



Addendum to 2024 Development Charges Background Study

County of Oxford

For Public Circulation and Comment

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1. Summary of Revisions to the April 10, 2024 Development Charges Background Study, as Amended

Commensurate with the provisions of the *Development Charges Act* (D.C.A.), 1997, the County of Oxford (County) has undertaken a Development Charges Background Study (D.C.B.S.) and has distributed the study and draft by-law to the public. This process culminated with the passage of D.C. By-law 6639-2024 on June 12, 2024. The following provides a summary of the key dates in the Development Charges (D.C.s) by-law process to date:

- April 12, 2024 – Release D.C.B.S. and draft by-law
- May 8, 2024 – Public Meeting of Council
- June 10, 2024 – Addendum #1 to D.C.B.S.
- June 12, 2024 – Passage of D.C. By-law

The purpose of this addendum to the April 12, 2024 D.C.B.S., as amended, is to provide refinements to the capital needs that have been included in the D.C. calculation for Services Related to a Highway, Ambulance Services, Woodstock Wastewater Services, Tillsonburg Water and Wastewater Services, Ingersoll Water and Wastewater Services, Thamesford Water Services, Growth-Related Studies, and Long-term Care Services. The proposed amending D.C. by-law would also remove the non-statutory exemption for industrial development across the County. The refinements to the calculation of the charge are detailed in this report and will form part of the D.C.B.S., as amended, for Council's consideration and approval prior to adoption of the amended D.C. By-law. The following steps are anticipated in the passage of the proposed amending D.C. by-law:

- January 22, 2025 – Release Addendum #2 to D.C.B.S. and amended draft by-law
- February 12, 2025 – Public Meeting of Council
- February 26, 2025 – Passage of amended D.C. By-law



2. Addendum

In this addendum to the D.C.B.S., as amended, several projects – detailed in sections 2.1 to 2.10 – have either been added, modified, or have been removed in response to additional information and direction from County Council. In the tables in the following sections that summarize the capital needs within each service new projects are highlighted light blue and revised/removed projects are highlighted in light orange. In addition to the updates to capital projects the non-statutory exemption for industrial uses have been removed.

2.1 Services Related to a Highway

The following projects have been added to the anticipated growth-related capital needs:

- #69 – Signalization at OR 9 and OR 10 – Ingersoll
- #70 – Signalization at OR 2 and 19th Line (OR119 south leg) - East side of Bridge

The gross capital cost of these projects is \$1.1 million. After deducting \$106,500 as a benefit to existing development and \$142,500 related to growth outside the 10-year forecast period, \$816,000 of D.C. eligible capital costs have been added to the calculation of the charge.

The D.C. eligible capital costs have been revised for the following project:

- #72 – Intersection Control Feasibility Studies

The net effect of the revision, due to an increase in the anticipated cost of the studies from \$710,000 to \$830,000, to the above project results in a \$90,000 increase to the D.C. eligible capital costs included in the calculation of the charge.

In aggregate, the above noted revisions add \$906,000 to the calculation of the charge. The revisions are shown in Table 2-1 below.



**Table 2-1
Revised Capital Needs
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	Benefit to Existing Development	Less:	Potential D.C. Recoverable Cost		
									Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 72%	Non-Residential Share 28%
		2024-2033										
		Implement Annual Capital Programs										
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
		Road Widening										
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 2-1 (cont'd)
Revised Capital Needs
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	Benefit to Existing Development	Less:	Potential D.C. Recoverable Cost		
									Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 72%	Non-Residential Share 28%
		2024-2033										
		Major Road Reconstruction / Rehabilitation:		-	-		-	-		-	-	-
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 (Tiltsburg to Brownville)	2026-2031	3,550,000	105,600		3,444,400	2,840,000		604,400	435,168	169,232
		Road Urbanization:		-	-		-	-		-	-	-
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
		Bridge/Culvert Rehabilitations		-	-		-	-		-	-	-
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
		Active Transportation		-	-		-	-		-	-	-
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 Tiltsburg	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 2-1 (cont'd)
Revised Capital Needs
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	Benefit to Existing Development	Less:		Potential D.C. Recoverable Cost	
									Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
		2024-2033									72%	28%
		Undertake Intersection Upgrades / Improvements:			-		-	-		-	-	-
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
		Undertake Other Infrastructure Projects:			-			-				
71	930197	Strik Drain Stormwater Management Facility	2024	667,500	49,600		617,900	333,800		284,100	204,552	79,548
		Studies										
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
		Total		145,743,841	9,476,200	1,823,500	134,444,141	75,954,600	-	61,526,145	44,298,824	17,227,321



2.2 Ambulance Services

The D.C. eligible capital costs have been revised for the following projects:

- #1 – Ambulances (17)
- #2 – Equipment for Full time Paramedics (8 per year)
- #3 – Equipment for Part time Paramedics (3 per year)
- #4 – Provision for Additional Paramedic Facilities

The benefit to existing percentage for projects #1 to #3 was adjusted slightly upward based on updated call volume projections from the County. Moreover, based on forecast staffing and vehicle needs, the provision for additional facility space was updated. The net effect of the revisions to the above projects results in a \$1.4 million increase to the D.C. eligible capital costs included in the calculation of the charge. The revised capital needs are summarized in Table 2-2.



Table 2-2
Revised Capital Needs
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
	Studies		-	-	-	-		-	-	-
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)
	Total		25,982,700	-	25,982,700	23,336,351	-	2,131,441	1,534,637	596,803



2.3 Long-Term Care Services

The 160-bed expansion project has been removed from the calculation of the charge based on County Council direction. The removal of this project leads to a reduction of \$16.8 million in D.C. eligible capital costs included in the charge.

2.4 Growth-Related Studies

The following projects have been added to the anticipated growth-related capital needs:

- #10 – D.C. Addendum
- #11 – D.C. Implementation Study

The gross capital cost of these projects is \$63,000. No deductions have been made resulting in \$63,000 of D.C. eligible capital costs being included in the calculation of the charge. In addition to these changes, the revisions to the D.C. eligible capital costs for other County-wide services has resulted in changes to the residential and non-residential allocation of general growth-related studies. Table 2-3 summarize the changes to the capital needs.



