

Regular Council Meeting Agenda

Date: Tuesday, November 28, 2023, 7:00 pm
Location: Tecumseh Town Hall - Council Chambers
917 Lesperance Road
Tecumseh, Ontario N8N 1W9

Pages

- A. Roll Call
- B. Order
- C. Report Out of Closed Meeting
- D. Moment of Silence
- E. National Anthem
- F. Land Acknowledgement

We acknowledge that we are on land and surrounded by water, originally inhabited by Indigenous Peoples who have travelled this area since time immemorial. This territory is within the lands honoured by the Wampum Treaties; agreements between the Anishinaabe, Haudenosaunee, Leni Lenape and allied Nations to peacefully share and care for the resources around the Great Lakes. Specifically, we would like to acknowledge the presence of the Three Fires Confederacy Ojibwe, Odawa, Potawatomi and Huron/Wendat Peoples. We are dedicated to honouring Indigenous history and culture while remaining committed to moving forward respectfully with all First Nations, Inuit and Métis.

- G. Disclosure of Pecuniary Interest
- H. Minutes

- 1. Regular Council Meeting - November 14, 2023

7 - 15

2. Public Council Meeting - November 14, 2023 - 12207 County Road 42 16 - 21

Recommendation

Moved by _____

Seconded by _____

That the November 14, 2023 minutes of the Regular Council Meeting and the Public Council Meeting, as were duplicated and delivered to the members, **be adopted.**

I. Supplementary Agenda Adoption

J. Consent Agenda Items

K. Delegations

1. 8 th Concession Road Sanitary Sewer Outlet Main and Lateral Charges Cost Recovery Part XII By-Law 22 - 38

Gary Scandlan and Daryl Abbs, Watson & Associates Economists Inc.

Recommendation

Moved by _____

Seconded by _____

That the Presentation entitled "8th Concession Road Area Capital Charges", **be received.**

- a. PWES-2023-73 8th Concession Road Sanitary Sewer Outlet, Main and Lateral Charges Cost Recovery, Part XII By-Law 39 - 128

Recommendation

Moved by _____

Seconded by _____

That Report PWES-2023-73 entitled "8th Concession Road Sanitary Sewer Outlet Area Main and Lateral Charges Cost Recovery Part XII By-Law," **be received;**

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

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

2. 2024 Police Services Board Budget 129 - 145

Chris Hales, Chair, and Inspector Angela Ferguson, Essex County OPP

Recommendation

Moved by _____

Seconded by _____

That the presentation entitled "Tecumseh Police Services Board 2024 Proposed Budget" **be received**.

3. 2024 Proposed Budget and Business Plan 146 - 184

Tom Kitsos, Director Financial Services and Chief Financial Officer; Marg Misk-Evans, Chief Administrative Officer; and Vanessa DaDalt, Deputy Treasurer and Manager Revenue Services

Recommendation

Moved by _____

Seconded by _____

That the 2024 Proposed Budget and Business Plan **be tabled** for discussion to the Special Council Meeting on Tuesday, January 16, 2023.

L. Communications

1. For Information:

- a. Municipality of Wawa dated November 7, 2023 185 - 186

Re: Tax Credit for Firefighters

Recommendation

Moved by _____

Seconded by _____

That Communications - For Information item 1 as listed on the Tuesday, November 28, 2023 Regular Council Agenda, **be received**.

2. For Action:

M. Update from County Council and Boards

N. Committee Minutes

O. Reports

1. Development Services

- a. DS-2023-23 Draft Plan of Subdivision, Approval Cedarhurst Avenue Business Park Subdivision

187 - 200

Recommendation

Moved by _____

Seconded by _____

That the granting of draft plan of subdivision approval by the County of Essex (the Approval Authority) for the application filed by 851381 Ontario Limited (County of Essex File No. 37-T-23009) for a 2.9 hectare (7.3 acre) parcel of land located on the south side of County Road 42, approximately 385 metres (1,263 feet) east of its intersection with Banwell Road (County Road 43) which proposes the creation of a business park subdivision consisting of five commercial/industrial blocks and one block for a stormwater management facility, all of which front on a new municipal road extending south from County Road 42, **be supported**, subject to the inclusion of appropriate conditions as noted in Report DS-2023-23;

And that the County of Essex **be advised** of Council's support for County of Essex File No. 37-T-23009 along with the associated requested conditions of draft plan approval.

2. Public Works & Engineering Services

- a. PWES-2023-74 Water and Wastewater Rates for 2024

201 - 208

Recommendation

Moved by _____

Seconded by _____

That Report No. PWES-2023-74, Water and Wastewater Rates for 2024, **be received**;

And That By-law No. 2023-113, being a by-law to adopt the water and wastewater rates for 2024, based on the recommendation of the 2023 Town of Tecumseh Water and Wastewater Rate Study, **be adopted**.

b. PWES-2023-75 Water Service Vehicle Tender Award

209 - 213

Recommendation

Moved by _____

Seconded by _____

That the purchase of the 2023 Water Services Vehicle and service body, in the amount of \$133,745, **be awarded** to Oxford Dodge Chrysler;

And that the annual funding allocation, reflecting a total budget requirement of \$140,000 with a \$25,000 increase to the original allocation **be accommodated** as:

- Fleet Lifecycle Reserve – Increase from \$115,000 to \$140,000

3. Technology & Client Services

a. TCS-2023-05 Town of Tecumseh Semi Annual Direct Mail Publication

214 - 217

Recommendation

Moved by _____

Seconded by _____

That Report TCS-2023-05 entitled “Town of Tecumseh Semi-Annual Direct Mail Publication” **be received**;

And that consideration of initiating a semi-annual Town newsletter, at an estimated annual cost of \$5,000, **be referred** to 2024 budget deliberations.

P. By-Laws

1. By-Law 2023-111 Essex Region Conservation Authority Cost Apportionment Agreement

218 - 229

being a by-law to authorize the execution of a Cost Apportioning Agreement between the Corporation of the Town of Tecumseh and Essex Region Conservation Authority for a funding contribution for non-mandatory ERCA Programs and services

2. By-Law 2023-112 CUPE Local 702.13 Agreement

230 - 258

Being a by-law to execute an Agreement between The Corporation of the Town of Tecumseh and the Canadian Union of Public Employees, Local 702.13

3. By-Law 2023-113 Water and Waste water Rates for 2024 259 - 263

Being a by-law to establish the water and wastewater rates for the year 2024

Q. Unfinished Business

1. November 28, 2023 264 - 264

R. New Business

S. Motions

1. Confirmatory By-Law 2023-114 265 - 266

Recommendation

Moved by _____

Seconded by _____

That By-Law 2023-114 being a by-law to confirm the proceedings of the Tuesday, November 28, 2023, regular meeting of the Council of The Corporation of the Town of Tecumseh **be given** first, second, third and final reading.

T. Notices of Motion

U. Next Meeting

Tuesday, December 12, 2023

4:00 pm In Camera Meeting

5:00 pm Policies & Priorities Committee Meeting

7:00 pm Regular Council Meeting

V. Adjournment

Recommendation

Moved by _____

Seconded by _____

That there being no further business, the Tuesday, November 28, 2023 meeting of the Regular Council **be adjourned** at pm.

Regular Meeting of Council
Minutes

Date: Tuesday, November 14, 2023
Time: 7:00 pm
Location: Tecumseh Town Hall - Council Chambers
917 Lesperance Road
Tecumseh, Ontario N8N 1W9

Present:
Mayor, Gary McNamara
Deputy Mayor, Joe Bachetti
Councillor, James Dorner
Councillor, Alicia Higgison
Councillor, Brian Houston
Councillor, Tania Jobin
Councillor, Rick Tonial

Also Present:
Chief Administrative Officer, Margaret Misk-Evans
Director Legislative Services & Clerk, Robert Auger
Director Public Works & Engineering Services, Phil Bartnik
Director Community Safety & Fire Chief, Wade Bondy
Director Technology & Client Services, Shaun Fuerth
Director Community & Recreation Services, Beth Gignac
Director Development Services, Brian Hillman
Director Financial Services & Chief Financial Officer, Tom Kitsos
Deputy Clerk & Manager Legislative Services, Jennifer Alexander
Manager Customer Service, Amanda Circelli

A. Roll Call

B. Order

The Mayor calls the meeting to order at 7:00 pm.

C. Report Out of Closed Meeting

A closed meeting of Council was held at 4:00 pm in accordance with and as permitted with Section 239 (2) (c)(h) and 3.1 of the *Municipal Act, 2001*, which states that a meeting or part of a meeting may be closed to the public if the subject matter being considered is:

c) a proposed or pending acquisition or disposition of land by the municipality or local board;

h) information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them;

3.1) education and training provided to the members.

At the meeting, Council received: information explicitly supplied in confidence to the municipality by Canada, a Province or Crown Agency; an update on a proposed acquisition of land and communications training.

D. Moment of Silence

The Members of Council and Administration observe a Moment of Silence.

E. National Anthem

The Members of Council and Administration observe the National Anthem of O Canada.

F. Land Acknowledgement

We acknowledge that we are on land and surrounded by water, originally inhabited by Indigenous Peoples who have travelled this area since time immemorial. This territory is within the lands honoured by the Wampum Treaties; agreements between the Anishinaabe, Haudenosaunee, Leni Lenape and allied Nations to peacefully share and care for the resources around the Great Lakes. Specifically, we would like to acknowledge the presence of the Three Fires Confederacy Ojibwe, Odawa, Potawatomi and Huron/Wendat Peoples. We are dedicated to honouring Indigenous history and culture while remaining committed to moving forward respectfully with all First Nations, Inuit and Métis.

G. Disclosure of Pecuniary Interest

There is no pecuniary interest declared by a Member of Council.

H. Minutes

1. Regular Council Meeting - October 24, 2023

Motion: RCM - 295/23

Moved by Councillor Brian Houston
Seconded by Councillor Alicia Higgison

That the Tuesday, October 24, 2023 minutes of the Regular Council as were duplicated and delivered to the members, **be adopted**.

Carried

2. Special Council Meeting - October 21, 2023 Capital Projects Roads and Facilities Tour

Motion: RCM - 296/23

Moved by Councillor Alicia Higgison
Seconded by Councillor Brian Houston

That the October 21, 2023 minutes of the Special Council meeting, as were duplicated and delivered to the members, **be adopted**.

Carried

I. Supplementary Agenda Adoption

Motion: RCM - 297/23

Moved by Deputy Mayor Joe Bachetti
Seconded by Councillor Brian Houston

That the supplementary items added to the Regular Meeting agenda regarding Communications for Information being item D, **be approved**.

Carried

J. Consent Agenda Items

1. LCS-2023-31 Proposed New Legislative and Clerks Administrative Fees
2. PWES-2023-72 Appointment to Drainage Engineer - Malden Road East Drain

Motion: RCM - 298/23

Moved by Councillor Rick Tonial
Seconded by Councillor Alicia Higgison

That Reports LCS-2023-31 Proposed New Legislative and Clerk User Fees and PWES-2023-72 Appointment to Drainage Engineer- Malden Road East Drain as listed under the Consent Agenda be **received and approved**.

Carried

K. Delegations

1. The War Amps

Re: Able Walker, 2023 The War Amps National Ambassador; and Kevin Delany, War Amps Regional Representative

Profile: Able and the Ticats - [View Here](#)

The Mayor and Members of Council present Able Walker, The War Amps 2023 National Ambassador, a certificate of service recognition for his advocacy work with the organization.

2. 2022 Audit Findings Report and Financial Statements

Re: Cynthia Swift, KPMG Partner

Motion: RCM - 299/23

Moved by Deputy Mayor Joe Bachetti

Seconded by Councillor Tania Jobin

That the Town of Tecumseh 2022 Audited Financial Statements presented by Cynthia Swift, Partner, KPMG, Municipal Auditor, **be received.**

Carried

3. Essex Region Conservation Authority

Tim Byrne, CAO Secretary Treasurer; and Shelley McMullen, CFO/Director Finance & Corporate Services

2023 Essex Region Conservation Authority video [here](#)

a. FS-202-11 Essex Region Conservation Authority, Non-Mandatory Fees Service Agreement Municipal Cost Apportioning Agreement

Motion: RCM - 300/23

Moved by Deputy Mayor Joe Bachetti

Seconded by Councillor Tania Jobin

That Report FS-2023-11 entitled “Essex Region Conservation Authority-Non-Mandatory Programs and Services, Cost Apportioning Agreement” **be received;**

And that a by-law authorizing the execution of a “Cost Apportioning Agreement” with the Essex Region Conservation Authority regarding the Town’s funding contribution for various non-mandatory Essex Region Conservation Authority programs and services for the four-year term January 1, 2024 to December 31, 2027, **be prepared and considered for adoption** at the Regular Council meeting of November 28, 2023.

Carried

4. Tourism Windsor Essex Pelee Island 2024 Marketing Brand

Re: Gordon Orr, CEO; Lynette Bain, Vice President, Destination Development; Jason Toner, Director of Marketing and Communications

Gordon Orr, Lynette Bain, and Jason Toner, presents the PowerPoint presentation entitled "We Go Together" as appended on the agenda and highlights the new 2024 market brand campaign video.

Motion: RCM - 301/23

That the Tourism Windsor Essex Pelee Island presentation entitled "We Go Together" as appended on the agenda **be received**.

Carried

L. Communications

1. For Information:

- a. City of Cambridge dated October 27, 2023
Re: Fixing Long Term Care Amendment Act
- b. Town of Aurora dated October 30, 2023
Re: Cannabis Retail Applications
- c. Municipality of Lakeshore dated November 8, 2023
Re: Notice of Public Information Centre No. 2, Water and Wastewater Master Plan Update
- d. Adam Mourad dated November 13, 2023
Re: Shawanoe Park Playground Equipment Reduction

A Member inquired on item D and the process for the replacement of playground equipment and cost considerations. The Director Community and Recreation Services outlines the process and cost considerations within the Parks Master Plan. The CAO explains the delegation process for residents wishing to speak with Council.

Motion: RCM - 302/23

Moved by Councillor James Dorner
Seconded by Councillor Alicia Higgison

That Communications - For Information A through D as listed on the Tuesday, November 14, 2023 Regular Council Agenda, **be received**.

Carried

2. For Action:

There are no Communication For Action items presented to Council.

M. Update from County Council and Boards

Essex Windsor Solid Waste Authority Board

The Mayor advised that the Board discussed the regulatory changes resulting from the *Resource Recovery and Circular Economy Act, 2016*, on the Blue Box recycling program. The new regulation will put in place a new framework that will transition recycling programs from municipal responsibility to making producers responsible for the collection and end of life management of operating blue box materials.

County of Essex - County Council

The Deputy Mayor advised that the County Council received the Official Plan review update and Members requested additional review on enhancing tree preservation.

Lakeshore-Tecumseh Inter Municipal Committee

Councillor Houston advised that the Committee received presentations on transit and considerations of implementing an employment route; Lakeshore's Water and Wastewater Master Plan update; and consideration for synergies on waste management in the future.

N. Committee Minutes

There are no Committee Minutes presented to Council.

O. Reports

1. Community & Recreation Services
 - a. CRS-2023-20 Amend 2023 Municipal Buildings Capital Works Plan - Cada Library Renovation Project

Motion: RCM - 303/23

Moved by Deputy Mayor Joe Bachetti
Seconded by Councillor Brian Houston

That the Cada Library Building Renovation capital project budget **be increased** by \$125,000 to fund the repairs as outlined in this report;

And that the requested amount of \$125,000 including non-refundable HST, **be authorized and funded** through the Infrastructure Reserve;

And further that previously approved funding in the amount of \$4,260,000 for planned Recreation projects as identified in CRS-2023-16 **be reduced** to \$4,010,000 to reflect funding reallocations of CRS-2023-19 and CRS-2023-20;

And further moreover that funding from the Infrastructure Reserve originally approved for \$2,500,000 of the \$4,260,000 for projects identified in CRS-2023-16 be reduced to \$2,250,000.

Carried

- b. CRS-2023-21 Lakewood Park South, Level of Services and Security for Parking Lot

Motion: RCM - 304/23

Moved by Councillor Alicia Higgison
Seconded by Councillor Rick Tonial

That Report CRS-2023-21 entitled “Lakewood Park South – Parking Lot Security” **be received;**

And that operational and capital costing for Option 4 outlined in Report CRS-2023-21 for additional security controls for Lakewood Park North and South **be referred to** 2024 budget deliberations.

Carried

- 2. Public Works & Engineering Services
 - a. PWES-2023-71 County Road 46 Municipal Class Environmental Assessment Award of Consulting Services

Motion: RCM - 305/23

Moved by Councillor Rick Tonial
Seconded by Councillor James Dorner

That subject to County Council awarding the County Road 46 Municipal Class Environmental Assessment (CR46 Class EA) to BT Engineering Inc. on November 15, 2023, that BT Engineering Inc. **be retained** for the Engineering Consulting Services for the CR46 Class EA, specific to the Town of Tecumseh’s scope of the study being the 8th and 9th Concession Roads between Highway 401 and County Road 46, in the amount of \$66,720 excluding HST;

And that By-law 2023-108 **be considered** for first, second, third and final reading, to authorize the Mayor and Clerk to execute an agreement, satisfactory in form to the Town’s solicitor, with BT Engineering Inc at the November 28, 2023 Regular Council Meeting.

Carried

P. By-Laws

- 1. By-Law 2023-095 Shuttleworth Drain - Third and Final Reading
Being a by-law to provide for the repair and improvements to the Shuttleworth Drain

Motion: RCM - 306/23

Moved by Councillor Alicia Higgison
Seconded by Councillor Brian Houston

That By-Law 2023-095 being a by-law to provide for the repair and improvements to the Shuttleworth Drain;

Be given third and final reading.

Carried

Q. Unfinished Business

1. November 14, 2023

The Members receive the Unfinished Business listing for Tuesday, November 14, 2023.

R. New Business

Remembrance Day

A Member expressed gratitude on the community participation in Remembrance Day events.

Final Leaf Collection

A Member requested that Administration communicate with residents on social media regarding the last day of leaf collection for this year.

Christmas in Tecumseh

A Member announced that Christmas in Tecumseh is this Friday and encourages everyone to participate.

Rural Mailboxes

A Member announced that with the mild weather still upon us, it would be a good time for residents in rural areas to secure their mailbox for the winter season.

S. Motions

1. Confirmatory By-Law 2023-109

Motion: RCM - 307/23

Moved by Councillor Alicia Higgison
Seconded by Deputy Mayor Joe Bachetti

That By-Law 2023-109 being a by-law to confirm the proceedings of the Tuesday, November 14, 2023, regular meeting of the Council of The Corporation of the Town of Tecumseh **be given** first, second, third and final reading.

Carried

T. Notices of Motion

There are no Notices of Motion presented to Council.

U. Next Meeting

Tuesday, November 28, 2023

5:00 pm Policies & Priorities Committee Meeting

7:00 pm Regular Council Meeting

V. Adjournment

Motion: RCM - 308/23

Moved by Councillor Brian Houston

Seconded by Councillor James Dorner

That there being no further business, the Tuesday, November 14, 2023 meeting of the Regular Council **be adjourned** at 8:40 pm.

Carried

Gary McNamara, Mayor

Robert Auger, Clerk

Public Meeting of Council
Minutes

Date: Tuesday, November 14, 2023
Time: 5:30 pm
Location: Tecumseh Town Hall - Council Chambers
917 Lesperance Road
Tecumseh, Ontario N8N 1W9

Present: Mayor, Gary McNamara
Deputy Mayor, Joe Bachetti
Councillor, James Dorner
Councillor, Alicia Higgison
Councillor, Brian Houston
Councillor, Tania Jobin
Councillor, Rick Tonial

Also Present: Chief Administrative Officer, Margaret Misk-Evans
Director Legislative Services & Clerk, Robert Auger
Director Technology & Client Services, Shaun Fuerth
Director Development Services, Brian Hillman
Deputy Clerk & Manager Legislative Services, Jennifer Alexander
Manager Customer Service, Amanda Circelli
Manager Planning Services & Local Economic Development, Chad Jeffery

A. Roll Call

B. Call to Order

The Mayor calls the meeting to order at 5:30 pm.

C. Land Acknowledgement

We acknowledge that we are on land and surrounded by water, originally inhabited by Indigenous Peoples who have travelled this area since time immemorial. This territory is within the lands honoured by the Wampum Treaties; agreements between the Anishinaabe, Haudenosaunee, Leni Lenape and allied Nations to peacefully share and care for the resources around the Great Lakes. Specifically, we would like to acknowledge the presence of the Three Fires Confederacy Ojibwe, Odawa, Potawatomi and Huron/Wendat Peoples. We are dedicated to honouring Indigenous history and culture while remaining committed to moving forward respectfully with all First Nations, Inuit and Métis.

D. Disclosure of Pecuniary Interest

There is no pecuniary interest declared by a Member of Council.

E. Introduction and Purpose of Meeting

The purpose of the meeting is to hear public comment on a proposed Zoning By-law amendment pursuant to the provisions of the Planning Act, R.S.O. 1990. The Zoning By-law amendment application has been submitted for an 1.23 acre parcel of land located on the south side of County Road 42, approximately 196 feet west of its intersection with Lesperance Road and 12207 County Road 42. The purpose of the proposed amendment is to rezone the property from rezone the property from "Residential Zone 1 (R1)" to a site-specific "Residential Zone 2 (R2-6)" to permit the construction of a 3-storey, 23-unit residential development, with associated parking and amenity areas.

The Manager Planning Services outlines the Zoning By-law Amendment application as outlined in the report appended on the agenda. A report to Council will be presented at a later date to address any concerns raised at the meeting.

F. Delegations

1. Jerry Haddad, Applicant, Tracey Pillon-Abbs, Applicant's Planner, and Bryan Pearce Baird AE

The Manager Planning Services advised that the Applicant's Planner, Tracey Pillon-Abbs is in attendance and available to answer any questions. The applicant is not in attendance.

2. Jaspal Singh, Gurvinder Soor, Manjinder Bhambra, Residents

Jaspal Singh, is speaking on behalf of his mother Gurvinder Soor, who owns property at 12224 County Road 42 & 12230 County Road 42. Mr Singh presents the presentation as appended on the agenda. He raised concerns regarding safety, traffic, and business impacts on the proposed zoning by-law amendment application.

3. Adriana and Nathan Malmberg

Re: D19 12207CR42

Adriana Malmberg is joined by her son Nathan who reside at 11978 Green Court, southwest of the proposed development. She raised concern regarding traffic and pedestrian safety crossing County Road 42. The Malmberg speaking notes are filed in the Clerk's office.

4. Hoi Yan Tang

Re: Proposed Zoning By-law Amendment

Ms.Tang resides at 12062 Cranbrook Crescent, and raised privacy concerns as her backyard would be directly looking at the proposed

development. She does not want to see strangers looking into her backyard; and is concerned for her safety as a result of increase automotive theft in the area.

5. Malcolm Meng

Re: Proposed Zoning By-law Amendment

Malcolm Meng remarks that people move to the suburbs to have a place for their family, for their friends, and for the schools and education in a comfortable neighbourhood. He notes people who want to live in condos have a different mentality and expect amenities that are not there, such as supermarkets and conveniences, which is not why people choose to live in the suburbs. Mr. Meng states if someone wanted this [proposed development], they would move to the city or Lakeshore.

6. LeiFan Tang

Re: Proposed Zoning By-law Amendment

Ms. Tang is present at the meeting and declined to be a delegation at this time.

7. Thomas Wilson

Re: Proposed Zoning By-Law Amendment

Mr. Wilson resides at 12050 Cranbrook Crescent and raised a traffic safety concern as the proposed development is behind his property. He comments on the battery plant that will increase traffic tremendously in the area. He notes the widening of County Road 42, and the decrease in his property's frontage as a result, which poses a safety risk. The traffic flow out of the subdivision is difficult towards Banwell Road and adding the proposed development will increase traffic congestion. The number of parking spaces is raised along with visitors parking. He states that the overflow parking of visitors will end up parking on Cranbrook Crescent. This space is more conducive to a residential space. He requests a reconsideration on the application.

The Mayor opens the floor to the public and asks if there are anyone would like to speak on the application on the agenda.

8. Teresa Davies

Ms. Davies resides at 11970 Green Court and raised concern that the proposed development will devalue her property. Due to the price of homes, she is concerned on the number of people residing in condo.

9. Mary Chick

Ms. Chick resides at 12094 Cranbrook Crescent, and does not get to the mailbox often and got the notice in the mail very late. She agrees with

the safety concerns and the other concerns presented earlier in the meeting. She notes that the property is not a big space, and vehicles turning left on County Road 42 is concerning with the volume of traffic. She raised concerns regarding infrastructure support with sewer system and water runoff from the proposed development that the cost of infrastructure will not be added to her property taxes.

The Mayor advises that no decisions will be made at this meeting and opens the floor for questions from the Members.

A Member states that safety is a concern for this area as it will be a busier area with the road being expanded to five lanes. He inquired if the Traffic Study conducted considered the expanded five lanes. The Manager Planning Services explains that the Traffic Study did consider the five lanes and the new road will include bike lanes and sidewalks.

In response to an inquiry on building height and privacy on a residential property, the Manager states there is no site plan control on a residential property. He advises that you can build a three storey home on a residential property up to a height of 32.8 feet without going through a planning process.

A Member inquires on the safety considerations are taken when development occurs in an existing residential properties. The Manager explains one of the key principles of crime prevention through environmental design is natural surveillance. He states that the more eyes on the street, the safer the area is, according to studies. To have 23 additional dwellings in that location could be argued that it deters crime not promote crime.

In response to flooding concern, the Director Public Works and Engineering Services indicates that the development will require storm water management to ensure that there is no adverse impacts downstream. There was a new sewer truck, a storm water pipe, that was installed by the County of Essex. He advised that having these works completed, the site plan design for storm water management is sufficient.

A Member raised parking spots and the calculation used to determine how many parking spots to provide. The Manager explains the standard of 1.5 spaces per person and is a typical standard used in multi-use development that is established in the Town's Zoning By-law.

A Member inquired on the setbacks of the development. The Manager illustrates the setbacks of the development from the map provided in Attachment 2 of the appended report on the agenda. The safety of pedestrians crossing on County Road 42 is raised and it is requested that Administration post the County's reconstruction design of the road on the Town's website.

In response to the costs of the units, the Applicant's Planner, Tracey Pillon-Abbs, explains that the intent from the Applicant is to be affordable 1 and 2 bedroom units with a freehold status which can be owned but also rented out. It is a price point to allow people to downsize or for first time buyers.

The Manager explains the next steps in the planning process for the application. Administration will present a follow-up report at a later date which will address the issues raised at this meeting and provide a recommendation to Council.

A Member inquired if this development could be buried into the ground and be a 2.5 storey so that it is not too high. The Manager indicates that this is not what was presented in the application. The Member requests the Applicant to consider this option.

A Member seeks clarification on the term freehold means with this development. Ms. Pillon-Abbs explains that the 23 unit multiple dwelling as defined in the Zoning By-law. the development will be comprised of 1 to 3 bedroom units. It is a condominium corporation added to the property with common areas identified. Each unit will be a freehold and the owner can either rent the unit or reside in it.

The Mayor advises that any person who has additional written comments can submit them to the Clerk's Office for the record.

G. Communications

1. Public Notice dated October 25, 2023
2. Essex Region Conservation Authority dated October 25, 2023
3. Chris McDonald dated November 6, 2023
Re: Cranbrook Apartment Building
4. Bruce Carter dated November 9, 2023
Re: Proposed Zoning By-law Amendment Application D19 12207CR42
Opposition
5. Cesidio Paglia dated November 9, 2023
Re: D19 12207CR42 Opposition
6. Drina Baron-Zinyk dated November 9, 2023
Re: Application D19 12207CR42
7. LaiFan Tang dated November 9, 2023
Re: Concerns regarding proposed rezoning of land behind my home
8. Nick and Jenn Angeli dated November 7, 2023

Re: Application D19 12207CR42 Opposition

- 9. County of Essex dated November 9, 2023

Motion: PCM - 36/23

Moved By Deputy Mayor Joe Bachetti
Seconded By Councillor Brian Houston

That Communications - For Information 1 through 9 as listed on the Tuesday, November 14, 2023 Public Council Meeting Agenda, **be received.**

Carried

H. Reports

- 1. DS-2023-21 Zoning By-law Amendment 12207 County Road 42, Scheduling of a Public Meeting

Motion: PCM - 37/23

Moved By Councillor Alicia Higgison
Seconded By Councillor Brian Houston

That Report DS-2023-21 entitled "Zoning By-law Amendment 12207 County Road 42 Scheduling of a Public Meeting" **be received.**

Carried

I. Adjournment

Motion: PCM - 38/23

Moved By Councillor Tania Jobin
Seconded By Councillor Rick Tonial

That there being no further business, the Tuesday, November 14, 2023 meeting of the Public Council Meeting **be adjourned** at 6:41 pm.

Carried

Gary McNamara, Mayor

Robert Auger, Clerk



8th Concession Road Area (Oldcastle) Capital Charges

Council Meeting
November 28, 2023



Agenda

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

Background



- Properties within the Oldcastle Hamlet have traditionally been serviced by private on-site systems, some of which are inadequate, malfunctioning, and have caused land and surface water pollution
- The Town and Ministry of Environment have identified the need for proper treatment of wastewater in the Hamlet
- A preferred strategy has been identified through the 2018 “Oldcastle Hamlet Sanitary Servicing 8th Concession Road Trunk Sanitary Sewer Outlet Preliminary Design” Report
 - Report outlined trunk and local sewer projects and cost estimates
 - Cost estimates were updated in 2020 and 2022 to reflect current costs

Background



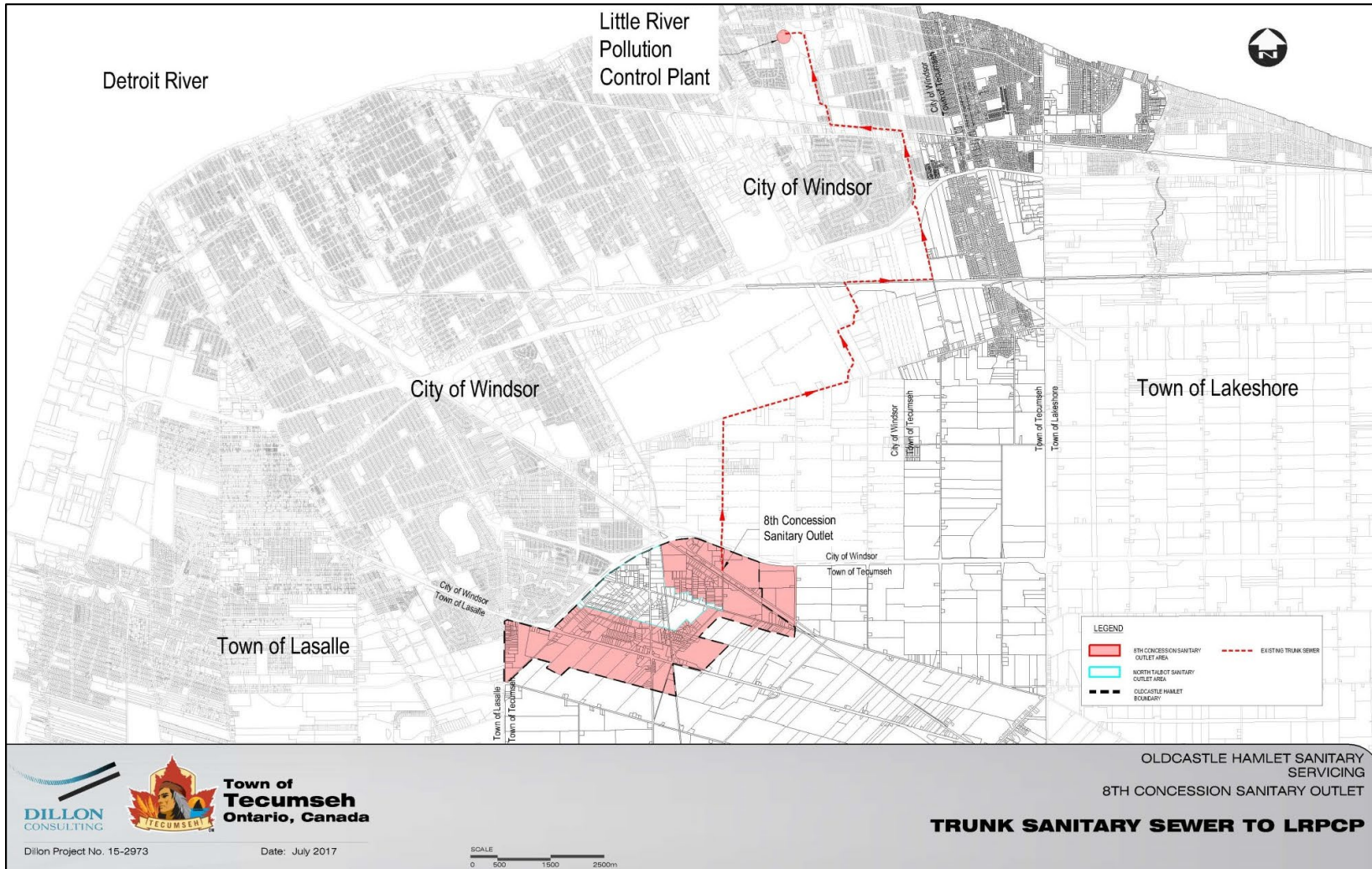
- New development in the Oldcastle area would be subject to development charges (D.C.s) under the *Development Charges Act*
 - D.C.s will be paid by new development for their share of the costs for wastewater infrastructure
- The recovery of costs for wastewater servicing related to existing properties is proposed to be recovered through a capital charge via Part XII of the *Municipal Act*
- The Town retained Watson to undertake the calculation of these capital charges through this study process

Legislative Framework

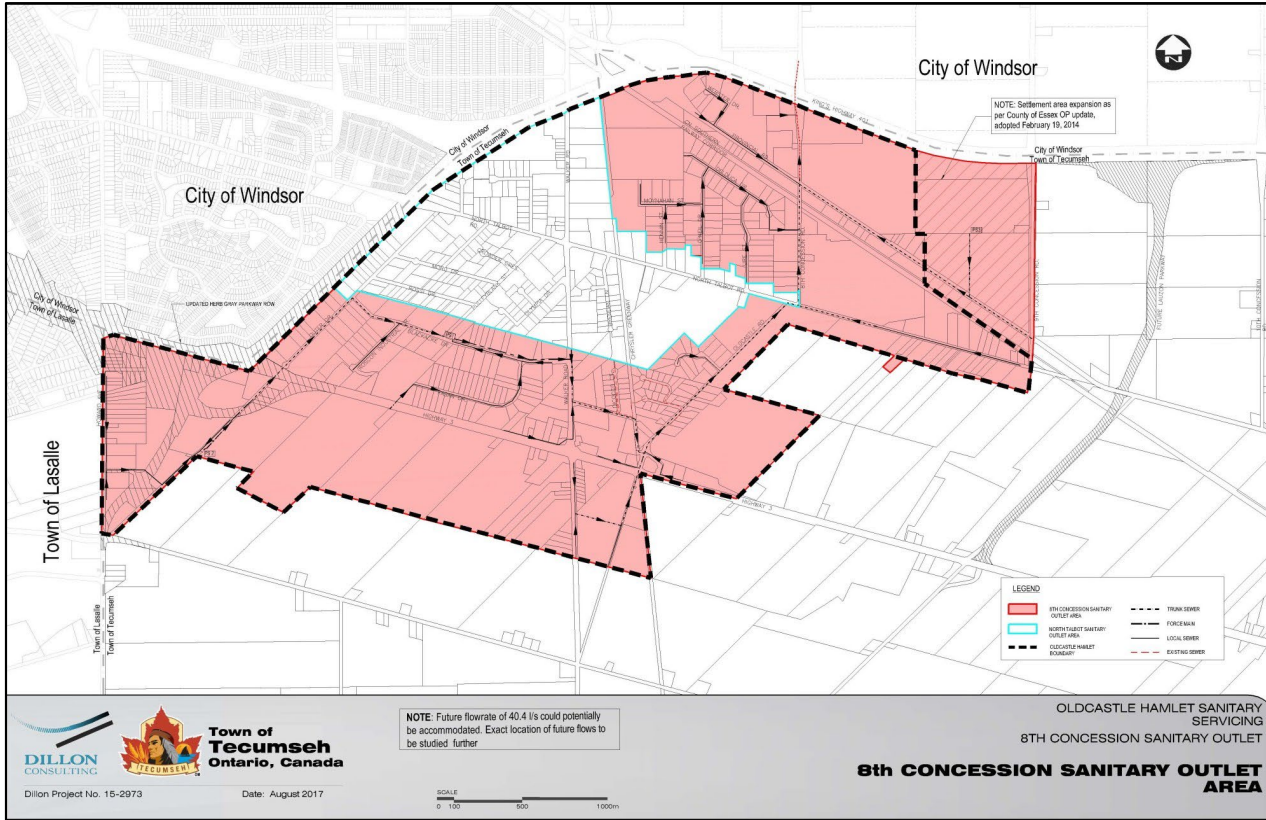


- Part XII of the *Municipal Act* provides municipalities with broad powers to impose fees and charges via by-law as follows:
 - “For services or activities provided or done by or on behalf of it;
 - for costs payable by it for services or activities provided or done by or on behalf of any other municipality or local board; and
 - for the use of its property including property under its control.”
- It is proposed that existing properties will pay the non-growth-related costs of the infrastructure through capital charges imposed under Part XII
 - Note: Future development will pay the growth-related costs of the infrastructure through D.C.s

