEREAS** Council intends to ensure that the increase in the need for Services attributable to the anticipated development, including any capital costs, will be met, by updating its capital budget and forecast where appropriate;

**AND WHEREAS** by approval of the Study, dated April 12, 2024, Council has indicated its intent that the future excess capacity identified in the Study, shall be paid for by the development charges or other similar charges.

**NOW THEREFORE THE COUNCIL OF THE COUNTY OF OXFORD ENACTS AS FOLLOWS:**

1. **DEFINITIONS**

In this by-law,

- (1) “**Act**” means the *Development Charges Act, 1997*, c. 27, as amended;
- (2) “**Affordable housing**” means Dwelling Units and incidental facilities, primarily for persons of low and moderate income, that meet the requirements of any program for such purpose as administered by any agency of the Federal or Provincial government, the County of Oxford and/or the Area Municipality and for which an agreement has been entered into with the County of Oxford with respect to the provision of such Dwelling Units and facilities;
- (3) “**Apartment Dwelling**” means any Dwelling Unit within a Building containing more than four Dwelling Units where the units are connected by an interior corridor. Notwithstanding the foregoing, an Apartment Dwelling includes a Stacked Townhouse Dwelling;

- (4) “**Area Municipality**” means a lower-tier municipality that forms part of the County of Oxford;
- (5) “**Back-to-back Townhouse Dwelling**” means a building containing four (4) or more Dwelling Units separated vertically by a common wall, including a rear common wall, that does not have a rear yard with amenity area;
- (6) “**Bedroom**” means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen;
- (7) “**Board of Education**” means a board defined in subsection 1 (1) of the *Education Act*, R.S.O. 1990, c. E,2, as amended;
- (8) “**Building Code Act**” means the *Building Code Act*, R.S.O. 1992, S.O. 1992, c. 23, as amended;
- (9) “**Building**” means a permanent enclosed structure occupying an area greater than ten square metres (10 m<sup>2</sup>) and, notwithstanding the generality of the foregoing, includes, but is not limited to:
- (a) An above-grade storage tank;
  - (b) An air-supported structure;
  - (c) An industrial tent;
  - (d) A roof-like structure over a gas-bar or service station; and
  - (e) An area attached to and ancillary to a retail Development delineated by one or more walls or part walls, a roof-like structure, or any one or more of them;
- (10) “**Bunk House**” means a Building accessory to a permitted farming use containing kitchen and sanitary facilities and sleeping accommodation in individual or combination rooms for seasonal workers directly employed by the permitted use. For clarity, a Bunk House is not a Residential Use;
- (11) “**Capital Cost**” means costs incurred or proposed to be incurred by the County or a local board thereof directly or by others on behalf of, and as authorized by, the County or local board,
- (a) to acquire land or an interest in land, including a leasehold interest;
  - (b) to improve land;
  - (c) to acquire, lease, construct or improve buildings and structures;
  - (d) to acquire, lease, construct or improve facilities including (but not limited to),
    - (i) furniture and equipment, other than computer equipment;

- (ii) material acquired for circulation, reference or information purposes by a library board within the meaning of the *Public Libraries Act*; and
- (iii) rolling stock with an estimated useful life of seven years or more;
- (e) interest on money borrowed to pay for costs in (a) to (e);
- (f) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d) above, including the development charge background study

required for provision of Services designated in this by-law within or outside the County;

- (12) **“Council”** means the Council of the County of Oxford;
- (13) **“Development”** means any activity or proposed activity in respect of land that requires one or more of the actions referred to in section 5 of this by-law and including the redevelopment of land or the redevelopment, expansion, extension or alteration of a use, building or structure except interior alterations to an existing Building or structure which do not change or intensify the use of land;
- (14) **“Development Charge”** means a charge imposed pursuant to this by-law;
- (15) **“Dwelling”** or **“Dwelling Unit”** means any part of a building or structure with a room or suite of rooms used, or designed or intended for use, by one person or persons living together, in which sanitary facilities and a separate kitchen may or may not be provided for the exclusive use of such person or persons;
- (16) **“Farm Building”** means a Building or structure associated with and located on land devoted to the practice of farming, as defined by the *Farming and Food Production Protection Act, 1998*, and that is used essentially for the housing of farm equipment or livestock, or the production, storage or processing of agricultural and horticultural produce or feeds, and as part of or in connection with a bona fide farming operation and includes barns, silos and other Buildings or structures ancillary to that farming operation, but excludes:
  - (a) Bunk House for seasonal farm workers required for that farm operation; and
  - (b) any Building or portion thereof used or intended to be used for any other Non-Residential Use, including, but not limited to: retail sales; commercial services; restaurants; banquet facilities; hospitality and accommodation facilities; gift shops; contractors shops; services related to grooming, boarding, or breeding of household pets; and alcohol or cannabis production facilities;
- (17) **“Grade”** means the average level of finished ground adjoining a Building or structure at all exterior walls;
- (18) **“Gross Floor Area”** means the total floor area measured between the outside of exterior walls, or between the outside of exterior walls and the centre line of party walls

dividing the Building from another Building, of all floors above the average level of finished ground adjoining the Building at its exterior walls;

- (19) **"Industrial Building"** means a Building used for or in connection with,
- (a) manufacturing, producing, processing, storing or distributing something;
  - (b) research or development in connection with manufacturing, producing or processing something;
  - (c) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production, or processing takes place;
  - (d) office or administrative purposes, if they are;
    - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
    - (ii) in or attached to the Building or structure used for that manufacturing, producing, processing, storage or distribution;

and shall not include self-storage facilities or retail warehouses;

- (20) **"Institutional Development"** means development of a Building or structure intended for use,
- (a) as a long-term care home within the meaning of subsection 2(1) of the *Long-Term Care Homes Act, 2007*;
  - (b) as a retirement home within the meaning of subsection 2(2) of the *Retirement Homes Act, 2010*;
  - (c) by any of the following post-secondary institutions for the objects of the institutions:
    - (i) a university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario
    - (ii) a college or university federated or affiliated with a university described in subclause 1.19.3.2; or
    - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act, 2017*
  - (d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
  - (e) as a hospice to provide end of life care;

- (21) **“Local Board”** means a municipal service board, public utility commission, public library board, board of health, police services board or any other board, commission, committee or body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of the County or any part or parts thereof, excluding a conservation authority, any municipal business corporation not deemed to be a local board under O. Reg. 168/03 under the *Municipal Act*, 2001, S.O. 2001, c. 25, as amended, and any corporation enacted under the *Electricity Act*, 1998, S.O. 1998, c. 15, Sched. A, as amended, or successor legislation;
- (22) **“Local Services”** means those services or facilities which are under the jurisdiction of the County and are related to a plan of subdivision or within the area to which the plan relates, required as a condition of approval under s.51 of the *Planning Act*, or as a condition of approval under s.53 of the *Planning Act*;
- (23) **“Long-Term Care Home”** means the floor area of a facility directly related to beds that are licensed, regulated or funded by the Ministry of Health and Long-Term Care, in an approved charitable home for the aged (as defined in the *Charitable Institutions Act*, R.S.O. 1990, c. C.9), a home (as defined in the *Homes for the Aged and Rest Homes Act*, R.S.O. 1990, c. H.13), or a nursing home (as defined in the *Nursing Homes Act*, R.S.O. 1990, c. N.7);
- (24) **“Mezzanine”** means an intermediate floor assembly between the floor and ceiling of any room or storey and includes an interior balcony;
- (25) **“Multiple Dwelling”** means all Dwellings other than Single Detached Dwellings, Semi-Detached Dwellings, and Apartment Dwellings, and shall include Park Model Trailers;
- (26) **“Non-Profit Housing Development”** means development of a Building or structure intended for use as residential premises by:
- (a) a corporation to which the *Canada Not-for-profit Corporation Act, 2010* applies, that is in good standing under that Act and whose primary objective is to provide housing,
  - (b) a corporation without share capital to which the *Canada Not-for-profit Corporation Act, 2010* applies, that is in good standing under that Act and whose primary object is to provide housing, or
  - (c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act, 2022*;
- (27) **“Non-Residential Uses”** means a Building or structure, or portions thereof, used, or designed or intended for a use other than a Residential Use;
- (28) **“Official Plan”** means the Official Plan of the County of Oxford and any amendments thereto;
- (29) **“Owner”** means the owner of land or a person who has made application for an approval for the development of land upon which a Development Charge is imposed;

- (30) **“Park Model Trailer”** means a trailer conforming to National Standard of Canada CAN CSA-Z241.0-92, CAN CSA-Z240 or similar standard that is up to a maximum size of 50 square metres and designed to facilitate relocation from time to time;
- (31) **“Planning Act”** means the *Planning Act, 1990*, R.S.O. 1990, c.P.13, as amended;
- (32) **“Private School”** means an academic education school to which all of the following apply:
- (a) registered with the Province as a “private school” under section 16 of the *Education Act*;
  - (b) non-publicly funded;
  - (c) operated on a not-for-profit basis;
  - (d) operated by a non-share non-profit corporation, or an established or a “religious organization” as defined by the *Religious Organizations’ Land Act*; and
  - (e) offering elementary or secondary academic education;
- (33) **“Regulation”** means any regulation made pursuant to the Act;
- (34) **“Rental Housing Development”** means development of a Building or structure with four or more residential units all of which are intended for use as rented residential premises;
- (35) **“Residential Uses”** means lands, Buildings or structures or portions thereof used, or designed or intended for use as a home or residence of one or more individuals, and shall include Single Detached Dwelling, Semi-Detached Dwelling, Multiple Dwelling, Apartment Dwelling, and the residential portion of a mixed-use Building or structure;
- (36) **“Row Townhouse Dwelling”** means a Building vertically divided into three or more Dwelling Units by common walls extending from the base of the foundation to the roof. Each Dwelling Unit shall have separate entrance directly to the outside;
- (37) **“Semi-Detached Dwelling”** means a Building divided vertically into two Dwelling Units each of which has a separate entrance and access to grade;
- (38) **“Services”** means services set out in Schedule “A” to this by-law;
- (39) **“Single Detached Dwelling”** means a completely detached Building containing only one Dwelling Unit;
- (40) **“Special Care/Special Need Dwelling”** means a Building, or part of a Building:
- (a) containing two or more Dwelling Units which units have a common entrance from street level;

- (b) where the occupants have the right to use in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;
- (c) that is designed to accommodate persons with specific needs, including but not limited to independent permanent living arrangements; and
- (d) where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at any one or more various levels;

and includes, but is not limited to, retirement homes or lodges, charitable dwellings, group homes (including correctional group homes) and hospices;

Special Care/Special Needs Dwellings will be charged the D.C. rate for Bachelor and 1 Bedroom Apartment Units;

- (41) **“Stacked Townhouse Dwelling”** means a Building, other than a Row Townhouse or Back to Back Townhouse, containing at least 3 Dwelling Units; each Dwelling Unit separated from the other vertically and/or horizontally and each Dwelling Unit having a separate entrance to grade;
- (42) **“Temporary Building or Structure”** means a Building or structure constructed or erected or placed on land for a continuous period not exceeding twelve months, or an addition or alteration to a Building or structure that has the effect of increasing the total floor area thereof for a continuous period not exceeding twelve months;
- (43) **“Temporary Dwelling Unit”** means a Dwelling Unit, which is:
  - (a) designed to be portable (e.g. mobile home);
  - (b) clearly ancillary to, and fully detached from, an existing permanent Dwelling Unit located on the same lot;
  - (c) only permitted to be in place for a limited period of time; and
  - (d) subject to an agreement with the Area Municipality specifying the maximum period of time the Dwelling Unit is to be permitted and any other matters that may be deemed necessary or appropriate by the Area Municipality, such as installation, maintenance and removal provisions, financial security requirements and restrictions on occupancy;
- (44) **“Total Floor Area”** means, the sum total of the total areas of all floors in a Building or structure whether at above or below grade measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating two uses or from the outside edge of a floor where the outside edge of the floor does not meet an exterior or common wall, and;
  - (a) includes the floor area of a mezzanine, atrium, or air supported structure, and the space occupied by interior wall partitions;

- (b) excludes those areas used exclusively for parking garages or structures; and
  - (c) where a Building or structure does not have any walls, the total floor area of the building or structure shall be the total of the area of all floors including the ground floor that are directly beneath the roof of the Building or structure;
- (45) **“Wind Turbine”** means any wind energy conversion system with a nameplate generating capacity greater than 300 kilowatts, that converts wind energy into electricity for sale to an electrical utility or intermediary.