Table 2-3
Revised Capital Needs
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	
	2024-2033								
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)
	Total		3,316,000	-	213,100	3,102,900	977,000	-	1,780,152



2.5 Woodstock Wastewater Services

The following projects, which have arisen through further study of the serviced areas and the County's 2025 capital budget process, have been added to the anticipated growth-related capital needs:

- #25 – NE Industrial Park Trunk Upgrades - Flow Monitoring
- #26 – NE Industrial Park Trunk Upgrades - Southside Park SA752051 to SA752054 (900mm)
- #27 – NE Industrial Park Trunk Upgrades - Southside Park SA751664 to SA751739 (1200mm)
- #28 – NE Industrial Park Trunk Upgrades - McIntosh Park SA751329 to SA751578 (1350mm)
- #29 – NE Industrial Park Trunk Upgrades - Temporary Bypassing
- #33 – Patullo - Ridgeway to Jack Ross (Sanitary Replacement/Upsizing)
- #34 – Southeast Trunk Upgrades - 4b, 5, 19 & 20 for Ext Area's 1 and 2
- #35 – Southeast Trunk Upgrades - Flow Monitoring
- #36 – Southeast Trunk Upgrades - 6a for Ext Area 1
- #37 – Southeast Trunk Upgrades - 1,2 and 3 for Phase 2
- #38 – Southeast Trunk Upgrades - 9a and 10 for Phase 4
- #39 – Southeast Trunk Upgrades - 11, 12 and 13 for Phases 5-7

The gross capital cost of these projects is \$25.7 million. After deducting \$4.8 million as a benefit to existing development and \$6.3 million related to growth outside the 10-year forecast period, \$14.7 million of D.C. eligible capital costs have been added to the calculation of the charge.

Furthermore, D.C. eligible capital costs have been revised for the following projects to reflect only the oversizing share of the projects above a local service requirement:

- #12 – Extension of East Trunk Sewer (Oversizing)
- #14 – West Trunk Sewer (Oversizing)

The net effect of the revision to the above projects results in a \$1.1 million decrease to the D.C. eligible capital costs included in the calculation of the charge.



In aggregate these changes result in a \$13.6 increase to the D.C. eligible costs. The changes are summarized in Table 2-4.



**Table 2-4
Revised Capital Needs
Wastewater Services – Woodstock**

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 58%	Non-Residential Share 42%
CAPACITY												
					-		-	-		-	-	-
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
COLLECTION - VACANT LANDS WITHIN URBAN BOUNDARY				-	-		-	-		-	-	-
Karn Rd Secondary Plan Area				-	-		-	-		-	-	-
10	New	Gravity / Siphon Upsize	2026	545,000	164,200		380,800	-		380,800	220,594	160,206
East Woodstock Secondary Plan Area				-	-		-	-		-	-	-
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
COLLECTION - EMPLOYMENT LANDS				-	-		-	-		-	-	-
Pattullo Industrial Park				-	-		-	-		-	-	-
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



Table 2-4 (cont'd)
Revised Capital Needs
Wastewater Services – Woodstock

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%
North East Industrial Park												
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



Table 2-4 (cont'd)
Revised Capital Needs
Wastewater Services – Woodstock

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 58%	Non-Residential Share 42%
2024-2033												
South East Industrial Park												
	950152	WDSTK		-	-		-	-		-	-	-
				-	-		-	-		-	-	-
				-	-		-	-		-	-	-
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
Studies												
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)
		Total		78,911,653	15,645,000	548,422	62,718,231	20,177,000	-	37,725,809	21,854,229	15,871,580



2.6 Tillsonburg Water Services

The D.C. eligible capital costs have been revised for the following projects as a result of changes to the benefit to existing development (prj. #13), updated capital costs, and revisions to include only oversizing project costs.

- #7 – Broadway Secondary Transmission Main Feed
- #11 – Victoria Wood Subdivision Watermain on Street I from Weston Drive to Street F (Oversizing)
- #12 – Victoria Wood Subdivision Watermain on Attwater Dr and Grandview Dr (Attwater Dr to Quarter Town Line) (Oversizing)
- #13 – Cranberry Road Watermain Extension from Beckett Blvd North to Town Limits
- #14 – North End Watermain Looping (Oversizing)
- #16 – Vienna Road Watermain Extension from Rouse Street to South on Vienna Road

The net effect of the revision to the above projects results in a \$4.8 million decrease to the D.C. eligible capital costs included in the calculation of the charge.

The changes are summarized in Table 2-5.



**Table 2-5
Revised Capital Needs
Water Services – Tillsonburg**

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%
CAPACITY												
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
DISTRIBUTION - VACANT LANDS WITHIN URBAN BOUNDARY												
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 2-5 (cont'd)
Revised Capital Needs
Water Services – Tillsonburg

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%
DISTRIBUTION - EMPLOYMENT AREAS												
Innovation Park Industrial Lands												
15	960245 TBURG	Watermain looping VanNorman St watermain loop (off HWY 3)	2033	540,000	-	-	540,000	-	-	540,000	381,285	158,715
Rokey Sideroad Industrial Lands												
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 Studies	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)
				-	-	-	-	-	-	-	-	-
		Total		21,253,470	-	-	21,253,470	4,335,500	-	16,208,830	11,444,773	4,764,057



2.7 Tillsonburg Wastewater Services

The following projects have been added to the anticipated growth-related capital needs through the County's 2025 capital budget process:

- #8 – Broadway North End Sanitary Sewer Extension
- #10 – Tillsonburg Industrial Oversizing

The gross capital cost of these projects is \$266,500. After deducting \$24,900 as a benefit to existing development, \$241,600 of D.C. eligible capital costs have been added to the calculation of the charge.

The D.C. eligible capital costs have been revised for the following project as result of updates to the capital cost estimate and benefit to existing deductions (prj. #7) and updates to capital costs for the provision for future WWTP needs.

- #7 – Cranberry Road Sanitary Trunk extension on Tillson Ave from North of Beckett Blvd to North Town Limit
- #11 – Tillsonburg WWTP Phase II

The net effect of the revision to the above project results in a \$625,700 decrease to the D.C. eligible capital costs included in the calculation of the charge.

In aggregate these changes result in a \$384,000 decrease to the D.C. eligible costs. The changes are summarized in Table 2-6.