Service Area



Service Area



Summary of Properties within Study Area

Total Properties	Existing	New
Residential	94	20
Non-Residential	226	49
Total	320	69

Summary of Total Area by Property Type within Study Area

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



Methodology – Conversion of Properties to Single Detached Equivalents (S.D.E.s)

- S.D.E. approach normalizes wastewater use of all types of development (res and non-res) relative to the use of a single detached home
- S.D.E. basis is preferred to an area basis given that population densities are more closely related to shares of sanitary flows vs. property area
- 3.2 persons per single family home is assumed for this calculation (based on 2019 DC Study)
- Example calculation to convert a business park to S.D.E.s is provided as follows:

Property Type	Population Density (persons/hectare)	Area of Property (hectares)	Assumed Population	S.D.E. Assumption	Total S.D.E.s for Property
	A	B	$A \times B = C$	D	$C / D = E$
Business Park	35.0	0.52	18.2	3.2	5.7

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



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

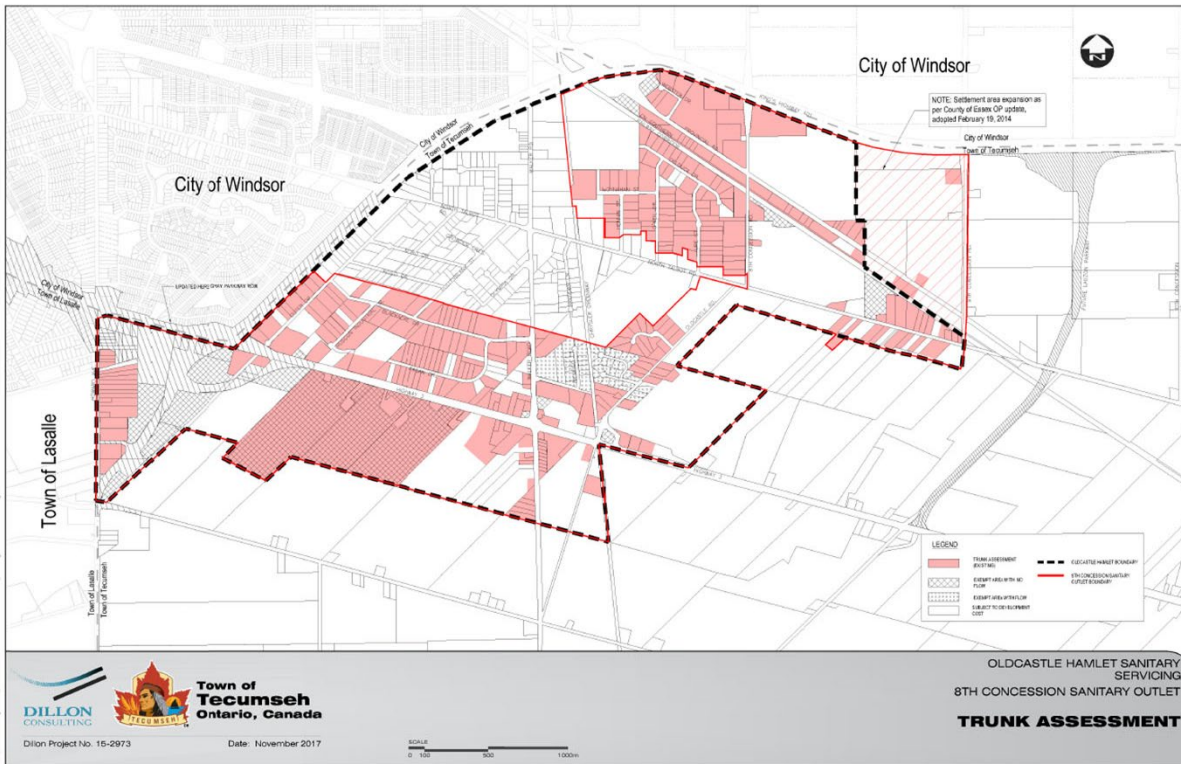
- Total existing S.D.E.s are used in the denominator of the Part XII charge calculation
- Numerator is the capital cost (identified in the next section)

Infrastructure



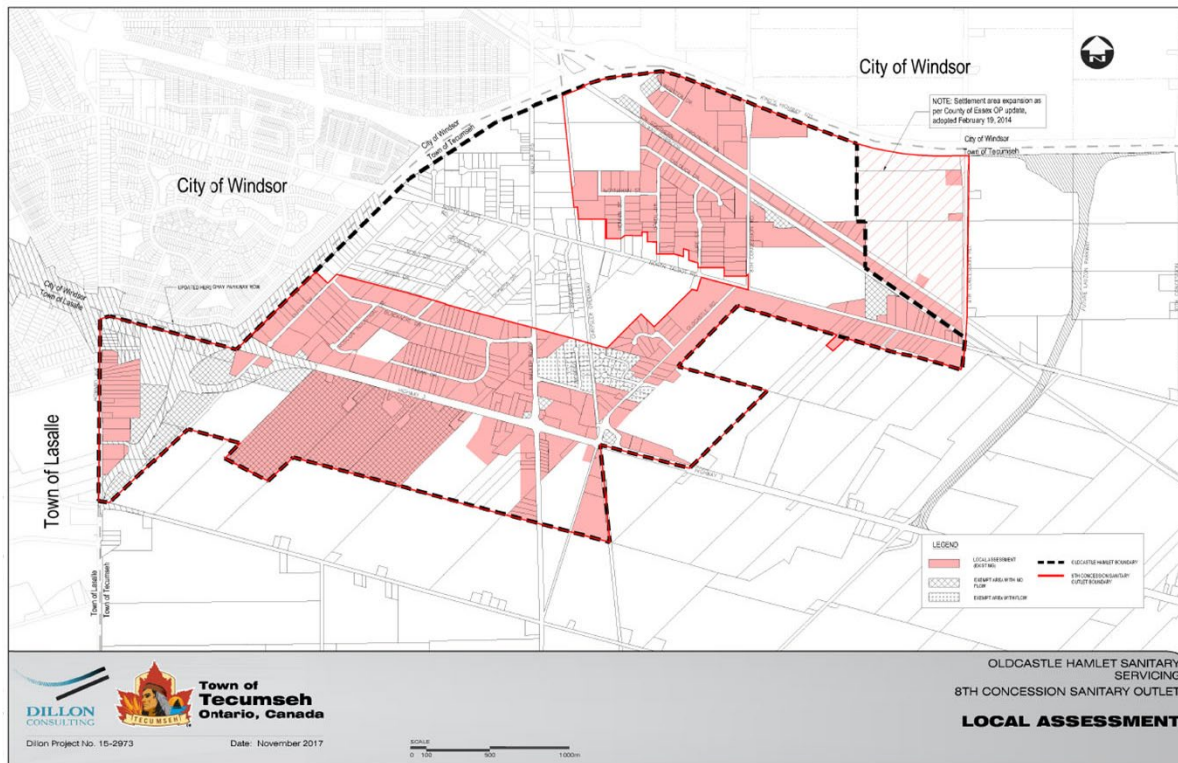
- Three components of infrastructure:
 1. **Main (Trunk) charge:** sanitary sewers greater than 375mm in diameter, pump stations and forcemains
 2. **Local charge:** sewers <375 mm in diameter
 3. **Lateral charge:** cost related to connect the sewer to a property

Existing Properties Benefitting from Trunk Infrastructure



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

Existing Properties Benefiting from Local Infrastructure



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

Note: S.D.E.s for local charge is higher than trunk infrastructure, given that the Town is installing the local infrastructure for certain new developments where a D.C. would otherwise apply.

Capital Costs



Component	Total Cost	Town Share	Growth-Related (D.C.s)	Non-Growth-Related (Part XII)*
Trunk Sewers	\$63.5 million	\$26.43 million	\$21.37 million	\$4.79 million
Local Sewers	\$14.76 million	\$14.76 million	N/A**	\$14.76 million

- Lateral capital costs are assessed on a per property basis based on the type of lateral installed:

Description	Capital Cost (\$)
150 mm (6 inch), without inspection manhole	\$3,974
150 mm (6 inch), with inspection manhole	\$11,124
200 mm (8 inch), with inspection manhole	\$12,399
250 mm (10 inch), with inspection manhole	\$14,306

*Note: a minor component of the works (approximately \$300,000) benefits existing development in other areas, not included as part of this calculation

**Under the Town's Local Service Policy, the construction of these works is direct developer responsibility and not included in the DC. Costs identified above do not include local sewers to be installed by developing landowners



Calculation of Capital Charge

Calculation of Main Charge per S.D.E.

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

Calculation of Local Charge per S.D.E.

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

Total Part XII Charge per S.D.E.

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

- Note: S.D.E.s for local charge is higher, given that the Town is installing the local infrastructure for certain new developments where a D.C. would otherwise apply.
- These properties would pay the D.C. to fund the Main trunk infrastructure and a Part XII charge for the local infrastructure

- The above charge is applied to each property based on the total number of S.D.E.s for the property
- Calculations of the charge for each property in the study area are provided in the report

Special Considerations



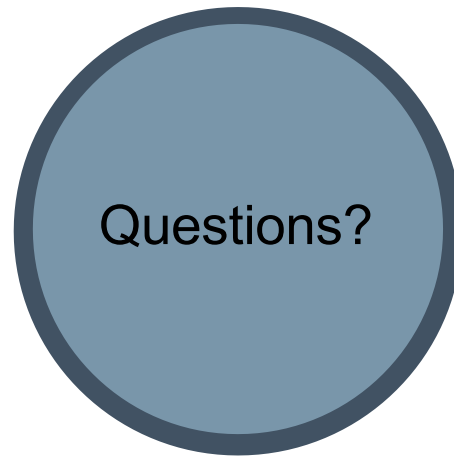
Properties not subject to the charge:

- Existing Sanitary Sewers
 - Properties within the Sewer Outlet area that are currently serviced by existing sewers and have been temporarily discharging into North Talbot Road Sanitary Sewer until they can connect to 8th Concession Rd sewer
- 'Frozen' Areas
 - There are a number of properties that are fully or partially 'frozen'
 - Not intended to be serviced/do not have any sewage capacity allocated
- D.C. Recoverable
 - Undeveloped properties are not subject to the charge as growth-related capital costs are included in the D.C. calculation
 - These properties are subject to the D.C. to recover capital costs related to the development of the land

Next Steps and Implementation



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





The Corporation of the Town of Tecumseh

Public Works & Engineering Services

To: Mayor and Members of Council

From: Phil Bartnik, Director Public Works & Engineering Services

Date to Council: November 28, 2023

Report Number: PWES-2023-73

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

Recommendations

It is recommended:

That Report PWES-2023-73 entitled “8th Concession Road Sanitary Sewer Outlet Area Main and Lateral Charges Cost Recovery Part XII By-Law,” **be received;**

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

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

Background

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

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

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

Project Updates

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

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

Water and Wastewater Master Plan Update (2018)

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

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

Development Charges Background Study & By-Law

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

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

Oldcastle Hamlet Sanitary Servicing – 8th Concession Road Trunk Sanitary Sewer Outlet, Preliminary Design Report (2018, amended 2020)

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

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

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

Part XII Assessment Rationale

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

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

Broad Policy Basis Supporting Municipal Sanitary Sewage Servicing

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

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

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

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

“8.1 General

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

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

8.2 Municipal Water and Sanitary Sewer Service

8.2.2 Policies

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

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

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

Historical Cost Recovery – Wastewater Projects

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

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

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

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

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

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

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

Comments

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

Project Cost Recovery

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

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

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

- for services or activities provided or done by or on behalf of it;
- for costs payable by it for services or activities provided or done by or on behalf of any other municipality or any local board; and
- the use of its property including property under its control

Furthermore, s.391(2) states that a fee or charge imposed for capital costs related to services or activities may be imposed on persons not receiving an immediate benefit from the services or activities but who will receive a benefit at some later point in time.

November 28, 2023 Regular Council Meeting Presentation

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

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

Next Steps

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

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

Consultations

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

Financial Implications

Summary of Capital Costs

There are three main components of infrastructure to consider as part of the Part XII charge: the **Main (Trunk)** component, **Local** component, and the **Lateral** component.

- 1) **Sewer Main Capital Costs (Trunk Component)**. The Main charge refers to capital costs related to sanitary sewers greater than 375mm in diameter, pump stations and force mains. The approximate length of the trunk sanitary sewers is 23-kilometers, which includes those trunks within the 8th Concession Road Sanitary Outlet Area and the trunks from Oldcastle Hamlet to the Little River Pollution Control Plant (see Attachment 2).

'Table 3-1 Summary of Total Project Costs – Trunk Sewers' contained within Attachment 5 provides a detailed project listing with their associated costs (actual and estimated). A summary of the trunk sewer costs is provided below.

Funding Partners	Trunk Sanitary Sewer Costs
Federal / Provincial Grants	\$25.6M
City of Windsor	\$11.5M
Town of Tecumseh	\$26.4M
TOTALS	\$63.5M

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

- a) \$21.3M – growth related costs funded through the Town's Development Charges (DCs);
- b) \$0.3M – benefits existing development in other areas (outside of the 8th Concession Road Sanitary Outlet Area);
- c) **\$4.8M – benefits existing development within the 8th Concession Road Sanitary Outlet Area. This is the amount proposed to be recovered through the capital charge for the Main component of the works.**

2) **Local Sewers Capital Costs (Local Component).** The Local charge relates to capital costs for sanitary sewers less than 375mm in diameter. Under the Town's Local Service Policy, the costs associated with the construction of localized sanitary sewers would not be included in the Development Charge. As such, these costs would be funded by the Part XII Local charge.

'Table 3-3 Summary of Total Costs Related to Local Sewers' contained within Attachment 5 provides a detailed project listing with their associated costs, with an estimated total of **\$14.8M**.

3) **Lateral Capital Costs.** Costs related to the Lateral component of the works are to be assessed on a per property basis as provided for in the following table, based on the type of lateral:

Lateral Description	Cost
150 mm (6 inch) no inspection manhole	\$ 3,974
150 mm (6 inch) with inspection manhole	\$ 11,124
200 mm (8 inch) with inspection manhole	\$ 12,399
250 mm (10 inch) with inspection manhole	\$ 14,306

Conversion of Properties to a Single Detached Equivalent (S.D.E.s)

To provide an equitable method of charging each existing property, Watson & Associates is proposing that the Part XII charge be assessed on a Single Detached Equivalent basis. **This is preferred to an area basis, given that population densities are more closely related to shares of sanitary flows rather than area of a property, especially when varying land use designations exist (i.e. residential, commercial, industrial, institutional, etc.) – which variety exists in the area subject to the proposed By-law.** The S.D.E. approach seeks to normalize the wastewater use of all types of development (residential and non-residential) relative to the use of a single detached home.

Residential and non-residential population densities were taken from the Town’s 2019 D.C. Study Background Study and the Town’s Water & Wastewater Master Plan Update 2018. An example calculation of the S.D.E. for a non-residential business park is provided below:

Property Type	Population Density (ppl/Ha) A	Area of Property (Ha) B	Assumed Population A x B = C	S.D.E. Assumption D	Total S.D.E.s for Property C / D = E
Business Park	35.0	0.52	18.2	3.2	5.7

Based on the above table, this business park property would be charged 5.7 times the amount of one single detached home, based on the size of the property and population density assumptions. Once all properties are converted to this common S.D.E. basis, the total capital costs can be divided on an equitable basis.

Calculation of Capital Charge

The Main (or Trunk) component of the charge is to be assessed to those existing developed properties within the study area. Those properties that are undeveloped would not pay a Main component as they would be subject to a Development Charge once developed.

The Local component of the charge is assessed to existing developed properties and undeveloped properties that are unable to install their own local sewers (smaller vacant infill lots).

Each property would also be subject to the Lateral charge based on the type of lateral that is installed.

A summary of the Main (Trunk) and Local charges per S.D.E. are provided in the Table below:

Charge	Capital Costs	Total S.D.E.s	Charge per S.D.E.
Main (Trunk)	\$4,785,103	2,122	\$2,255
Local	\$14,758,951	3,027	\$4,876
TOTALS	\$19,544,054	---	*\$7,131

*For those properties that would be assessed for the Main (Trunk) and Local charges

Detailed Calculations and Assessments

Detailed Calculations and Assessments for properties within the 8th Concession Road Sanitary Sewer Outlet Area are contained within Appendix A of Attachment 5. Assessment examples for both Residential and Non-Residential properties are depicted below:

Residential Lot on North Talbot Road (already developed)

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

Residential Lot on North Talbot Road (vacant)

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

*Vacant lot would be subject to Development Charges once developed

Non-Residential Lot on Hennin Drive (already developed)

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

Non-Residential Lot on Fasan Drive (vacant)

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

*Vacant lot would be subject to Development Charges once developed

Link to Strategic Priorities

Applicable	2023-2026 Strategic Priorities
<input checked="" type="checkbox"/>	Sustainable Growth: Achieve prosperity and a livable community through sustainable growth.
<input type="checkbox"/>	Community Health and Inclusion: Integrate community health and inclusion into our places and spaces and everything we do.
<input type="checkbox"/>	Service Experience: Enhance the experience of Team Tecumseh and our citizens through responsive and respectful service.

Communications

Not applicable

Website

Social Media

News Release

Local Newspaper

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

Prepared by:

Cameron Hedges, P.Eng.
Engineering Project Manager

Reviewed by:

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

Reviewed by:

Brian Hillman, MA, MCIP, RPP
Director Development Services

Reviewed by:

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

Recommended by:

Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

Attachment Number	Attachment Name
1	8 th Concession Road Sanitary Outlet Area
2	Trunk Sanitary Sewer to LRPCP
3	Trunk Sanitary Sewer Assessment Map

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



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



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

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

OLDCASTLE HAMLET SANITARY SERVICING
8TH CONCESSION SANITARY OUTLET

8th CONCESSION SANITARY OUTLET AREA

Town of Tecumseh
Ontario, Canada

Dillon Project No. 15-2973 Date: November 2017



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Detroit River

Little River
Pollution
Control Plant



City of Windsor

City of Windsor

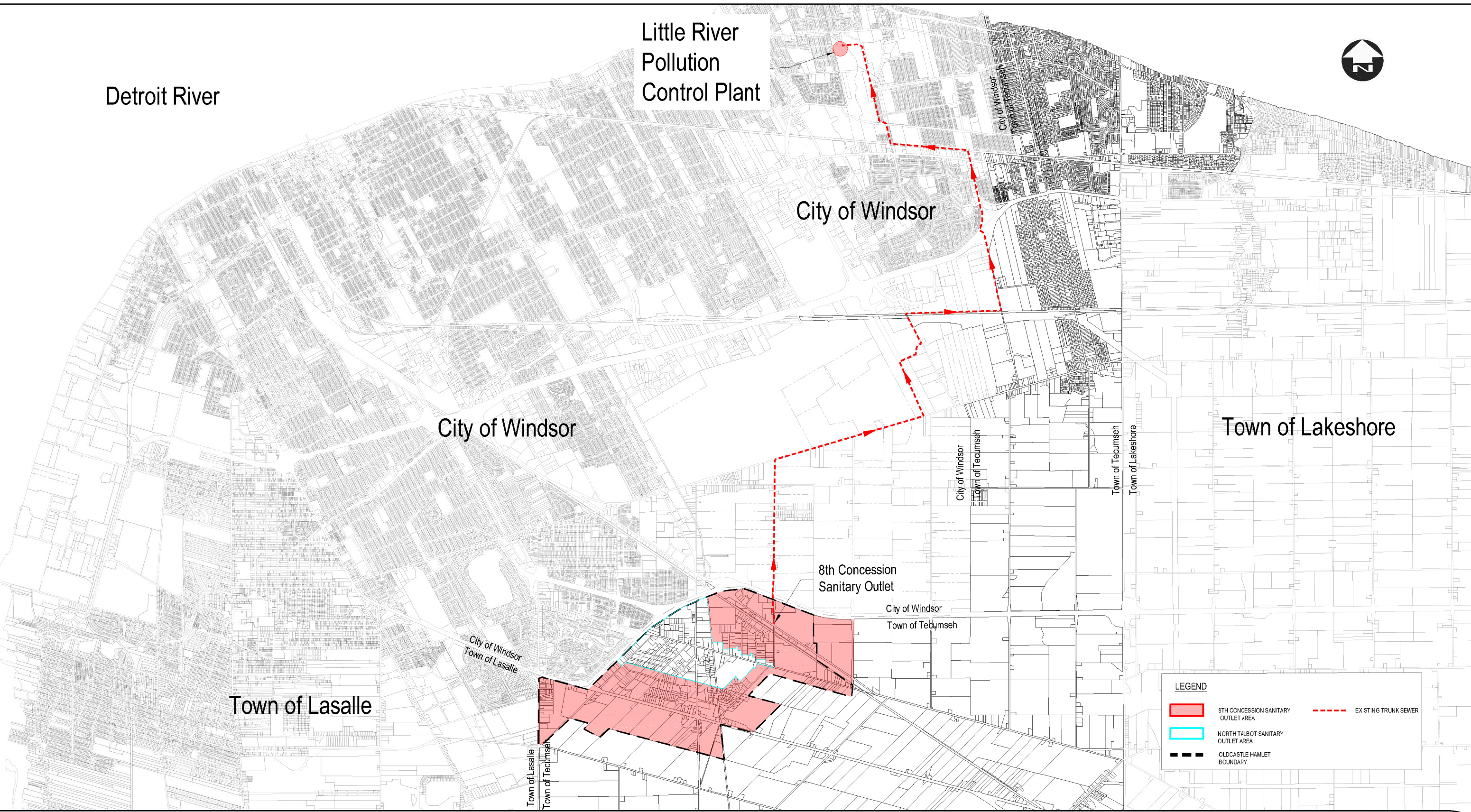
Town of Lakeshore

8th Concession
Sanitary Outlet

Town of Lasalle

LEGEND

- 8TH CONCESSION SANITARY OUTLET AREA
- NORTH TALBOT SANITARY OUTLET AREA
- OLDCASTLE HAMLET BOUNDARY
- EXISTING TRUNK SEWER



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Town of Tecumseh
Ontario, Canada

Dillon Project No. 15-2973

Date: May 2017



OLDCASTLE HAMLET SANITARY
SERVICING
8TH CONCESSION SANITARY OUTLET

TRUNK SANITARY SEWER TO LRPCP
FIGURE 5.0



City of Windsor

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

City of Windsor
Town of Tecumseh







City of Windsor

City of Windsor
Town of Lasalle

Town of Lasalle

Town of Lasalle
Town of Tecumseh

LEGEND

	TRUNK ASSESSMENT (EXISTING)		OLDCASTLE HAMLET BOUNDARY
	EXEMPT AREA WITH NO FLOW		8TH CONCESSION SANITARY OUTLET BOUNDARY
	EXEMPT AREA WITH FLOW		
	SUBJECT TO DEVELOPMENT COST		

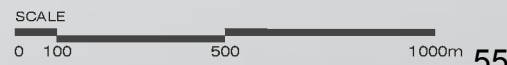
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Town of Tecumseh
Ontario, Canada

Dillon Project No. 15-2973

Date: November 2017



OLDCASTLE HAMLET SANITARY SERVICING
8TH CONCESSION SANITARY OUTLET
TRUNK ASSESSMENT



City of Windsor

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

City of Windsor
Town of Tecumseh

City of Windsor

City of Windsor
Town of Tecumseh






City of Windsor
Town of Lasalle

UPDATED HERB GRAY PARKWAY ROW

Town of Lasalle

Town of Lasalle
Town of Tecumseh

LEGEND

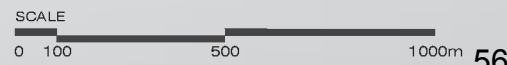
	LOCAL ASSESSMENT (EXISTING)		OLDCASTLE HAMLET BOUNDARY
	EXEMPT AREA WITH NO FLOW		8TH CONCESSION SANITARY OUTLET BOUNDARY
	EXEMPT AREA WITH FLOW		



Town of Tecumseh
Ontario, Canada

Dillon Project No. 15-2973

Date: November 2017



OLDCASTLE HAMLET SANITARY SERVICING
8TH CONCESSION SANITARY OUTLET
LOCAL ASSESSMENT

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8th Concession Road Area (Oldcastle) Capital Charges Background Study

Town of Tecumseh

November 2023

Watson & Associates Economists Ltd.
905-272-3600
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Table of Contents

	Page
1. Introduction.....	1-1
1.1 Background.....	1-1
1.2 Development Charges Act.....	1-2
1.3 <i>Municipal Act, 2001 (Part XII)</i>	1-3
1.4 Study Purpose	1-5
2. 8th Concession Road Sanitary Sewer Outlet Service Area.....	2-1
2.1 Description of Area	2-1
2.2 Summary of Properties in Study Area.....	2-1
2.3 Conversion of Properties to Single Detached Equivalents (S.D.E.s)	2-6
2.4 Summary of S.D.E.s Within Study Area.....	2-7
3. Summary of Capital Costs.....	3-1
3.1 Background.....	3-1
3.2 Summary of Capital Costs	3-1
3.2.1 Sewer Main Capital Costs (Trunk Component).....	3-2
3.2.2 Local Sewers Capital Costs (Local Component).....	3-4
3.2.3 Lateral Capital Costs.....	3-5
3.3 Capital Cost Recovery	3-6
4. Calculation of Capital Charge.....	4-1
4.1 Methodology	4-1
4.1.1 Main and Local Components of Charge.....	4-1
4.1.2 Lateral Component of Charge.....	4-1
4.2 Calculation of the Charge	4-1
4.3 Special Considerations	4-3
4.3.1 Existing Sanitary Sewers	4-3
4.3.2 'Frozen' Areas.....	4-3
4.3.3 D.C. Recoverable.....	4-4
4.4 Note on Existing Properties that Currently Connect to Sanitary Sewer via Agreement.....	4-4
5. Implementation and Next Steps	5-1



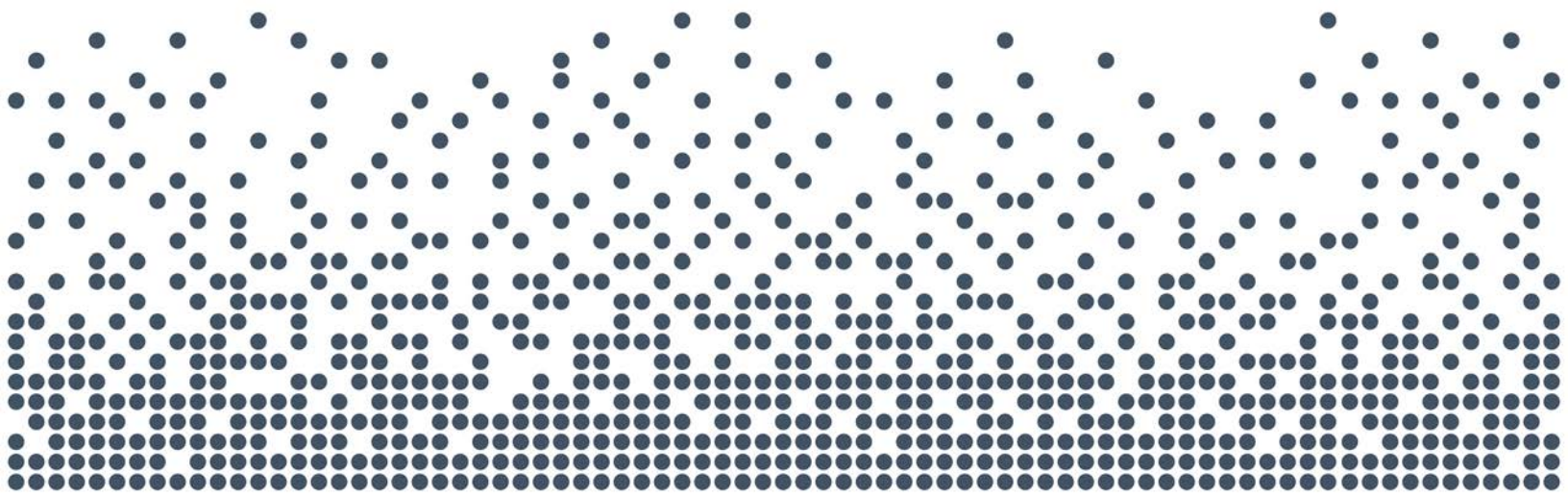
Table of Contents (Cont'd)

	Page
5.1 Implementation of the Part XII Charges	5-1
5.2 Next Steps	5-1
Appendix A Detailed Calculations	A-1
Appendix B Exempt and Frozen Properties.....	B-1



List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
D.C.	Development Charge
D.C.A.	Development Charges Act
LPAT	Local Planning Appeal Tribunal
mm	millimetre
OLT	Ontario Land Tribunal
OMB	Ontario Municipal Board
P.I.C.	Public Information Centre
S.D.E.	Single Detached Equivalent



Report



Chapter 1

Introduction



1. Introduction

1.1 Background

The Town of Tecumseh (Town) retained Watson & Associates Economists Ltd. (Watson) to undertake an analysis of potential capital charges for wastewater infrastructure required to service the 8th Concession Road area of the Oldcastle Hamlet. The Town has previously attempted to calculate and implement an area-based capital charge for this infrastructure, however, residents within the area did not find this methodology to be equitable, and as such, the associated charges were not implemented. The Town has engaged Watson to provide recommendations and an analysis that provides a defensible calculation of the capital charge, based on an equitable method of charging each property that is part of the system. This area of the Town is not currently serviced with wastewater, however, with anticipated development in the area, the Town has the opportunity to provide servicing to new development lands as well as the existing properties.

In May of 2018, Dillon Consulting Limited (Dillon) completed the Oldcastle Hamlet Sanitary Servicing 8th Concession Road Trunk Sanitary Sewer Outlet Preliminary Design Report for the Town. This report outlined a functional wastewater servicing strategy for the Oldcastle Hamlet and defined various trunk and local sewer projects and associated estimated construction costs. These costs were subsequently updated in 2020 and 2022 to reflect current construction cost estimates.

In 2019, the Town passed development charge (D.C.) by-law 2019-63 (amended in 2022) which implemented charges on new development and redevelopment for wastewater services. As these new properties are developed, D.C.s will be paid for their share of the costs (i.e. the growth-related component). D.C.s are imposed by by-law via the *Development Charges Act* (D.C.A.).

With respect to the existing properties that will connect to the system, this report undertakes a review and analysis of the capital charges that may be imposed by the Town via Part XII of the *Municipal Act*. These charges would be paid by the existing property owners for their share of the costs (i.e. non-growth component).

Further discussion on the respective legislative authorities is provided below.



1.2 Development Charges Act

D.C.s provide for the recovery of growth-related capital expenditures from new development and redevelopment. The D.C.A. is the statutory basis to recover these charges and allows municipalities to recover costs for providing new servicing:

“2. (1) The council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the by-law applies.”

D.C.s have been used by municipalities to recover growth-related capital costs since the late 1950's. Formerly known as “lot levies” and imposed under the *Planning Act*, formal D.C. legislation was passed in 1989 and subsequently revised in 1997.

There have been numerous changes to the D.C.A. since 1997. Since 2015, there have been several bills that have resulted in revisions to the way D.C.s are calculated and implemented. These changes have significant implications for municipalities imposing these charges, the details of which are set out in the Town's Development Charges Update Study dated May 25, 2022.

Current legislation requires a background study to be prepared and released to the public before a municipality can adopt a D.C. by-law. The study must include estimates of the anticipated amount, type and location of development and the associated capital costs required to accommodate that development. For each service, the background study must include an estimate of the total capital costs and the allocation of costs to new development versus existing development.

The D.C.A. provides a list of services that are eligible for inclusion in the by-law. Tecumseh currently has charges in place for the following services:

- Town-wide Services:
 - Water Services;
 - Services Related to a Highway;
 - Fire Protection Services;
 - Police Services;
 - Library Services;



- Parks & Recreation; and
- Growth Studies (note: this will become an ineligible service when the Town passes a new By-law as a result of Bill 23).
- Urban Services:
 - Wastewater Services

1.3 *Municipal Act, 2001 (Part XII)*

The D.C.A. provides for the authority to impose charges on development and redevelopment only, whereas Part XII of the *Municipal Act* provides municipalities with broad powers to impose fees and charges via passage of a by-law. These powers, as presented in s.391(1), include imposing fees or charges:

- “For services or activities provided or done by or on behalf of it;
- for costs payable by it for services or activities provided or done by or on behalf of any other municipality or local board; and
- for the use of its property including property under its control.”

Restrictions are provided to ensure that the form of the charge is not akin to a poll tax. Any charges not paid under this authority may be added to the tax roll and collected in a like manner. The fees and charges imposed under this part are not appealable to the Ontario Land Tribunal (OLT) (formerly Local Planning Appeal Tribunal (LPAT) and Ontario Municipal Board (OMB)).

Section 221 of the previous *Municipal Act* permitted municipalities to impose charges, by by-law, on owners or occupants of land who would or might derive benefit from the construction of sewage (storm and sanitary) or water works being authorized (in a specific benefit area). For a by-law imposed under this section of the previous Act:

- A variety of different means could be used to establish the rate and recovery of the costs and could be imposed by many methods at the discretion of Council (i.e., lot size, frontage, number of benefiting properties, etc.);
- Rates could be imposed with respect to costs of major capital works, even though an immediate benefit was not enjoyed;
- Non-abutting owners could be charged;



- Recovery was authorized against existing works, where a new water or sewer main was added to such works, "notwithstanding that the capital costs of existing works has in whole or in part been paid;"
- Charges on individual parcels could be deferred;
- Exemptions could be established;
- Repayment was secured; and
- OLT approval was not required.

Section 8(2) of the current *Municipal Act* states that the "powers the municipality had on the day before this Act came into force" are included under the Current Act. This provides a link to the previous s.221 of the Act. In addition, the current act provides for the intent to allow capital cost recovery through fees and charges within s.391. The current *Municipal Act* also maintains the ability of municipalities to impose capital charges for water and sewer services on landowners not receiving an immediate benefit from the works. Under s.391(2) of the Act, "a fee or charge imposed under subsection (1) for capital costs related to sewage or water services or activities may be imposed on persons not receiving an immediate benefit from the services or activities but who will receive a benefit at some later point in time." Also, capital charges imposed under s.391 are not appealable to the OLT on the grounds that the charges are "unfair or unjust."

Section 222 of the previous *Municipal Act* permitted municipalities to pass a by-law requiring buildings to connect to the municipality's sewer and water systems, charging the owner for the cost of constructing services from the mains to the property line. Under the current *Municipal Act*, this power still exists under Part II, General Municipal Powers (s.9 (3) b of the *Municipal Act*). Enforcement and penalties for this use of power are contained in s.427 (1) of the *Municipal Act*.

Under the previous *Local Improvement Act*:

- A variety of distinct types of works could be undertaken, such as watermain, storm and sanitary sewer projects, supply of electrical light or power, bridge construction, sidewalks, road widening and paving;
- Council could pass a by-law for undertaking such work on petition of a majority of benefiting taxpayers, on a 2/3 vote of Council and on sanitary grounds, based on the recommendation of the Minister of Health. The by-law was required to go to the OLT, which might hold hearings and alter the by-law, particularly if there were objections;



- The entire cost of a work was assessed only after the lots abutting directly on the work, according to the extent of their respective frontages, using an equal special rate per metre of frontage; and
- As noted, this Act was repealed as of April 1, 2003; however, O. Reg. 119/03 was enacted on April 19, 2003, which restores several of the previous *Local Improvement Act* provisions; however, the authority is now provided under the *Municipal Act*.

1.4 Study Purpose

Properties within the Oldcastle Hamlet of the Town have been traditionally serviced by private on-site systems, some of which are inadequate, malfunctioning and have caused land and surface water pollution. In addition, some existing septic systems cannot be upgraded or replaced to comply with Ministry standards due to site constraints. The Town and the Ministry of Environment have identified the need for proper treatment of wastewater within the Oldcastle Hamlet.