## 2. **CALCULATION OF DEVELOPMENT CHARGES**

- (1) Subject to the provisions of this by-law, the Development Charge against land in the County shall be imposed, calculated and collected in accordance with the rates set out in Schedules “B1” to “B28” relating to the Services set out in Schedule “A”.
- (2) Notwithstanding subsection 2 (1), the Development Charge for Library Service shall not be levied on any development within the jurisdiction of the City of Woodstock.
- (3) Council hereby determines that the Development of land, Buildings or structures for Residential and Non-Residential uses will require the provision, enlargement or expansion of the Services referenced in Schedule “A”; and shall be calculated as follows:
  - (a) In the case of Residential Development, or a Residential portion of a mixed-use Development or redevelopment, the Development Charge shall be the sum of the products of:
    - (i) the number of Dwelling Units of each type, multiplied by,
    - (ii) the corresponding total dollar amount for such Dwelling Unit as set out in Schedules “B1” to “B28”, further adjusted by section 13; and
  - (b) In the case of Non-Residential Development, or a Non-Residential portion of a mixed-use Development or redevelopment, the Development Charge shall be the sum of the products of:
    - (i) the Total Floor Area of Non-Residential Development or Non-Residential portion of mixed-use Development multiplied by,
    - (ii) the corresponding total dollar amount per square metre of Total Floor Area, as set out in Schedules “B1” to “B28”; further adjusted by section 13; and
  - (c) In the case of Bunk Houses, the maximum number of beds as determined by the Ministry of Health multiplied by the corresponding charge per bed as set out in Schedules “B1” to “B28” further adjusted by section 13.



- (d) In the case of Wind Turbines, the sum of the number of Wind Turbines multiplied by the corresponding amount for each Wind Turbine as set out in Schedules “B1” to “B28”, further adjusted by section 13.
- (4) The Development Charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:
- a. Three or more bedrooms – 25% reduction;
  - b. Two bedrooms – 20% reductions; and
  - c. All other bedroom quantities – 15% reduction.

### 3. **APPLICABLE LANDS**

- (1) Subject to the exceptions and exemptions described in the following subsections, this by-law applies to all lands in the County, whether or not the land or use is exempt from taxation under section 3 of the *Assessment Act*, R.S.O. 1990, c.A.31, as amended, except where:
- (a) Schedule “B6” does not apply in the City of Woodstock.
  - (b) Schedules “B7” and “B8” apply only to those lands within the boundaries designated in Schedule “C1” of the By-law. Schedules “B7” and “B8” shall also apply to any additional lands that may be incorporated into the corporate boundary for the City of Woodstock through a municipal boundary adjustment process and/or designated as large urban centre (City of Woodstock) on Schedule C-3 of the County of Oxford Official Plan through an Official Plan amendment.
  - (c) Schedules “B9” and “B10” apply only to those lands within the boundaries designated in Schedule “C2” of the By-law. Schedules “B9” and “B10” shall also apply to any additional lands that may be incorporated into the corporate boundary for the Town of Tillsonburg through a municipal boundary adjustment process and/or designated as large urban centre (Town of Tillsonburg) on Schedule C-3 of the County of Oxford Official Plan through an Official Plan amendment.
  - (d) Schedules “B11” and “B12” apply only to those lands within the boundaries designated in Schedule “C3” of the By-law. Schedules “B11” and “B12” shall also apply to any additional lands that may be incorporated into the corporate boundary for the Town of Ingersoll through a municipal boundary adjustment process and/or designated as large urban centre (Town of Ingersoll) on Schedule C-3 of the County of Oxford Official Plan through an Official Plan amendment.
  - (e) Schedules “B13” and “B14” apply only to those lands within the boundaries designated in Schedule “C4” of the By-law. Schedules “B13” and “B14” shall also apply to any additional lands that may be designated as settlement (Village of Plattsville) on Schedule B-1 of the County of Oxford Official Plan through an Official Plan amendment.

- (f) Schedules “B15” and “B16” apply only to those lands within the boundaries designated in Schedule “C5” of the By-law. Schedules “B15” and “B16” shall also apply to any additional lands that may be designated as settlement (Village of Drumbo) on Schedule B-1 of the County of Oxford Official Plan through an Official Plan amendment.
  - (g) Schedules “B17” and “B18” apply only to those lands within the boundaries designated in Schedule “C6” of the By-law. Schedules “B17” and “B18” shall also apply to any additional lands that may be designated as settlement (Village of Tavistock) on Schedule E-1 of the County of Oxford Official Plan through an Official Plan amendment.
  - (h) Schedules “B19” and “B20” apply only to those lands within the boundaries designated in Schedule “C7” of the By-law. Schedules “B19” and “B20” shall also apply to any additional lands that may be designated as settlement (Village of Innerkip) on Schedule E-3 of the County of Oxford Official Plan through an Official Plan amendment.
  - (i) Schedules “B21” and “B22” apply only to those lands within the boundaries designated in Schedule “C8” of the By-law. Schedules “B21” and “B22” shall also apply to any additional lands that may be designated as settlement (Village of Norwich) on Schedule N-1 of the County of Oxford Official Plan through an Official Plan amendment.
  - (j) Schedules “B23” and “B24” apply only to those lands within the boundaries designated in Schedule “C9” of the By-law. Schedules “B23” and “B24” shall also apply to any additional lands that may be designated as settlement (Village of Thamesford) on Schedule Z-1 of the County of Oxford Official Plan through an Official Plan amendment.
  - (k) Schedules “B25” and “B26” apply only to those lands within the boundaries designated in Schedule “C10” of the By-law. Schedules “B25” and “B26” shall also apply to any additional lands that may be designated as settlement (Village of Embro) on Schedule Z-1 of the County of Oxford Official Plan through an Official Plan amendment.
  - (l) Schedules “B27” and “B28” apply only to those lands within the boundaries designated in Schedule “C11” of the By-law. Schedules “B27” and “B28” shall also apply to any additional lands that may be designated as settlement (Village of Mount Elgin) on Schedule S-1 of the County of Oxford Official Plan through an Official Plan amendment.
- (2) This by-law shall not apply to land that is owned by and used for the purposes of:
- (a) a Board of Education;
  - (b) any municipality or Local Board thereof;
  - (c) a Place of Worship exempt under s.3 of the *Assessment Act*, R.S.O. 1990, c. A31, as amended;

- (d) a Public Hospital under the *Public Hospitals Act*, R.S.O. 1990, c. P.40, as amended;
  - (e) land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the Development in respect of which Development Charges would otherwise be payable is intended to be occupied and used by the university.
- (3) This by-law shall not apply to:
- (a) Farm Buildings as defined herein;
  - (b) Industrial Buildings as defined herein, excluding Wind Turbines;
  - (c) Private Schools as defined herein;
  - (d) Temporary Buildings or structures as defined herein;
  - (e) Affordable Housing as defined herein;
  - (f) Temporary Dwelling Units as defined herein;
  - (g) Long-Term Care home, as defined herein;
  - (h) Lands shown in Schedule "D". For greater certainty, these lands are designated as "Central Business District" and "Entrepreneurial District" in the County of Oxford Official Plan, Schedules I-1, T-1, and W-2.
  - (i) Notwithstanding any other provision of this by-law, no Development Charge is payable with respect to an enlargement of the Gross Floor Area of an existing Industrial Building where the Gross Floor Area is enlarged by 50 percent or less. If the Gross Floor Area of an existing Industrial Building is enlarged by greater than 50 percent, the amount of the Development Charge payable in respect of the enlargement is the amount of the Development Charge that would otherwise be payable multiplied by Gross Floor Area created that is greater than 50% of the existing Gross Floor Area:
    - (i) notwithstanding subsection 3 (3) (i), the exemption for an existing Industrial Building shall be applied to a maximum of fifty percent (50%) of the Gross Floor Area before the first enlargement for which an exemption from the payment of Development Charges was granted pursuant to this by-law or its predecessor.
    - (ii) The Total Floor Area of an existing Industrial Building is enlarged where there is a bona fide increase in the size of the existing Industrial Building, the enlarged area is attached to the existing Industrial Building, there is a direct means of ingress and egress from the existing Industrial Building to and from the enlarged area for persons, goods and equipment and the existing Industrial Building and the enlarged area are used for or in connection with an Industrial purpose

as set out in subsection 1(1) of the Regulation. Without limiting the generality of the foregoing, the exemption in this section shall not apply where the enlarged area is attached to the existing Industrial Building by means only of a tunnel, bridge, canopy, corridor, or other passageway, or through a shared below grade connection such as a service tunnel, foundation, footing or parking facility.

- (j) Affordable residential units required pursuant to section 34 and 16(4) of the Planning Act (Inclusionary Zoning);
- (k) Affordable and attainable residential units as follows:
  - (i) As of the date on which section 4.1 of the Act is proclaimed into force, affordable residential units that meet the criteria set out in subsection 4.1 (2) or 4.1 (3) of the Act shall be exempt from Development Charges
  - (ii) As of the date on which subsection 4.1 (4) of the Act is proclaimed into force, attainable residential units that meet the criteria set out in subsection 4.1 (4) of the Act shall be exempt from Development Charges

#### 4. **RULES WITH RESPECT TO EXEMPTIONS FOR INTENSIFICATION OF HOUSING**

- (1) Notwithstanding section 3 above, no Development Charges shall be imposed with respect to Developments or portions of Developments as follows:
  - (a) The enlargement of an existing Dwelling Unit;
  - (b) a second residential Dwelling Unit in an existing or new Single Detached Dwelling, Semi-Detached Dwelling, or Row-Townhouse Dwelling on a parcel of land on which Residential Use, other than ancillary Residential Use, is permitted, if all Buildings and structures ancillary to the existing or new Single Detached Dwelling, Semi-Detached Dwelling, or Row-Townhouse Dwelling cumulatively contain no more than one residential Dwelling Unit;
  - (c) a third residential Dwelling Unit in an existing or new Single Detached Dwelling, Semi-Detached Dwelling, or Row-Townhouse Dwelling on a parcel of land on which Residential Use, other than ancillary Residential Use, is permitted, if no Building or structure ancillary to the existing or new Single Detached Dwelling, Semi-Detached Dwelling, or Row-Townhouse Dwelling contains any residential Dwelling Units;
  - (d) one residential Dwelling Unit in a Building or structure ancillary to an existing or new Single Detached Dwelling, Semi-Detached Dwelling, or Row-Townhouse Dwelling on a parcel of land, if the existing or new Single Detached Dwelling, Semi-Detached Dwelling, or Row-Townhouse Dwelling contains no more than two residential Dwelling Units and no other Building or structure ancillary to the existing or new Single Detached Dwelling, Semi-Detached Dwelling, or Row-Townhouse Dwelling contains any residential Dwelling Units; or

- (e) in an existing rental residential Building, which contains four or more residential Dwelling Units, the creation of the greater of one residential Dwelling Unit or one per cent of the existing residential Dwelling Units.
- (2) For the purposes of subsections 4 (1) (d) a residential Dwelling Unit in a Building or structure ancillary to an existing or new Single Detached Dwelling, Semi-Detached Dwelling, or Row-Townhouse Dwelling must be clearly secondary and subordinate to the principal Dwelling Unit on the lot and:
- (a) have Gross Floor Area of no greater than 60% of the Gross Floor Area of the principal Dwelling Unit, to a maximum of 140 m<sup>2</sup>; and
  - (b) shall be located a maximum distance of 30 m from the principal Dwelling Unit.

5. **TIMING OF CALCULATION FOR DEVELOPMENT CHARGES**

- (1) Subject to subsection 5 (2), Development Charges shall be calculated and collected in accordance with the provisions of this by-law and be imposed on land to be developed for Residential and Non-Residential Use, where, the Development requires:
- (a) the passing of a zoning by-law or an amendment thereto under section 34 of the *Planning Act*, R.S.O. 1990, c.P.13;
  - (b) the approval of a minor variance under section 45 of the *Planning Act*, R.S.O. 1990, c.P.13;
  - (c) conveyance of land to which a by-law passed under subsection 50 (7) of the *Planning Act*, R. S.O. 1990, c.P.13 applies;
  - (d) the approval of a plan of subdivision under section 51 of the *Planning Act*, R.S.O. 1990, c.P.13;
  - (e) a consent under section 53 of the *Planning Act*, R.S.O. 1990, c.P.13;
  - (f) the approval of a description under section 9 of the *Condominium Act*, S.O. 1998, c.9, as amended; or
  - (g) the issuing of a permit under the *Building Code Act*, 1992, S.O. 1992, c.23, as amended in relation to a Building or structure.
- (2) Subsection 5 (1) shall not apply in respect to:
- (a) Local Services installed or paid for by the owner within a plan of subdivision or within the area to which the plan relates, as a condition of approval under section 51 of the *Planning Act*, R.S.O. 1990, c.P.13;
  - (b) Local Services installed or paid for by the owner as a condition of approval under section 53 of the *Planning Act*, R.S.O. 1990 c.P.13.

- (3) A Development Charge shall be calculated and payable in full in money or by provision of Services as may be agreed upon, or by credit granted pursuant to the Act or this by-law, on the date that the first building permit is issued in relation to a Building or structure on land to which a Development Charge applies.
- (4) Where a Development Charge applies to land in relation to which a building permit is required, the building permit shall not be issued until the Development Charge has been paid in full.
- (5) Notwithstanding subsection 5 (1), Development Charges for Rental Housing and Institutional Developments are due and payable in 6 equal installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- (6) Notwithstanding subsections 5 (1) and 5 (3), where the development of land results from the approval of a Site Plan or Zoning By-law Amendment application received on or after January 1, 2020, and the approval of the application occurred within the prescribed amount of time of building permit issuance, the Development Charges under section 2 shall be calculated based on the rates set out in Schedules "B1" to "B28" on the date of the planning application. Where both planning applications apply, Development Charges under section 2 shall be calculated on the rates set out in Schedules "B1" to "B28" on the date of the later planning application.
- (7) Interest for the purposes of subsections 5 (5) and 5 (6) shall be calculated as per the County's Development Charge Interest Rate Policy.