**Table 2-6
Revised Capital Needs
Wastewater Services – Tillsonburg**

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 74%	Non-Residential Share 26%
CAPACITY												
				-	-		-	-		-	-	-
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
COLLECTION - VACANT LANDS WITHIN URBAN BOUNDRY												
				-	-		-	-		-	-	-
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



Table 2-6 (cont'd)
Revised Capital Needs
Wastewater Services – Tillsonburg

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 74%	Non-Residential Share 26%
COLLECTION - EMPLOYMENT LANDS												
Rokey Sideroad Industrial Lands												
				-	-		-	-		-	-	-
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
Studies												
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)
		Total		14,489,336	5,043,634	-	9,445,702	1,918,000	-	3,413,005	2,516,383	896,622



2.8 Ingersoll Water Services

Project “Watermain on Hamilton/King St. from boundary to existing water distribution system (Oakwood)” (County Project # 960303 ING) has been removed resulting in a \$422,000 reduction of the D.C. eligible capital costs included in the calculation of the charge. The revised capital costs are shown in Table 2-7.



**Table 2-7
Revised Capital Needs
Water Services – Ingersoll**

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%
<u>CAPACITY</u>											
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
<u>DISTRIBUTION - VACANT LANDS WITHIN URBAN BOUNDRY</u>											
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
<u>DISTRIBUTION - EMPLOYMENT AREAS</u>											
<u>WALLACE LINE INDUSTRIAL PARK</u>											
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
<u>SOUTHWEST INDUSTRIAL PARK</u>											
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
<u>Studies</u>											
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
Total				14,277,128	3,271,100	11,006,028	3,982,200	-	7,798,194	5,246,799	2,551,395



2.9 Ingersoll Wastewater Services

The D.C. eligible capital costs and benefit to existing reduction has been revised for the following project:

- #6 – Hamilton Road Sanitary Sewer from service lands to east of Ingersoll Street and north to existing 675 mm Trunk Sewer

The net effect of the revision to the above project results in a \$2.2 million increase to the D.C. eligible capital costs included in the calculation of the charge. This change is shown in Table 2-8.



**Table 2-8
Revised Capital Needs
Wastewater Services – Ingersoll**

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%
		CAPACITY		-	-		-	-		-	-	-
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	900016 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
		COLLECTION - VACANT LANDS WITHIN URBAN BOUNDARY		-	-		-	-		-	-	-
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
		SOUTHWEST INDUSTRIAL PARK		-	-		-	-		-	-	-
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 2-8 (cont'd)
Revised Capital Needs
Wastewater Services – Ingersoll

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%
		Studies										
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
		Total		25,445,757	5,955,300	-	19,490,457	3,624,898	-	17,080,203	9,811,971	7,268,232



2.10 Thamesford Water Services

Project “Watermain Trunk Extension” (County Project # 960424) has been removed as a growth-related capital project resulting in a \$1.2 million reduction in the D.C. eligible capital costs included in the calculation of the charge. This change is shown in Table 2-9.



**Table 2-9
Revised Capital Needs
Water Services – Thamesford**

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)
		Total		2,310,685	-	2,310,685	519,100	-	605,807	575,052	30,755



2.11 Removal of Industrial Exemption

Council provided direction to remove the non-statutory exemption for industrial uses that is currently in place.



3. Impacts on the Calculated D.C.

Based on the identified changes, the amended 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. Table 3-1 presents the summary of charges.

Table 3-1
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)
County Wide Services/Class of Services:							
Services Related to a Highway	4,528	3,206	2,579	1,637	16.39	1,451	4,528
Library Services ¹	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
Total County Wide Services/Class of Services	6,521	4,616	3,713	2,358	18.26	2,045	4,826
Area-Specific Services							
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	
Tilsonburg							
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



The County-wide charges and charges by urban serviced are compared to the current charges in Tables 3-2 and 3-3 for residential and non-residential development, respectively.

Table 3-2
Comparison of Current and Calculated D.C.s (per single and semi-detached dwelling unit)

Service Area		Current Charge	Calculated Charge	Change (\$)	Change (%)
County Wide		8,213	6,521	(1,692)	-21%
Woodstock	Water	3,348	3,348	-	0%
	Wastewater	3,534	5,522	1,987	56%
	Total (including County-Wide)	13,539	13,834	295	2%
Tillsonburg	Water	6,401	5,028	(1,373)	-21%
	Wastewater	1,309	1,199	(110)	-8%
	Total (including County-Wide)	15,923	12,748	(3,175)	-20%
Ingersoll	Water	5,819	5,531	(288)	-5%
	Wastewater	8,966	10,259	1,292	14%
	Total (including County-Wide)	22,999	22,311	(688)	-3%
Blandford-Blenheim (Plattsville)	Water	5,139	5,139	-	0%
	Wastewater	6,771	6,771	-	0%
	Total (including County-Wide)	20,124	18,431	(1,692)	-8%
Blandford-Blenheim (Drumbo)	Water	2,390	2,390	-	0%
	Wastewater	31,003	31,003	-	0%
	Total (including County-Wide)	41,607	39,914	(1,692)	-4%
East Zorra-Tavistock (Tavistock)	Water	7,325	7,325	-	0%
	Wastewater	33,029	33,029	-	0%
	Total (including County-Wide)	48,566	46,874	(1,692)	-3%
East Zorra-Tavistock (Innerkip)	Water	156	156	-	0%
	Wastewater	16,198	16,198	-	0%
	Total (including County-Wide)	24,567	22,875	(1,692)	-7%
Norwich (Norwich)	Water	3,926	3,926	-	0%
	Wastewater	6,060	6,060	-	0%
	Total (including County-Wide)	18,199	16,507	(1,692)	-9%
Zorra (Thamesford)	Water	3,586	1,507	(2,078)	-58%
	Wastewater	9,156	9,156	-	0%
	Total (including County-Wide)	20,955	17,185	(3,771)	-18%
Zorra (Embro)	Water	2,706	2,706	-	0%
	Wastewater	7,860	7,860	-	0%
	Total (including County-Wide)	18,779	17,086	(1,692)	-9%
South-West Oxford (Mt. Elgin)	Water	3,398	3,398	-	0%
	Wastewater	11,736	11,736	-	0%
	Total (including County-Wide)	23,347	21,654	(1,692)	-7%