The Town has identified a preferred strategy for providing wastewater servicing and treatment capacity to meet the Town's current needs in addition to future growth within this area. As noted above, future development will pay the growth-related costs through D.C.s and the existing properties will pay the non-growth-related costs through capital charges imposed under Part XII of the *Municipal Act*. This report provides the following:

- an outline of the study area and affected properties (Section 2);
- identification of the capital costs required to accommodate growth and existing properties (Section 3);
- the calculation of the capital charges (Section 4); and
- next steps/considerations for staff and Council (Section 5).

A draft by-law will be prepared subsequent to public consultation based on the feedback received from Council and the public.



Chapter 2

8th Concession Road Sanitary Sewer Outlet Service Area



2. 8th Concession Road Sanitary Sewer Outlet Service Area

2.1 Description of Area

The area that will benefit from the wastewater infrastructure is highlighted in red in Figures 2-1 and 2-2, as detailed in the Dillon Preliminary Design Report. Within the area, there are a number of existing residential and non-residential properties as well as properties still to be developed. Existing properties within the area that would benefit from the infrastructure are highlighted in Figures 2-3 and 2-4 for trunk and local infrastructure, respectively.

2.2 Summary of Properties in Study Area

As noted, there are a number of properties within the area, both existing and undeveloped, which would benefit from the wastewater infrastructure. Table 2-1 below provides a summary of the number of properties, broken out by residential and non-residential for both existing and properties yet to be developed (i.e. new properties). Table 2-2 provides the total area (in hectares) associated with these properties:

Table 2-1
Town of Tecumseh
Summary of Properties Within Study Area

Total Properties	Existing	New
Residential	94	20
Non-Residential	226	49
Total	320	69

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

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



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

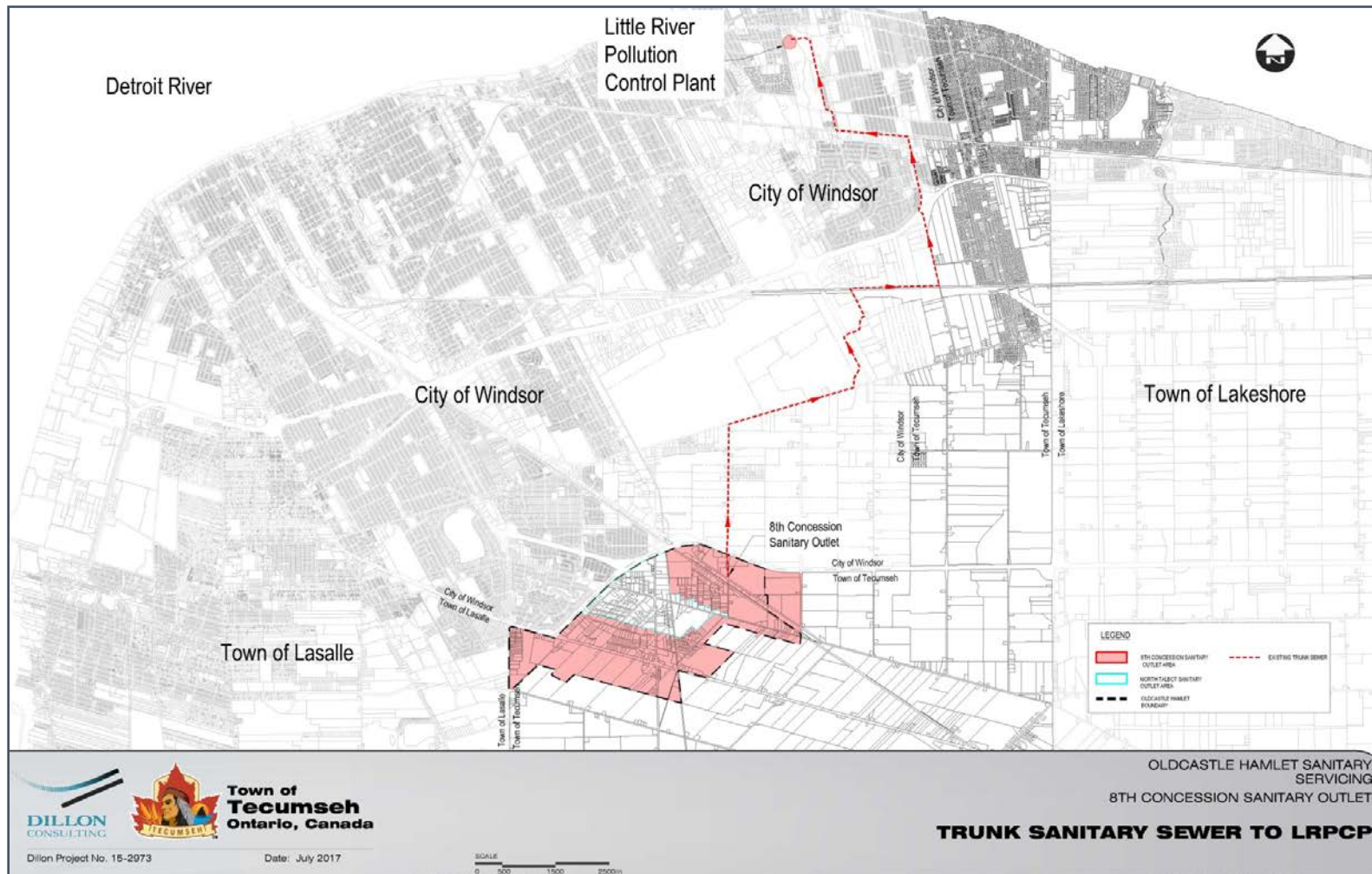




Figure 2-2
Town of Tecumseh
Map of 8th Concession Road Sanitary Sewer Outlet Service Area

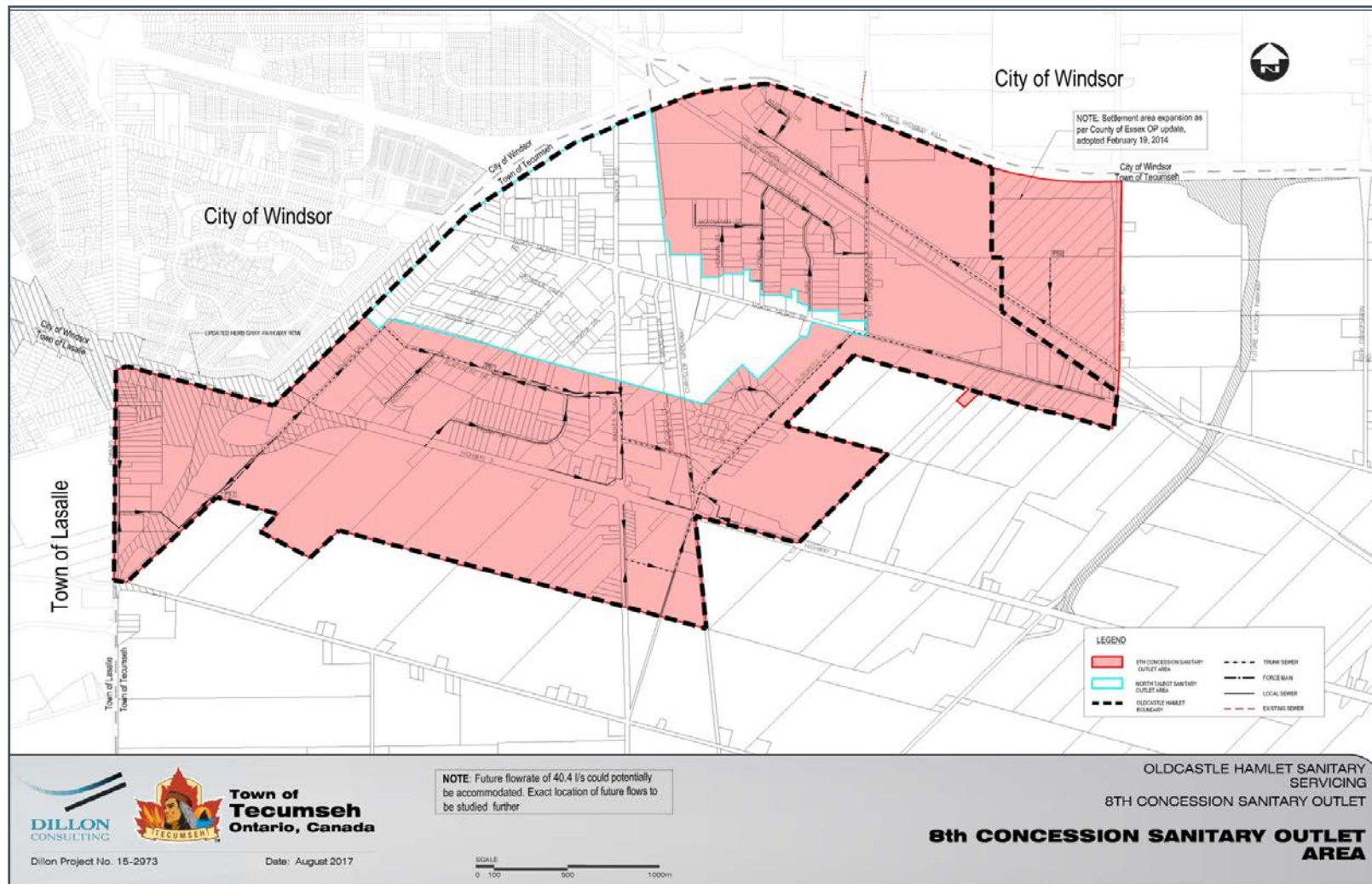




Figure 2-3
Town of Tecumseh
Map of 8th Concession – Trunk Assessment

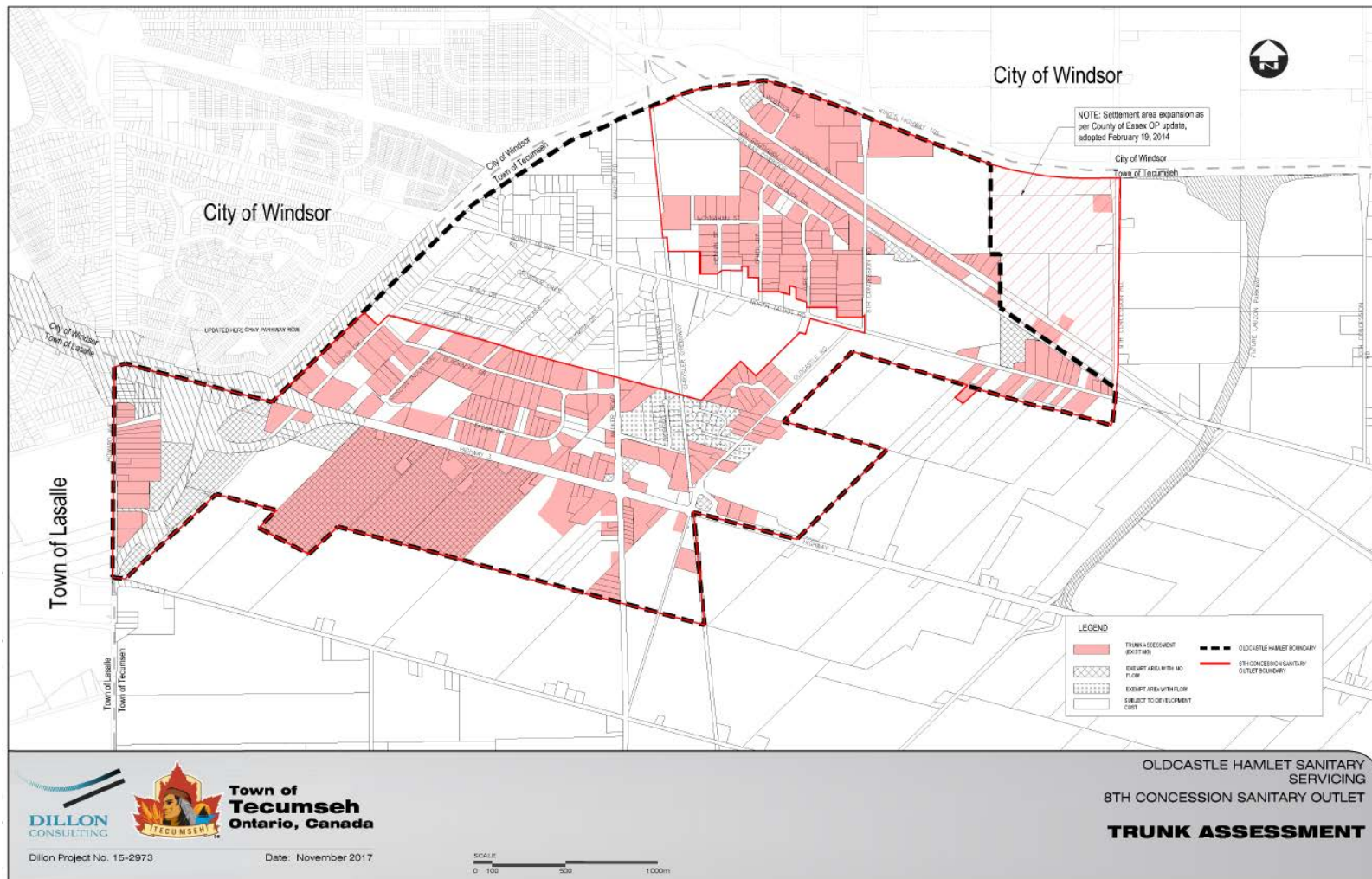
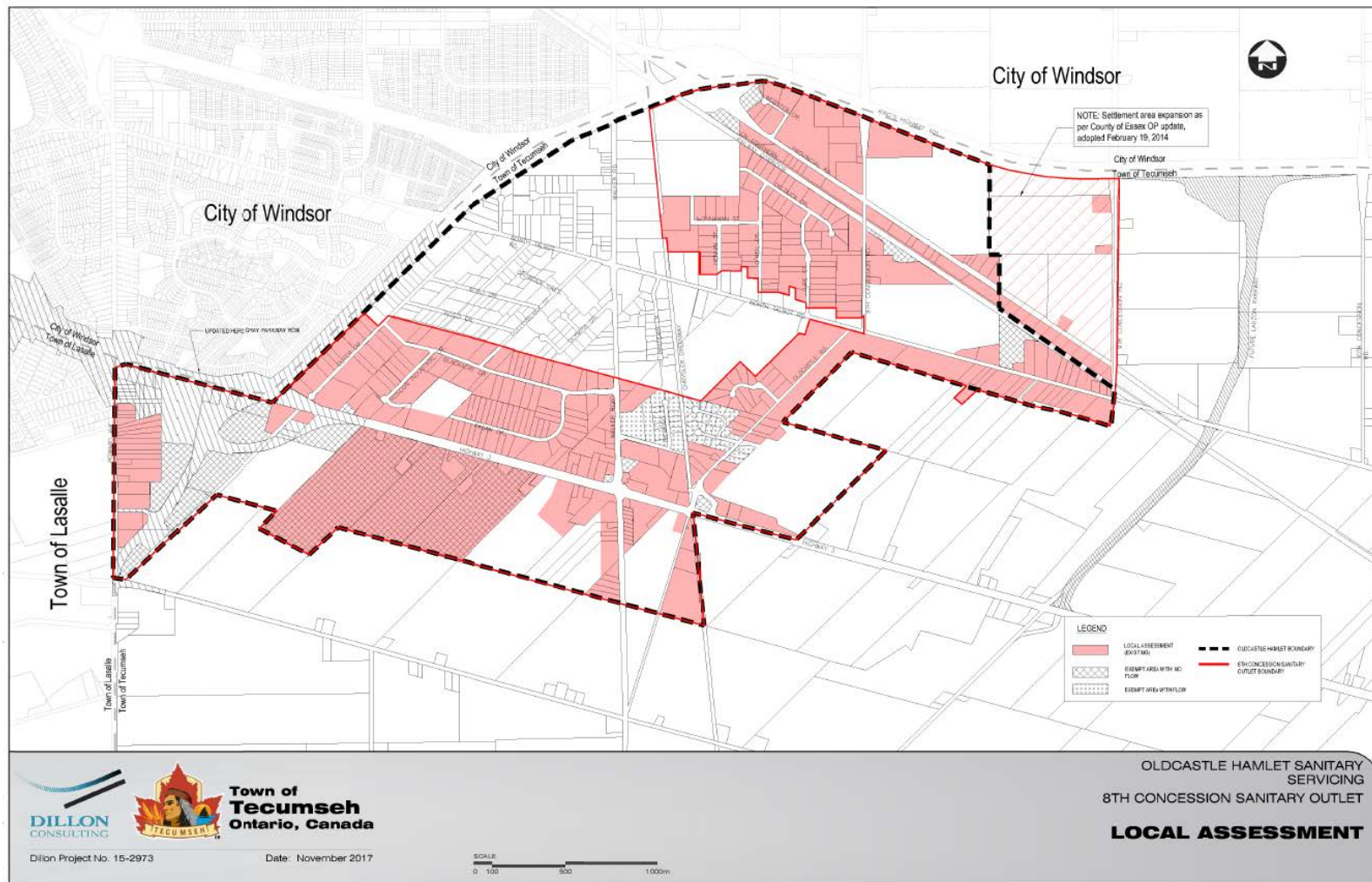




Figure 2-4
Town of Tecumseh
Map of 8th Concession – Local Infrastructure Assessment





2.3 Conversion of Properties to Single Detached Equivalents (S.D.E.s)

To provide an equitable method of charging each existing property, it is proposed that the Part XII charge is assessed on an S.D.E. basis. This is preferred to an area basis, given that population densities are more closely related to shares of sanitary flows rather than total area of a property. The S.D.E. approach seeks to normalize the wastewater use of all types of development (both residential and non-residential) relative to the use of a single detached home.

For residential development, a persons per unit assumption of 3.2 persons per single family home is assumed for the purposes of this calculation (based on assumptions utilized in the Town’s 2019 D.C. Background Study). For non-residential development, employment (equivalent population) densities identified in the Town’s Sanitary Flow Projections in the Water and Wastewater Master Plan are utilized to calculate an S.D.E. for each existing property. An example calculation of the S.D.E. for a non-residential business park is provided below:

Table 2-3
Town of Tecumseh
Example S.D.E. Calculation

Property Type	Population Density (persons/hectare) <i>A</i>	Area of Property (hectares) <i>B</i>	Assumed Population <i>A x B = C</i>	S.D.E. Assumption <i>D</i>	Total S.D.E.s for Property <i>C / D = E</i>
Business Park	35.0	0.52	18.2	3.2	5.7

Based on the above, this business park property would be charged 5.7 times the amount of one single family home, based on the size of the property and population density assumptions (i.e. this property equals 5.7 S.D.E.s). Once all properties are converted to this common S.D.E. basis, the total capital costs can be divided on an equitable basis. Based on the population densities provided in the Town’s Water and



Wastewater Master Plan, this analysis uses a population density of 35 persons per hectare for business parks and commercial facilities, and 61.7 persons per hectare for future residential/hamlet developments. Note for certain properties adjustments have been made to the S.D.E.s as they are partially developed or undeveloped. These properties would contribute towards their share of the infrastructure through D.C.s. These properties are shown in Appendix A as either “Yes” or “Partial” under the “Development Charge” column.

2.4 Summary of S.D.E.s Within Study Area

Based on the above calculation methodology and the property areas identified in Section 2.2, the following table provides a summary of the S.D.E.s within the study area, for both existing and new properties.

Table 2-4
Town of Tecumseh
Summary of S.D.E.s by Type

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

As described in Section 4 of this report, the total existing S.D.E.s are used as the denominator in the Part XII charge calculation (the numerator is the capital cost, which is identified in the next section). Note, as discussed further in Section 4, the number of S.D.E.s included in the calculation for certain infrastructure for existing properties varies from the above given that the Town would install these works for certain new properties, resulting in a higher S.D.E. count.



Chapter 3

Summary of Capital Costs



3. Summary of Capital Costs

3.1 Background

Given the need for wastewater servicing within this area, the Town's Water and Wastewater Master Plan Update (2008) and the Wastewater Servicing Study (2009) identified servicing needs for the Oldcastle Hamlet. The Oldcastle Hamlet Settlement Area is currently serviced by two trunk sewers, the North Talbot Road Trunk Sanitary Sewer (conveying wastewater flows to the Lou Roman Water Reclamation Plant) and the 8th Concession Road Trunk Sanitary Sewer (conveying wastewater flows to the Little River Pollution Control Plant). In 2004, the Town and City of Windsor entered into a Wastewater Agreement which identified cost sharing arrangements for trunk sanitary sewers through the City of Windsor to, in part, accommodate sewage collection from the 8th Concession Area.

In 2011, Council approved a Part XII cost recovery by-law (2011-103) for the North Talbot Outlet Area (note: although this area is within the Oldcastle Hamlet, it is separate from the 8th Concession Area). Subsequently in 2018, the Town and Dillon completed the report titled Oldcastle Hamlet Sanitary Servicing, 8th Concession Road Trunk Sanitary Sewer Outlet, Preliminary Design Report (2018) which identified the preliminary design, sewer sizes, depths and alignments, in addition to detailed cost estimates for the 8th Concession Service Area. The installation of the sanitary sewers identified within this report would be subject to available funding, staffing resources, and Council approval, however, it is anticipated that the sewers would be installed over a 30-year period (i.e. one sewer line each year). To date, the Town has installed seven (7) of the 30 phases identified. The costs identified in the Preliminary Design Report were subsequently updated in 2020 and again in 2022 to reflect current construction cost estimates.

3.2 Summary of Capital Costs

Based on the above reports, the following sections summarize the capital costs required to service the 8th Concession Area. The total costs to service the area have been identified, including the costs related to servicing the City of Windsor, as well as the costs that have been funded through Federal and Provincial grants. The net costs related to servicing the Town of Tecumseh have been isolated in the subsequent



sections. These costs are then further broken down into growth-related versus non-growth related costs. The growth related costs are to be funded through D.C.s, whereas the non-growth related costs related to the study area are proposed to be funded through Part XII capital charges.

There are three (3) components of infrastructure to consider as part of the Part XII charge: the Main component, Local component, and Lateral component:

- The Main charge refers to the capital costs related to sanitary sewers greater than 375mm in diameter, pump stations and forcemains;
- The Local component of the charge is related to sewers less than 375 mm in diameter; and
- The Lateral component is the cost related to install the pipe within the municipal road allowance connecting the sewer to a property.

The following subsections provide the calculations and the breakdown of the costs to be considered as part of the Part XII charge.

3.2.1 Sewer Main Capital Costs (Trunk Component)

This cost component relates to sewers equal to and greater than 375 mm in diameter, pumping stations and associated forcemains. The total anticipated length of the sewer mains is approximately 23 kilometres.

The capital cost breakdown for the works is as follows (Note: as part of this study process, the 2018 Design Report cost estimates for the trunk sewers were updated to reflect current cost estimates):



**Table 3-1
Town of Tecumseh
Summary of Total Project Costs – Trunk Sewers**

Project Description	Federal / Provincial		Windsor		Tecumseh		Total
	%	\$	%	\$	%	\$	\$
City of Windsor, Class EA for SSEL Sanitary	0.0%	\$ -	58.700%	\$ 14,693.95	41.300%	\$ 10,338.33	\$ 25,032.28
City of Windsor, SSEL Phase 1A & 3	0.0%	\$ -	48.836%	\$ 3,459,790.26	51.164%	\$ 3,624,717.60	\$ 7,084,507.86
City of Windsor, SSEL Phase 1B	0.0%	\$ -	48.836%	\$ 1,682,975.21	51.164%	\$ 1,763,202.22	\$ 3,446,177.43
City of Windsor, SSEL Phase 2A & 2B	66.667%	\$ 3,605,607.26	16.279%	\$ 880,417.18	17.055%	\$ 922,386.45	\$ 5,408,410.89
City of Windsor, SSEL Phase 4A	66.667%	\$ 2,352,549.68	26.184%	\$ 923,975.65	7.150%	\$ 252,299.19	\$ 3,528,824.52
City of Windsor, SSEL Phase 4B & 4C	66.667%	\$ 4,933,890.54	26.184%	\$ 1,937,810.18	7.150%	\$ 529,135.09	\$ 7,400,835.81
City of Windsor, SSEL Phase 4D	66.667%	\$ 3,327,401.84	25.458%	\$ 1,270,634.94	7.875%	\$ 393,065.98	\$ 4,991,102.76
City of Windsor, SSEL Phase 5A & 5B	66.667%	\$ 2,581,983.49	20.897%	\$ 809,335.63	12.436%	\$ 481,656.11	\$ 3,872,975.23
City of Windsor, SSEL Phase 6	66.667%	\$ 2,850,833.42	12.318%	\$ 526,748.49	21.015%	\$ 898,668.22	\$ 4,276,250.13
Windsor SSEL Phase 6B / Tecumseh WW-11A	66.667%	\$ 1,447,257.52	0.0%	\$ -	33.333%	\$ 723,628.76	\$ 2,170,886.28
8th Concession Servicing Strategy	0.0%	\$ -	0.0%	\$ -	100.0%	\$ 60,000.00	\$ 60,000.00
Tecumseh, WW-11B, 8th Concession to NTR	0.0%	\$ -	0.0%	\$ -	100.0%	\$ 2,256,321.50	\$ 2,256,321.50
WW-5 North Talbot Road Trunk Sewer, Oldcastle Road	0.0%	\$ -	0.0%	\$ -	100.0%	\$ 5,301,177.00	\$ 5,301,177.00
WW-11A Southwest Tecumseh Trunk Sewer, Phase 1	0.0%	\$ -	0.0%	\$ -	100.0%	\$ 1,523,100.00	\$ 1,523,100.00
WW-11B Southwest Tecumseh Trunk Sewer, Phase 2	0.0%	\$ -	0.0%	\$ -	100.0%	\$ 1,498,175.00	\$ 1,498,175.00
WW-16A County Road 46 Trunk Sanitary Sewer, Phase 1	100.0%	\$ 1,625,472.50	0.0%	\$ -	100.0%	\$ -	\$ 1,625,472.50
WW-16B County Road 46 Trunk Sanitary Sewer, Phase 2	100.0%	\$ 2,835,067.00	0.0%	\$ -	100.0%	\$ -	\$ 2,835,067.00
WW-17 Blackacre Drive Servicing	0.0%	\$ -	0.0%	\$ -	100.0%	\$ 1,874,174.75	\$ 1,874,174.75
WW-18 Howard Avenue Servicing	0.0%	\$ -	0.0%	\$ -	100.0%	\$ 4,322,232.50	\$ 4,322,232.50
SUMMARY TOTALS:	40.25%	\$ 25,560,063.25	18.12%	\$ 11,506,381.49	41.63%	\$ 26,434,278.70	\$ 63,500,723.44

The total cost of the identified works is \$63.50 million. The Provincial and Federal government provided grant funding for a portion of the works. In addition, some of the works benefitted areas within the City of Windsor. The net portion of the works attributable to the Town of Tecumseh is \$26.43 million.

Based on the 2019 D.C. study and an assessment of the wastewater flows, the following table provides the breakdown of the Town's share of the cost into benefiting areas for both existing and new development:



**Table 3-2
Town of Tecumseh
Breakdown of Town Costs Related to Trunk Sewers**

Project Description	Tecumseh		Benefit to Existing (Study Area)		Benefit to Existing (Other Area)		Development Charge	
	\$	%	\$	%	\$	%	\$	
City of Windsor, Class EA for SSEL Sanitary	\$ 10,338.33	30.00%	\$ 3,101.50	10.07%	\$ 1,041.07	59.93%	\$ 6,195.76	
City of Windsor, SSEL Phase 1A & 3	\$ 3,624,717.60	0.0%	\$ -	0.0%	\$ -	100.0%	\$ 3,624,717.60	
City of Windsor, SSEL Phase 1B	\$ 1,763,202.22	0.0%	\$ -	0.0%	\$ -	100.0%	\$ 1,763,202.22	
City of Windsor, SSEL Phase 2A & 2B	\$ 922,386.45	9.96%	\$ 91,869.69	30.11%	\$ 277,730.56	59.93%	\$ 552,786.20	
City of Windsor, SSEL Phase 4A	\$ 252,299.19	30.00%	\$ 75,689.76	0.0%	\$ -	70.00%	\$ 176,609.43	
City of Windsor, SSEL Phase 4B & 4C	\$ 529,135.09	30.00%	\$ 158,740.53	0.0%	\$ -	70.00%	\$ 370,394.56	
City of Windsor, SSEL Phase 4D	\$ 393,065.98	30.00%	\$ 117,919.79	0.0%	\$ -	70.00%	\$ 275,146.19	
City of Windsor, SSEL Phase 5A & 5B	\$ 481,656.11	30.00%	\$ 144,496.83	0.0%	\$ -	70.00%	\$ 337,159.28	
City of Windsor, SSEL Phase 6	\$ 898,668.22	30.00%	\$ 269,600.47	0.0%	\$ -	70.00%	\$ 629,067.75	
Windsor SSEL Phase 6B / Tecumseh WW-11A	\$ 723,628.76	30.00%	\$ 217,088.63	0.0%	\$ -	70.00%	\$ 506,540.13	
8th Concession Servicing Strategy	\$ 60,000.00	50.00%	\$ 30,000.00	0.0%	\$ -	50.00%	\$ 30,000.00	
Tecumseh, WW-11B, 8th Concession to NTR	\$ 2,256,321.50	32.98%	\$ 744,134.83	0.0%	\$ -	67.02%	\$ 1,512,186.67	
WW-5 North Talbot Road Trunk Sewer, Oldcastle Road	\$ 5,301,177.00	20.00%	\$ 1,060,235.40	0.0%	\$ -	80.00%	\$ 4,240,941.60	
WW-11A Southwest Tecumseh Trunk Sewer, Phase 1	\$ 1,523,100.00	31.00%	\$ 472,161.00	0.0%	\$ -	69.00%	\$ 1,050,939.00	
WW-11B Southwest Tecumseh Trunk Sewer, Phase 2	\$ 1,498,175.00	14.00%	\$ 209,744.50	0.0%	\$ -	86.00%	\$ 1,288,430.50	
WW-16A County Road 46 Trunk Sanitary Sewer, Phase 1	\$ -			0.0%	\$ -		\$ -	
WW-16B County Road 46 Trunk Sanitary Sewer, Phase 2	\$ -			0.0%	\$ -		\$ -	
WW-17 Blackacre Drive Servicing	\$ 1,874,174.75	22.00%	\$ 412,318.45	0.0%	\$ -	78.00%	\$ 1,461,856.31	
WW-18 Howard Avenue Servicing	\$ 4,322,232.50	18.00%	\$ 778,001.85	0.0%	\$ -	82.00%	\$ 3,544,230.65	
SUMMARY TOTALS:	\$ 26,434,278.70	18.10%	\$ 4,785,103.22	1.05%	\$ 278,771.63	80.84%	\$ 21,370,403.85	

The growth related costs of \$21.37 million are to be funded through D.C.s. A minor component of the works (approximately \$300,000) benefits existing development in other areas. These costs would need to be funded through other sources (e.g. wastewater rates). As a result, the net capital cost that benefits the existing properties within the study area is \$4.79 million. This is the amount proposed to be recovered through the capital charge for the Main component of the works.

3.2.2 Local Sewers Capital Costs (Local Component)

This capital cost relates to sewers less than 375 mm in diameter and generally represents the mains adjacent to each property. Under the Town's Local Service Policy, the construction of localized sewers of this size would be the responsibility of the local developing landowner, and would not be included in the D.C. As such, 100% of the costs identified for these local sewers would be funded by the Part XII charge (note: local sewers to be installed by developing landowners are not included in the cost estimates below). The net cost of these sewers is \$14.76 million as identified in the following table:



Table 3-3
Town of Tecumseh
Summary of Total Costs Related to Local Sewers

Project Description	Tecumseh
	\$
8th Concession Servicing Strategy	\$ 60,000.00
Oldcastle Sanitary Class EA, Schedule B (2015)	\$ 82,615.82
Tecumseh L-1, CR46 & Webster Drive	\$ 1,229,954.50
Tecumseh L-2, Delduca, Ure, O'Neil, Hennin, etc.	\$ 3,767,789.50
Tecumseh L-3, Castlewood Court	\$ 456,063.00
Tecumseh L-4, Walker (N of Hwy3) & Hwy 3	\$ 1,184,018.50
Tecumseh L-5, Blackacre Dr & Fasan Dr	\$ 2,218,087.50
Tecumseh L-6, Blackacre, Roscon, Outer	\$ 582,279.50
Tecumseh L-7, Walker (S of Hwy3)	\$ 754,470.50
Tecumseh L-8, Oldcastle Road (south)	\$ 370,246.25
Tecumseh L-9, Hwy3 (Walker to Oldcastle Rd)	\$ 616,224.50
Tecumseh L-10, North Talbot Road (East)	\$ 1,172,205.75
Tecumseh L-11, Howard Ave	\$ 2,264,995.50
TOTAL SUMMARY:	\$ 14,758,950.82

This charge is to be assessed on existing developed properties and undeveloped properties that are unable to install their own local sewers.

3.2.3 Lateral Capital Costs

Costs related to the lateral component of the works are to be assessed on a per property basis as provided for in the following table, based on the type of lateral:



Table 3-3
Town of Tecumseh
Lateral Capital Costs

Description	Capital Cost (\$)
150 mm (6 inch), without inspection manhole	\$3,974
150 mm (6 inch), with inspection manhole	\$11,124
200 mm (8 inch), with inspection manhole	\$12,399
250 mm (10 inch), with inspection manhole	\$14,306

Similar to the local sewers, the costs related to laterals would be considered a developer responsibility under the Local Service Policy. As such, the full cost of these works are to be funded through the Part XII charge.

3.3 Capital Cost Recovery

Based on the discussion above, the Town is considering imposing a capital charge on existing properties in the 8th Concession Servicing Area, through Part XII of the *Municipal Act*. The costs to be recovered through this charge exclude any costs that are to be recovered through D.C.s through new development. The methodology and the calculation of this charge is discussed further in the next section.



Chapter 4

Calculation of Capital Charge



4. Calculation of Capital Charge

4.1 Methodology

4.1.1 Main and Local Components of Charge

As noted in Section 2, the existing properties within the charge area have been converted to a S.D.E.s to provide an equitable method of charging each property. Once all properties are converted to this common S.D.E. basis, the total capital costs identified in Section 3 can be divided by the total number of existing S.D.E.s to determine a “cost per S.D.E.”. This cost can then be applied to the total S.D.E.s for each property to determine the total capital cost applicable.

4.1.2 Lateral Component of Charge

The lateral charge is a fixed rate based on the type of lateral to be installed, as described in Section 3.2.3.

4.2 Calculation of the Charge

The Trunk component of the charge is to be assessed to those existing developed properties within the study area. The Local component of the charge is assessed to existing developed properties and undeveloped properties that are unable to install their own local sewers.

To calculate the charge for the mains, the total capital costs identified in Section 3 are divided by the total number of existing S.D.E.s (i.e. excluding all properties that would be subject to a D.C.). For this calculation, the net capital costs are approximately \$4.79 million. The total number of existing S.D.E.s are 2,122. Therefore, as noted in the table below, the main charge per S.D.E. is \$2,255.



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

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

With respect to the calculation for the local mains, adjustments have been made to the total number of S.D.E.s for properties where the Town is installing the local infrastructure for new development where a D.C. would apply. These properties would pay the D.C. to fund their portion of the Main infrastructure and would pay a Part XII charge for the local infrastructure. This calculation is shown below in Table 4-2:

Table 4-2
Town of Tecumseh
Calculation of Local Charge

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



The total Part XII charges per S.D.E. are summarized in Table 4-3 below:

Table 4-3
Town of Tecumseh
Summary of S.D.E. Charge

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

This charge is then applied to each property, based on the total number of S.D.E.s for the property. Appendix A provides the detailed calculations for each property within the charge area based on this methodology.

It is also noted that each property would also be subject to the per property lateral charge, based on the type of lateral installed.

4.3 Special Considerations

4.3.1 Existing Sanitary Sewers

There are a number of properties within the Sewer Outlet area that are currently serviced by existing sanitary sewers. The wastewater flows from these properties have been temporarily discharging into the North Talbot Road Sanitary Sewer Outlet, until a time that it can connect into the 8th Concession Road trunk sanitary sewer. These properties are not subject to the charge.

Mapping of these properties is provided in Appendix B (under separate cover).

4.3.2 'Frozen' Areas

There are a number of properties that are fully or partially 'frozen' as these areas are not intended to be serviced and do not have any sewage capacity allocated. Examples



of these properties are parkland owned by the Town, portions of the cemetery, etc. These areas have been excluded from the calculation.

Mapping of these properties is provided in Appendix B (under separate cover).