#### **6. LOCAL SERVICE INSTALLATION**

- (1) Nothing in this by-law prevents Council from requiring, as a condition of an agreement under section 51 or 53 of the *Planning Act* that the Owner, at his or her own expense, shall install or pay for such Local Services, within the Plan of Subdivision or within the area to which the plan relates, as Council may require.

#### **7. MULTIPLE CHARGES**

- (1) Where two or more of the actions described in subsection 5 (1) are required before land to which a Development Charge applies can be developed, only one Development Charge shall be calculated and collected in accordance with the provisions of this by-law, as prescribed in section 5.
- (2) Notwithstanding subsection 7 (1), if two or more of the actions described in subsection 5 (1) occur at different times, and if the subsequent action has the effect of a net increase in the number of Residential Dwelling Units and/or a net increase in the amount of Non-Residential Gross Floor Area, additional Development Charges shall be calculated and collected in accordance with the provisions of this by-law.

#### **8. SERVICES IN LIEU**

- (1) Council may authorize an Owner, through an agreement under section 38 of the Act, to substitute such part of the Development Charge applicable to the Owner's Development as may be specified in the agreement, by the provision at the sole

expense of the Owner, of services in lieu. Such agreement shall further specify that where the Owner provides services in lieu in accordance with the agreement, Council shall give to the Owner a credit against the Development Charge in accordance with the agreement provisions and the provisions of section 39 of the Act, equal to the reasonable cost to the Owner of providing the services in lieu. In no case shall the agreement provide for a credit which exceeds the total Development Charge payable by an Owner to the County in respect of the Development to which the agreement relates.

- (2) In any agreement under subsection 8 (1), Council may also give a further credit to the Owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, than would be required under this by-law.
- (3) The credit provided for in subsection 8 (2) shall not be charged to any Development Charge reserve fund.

#### **9. FRONT-ENDING AGREEMENTS**

- (1) Council may authorize a front-ending agreement in accordance with the provisions of Part III of the Act, upon such terms as Council may require, in respect of the Development of land.

#### **10. DEMOLITION AND CONVERSION CREDITS FOR REDEVELOPMENT OF LAND**

- (1) If a Development involves the demolition of and replacement of all or part of a Building or structure, or the conversion from one principal use to another, a credit shall be allowed, provided that the land was improved by occupied structures, or structures capable of being occupied without structural improvement, within the five years prior to the issuance of the building permit, and the building permit has been issued for the development within five years from the date the demolition permit has been issued; and;
- (2) Subject to subsection 10 (3), the credit shall be calculated:
  - (a) in the case of the demolition or conversion of a Building, or a part of a Building, used for a Residential purpose, by multiplying the number and type of Dwelling Units demolished or converted by the relevant Development Charge in effect under this by-law on the date when the Development Charge with respect to the redevelopment is payable pursuant to this by-law; or
  - (b) in the case of the demolition or conversion of a Building, or part of a Building, used for a Non-Residential purpose, by multiplying the Non-Residential Total Floor Area demolished or converted, by the relevant Development Charge in effect under this by-law on the date when the Development Charge with respect to the redevelopment is payable pursuant to this by-law.
- (3) A credit can, in no case, exceed the amount of the development charge that would otherwise be payable. No credit is available if the use for which the demolished/converted buildings or structures was last lawfully occupied is exempt under this by-law.

- (4) Notwithstanding subsection 10 (1) above, where the Building cannot be demolished until the new Building has been erected, the Owner shall notify the County in writing and pay the applicable Development Charge for the new Building in full and, if the existing Building is demolished not later than twelve (12) months from the date a building permit is issued for the new Building, the County shall provide a refund calculated in accordance with this section to the Owner without interest. If more than twelve (12) months is required to demolish the existing Building, the Owner may make a written request to the County, and the County's Treasurer or designate, in his or her sole and absolute discretion and upon such terms and conditions as he or she considers necessary or appropriate, may extend the time in which the existing Building must be demolished, and such decision shall be made prior to the issuance of the first building permit for the new Building.

## **11. RESERVE FUNDS**

- (1) Monies received from payment of Development Charges under this by-law shall be maintained in a separate reserve fund for each Service category set out in Schedule "A".
- (2) Monies received for the payment of Development Charges shall be used only in accordance with the provisions of section 35 of the Act.
- (3) Council directs the County Treasurer to divide the reserve fund created hereunder into separate accounts in accordance with the Service categories set out in Schedule "A" to which the Development Charge payments, together interest earned thereon, shall be credited.
- (4) Where any Development Charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll for the property on which the Development occurred and shall be collected as taxes.
- (5) Where any unpaid Development Charges are collected as taxes under subsection 13 (4), the monies so collected shall be credited to the development charge reserve funds referred to in subsection 13 (1).
- (6) The County Treasurer shall in each year commencing in 2025 for the 2024 year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in section 12 of O. Reg. 82/98.

## **12. BY-LAW AMENDMENT OR APPEAL**

- (1) Where this by-law or any Development Charge prescribed thereunder is amended or repealed either by order of the Ontario Land Tribunal (OLT) or by resolution of Council, the County Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.
- (2) Refunds that are required to be paid under subsection 12 (1) shall be paid with interest to be calculated as follows:
  - (a) Interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;



- (b) The Bank of Canada interest rate in effect on the date of enactment of this by-law shall be used.
- (3) Refunds that are required to be paid under subsection 12 (1) shall include the interest owed under this section.

**13. BY-LAW INDEXING**

- (1) The Development Charges set out in Schedules “B1” to “B28” to this by-law shall be adjusted annually as of June 13, without amendment to this by-law, in accordance with the most recent twelve month change in the Statistics Canada Quarterly, “Construction Price Statistics”.

**14. SEVERABILITY**

- (1) In the event any provision, or part thereof, of this by-law is found by a court of competent jurisdiction to be void, voidable, unenforceable or ultra vires, such provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of this by-law shall remain in full force and effect.

**15. BY-LAW ADMINISTRATION**

- (1) This by-law shall be administered by the County Treasurer.

**16. SCHEDULES TO THE BY-LAW**

- (1) The following Schedules to this by-law form an integral part of this by-law:
  - Schedule A – Schedule of Municipal Services
  - Schedule B1 – Schedule of Development Charges – Services Related to a Highway
  - Schedule B2 – Schedule of Development Charges – Waste Diversion Services
  - Schedule B3 – Schedule of Development Charges – Ambulance Services
  - Schedule B4 – Schedule of Development Charges – Long-term Care Facilities
  - Schedule B5 – Schedule of Development Charges – Growth-Related Studies
  - Schedule B6 – Schedule of Development Charges – Library Services
  - Schedule B7 – Schedule of Development Charges – Woodstock Water Services
  - Schedule B8 – Schedule of Development Charges – Woodstock Wastewater Services
  - Schedule B9 – Schedule of Development Charges – Tillsonburg Water Services
  - Schedule B10 – Schedule of Development Charges – Tillsonburg Wastewater Services
  - Schedule B11 – Schedule of Development Charges – Ingersoll Water Services

Schedule B12 – Schedule of Development Charges – Ingersoll Wastewater Services

Schedule B13 – Schedule of Development Charges – Plattsville Water Services

Schedule B14 – Schedule of Development Charges – Plattsville Wastewater Services

Schedule B15 – Schedule of Development Charges – Drumbo Water Services

Schedule B16 – Schedule of Development Charges – Drumbo Wastewater Services

Schedule B17 – Schedule of Development Charges – Tavistock Water Services

Schedule B18 – Schedule of Development Charges – Tavistock Wastewater Services

Schedule B19 – Schedule of Development Charges – Innerkip Water Services

Schedule B20 – Schedule of Development Charges – Innerkip Wastewater Services

Schedule B21 – Schedule of Development Charges – Norwich Water Services

Schedule B22 – Schedule of Development Charges – Norwich Wastewater Services

Schedule B23 – Schedule of Development Charges – Thamesford Water Services

Schedule B24 – Schedule of Development Charges – Thamesford Wastewater Services

Schedule B25 – Schedule of Development Charges – Embro Water Services

Schedule B26 – Schedule of Development Charges – Embro Wastewater Services

Schedule B27 – Schedule of Development Charges – Mount Elgin Water Services

Schedule B28 – Schedule of Development Charges – Mount Elgin Wastewater Services

Schedule C1 – Schedule of Lands on which the charges in Schedules “B7” and “B8” are imposed

Schedule C2 – Schedule of Lands on which the charges in Schedules “B9” and “B10” are imposed

Schedule C3 – Schedule of Lands on which the charges in Schedules “B11” and “B12” are imposed

Schedule C4 – Schedule of Lands on which the charges in Schedules “B13” and “B14” are imposed

Schedule C5 – Schedule of Lands on which the charges in Schedules “B15” and “B16” are imposed

Schedule C6 – Schedule of Lands on which the charges in Schedules “B17” and “B18” are imposed

Schedule C7 – Schedule of Lands on which the charges in Schedules “B19” and “B20” are imposed

Schedule C8 – Schedule of Lands on which the charges in Schedules “B21” and “B22” are imposed

Schedule C9 – Schedule of Lands on which the charges in Schedules “B23” and “B24” are imposed

Schedule C10 – Schedule of Lands on which the charges in Schedules “B25” and “B26” are imposed

Schedule C11 – Schedule of Lands on which the charges in Schedules “B27” and “B28” are imposed

Schedule D – Schedule of Lands exempt from the Development Charge By-law 6639-2024

- (2) Any or all Schedules may be amended, revised and/or replaced from time to time during the term of the by-law as set out in accordance with the provisions of the *Development Charges Act, 1997*, S.O. 1997, c.27 as may be amended and/or replaced from time to time.
- (3) Schedules “C1” to C11” of this by-law may be updated from time to time to reflect changes to the municipal corporate boundaries or designated settlement boundaries without requiring an amendment to this by-law.

#### 17. **DATE BY-LAW EFFECTIVE**

- (1) This by-law shall come into force and effect on June 13, 2024.

#### 18. **EXISTING BY-LAW REPEAL**

- (1) By-law 6121-2019 as amended by By-law 6323-2021 is repealed on the date this by-law comes into effect.
- (2) By-law 6122-2019 as amended by By-law 6324-2021 is repealed on the date this by-law comes into effect.
- (3) By-law 6123-2019 as amended by By-law 6325-2021 is repealed on the date this by-law comes into effect.
- (4) By-law 6124-2019 as amended by By-law 6326-2021 is repealed on the date this by-law comes into effect.
- (5) By-law 6128-2019 as amended by By-law 6330-2021 is repealed on the date this by-law comes into effect.

- (6) By-law 6129-2019 as amended by By-law 6331-2021 is repealed on the date this by-law comes into effect.
- (7) By-law 6125-2019 as amended by By-law 6327-2021 is repealed on the date this by-law comes into effect.
- (8) By-law 6126-2019 as amended by By-law 6328-2021 is repealed on the date this by-law comes into effect.
- (9) By-law 6127-2019 as amended by By-law 6329-2021 is repealed on the date this by-law comes into effect.
- (10) By-law 6130-2019 as amended by By-law 6332-2021 is repealed on the date this by-law comes into effect.

19. **SHORT TITLE**

- (1) This by-law may be cited as the “2024 County of Oxford Development Charge By-law”.

**READ** a first and second time this 12<sup>th</sup> day of June, 2024.

**READ** a third time and finally passed in this 12<sup>th</sup> day of June, 2024.

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MARCUS RYAN, WARDEN

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CHLOE J. SENIOR, CLERK

**SCHEDULE "A"**  
**TO BY-LAW NO. 6639-2024**

**DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW**

- (1) Services Related to a Highway
- (2) Waste Diversion Services
- (3) Ambulance Services
- (4) Long-Term Care Facilities
- (5) Growth-Related Studies
- (6) Library Services
- (7) Woodstock Water Services
- (8) Woodstock Wastewater Services
- (9) Tillsonburg Water Services
- (10) Tillsonburg Wastewater Services
- (11) Ingersoll Water Services
- (12) Ingersoll Wastewater Services
- (13) Plattsville Water Services
- (14) Plattsville Wastewater Services
- (15) Drumbo Water Services
- (16) Drumbo Wastewater Services
- (17) Tavistock Water Services
- (18) Tavistock Wastewater Services
- (19) Innerkip Water Services
- (20) Innerkip Wastewater Services
- (21) Norwich Water Services
- (22) Norwich Wastewater Services

- (23) Thamesford Water Services
- (24) Thamesford Wastewater Services
- (25) Embro Water Services
- (26) Embro Wastewater Services
- (27) Mount Elgin Water Services
- (28) Mount Elgin Wastewater Services

**SCHEDULE "B1"  
TO BY-LAW NO. 6639-2024**

**SCHEDULE OF DEVELOPMENT CHARGES – SERVICES RELATED TO A HIGHWAY**

Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per bed for Farm Bunk Houses)	(per Wind Turbine)
Services Related to a Highway	4,462	3,159	2,541	1,613	16.16	1,430	4,462



**SCHEDULE "B2"  
TO BY-LAW NO. 6639-2024**

**SCHEDULE OF DEVELOPMENT CHARGES – WASTE DIVERSION SERVICES**

Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per bed for Farm Bunk Houses)	(per Wind Turbine)
Waste Diversion Services	139	98	79	50	-	-	-