Table 3-3
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 (%)
County Wide		17.56	18.26	0.70	4%
Woodstock	Water	17.96	17.96	-	0%
	Wastewater	19.24	30.05	10.82	56%
	Total (including County-Wide)	53.89	65.41	11.52	21%
Tillsonburg	Water	42.46	33.35	(9.11)	-21%
	Wastewater	7.43	6.81	(0.62)	-8%
	Total (including County-Wide)	67.45	58.42	(9.03)	-13%
Ingersoll	Water	13.57	12.90	(0.67)	-5%
	Wastewater	31.84	36.43	4.59	14%
	Total (including County-Wide)	62.97	67.59	4.62	7%
Blandford-Blenheim (Plattsville)	Water	24.63	24.63	-	0%
	Wastewater	10.82	10.82	-	0%
	Total (including County-Wide)	53.00	53.70	0.70	1%
Blandford-Blenheim (Drumbo)	Water	4.94	4.94	-	0%
	Wastewater	97.87	97.87	-	0%
	Total (including County-Wide)	120.37	121.07	0.70	1%
East Zorra-Tavistock (Tavistock)	Water	26.27	26.27	-	0%
	Wastewater	95.40	95.40	-	0%
	Total (including County-Wide)	139.23	139.93	0.70	1%
East Zorra-Tavistock (Innerkip)	Water	0.98	0.98	-	0%
	Wastewater	63.41	63.41	-	0%
	Total (including County-Wide)	81.95	82.65	0.70	1%
Norwich (Norwich)	Water	11.82	11.82	-	0%
	Wastewater	37.98	37.98	-	0%
	Total (including County-Wide)	67.35	68.05	0.70	1%
Zorra (Thamesford)	Water	22.95	9.65	(13.30)	-58%
	Wastewater	26.64	26.64	-	0%
	Total (including County-Wide)	67.14	54.54	(12.60)	-19%
Zorra (Embro)	Water	6.70	6.70	-	0%
	Wastewater	8.84	8.84	-	0%
	Total (including County-Wide)	33.09	33.80	0.70	2%
South-West Oxford (Mt. Elgin)	Water	6.98	6.98	-	0%
	Wastewater	26.78	26.78	-	0%
	Total (including County-Wide)	51.32	52.02	0.70	1%

The residential County-wide charges, including Library Services, will decrease by \$1,692 per unit (-21%), while the non-residential County-wide charges will increase by \$0.70 per sq.m. (+4%). The area specific charges will increase or decrease depending on the changes to the capital costs identified in Section 2.



4. Changes to the D.C.B.S.

Based on the foregoing, the following revisions are made to the April 12, 2024 D.C.B.S., as amended June 10, 2024. Accordingly, the amended pages, are appended to this report:

- Table of Contents – Updated to reflect the changes summarized below.
- Executive Summary
 - Page iv – Updated public meeting and by-law passage dates resulting from this addendum
 - Page v – Removed Long-Term Care Services as one of the services included in the study.
 - Page vi – Updated summary of expenditures expected over the forecast period and D.C revenues foregone through exemptions. The remaining page numbers in the Executive Summary have been updated.
 - Page viii – Updated summary of calculated charges for residential and non-residential development.
 - Page ix – Updated to reflect the removal of the non-statutory exemption for industrial uses.
- Pages 1-2 and 1-3 – Section 1.2 updated study process.
- Chapter 5
 - Page 5-2 – Section 5.2.1 updated to reflect additional or revised Services Related to a Highway capital projects.
 - Pages 5-6 to 5-8 – Table 5-1 updated to reflect the detailed additional or revised capital projects.
 - Page 5-2 – Section 5.2.2 updated to reflect the revised Ambulance Services capital projects.
 - Page 5-9 – Table 5-2 updated to reflect the detailed revised capital projects.
 - Page 5-3 – Removed section 5.2.3, as in the April 12, 2024, D.C.B.S as amended June 10, 2024, to reflect the removal of Long-Term Care Services as one of the services included in the study. Remaining subsections, page numbers and table numbers within Chapter 5 have been updated accordingly.
 - Pages 5-4 and 5-5 – Section 5.2.5 updated to reflect the removal of Long-Term Care Services as one of the services included in the study, the



addition of two studies, and updated the allocation of Growth-Related Studies to the municipal-wide services.

- Pages 5-12 and 5-13 – Tables 5-5 and 5-6 updated to reflect the detailed additional capital projects and allocations of Growth-Related Studies to the municipal-wide services.
- Pages 5-14 and 5-15 – Section 5.3 updated to reflect the revised summary of additional or revised water and wastewater capital projects, and updated table numbering reflecting the removal of Long-Term Care Services.
 - Page 5-16 – Table 5-7 updated the summary of water and wastewater capital costs.
 - Pages 5-19 to 5-21 – Table 5-9 updated to reflect the detailed Woodstock Wastewater additional or revised capital projects.
 - Pages 5-22 to 5-24 – Tables 5-10 and 5-11 updated to reflect the detailed Tillsonburg Water and Wastewater additional or revised capital projects.
 - Pages 5-25 to 5-27 – Tables 5-12 and 5-13 updated to reflect the detailed Ingersoll Water and Wastewater revised capital projects.
 - Page 5-37 – Table 5-24 updated to reflect the detailed Thamesford Water revised capital project.
- Updated page and table numbering to reflect removal of Long-Term Care Services.
- Pages 6-1 to 6-11 – Chapter 6 updated to reflect the updated capital costs and updated D.C. calculations resulting from the additional or revised capital projects.
- Chapter 7
 - Page 7-2 – Section 7.2 updated to reflect removal of Long-Term Care Services.
 - Page 7-3 – Section 7.3.2 updated to reflect the removal of Long-Term Care Services and allocations of Growth-Related Studies to the municipal-wide services.
 - Page 7-4 – Section 7.3 updated to reflect the removal of the non-statutory exemption for industrial uses.
 - Page 7-5 – Section 7.3.4 updated to reflect the updated charge for Farm Buildings used for the purposes of calculating the funding required for the non-statutory exemption of Farm Buildings.



- Page 7-6 – Section 7.3.8 updated to remove Long-Term Care Services as a municipal-wide D.C. service.
- Page 7-6 – Section 7.4.1 updated to remove the recommendation of a D.C. reserve fund for Long-Term Care Services.
- Pages 8-3 and 8-4 – Section 8.2 updated to reflect the updated future expenditures and associated revenues resulting from the additional or revised capital projects.
- Appendix B – Removed page B-11 to reflect the removal of Long-Term Care Services as one of the services included in the study. The remaining page and table numbers in Appendix B have been updated.
- Appendix C – Updated cash-flow calculations as a result of changes identified herein.
 - Pages C-2 and C-3 – Tables C-1 and C-2 updated for Services Related to a Highway.
 - Pages C-6 and C-7 – Tables C-5 and C-6 updated for Ambulance Services.
 - Removed page C-8, Table C-7, as in the April 12, 2024, D.C.B.S as amended June 10, 2024, to reflect the removal of Long-Term Care Services as one of the services included in the study. The remaining page and table numbers in Appendix C have been updated.
 - Pages C-11 and C-12 – Tables C-10 and C-11 updated for Woodstock Wastewater Services.
 - Pages C-13 to C-16 – Tables C-12 to C-15 updated for Tillsonburg Water and Wastewater Services.
 - Pages C-17 to C-20 – Tables C-16 to C-19 updated for Ingersoll Water and Wastewater Services.
 - Pages C-41 and C-42 – Tables C-40 and C-41 updated for Thamesford Water Services
 - Pages C-53 and C-54 – Tables C-52 and C-53 updated for Growth-Related Studies.
- Page D-3 – Table D-1 updated to reflect changes herein.
- Appendix F – Draft amending D.C. by-law to reflect changes identified herein.