4.3.3 D.C. Recoverable

Where properties are undeveloped, the Part XII charge is not to be imposed. Given that only the benefit to existing properties are included in these calculations, the growth-related capital costs are included in the D.C. calculation. These undeveloped properties are subject to the D.C. in order to recover for capital costs related to wastewater servicing. Where undeveloped properties will be installing their own local sanitary sewers, these properties have not been charged the local charge. It is noted that if the properties that were assumed to install their own local services develop in the future without installing their own local sewers, they would then be subject to this charge.

4.4 Note on Existing Properties that Currently Connect to Sanitary Sewer via Agreement

Prior to this report and the implementation of any Part XII charges for the 8th Concession Sanitary Sewer, a number of landowners expressed an interest in making a connection to the existing trunk sanitary sewer. In the absence of a Part XII by-law, the Town allowed for the connection of four (4) properties to the sewer through a Sanitary Sewer Connection Agreement. This agreement required a 'Main' Charge to be assessed against each property of \$53,720.12. The Agreements identified that once the 8th Concession by-law is adopted by Council, the balance of any charges would be adjusted to reflect the charge contained within the by-law.



Chapter 5

Implementation and Next Steps



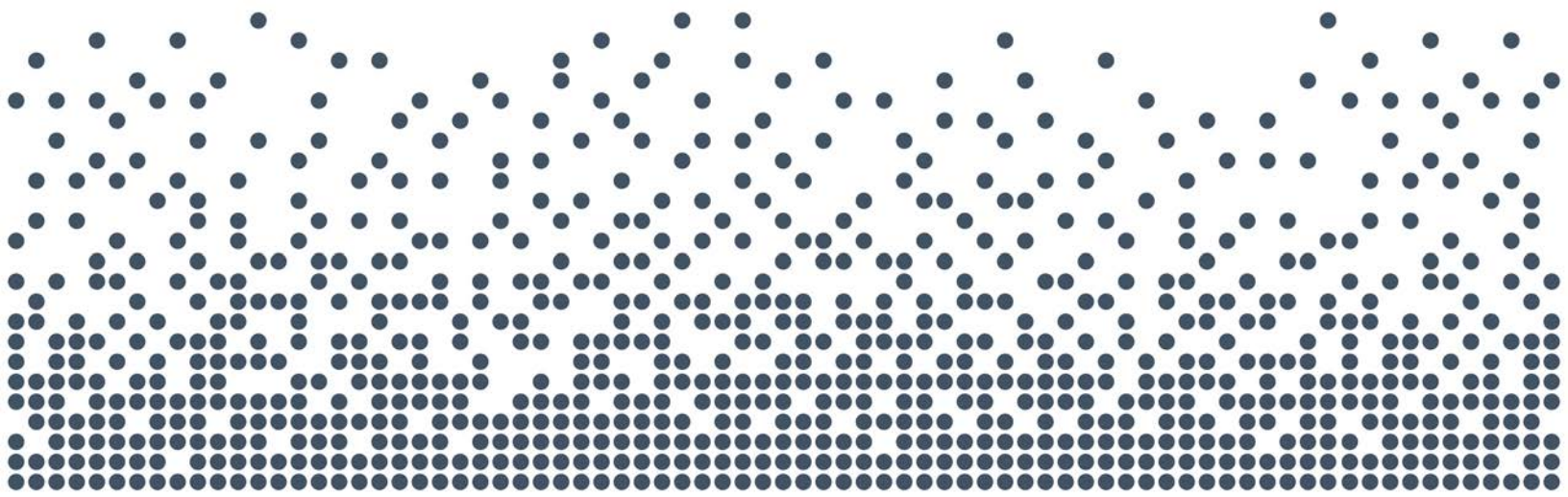
5. Implementation and Next Steps

5.1 Implementation of the Part XII Charges

To implement the Part XII Charges, the Town would pass a by-law under the *Municipal Act* which sets out the total capital charges for each property. Town staff and Council may consider providing financing assistance to the existing properties to allow the charges to be paid over a period of time (e.g. 10 years) and may consider including interest on any installment payments.

5.2 Next Steps

This report provides the basis for imposing a Part XII charge under the *Municipal Act* to recover costs related to the sanitary servicing of the 8th Concession Area. This report is provided to staff for their consideration of the methodology and calculation. Upon staff review and feedback, it is recommended that a Public Information Centre (P.I.C.) be undertaken. This is not mandatory through legislation; however it is recommended to provide details to property owners and consider the concerns of the public. Subsequent to a P.I.C., it is recommended that a report be brought to Council to inform them of the findings of the P.I.C. It is then recommended that staff provide a draft by-law for Council's approval related to these charges.



Appendices



Appendix A

Detailed Calculations



Appendix A: Detailed Calculations

Civic Address	Tax Roll No.	MAIN (TRUNK)					MAIN (LOCAL)			LATERAL Charge	TOTAL CHARGE
		Assessed Area (Ha)	Pop (persons)	SDE's	Development Charge*	Total Trunk Charge	Assessed Area (Ha)	SDE'S	Total Local Charge		
MAIN - TRUNK & LOCAL CHARGE (per Hectare) - Business Park, Hamlet Development, Community Facility, General Commercial, Recreational											
8TH CONCESSION ROAD											
4955 8TH CONCESSION RD	550000183000000	0.00	0.0	0.0	Yes	\$ -	0.11	1.2	\$ 5,866	\$ 11,124	\$ 16,990
4965 8TH CONCESSION RD	550000178000000	0.72	25.2	7.9	---	\$ 17,761	0.72	7.9	\$ 38,397	\$ -	\$ 56,159
4975 8TH CONCESSION RD	550000180000000	1.80	63.0	19.7	---	\$ 44,404	1.80	19.7	\$ 95,993	\$ 11,124	\$ 151,521
5000 8TH CONCESSION RD	540000022000000	5.01	175.4	54.8	---	\$ 123,590	5.01	54.8	\$ 267,181	\$ 11,124	\$ 401,895
5015 8TH CONCESSION RD	550000179000000	1.98	69.3	21.7	---	\$ 48,844	1.98	21.7	\$ 105,592	\$ 11,124	\$ 165,560
5041 8TH CONCESSION RD	550000194000000	1.31	45.9	14.3	---	\$ 32,316	1.31	14.3	\$ 69,862	\$ 11,124	\$ 113,302
5105 8TH CONCESSION RD	550000195000000	0.40	14.0	4.4	---	\$ 9,867	0.40	4.4	\$ 21,332	\$ 3,974	\$ 35,173
5140 8TH CONCESSION RD	540000009100000	0.99	34.7	10.8	---	\$ 24,422	0.99	10.8	\$ 52,796	\$ 11,124	\$ 88,342
5180 8TH CONCESSION RD	540000009050000	0.28	9.8	3.1	---	\$ 6,907	0.28	3.1	\$ 14,932	\$ 3,974	\$ 25,813
5185 8TH CONCESSION RD	550000196000000	0.85	29.8	9.3	---	\$ 20,968	0.85	9.3	\$ 45,330	\$ 11,124	\$ 77,422
5205 8TH CONCESSION RD	550000196060000	1.18	41.3	12.9	---	\$ 29,109	1.18	12.9	\$ 62,929	\$ 11,124	\$ 103,162
5240 8TH CONCESSION RD	540000009000000	0.00	0.0	0.0	Yes	\$ -	0.00	0.0	\$ -	\$ -	\$ -
5255 8TH CONCESSION RD	550000196100000	0.52	18.2	5.7	---	\$ 12,828	0.52	5.7	\$ 27,731	\$ 11,124	\$ 51,683
8TH CONCESSION RD	550000184000000	1.82	63.7	19.9	---	\$ 44,897	1.82	19.9	\$ 97,060	\$ 11,124	\$ 153,081
4406 8TH CONCESSION RD	550000185000000	1.98	69.3	21.7	---	\$ 48,844	1.98	21.7	\$ 105,592	\$ -	\$ 154,436
5175 8TH CONCESSION RD	550000195020000	2.26	79.1	24.7	---	\$ 55,751	2.26	24.7	\$ 120,525	\$ 11,124	\$ 187,400
8TH CONCESSION RD	540000009200000	0.00	0.0	0.0	Yes	\$ -	4.86	53.2	\$ 259,181	\$ 11,124	\$ 270,305
9TH CONCESSION ROAD											
9TH CONCESSION RD	540000111000000	0.00	0.0	0.0	Yes	\$ -	0.00	0.0	\$ -	\$ -	\$ -
9TH CONCESSION RD	540000112000000	0.94	32.9	10.3	Partial	\$ 23,188	0.94	10.3	\$ 50,130	\$ 3,974	\$ 77,292
9TH CONCESSION RD	540000112010000	0.00	0.0	0.0	Yes	\$ -	0.40	4.4	\$ 21,332	\$ 3,974	\$ 25,306
9TH CONCESSION RD	540000113000000	0.44	15.4	4.8	Partial	\$ 10,854	0.44	4.8	\$ 23,465	\$ 3,974	\$ 38,293

*'Yes' indicates that property would pay a D.C. and is not subject to the Trunk component of the Part XII charge. 'Partial' indicates a portion of the property is undeveloped and would pay a D.C., whereas the remaining developed component would be subject to the Part XII Charge.



Civic Address	Tax Roll No.	MAIN (TRUNK)					MAIN (LOCAL)			LATERAL Charge	TOTAL CHARGE
		Assessed Area (Ha)	Pop (persons)	SDE's	Development Charge*	Total Trunk Charge	Assessed Area (Ha)	SDE'S	Total Local Charge		
MAIN - TRUNK & LOCAL CHARGE (per Hectare) - Business Park, Hamlet Development, Community Facility, General Commercial, Recreational											
BLACKACRE DRIVE											
1840 BLACKACRE DR	49000003280000	0.63	22.1	6.9	Partial	\$ 15,541	1.98	21.7	\$ 105,592	\$ 11,124	\$ 132,258
1875 BLACKACRE DR	490000063840000	0.55	19.3	6.0	---	\$ 13,568	0.55	6.0	\$ 29,331	\$ 11,124	\$ 54,023
1880 BLACKACRE DR	490000062200000	2.12	74.2	23.2	---	\$ 52,297	2.12	23.2	\$ 113,059	\$ 11,124	\$ 176,480
1885 BLACKACRE DR	490000063820000	0.92	32.2	10.1	---	\$ 22,695	0.92	10.1	\$ 49,063	\$ 11,124	\$ 82,882
1895 BLACKACRE DR	490000063790000	0.77	27.0	8.4	---	\$ 18,995	0.77	8.4	\$ 41,064	\$ 11,124	\$ 71,183
1900 BLACKACRE DR	490000062190000	0.97	34.0	10.6	---	\$ 23,929	0.97	10.6	\$ 51,730	\$ 11,124	\$ 86,782
1905 BLACKACRE DR	490000063780000	1.42	49.7	15.5	---	\$ 35,029	1.42	15.5	\$ 75,728	\$ 11,124	\$ 121,881
1945 BLACKACRE DR	490000063770000	0.44	15.4	4.8	---	\$ 10,854	0.44	4.8	\$ 23,465	\$ 11,124	\$ 45,443
1950 BLACKACRE DR	490000062180000	0.87	30.5	9.5	---	\$ 21,462	0.87	9.5	\$ 46,397	\$ 11,124	\$ 78,982
2000 BLACKACRE DR	490000062170000	0.52	18.2	5.7	---	\$ 12,828	0.52	5.7	\$ 27,731	\$ 11,124	\$ 51,683
2005 BLACKACRE DR	490000063760000	0.97	34.0	10.6	---	\$ 23,929	0.97	10.6	\$ 51,730	\$ 11,124	\$ 86,782
2025 BLACKACRE DR	490000063750000	0.59	20.7	6.5	---	\$ 14,554	0.59	6.5	\$ 31,464	\$ 11,124	\$ 57,143
2050 BLACKACRE DR	490000062150000	0.84	29.4	9.2	---	\$ 20,722	0.84	9.2	\$ 44,797	\$ 11,124	\$ 76,642
2055 BLACKACRE DR	490000063740000	0.84	29.4	9.2	---	\$ 20,722	0.84	9.2	\$ 44,797	\$ 11,124	\$ 76,642
2060 BLACKACRE DR	490000062140000	0.43	15.1	4.7	---	\$ 10,608	0.43	4.7	\$ 22,932	\$ 11,124	\$ 44,663
2070 BLACKACRE DR	490000062130000	0.43	15.1	4.7	---	\$ 10,608	0.43	4.7	\$ 22,932	\$ 11,124	\$ 44,663
2075 BLACKACRE DR	490000063710000	0.84	29.4	9.2	---	\$ 20,722	0.84	9.2	\$ 44,797	\$ 11,124	\$ 76,642
2085 BLACKACRE DR	490000063700000	0.64	22.4	7.0	---	\$ 15,788	0.64	7.0	\$ 34,131	\$ 11,124	\$ 61,043
2100 BLACKACRE DR	490000062110000	0.87	30.5	9.5	---	\$ 21,462	0.87	9.5	\$ 46,397	\$ 11,124	\$ 78,982
2105 BLACKACRE DR	490000063690000	0.61	21.4	6.7	---	\$ 15,048	0.61	6.7	\$ 32,531	\$ 11,124	\$ 58,703
2130 BLACKACRE DR	490000062100000	0.44	15.4	4.8	---	\$ 10,854	0.44	4.8	\$ 23,465	\$ 11,124	\$ 45,443
2150 BLACKACRE DR	490000062050000	2.14	74.9	23.4	---	\$ 52,791	2.14	23.4	\$ 114,125	\$ 11,124	\$ 178,040
2155 BLACKACRE DR	490000063670000	1.31	45.9	14.3	---	\$ 32,316	1.31	14.3	\$ 69,862	\$ 11,124	\$ 113,302
2190 BLACKACRE DR	490000062040000	0.43	15.1	4.7	---	\$ 10,608	0.43	4.7	\$ 22,932	\$ 11,124	\$ 44,663
2199 BLACKACRE DR	490000063030000	1.03	36.1	11.3	---	\$ 25,409	1.03	11.3	\$ 54,929	\$ 11,124	\$ 91,462
2209 BLACKACRE DR	490000063000000	0.56	19.6	6.1	---	\$ 13,814	0.56	6.1	\$ 29,865	\$ 11,124	\$ 54,803

*'Yes' indicates that property would pay a D.C. and is not subject to the Trunk component of the Part XII charge. 'Partial' indicates a portion of the property is undeveloped and would pay a D.C., whereas the remaining developed component would be subject to the Part XII Charge.



Civic Address	Tax Roll No.	MAIN (TRUNK)					MAIN (LOCAL)			LATERAL Charge	TOTAL CHARGE
		Assessed Area (Ha)	Pop (persons)	SDE's	Development Charge*	Total Trunk Charge	Assessed Area (Ha)	SDE'S	Total Local Charge		
MAIN - TRUNK & LOCAL CHARGE (per Hectare) - Business Park, Hamlet Development, Community Facility, General Commercial, Recreational											
COUNTY ROAD 46											
3817 COUNTY RD 46	550000188000000	0.99	34.7	10.8	---	\$ 24,422	0.99	10.8	\$ 52,796	\$ 11,124	\$ 88,342
3955 COUNTY 46 RD	550000189000000	0.82	28.7	9.0	---	\$ 20,228	0.82	9.0	\$ 43,730	\$ 11,124	\$ 75,082
4009 COUNTY RD 46	550000189010000	0.18	6.3	2.0	---	\$ 4,440	0.18	2.0	\$ 9,599	\$ 11,124	\$ 25,164
4013 COUNTY RD 46	550000189020000	0.18	6.3	2.0	---	\$ 4,440	0.18	2.0	\$ 9,599	\$ 11,124	\$ 25,164
4040 COUNTY RD 46	550000186000000	6.74	235.9	73.7	---	\$ 166,266	6.74	73.7	\$ 359,441	\$ 11,124	\$ 536,831
4041 COUNTY RD 46	550000189030000	0.18	6.3	2.0	---	\$ 4,440	0.18	2.0	\$ 9,599	\$ 11,124	\$ 25,164
4069 COUNTY RD 46	550000190000000	0.18	6.3	2.0	---	\$ 4,440	0.18	2.0	\$ 9,599	\$ 11,124	\$ 25,164
4155 COUNTY RD 46	550000190010000	0.73	25.6	8.0	---	\$ 18,008	0.73	8.0	\$ 38,931	\$ 11,124	\$ 68,063
4293 COUNTY RD 46	550000192000000	1.54	53.9	16.8	---	\$ 37,990	1.54	16.8	\$ 82,127	\$ 11,124	\$ 131,241
4535 COUNTY RD 46	540000009300000	0.94	32.9	10.3	---	\$ 23,188	0.94	10.3	\$ 50,130	\$ 11,124	\$ 84,442
4565 COUNTY RD 46	540000009400000	0.73	25.6	8.0	---	\$ 18,008	0.73	8.0	\$ 38,931	\$ 11,124	\$ 68,063
4585 COUNTY RD 46	540000009500000	0.20	7.0	2.2	---	\$ 4,934	0.20	2.2	\$ 10,666	\$ 11,124	\$ 26,724
4587 COUNTY 46 RD	540000009600000	0.45	15.8	4.9	---	\$ 11,101	0.45	4.9	\$ 23,998	\$ 11,124	\$ 46,223
4591 COUNTY RD 46	540000010000000	0.25	8.8	2.7	---	\$ 6,167	0.25	2.7	\$ 13,332	\$ 11,124	\$ 30,624
4595 COUNTY RD 46	540000010400000	0.62	21.7	6.8	---	\$ 15,295	0.62	6.8	\$ 33,064	\$ 11,124	\$ 59,483
4795 COUNTY RD 46	540000010500000	0.68	23.8	7.4	---	\$ 16,775	0.68	7.4	\$ 36,264	\$ 11,124	\$ 64,163
5005 COUNTY RD 46	540000011000000	0.54	18.9	5.9	Partial	\$ 13,321	1.17	12.8	\$ 62,396	\$ 11,124	\$ 86,841
5005 COUNTY RD 46	540000011000000	0.00	0.0	0.0		\$ -	0.00	0.0	\$ -	\$ -	\$ -
5072 COUNTY RD 46	540000020000000	0.20	7.0	2.2	---	\$ 4,934	0.20	2.2	\$ 10,666	\$ 11,124	\$ 26,724
5094 COUNTY RD 46	540000019000000	0.14	4.9	1.5	---	\$ 3,454	0.14	1.5	\$ 7,466	\$ 11,124	\$ 22,044
5116 COUNTY RD 46	540000018000000	0.16	5.6	1.8	---	\$ 3,947	0.16	1.8	\$ 8,533	\$ 11,124	\$ 23,604
5138 COUNTY 46 RD	540000017000000	0.53	18.6	5.8	---	\$ 13,074	0.53	5.8	\$ 28,265	\$ 11,124	\$ 52,463
5204 COUNTY RD 46	540000016000000	0.73	25.6	8.0	---	\$ 18,008	0.73	8.0	\$ 38,931	\$ 11,124	\$ 68,063
5248 COUNTY 46 RD	540000015000000	0.49	17.2	5.4	---	\$ 12,088	0.49	5.4	\$ 26,131	\$ 11,124	\$ 49,343
5599 COUNTY RD 46	540000012000000	1.11	38.9	12.1	Partial	\$ 27,382	4.99	54.6	\$ 266,114	\$ 11,124	\$ 304,620
COUNTY RD 46	540000013000000	0.00	0.0	0.0	Yes	\$ -	0.00	0.0	\$ -	\$ -	\$ -
COUNTY RD 46	540000021000000	0.00	0.0	0.0	Yes	\$ -	0.00	0.0	\$ -	\$ -	\$ -

*'Yes' indicates that property would pay a D.C. and is not subject to the Trunk component of the Part XII charge. 'Partial' indicates a portion of the property is undeveloped and would pay a D.C., whereas the remaining developed component would be subject to the Part XII Charge.



Civic Address	Tax Roll No.	MAIN (TRUNK)					MAIN (LOCAL)			LATERAL Charge	TOTAL CHARGE
		Assessed Area (Ha)	Pop (persons)	SDE's	Development Charge*	Total Trunk Charge	Assessed Area (Ha)	SDE'S	Total Local Charge		
MAIN - TRUNK & LOCAL CHARGE (per Hectare) - Business Park, Hamlet Development, Community Facility, General Commercial, Recreational											
DEL DUCA DRIVE											
3525 DELDUCA DR	550000201860000	0.44	15.4	4.8	---	\$ 10,854	0.44	4.8	\$ 23,465	\$ 11,124	\$ 45,443
3600 DELDUCA DR	550000200220000	0.40	14.0	4.4	---	\$ 9,867	0.40	4.4	\$ 21,332	\$ 11,124	\$ 42,323
3650 DELDUCA DR	550000200210000	0.40	14.0	4.4	---	\$ 9,867	0.40	4.4	\$ 21,332	\$ 11,124	\$ 42,323
3651 DELDUCA DR	550000201880000	0.63	22.1	6.9	---	\$ 15,541	0.63	6.9	\$ 33,598	\$ 11,124	\$ 60,263
3700 DELDUCA DR	550000200200000	0.40	14.0	4.4	---	\$ 9,867	0.40	4.4	\$ 21,332	\$ 11,124	\$ 42,323
3725 DELDUCA DR	550000201890000	0.34	11.9	3.7	---	\$ 8,387	0.34	3.7	\$ 18,132	\$ 11,124	\$ 37,643
3750 DELDUCA DR	550000200190000	0.40	14.0	4.4	---	\$ 9,867	0.40	4.4	\$ 21,332	\$ 11,124	\$ 42,323
3775 DELDUCA DR	550000201900000	0.40	14.0	4.4	---	\$ 9,867	0.40	4.4	\$ 21,332	\$ 11,124	\$ 42,323
3800 DELDUCA DR	550000200180000	1.21	42.4	13.2	---	\$ 29,849	1.21	13.2	\$ 64,529	\$ 11,124	\$ 105,502
3825 DELDUCA DR	550000201910000	0.00	0.0	0.0	Yes	\$ -	0.40	4.4	\$ 21,332	\$ 11,124	\$ 32,456
3875 DELDUCA DR	550000201920000	0.00	0.0	0.0	Yes	\$ -	0.40	4.4	\$ 21,332	\$ 11,124	\$ 32,456
3955 DELDUCA DR	550000201940000	0.80	28.0	8.8	---	\$ 19,735	0.80	8.8	\$ 42,664	\$ 11,124	\$ 73,522
4000 DELDUCA DR	550000200140000	1.21	42.4	13.2	---	\$ 29,849	1.21	13.2	\$ 64,529	\$ 11,124	\$ 105,502
4051 DELDUCA DR	550000200040000	0.42	14.7	4.6	---	\$ 10,361	0.42	4.6	\$ 22,398	\$ 11,124	\$ 43,883
4100 DELDUCA DR	550000200120000	0.40	14.0	4.4	---	\$ 9,867	0.40	4.4	\$ 21,332	\$ 11,124	\$ 42,323
4125 DELDUCA DR	550000200050000	0.43	15.1	4.7	---	\$ 10,608	0.43	4.7	\$ 22,932	\$ 11,124	\$ 44,663
4150 DELDUCA DR	550000200110000	0.52	18.2	5.7	---	\$ 12,828	0.52	5.7	\$ 27,731	\$ 11,124	\$ 51,683
4200 DELDUCA DR	550000200100000	0.51	17.9	5.6	---	\$ 12,581	0.51	5.6	\$ 27,198	\$ 11,124	\$ 50,903
4201 DELDUCA DR	550000200060000	0.48	16.8	5.3	---	\$ 11,841	0.48	5.3	\$ 25,598	\$ 11,124	\$ 48,563
DELDUCA DR	550000200070000	0.00	0.0	0.0	Yes	\$ -	0.60	6.6	\$ 31,998	\$ 11,124	\$ 43,122
DELDUCA DR	550000200090000	0.42	14.7	4.6	---	\$ 10,361	0.42	4.6	\$ 22,398	\$ 11,124	\$ 43,883
4900 WALKER RD	550000079500000	0.00	0.0	0.0	Yes	\$ -	0.00	0.0	\$ -	\$ 14,306	\$ 14,306
WALKER RD	550000079000000	0.00	0.0	0.0	Yes	\$ -	0.00	0.0	\$ -	\$ -	\$ -
WALKER RD	550000079750000	0.00	0.0	0.0	Yes	\$ -	0.00	0.0	\$ -	\$ -	\$ -
DI COCCO COURT											
5405 DI COCCO CRT	490000070600000	0.00	0.0	0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -

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Civic Address	Tax Roll No.	MAIN (TRUNK)					MAIN (LOCAL)			LATERAL Charge	TOTAL CHARGE
		Assessed Area (Ha)	Pop (persons)	SDE's	Development Charge*	Total Trunk Charge	Assessed Area (Ha)	SDE'S	Total Local Charge		
MAIN - TRUNK & LOCAL CHARGE (per Hectare) - Business Park, Hamlet Development, Community Facility, General Commercial, Recreational											
5420 DI COCCO CRT	490000070500000	0.00	0.0	0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
5440 DI COCCO CRT	490000070400000	0.00	0.0	0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
5450 DI COCCO CRT	490000070350000	0.00	0.0	0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
5455 DI COCCO CRT	490000070850000	0.00	0.0	0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
5470 DI COCCO CRT	490000070250000	0.00	0.0	0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
5475 DI COCCO CRT	490000070900000	0.00	0.0	0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
5485 DI COCCO CRT	490000070990000	0.00	0.0	0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
5500 DI COCCO CRT	490000070200000	0.00	0.0	0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
DI COCCO CRT	490000070300000	0.00	0.0	0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
DI COCCO CRT	490000070550000	0.00	0.0	0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
DI COCCO CRT	490000070570000	0.00	0.0	0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
DI COCCO CRT W/S	490000070800000	0.00	0.0	0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
FASAN DRIVE											
2000 FASAN DR	490000063460000	0.53	18.6	5.8	---	\$ 13,074	0.53	5.8	\$ 28,265	\$ 11,124	\$ 52,463
2005 FASAN DR	490000063260000	0.73	25.6	8.0	---	\$ 18,008	0.73	8.0	\$ 38,931	\$ 11,124	\$ 68,063
2010 FASAN DR	490000063470000	0.42	14.7	4.6	---	\$ 10,361	0.42	4.6	\$ 22,398	\$ 11,124	\$ 43,883
2015 FASAN DR	490000063250000	0.00	0.0	0.0	Yes	\$ -	0.41	4.5	\$ 21,865	\$ 11,124	\$ 32,989
2020 FASAN DR	490000063480000	0.42	14.7	4.6	---	\$ 10,361	0.42	4.6	\$ 22,398	\$ 11,124	\$ 43,883
2025 FASAN DR	490000063240000	0.41	14.4	4.5	---	\$ 10,114	0.41	4.5	\$ 21,865	\$ 11,124	\$ 43,103
2030 FASAN DR	490000063490000	0.42	14.7	4.6	---	\$ 10,361	0.42	4.6	\$ 22,398	\$ 11,124	\$ 43,883
2035 FASAN DR	490000063220000	0.41	14.4	4.5	---	\$ 10,114	0.41	4.5	\$ 21,865	\$ 11,124	\$ 43,103
2040 FASAN DR	490000063500000	0.42	14.7	4.6	---	\$ 10,361	0.42	4.6	\$ 22,398	\$ 11,124	\$ 43,883
2045 FASAN DR	490000063210000	0.41	14.4	4.5	---	\$ 10,114	0.41	4.5	\$ 21,865	\$ 11,124	\$ 43,103
2050 FASAN DR	490000063510000	0.84	29.4	9.2	---	\$ 20,722	0.84	9.2	\$ 44,797	\$ 11,124	\$ 76,642
2055 FASAN DR	490000063200000	0.41	14.4	4.5	---	\$ 10,114	0.41	4.5	\$ 21,865	\$ 11,124	\$ 43,103
2065 FASAN DR	490000063190000	0.41	14.4	4.5	---	\$ 10,114	0.41	4.5	\$ 21,865	\$ 11,124	\$ 43,103
2070 FASAN DR	490000063530000	0.42	14.7	4.6	---	\$ 10,361	0.42	4.6	\$ 22,398	\$ 11,124	\$ 43,883

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Civic Address	Tax Roll No.	MAIN (TRUNK)					MAIN (LOCAL)			LATERAL Charge	TOTAL CHARGE
		Assessed Area (Ha)	Pop (persons)	SDE's	Development Charge*	Total Trunk Charge	Assessed Area (Ha)	SDE'S	Total Local Charge		
MAIN - TRUNK & LOCAL CHARGE (per Hectare) - Business Park, Hamlet Development, Community Facility, General Commercial, Recreational											
2075 FASAN DR	490000063180000	0.81	28.4	8.9	---	\$ 19,982	0.81	8.9	\$ 43,197	\$ 11,124	\$ 74,302
2080 FASAN DR	490000063540000	0.42	14.7	4.6	---	\$ 10,361	0.42	4.6	\$ 22,398	\$ 11,124	\$ 43,883
2090 FASAN DR	490000063550000	0.42	14.7	4.6	---	\$ 10,361	0.42	4.6	\$ 22,398	\$ 11,124	\$ 43,883
2093 FASAN DR	490000063160000	0.00	0.0	0.0	Yes	\$ -	0.41	4.5	\$ 21,865	\$ 11,124	\$ 32,989
2100 FASAN DR	490000063560000	0.00	0.0	0.0	Yes	\$ -	0.42	4.6	\$ 22,398	\$ 11,124	\$ 33,522
2105 FASAN DR	490000063150000	0.51	17.9	5.6	---	\$ 12,581	0.51	5.6	\$ 27,198	\$ 11,124	\$ 50,903
2110 FASAN DR	490000063570000	0.00	0.0	0.0	Yes	\$ -	0.42	4.6	\$ 22,398	\$ 11,124	\$ 33,522
2120 FASAN DR	490000063580000	0.42	14.7	4.6	---	\$ 10,361	0.42	4.6	\$ 22,398	\$ 11,124	\$ 43,883
2140 FASAN DR	490000063590000	0.33	11.6	3.6	---	\$ 8,141	0.33	3.6	\$ 17,599	\$ 11,124	\$ 36,863
2150 FASAN DR	490000063600000	0.32	11.2	3.5	---	\$ 7,894	0.32	3.5	\$ 17,065	\$ 11,124	\$ 36,083
2155 FASAN DR	490000063110000	1.75	61.3	19.1	---	\$ 43,170	1.75	19.1	\$ 93,327	\$ 11,124	\$ 147,621
2160 FASAN DR	490000063610000	0.30	10.5	3.3	---	\$ 7,401	0.30	3.3	\$ 15,999	\$ 11,124	\$ 34,523
2170 FASAN DR	490000063620000	0.36	12.6	3.9	---	\$ 8,881	0.36	3.9	\$ 19,199	\$ 11,124	\$ 39,203
2179 FASAN DR	490000063090000	0.63	22.1	6.9	---	\$ 15,541	0.63	6.9	\$ 33,598	\$ 11,124	\$ 60,263
2180 FASAN DR	490000063630000	0.45	15.8	4.9	---	\$ 11,101	0.45	4.9	\$ 23,998	\$ 11,124	\$ 46,223
2190 FASAN DR	490000063640000	0.00	0.0	0.0	Yes	\$ -	0.43	4.7	\$ 22,932	\$ 11,124	\$ 34,056
2191 FASAN DR	490000063060000	0.00	0.0	0.0	Yes	\$ -	0.45	4.9	\$ 23,998	\$ 11,124	\$ 35,122
2193 FASAN DR	490000063050000	0.45	15.8	4.9	---	\$ 11,101	0.45	4.9	\$ 23,998	\$ 11,124	\$ 46,223
1220 HIGHWAY 3	490000030100000	0.75	26.3	8.2	---	\$ 18,501	0.75	8.2	\$ 39,997	\$ 11,124	\$ 69,623
1360 HIGHWAY 3	490000030000000	2.13	74.6	23.3	Partial	\$ 52,544	2.13	23.3	\$ 113,592	\$ 11,124	\$ 177,260
1780 HIGHWAY 3	490000028000000	0.81	28.4	8.9	---	\$ 19,982	0.81	8.9	\$ 43,197	\$ 11,124	\$ 74,302
TALBOT RD	490000030050000	0.00	0.0	0.0	Yes	\$ -	1.02	11.2	\$ 54,396	\$ 11,124	\$ 65,520
HENNIN DRIVE											
5125 HENNIN DR	550000024000000	0.57	20.0	6.2	---	\$ 14,061	0.57	6.2	\$ 30,398	\$ 11,124	\$ 55,583
5130 HENNIN DR	550000014000000	0.47	16.5	5.1	---	\$ 11,594	0.47	5.1	\$ 25,065	\$ 11,124	\$ 47,783
5135 HENNIN DR	550000024010000	0.57	20.0	6.2	---	\$ 14,061	0.57	6.2	\$ 30,398	\$ 11,124	\$ 55,583
5140 HENNIN DR	550000013000000	0.47	16.5	5.1	---	\$ 11,594	0.47	5.1	\$ 25,065	\$ 11,124	\$ 47,783

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

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Civic Address	Tax Roll No.	MAIN (TRUNK)					MAIN (LOCAL)			LATERAL Charge	TOTAL CHARGE
		Assessed Area (Ha)	Pop (persons)	SDE's	Development Charge*	Total Trunk Charge	Assessed Area (Ha)	SDE'S	Total Local Charge		
MAIN - TRUNK & LOCAL CHARGE (per Hectare) - Business Park, Hamlet Development, Community Facility, General Commercial, Recreational											
HOWARD AVENUE (COUNTY ROAD 9)											
4900 HOWARD AVE	470000031000000	0.37	22.8	7.1	---	\$ 16,090	0.37	7.1	\$ 34,785	\$ 11,124	\$ 61,999
5030 HOWARD AVE	470000015100000	1.21	54.5	17.0	---	\$ 38,377	1.21	17.0	\$ 82,965	\$ 11,124	\$ 132,467
5050 HOWARD AVE	470000015000000	1.40	63.0	19.7	---	\$ 44,404	1.40	19.7	\$ 95,993	\$ 11,124	\$ 151,521
5100 HOWARD AVE	470000014500000	2.17	225.7	70.5	---	\$ 159,063	2.17	70.5	\$ 343,869	\$ 11,124	\$ 514,056
2730 HIGHWAY 3	490000017500000	1.56	54.6	17.1	---	\$ 38,483	1.56	17.1	\$ 83,194	\$ 11,124	\$ 132,801
HIGHWAY 3 N/S	490000017000000	1.05	36.8	11.5	Partial	\$ 25,902	4.27	46.7	\$ 227,717	\$ 11,124	\$ 264,743
MCCORD LANE	490000070050000	0.00	0.0	0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
WALKER RD	490000069010000	2.03	71.1	22.2	---	\$ 50,077	2.03	22.2	\$ 108,259	\$ 11,124	\$ 169,460
WALKER RD	490000070000000	0.00	0.0	0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
MOYNAHAN STREET											
3160 MOYNAHAN ST	550000021000000	0.79	27.7	8.6	---	\$ 19,488	0.79	8.6	\$ 42,130	\$ 11,124	\$ 72,743
3180 MOYNAHAN ST	550000020000000	0.79	27.7	8.6	---	\$ 19,488	0.79	8.6	\$ 42,130	\$ 11,124	\$ 72,743
3210 MOYNAHAN ST	550000016000000	0.59	20.7	6.5	---	\$ 14,554	0.59	6.5	\$ 31,464	\$ 11,124	\$ 57,143
3230 MOYNAHAN ST	550000015000000	1.01	35.4	11.0	---	\$ 24,915	1.01	11.0	\$ 53,863	\$ 11,124	\$ 89,902
NORTH TALBOT ROAD											
4976 8TH CONCESSION RD	540000008000000	0.52	32.08	10.0	---	\$ 22,613	0.52	10.0	\$ 48,886	\$ 3,974	\$ 75,474
N TALBOT RD	540000007000000	0.27	16.66	5.2	---	\$ 11,742	0.27	5.2	\$ 25,383	\$ 3,974	\$ 41,099
N TALBOT RD	540000007010000	0.00	0.00	0.0	Yes	\$ -	1.13	21.8	\$ 106,234	\$ 3,974	\$ 110,208
N TALBOT RD	490000082020000	0.00	0.00	0.0	Yes	\$ -	6.50	125.3	\$ 611,080	\$ 12,399	\$ 623,479
N TALBOT RD	490000093000000	0.00	0.00	0.0	Yes	\$ -	3.07	59.2	\$ 288,618	\$ 3,974	\$ 292,592
OLDCASTLE ROAD											
5530 OLDCASTLE RD	470000089010000	0.81	28.4	8.9	---	\$ 19,982	0.81	8.9	\$ 43,197	\$ 11,124	\$ 74,302