**SCHEDULE "B3"  
TO BY-LAW NO. 6639-2024**

**SCHEDULE OF DEVELOPMENT CHARGES – AMBULANCE SERVICES**

Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per bed for Farm Bunk Houses)	(per Wind Turbine)
Ambulance Services	58	41	33	21	0.21	19	58

**SCHEDULE "B4"  
TO BY-LAW NO. 6639-2024**

**SCHEDULE OF DEVELOPMENT CHARGES – LONG-TERM CARE FACILITIES**

Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per bed for Farm Bunk Houses)	(per Wind Turbine)
Long-term Care Facilities	1,857	1,314	1,057	671	-	-	-

**SCHEDULE "B5"  
TO BY-LAW NO. 6639-2024**

**SCHEDULE OF DEVELOPMENT CHARGES – GROWTH-RELATED STUDIES**

Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per bed for Farm Bunk Houses)	(per Wind Turbine)
Growth-Related Studies	141	100	80	51	0.33	45	141

**SCHEDULE "B6"  
TO BY-LAW NO. 6639-2024**

**SCHEDULE OF DEVELOPMENT CHARGES – LIBRARY SERVICES**

Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per bed for Farm Bunk Houses)	(per Wind Turbine)
Library Services <sup>1</sup>	1,556	1,102	886	563	0.86	499	-

1. The charge for library service is not applicable in Woodstock

**SCHEDULE "B7"  
TO BY-LAW NO. 6639-2024**

**SCHEDULE OF DEVELOPMENT CHARGES – WOODSTOCK WATER SERVICES**

Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per bed for Farm Bunk Houses)	(per Wind Turbine)
Water	3,348	2,200	1,737	1,103	17.96	1,073	-

**SCHEDULE "B8"  
TO BY-LAW NO. 6639-2024**

**SCHEDULE OF DEVELOPMENT CHARGES – WOODSTOCK WASTEWATER SERVICES**

Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per bed for Farm Bunk Houses)	(per Wind Turbine)
Wastewater	3,534	2,322	1,834	1,165	19.24	1,133	-

**SCHEDULE "B9"  
TO BY-LAW NO. 6639-2024**

**SCHEDULE OF DEVELOPMENT CHARGES – TILLSONBURG WATER SERVICES**

Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per bed for Farm Bunk Houses)	(per Wind Turbine)
Water	6,401	5,102	4,087	2,595	42.46	2,052	-



**SCHEDULE "B10"  
TO BY-LAW NO. 6639-2024**

**SCHEDULE OF DEVELOPMENT CHARGES – TILLSONBURG WASTEWATER SERVICES**

Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per bed for Farm Bunk Houses)	(per Wind Turbine)
Wastewater	1,309	1,043	836	531	7.43	420	-

**SCHEDULE "B11"  
TO BY-LAW NO. 6639-2024**

**SCHEDULE OF DEVELOPMENT CHARGES – INGERSOLL WATER SERVICES**

Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per bed for Farm Bunk Houses)	(per Wind Turbine)
Water	5,819	4,359	3,491	2,217	13.57	1,865	-

**SCHEDULE "B12"**  
**TO BY-LAW NO. 6639-2024**

**SCHEDULE OF DEVELOPMENT CHARGES – INGERSOLL WASTEWATER SERVICES**

Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per bed for Farm Bunk Houses)	(per Wind Turbine)
Wastewater	8,966	6,716	5,380	3,416	31.84	2,874	-

**SCHEDULE "B13"  
TO BY-LAW NO. 6639-2024**

**SCHEDULE OF DEVELOPMENT CHARGES – PLATTSVILLE WATER SERVICES**

Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per bed for Farm Bunk Houses)	(per Wind Turbine)
Water	5,139	3,549	2,843	1,806	24.63	1,647	-

**SCHEDULE "B14"  
TO BY-LAW NO. 6639-2024**

**SCHEDULE OF DEVELOPMENT CHARGES – PLATTSVILLE WASTEWATER SERVICES**

Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per bed for Farm Bunk Houses)	(per Wind Turbine)
Wastewater	6,771	4,677	3,746	2,379	10.82	2,170	-

**SCHEDULE "B15"**  
**TO BY-LAW NO. 6639-2024**

**SCHEDULE OF DEVELOPMENT CHARGES – DRUMBO WATER SERVICES**

Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per bed for Farm Bunk Houses)	(per Wind Turbine)
Water	2,390	1,651	1,323	840	4.94	766	-

**SCHEDULE "B16"  
TO BY-LAW NO. 6639-2024**

**SCHEDULE OF DEVELOPMENT CHARGES – DRUMBO WASTEWATER SERVICES**

Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per bed for Farm Bunk Houses)	(per Wind Turbine)
Wastewater	31,003	21,414	17,153	10,893	97.87	9,937	-

**SCHEDULE "B17"  
TO BY-LAW NO. 6639-2024**

**SCHEDULE OF DEVELOPMENT CHARGES – TAVISTOCK WATER SERVICES**

Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per bed for Farm Bunk Houses)	(per Wind Turbine)
Water	7,325	5,219	4,181	2,655	26.27	2,348	-



**SCHEDULE "B18"**  
**TO BY-LAW NO. 6639-2024**

**SCHEDULE OF DEVELOPMENT CHARGES – TAVISTOCK WASTEWATER SERVICES**

Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per bed for Farm Bunk Houses)	(per Wind Turbine)
Wastewater	33,029	23,534	18,851	11,971	95.40	10,586	-

**SCHEDULE "B19"**  
**TO BY-LAW NO. 6639-2024**

**SCHEDULE OF DEVELOPMENT CHARGES – INNERKIP WATER SERVICES**

Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per bed for Farm Bunk Houses)	(per Wind Turbine)
Water	156	111	89	56	0.98	50	-

**SCHEDULE "B20"**  
**TO BY-LAW NO. 6639-2024**

**SCHEDULE OF DEVELOPMENT CHARGES – INNERKIP WASTEWATER SERVICES**

Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per bed for Farm Bunk Houses)	(per Wind Turbine)
Wastewater	16,198	11,542	9,245	5,871	63.41	5,192	-

**SCHEDULE "B21"  
TO BY-LAW NO. 6639-2024**

**SCHEDULE OF DEVELOPMENT CHARGES – NORWICH WATER SERVICES**

Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per bed for Farm Bunk Houses)	(per Wind Turbine)
Water	3,926	2,703	2,165	1,375	11.82	1,258	-

**SCHEDULE "B22"  
TO BY-LAW NO. 6639-2024**

**SCHEDULE OF DEVELOPMENT CHARGES – NORWICH WASTEWATER SERVICES**

Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per bed for Farm Bunk Houses)	(per Wind Turbine)
Wastewater	6,060	4,173	3,343	2,123	37.98	1,942	-

**SCHEDULE "B23"  
TO BY-LAW NO. 6639-2024**

**SCHEDULE OF DEVELOPMENT CHARGES – THAMESFORD WATER SERVICES**

Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per bed for Farm Bunk Houses)	(per Wind Turbine)
Water	3,586	2,640	2,114	1,343	22.95	1,149	-

**SCHEDULE "B24"  
TO BY-LAW NO. 6639-2024**

**SCHEDULE OF DEVELOPMENT CHARGES – THAMESFORD WASTEWATER SERVICES**

Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per bed for Farm Bunk Houses)	(per Wind Turbine)
Wastewater	9,156	6,740	5,399	3,429	26.64	2,935	-

**SCHEDULE "B25"  
TO BY-LAW NO. 6639-2024**

**SCHEDULE OF DEVELOPMENT CHARGES – EMBRO WATER SERVICES**

Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per bed for Farm Bunk Houses)	(per Wind Turbine)
Water	2,706	1,992	1,596	1,013	6.70	867	-



**SCHEDULE "B26"  
TO BY-LAW NO. 6639-2024**

**SCHEDULE OF DEVELOPMENT CHARGES – EMBRO WASTEWATER SERVICES**

Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per bed for Farm Bunk Houses)	(per Wind Turbine)
Wastewater	7,860	5,786	4,634	2,943	8.84	2,519	-

**SCHEDULE "B27"  
TO BY-LAW NO. 6639-2024**

**SCHEDULE OF DEVELOPMENT CHARGES – MOUNT ELGIN WATER SERVICES**

Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per bed for Farm Bunk Houses)	(per Wind Turbine)
Water	3,398	2,021	1,619	1,028	6.98	1,089	-

**SCHEDULE "B28"  
TO BY-LAW NO. 6639-2024**

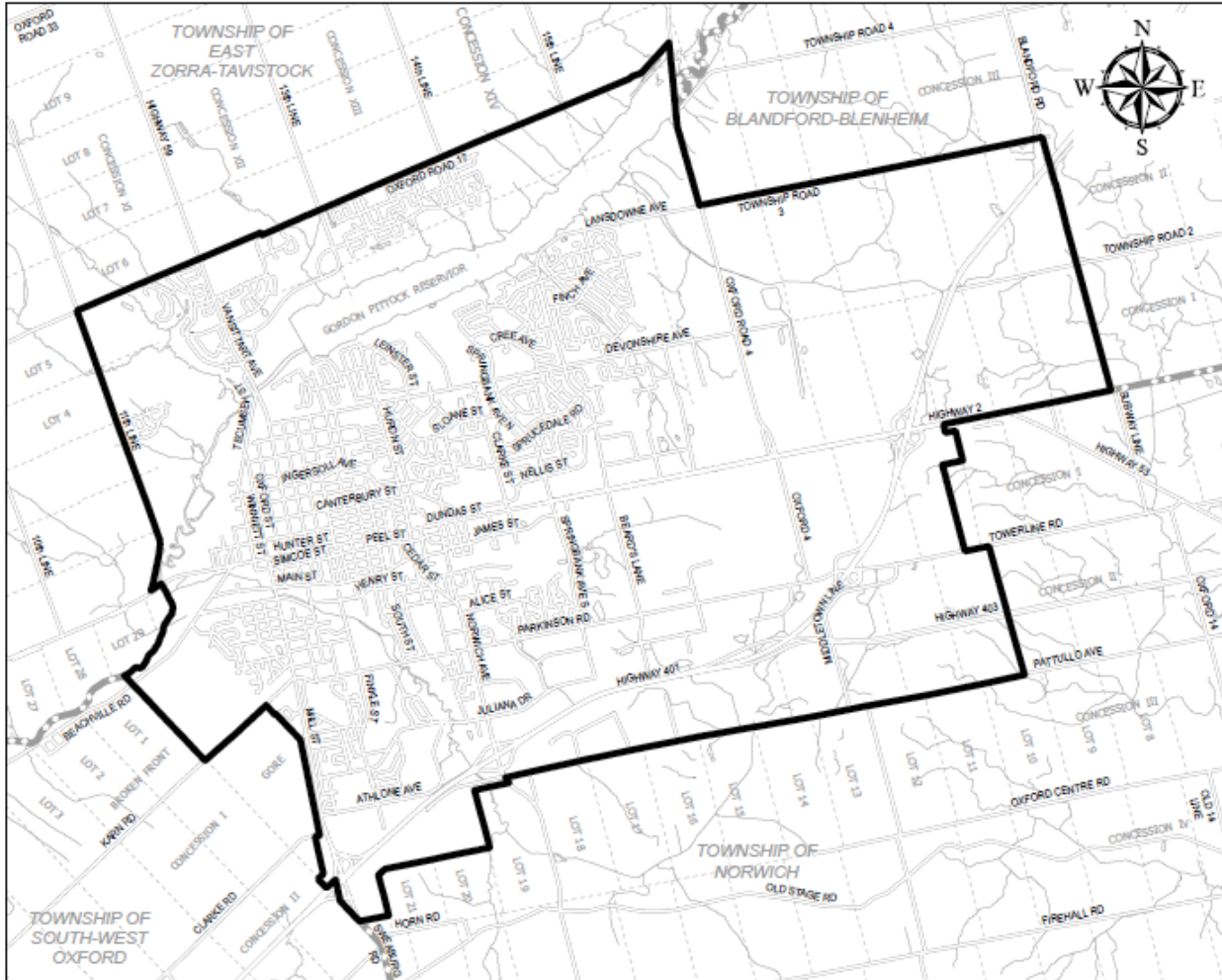
**SCHEDULE OF DEVELOPMENT CHARGES – MOUNT ELGIN WASTEWATER SERVICES**

Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per bed for Farm Bunk Houses)	(per Wind Turbine)
Wastewater	11,736	6,982	5,592	3,551	26.78	3,762	-