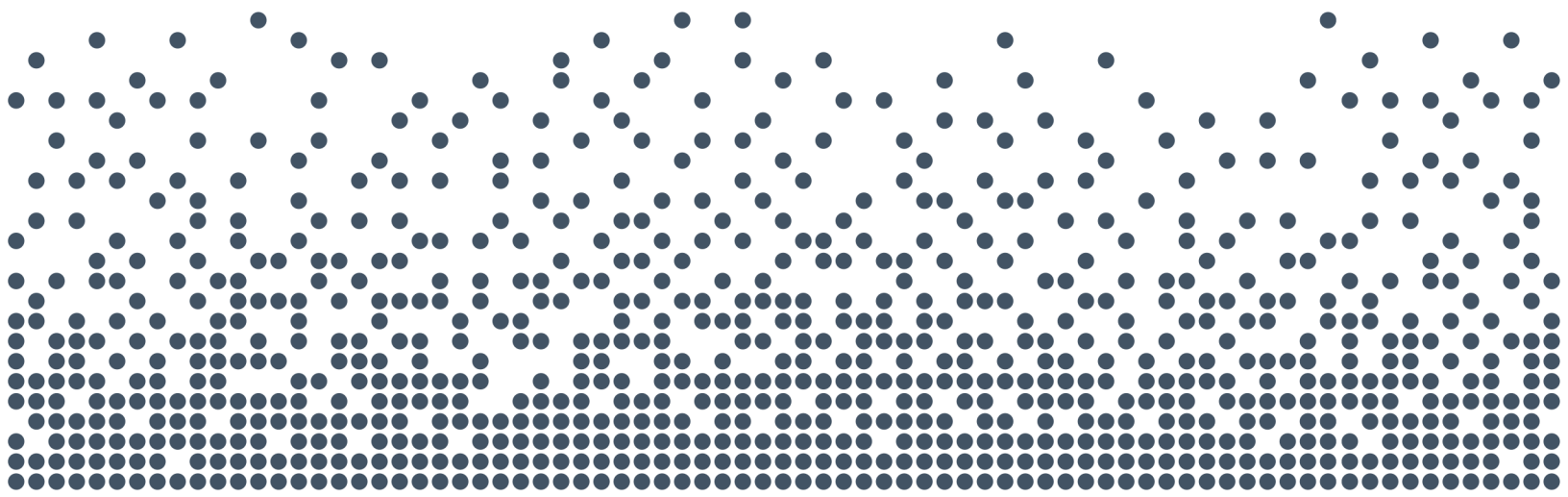


5. Process for Adoption of the D.C. By-law

The revisions provided herein form the basis for the D.C. by-law and will be incorporated into the D.C.B.S., as amended, to be provided to Council prior to Council's consideration and adoption of the proposed D.C. by-law.

If Council is satisfied with the above noted changes to the D.C.B.S. and D.C. by-law, then prior to by-law passage Council must:

- Approve the D.C.B.S., as amended;
- Determine that no further public meetings are required on the matter; and
- Adopt the amending D.C. by-law.



Appendices



Appendix A

Amended Pages

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- 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
Net Costs to be Recovered from Development Charges	\$229,126,000

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 ¹. 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

¹ 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-sepcifc 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)
County-Wide Services	4,965	6,521	6,521	6,521	6,521	6,521	6,521	6,521	6,521	6,521	6,521
Area-Specific Services											
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
Total County-Wide	4,965	6,521	6,521	6,521	6,521	6,521	6,521	6,521	6,521	6,521	6,521
Total with Water/Wastewater	13,834	12,748	22,311	18,431	39,914	46,874	22,875	16,507	17,185	17,086	21,654

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)
County-Wide Services	17.39	18.26	18.26	18.26	18.26	18.26	18.26	18.26	18.26	18.26	18.26
Area-Specific Services											
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
Total County-Wide	17.39	18.26	18.26	18.26	18.26	18.26	18.26	18.26	18.26	18.26	18.26
Total with Water/Wastewater	65.41	58.42	67.59	53.70	121.07	139.93	82.65	68.05	54.54	33.80	52.02



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).



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

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



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 72%	Non-Residential Share 28%
		2024-2033										
Implement Annual Capital Programs												
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
Road Widening												
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%
		Major Road Reconstruction / Rehabilitation:		-	-		-	-		-	-	-	-
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	
		Road Urbanization:		-	-		-	-		-	-	-	-
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	
		Bridge/Culvert Rehabilitations		-	-		-	-		-	-	-	-
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	
		Active Transportation		-	-		-	-		-	-	-	-
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%
		Undertake Intersection Upgrades / Improvements:			-		-	-		-	-	-
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
		Undertake Other Infrastructure Projects:			-		-	-		-	-	-
71	930197	Strik Drain Stormwater Management Facility	2024	667,500	49,600		617,900	333,800		284,100	204,552	79,548
		Studies										
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
		Total		145,743,841	9,476,200	1,823,500	134,444,141	75,954,600	-	61,526,145	44,298,824	17,227,321



**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
	Studies		-	-	-	-		-	-	-
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)
	Total		25,982,700	-	25,982,700	23,336,351	-	2,131,441	1,534,637	596,803



**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 ¹	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)	-
					-	-		-	-	-
					-	-		-	-	-
					-	-		-	-	-
	Total		6,261,743	166,400	6,095,343	4,700,300	-	1,346,100	1,346,100	-

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
	Studies			-	-	-		-	-	-
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)
				-	-	-		-	-	-
	Total		9,572,517	-	9,572,517	41,800	-	9,009,373	8,558,904	450,469