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Civic Address	Tax Roll No.	MAIN (TRUNK)					MAIN (LOCAL)			LATERAL Charge	TOTAL CHARGE
		Assessed Area (Ha)	Pop (persons)	SDE's	Development Charge*	Total Trunk Charge	Assessed Area (Ha)	SDE'S	Total Local Charge		
MAIN - TRUNK & LOCAL CHARGE (per Hectare) - Business Park, Hamlet Development, Community Facility, General Commercial, Recreational											
5550 OLDCASTLE RD	470000089000000	0.61	37.6	11.8	---	\$ 26,527	0.61	11.8	\$ 57,348	\$ 11,124	\$ 94,999
OLDCASTLE RD	470000089020000	0.01	0.6	0.2	---	\$ 435	0.01	0.2	\$ 940	\$ -	\$ 1,375
OLDCASTLE RD	470000090100000	0.00	0.0	0.0	Yes	\$ -	4.92	94.9	\$ 462,541	\$ 14,306	\$ 476,847
O'NEIL DRIVE											
5000 O'NEIL DR	550000003090000	0.00	0.0	0.0	Yes	\$ -	0.44	4.8	\$ 23,465	\$ 11,124	\$ 34,589
5015 O'NEIL DR	550000003140000	1.71	59.9	18.7	---	\$ 42,183	1.71	18.7	\$ 91,193	\$ 11,124	\$ 144,501
5020 O'NEIL DR	550000003080000	0.46	16.1	5.0	---	\$ 11,348	0.46	5.0	\$ 24,532	\$ 11,124	\$ 47,003
5040 O'NEIL DR	550000003070000	0.46	16.1	5.0	---	\$ 11,348	0.46	5.0	\$ 24,532	\$ 11,124	\$ 47,003
5041 O'NEIL DR	550000003180000	0.91	31.9	10.0	---	\$ 22,448	0.91	10.0	\$ 48,530	\$ 11,124	\$ 82,102
5060 O'NEIL DR	550000003060000	0.46	16.1	5.0	---	\$ 11,348	0.46	5.0	\$ 24,532	\$ 11,124	\$ 47,003
5080 O'NEIL DR	550000003050000	0.46	16.1	5.0	---	\$ 11,348	0.46	5.0	\$ 24,532	\$ 11,124	\$ 47,003
5091 O'NEIL DR	550000003200000	0.88	30.8	9.6	---	\$ 21,708	0.88	9.6	\$ 46,930	\$ 11,124	\$ 79,762
5100 O'NEIL DR	550000003040000	0.40	14.0	4.4	---	\$ 9,867	0.40	4.4	\$ 21,332	\$ 11,124	\$ 42,323
5160 O'NEIL DR	550000003030000	0.35	12.3	3.8	---	\$ 8,634	0.35	3.8	\$ 18,665	\$ 11,124	\$ 38,423
5161 O'NEIL DR	550000004000000	0.27	9.5	3.0	---	\$ 6,661	0.27	3.0	\$ 14,399	\$ 11,124	\$ 32,183
5165 O NEIL DR	550000005000000	0.28	9.8	3.1	---	\$ 6,907	0.28	3.1	\$ 14,932	\$ 11,124	\$ 32,963
5170 O'NEIL DR	550000003000000	0.83	29.1	9.1	---	\$ 20,475	0.83	9.1	\$ 44,263	\$ 11,124	\$ 75,862
5175 O'NEIL DR	550000006000000	0.35	12.3	3.8	---	\$ 8,634	0.35	3.8	\$ 18,665	\$ 11,124	\$ 38,423
5184 O'NEIL DR	550000002000000	0.15	5.3	1.6	---	\$ 3,700	0.15	1.6	\$ 7,999	\$ 11,124	\$ 22,824
5186 O'NEIL DR	550000002030000	0.28	9.8	3.1	---	\$ 6,907	0.28	3.1	\$ 14,932	\$ 11,124	\$ 32,963
O'NEIL DR	550000002050000	0.21	7.4	2.3	---	\$ 5,180	0.21	2.3	\$ 11,199	\$ 11,124	\$ 27,504
OUTER DRIVE											
5155 OUTER DR	490000033040000	0.00	0.0	0.0	Yes	\$ -	0.55	6.0	\$ 29,331	\$ 11,124	\$ 40,455
5400 OUTER DR	490000032700000	0.00	0.0	0.0	Yes	\$ -	1.34	14.7	\$ 71,462	\$ 11,124	\$ 82,586
5420 OUTER DR	490000032600000	0.50	17.5	5.5	---	\$ 12,334	0.50	5.5	\$ 26,665	\$ 11,124	\$ 50,123
5445 OUTER DR	490000033230000	0.52	18.2	5.7	---	\$ 12,828	0.52	5.7	\$ 27,731	\$ 11,124	\$ 51,683

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Civic Address	Tax Roll No.	MAIN (TRUNK)					MAIN (LOCAL)			LATERAL Charge	TOTAL CHARGE
		Assessed Area (Ha)	Pop (persons)	SDE's	Development Charge*	Total Trunk Charge	Assessed Area (Ha)	SDE'S	Total Local Charge		
MAIN - TRUNK & LOCAL CHARGE (per Hectare) - Business Park, Hamlet Development, Community Facility, General Commercial, Recreational											
5450 OUTER DR	490000032580000	0.50	17.5	5.5	---	\$ 12,334	0.50	5.5	\$ 26,665	\$ 11,124	\$ 50,123
5455 OUTER DR	490000033160000	0.53	18.6	5.8	---	\$ 13,074	0.53	5.8	\$ 28,265	\$ 11,124	\$ 52,463
5475 OUTER DR	490000033130000	0.82	28.7	9.0	---	\$ 20,228	0.82	9.0	\$ 43,730	\$ 11,124	\$ 75,082
5495 OUTER DR	490000033100000	0.93	32.6	10.2	---	\$ 22,942	0.93	10.2	\$ 49,596	\$ 11,124	\$ 83,662
5500 OUTER DR	490000032540000	1.00	35.0	10.9	---	\$ 24,669	1.00	10.9	\$ 53,330	\$ 11,124	\$ 89,122
5501 OUTER DR	490000033080000	0.39	13.7	4.3	---	\$ 9,621	0.39	4.3	\$ 20,799	\$ 11,124	\$ 41,543
5515 OUTER DR	490000033060000	0.36	12.6	3.9	---	\$ 8,881	0.36	3.9	\$ 19,199	\$ 11,124	\$ 39,203
5540 OUTER DR	490000032520000	1.00	35.0	10.9	---	\$ 24,669	1.00	10.9	\$ 53,330	\$ 11,124	\$ 89,122
5600 OUTER DR	490000032500000	0.50	17.5	5.5	---	\$ 12,334	0.50	5.5	\$ 26,665	\$ 11,124	\$ 50,123
5655 OUTER DR	490000033000000	1.25	43.8	13.7	---	\$ 30,836	1.25	13.7	\$ 66,662	\$ 11,124	\$ 108,622
5725 OUTER DR	490000032980000	0.63	22.1	6.9	---	\$ 15,541	0.63	6.9	\$ 33,598	\$ 11,124	\$ 60,263
5800 OUTER DR	470000054120000	0.56	19.6	6.1	---	\$ 13,814	0.56	6.1	\$ 29,865	\$ 11,124	\$ 54,803
OUTER DR	470000054020000	0.00	0.0	0.0	Yes	\$ -	0.00	0.0	\$ -	\$ 14,306	\$ 14,306
5815 OUTER DRIVE	470000053000000	1.47	51.5	16.1	---	\$ 36,263	1.47	16.1	\$ 78,394	\$ 11,124	\$ 125,781
5700 OUTER DRIVE	490000032000000	2.56	64.0	20.0	Partial	\$ 45,108	4.57	35.7	\$ 174,083	\$ 11,124	\$ 230,315
REGAL DRIVE											
5000 REGAL DR	550000023000000	2.86	100.1	31.3	Partial	\$ 70,552	5.55	60.8	\$ 296,213	\$ 11,124	\$ 377,889
ROSCON INDUSTRIAL DRIVE											
1100 HIGHWAY 3	490000031100000	1.21	42.4	13.2	---	\$ 29,849	1.21	13.2	\$ 64,529	\$ 11,124	\$ 105,502
5425 ROSCON INDUSTRIAL	490000031000000	1.05	36.8	11.5	---	\$ 25,902	1.05	11.5	\$ 55,996	\$ 11,124	\$ 93,022
5455 ROSCON INDUSTRIAL DR	490000031010000	0.49	17.2	5.4	---	\$ 12,088	0.49	5.4	\$ 26,131	\$ 11,124	\$ 49,343
5485 ROSCON INDUSTRIAL	490000031020000	0.00	0.0	0.0	Yes	\$ -	0.48	5.3	\$ 25,598	\$ 11,124	\$ 36,722
5515 ROSCON INDUSTRIAL DR	490000031030000	0.97	34.0	10.6	---	\$ 23,929	0.97	10.6	\$ 51,730	\$ 11,124	\$ 86,782
5575 ROSCON INDUSTRIAL	490000031050000	0.48	16.8	5.3	---	\$ 11,841	0.48	5.3	\$ 25,598	\$ 11,124	\$ 48,563
5600 ROSCON INDUSTRIAL DR	490000030010000	2.50	87.5	27.3	---	\$ 61,672	2.50	27.3	\$ 133,324	\$ 11,124	\$ 206,119
5605 ROSCON INDUSTRIAL	490000031060000	0.84	29.4	9.2	---	\$ 20,722	0.84	9.2	\$ 44,797	\$ 11,124	\$ 76,642

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Civic Address	Tax Roll No.	MAIN (TRUNK)					MAIN (LOCAL)			LATERAL Charge	TOTAL CHARGE
		Assessed Area (Ha)	Pop (persons)	SDE's	Development Charge*	Total Trunk Charge	Assessed Area (Ha)	SDE'S	Total Local Charge		
MAIN - TRUNK & LOCAL CHARGE (per Hectare) - Business Park, Hamlet Development, Community Facility, General Commercial, Recreational											
5635 ROSCON INDUSTRIAL	490000031070000	0.00	0.0	0.0	Yes	\$ -	0.99	10.8	\$ 52,796	\$ 11,124	\$ 63,920
URE STREET											
5041 URE ST	550000201950000	0.67	23.5	7.3	---	\$ 16,528	0.67	7.3	\$ 35,731	\$ 11,124	\$ 63,383
5051 URE ST	550000201970000	0.33	11.6	3.6	---	\$ 8,141	0.33	3.6	\$ 17,599	\$ 11,124	\$ 36,863
5060 URE ST	550000200030000	0.45	15.8	4.9	---	\$ 11,101	0.45	4.9	\$ 23,998	\$ 11,124	\$ 46,223
5061 URE ST	550000201960000	0.37	13.0	4.0	---	\$ 9,127	0.37	4.0	\$ 19,732	\$ 11,124	\$ 39,983
5080 URE ST	550000200020000	0.37	13.0	4.0	---	\$ 9,127	0.37	4.0	\$ 19,732	\$ 11,124	\$ 39,983
5100 URE ST	550000200010000	0.43	15.1	4.7	---	\$ 10,608	0.43	4.7	\$ 22,932	\$ 11,124	\$ 44,663
5101 URE ST	550000201980000	0.72	25.2	7.9	---	\$ 17,761	0.72	7.9	\$ 38,397	\$ 11,124	\$ 67,283
5130 URE ST	550000200080000	0.44	15.4	4.8	---	\$ 10,854	0.44	4.8	\$ 23,465	\$ 11,124	\$ 45,443
5135 URE ST	550000202000000	0.87	30.5	9.5	---	\$ 21,462	0.87	9.5	\$ 46,397	\$ 11,124	\$ 78,982
5136 URE ST	550000200000000	0.56	19.6	6.1	---	\$ 13,814	0.56	6.1	\$ 29,865	\$ 11,124	\$ 54,803
5140 URE ST	550000199000000	0.78	27.3	8.5	---	\$ 19,242	0.78	8.5	\$ 41,597	\$ 11,124	\$ 71,963
5145 URE ST	550000202300000	0.47	16.5	5.1	---	\$ 11,594	0.47	5.1	\$ 25,065	\$ 11,124	\$ 47,783
5150 URE ST	550000198300000	0.43	15.1	4.7	---	\$ 10,608	0.43	4.7	\$ 22,932	\$ 11,124	\$ 44,663
5155 URE ST	550000202400000	1.48	51.8	16.2	---	\$ 36,510	1.48	16.2	\$ 78,928	\$ 11,124	\$ 126,561
5156 URE ST	550000198280000	0.43	15.1	4.7	---	\$ 10,608	0.43	4.7	\$ 22,932	\$ 11,124	\$ 44,663
5160 URE ST	550000198260000	0.43	15.1	4.7	---	\$ 10,608	0.43	4.7	\$ 22,932	\$ 11,124	\$ 44,663
5170 URE ST	550000198240000	0.51	17.9	5.6	---	\$ 12,581	0.51	5.6	\$ 27,198	\$ 11,124	\$ 50,903
5180 URE ST	550000198220000	0.51	17.9	5.6	---	\$ 12,581	0.51	5.6	\$ 27,198	\$ 11,124	\$ 50,903
WALKER ROAD (COUNTY ROAD 11)											
5415 WALKER RD	490000062010000	0.62	15.5	4.8	Partial	\$ 10,925	1.25	9.8	\$ 47,616	\$ 11,124	\$ 69,664
5420 WALKER RD	490000072010000	0.46	16.1	5.0	---	\$ 11,348	0.46	5.0	\$ 24,532	\$ 11,124	\$ 47,003
5430 WALKER RD	490000072000000	0.18	6.3	2.0	---	\$ 4,440	0.18	2.0	\$ 9,599	\$ 11,124	\$ 25,164
5440 WALKER RD	490000071000000	1.69	59.2	18.5	---	\$ 41,690	1.69	18.5	\$ 90,127	\$ 11,124	\$ 142,941

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Civic Address	Tax Roll No.	MAIN (TRUNK)					MAIN (LOCAL)			LATERAL Charge	TOTAL CHARGE
		Assessed Area (Ha)	Pop (persons)	SDE's	Development Charge*	Total Trunk Charge	Assessed Area (Ha)	SDE'S	Total Local Charge		
MAIN - TRUNK & LOCAL CHARGE (per Hectare) - Business Park, Hamlet Development, Community Facility, General Commercial, Recreational											
5445 WALKER RD	490000063020000	1.55	38.8	12.1	---	\$ 27,312	1.55	12.1	\$ 59,043	\$ 11,124	\$ 97,479
5485 WALKER RD	490000064000000	0.78	27.3	8.5	---	\$ 19,242	0.78	8.5	\$ 41,597	\$ 11,124	\$ 71,963
5580 WALKER RD	490000069000000	0.20	7.0	2.2	---	\$ 4,934	0.20	2.2	\$ 10,666	\$ 11,124	\$ 26,724
5616 WALKER RD	470000085000000	0.18	6.3	2.0	---	\$ 4,440	0.18	2.0	\$ 9,599	\$ 11,124	\$ 25,164
5624 WALKER RD	470000084000000	0.10	3.5	1.1	---	\$ 2,467	0.10	1.1	\$ 5,333	\$ 11,124	\$ 18,924
WEBSTER DRIVE											
3725 WEBSTER DR	550000186120000	0.45	15.8	4.9	---	\$ 11,101	0.45	4.9	\$ 23,998	\$ 11,124	\$ 46,223
3740 WEBSTER DR	550000186050000	1.01	35.4	11.0	---	\$ 24,915	1.01	11.0	\$ 53,863	\$ 11,124	\$ 89,902
3795 WEBSTER DR	550000186150000	1.17	41.0	12.8	---	\$ 28,862	1.17	12.8	\$ 62,396	\$ 11,124	\$ 102,382
3800 WEBSTER DR	550000186020000	1.22	42.7	13.3	---	\$ 30,096	1.22	13.3	\$ 65,062	\$ 11,124	\$ 106,282
WEBSTER DR	550000186140000	0.43	15.1	4.7	---	\$ 10,608	0.43	4.7	\$ 22,932	\$ 11,124	\$ 44,663
MAIN - TRUNK & LOCAL CHARGE (per Residential Lot)											
CASTLEWOOD COURT											
3700 CASTLEWOOD CRT	490000083850000	0.46	3.2	1.0	---	\$ 2,255	0.46	1.0	\$ 4,876	\$ 3,974	\$ 11,105
3710 CASTLEWOOD CRT	490000083830000	0.62	3.2	1.0	---	\$ 2,255	0.62	1.0	\$ 4,876	\$ 3,974	\$ 11,105
3715 CASTLEWOOD CRT	490000083870000	0.43	3.2	1.0	---	\$ 2,255	0.43	1.0	\$ 4,876	\$ 3,974	\$ 11,105
3730 CASTLEWOOD CRT	490000083810000	0.48	3.2	1.0	---	\$ 2,255	0.48	1.0	\$ 4,876	\$ 3,974	\$ 11,105
3735 CASTLEWOOD CRT	490000083890000	0.50	3.2	1.0	---	\$ 2,255	0.50	1.0	\$ 4,876	\$ 3,974	\$ 11,105
3750 CASTLEWOOD CRT	490000083790000	0.49	3.2	1.0	---	\$ 2,255	0.49	1.0	\$ 4,876	\$ 3,974	\$ 11,105
3765 CASTLEWOOD CRT	490000083910000	0.43	3.2	1.0	---	\$ 2,255	0.43	1.0	\$ 4,876	\$ 3,974	\$ 11,105
3770 CASTLEWOOD CRT	490000083770000	0.51	3.2	1.0	---	\$ 2,255	0.51	1.0	\$ 4,876	\$ 3,974	\$ 11,105

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

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Civic Address	Tax Roll No.	MAIN (TRUNK)					MAIN (LOCAL)			LATERAL Charge	TOTAL CHARGE
		Assessed Area (Ha)	Pop (persons)	SDE's	Development Charge*	Total Trunk Charge	Assessed Area (Ha)	SDE'S	Total Local Charge		
MAIN - TRUNK & LOCAL CHARGE (per Residential Lot)											
4920 HOWARD AVE	470000022000000	0.72	3.2	1.0	---	\$ 2,255	0.72	1.0	\$ 4,876	\$ 3,974	\$ 11,105
4922 HOWARD AVE	470000021000000	0.76	3.2	1.0	---	\$ 2,255	0.76	1.0	\$ 4,876	\$ 3,974	\$ 11,105
4924 HOWARD AVE	470000020000000	0.54	3.2	1.0	---	\$ 2,255	0.54	1.0	\$ 4,876	\$ 3,974	\$ 11,105
4926 HOWARD AVE	470000019000000	0.73	3.2	1.0	---	\$ 2,255	0.73	1.0	\$ 4,876	\$ 3,974	\$ 11,105
4960 HOWARD AVE	470000018010000	0.17	3.2	1.0	---	\$ 2,255	0.17	1.0	\$ 4,876	\$ 3,974	\$ 11,105
4990 HOWARD AVE	470000018000000	1.04	3.2	1.0	---	\$ 2,255	1.04	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5000 HOWARD AVE	470000017000000	1.42	3.2	1.0	---	\$ 2,255	1.42	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5020 HOWARD AVE	470000016000000	0.20	3.2	1.0	---	\$ 2,255	0.20	1.0	\$ 4,876	\$ 3,974	\$ 11,105
NORTH TALBOT ROAD											
4962 HIGHWAY 3	490000008000000	0.00		0.0	Yes	\$ -	1.42	2.0	\$ 9,752	\$ 7,948	\$ 17,700
5075 N TALBOT RD	4900000094000000	0.81	3.2	1.0	Partial	\$ 2,255	0.81	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5115 N TALBOT RD	4900000095000000	0.00		0.0	Yes	\$ -	0.36	1.0	\$ 4,876	\$ 3,974	\$ 8,850
5125 N TALBOT RD	4900000096000000	1.05	3.2	1.0	Partial	\$ 2,255	1.05	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5271 N TALBOT RD	4900000098000000	0.00		0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
5330 N TALBOT RD	5400000060000000	1.12	3.2	1.0	---	\$ 2,255	1.12	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5339 N TALBOT RD	4900000098200000	0.50	3.2	1.0	---	\$ 2,255	0.50	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5385 N TALBOT RD	4900000098300000	0.00		0.0	Yes	\$ -	0.50	1.0	\$ 4,876	\$ 3,974	\$ 8,850
5409 N TALBOT RD	4900000098010000	0.00		0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
5410 N TALBOT RD	5400000050000000	1.26	3.2	1.0	---	\$ 2,255	1.26	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5425 N TALBOT RD	4900000098500000	0.89	3.2	1.0	---	\$ 2,255	0.89	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5466 N TALBOT RD	5400000040000000	1.04	3.2	1.0	---	\$ 2,255	1.04	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5475 N TALBOT RD	4900000098600000	0.44	3.2	1.0	---	\$ 2,255	0.44	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5480 N TALBOT RD	5400000036000000	0.47	3.2	1.0	---	\$ 2,255	0.47	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5500 N TALBOT RD	5400000034000000	0.43	3.2	1.0	---	\$ 2,255	0.43	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5520 N TALBOT RD	5400000032000000	0.47	3.2	1.0	---	\$ 2,255	0.47	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5525 N TALBOT RD	4900000098700000	0.00		0.0	Yes	\$ -	0.44	1.0	\$ 4,876	\$ 3,974	\$ 8,850
5575 N TALBOT RD	4900000098900000	0.44	3.2	1.0	---	\$ 2,255	0.44	1.0	\$ 4,876	\$ 3,974	\$ 11,105

*'Yes' indicates that property would pay a D.C. and is not subject to the Trunk component of the Part XII charge. 'Partial' indicates a portion of the property is undeveloped and would pay a D.C., whereas the remaining developed component would be subject to the Part XII Charge.



Civic Address	Tax Roll No.	MAIN (TRUNK)					MAIN (LOCAL)			LATERAL Charge	TOTAL CHARGE
		Assessed Area (Ha)	Pop (persons)	SDE's	Development Charge*	Total Trunk Charge	Assessed Area (Ha)	SDE'S	Total Local Charge		
MAIN - TRUNK & LOCAL CHARGE (per Residential Lot)											
5625 N TALBOT RD	490000099300000	0.00		0.0	Yes	\$ -	0.44	1.0	\$ 4,876	\$ 3,974	\$ 8,850
5648 N TALBOT RD	540000003010000	0.34	3.2	1.0	Partial	\$ 2,255	0.78	1.0	\$ 4,876	\$ 7,948	\$ 15,079
5648 N TALBOT RD	540000003010000	0.00		0.0	Yes	\$ -	0.31	1.0	\$ 4,876	\$ 3,974	\$ 8,850
5649 N TALBOT RD	490000099000000	1.26	3.2	1.0	Partial	\$ 2,255	1.26	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5700 N TALBOT RD	540000003000000	0.27	3.2	1.0	---	\$ 2,255	0.27	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5760 N TALBOT RD	540000002000000	0.23	3.2	1.0	---	\$ 2,255	0.23	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5790 N TALBOT RD	540000001000000	0.11	3.2	1.0	---	\$ 2,255	0.11	1.0	\$ 4,876	\$ 3,974	\$ 11,105
N TALBOT RD	490000092000000	0.00		0.0	Yes	\$ -	8.39	161.8	\$ 788,763	\$ 23,844	\$ 812,607
N TALBOT RD	490000097000000	0.00		0.0	Yes	\$ -	1.15	2.0	\$ 9,752	\$ 7,948	\$ 17,700
N TALBOT RD	490000098100000	0.78	3.20	1.0	---	\$ 2,255	0.78	1.0	\$ 4,876	\$ 3,974	\$ 11,105
OLDCASTLE ROAD											
5335 OLDCASTLE	490000083950000	0.40	3.2	1.0	---	\$ 2,255	0.40	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5355 OLDCASTLE RD	490000084000000	0.55	3.2	1.0	---	\$ 2,255	0.55	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5360 OLDCASTLE RD	490000014000000	0.00		0.0	Yes	\$ -	1.05	20.2	\$ 98,713	\$ 7,948	\$ 106,661
5360 OLDCASTLE RD	490000091060000	0.43	3.2	1.0	---	\$ 2,255	0.43	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5365 OLDCASTLE RD	490000085010000	0.36	3.2	1.0	---	\$ 2,255	0.36	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5370 OLDCASTLE RD	490000091050000	0.43	3.2	1.0	---	\$ 2,255	0.43	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5373 OLDCASTLE RD	490000085000000	0.47	3.2	1.0	---	\$ 2,255	0.47	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5380 OLDCASTLE RD	490000014100000	0.61	3.2	1.0	---	\$ 2,255	0.61	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5381 OLDCASTLE RD	490000085030000	0.40	3.2	1.0	---	\$ 2,255	0.40	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5384 OLDCASTLE RD	490000091030000	0.44	3.2	1.0	---	\$ 2,255	0.44	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5385 OLDCASTLE RD	490000085050000	0.19	3.2	1.0	---	\$ 2,255	0.19	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5389 OLDCASTLE RD	490000085200000	0.00		0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
5394 OLDCASTLE RD	490000014200000	0.00		0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
5395 OLDCASTLE RD	490000086800000	0.00		0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
5404 OLDCASTLE RD	490000014030000	0.00		0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
5405 OLDCASTLE RD	490000086900000	0.00		0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -

*'Yes' indicates that property would pay a D.C. and is not subject to the Trunk component of the Part XII charge. 'Partial' indicates a portion of the property is undeveloped and would pay a D.C., whereas the remaining developed component would be subject to the Part XII Charge.



Civic Address	Tax Roll No.	MAIN (TRUNK)					MAIN (LOCAL)			LATERAL Charge	TOTAL CHARGE
		Assessed Area (Ha)	Pop (persons)	SDE's	Development Charge*	Total Trunk Charge	Assessed Area (Ha)	SDE'S	Total Local Charge		
MAIN - TRUNK & LOCAL CHARGE (per Residential Lot)											
5414 OLDCASTLE RD	490000014150000	0.00		0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
5415 OLDCASTLE RD	490000087000000	0.81	3.2	1.0	---	\$ 2,255	0.81	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5421 OLDCASTLE RD	490000088000000	0.13	3.2	1.0	---	\$ 2,255	0.13	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5426 OLDCASTLE RD	490000091020000	0.54	3.2	1.0	---	\$ 2,255	0.54	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5437 OLDCASTLE RD	490000089000000	0.80	3.2	1.0	---	\$ 2,255	0.80	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5445 OLDCASTLE RD	490000089900000	0.41	3.2	1.0	---	\$ 2,255	0.41	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5451 OLDCASTLE RD	490000090000000	0.46	3.2	1.0	---	\$ 2,255	0.46	1.0	\$ 4,876	\$ 3,974	\$ 11,105
PICCADILLY AVENUE											
2810 PICCADILLY AVE	490000086200000	0.00		0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
2815 PICCADILLY AVE	490000086250000	0.00		0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
2830 PICCADILLY AVE	490000086150000	0.00		0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
2835 PICCADILLY AVE	490000086300000	0.00		0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
2850 PICCADILLY AVE	490000086100000	0.00		0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
2855 PICCADILLY AVE	490000086400000	0.00		0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
2870 PICCADILLY AVE	490000086050000	0.00		0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
2875 PICCADILLY AVE	490000086500000	0.00		0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
2895 PICCADILLY AVE	490000086700000	0.00		0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
2960 PICCADILLY AVE	490000085300000	0.00		0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
TRAFALGAR COURT											
2800 TRAFALGAR CRT	490000085700000	0.00		0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
2805 TRAFALGAR CRT	490000085750000	0.00		0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
2820 TRAFALGAR CRT	490000085650000	0.00		0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
2825 TRAFALGAR CRT	490000085800000	0.00		0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
2840 TRAFALGAR CRT	490000085600000	0.00		0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
2845 TRAFALGAR CRT	490000085850000	0.00		0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
2860 TRAFALGAR CRT	490000085550000	0.00		0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
2865 TRAFALGAR CRT	490000085900000	0.00		0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -

*'Yes' indicates that property would pay a D.C. and is not subject to the Trunk component of the Part XII charge. 'Partial' indicates a portion of the property is undeveloped and would pay a D.C., whereas the remaining developed component would be subject to the Part XII Charge.



Civic Address	Tax Roll No.	MAIN (TRUNK)					MAIN (LOCAL)			LATERAL Charge	TOTAL CHARGE
		Assessed Area (Ha)	Pop (persons)	SDE's	Development Charge*	Total Trunk Charge	Assessed Area (Ha)	SDE'S	Total Local Charge		
MAIN - TRUNK & LOCAL CHARGE (per Residential Lot)											
2880 TRAFALGAR CRT	490000085500000	0.00		0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
2885 TRAFALGAR CRT	490000085950000	0.00		0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
2900 TRAFALGAR CRT	490000085450000	0.00		0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
2905 TRAFALGAR CRT	490000086000000	0.00		0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
2920 TRAFALGAR CRT	490000085400000	0.00		0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
2940 TRAFALGAR CRT	490000085350000	0.00		0.0	---	\$ -	0.00	0.0	\$ -	\$ -	\$ -
WALKER ROAD (COUNTY ROAD 11)											
5511 WALKER RD	490000065000000	0.38	23.4	7.3	Partial	\$ 16,525	1.01	19.5	\$ 94,942	\$ 7,948	\$ 119,415
5521 WALKER RD	490000066000000	0.13	8.0	2.5	Partial	\$ 5,653	1.67	32.1	\$ 156,539	\$ 7,948	\$ 170,140
5555 WALKER RD	490000067000000	0.30	3.2	1.0	---	\$ 2,255	0.30	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5565 WALKER RD	490000068000000	0.27	3.2	1.0	---	\$ 2,255	0.27	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5635 WALKER RD	470000066000000	0.61	37.6	11.8	Partial	\$ 26,527	0.92	17.7	\$ 86,491	\$ 7,948	\$ 120,967
5636 WALKER RD	470000083000000	0.12	3.2	1.0	---	\$ 2,255	0.12	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5644 WALKER RD	470000082000000	0.12	3.2	1.0	---	\$ 2,255	0.12	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5652 WALKER RD	470000081000000	0.12	3.2	1.0	---	\$ 2,255	0.12	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5656 WALKER RD	470000080000000	0.12	3.2	1.0	---	\$ 2,255	0.12	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5657 WALKER RD	470000067000000	0.17	3.2	1.0	---	\$ 2,255	0.17	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5660 WALKER RD	470000079000000	0.12	3.2	1.0	---	\$ 2,255	0.12	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5665 WALKER RD	470000068000000	0.33	20.4	6.4	Partial	\$ 14,351	0.33	6.4	\$ 31,024	\$ 3,974	\$ 49,349
5670 WALKER RD	470000078200000	0.12	3.2	1.0	---	\$ 2,255	0.12	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5671 WALKER RD	470000069000000	0.21	3.2	1.0	---	\$ 2,255	0.21	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5676 WALKER RD	470000078000000	0.11	3.2	1.0	---	\$ 2,255	0.11	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5680 WALKER RD	470000076000000	0.12	3.2	1.0	---	\$ 2,255	0.12	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5686 WALKER RD	470000075000000	0.17	3.2	1.0	---	\$ 2,255	0.17	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5745 WALKER RD	470000071000000	0.28	17.3	5.4	Partial	\$ 12,176	1.40	27.0	\$ 131,617	\$ 11,922	\$ 155,716
5745 WALKER RD	470000071000000	0.34	3.2	1.0	---	\$ 2,255	0.34	1.0	\$ 4,876	\$ 3,974	\$ 11,105

*'Yes' indicates that property would pay a D.C. and is not subject to the Trunk component of the Part XII charge. 'Partial' indicates a portion of the property is undeveloped and would pay a D.C., whereas the remaining developed component would be subject to the Part XII Charge.



Civic Address	Tax Roll No.	MAIN (TRUNK)					MAIN (LOCAL)			LATERAL Charge	TOTAL CHARGE
		Assessed Area (Ha)	Pop (persons)	SDE's	Development Charge*	Total Trunk Charge	Assessed Area (Ha)	SDE'S	Total Local Charge		
MAIN - TRUNK & LOCAL CHARGE (per Residential Lot)											
5775 WALKER RD	470000072000000	0.40	3.2	1.0	---	\$ 2,255	0.40	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5795 WALKER RD	470000072010000	0.28	3.2	1.0	---	\$ 2,255	0.28	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5805 WALKER RD	470000072020000	0.44	3.2	1.0	---	\$ 2,255	0.44	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5815 WALKER RD	470000072030000	0.44	3.2	1.0	---	\$ 2,255	0.44	1.0	\$ 4,876	\$ 3,974	\$ 11,105
5835 WALKER RD	470000073000000	0.75	3.2	1.0	---	\$ 2,255	0.75	1.0	\$ 4,876	\$ 3,974	\$ 11,105
WALKER RD	470000070000000	0.00		0.0	Yes	\$ -	0.25	1.0	\$ 4,876	\$ 3,974	\$ 8,850
TOTAL						\$ 4,785,103			\$ 14,758,951	\$ 3,200,377	\$ 22,744,431

*'Yes' indicates that property would pay a D.C. and is not subject to the Trunk component of the Part XII charge. 'Partial' indicates a portion of the property is undeveloped and would pay a D.C., whereas the remaining developed component would be subject to the Part XII Charge.



Appendix B

Exempt and Frozen Properties



Appendix B: Exempt and Frozen Properties

Under separate cover.



 Watson
& Associates
ECONOMISTS LTD.