**SCHEDULE "C1"  
TO BY-LAW NO. 6639-2024**

**SCHEDULE OF LANDS ON WHICH THE  
WOODSTOCK WATER AND WASTEWATER  
AREA-SPECIFIC DEVELOPMENT CHARGE IS IMPOSED**

**COUNTY OF OXFORD**



LANDS TO WHICH BY-LAW 6639-2024 APPLIES  
FOR THE PURPOSES OF WATER AND WASTEWATER DEVELOPMENT CHARGE

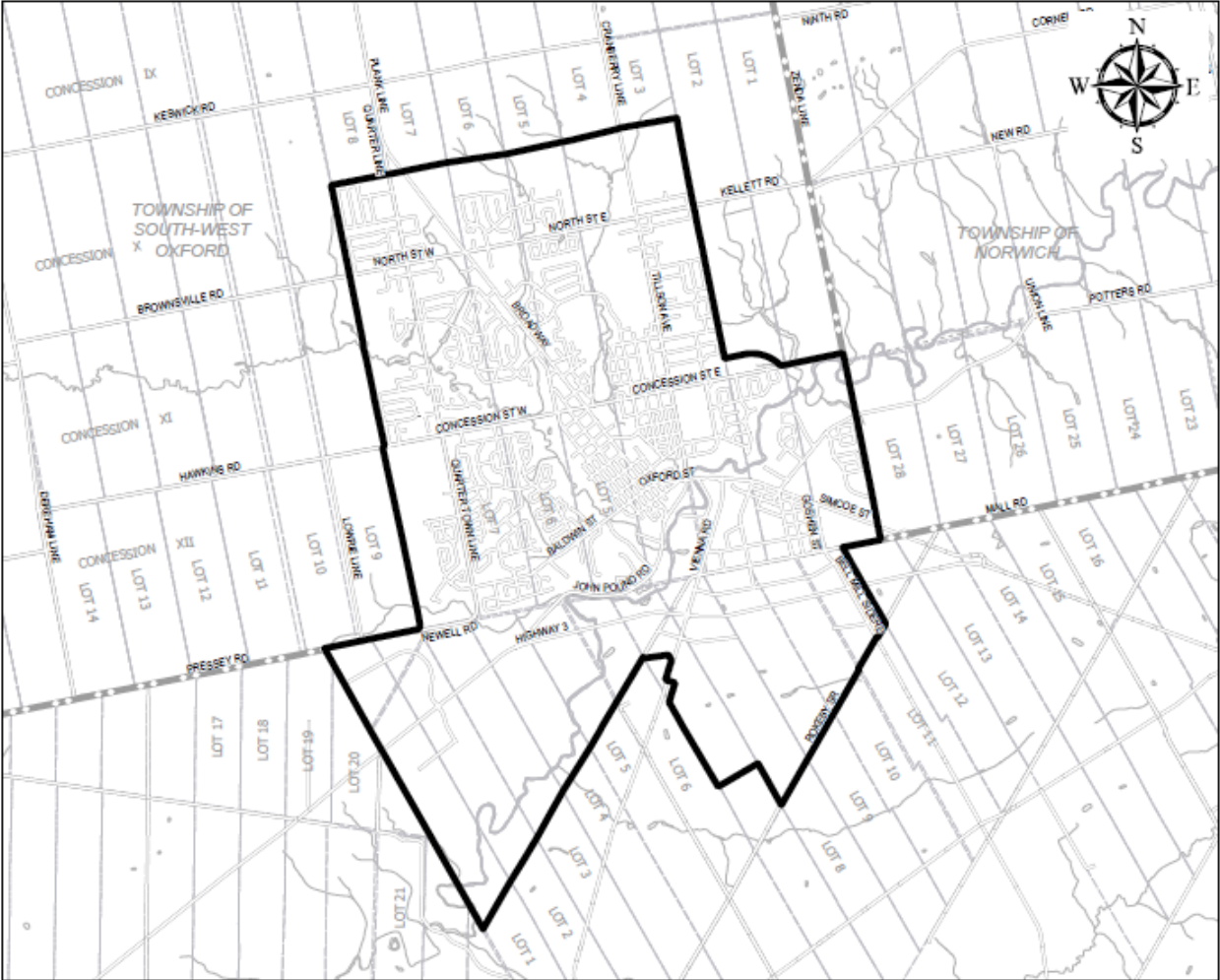




CORPORATE LIMITS

**SCHEDULE "C2"  
TO BY-LAW NO. 6639-2024**

**SCHEDULE OF LANDS ON WHICH THE  
TILLSONBURG WATER AND WASTEWATER  
AREA-SPECIFIC DEVELOPMENT CHARGE IS IMPOSED**

**COUNTY OF OXFORD**

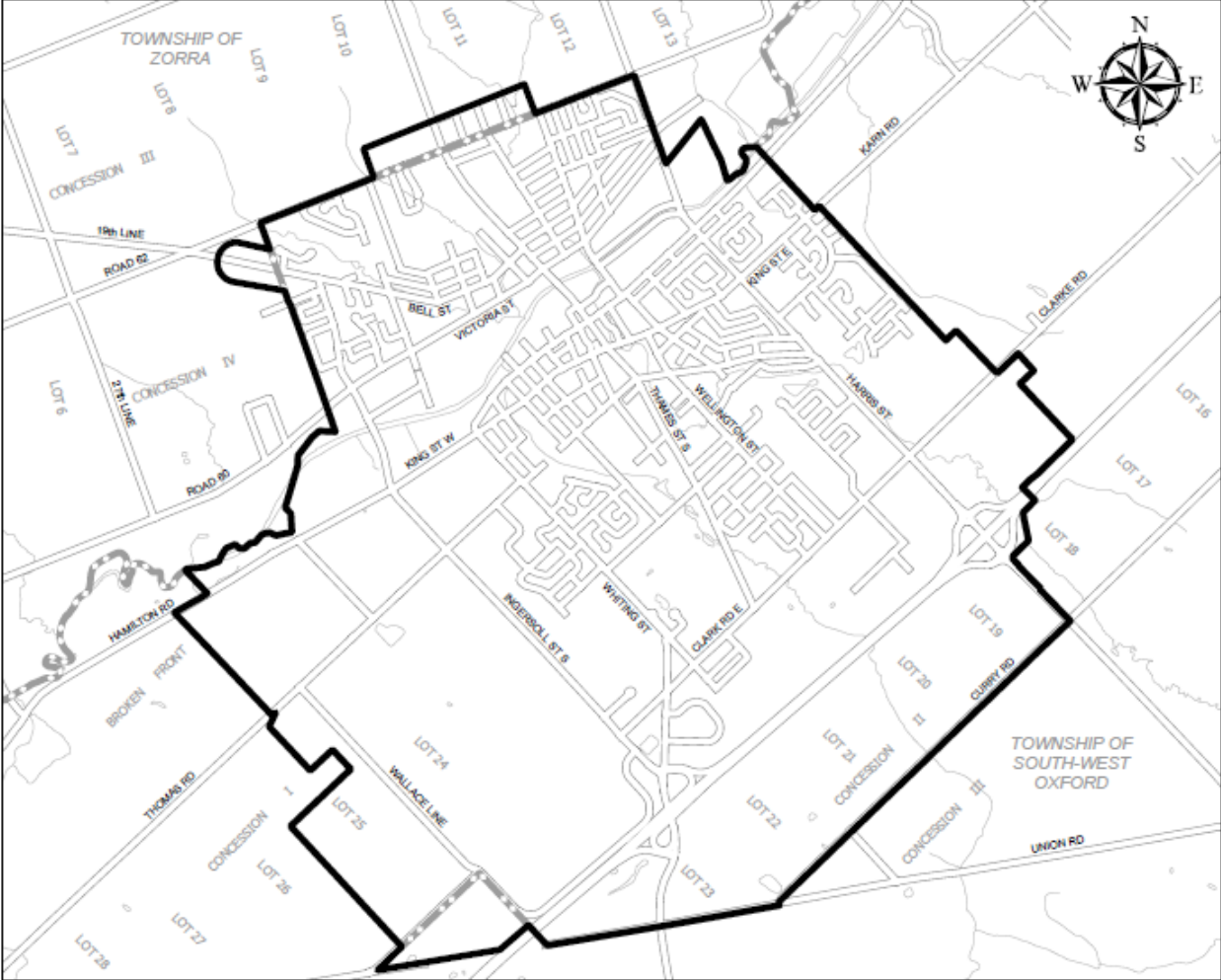




-  LANDS TO WHICH BY-LAW 6639-2024 APPLIES FOR THE PURPOSES OF WATER AND WASTEWATER DEVELOPMENT CHARGE
-  CORPORATE LIMITS

**SCHEDULE "C3"  
TO BY-LAW NO. 6639-2024**

**SCHEDULE OF LANDS ON WHICH THE  
INGERSOLL WATER AND WASTEWATER  
AREA-SPECIFIC DEVELOPMENT CHARGE IS IMPOSED**

**COUNTY OF OXFORD**

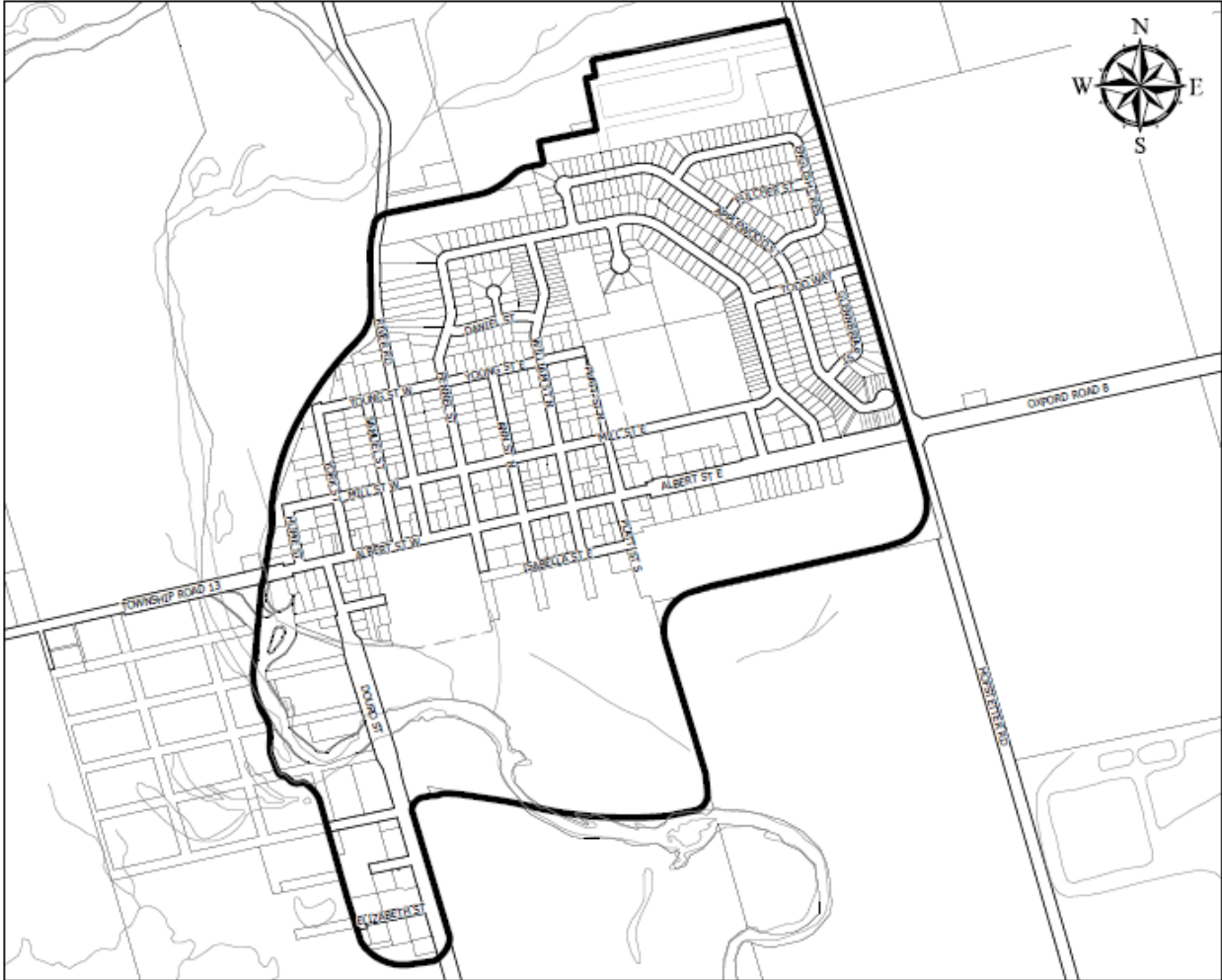



-  LANDS TO WHICH BY-LAW 6639-2024 APPLIES FOR THE PURPOSES OF WATER AND WASTEWATER DEVELOPMENT CHARGE
-  CORPORATE LIMITS