**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	
	2024-2033								
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)
	Total		3,316,000	-	213,100	3,102,900	977,000	-	1,780,152



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	-
Total	1,780,152	1,340,614	439,538
Residential/Non-Residential %		75%	25%



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

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
	Total	306,082,840	46,478,434	22,528,686	237,075,720	77,922,757	-	(5,819,904)	153,333,059	107,796,774	45,536,285



**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%
<u>CAPACITY</u>											
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
<u>DISTRIBUTION - VACANT LANDS WITHIN URBAN BOUNDARY</u>											
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
<u>Existing Distribution System</u>											
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
<u>East Woodstock Secondary Plan Area</u>											
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%
<u>DISTRIBUTION - EMPLOYMENT LANDS</u>											
<u>Pattullo Industrial Park</u>											
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
<u>North East Industrial Park</u>											
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
<u>South East Industrial Park</u>											
	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
<u>Studies</u>											
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
		Total		37,581,909	7,311,000	30,270,909	7,950,900	-	22,706,670	13,233,595	9,473,075



**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%
CAPACITY												
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
COLLECTION - VACANT LANDS WITHIN URBAN BOUNDARY												
Karn Rd Secondary Plan Area												
10	New	Gravity / Siphon Upsize	2026	545,000	164,200		380,800	-		380,800	220,594	160,206
East Woodstock Secondary Plan Area												
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%
		COLLECTION - EMPLOYMENT LANDS		-	-		-	-		-	-	-
		Pattullo Industrial Park		-	-		-	-		-	-	-
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
		North East Industrial Park		-	-		-	-		-	-	-
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
		South East Industrial Park		-	-		-	-		-	-	-



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%	
		South East Industrial Park		-	-		-	-		-	-	-
	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
		Studies										
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)
		Total		78,911,653	15,645,000	548,422	62,718,231	20,177,000	-	37,725,809	21,854,229	15,871,580



**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%
CAPACITY												
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
DISTRIBUTION - VACANT LANDS WITHIN URBAN BOUNDARY												
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%
<u>DISTRIBUTION - EMPLOYMENT AREAS</u>												
<u>Innovation Park Industrial Lands</u>												
15	960245 TBURG	Watermain looping VanNorman St watermain loop (off HWY 3)	2033	540,000	-	-	540,000	-	-	540,000	381,285	158,715
<u>Rokey Sideroad Industrial Lands</u>												
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 Studies	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)
				-	-	-	-	-	-	-	-	-
		Total		21,253,470	-	-	21,253,470	4,335,500	-	16,208,830	11,444,773	4,764,057



**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 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 74%	Non-Residential Share 26%
<u>CAPACITY</u>												
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
<u>COLLECTION - VACANT LANDS WITHIN URBAN BOUNDARY</u>												
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
<u>COLLECTION - EMPLOYMENT LANDS</u>												
<u>Rokeby Sideroad Industrial Lands</u>												
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
<u>Studies</u>												
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)
		Total		14,489,336	5,043,634	-	9,445,702	1,918,000	-	3,413,005	2,516,383	896,622



**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%
<u>CAPACITY</u>											
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
<u>DISTRIBUTION - VACANT LANDS WITHIN URBAN BOUNDRY</u>											
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
<u>DISTRIBUTION - EMPLOYMENT AREAS</u>											
<u>WALLACE LINE INDUSTRIAL PARK</u>											
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
<u>SOUTHWEST INDUSTRIAL PARK</u>											
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
<u>Studies</u>											
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
		Total		14,277,128	3,271,100	11,006,028	3,982,200	-	7,798,194	5,246,799	2,551,395



**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%
CAPACITY												
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
COLLECTION - VACANT LANDS WITHIN URBAN BOUNDARY												
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
SOUTHWEST INDUSTRIAL PARK												
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%
		Studies										
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
		Total		25,445,757	5,955,300	-	19,490,457	3,624,898	-	17,080,203	9,811,971	7,268,232

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
		Studies		-	-	-	-		-	-	-
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
		Total		2,982,207	-	2,982,207	2,409,072	-	912,587	871,843	40,744



**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
		Studies		-	-	-	-		-	-	-
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
		Total		1,817,113	-	1,817,113	1,408,650	-	1,179,328	1,161,239	18,089



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
		Studies		-	-	-	-		-	-	-
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)
		Total		4,461,878	373,900	4,087,978	3,596,402	-	484,132	459,213	24,919



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
		Studies		-	-	-	-		-	-	-
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
		Total		1,253,642	313,400	940,242	548,925	-	6,832,138	6,309,319	522,819



**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
		Studies		-	-	-	-		-	-	-
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)
		Total		14,959,752	501,500	14,458,252	9,906,400	-	3,958,861	3,391,375	567,486



**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
		Studies		-	-		-	-		-	-	-
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
		Total		45,756,095	1,584,500	21,980,264	22,191,331	5,007,360	-	17,336,447	15,391,668	1,944,779



**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
		Studies		-	-	-	-		-	-	-
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
				-	-	-	-		-	-	-
				-	-	-	-		-	-	-
		Total		302,016	13,500	288,516	266,330	-	22,186	21,898	288



**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
		Studies		-	-	-	-		-	-	-
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
				-	-	-	-		-	-	-
		Total		8,407,827	1,837,000	6,570,827	4,315,014	-	2,255,813	2,237,464	18,349



**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
		Studies		-	-	-	-		-	-	-
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)
		Total		5,428,427	853,200	4,575,227	2,602,656	-	1,853,858	1,616,502	237,355



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%
		CAPACITY		-	-	-	-		-	-	-
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
		NORWICH		-	-	-	-		-	-	-
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
		Studies		-	-	-	-		-	-	-
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)
		Total		11,365,732	2,907,400	8,458,332	1,534,429	-	2,878,568	2,204,698	673,870



**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)
		Total		2,310,685	-	2,310,685	519,100	-	605,807	575,052	30,755



**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
		Studies		-	-	-	-		-	-	-
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)
		Total		7,578,863	-	7,578,863	2,684,573	-	4,747,032	4,634,371	112,661



**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
		Studies		-	-	-	-		-	-	-
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
					-	-	-		-	-	-
					-	-	-		-	-	-
		Total		644,677	56,100	588,577	279,818	-	308,759	249,387	59,372



**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
		Studies		-	-	-	-		-	-	-
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
				-	-	-	-		-	-	-
		Total		1,324,090	124,700	1,199,390	408,022	-	791,368	714,094	77,274