8th Concession Road Area (Oldcastle) Capital Charges

Council Meeting
November 28, 2023

Agenda

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



Background



- Properties within the Oldcastle Hamlet have traditionally been serviced by private on-site systems, some of which are inadequate, malfunctioning, and have caused land and surface water pollution
- The Town and Ministry of Environment have identified the need for proper treatment of wastewater in the Hamlet
- A preferred strategy has been identified through the 2018 “Oldcastle Hamlet Sanitary Servicing 8th Concession Road Trunk Sanitary Sewer Outlet Preliminary Design” Report
 - Report outlined trunk and local sewer projects and cost estimates
 - Cost estimates were updated in 2020 and 2022 to reflect current costs

Background



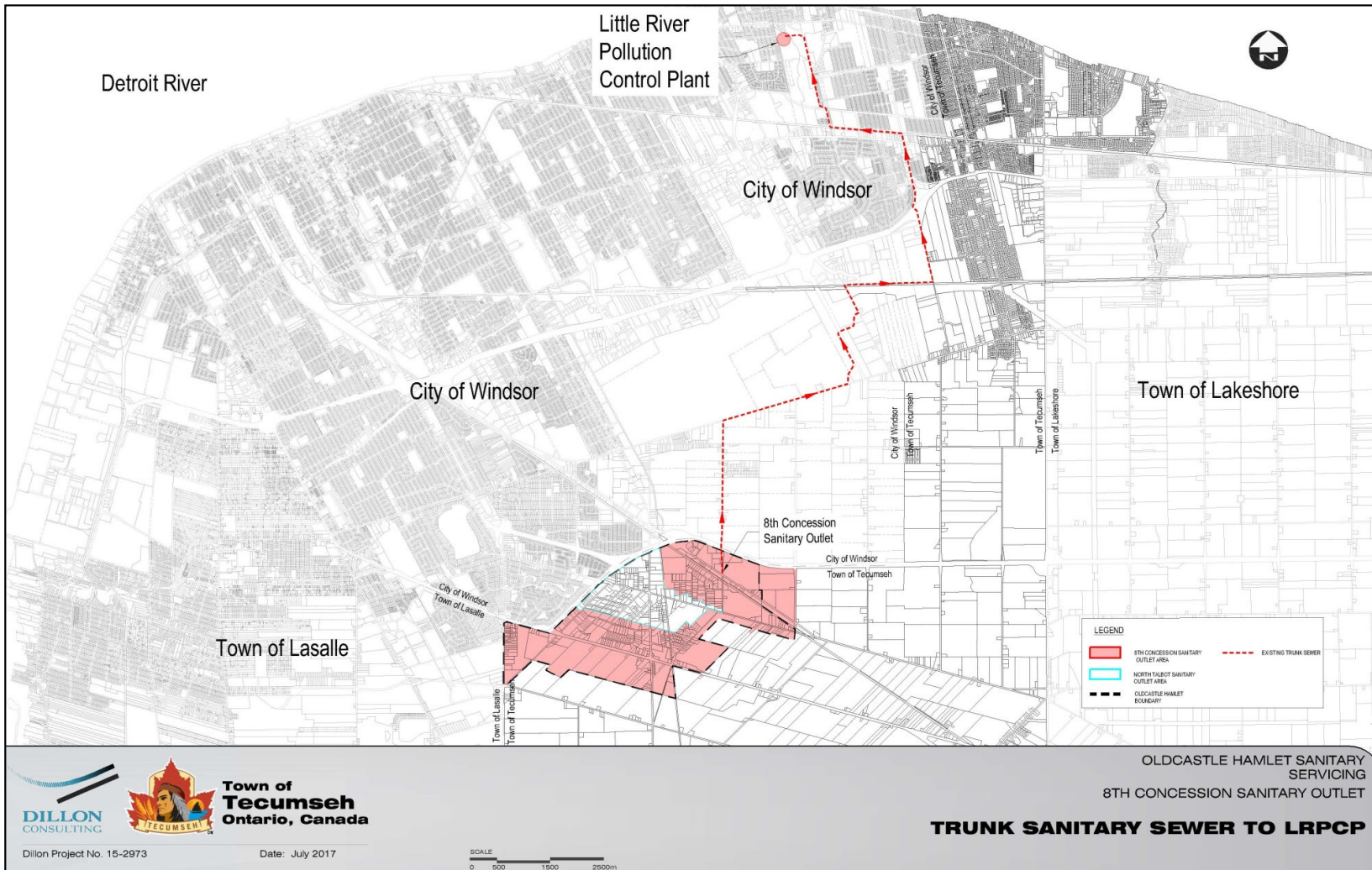
- New development in the Oldcastle area would be subject to development charges (D.C.s) under the *Development Charges Act*
 - D.C.s will be paid by new development for their share of the costs for wastewater infrastructure
- The recovery of costs for wastewater servicing related to existing properties is proposed to be recovered through a capital charge via Part XII of the *Municipal Act*
- The Town retained Watson to undertake the calculation of these capital charges through this study process

Legislative Framework

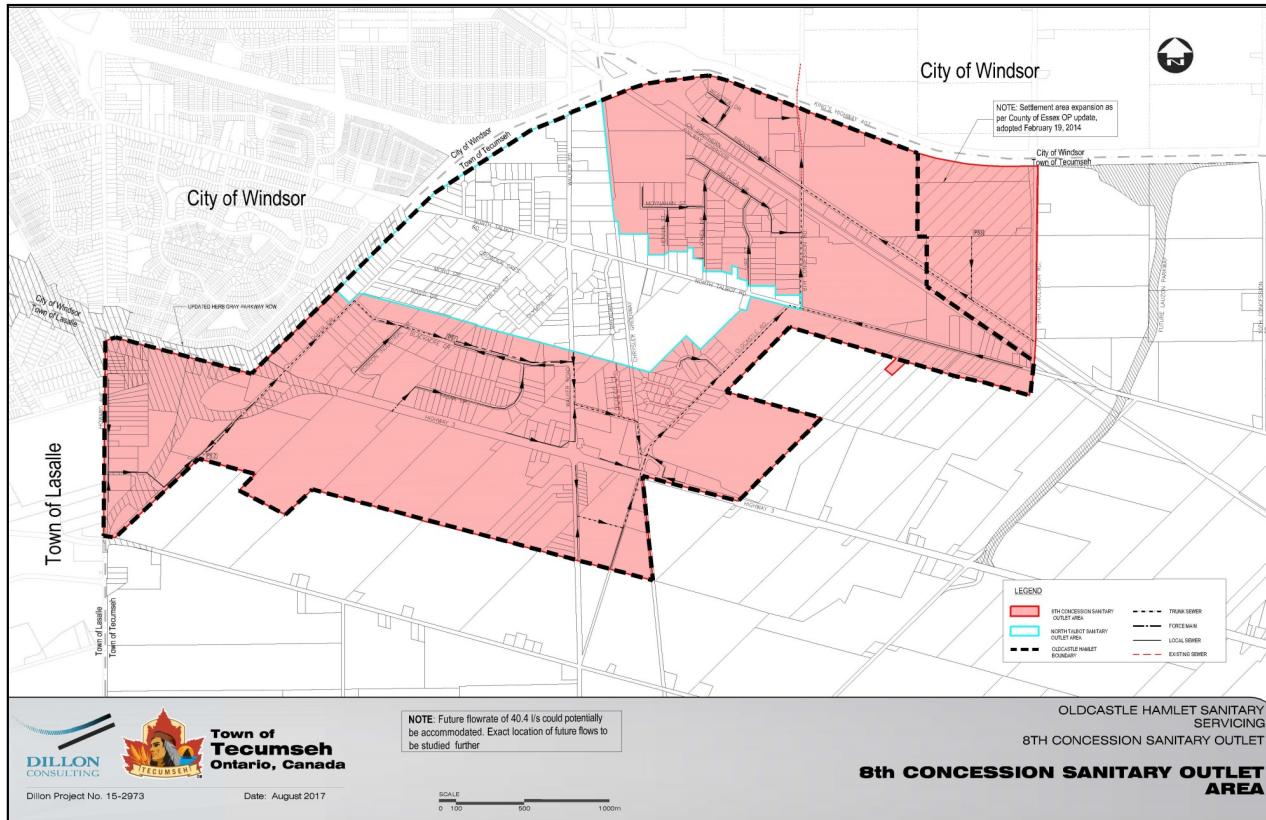


- Part XII of the *Municipal Act* provides municipalities with broad powers to impose fees and charges via by-law as follows:
 - “For services or activities provided or done by or on behalf of it;
 - for costs payable by it for services or activities provided or done by or on behalf of any other municipality or local board; and
 - for the use of its property including property under its control.”
- It is proposed that existing properties will pay the non-growth-related costs of the infrastructure through capital charges imposed under Part XII
 - Note: Future development will pay the growth-related costs of the infrastructure through D.C.s

Service Area



Service Area



Summary of Properties within Study Area

Total Properties	Existing	New
Residential	94	20
Non-Residential	226	49
Total	320	69

Summary of Total Area by Property Type within Study Area

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



Methodology – Conversion of Properties to Single Detached Equivalents (S.D.E.s)

- S.D.E. approach normalizes wastewater use of all types of development (res and non-res) relative to the use of a single detached home
- S.D.E. basis is preferred to an area basis given that population densities are more closely related to shares of sanitary flows vs. property area
- 3.2 persons per single family home is assumed for this calculation (based on 2019 DC Study)
- Example calculation to convert a business park to S.D.E.s is provided as follows:

Property Type	Population Density (persons/hectare)	Area of Property (hectares)	Assumed Population	S.D.E. Assumption	Total S.D.E.s for Property
	<i>A</i>	<i>B</i>	$A \times B = C$	<i>D</i>	$C / D = E$
Business Park	35.0	0.52	18.2	3.2	5.7

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



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

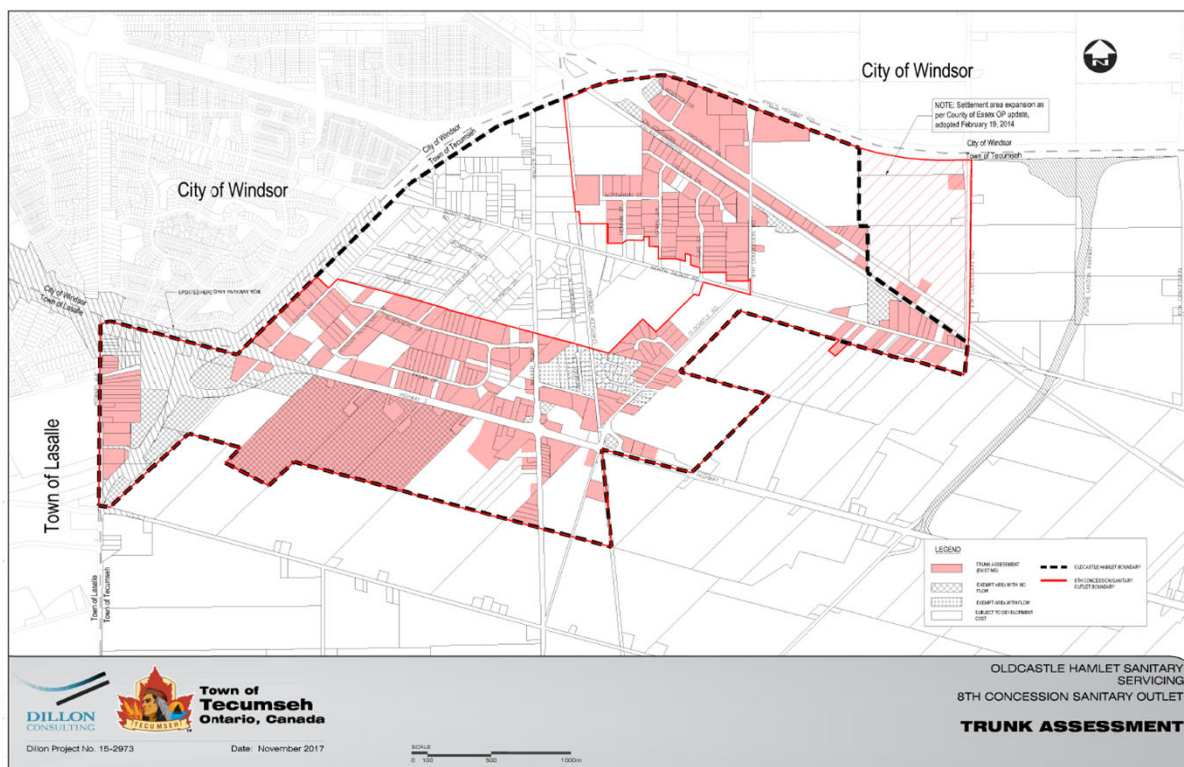
- Total existing S.D.E.s are used in the denominator of the Part XII charge calculation
- Numerator is the capital cost (identified in the next section)

Infrastructure



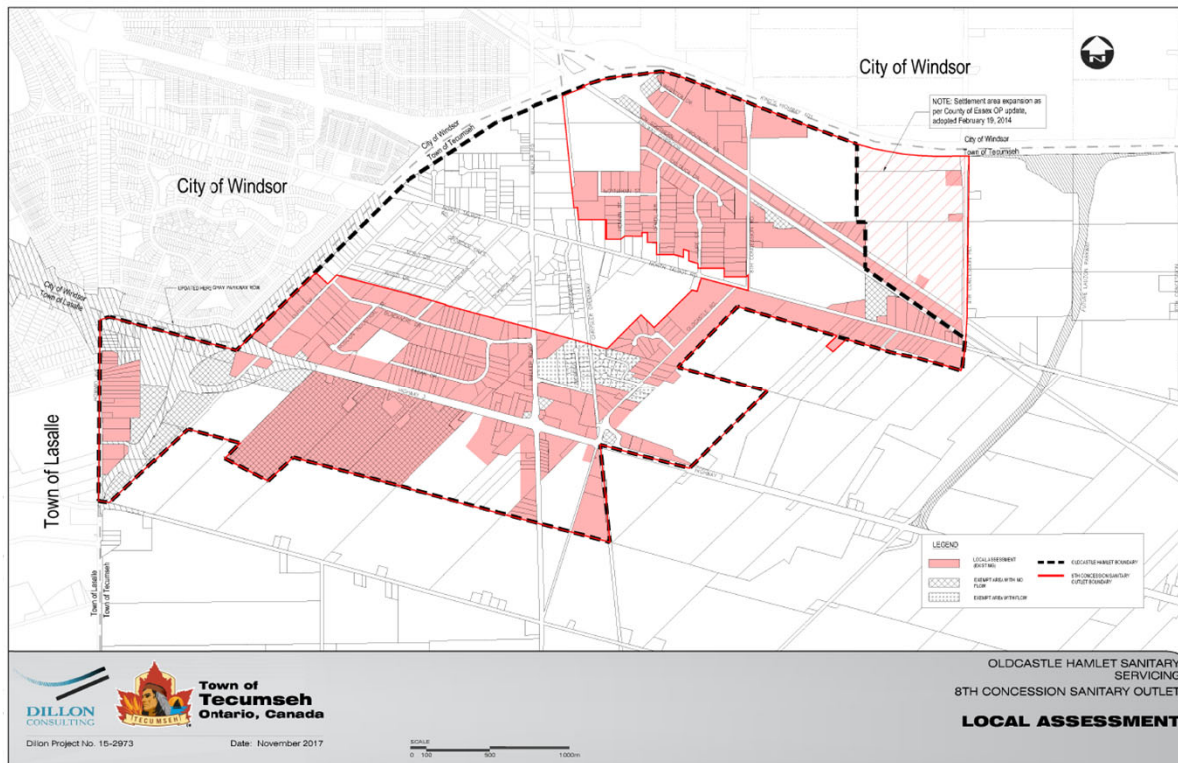
- Three components of infrastructure:
 1. **Main (Trunk) charge:** sanitary sewers greater than 375mm in diameter, pump stations and forcemains
 2. **Local charge:** sewers <375 mm in diameter
 3. **Lateral charge:** cost related to connect the sewer to a property

Existing Properties Benefiting from Trunk Infrastructure



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

Existing Properties Benefiting from Local Infrastructure



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

Note: S.D.E.s for local charge is higher than trunk infrastructure, given that the Town is installing the local infrastructure for certain new developments where a D.C. would otherwise apply.

Capital Costs



Component	Total Cost	Town Share	Growth-Related (D.C.s)	Non-Growth-Related (Part XII)*
Trunk Sewers	\$63.5 million	\$26.43 million	\$21.37 million	\$4.79 million
Local Sewers	\$14.76 million	\$14.76 million	N/A**	\$14.76 million

- Lateral capital costs are assessed on a per property basis based on the type of lateral installed:

Description	Capital Cost (\$)
150 mm (6 inch), without inspection manhole	\$3,974
150 mm (6 inch), with inspection manhole	\$11,124
200 mm (8 inch), with inspection manhole	\$12,399
250 mm (10 inch), with inspection manhole	\$14,306

*Note: a minor component of the works (approximately \$300,000) benefits existing development in other areas, not included as part of this calculation

**Under the Town's Local Service Policy, the construction of these works is direct developer responsibility and not included in the DC. Costs identified above do not include local sewers to be installed by developing landowners

Calculation of Capital Charge



Calculation of Main Charge per S.D.E.

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

Calculation of Local Charge per S.D.E.

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

Total Part XII Charge per S.D.E.

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

- Note: S.D.E.s for local charge is higher, given that the Town is installing the local infrastructure for certain new developments where a D.C. would otherwise apply.
- These properties would pay the D.C. to fund the Main trunk infrastructure and a Part XII charge for the local infrastructure

- The above charge is applied to each property based on the total number of S.D.E.s for the property
- Calculations of the charge for each property in the study area are provided in the report

Special Considerations



Properties not subject to the charge:

- Existing Sanitary Sewers
 - Properties within the Sewer Outlet area that are currently serviced by existing sewers and have been temporarily discharging into North Talbot Road Sanitary Sewer until they can connect to 8th Concession Rd sewer
- 'Frozen' Areas
 - There are a number of properties that are fully or partially 'frozen'
 - Not intended to be serviced/do not have any sewage capacity allocated
- D.C. Recoverable
 - Undeveloped properties are not subject to the charge as growth-related capital costs are included in the D.C. calculation
 - These properties are subject to the D.C. to recover capital costs related to the development of the land

Next Steps and Implementation



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



Questions?

Tecumseh Police Services Board

2024 Proposed Budget

November 28, 2023



Presented by
Christopher Hales, Chair, Tecumseh Police Services Board
Inspector Angela Ferguson, Essex County OPP

Environmental Scan – Policing in Ontario

■ New Policing Legislation

- *Police Services Act, 1990* (PSA) remains in effect for now
- *Community Safety and Policing Act, 2019* (CSPA, 2019) received Royal Assent on March 26, 2019 – regulations are currently under development
- Main changes that will affect local policing under *CSPA, 2019*:
 - Detachment Boards (transition expected in early 2024)
 - Community Safety and Well-Being Plans
 - Changes to what constitutes police service
 - No more OPP police service contracts



Tecumseh Police Services Board

- Section 10 Board as required by the *Police Services Act*
- Board is responsible for the provision of ‘adequate & effective police services’ in the Town
- Current 5 member board:

Mayor - Mayor Gary McNamara

1 Member of Council - Councillor Rick Tonial

1 Community Member
(Council appointed) - Christopher Hales

2 Members appointed
by Province - Paul Sweet
- Marc Gomes



2024 Budget Drivers

- 2-year contract extension expires at end of 2025 or earlier when *CSPA, 2019* comes into force
- Estimated OPP wage adjustment has been included
 - OPPA Collective Agreement expired on December 31, 2022
- Maintain current service levels
- Impact of transition to OPP Detachment Board
 - Cost of policing will be based on current contract for three years, post regulations coming into force
 - Impact on board budget unknown at this time
- CPI is 3.8% (September)



Contract Services

- OPP contract extension is for 2-year term (2024-2025); contract eliminated when CSPA, 2019 comes into force
- Cost allocation in contract is comprised of:
 1. Base Service (50.4%)
 2. Calls for Service (49.6%)
- OPP Wage (CBA)
 - Includes estimated 2.01% salary increase
- Billing reconciliation for 2024 in 2026



Comparative Policing Costs – 2022

[lowest to highest by per capita cost]

Rank	Police Service	Per Capita Cost	Per Household Cost	% of Total Expenses*
1	Kingsville (OPP)	\$153	\$360	9.79%
2	Essex (OPP)	\$156	\$393	8.85%
3	Tecumseh (OPP)	\$160	\$407	9.62%
4	Lakeshore (OPP) – 2021	\$183	\$382	11.37%
5	Leamington (OPP)	\$231	\$610	9.04%
6	Amherstburg (municipal) - 2021	\$279	\$563	12.44%
7	LaSalle (municipal)	\$312	\$876	16.02%
8	Chatham-Kent (municipal)	\$330	\$695	8.70%
9	Windsor (municipal)	\$503	\$1,159	13.37%

Source: MIDAS (Municipal Information & Data Analysis System)

* Includes all operating and capital expenses



Crime Severity Index – 2022

Rank	Police Service	2022 Crime Rate per 100K population	2021 Crime Rate per 100K population
1	Essex (OPP)	24.5	22.77
2	Lakeshore (OPP)	25.76	21.02
3	Kingsville (OPP)	27.12	28.11
4	LaSalle (municipal)	30.18	19.24
5	Tecumseh (OPP)	31.72	26.74
6	Leamington (OPP)	68.48	65.9
7	Chatham-Kent (municipal)	71.28	78.93
8	Windsor (municipal)	83.83	98.01

Source: Statistics Canada

Note: Data for Amherstburg not available after 2018 (28.1 in 2018)



2024 Police Service & Related Initiatives

- Continue implementation of Community Safety and Well-Being Plan
- *Community Safety and Policing Act, 2019* – development of regulations
- Expected transition to new Detachment Boards (early 2024)
- Ongoing administration of mental health response teams:
 - Mental Health Response Unit (MHRU)
 - Mobile Crisis Rapid Response Team (MCRRT)
 - Youth Crisis Response Team (YCRT)
- Continued collaboration with Town on traffic enforcement



POLICE SERVICES BOARD

Expenditures

- \$42,995 [2023 \$42,366], increase of \$629 or 1.48%
 - Inflationary adjustments in Wages & Benefits and Memberships



POLICE

Revenues

- \$1,135,320 [2023 \$137,971], decrease of \$2,651 or 1.92%
 - Grants
 - Decrease of \$2,651 in Ontario Specific Grants
 - Refund for officers' wages associated with the MHRU, MCRRT and YCRT through the Community Safety and Policing Grant (\$73,177)
 - Reduction of \$357 in Court Security and Prisoner Transportation Grant



POLICE

Expenditures

- \$3,240,740 [2022 \$3,357,003], decrease of \$116,263 or 3.46%
- Contract
 - Gross expenditures in 2024 of \$3,201,840 vs \$ 3,285,440 for 2023
 - Decrease of \$83,600 or 2.54% reflects:
 - Small debit for 2022 year-end reconciliation (\$4,072)
 - Overall lower cost in both Base Service and Calls for Service
 - Allowance for policing of special events
 - Estimated wage adjustment of 2.01% for 2024 (pending CBA)



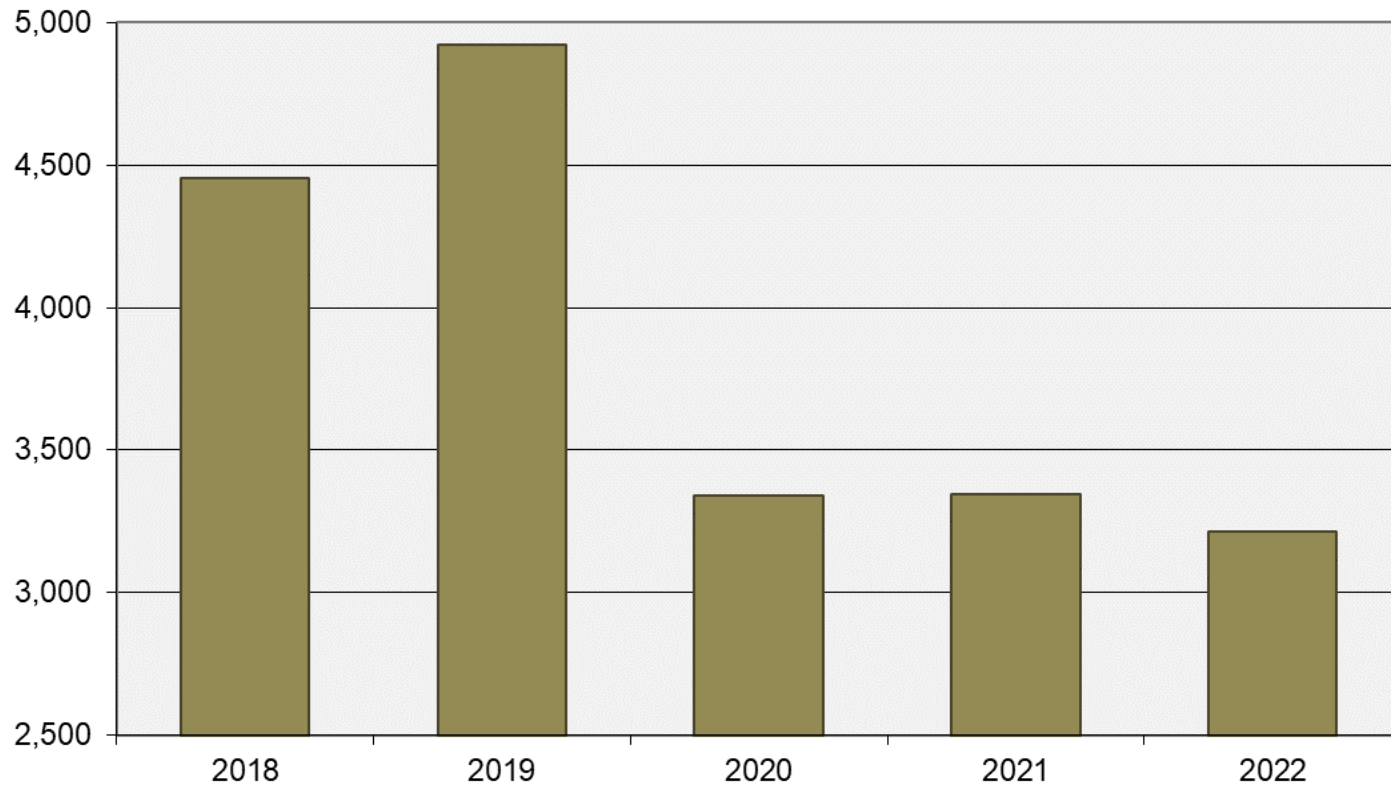
Discussion – Q&A



Appendix: Calls for Service Trends - Tecumseh

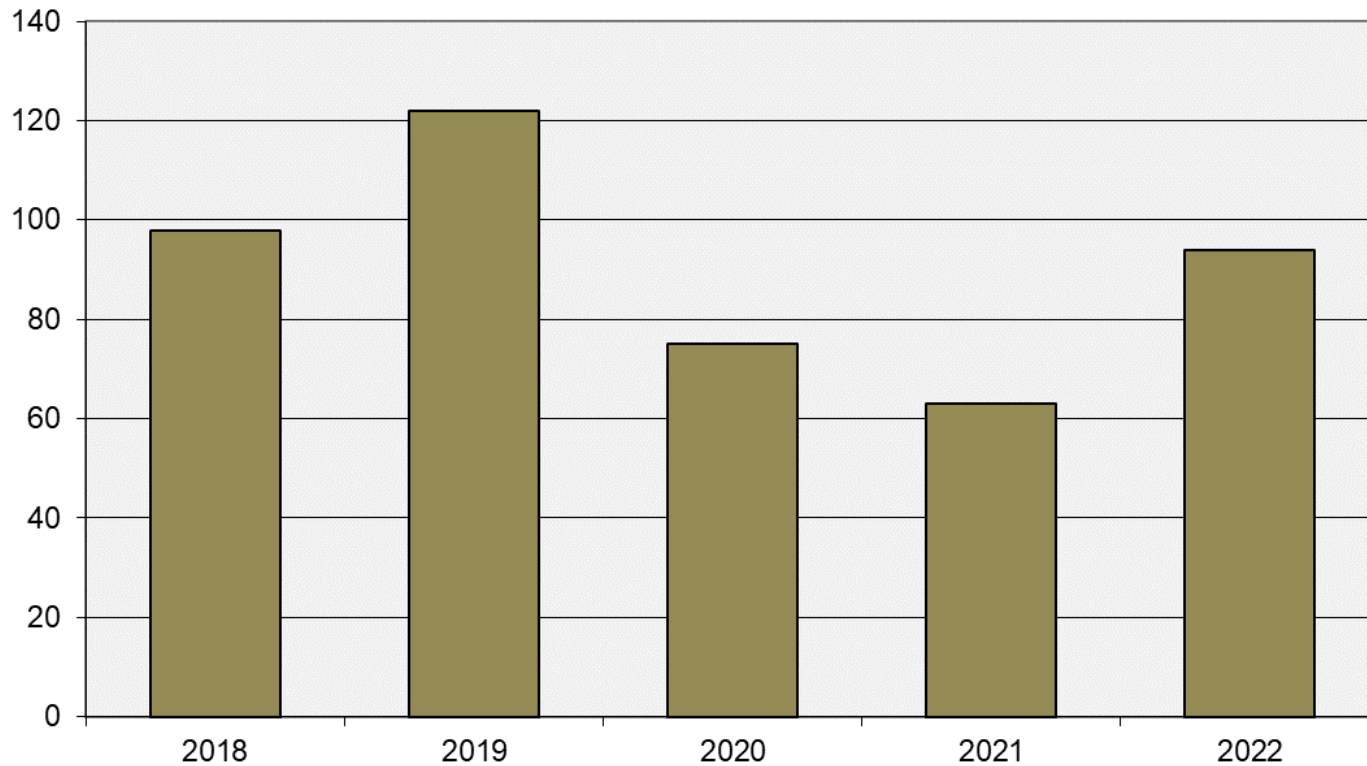
Total Calls for Service

Calls for Service



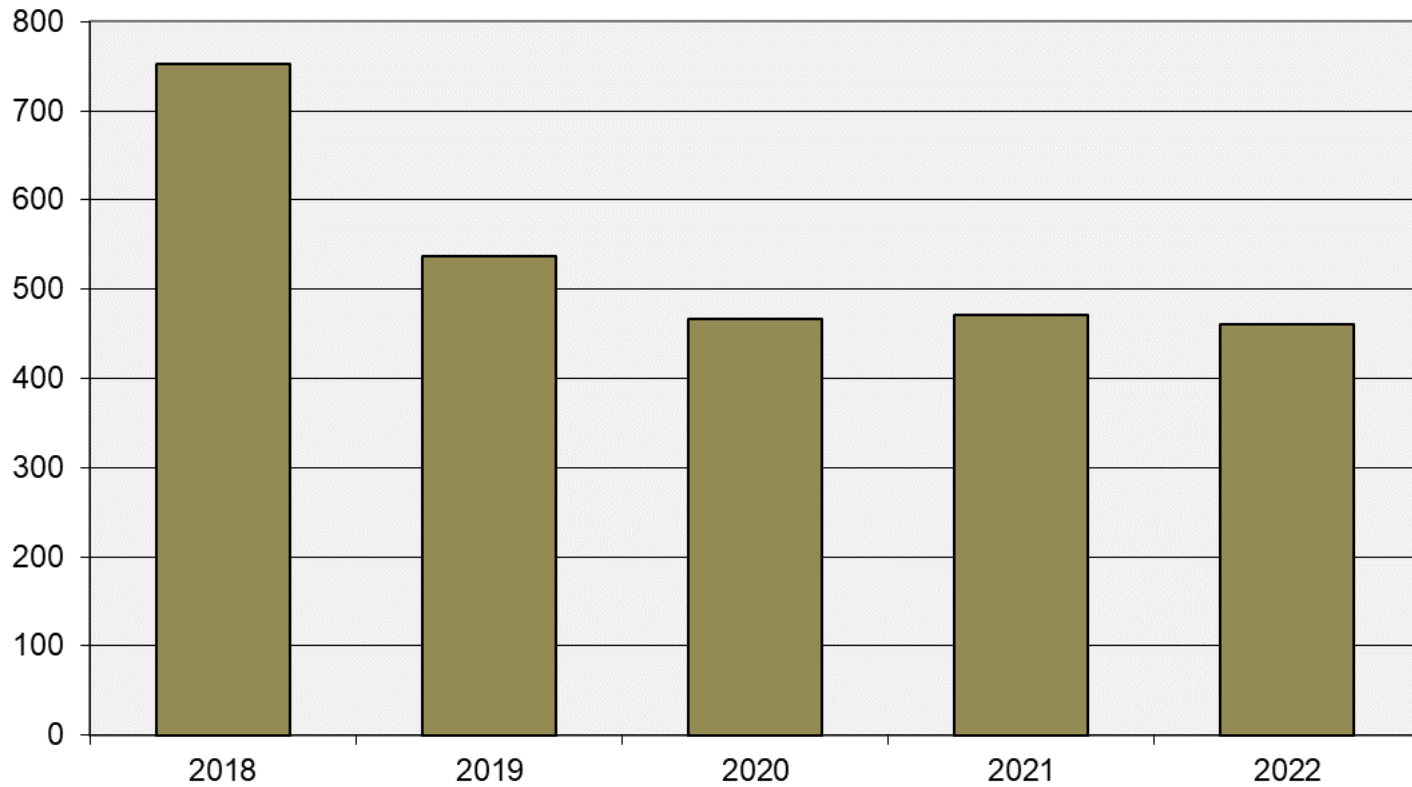
Appendix: Calls for Service Trends - Tecumseh Violent Crime

Violent Crime



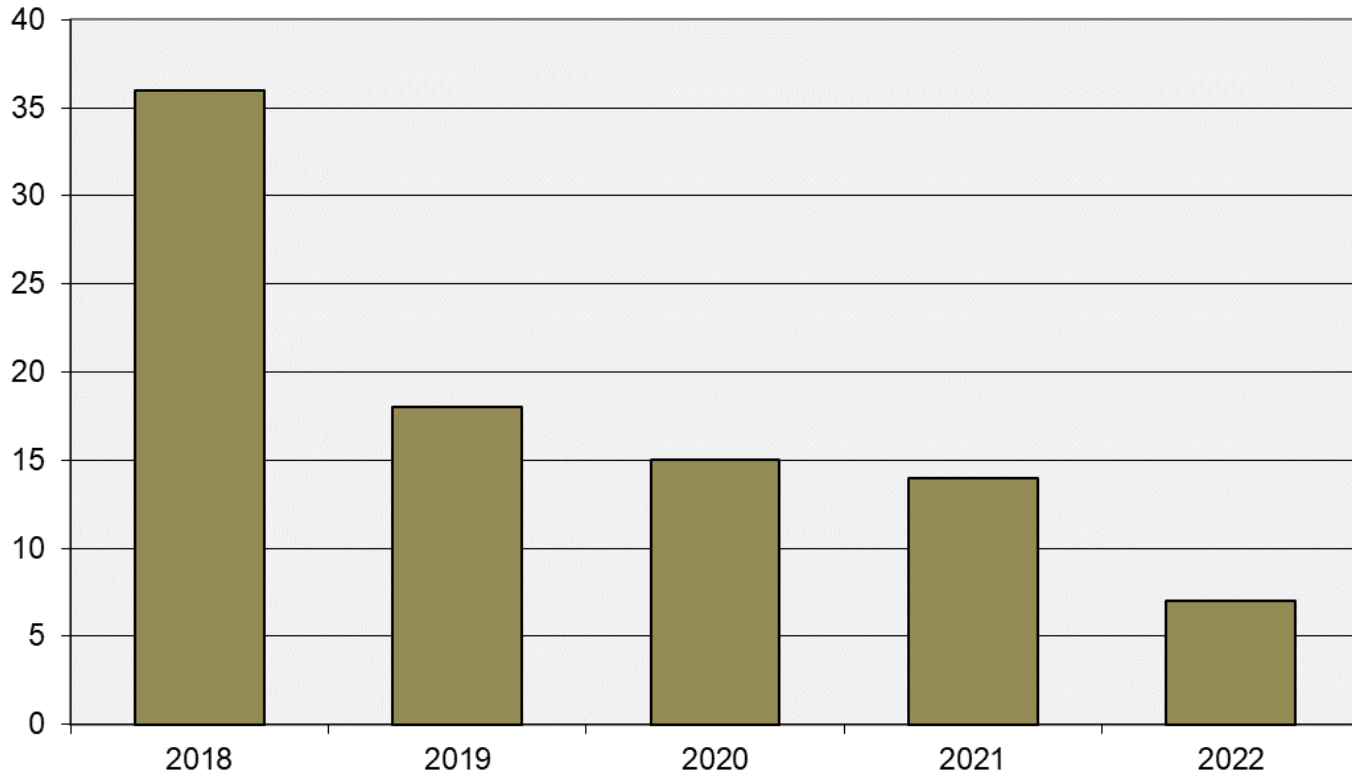
Appendix: Calls for Service Trends - Tecumseh Property Crime

Property Crime

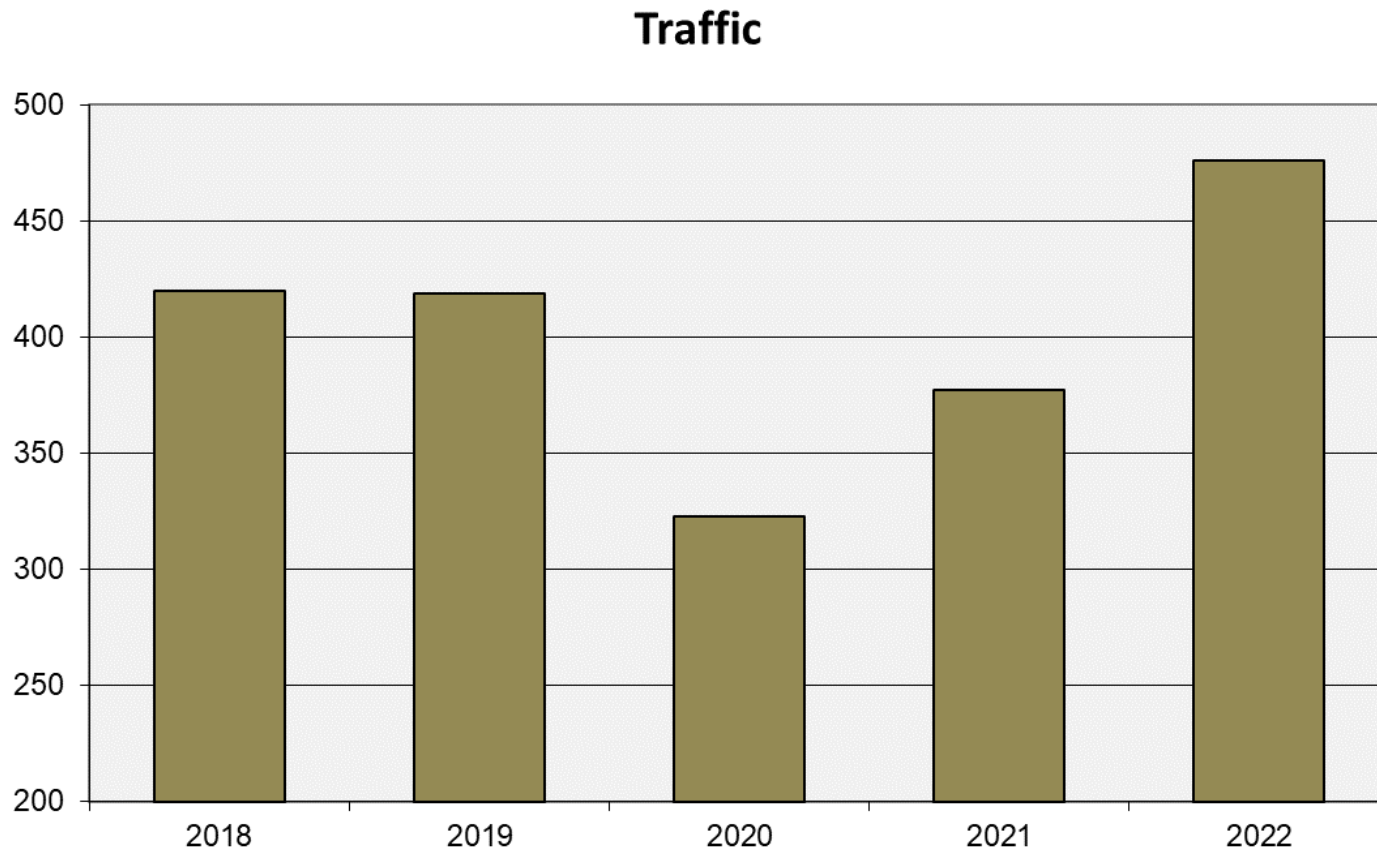


Appendix: Calls for Service Trends - Tecumseh Drug Related Crime

Drug Related Crime



Appendix: Calls for Service Trends - Tecumseh Traffic





2024 Proposed Business Plan & Budget

Presentation to Town Council

November 28, 2023

2024 Proposed Budget

- Overview – Chief Administrative Officer
- Budget – Treasurer & Deputy Treasurer
 - Budget Document
 - Operations
 - General
 - Water & Wastewater
- Lifecycle
- Reserves
- Conclusion
- Q & A



Council Vision:

Proud of the Past. Confident in the Future. A Community for everyone.