**SCHEDULE "C4"  
TO BY-LAW NO. 6639-2024**

**SCHEDULE OF LANDS ON WHICH THE  
PLATTSVILLE WATER AND WASTEWATER  
AREA-SPECIFIC DEVELOPMENT CHARGE IS IMPOSED**

**COUNTY OF OXFORD**



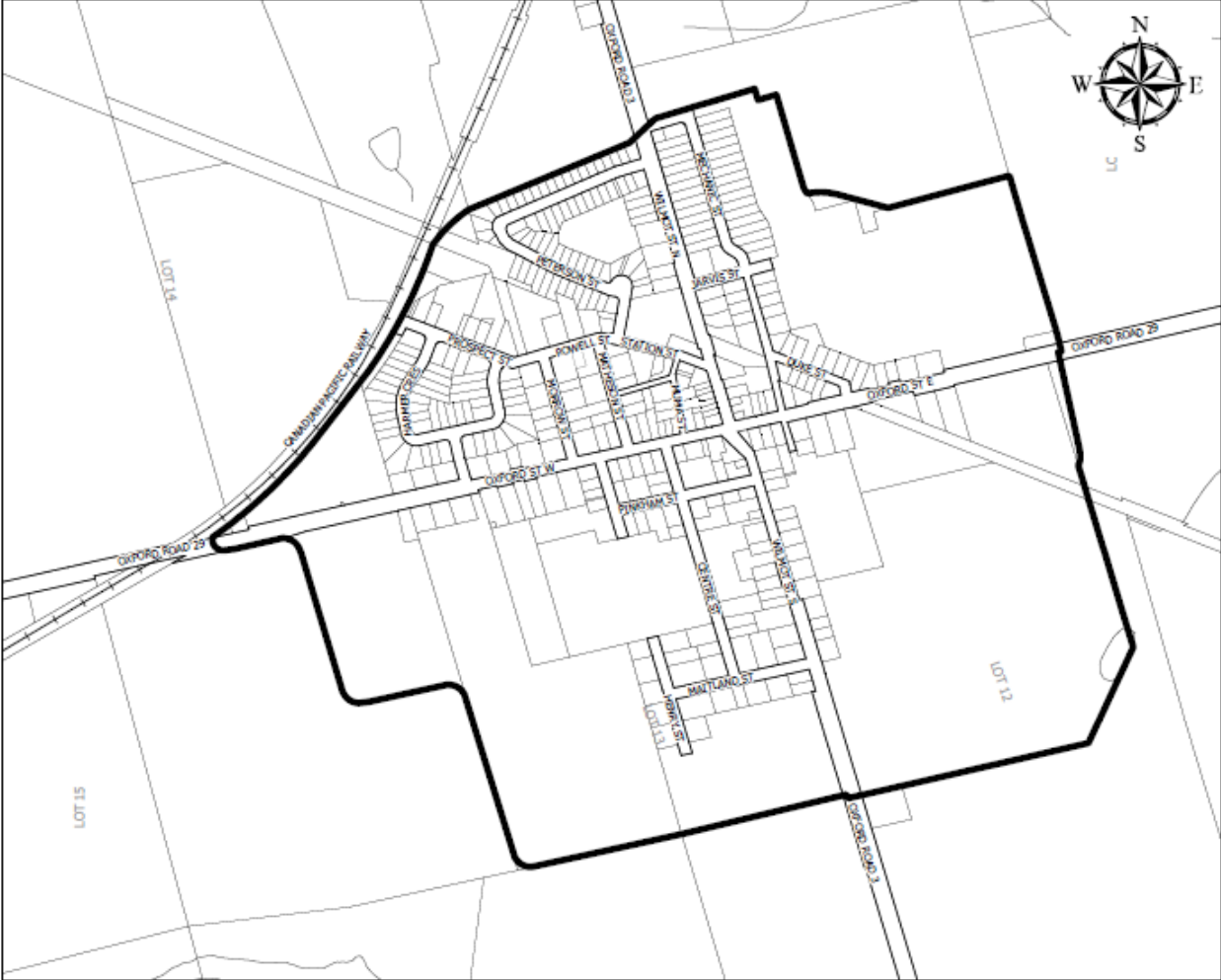
 LANDS TO WHICH BY-LAW 6639-2024 APPLIES  
FOR THE PURPOSES OF WATER AND WASTEWATER DEVELOPMENT CHARGE




**SCHEDULE "C5"  
TO BY-LAW NO. 6639-2024**

**SCHEDULE OF LANDS ON WHICH THE  
DRUMBO WATER AND WASTEWATER  
AREA-SPECIFIC DEVELOPMENT CHARGE IS IMPOSED**

**COUNTY OF OXFORD**



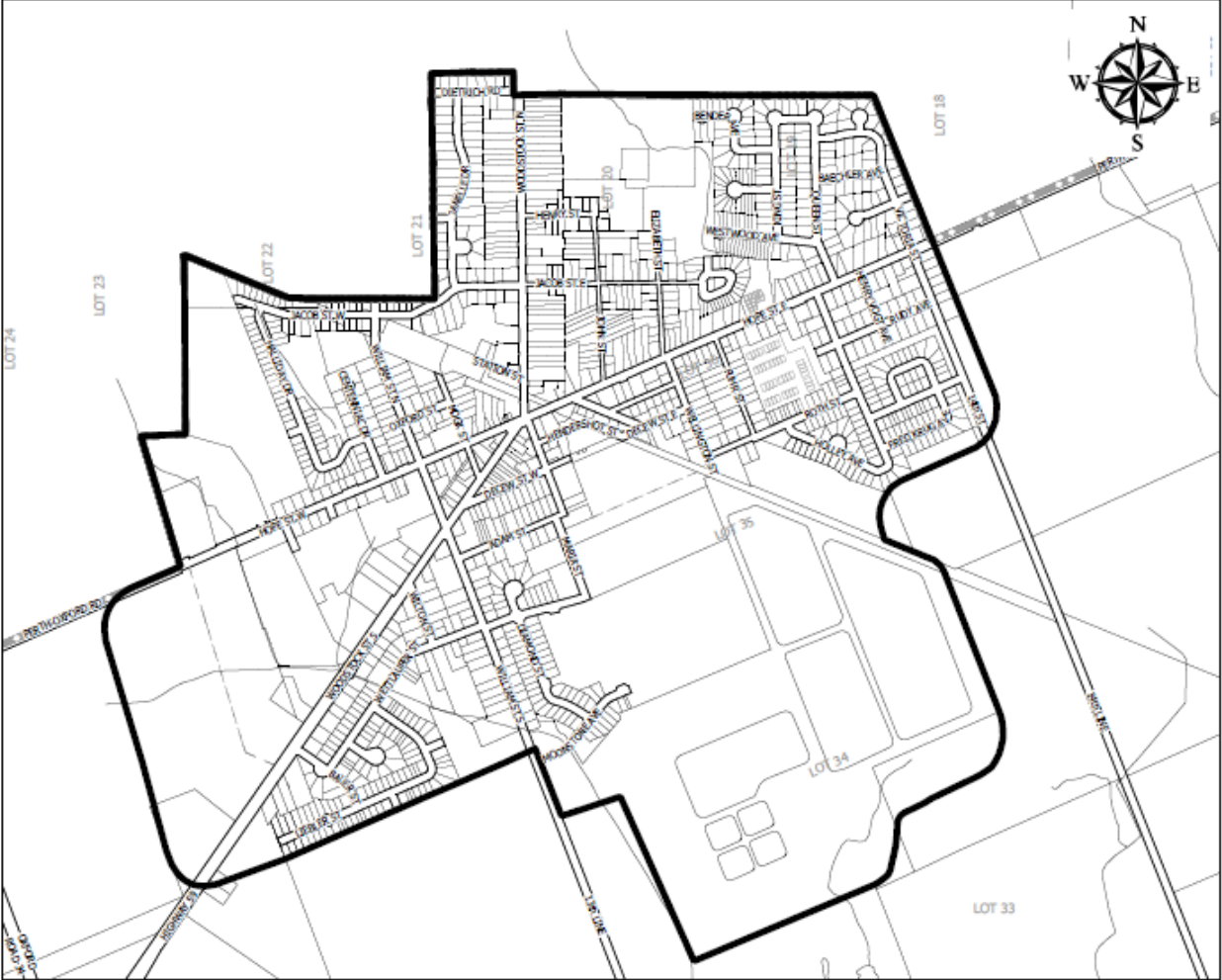
 LANDS TO WHICH BY-LAW 6639-2024 APPLIES  
FOR THE PURPOSES OF WATER AND WASTEWATER DEVELOPMENT CHARGE