**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
		Studies		-	-	-	-		-	-	-
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)
		Total		1,301,972	3,600	1,298,372	195,204	-	940,197	861,416	78,781



**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
		Studies		-	-	-	-		-	-	-
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
		Total		4,228,611	683,600	3,545,011	252,304	-	3,293,267	2,989,484	303,783



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.), respectively¹. 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
TOTAL	\$48,520,176	\$18,263,662	\$4,965	17.39
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		
Cost Per Capita/Non-Residential GFA (sq.m.)	\$1,591.26	\$17.39		
By Residential Unit Type	P.P.U.			
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		

¹ 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
TOTAL	\$8,558,904	\$450,469	\$1,556	0.86
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		
Cost Per Capita/Non-Residential GFA (sq.m.)	\$498.76	\$0.86		
By Residential Unit Type	P.P.U.			
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
TOTAL	\$35,087,823	\$25,344,656	\$8,869	48.01
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		
Cost Per Capita/Non-Residential GFA (sq.m.)	\$2,601.74	\$48.01		
By Residential Unit Type	P.P.U.			
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
TOTAL	\$13,961,156	\$5,660,679	\$6,227	40.16
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		
Cost Per Capita/Non-Residential GFA (sq.m.)	\$2,277.92	\$40.16		
By Residential Unit Type	P.P.U.			
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
TOTAL	\$15,058,770	\$9,819,626	\$15,790	49.33
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		
Cost Per Capita/Non-Residential GFA (sq.m.)	\$5,427.95	\$49.33		
By Residential Unit Type	P.P.U.			
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
TOTAL	\$2,033,082	\$58,833	\$11,910	35.45
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		
Cost Per Capita/Non-Residential GFA (sq.m.)	\$3,775.43	\$35.45		
By Residential Unit Type	P.P.U.			
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
TOTAL	\$6,768,532	\$547,738	\$33,394	102.81
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		
Cost Per Capita/Non-Residential GFA (sq.m.)	\$10,585.35	\$102.81		
By Residential Unit Type	P.P.U.			
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
TOTAL	\$18,783,043	\$2,512,265	\$40,353	121.67
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		
Cost Per Capita/Non-Residential GFA (sq.m.)	\$13,195.73	\$121.67		
By Residential Unit Type	P.P.U.			
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
TOTAL	\$2,259,363	\$18,637	\$16,354	64.39
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		
Cost Per Capita/Non-Residential GFA (sq.m.)	\$5,347.87	\$64.39		
By Residential Unit Type	P.P.U.			
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
TOTAL	\$3,821,201	\$911,225	\$9,986	49.79
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		
Cost Per Capita/Non-Residential GFA (sq.m.)	\$3,155.93	\$49.79		
By Residential Unit Type	P.P.U.			
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
TOTAL	\$5,209,423	\$143,416	\$10,664	36.29
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		
Cost Per Capita/Non-Residential GFA (sq.m.)	\$3,602.57	\$36.29		
By Residential Unit Type	P.P.U.			
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
TOTAL	\$963,481	\$136,646	\$10,566	15.54
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		
Cost Per Capita/Non-Residential GFA (sq.m.)	\$3,569.40	\$15.54		
By Residential Unit Type	P.P.U.			
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
TOTAL	\$3,850,900	\$382,564	\$15,134	33.76
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		
Cost Per Capita/Non-Residential GFA (sq.m.)	\$4,131.80	\$33.76		
By Residential Unit Type	P.P.U.			
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)
County Wide Services/Class of Services:							
Services Related to a Highway	4,528	3,206	2,579	1,637	16.39	1,451	4,528
Library Services ¹	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
Total County Wide Services/Class of Services	6,521	4,616	3,713	2,358	18.26	2,045	4,826
Area-Specific Services							
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	
Tilsonburg							
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 (%)
County Wide		5,211	6,521	1,310	25%
Woodstock	Water	2,491	3,348	857	34%
	Wastewater	4,488	5,522	1,034	23%
	Total (including County-Wide)	11,552	13,834	2,282	20%
Tillsonburg	Water	2,283	5,028	2,745	120%
	Wastewater	6,879	1,199	(5,680)	-83%
	Total (including County-Wide)	14,373	12,748	(1,625)	-11%
Ingersoll	Water	1,997	5,531	3,534	177%
	Wastewater	7,946	10,259	2,313	29%
	Total (including County-Wide)	15,154	22,311	7,157	47%
Blandford-Blenheim (Plattsville)	Water	7,931	5,139	(2,792)	-35%
	Wastewater	20,617	6,771	(13,846)	-67%
	Total (including County-Wide)	33,759	18,431	(15,328)	-45%
Blandford-Blenheim (Drumbo)	Water	-	2,390	2,390	n/a
	Wastewater	5,883	31,003	25,120	427%
	Total (including County-Wide)	11,094	39,914	28,820	260%
East Zorra-Tavistock (Tavistock)	Water	1,733	7,325	5,592	323%
	Wastewater	15,556	33,029	17,473	112%
	Total (including County-Wide)	22,500	46,874	24,374	108%
East Zorra-Tavistock (Innerkip)	Water	1,500	156	(1,344)	-90%
	Wastewater	5,000	16,198	11,198	224%
	Total (including County-Wide)	11,711	22,875	11,164	95%
Norwich (Norwich)	Water	2,401	3,926	1,525	64%
	Wastewater	11,339	6,060	(5,279)	-47%
	Total (including County-Wide)	18,951	16,507	(2,444)	-13%
Zorra (Thamesford)	Water	8,997	1,507	(7,490)	-83%
	Wastewater	-	9,156	9,156	n/a
	Total (including County-Wide)	14,208	17,185	2,977	21%
Zorra (Embro)	Water	1,500	2,706	1,206	80%
	Wastewater	5,000	7,860	2,860	57%
	Total (including County-Wide)	11,711	17,086	5,375	46%
South-West Oxford (Mt. Elgin)	Water	8,458	3,398	(5,060)	-60%
	Wastewater	89	11,736	11,647	13086%
	Total (including County-Wide)	13,758	21,654	7,896	57%



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



7.2 D.C. By-law Structure

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

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 13th (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)¹ for the most recent year-over-year period.