Council Mission:

Working together for sustainable growth and service delivery to support an exceptional quality of life.



Strategic Priorities for 2023-2026

Sustainable Growth

Achieve prosperity and a livable community through sustainable growth.

Community Health & Inclusion

Integrate community health and inclusion into our places and spaces and everything we do.

Service Experience

Enhance the experience of Team Tecumseh and our citizens through responsive and respectful service.

The new corporate Strategic Plan can be found at:

<https://www.tecumseh.ca/en/town-hall/strategic-priorities.aspx>



2021 Organizational Review

Implementation continues with:

- Customer Services recommendations
- Structure and staffing recommendations
- Service delivery efficiencies
- Implementation of corollary reviews related to Org Review:
 - People Strategy
 - Information Technology Services
 - Digital Strategy
 - Business Continuity and Disaster Recovery Strategy
 - Payroll
 - Clerks Services



2024 Objectives: Chief Administrative Officer

- Annual report out on Corporate Strategic Priorities
- Act on Council's growth mandate through residential, industrial and commercial growth
- Develop community amenities and facilities in partnership with community agencies and service groups
- Continuous improvement through organizational and service efficiencies
- Implement changes in policing governance arising from CSPA, 2019
- Implement Community Safety and Well-Being Plan in conjunction with area municipalities, the County and partners
- Further the Town's relationship building with our Indigenous Community
- Renew efforts to address Climate Change and focus on sustainability



2024 Objectives: People & Culture

- Development of a leadership competency framework along with succession planning
- Establish an employee reward and recognition strategy
- Conduct an employee compensation review, including the Town's benefit programs
- Implement a Human Resource Information System with records management, onboarding and an HR metrics dashboard
- Create employee engagement and diversity plans for the corporation
- Develop and deliver corporate education platforms
- Continue to raise the profile of health & safety and wellness committee initiatives
- Continue positive labour relations with the Town's labour partners



2024 Objectives: Legislative Services & Clerk

- Continue to implement the Clerks Service Delivery Review
- Implement Year 1 of the Records & Information Management Service Review
- Revamp the Town's Freedom of Information request and search procedures
- Review of various by-laws and policies
- Move forward with set up for implementing an Administrative Monetary Penalty System to augment enforcement of by-laws with potential launch in 2025
- Continue development of in-house legal services with land registry registration and search services brought in-house



2024 Objectives: Financial Services

- Customer Service Strategy implementation – led by TCS
- Commence set up and implementation of the HRIS/Payroll/Time & Attendance software arising from the Payroll Service Review
- Development Charge Background Study Update – led by Development Services
- Asset Management Plan – include all non-core assets – led by Public Works
- Implement FMW Capital module to provide more streamlined capital program tracking in time for 2024 Year End and 2025 Budget
- Implement new accounting standard requirements for asset retirement obligations for 2024 Financial Statements
- Pursue GFOA Distinguished Budget Presentation Award for 14th consecutive year



2024 Objectives: Technology & Client Services

- Implement Information Technology Service Review & Digital Strategy
- Completion and testing of Business Continuity & Disaster Recovery Strategy
- Implement stronger network security and reinforce cybersecurity measures with all users
- Improve connectivity between sites and add public wireless hotspots
- Enhance the Town's new Open Data Portal
- Fully implement new customer service model and enhanced communications program
- Prepare for 2024-25 Citizen Satisfaction Survey
- Refresh corporate website with inclusion of more e-services



2024 Objectives: Community Safety

- Completion and implementation of the Community Risk Assessment and Fire Master Plan
- Update the Town of Tecumseh Emergency Response Plan
- Pursue proactive approach to mandatory firefighter certification and succession planning for senior positions
- Explore funding opportunities to refurbish the 1942 Fire Truck
- Comprehensive review of Municipal By-Laws enforced by Community Safety



2024 Objectives: Development Services

- Finalize Tecumseh Hamlet Secondary Plan and incorporate into the Official Plan
- Complete the Oldcastle Hamlet Special Planning Study
- Implement Council's direction on growth in the Hamlet SPA, MRSPA and Oldcastle
- Conduct the 5-year update to the Town's Development Charges By-law
- Complete the new Comprehensive Zoning By-law
- Implement the 10 Initiatives of the Tecumseh Housing Action Plan, subject to federal funding
- Complete the branding study for the commercial areas of Tecumseh Road, Manning – Amy Croft and Lesperance South at CR22 to promote retail and service businesses
- Continue to promote financial incentives under the Town's CIPs



2024 Objectives: Community & Recreation Services

- Develop a Healthy Aging Strategy and expand active and passive programming for seniors
- Develop a master plan for the Tecumseh Arena site in support of a multi-use and wellness centre
- Complete approved capital projects including Lacasse Park Baseball stadium, Maidstone Recreation Centre washrooms and CADA Library facility
- Implement next phase of capital projects including Lakewood Park South washroom pavilion and water feature, arena restoration and sport fields rehabilitation
- Develop a climate change mitigation/adaptation strategy with energy management options
- Work on next phase of Asset Management with inclusion of all Town facilities, amenities and buildings



2024 Objectives: Public Works & Engineering Services

- Complete infrastructure related studies/by-laws, such as: AMP update, growth area FSRs, sanitary outlet cost recovery by-laws, traffic calming policy, bridge & culvert needs study (spans >3m), roads needs study, model updates for sanitary sewer & water distribution systems, SWM rates
- Design/install sanitary sewers - Oldcastle Hamlet (CR46/Webster/Laval & Delduca Dr)
- Design for Tecumseh Hamlet northwest infrastructure
- Design/construction of capital projects with secured funding/partnerships: DMAF – Stormwater pump stations and Centennial & Woodbridge watermain replacements, Lesperance Road multi-use trails, CR43 watermain
- Move forward with Regional Food & Organics & Biosolids Waste Management
- Implement mandated MECP Consolidate Linear Infrastructure ECAs
- Participate in Municipal Class EA's for CR46 and Little River Pollution Control Plant





2024 Draft Business Plan & Budget

As presented to Town Council
November 28, 2023

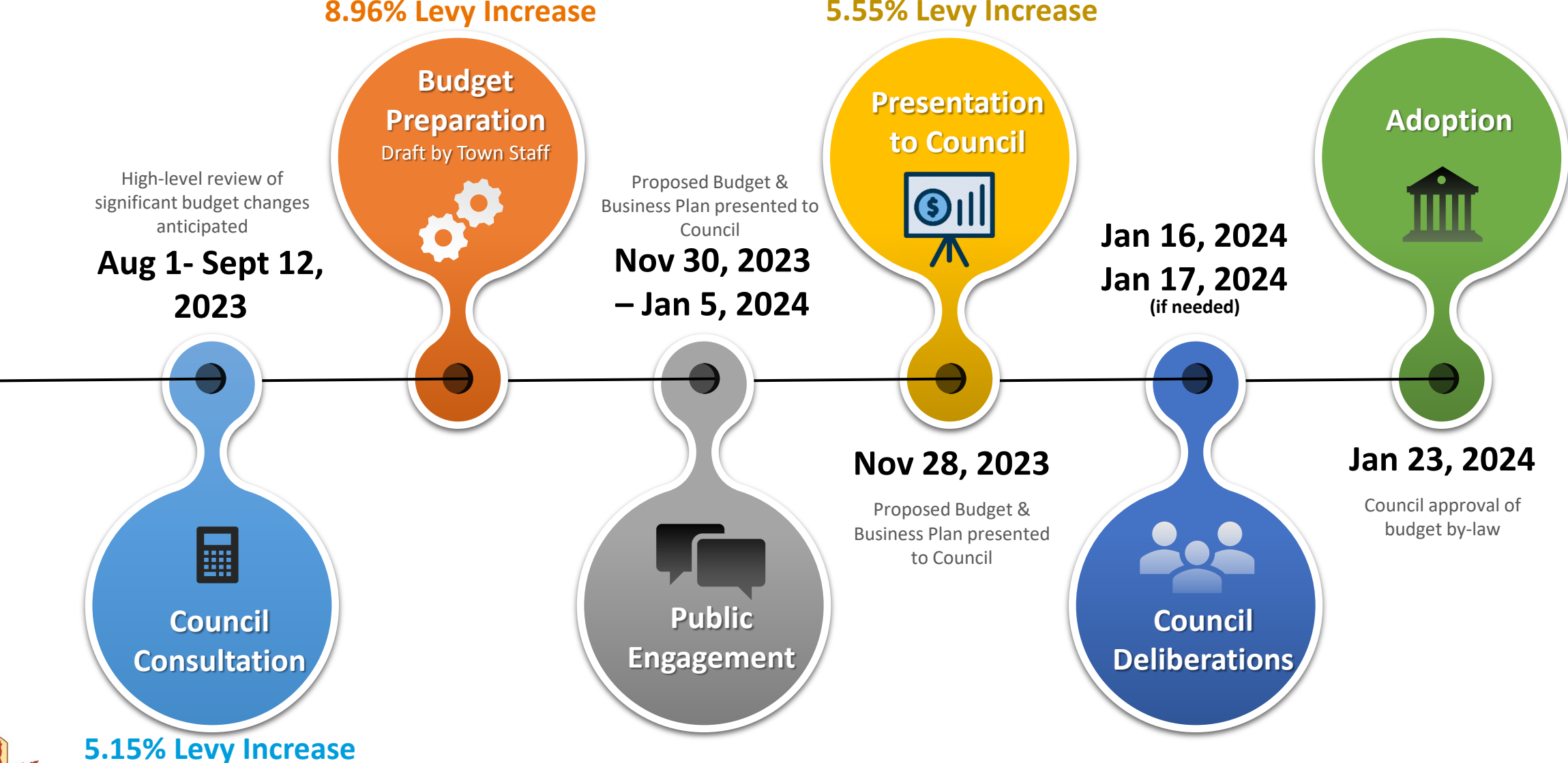
2024 Business Plan and Budget Overview

Electronic Document Overview

1. Transmittal
2. Executive Summary
3. Budget Reconciliation – PSAB Adjustments
4. Recommended New Staffing Enhancements
5. Operating Budget
6. Lifecycle
7. Reserves
8. Supplementary Information
 - Budget Process
 - Revenue and Expenditure Analysis



Budget Process



Council Consideration

- Total Municipal tax levy required is \$28.9M
 - \$1.5M or 5.55% increase vs prior year approved budget
- Municipal tax rate increase of 5.48% vs prior year approved rate

Impact on \$250K Property	% of Increase	\$ Increase
Noncontrollable/Inflationary	1.82%	\$ 36
Contribution to Capital	1.44%	29
Operations (net of growth)	2.22%	45
	5.48%	\$ 110

- Consolidated levy increase ~ 4.74% expected vs prior year approved budget
 - \$175 consolidated increase on \$250K assessed property
- Province again postponed the 2024 Assessment Update
 - Property assessments are based on fully phased-in January 1, 2016 values



2024 Proposed Levy Summary

Budget Drivers	2024					
	2023	Proposed	2025	2026	2027	2028
Base Department Operations (excl Pay/Ben)	-0.13%	0.15%	2.37%	0.73%	1.24%	1.27%
Service Level Enhancements	2.70%	3.29%	2.07%	0.42%	0.00%	0.00%
Payroll/Benefits	1.19%	1.15%	1.36%	1.48%	1.73%	1.73%
Sub-total - Operating	3.76%	4.59%	5.80%	2.63%	2.96%	3.00%
Lifecycle	0.18%	0.73%	0.86%	1.04%	1.04%	1.04%
New Infrastructure Levy	0.00%	0.73%	0.69%	0.69%	0.69%	0.69%
Sub-total - Capital	0.18%	1.46%	1.56%	1.73%	1.73%	1.73%
Total	3.94%	6.05%	7.35%	4.36%	4.69%	4.73%
Assessment (Growth)/Loss	-1.00%	-0.49%	-1.12%	-1.38%	-1.38%	-1.38%
Total w/ Growth factor	2.94%	5.55%	6.23%	2.98%	3.31%	3.35%



Key Revenue Items

	-	Increase (\$)
Assessment Growth	\$	210,000
Supplementary Taxes		(75,000)
Total Growth		<u>135,000</u>
User Charges		85,000
Building Permits		NIL
- \$148K decrease, transferred to reserve		
Investment Income		
- \$1.1M increase, transferred to reserve		NIL



Key Expenditure Items

		Increase (\$)	% of Levy Increase
Contribution to Capital (LC/NIL)	\$	400,000	23%
Wages	\$	479,400	28%
Benefits		258,100	15%
Total Payroll (net of transfers)	\$	737,500	43%
OPP Contract	\$	(83,600)	(5%)
Insurance	\$	86,000	5%
Contracts	\$	225,400	13%
(Indigenous initiatives \$60K offset by Transfers, Garbage, Parks, ERCA)			
Computer Software/Support	\$	75,200	4%
Housing Action Plan – Prof Fees	\$	NIL	NIL
\$308,000; offset by grant funding			
Maintenance Service	\$	157,600	9%
(\$85K Storm flushing, \$24K Street lights, \$34K Building Maintenance)			



Dominant Themes - Payroll

		Increase (\$)	% of Payroll Increase
Implementation of Results of Reviews - 2021 Organization Review (\$126K), Building Review (\$17K) & HR Review (\$58K)	\$	201,500	27%
Legislative & Clerk Services (Records Management Clerk, Prosecution Coordinator)		90,100	12%
Community and Recreation (Facility Leader and Programs/Events Leader)		95,300	13%
Other (contractual salary and benefit increases)		350,600	48%
Total increase (net of transfers)	\$	737,500	100%



Financial Reporting Changes:

- **Consolidation of Legal Services Budget:**

- External legal services expenditures are now consolidated under the Legislative & Clerk Services Department, aligning with corporate structural change
- **Exception:** Labour relations matters will remain in People & Culture's budget

- **Building Maintenance and Janitorial Supplies Centralization:**

- All building maintenance expenditures are now consolidated within the Maintenance department under the Community & Recreation Services budget, aligning with reporting responsibilities
- **Exception:** Arena-related Maintenance and Fire-related Janitorial Supplies costs remain separate

- **Retiree Benefits Consolidation:**

- All retiree benefits expenditures are now consolidated under the Corporate Shared department, providing a cohesive overview of these expenses in the financial statements

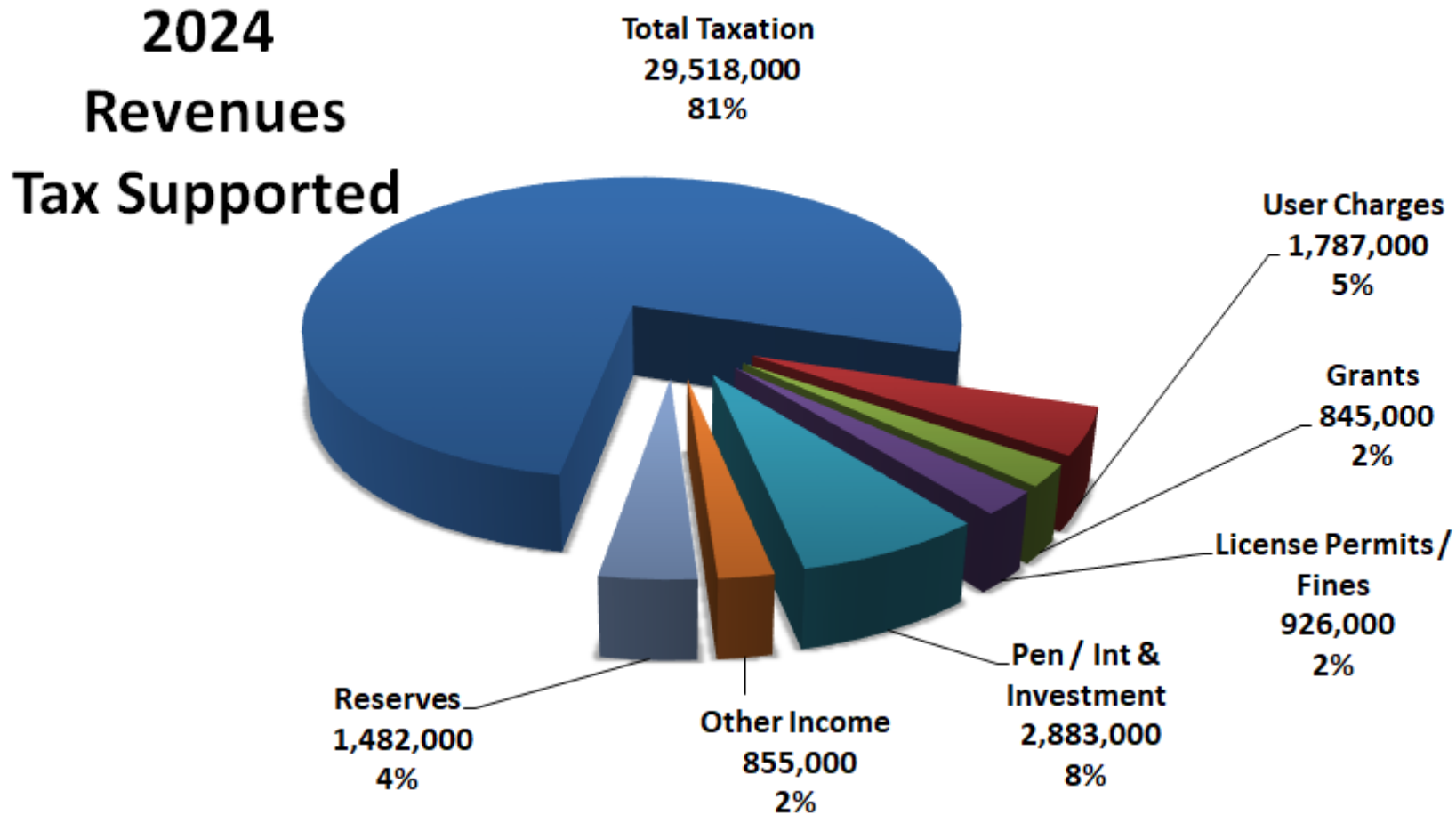


What's Not in the Budget

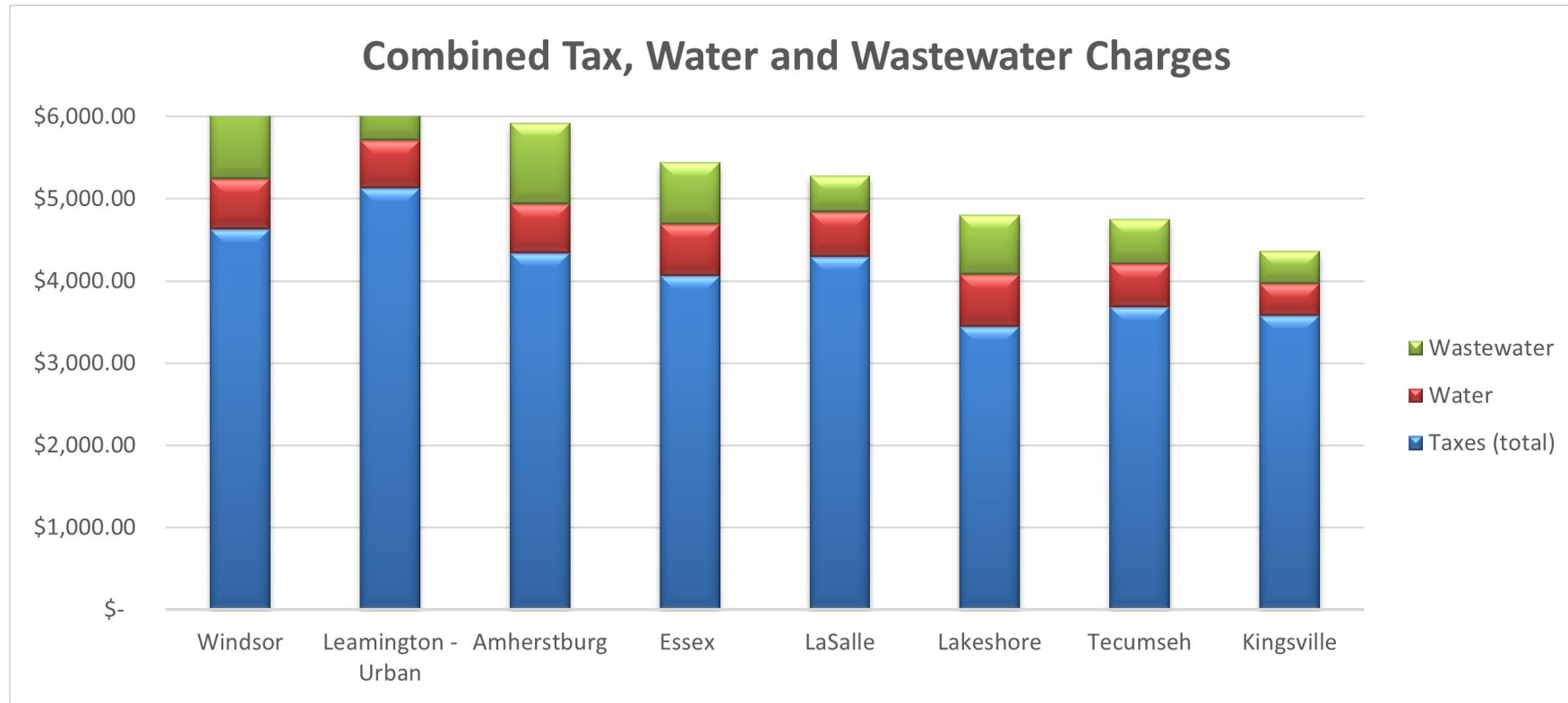
- Implementation of recommendations from the following process reviews
 - Fire Master Plan
 - HRIS / Payroll / Time and Attendance
- Lottery License Litigation
 - up to \$7M



Operating Budget Revenues



2023 Comparative – Essex County



* Property Taxes calculated based on an average property with an assessed value of \$250,000. Water and Wastewater Fees based on monthly consumption of 20 cubic meters.



2024 Tax Levy Change - \$250K Home

Levying Authority	2024 Levy	2023 Levy	Dollar Difference	Percent Difference
Municipal	\$ 2,124	\$ 2,014	\$ 110	5.48%
County	1,354	1,289	65	5.00%
Education	383	383	0	0.00%
Total	\$ 3,706	\$ 3,564	\$ 175	4.74%

- Property Assessment update postponed by Province
 - Property valuations unchanged from 2023
i.e. 2023 CVA of \$250,000 remains 2024 CVA of \$250,000.



Rate Supported – Water and Wastewater

- Full Cost Recovery Rates - 2023 Rate Study
- Rate increase average residential user
 - 2024 \$32 or 3% (\$1,082 to \$1,114)*
- Rate revenue
 - Wastewater \$5.4M
 - Water \$6.05M
- 2024 Budgeted capital funding \$4.3M



* Based on monthly consumption of 20m³

Wastewater – Key Items

- Wastewater treatment costs
 - Significant inflationary increases
- Annual flushing program
- 8th Concession sewer area (Oldcastle)
 - Cost recovery by-law to be created in 2024
 - Next phases County Road 46/Webster/Laval and Delduca Drive extensions - 2024 construction
 - Approximately 18 phases remain
- Flood mitigation measures
 - Sanitary sewer model update to be completed in 2024
 - Anticipated recommendations/improvements of \$35+ million
- Tecumseh Hamlet Secondary Plan Area
 - Northwest W&WW (Phase 1) – construction in 2024



Water Key Items

- Bulk water purchases
 - Annual rate increase
- Watermain improvements associated with County projects
 - County roads 42, 43 and 19
- Investing in Canada Infrastructure Program – Green Stream II, 2021 Intake
 - Town successful with application for \$3.5 million in improvements on Centennial & Woodridge
 - Design 2023/2024 - Construction to begin 2025
- Tecumseh Hamlet Secondary Plan Area
 - Northwest W&WW (Phase 1) – construction in 2024



Capital Program and Funding Strategy

- Capital Strategic Workshop 2022
- Lifecycle Funding – 2024 allocation \$9.1M (increase of \$200,000)
 - Lifecycle Annual funding target = \$9.8M
- NIL – 2024 allocation \$2,150,000 (increase of \$200,000)
 - NIL Annual funding target = \$2.35M
- Funding Mix – Use of Debt
 - Annual Repayment Limit / Net Debt : Own Revenues ~ 3%
 - Grant and Partnership Funding
 - Pursue all opportunities – may impact our priorities
- County Capital Program / City Capital Program



Capital Works Plans

- 5-Year Capital Plans - Approval for 2024 with forecast for 2025-2028
 - Recommendations for proposed projects follow budget process
- Recreation and Cultural Amenities – SCM March 29, 2022
 - Lacasse Ball Diamond – complete early 2024
 - Lakewood Park amenities
 - Southfield Park splash pad
 - Maidstone Recreation Centre
 - CADA Library – complete early 2024
 - Sport Field Turf



Capital Works Plans

- Public Works – SCM May 5, 2022
 - Scenarios for competing Capital Priorities
 - Development and Growth
 - Climate Change and Flood Mitigation
 - Tecumseh Road Mainstreet
 - Approved Grant Funding Projects
 - Coordination with County of Essex Infrastructure Projects
 - Focus on development and growth opportunities in Tecumseh Hamlet Secondary Planning Area and Oldcastle Industrial and Business Park per Council direction
 - Scully and St. Mark's and P.J. Cecile Storm Pump Stations
 - County Road 42/43 Phase 1 Improvements
 - Oldcastle Sanitary Extensions



Capital Works Plans

- Over \$68M Capital Projects for 2024 and Contributing Funding
 - Scully and St. Mark's Storm Pump Station - (DMAF and OCIF)
 - P.J. Cecile Storm Pump Station - (DMAF)
 - CR46/Webster/Laval Sanitary Extension - (CCBF, Owner contributions)
 - Delduca Sanitary Extension - (CCBF, Owner contributions)
 - Tecumseh Hamlet Planning Area Water and Wastewater Servicing - (Development Charges)
 - CR43 Trunk Watermain
 - Lesperance Trail – Cty Rd 22 to Cty Rd 42 - (ICIP-Transit)
 - Fire Radio System
 - Lakewood Park South – water feature, pavilion, washroom
 - Lacasse Park – landscaping, parking lot, pathways
 - Maidstone Recreation Centre – washrooms - (MRC contribution)
 - Arena Restoration
- Debt Payments \$1.6M



Reserves Strategy

- 2023 Year-End Reserves/Reserve Funds Estimated Balance - \$77M
 - Lifecycle / Infrastructure / Water / Wastewater
- Infrastructure Reserve
 - Funding source for new and/or enhanced infrastructure
 - \$7.4M toward Recreation/Community/Infrastructure Projects in 2024
- Lifecycle Reserves and Reserve Funds
 - Funding sources for replacement
 - \$35M towards PW Infrastructure Projects in 2024
- 2024 Estimated Net Draw Reserves/Reserve Funds - \$34M



Reserves Strategy

- 2025-2028 Outlook
 - Continuance of Capital Works Plans of 2022 Q2
- Pressures
 - Annual expenditures well above average
 - Material and Labour Cost Inflation (much greater than CPI)
 - Construction Industry Capacity
 - Higher Borrowing Rates



Reserves Strategy

- Mitigating Measures
 - Strength of Town's Lifecycle Program and Reserves provides flexibility
 - Grant and Partnership Opportunities
 - Borrowing Capacity
 - Developer Option to Finance and Recover



Closing

- The 2024 Proposed Budget:
 - Incorporates Council's Adopted Capital Works Plans
 - Continues Implementation of Organizational Review
 - Implementation of Corollary Reviews
 - Includes Modernization and Efficiency Initiatives
- Advances on Council and Community Strategic Priorities
 - Implementation of Housing Accelerator Plan
- Proposes Fair Value Tax Rate Increase to Property Owners



Conclusion

- Budget Deliberations
 - SCM – January 16, 2024 @ 4:00pm
 - SCM – January 17, 2024 @ 4:00pm (if needed)
- Budget Approval
 - RCM – January 23, 2024 @ 7:00 pm



Photo of:
Southfield Green Apartments by Skyline Living
(from <https://www.southfieldgreen.ca/gallery>)

Discussion





The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

Tuesday, November 7, 2023

Resolution # RC23265	Meeting Order: 10
Moved by: <i>Cathy Fannon</i>	Seconded by: <i>J. Mal</i>

WHEREAS Canada has 90,000 volunteer firefighters who provide fire and all hazard emergency services to their communities; in addition, approximately 8,000 essential search and rescue volunteers respond to thousands of incidents every year; and

WHEREAS many of these individuals receive some form of pay on call, an honorarium, or are given some funding to cover expenses, but they do not draw a living wage from firefighting; and;

WHEREAS without volunteer firefighters and search and rescue volunteers, thousands of communities in Canada would have no fire and emergency response coverage; and;

WHEREAS in 2013, the federal government initiated a tax credit recognizing these individuals, and calling on the federal government to increase this tax credit from \$3,000 to \$10,000; and;

WHEREAS volunteer firefighters account for 71% of Canada's total firefighting essential first responders;

- The tax code of Canada currently allows volunteer firefighters and search and rescue volunteers to claim a \$3,000 tax credit if 200 hours of volunteer services were completed in a calendar year;
- This works out to a mere \$450 per year, which we allow these essential volunteers to keep of their own income from their regular jobs, \$2.25 an hour;
- If they volunteer more than 200 hours, which many do, this tax credit becomes even less;
- These essential volunteers not only put their lives on the line and give their time, training and efforts to Canadians, but they also allow cities and municipalities to keep property taxes lower than if paid services were required;

p.2...



The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

- It would also help retain these volunteers in a time when volunteerism is decreasing.

THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Municipality of Wawa call upon the Government of Canada to support Bill C-310 and enact amendments to subsections 118.06 (2) and 118.07 (2) of the Income Tax Act in order to increase the amount of the tax credits for volunteer firefighting and search and rescue volunteer services from \$3,000 to \$10,000; and;

FURTHERMORE THAT a copy of the resolution be shared with the Association of Fire Chiefs of Ontario, Algoma Mutual Aid Association, Association of Municipalities of Ontario and all Ontario municipalities.

RESOLUTION RESULT		RECORDED VOTE	
<input checked="" type="checkbox"/>	CARRIED	MAYOR AND COUNCIL	YES NO
<input type="checkbox"/>	DEFEATED	Mitch Hatfield	
<input type="checkbox"/>	TABLED	Cathy Cannon	
<input type="checkbox"/>	RECORDED VOTE (SEE RIGHT)	Melanie Pilon	
<input type="checkbox"/>	PECUNIARY INTEREST DECLARED	Jim Hoffmann	
<input type="checkbox"/>	WITHDRAWN	Joseph Opato	

Disclosure of Pecuniary Interest and the general nature thereof.

- Disclosed the pecuniary interest and general name thereof and abstained from the discussion, vote and influence.

Clerk: _____

MAYOR - MELANIE PILON	CLERK - MAURY O'NEILL

This document is available in alternate formats.



**The Corporation of the
Town of Tecumseh**

Development Services

To: Mayor and Members of Council

From: Brian Hillman, Director Development Services

Date to Council: November 28, 2023

Report Number: DS-2023-23

Subject: Draft Plan of Subdivision Approval
Cedarhurst Avenue Business Park Subdivision
County of Essex File No. 37-T-23009
South Side of County Road 42
OUR FILE: D12 SYL42

Recommendations

It is recommended:

That the granting of draft plan of subdivision approval by the County of Essex (the Approval Authority) for the application filed by 851381 Ontario Limited (County of Essex File No. 37-T-23009) for a 2.9 hectare (7.3 acre) parcel of land located on the south side of County Road 42, approximately 385 metres (1,263 feet) east of its intersection with Banwell Road (County Road 43) which proposes the creation of a business park subdivision consisting of five commercial/industrial blocks and one block for a stormwater management facility, all of which front on a new municipal road extending south from County Road 42, **be supported**, subject to the inclusion of appropriate conditions as noted in Report DS-2023-23;

And that the County of Essex **be advised** of Council's support for County of Essex File No. 37-T-23009 along with the associated requested conditions of draft plan approval.

Executive Summary

851381 Ontario Limited (“the Owner”) owns a 2.9 hectare (7.3 acre) parcel of land located on the south side of County Road 42, approximately 385 metres (1,263 feet) east of its intersection with Banwell Road (County Road 43). The Owner has filed an application with the County of Essex for Draft Plan of Subdivision Approval for the subject property to facilitate the development of the lands for a business park subdivision consisting of five commercial/industrial blocks and one block for a stormwater management facility, all of which will front onto a new municipal road extending south from County Road 42. A recommendation on the proposed application with the associated requested Town conditions of draft plan approval is provided in this Report.

Background

Draft Plan of Subdivision Approval

851381 Ontario Limited (“the Owner”) has filed an application with the County of Essex for Draft Plan of Subdivision Approval for a 2.9 hectare (7.3 acre) parcel of land located on the south side of County Road 42, approximately 385 metres (1,263 feet) east of its intersection with Banwell Road (County Road 43) (see Attachment 1).

The County, as part of its approval function and in accordance with the *Planning Act*, has requested the Town notify the public and relevant agencies of receipt of the application for Draft Plan of Subdivision on its behalf, which has been completed. The County has also requested that the Town provide a resolution of support for the application and provide its requested conditions of draft approval.

Proposed Draft Plan

The proposed Draft Plan of Subdivision depicts the creation of five commercial/industrial blocks fronting on the east and west side of a new municipal road (Cedarhurst Avenue) extending south from County Road 42 (see Attachment 2 and 3). The five commercial/industrial blocks range in size from 0.3 hectares to 0.57 hectares (0.74 acres to 1.40 acres) and approximately 42 metres to 76 metres (138 feet to 239 feet) in frontage. The proposed stormwater management facility (Block 6) will be located west of the cul-de-sac bulb at the south end of the new municipal road.

All development will be on full municipal services and sidewalks will be provided on both sides of the proposed new roadway to provide pedestrian connectivity to County Road 42. Council approval of a subdivision agreement will be required at a future date prior

to the development proceeding. The subdivision agreement and associated drawings will fully detail the works to be constructed by the Owner, including water, wastewater and stormwater infrastructure, roads, sidewalks, street trees and street lighting along with requiring appropriate performance and maintenance security.

Comments

Provincial Policy Statement

The Provincial Policy Statement, 2020 (“PPS”) establishes that settlement areas shall be the focus of growth and development. It also indicates that the Town should be supporting and promoting development that results in compact built form and makes more efficient use of existing services. Finally, the PPS establishes that municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize risks to human health and safety.

County Official Plan

The proposed subdivision is within an identified settlement area of the County Official Plan (“County OP”). The goals and policies of the County OP encourage a range of commercial/industrial development within identified settlement areas such as the fully serviced urban areas of the Town of Tecumseh. In addition, the County OP establishes that the plan of subdivision process is required where new lots are proposed to front upon a new road.

Tecumseh Official Plan

The lands proposed for the five commercial/industrial blocks are designated “Business Park” in the Tecumseh Official Plan (“Tecumseh OP”) and zoned “Holding – Commercial/Industrial Zone (H) CM-1” in Zoning By-law 85-15. The designation and zoning permit the proposed business park subdivision and the range of lot sizes proposed comply with Zoning By-law 85-18. The lands proposed for the stormwater management facility are designated “Agricultural” in the Tecumseh OP and zoned “Agricultural Zone (A)” in Zoning By-law 85-15. The Agricultural designation and Zoning By-law 85-15 permit stormwater management facilities and public service uses of this nature on agricultural lands. It should be noted that the “Holding (H)” symbol will be removed at a future date by way of Council By-law upon Council approval of the subdivision agreement.