**SCHEDULE "C6"  
TO BY-LAW NO. 6639-2024**

**SCHEDULE OF LANDS ON WHICH THE  
TAVISTOCK WATER AND WASTEWATER  
AREA-SPECIFIC DEVELOPMENT CHARGE IS IMPOSED**

**COUNTY OF OXFORD**

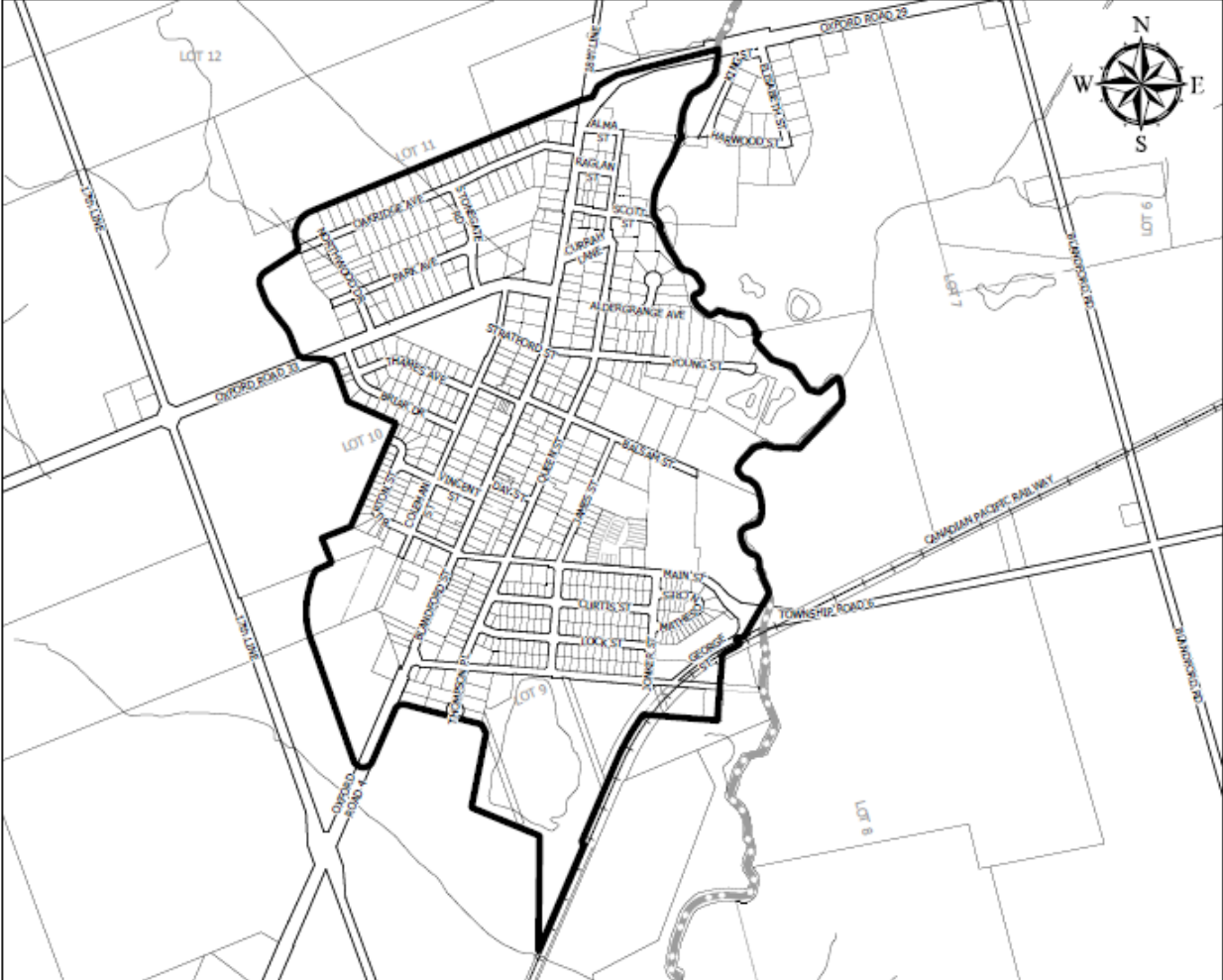



 LANDS TO WHICH BY-LAW 6639-2024 APPLIES  
FOR THE PURPOSES OF WATER AND WASTEWATER DEVELOPMENT CHARGE

**SCHEDULE "C7"  
TO BY-LAW NO. 6639-2024**

**SCHEDULE OF LANDS ON WHICH THE  
INNERKIP WATER AND WASTEWATER  
AREA-SPECIFIC DEVELOPMENT CHARGE IS IMPOSED**

**COUNTY OF OXFORD**



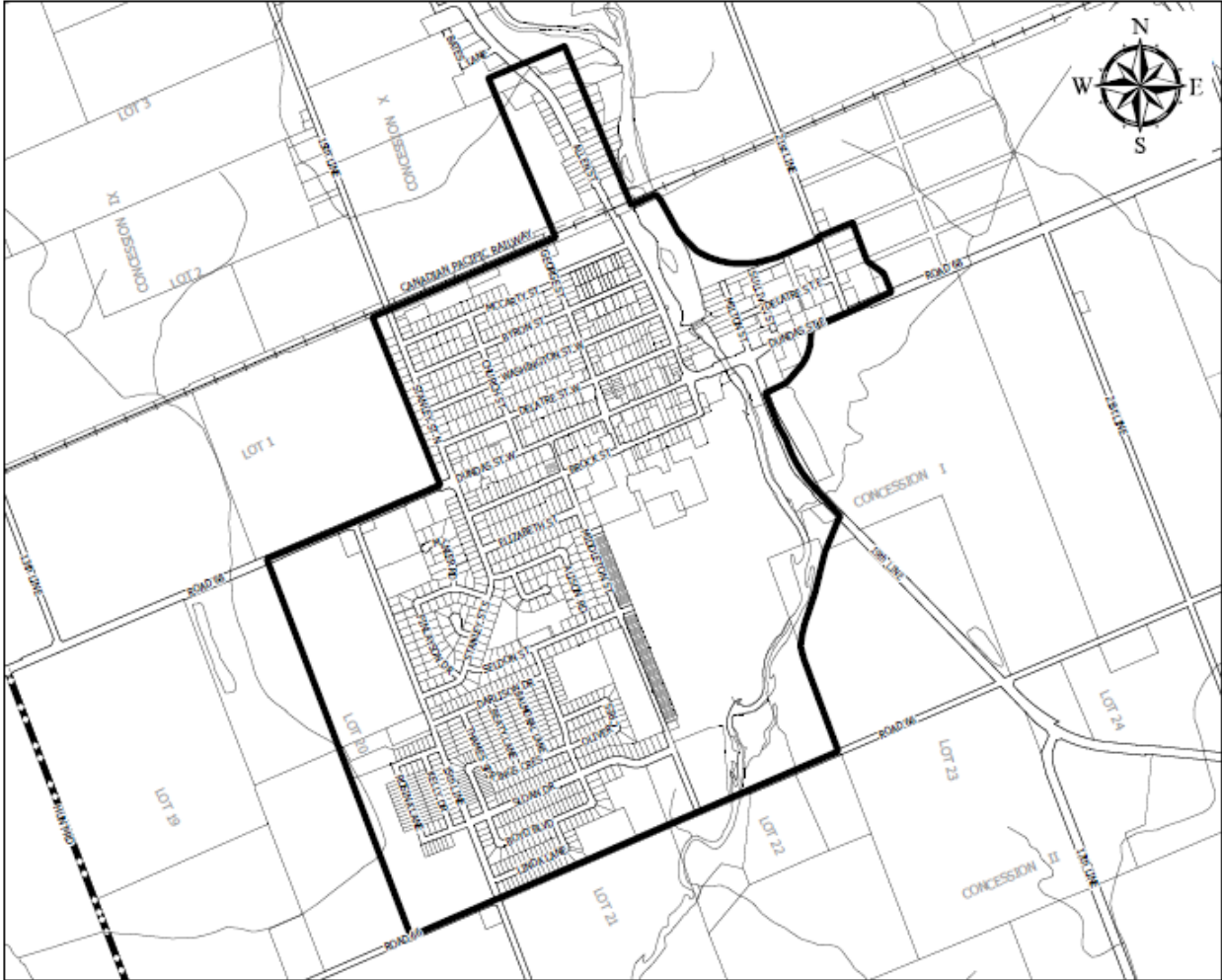
 LANDS TO WHICH BY-LAW 6639-2024 APPLIES  
FOR THE PURPOSES OF WATER AND WASTEWATER DEVELOPMENT CHARGE