¹ 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

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;



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

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

¹ Non-Growth Related component of Projects

² Interim Debt Financing for Post Period Benefit

³ All infrastructure costs included in Area Specific by-laws have been included

⁴ As per Sch. 10 of FIR



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
Total	14,292	14,292	14,292	14,292	14,292	14,292	14,292	14,292	14,292	16,199	16,199	16,199	16,199	16,199	16,199		
Percentage attributable to Eligible Portion	44%	56%	56%	55%	55%	58%	59%	60%	59%	62%	59%	54%	60%	60%	60%		
Total Eligible Portion of Facilities	6,288	8,004	8,004	7,861	7,861	8,289	8,432	8,575	8,432	10,049	9,572	8,765	9,722	9,696	9,696		

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
Total	73,463	73,463	73,463	73,463	73,463	73,463	73,463	73,463	73,463	73,463	73,463	73,463	73,463	73,463	73,463		
Percentage attributable to Eligible Portion	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		
Total Eligible Portion of Facilities	73,463	73,463	73,463	73,463	73,463	73,463	73,463	73,463	73,463	73,463	73,463	73,463	73,463	73,463	73,463		

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)
Emterra Contract																
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
Emterra Contract Eligible %	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	
Sterling Recycle Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$380,200
Eligible %	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
County-Owned Vehicles & Equipment																
Biosolids Facility																
2011 Bobcat Loader V638	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$136,200
Biosolids Facility Eligible %	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Other Vehicles and Equipment																
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
Other Vehicles Eligible %	44%	56%	56%	55%	55%	58%	59%	60%	59%	62%	59%	54%	60%	60%	60%	
Total	15	15	16	16	16	18	19	19	19	19	19	19	19	19	19	
Percentage attributable to Eligible Portion	59%	61%	64%	64%	64%	64%	64%	64%	64%	65%	64%	62%	64%	64%	64%	
Total Eligible Portion of Facilities	8.8	9.2	10.2	10.2	10.2	11.5	12.1	12.2	12.1	12.3	12.1	11.8	12.2	12.2	12.2	

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
Total	26	28	29	29	29	29	29	30	30	30	30	30	30	30	30	
Percentage attributable to Eligible Portion	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Total Eligible Portion of Facilities	26	28	29	29	29	29	29	30	30	30	30	30	30	30	30	

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



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)
Total		42,112,470	48,033,964	0	30,546		50,821,179		-600,860	

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)
Total		16,377,072	18,679,875	0	1,051,560		19,763,792		-233,668	

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)
Total		1,905,371	2,188,188	0	30,546		1,798,393		19,060	

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)
Total		740,978	850,962	0	1,051,560		699,375		7,412	

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)
Total		983,300	1,598,018	0	30,546		1,560,329		-11,254	

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
Total		10,050,637	10,906,129	3,386,456	13,476		15,170,833		-652,900	

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)
Total		7,194,601	7,806,993	2,424,145	527,448		10,859,819		-467,369	

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
Total		24,617,043	27,434,778	0	13,476		25,022,796		-377,550	

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
Total		17,878,068	19,924,440	0	527,448		18,172,745		-274,195	

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)
Total		11,945,484	14,399,567	0	6,463		13,627,565		271,291	

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
Total		4,972,486	5,994,034	0	148,366		5,672,677		112,929	

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)
Total		5,550,119	6,461,558	0	6,463		3,249,764		178,059	

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
Total		1,977,583	2,302,342	0	148,366		1,157,935		63,445	

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)
Total		4,725,789	5,508,644	0	2,783		6,066,087		-36,433	

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)
Total		2,298,039	2,678,724	0	199,537		2,949,795		-17,716	

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
Total		7,762,236	8,790,703	1,529,108	2,783		11,251,223		-233,643	

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
Total		5,749,887	6,511,726	1,132,689	199,537		8,334,360		-173,071	

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
Total		547,547	677,988	0	541		1,010,277		-7,993	

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)
Total		25,588	31,684	0	1,672		47,213		-374	

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
Total		402,198	437,634	0	541		1,331,230		-134,555	

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	-	-	-
Total		6,265	6,817	0	1,672		20,737		-2,096	

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)
Total		466,274	580,936	0	642		557,690		16,186	

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)
Total		25,302	31,524	0	5,342		30,263		878	

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)
Total		361,372	364,929	0	642		7,232,927		-920,051	

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)
Total		29,945	30,240	0	5,342		599,354		-76,240	

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
Total		3,899,364	4,378,444	0	1,429		3,923,769		-53,314	

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)
Total		652,488	732,654	0	21,804		656,572		-8,921	

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
Total		14,766,280	16,103,105	509,944	1,429		17,693,319		-927,793	

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)
Total		1,865,760	2,034,672	64,433	21,804		2,384,660		-133,079	

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)
Total		21,898	24,541	0	434		25,305		-764	

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
Total		288	323	0	297		333		-10	

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
Total		2,237,464	2,591,782	0	434		2,635,435		-43,653	

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
Total		18,349	21,254	0	297		21,612		-358	

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)
Total		1,720,016	2,017,856	0	1,347		1,915,781		-1,440	

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
Total		252,555	296,287	0	20,764		281,299		-211	

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
Total		5,303,024	6,206,692	0	1,347		2,957,552		150,814	

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)
Total		1,620,879	1,897,086	0	20,764		903,981		46,096	

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
Total		1,700,632	2,135,221	0	1,527		891,523		118,118	

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
Total		90,953	114,196	0	4,311		47,680		6,317	

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	-	-	-
Total		4,778,134	5,523,947	0	1,527		5,414,908		-34,724	

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
Total		116,156	134,287	0	4,311		131,636		-844	

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)
Total		249,387	310,661	0	289		302,867		7,794	

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
Total		59,372	73,959	0	9,392		72,103		1,856	

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)
Total		714,094	911,739	0	289		879,699		32,040	

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
Total		77,274	98,662	0	9,392		95,195		3,467	

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	-	-	-
Total		19,008	20,078	1,121,182	933		992,185		-239	

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	-	-	-
Total		1,738	1,836	102,538	11,343		90,741		-22	

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)
Total		2,988,976	3,099,313	0	933		3,427,108		-327,287	

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)
Total		303,731	314,943	0	11,343		348,253		-33,258	

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	-	-	-
Total		1,600,993	1,740,789	0	30,546		1,542,245		-61,835	

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)
Total		524,907	570,741	0	1,051,560		505,645		-20,273	

Note: Numbers may not add due to rounding



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
Total		5,930,825	10,545,710	16,476,536



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 26th day of February, 2025.

READ a third time and finally passed in this 26th day of February, 2025.

MARCUS RYAN, WARDEN

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	-