**SCHEDULE "C9"  
TO BY-LAW NO. 6639-2024**

**SCHEDULE OF LANDS ON WHICH THE  
THAMESFORD WATER AND WASTEWATER  
AREA-SPECIFIC DEVELOPMENT CHARGE IS IMPOSED**

**COUNTY OF OXFORD**

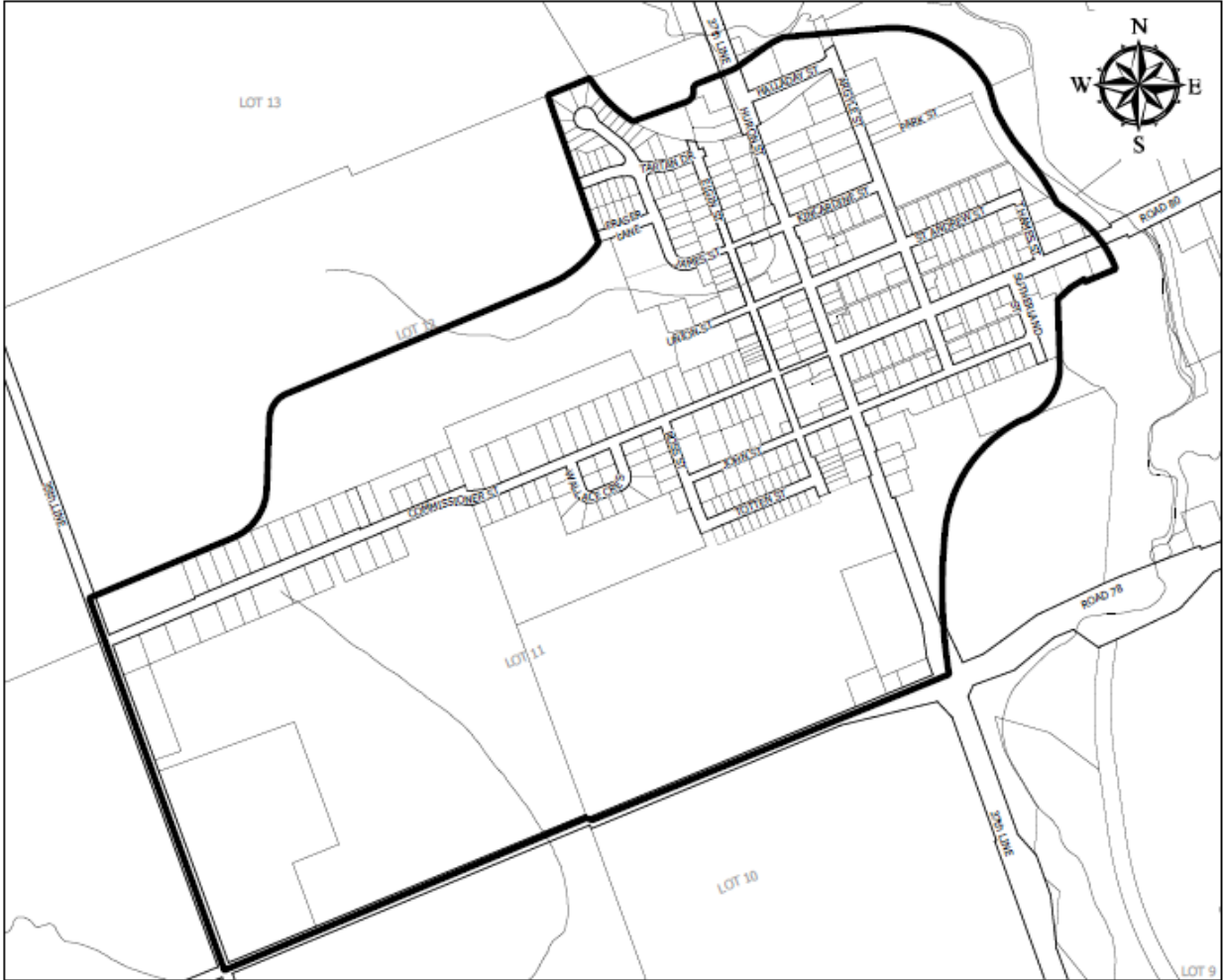



 LANDS TO WHICH BY-LAW 6639-2024 APPLIES  
FOR THE PURPOSES OF WATER AND WASTEWATER DEVELOPMENT CHARGE

**SCHEDULE "C10"  
TO BY-LAW NO. 6639-2024**

**SCHEDULE OF LANDS ON WHICH THE  
EMBRO WATER AND WASTEWATER  
AREA-SPECIFIC DEVELOPMENT CHARGE IS IMPOSED**

**COUNTY OF OXFORD**



 LANDS TO WHICH BY-LAW 6639-2024 APPLIES  
FOR THE PURPOSES OF WATER AND WASTEWATER DEVELOPMENT CHARGE




**SCHEDULE "C11"  
TO BY-LAW NO. 6639-2024**

**SCHEDULE OF LANDS ON WHICH THE  
MOUNT ELGIN WATER AND WASTEWATER  
AREA-SPECIFIC DEVELOPMENT CHARGE IS IMPOSED**

**COUNTY OF OXFORD**

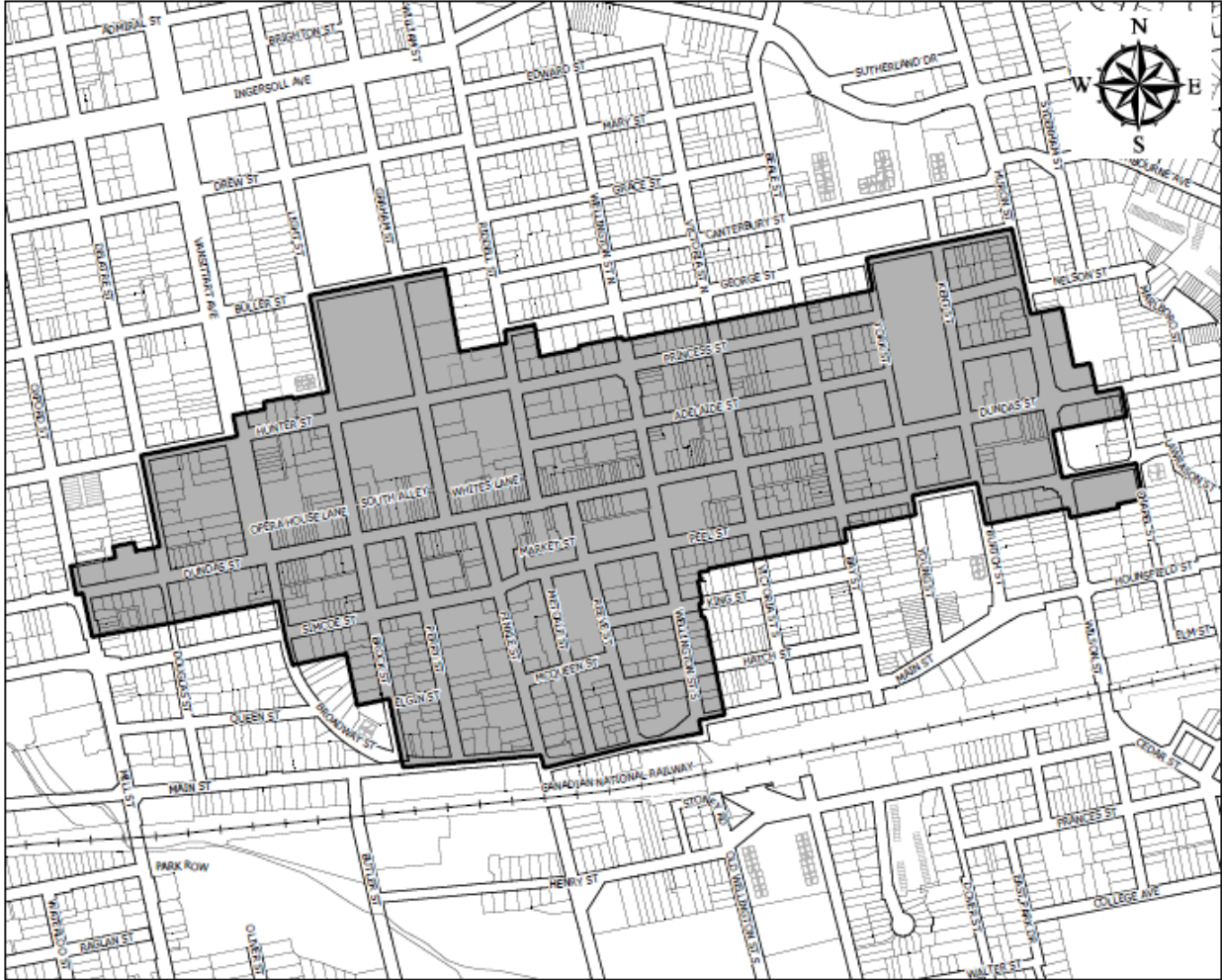



 LANDS TO WHICH BY-LAW 6639-2024 APPLIES  
FOR THE PURPOSES OF WATER AND WASTEWATER DEVELOPMENT CHARGE

**SCHEDULE "D"  
TO BY-LAW NO. 6639-2024**

**SCHEDULE OF LANDS EXEMPT FROM THE  
DEVELOPMENT CHARGE BY-LAW**

**COUNTY OF OXFORD – CITY OF WOODSTOCK  
CENTRAL BUSINESS DISTRICT**

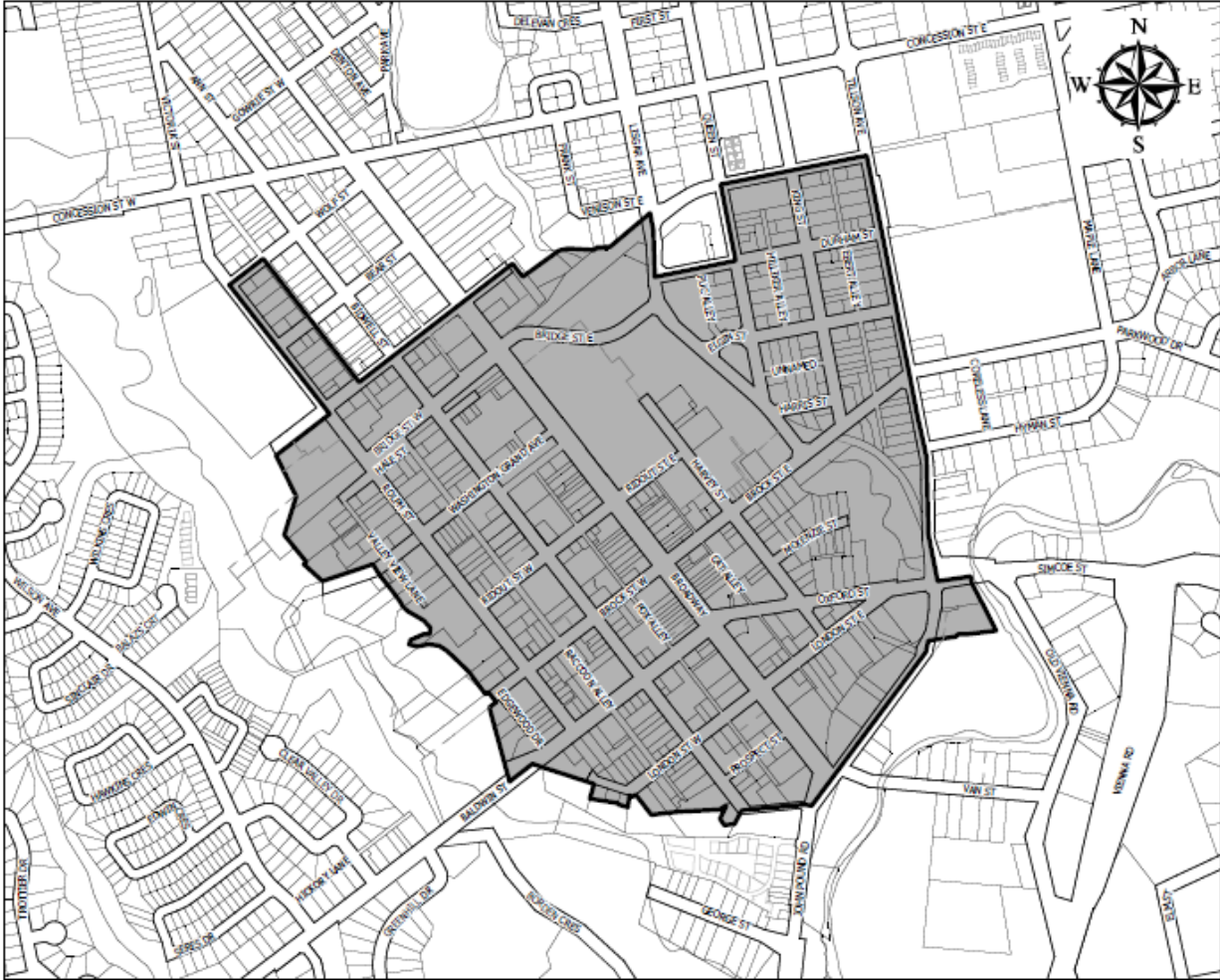



 LANDS TO WHICH BY-LAW 6639-2024 DOES NOT APPLY

**SCHEDULE "D"  
TO BY-LAW NO. 6639-2024**

**SCHEDULE OF LANDS EXEMPT FROM THE  
DEVELOPMENT CHARGE BY-LAW**

**COUNTY OF OXFORD - TOWN OF TILLSONBURG  
CENTRAL BUSINESS DISTRICT**



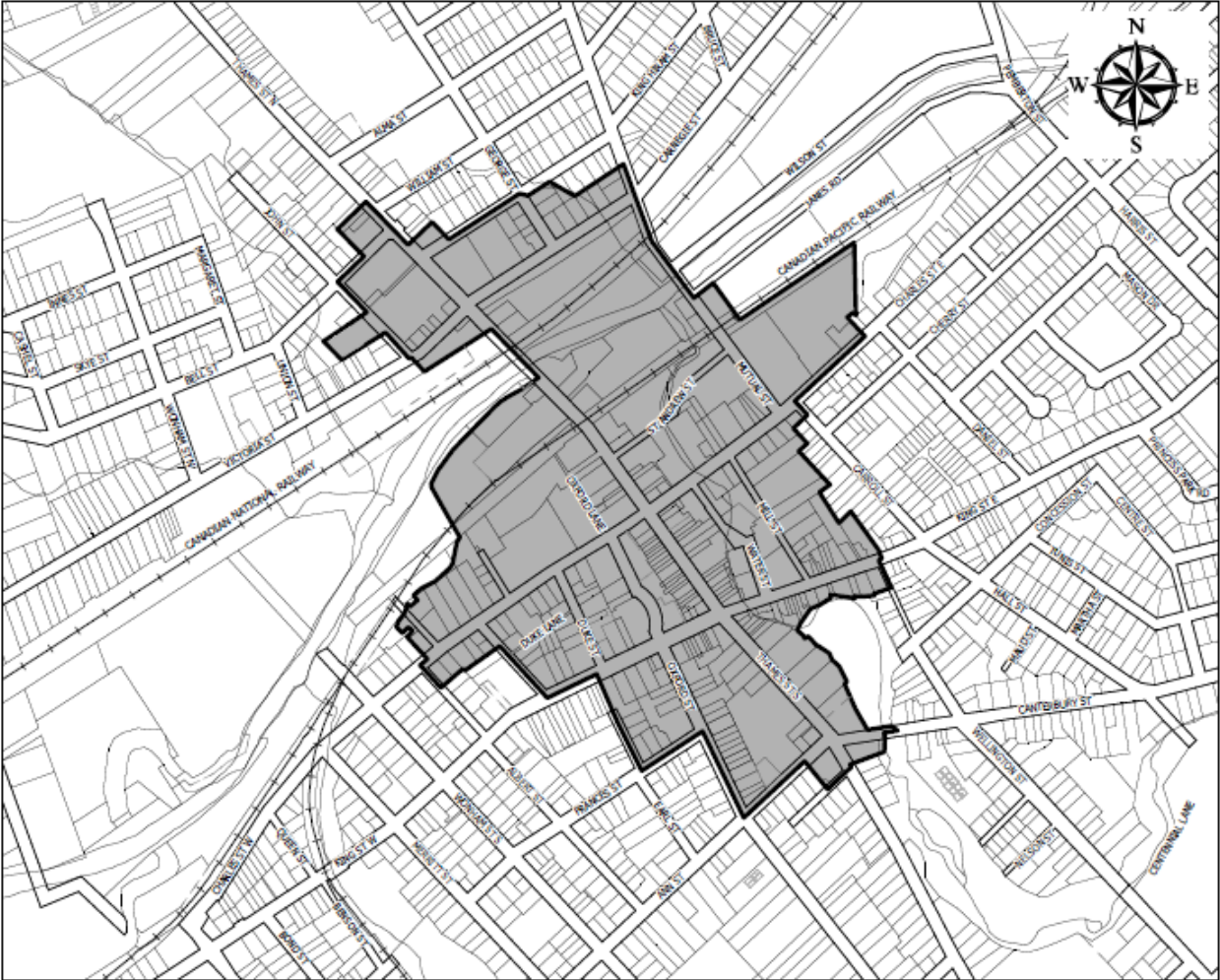
 LANDS TO WHICH BY-LAW 6639-2024 DOES NOT APPLY




**SCHEDULE "D"  
TO BY-LAW NO. 6639-2024**

**SCHEDULE OF LANDS EXEMPT FROM THE  
DEVELOPMENT CHARGE BY-LAW**

**COUNTY OF OXFORD - TOWN OF INGERSOLL  
CENTRAL BUSINESS DISTRICT**



 LANDS TO WHICH BY-LAW 6639-2024 DOES NOT APPLY



# Appendix F

## Proposed Amending Development Charge By-law

**COUNTY OF OXFORD**  
**BY-LAW NO. XXXX-2025**

**BEING** A By-law to amend Development Charges By-law 6639-2024

**WHEREAS** Council for the County of Oxford passed County of Oxford By-law 6639-2024, on June 12, 2024; and

**WHEREAS** a development charge background study, entitled “2024 County of Oxford Development Charge By-law” (the “Study”), prepared by Watson & Associates Economists Ltd. (“Watson”) and dated April 12, 2024, as amended January 22, 2025, has been completed in support of the proposed amendment; and

**WHEREAS** at the meeting held on February 26, 2025, Council approved the Study;

**NOW THEREFORE THE COUNCIL OF THE COUNTY OF OXFORD ENACTS AS FOLLOWS:**

1. **By-law 6639-2024 is hereby amended by:**

- (1) Deleting Section 3.(3)(b).
- (2) Deleting SCHEDULE “A” thereto and replacing it with SCHEDULE “A” attached hereto.
- (3) Deleting SCHEDULE “B1” thereto and replacing it with SCHEDULE “B1” attached hereto.
- (4) Deleting SCHEDULE “B3” thereto and replacing it with SCHEDULE “B3” attached hereto.
- (5) Deleting SCHEDULE “B4”.
- (6) Deleting SCHEDULE “B5” thereto and replacing it with SCHEDULE “B5” attached hereto.
- (7) Deleting SCHEDULES “B8” to “B12” thereto and replacing it with SCHEDULES “B8” to “B12” attached hereto.
- (8) Deleting SCHEDULE “B23” thereto and replacing it with SCHEDULE “B23” attached hereto.

**READ** a first and second time this 26<sup>th</sup> day of February, 2025.

**READ** a third time and finally passed in this 26<sup>th</sup> day of February, 2025.

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MARCUS RYAN, WARDEN

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LINDSEY A. MANSBRIDGE, CLERK

**SCHEDULE "A"**  
**TO BY-LAW NO. XXXX-2025**

**DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW**

- (1) Services Related to a Highway
- (2) Waste Diversion Services
- (3) Ambulance Services
- (5) Growth-Related Studies
- (6) Library Services
- (7) Woodstock Water Services
- (8) Woodstock Wastewater Services
- (9) Tillsonburg Water Services
- (10) Tillsonburg Wastewater Services
- (11) Ingersoll Water Services
- (12) Ingersoll Wastewater Services
- (13) Plattsville Water Services
- (14) Plattsville Wastewater Services
- (15) Drumbo Water Services
- (16) Drumbo Wastewater Services
- (17) Tavistock Water Services
- (18) Tavistock Wastewater Services
- (19) Innerkip Water Services
- (20) Innerkip Wastewater Services
- (21) Norwich Water Services
- (22) Norwich Wastewater Services
- (23) Thamesford Water Services

- (24) Thamesford Wastewater Services
- (25) Embro Water Services
- (26) Embro Wastewater Services
- (27) Mount Elgin Water Services
- (28) Mount Elgin Wastewater Services

**SCHEDULE "B1"**  
**TO BY-LAW NO. XXXX-2025**

**SCHEDULE OF DEVELOPMENT CHARGES – SERVICES RELATED TO A HIGHWAY**

Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per bed for Farm Bunk Houses)	(per Wind Turbine)
Services Related to a Highway	4,528	3,206	2,579	1,637	16.39	1,451	4,528

**SCHEDULE "B3"  
TO BY-LAW NO. XXXX-2025**

**SCHEDULE OF DEVELOPMENT CHARGES – AMBULANCE SERVICES**

Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per bed for Farm Bunk Houses)	(per Wind Turbine)
Ambulance Services	160	113	91	58	0.58	51	160



**SCHEDULE "B5"  
TO BY-LAW NO. XXXX-2025**

**SCHEDULE OF DEVELOPMENT CHARGES – GROWTH-RELATED STUDIES**

Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per bed for Farm Bunk Houses)	(per Wind Turbine)
Growth-Related Studies	137	97	78	50	0.42	44	137

**SCHEDULE "B8"  
TO BY-LAW NO. XXXX-2025**

**SCHEDULE OF DEVELOPMENT CHARGES – WOODSTOCK WASTEWATER SERVICES**

Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per bed for Farm Bunk Houses)	(per Wind Turbine)
Wastewater	5,522	3,628	2,866	1,820	30.05	1,770	-

**SCHEDULE "B9"  
TO BY-LAW NO. XXXX-2025**

**SCHEDULE OF DEVELOPMENT CHARGES – TILLSONBURG WATER SERVICES**

Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per bed for Farm Bunk Houses)	(per Wind Turbine)
Water	5,028	4,008	3,210	2,039	33.35	1,612	-

**SCHEDULE "B10"  
TO BY-LAW NO. XXXX-2025**

**SCHEDULE OF DEVELOPMENT CHARGES – TILLSONBURG WASTEWATER SERVICES**

Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per bed for Farm Bunk Houses)	(per Wind Turbine)
Wastewater	1,199	956	766	486	6.81	384	-

**SCHEDULE "B11"**  
**TO BY-LAW NO. XXXX-2025**

**SCHEDULE OF DEVELOPMENT CHARGES – INGERSOLL WATER SERVICES**

Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per bed for Farm Bunk Houses)	(per Wind Turbine)
Water	5,531	4,143	3,319	2,107	12.90	1,773	-

**SCHEDULE "B12"**  
**TO BY-LAW NO. XXXX-2025**

**SCHEDULE OF DEVELOPMENT CHARGES – INGERSOLL WASTEWATER SERVICES**

Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per bed for Farm Bunk Houses)	(per Wind Turbine)
Wastewater	10,259	7,684	6,155	3,909	36.43	3,288	-

**SCHEDULE "B23"  
TO BY-LAW NO. XXXX-2025**

**SCHEDULE OF DEVELOPMENT CHARGES – THAMESFORD WATER SERVICES**

Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per bed for Farm Bunk Houses)	(per Wind Turbine)
Water	1,507	1,110	889	564	9.65	483	-