The Tecumseh OP provides policy direction with respect to approvals of Plan of Subdivision applications. The following policies are to be considered regarding such applications:

“6.1 General Policies

The following policies shall apply to all designations within the Town:

- i) the division of land will generally occur by way of a registered plan of subdivision...;
- ii) the division of land will only be allowed if the proposed lots conform to the policies of this Official Plan and comply with the provisions of the Zoning By-law for the Town which shall establish minimum lot frontages and areas in accordance with Provincial and Municipal requirements established at the time of approval of this Plan. Where any by-law amendment or minor variance is necessary, it shall be a condition of the consent or plan of subdivision approval;

...

6.2 Plans of Subdivision

In considering applications for proposed plans of subdivision, Council shall have regard to the policies of this Plan, the policies of the County of Essex Official Plan and to the Provincial Policy Statement, as well as those matters outlined in Section 51(24) of the Planning Act, R.S.O. 1990, as amended, and to the following policies:

- i) the proposed subdivision can be adequately supplied with municipal infrastructure and services in an economic manner;
- ii) the proposed subdivision has been designed to integrate with transit, and the broader transportation system, adjacent existing and planned land uses, and both the natural heritage system and cultural heritage resources;
- iii) the plan of subdivision has been designed so there are no negative impacts on the natural heritage features or areas or hazard land areas;
- iv) the proposed development addresses issues of energy conservation and sustainability;

- v) the proposed subdivision is necessary, timely and in the public interest; and
- vi) the design of the proposed plan of subdivision meets accepted design principles and standards of the Town, and has had adequate regard for any urban design guidelines, land acquisition programs, or other policy initiatives that are relevant to the area.

6.2.2 Draft Approval Conditions

Draft approval of plans of subdivision will generally include conditions which must be satisfied prior to final approval of the plan of subdivision by the County of Essex. Such conditions may be required to be satisfied within a specified time period (a maximum of three years) or draft approval may be withdrawn, and any servicing capacity may be re-allocated. Draft approval can be extended prior to lapsing, based on municipal re-assessment and Council support. Conditions of approval may be changed prior to final approval in accordance with the policies of the *Planning Act*.

6.2.3 Development Agreement

Prior to final approval of a plan of subdivision, the Owner will be required to enter into a development agreement with the Town and to file necessary financial securities to the satisfaction of the Town to ensure that conditions of approval are fulfilled.”

The proposed Draft Plan of Subdivision application is in conformity with the policies of the Official Plan and complies with all the requirements of the zoning in effect for the subject property, subject to the future removal of the Holding (H) symbol.

Municipal Services

The proposed development will be serviced with full municipal services (water, sanitary and storm). There is adequate water and sanitary sewage conveyance and treatment capacity to serve the development. Detailed servicing issues will be addressed as part of the subdivision approval process and, more particularly, the associated subdivision agreement.

Matters to Have Regard to Under the *Planning Act*

Subsection 51 (24) of the *Planning Act* establishes the following matters to have regard to in considering a draft plan of subdivision:

“Criteria

- (24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,
- (a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;
 - (b) whether the proposed subdivision is premature or in the public interest;
 - (c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;
 - (d) the suitability of the land for the purposes for which it is to be subdivided;
 - (e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;
 - (f) the dimensions and shapes of the proposed lots;
 - (g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;
 - (h) conservation of natural resources and flood control;
 - (i) the adequacy of utilities and municipal services;
 - (j) the adequacy of school sites;

- (k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;
- (l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and
- (m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006."

Based on Administration's review, it is believed that adequate regard has been given to the foregoing items and that the subdivision meets accepted design principles and standards of the Town. The County of Essex, as the approval authority, formally engages with all external agencies and ensures that their respective issues are adequately addressed. This is typically achieved through the introduction of appropriate conditions of draft plan approval by the County, which often leads to specific language in the associated subdivision agreement that will be executed between the Owner and the Town at a future date.

Conditions of Draft Plan Approval

Based on all of the foregoing, it is appropriate that the Draft Plan of Subdivision application be supported conditional to the execution of a subdivision agreement to address site design details such as servicing (water, wastewater, stormwater, streets, sidewalks, street lights), street trees, construction vehicle access, performance and maintenance security and any additional concerns that may be identified to the County by the public and agencies.

Based on Administration's review of the proposed Draft Plan of Subdivision, Administration recommends that Town Council support Draft Plan of Subdivision Approval of County File No. 37-T-23009, subject to the County of Essex providing the following conditions:

1. That the Owner enter into a development agreement with the Town of Tecumseh wherein the Owner agrees to satisfy all the requirements, design, engineering, financial and otherwise, of the Town concerning but not limited to the payment of development charges, payment of cash-in-lieu of parkland, landscaping and planting of trees, fencing, provision of roads, provision or easements conveyances, installation of services, sanitary sewerage collection system, water

distribution system, utilities and stormwater management facilities for the development of the lands, including those works required off-site;

2. That the Owner engage the services of a qualified engineer to complete a Stormwater Management Study to address stormwater quantity and quality to the satisfaction of the Town and the Essex Region Conservation Authority and that the subdivision agreement between the Owner and the Town, where required, contain a provision requiring construction of the works by the Owner as identified in the Stormwater Management Study; and
3. That prior to final approval by the Approval Authority, the Approval Authority is to be advised by the Town that this proposed subdivision conforms to the Zoning By-law in effect.

In addition, the following note of Draft Plan approval is recommended:

1. That upon approval and registration of the Plan of Subdivision, two (2) copies of the Plan prepared by an Ontario Land Surveyor, on NAD-83 format, UTM Zone 17, which has been numbered, dated, signed and registered be submitted to the Town.

Conclusion

In summary, the proposed Draft Plan of Subdivision application is consistent with the PPS, is in conformity with the policies of the County OP and Tecumseh OP and complies with all the requirements of the zoning in effect for the subject property. Administration confirms that the layout and design of the subdivision is appropriate and believes detailed site design matters can be addressed through the required subdivision agreement that will be finalized and recommended for execution by Council at a future meeting.

Based on the foregoing, Administration recommends that the County be notified of the Town's support for the proposed Draft Plan of Subdivision 37-T-23009 subject to the Town's conditions of draft approval as noted in this Report and subject to no new concerns being raised through the public/agency circulation process.

Consultations

Community Safety
Public Works & Engineering Services

Financial Implications

None.

Link to Strategic Priorities

Applicable	2023-2026 Strategic Priorities
<input checked="" type="checkbox"/>	Sustainable Growth: Achieve prosperity and a livable community through sustainable growth.
<input type="checkbox"/>	Community Health and Inclusion: Integrate community health and inclusion into our places and spaces and everything we do.
<input type="checkbox"/>	Service Experience: Enhance the experience of Team Tecumseh and our citizens through responsive and respectful service.

Communications

Not applicable

Website

Social Media

News Release

Local Newspaper

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

Prepared by:

Enrico DeCecco, BA (Hons), MCIP, RPP
Senior Planner

Reviewed by:

Chad Jeffery, MA, MCIP, RPP
Manager Planning Services & Local Economic Development

Reviewed by:

Wade Bondy
Director Community Safety & Fire Chief

Reviewed by:

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

Reviewed by:

Brian Hillman, MA, MCIP, RPP
Director Development Services

Recommended by:

Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

Attachment Number	Attachment Name
1.	Property Location Map
2.	Property Location with Draft Plan Overlay
3.	Proposed Draft Plan of Subdivision



BANWELL RD.

ODESSA DR.

COUNTY RD. 42


0 35 70 140
Metres



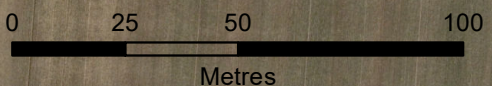
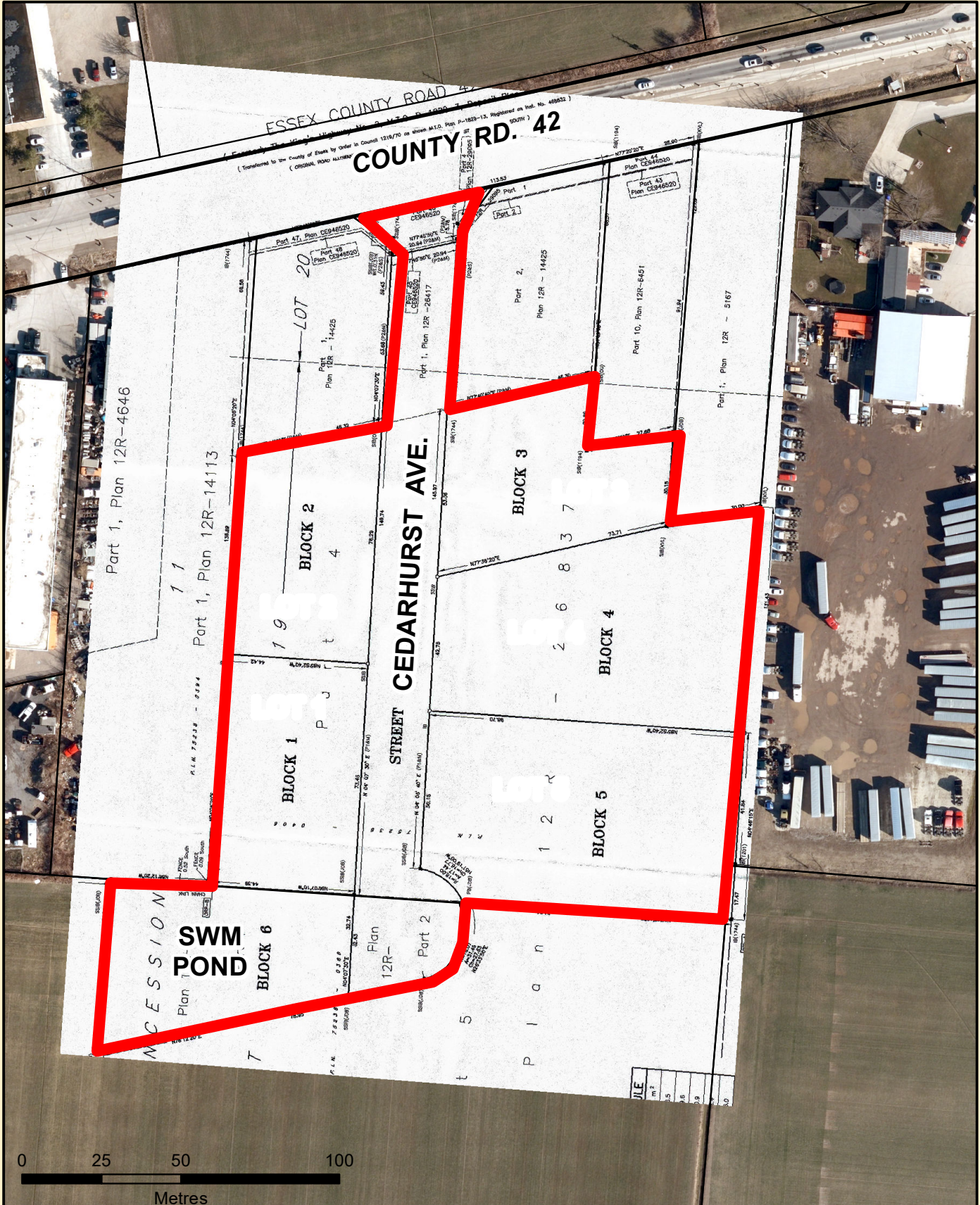
Prepared By:
Development Services



Legend:


 Subject Property

Attachment 1, DS-2023-23
Draft Plan of Subdivision Approval
Cedarhurst Avenue Business Park Subdivision
South Side of County Road 42
Property Location

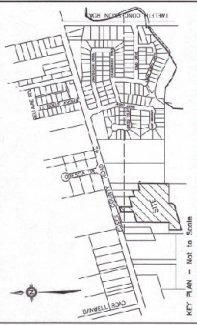
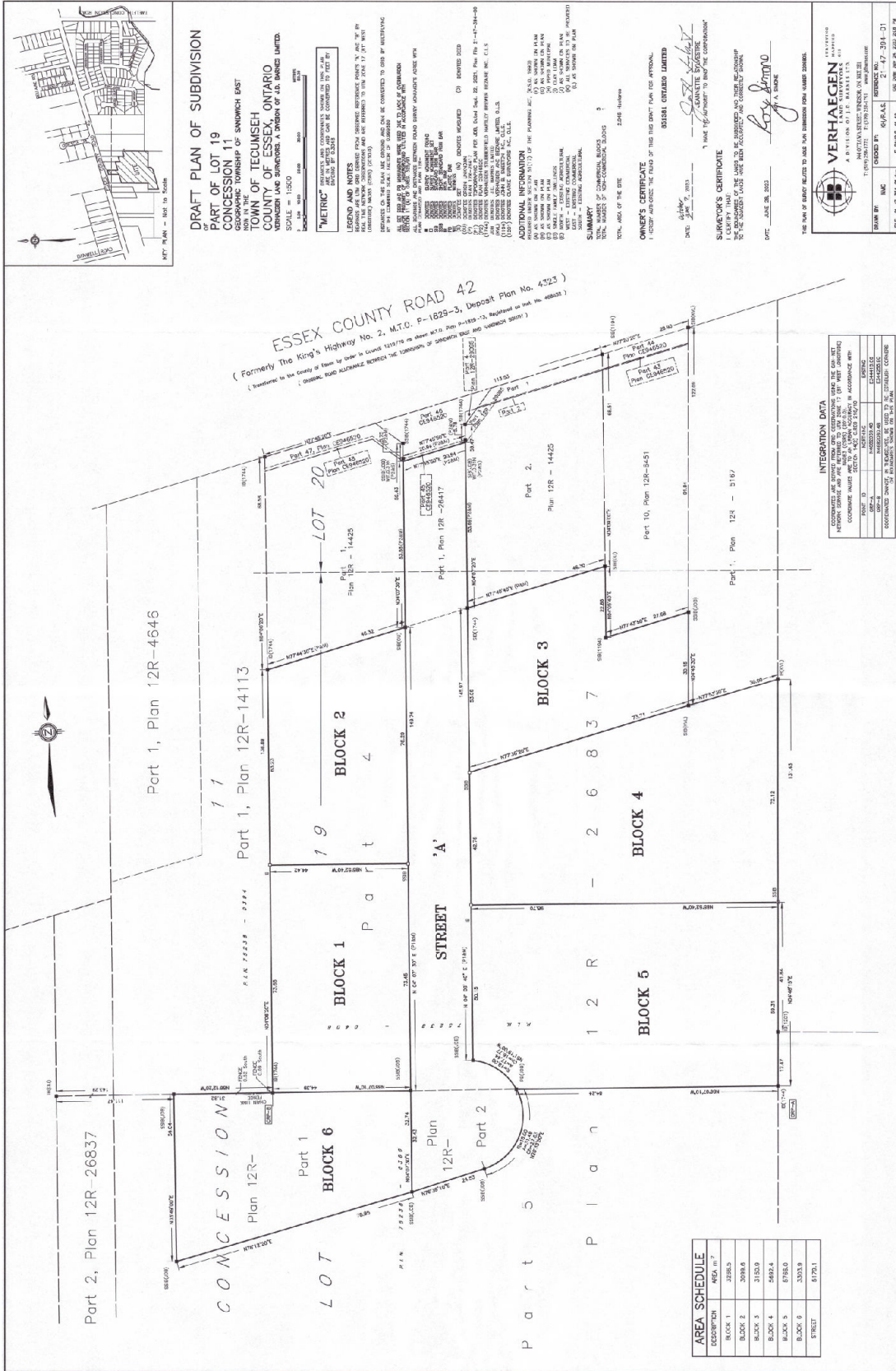


Prepared By:
Development Services

Legend:

 Subject Property

Attachment 2, DS-2023-23
Draft Plan of Subdivision Approval
Cedarhurst Avenue Business Park Subdivision
South Side of County Road 42
Property Location with Draft Plan Overlay



DRAFT PLAN OF SUBDIVISION
PART OF LOT 19
CONCESSION 11
TOWNSHIP OF SNOWICH EAST
COUNTY OF ESSEX, ONTARIO
VERHAEGEN AND COMPANY, A DIVISION OF J.S. BIRCH LIMITED.

"METRIC" MEASUREMENTS AND DIMENSIONS ARE GIVEN IN METERS AND DECIMALS THEREOF. DIMENSIONS IN FEET AND DECIMALS THEREOF ARE GIVEN IN PARENTHESES.

LEGEND AND NOTES
 1. THIS PLAN IS THE PROPERTY OF VERHAEGEN AND COMPANY AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF VERHAEGEN AND COMPANY.
 2. THIS PLAN IS SUBJECT TO ALL APPLICABLE LAWS, REGULATIONS AND ORDINANCES.
 3. THE BOUNDARIES OF THE SUBDIVISION ARE SHOWN BY A DOTTED LINE.
 4. THE BOUNDARIES OF THE LOTS ARE SHOWN BY A SOLID LINE.
 5. THE BOUNDARIES OF THE BLOCKS ARE SHOWN BY A DASHED LINE.
 6. THE BOUNDARIES OF THE CONCESSION ARE SHOWN BY A LONG DASHED LINE.
 7. THE BOUNDARIES OF THE ROAD ARE SHOWN BY A SHORT DASHED LINE.
 8. THE BOUNDARIES OF THE ADJACENT LOTS ARE SHOWN BY A DOTTED LINE.
 9. THE BOUNDARIES OF THE ADJACENT CONCESSIONS ARE SHOWN BY A LONG DASHED LINE.
 10. THE BOUNDARIES OF THE ADJACENT ROADS ARE SHOWN BY A SHORT DASHED LINE.

ADDITIONAL INFORMATION
 1. THE PLAN IS SUBJECT TO ALL APPLICABLE LAWS, REGULATIONS AND ORDINANCES.
 2. THE PLAN IS SUBJECT TO ALL APPLICABLE LAWS, REGULATIONS AND ORDINANCES.
 3. THE PLAN IS SUBJECT TO ALL APPLICABLE LAWS, REGULATIONS AND ORDINANCES.
 4. THE PLAN IS SUBJECT TO ALL APPLICABLE LAWS, REGULATIONS AND ORDINANCES.
 5. THE PLAN IS SUBJECT TO ALL APPLICABLE LAWS, REGULATIONS AND ORDINANCES.

SURVEYOR'S CERTIFICATE
 I, SURVEYOR, HEREBY CERTIFY THAT THE PLAN IS CORRECT AND ACCURATE AND THAT THE DIMENSIONS AND AREAS THEREON ARE TRUE AND CORRECT.

OWNER'S CERTIFICATE
 I, OWNER, HEREBY CERTIFY THAT THE PLAN IS CORRECT AND ACCURATE AND THAT THE DIMENSIONS AND AREAS THEREON ARE TRUE AND CORRECT.

DATE: June 9, 2023
DATE: June 9, 2023

SURVEYOR'S SIGNATURE: [Signature]
OWNER'S SIGNATURE: [Signature]

DATE: June 9, 2023
DATE: June 9, 2023

VERHAEGEN
 A DIVISION OF J.S. BIRCH LIMITED

NAME	VERHAEGEN
ADDRESS	1000 SHEPPARD AVENUE EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1T7
PHONE	(416) 291-1111
FAX	(416) 291-1112
EMAIL	info@verhaegen.com
WEBSITE	www.verhaegen.com
REGISTRATION NO.	27-47-234-31
REGISTRATION DATE	2018-01-11

INTEGRATION DATA

COORDINATE SYSTEM	NAD 83
PROJECTION	UTM
ZONE	18N
UNIT	METER
VERTICAL DATUM	NAVD 83
VERTICAL UNIT	METER
VERTICAL DATUM	NAVD 83
VERTICAL UNIT	METER

AREA SCHEDULE

DESCRIPTION	AREA (m ²)
BLOCK 1	2286.5
BLOCK 2	2098.6
BLOCK 3	2150.9
BLOCK 4	5852.4
BLOCK 5	8758.0
BLOCK 6	3303.9
STREET	4170.1



Prepared By:
 Development Services



Attachment 3, DS-2023-23
 Draft Plan of Subdivision Approval
 Cedarhurst Avenue Business Park Subdivision
 South Side of County Road 42
 Proposed Draft Plan of Subdivision



The Corporation of the Town of Tecumseh

Public Works & Engineering Services

To: Mayor and Members of Council

From: Phil Bartnik, Director Public Works & Engineering Services

Date to Council: November 28, 2023

Report Number: PWES-2023-74

Subject: Water and Wastewater Rates for 2024

Recommendations

It is recommended:

That Report PWES-2023-74, Water and Wastewater Rates for 2024, **be received;**

And that By-law 2023-113, being a by-law to adopt the water and wastewater rates for 2024, based on the recommendation of the 2023 Town of Tecumseh Water and Wastewater Rate Study, **be adopted.**

Background

The purpose of the Town of Tecumseh Water and Wastewater Rate Study (Rate Study) is to update water and wastewater rates and charges to ensure a full cost recovery of these services and to guide annual water and wastewater rate increases during the Town's annual budget process for the active period of the study. Full cost recovery is the generation of sufficient revenues to cover the cost of providing water and wastewater services to Town of Tecumseh customers. These services include operations, capital works and the appropriate reserve contributions necessary for asset lifecycle replacement and growth.

The Town's Financial Services department last updated the Rate Study in April 2023.

The Town purchases bulk water from the City of Windsor, which is operated by the Windsor Utilities Commission, via a 50-year agreement signed in 2004. In 2018, Windsor Utilities Commission applied a rate adjustment of 9% to the water rate effective January 1, 2017 through to December 31, 2026. This rate adjustment is discussed in further detail in Financial Services Report No. [FS-2018-14](#). Terms of the 50-year agreement allow for annual rate adjustments equal to Consumer Price Index (CPI) and periodic rate adjustments to be considered at each 10-year anniversary of the agreement.

Wastewater treatment services are provided by the City of Windsor at both the Little River Pollution Control Plant and Lou Romano Water Reclamation Plant based on a perpetual agreement between the City and the Town first initiated in 1970 with several amending agreements since.

The agreement provides the Town with a share of treatment capacity at both treatment plants and provides for proportionate payment of the operating and maintenance costs, including replacement costs, of the plants on an ongoing basis.

Wastewater treatment rates for both parties are calculated based on prior year actual operating costs of each plant.

Future water and wastewater rate increases are reviewed by Council on an annual basis. Typically, rate increases are based on the recommendations found in the last updated Rate Study, the Bulk Water Mediation Agreement and discussions with the Windsor Utilities Commission and City of Windsor. It is customary for rate adjustments to occur in conjunction with the Town's annual budget process.

Annual adjustments to the rates are given public notice. Each year a notice is published on the Town's website and social media platforms to inform the public of Council's intention to give consideration to a by-law to establish water and wastewater rates for the given year.

Comments

2024 Water and Wastewater Rates

Based on the review of capital servicing, capital financing, operating expenditures and for water/wastewater services provided by the Windsor Utilities Commission (water) and City of Windsor (wastewater), Financial Services recommended a rate schedule for water and wastewater on November 24, 2015.

The proposed 2024 water rates continue:

1. the declining block rate structure for large (over 10,200 cubic meters per month) volume water usage;
2. the 2024 rate increase as proposed in the Rate Study is 3%.

Water rates proposed for 2024 are:

Usage in cubic meters	2024 Proposed	2023 Actual	\$ Change	% Change
Less than 10,200	\$ 1.3129	\$ 1.2747	\$ 0.0382	3 %
Greater than 10,200	\$ 0.9490	\$ 0.9214	\$ 0.0276	3 %

The proposed 2024 wastewater rates continue:

1. the reduction in the sewer charge for Bonduelle North America (recently renamed Nortera Foods) at 2/3 of the wastewater rate charged to residential consumers. A discounted rate for Bonduelle is provided on the wastewater volume charge to recognize the high proportion of water which is used in their processing that does not go back into the wastewater system;
2. the 2024 rate increase as proposed in the Rate Study is 3%.

Wastewater rates proposed for 2024 are:

User	2024	2023 Actual	\$ Change	% Change
General	\$ 1.3756	\$ 1.3355	\$ 0.0401	3 %
Bonduelle	\$ 0.9169	\$ 0.8902	\$ 0.0267	3 %

These recommended rates are part of a long-term plan for financial sustainability of the Town of Tecumseh's water and wastewater system, which have a replacement cost of \$163 million and \$169 million respectively (per the 2023 Rate Study). Revised long-term projected consumption rates to 2032 are shown on Attachment 1.

Fixed Charge Rates

The Town's Charge Rate is a fixed monthly charge to all customers based on the size of the meter servicing the property. This charge ensures a contribution to the water and wastewater system regardless of consumption levels. The proposed Fixed Charge Rates for 2024 represent a 3% increase over 2023 levels. The chart below depicts the 2023 rates as well as the proposed 2024 rates for each of water and wastewater and service connections.

Meter Size	2024	2023
5/8" & 3/4"	\$19.55	\$18.98
1"	\$33.92	\$32.93
1.5"	\$66.59	\$64.65
2"	\$99.21	\$96.32
3"	\$166.56	\$161.71
4"	\$268.85	\$261.02
6"	\$478.11	\$464.18

Other Charges

The Town has previously applied a regular annual increase to a number of charges within the Water and Wastewater Rates By-law.

The 2024 water rate for the **Oasis Water Filling Station** is recommended to be increased at the prevailing CPI rate of 3.8%, or \$0.09, to \$2.48 per cubic meter (\$2.39 in 2023).

Rates for unmetered users are based on a monthly consumption of 330 cubic meters, as well as the fixed rate changes, and reflect the updated metered rates proposed. It is therefore recommended that the **flat rate un-metered wastewater collection and treatment charge** be established at \$57.38 (2023 - \$55.71) per month and the **flat rate water un-metered consumption charge** be established at \$55.65 (2023 - \$54.03) per month for 2024.

Consultations

Financial Services
Legislative Services & Clerk

Financial Implications

The recommended water and wastewater rates for 2024 will recover the Town's operating and capital servicing costs including an allowance for lifecycle replacement of capital infrastructure.

The impact of the proposed rate increases would increase the annual cost to a homeowner using 240 cubic meters from \$1,081.97 (2023) to \$1,114.44 (2024), an increase of \$32.47 or 3%.

Link to Strategic Priorities

Applicable	2023-2026 Strategic Priorities
<input checked="" type="checkbox"/>	Sustainable Growth: Achieve prosperity and a livable community through sustainable growth.
<input type="checkbox"/>	Community Health and Inclusion: Integrate community health and inclusion into our places and spaces and everything we do.
<input type="checkbox"/>	Service Experience: Enhance the experience of Team Tecumseh and our citizens through responsive and respectful service.

Communications

Not applicable

Website Social Media News Release Local Newspaper

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

Prepared by:

Dana Reid
Public Works & Engineering Services Assistant

Reviewed by:

Brad Dupuis, C. Tech.
Manager Water Services

Reviewed by:

Robert Auger, LL.B.
Director Legislative Services & Clerk

Reviewed by:

Tom Kitsos, CPA, CMA, BComm
Director Financial Services & Chief Financial Officer

Reviewed by:

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

Recommended by:

Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

Attachment Number	Attachment Name
1	Water and Wastewater Recommended Charges per the 2023 Water and Wastewater Rate Study

Proposed rates are as follows:

10.1 Water

**Table 10.1
Recommended Consumption Charges - Water**

	2023 Approved	2024	2025	2026	2027	2028	2029	2030	2031	2032
Under 10,200 m ³ /month	1.2747	1.3129	1.3523	1.3929	1.4347	1.4777	1.5221	1.5677	1.6148	1.6632
Over 10,200 m ³ /month	0.9214	0.9490	0.9775	1.0068	1.0370	1.0682	1.1002	1.1332	1.1672	1.2022
Annual % Change		3%	3%	3%	3%	3%	3%	3%	3%	3%

**Table 10.2
Recommended Fixed Charges - Water**

	2023 Approved	2024	2025	2026	2027	2028	2029	2030	2031	2032
5/5" and 3/4"	18.98	19.55	20.14	20.74	21.36	22.00	22.66	23.34	24.04	24.76
1"	32.93	33.92	34.94	35.98	37.06	38.17	39.32	40.50	41.71	42.97
1 1/2"	64.65	66.59	68.59	70.64	72.76	74.95	77.20	79.51	81.90	84.35
2"	96.32	99.21	102.19	105.25	108.41	111.66	115.01	118.46	122.02	125.68
3"	161.71	166.56	171.56	176.70	182.01	187.47	193.09	198.88	204.85	210.99
4"	261.02	268.85	276.92	285.22	293.78	302.59	311.67	321.02	330.65	340.57
6"	464.18	478.11	492.45	507.22	522.44	538.11	554.26	570.88	588.01	605.65
Annual % Change		3%	3%	3%	3%	3%	3%	3%	3%	3%

10.2 Wastewater

Table 10.3
Recommended Consumption Charges - Wastewater

	2023 Approved	2024	2025	2026	2027	2028	2029	2030	2031	2032
Under 10,200 m ³ /month	1.3355	1.3756	1.4168	1.4593	1.5031	1.5482	1.5947	1.6425	1.6918	1.7425
Over 10,200 m ³ /month	0.8902	0.9169	0.9444	0.9727	1.0019	1.0320	1.0629	1.0948	1.1277	1.1615
Annual % Change		3%	3%	3%	3%	3%	3%	3%	3%	3%

Table 10.4
Recommended Fixed Charges - Wastewater

	2023 Approved	2024	2025	2026	2027	2028	2029	2030	2031	2032
5/5" and 3/4"	18.98	19.55	20.14	20.74	21.36	22.00	22.66	23.34	24.04	24.76
1"	32.93	33.92	34.94	35.98	37.06	38.17	39.32	40.50	41.71	42.97
1 1/2"	64.65	66.59	68.59	70.64	72.76	74.95	77.20	79.51	81.90	84.35
2"	96.32	99.21	102.19	105.25	108.41	111.66	115.01	118.46	122.02	125.68
3"	161.71	166.56	171.56	176.70	182.01	187.47	193.09	198.88	204.85	210.99
4"	261.02	268.85	276.92	285.22	293.78	302.59	311.67	321.02	330.65	340.57
6"	464.18	478.11	492.45	507.22	522.44	538.11	554.26	570.88	588.01	605.65
Annual % Change		3%	3%	3%	3%	3%	3%	3%	3%	3%



The Corporation of the Town of Tecumseh

Public Works & Engineering Services

To: Mayor and Members of Council
From: Phil Bartnik, Director Public Works & Engineering Services
Date to Council: November 28, 2023
Report Number: PWES-2023-75
Subject: Water Service Vehicle Tender Award

Recommendations

It is recommended:

That the purchase of the 2023 Water Services Vehicle and service body, in the amount of \$133,745, **be awarded** to Oxford Dodge Chrysler;

And that the annual funding allocation, reflecting a total budget requirement of \$140,000 with a \$25,000 increase to the original allocation **be accommodated** as:

- Fleet Lifecycle Reserve – Increase from \$115,000 to \$140,000

Background

At the April 11, 2023 Regular Meeting of Council, Council authorized Administration to obtain quotations for the 2023 Supply of Various Vehicles within Report [PWES-2023-32](#) (Motion: RCM 94/23), which included a water service vehicle outfitted for all aspects of the job. This vehicle can be described as a pick-up truck chassis with a specialized service body (for materials and tools) in place of the regular truck bed.

Comments

On October 12, 2023, the Request for Quotation (RFQ) for the Water Services Vehicle was advertised on the Town's website as well as posted to the Town's Bids and Tenders account. In addition, an email was sent to local dealerships advising them of the Town's RFQ posted on the Bids and Tenders platform.

On October 26, 2023, the Purchasing Officer received two (2) submissions in response to the RFQ that were opened electronically via the Bids and Tenders platform. The table below summarizes the bids received:

Company	Quote (excluding HST)
Oxford Dodge Chrysler	\$133,745
East Court Metro Ford Lincoln	\$150,479

The Manager Public Works & Transportation and the Purchasing Officer reviewed the bids submitted. The bids were found to be acceptable in principle and were checked for completeness and the degree to which each submission met the specifications.

In accordance with the Town's Purchasing Policy Section 4, Town Council is required to approve expenditures where the dollar value of the contract is more than \$10,000 or 10% over approved allocation. The submitted quotations are a minimum of \$18,745 or 16% over the approved allocations.

Administration inquired as to why the costs were significantly higher than allocated and a few issues were identified as impacting the cost of vehicles. There are still supply chain issues related to the COVID-19 pandemic and the availability of microchips used in the vehicle industry. The rising cost of raw materials has affected the marketplace; vehicle costs are just priced higher now than two years ago in general. This vehicle also has a specialty service body manufactured for it which is greatly affected by raw material cost inflation. Lastly, there are no more government discounts available for municipal fleets. In the past, these discounts were applied to all municipal purchased vehicles and in some instances were quite significant. The dealerships have informed Administration that they are no longer available.

The RFQ submitted by Oxford Dodge Chrysler was the lowest submitted quotation for the Water Services vehicle and is recommended for award of this RFQ.

Consultations

Financial Services

Financial Implications

Item	Cost
Item 1 – Water Service Vehicle	\$133,745
Outfitting	\$3,000
HST non-rebatable (1.76%)	\$2,407
Total	\$139,152
Approved allocation in 2023 (including outfitting)	\$115,000
Allocation deficit	\$24,152

Purchase of the water service vehicle will be funded from the Town's Fleet Lifecycle Reserve. The submitted costs are above the estimated and approved allocation.

Administration recommends the allocation deficit be funded through the Fleet Lifecycle Reserve. An increase to the annual Lifecycle Fleet requirement will be considered during the annual budget process.

Link to Strategic Priorities

Applicable	2023-2026 Strategic Priorities
<input checked="" type="checkbox"/>	Sustainable Growth: Achieve prosperity and a livable community through sustainable growth.
<input type="checkbox"/>	Community Health and Inclusion: Integrate community health and inclusion into our places and spaces and everything we do.
<input type="checkbox"/>	Service Experience: Enhance the experience of Team Tecumseh and our citizens through responsive and respectful service.

Communications

Not applicable

Website

Social Media

News Release

Local Newspaper

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

Prepared by:

Dana Reid
Public Works & Engineering Services Assistant

Reviewed by:

Brad Dupuis, C. Tech.
Manager Water Services

Reviewed by:

Kirby McArdle, P.Eng.
Manager Public Works & Transportation

Reviewed by:

Tom Kitsos, CPA, CMA, BComm
Director Financial Services & Chief Financial Officer

Reviewed by:

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

Recommended by:

Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

Attachment Number	Attachment Name
None	None



The Corporation of the Town of Tecumseh

Technology & Client Services

To: Mayor and Members of Council

From: Shaun Fuerth, Director Technology & Client Services

Date to Council: November 28, 2023

Report Number: TCS-2023-05

Subject: Town of Tecumseh Semi-Annual Direct Mail Publication

Recommendations

It is recommended:

That Report TCS-2023-05 entitled “Town of Tecumseh Semi-Annual Direct Mail Publication” **be received**;

And that consideration of initiating a semi-annual Town newsletter, at an estimated annual cost of \$5,000, **be referred** to 2024 budget deliberations.

Background

The Town of Tecumseh (Town) is committed to expanding citizen engagement and providing multi-channel access to information and resources related to service delivery. Currently, the Town has six (6) formal communication channels that are used to disseminate information and promote events, public meetings, and available amenities throughout Tecumseh. These channels include:

- Town Website
- Social Media Channels (Facebook, Instagram, X)
- YouTube
- Signage (internal & external)
- Everbridge (emergency notification system)
- Print material (tax assessment, collection calendar, pamphlets, transit schedule)

The 2023 Citizen Satisfaction Survey conducted by Nanos Research identified 42% of residents prefer direct mail as the best way for the Town of Tecumseh to communicate important information. This feedback, combined with a review of existing practices from surrounding municipalities, identified a need to consider options for print distribution and direct mailing of important and noteworthy Town information.

Comments

To facilitate the print distribution of Town information and updates, options have been explored throughout 2023. One option considered was a full-page monthly advertisement in a local newspaper consortium. This approach requires a one-year commitment in the amount of \$19,200 and was determined to be cost prohibitive for the purpose of communicating Town information and did not guarantee reach to Tecumseh residents and businesses. Estimated circulation of the newspaper is 10-20% of Tecumseh households facilitated by drop-offs at designated locations. Additionally, only 4% of residents identified news media as the best way to communicate important information.

The proposed and recommended option is an in-house, semi-annual direct mail publication dedicated to providing important Town information, including relevant updates, promotion of key initiatives and events and highlighting information of interest, such as the Town's current capital program. This supports results from the 2023 Citizen Satisfaction Survey and strives to enhance the experience of living and working in the Town of Tecumseh. Specifically, the semi-annual publications seek to communicate in inclusive and transparent ways, as well as promote meaningful opportunities for public engagement. Distribution will encompass all 9,600 Tecumseh households (100%) at a cost of \$2,500 per issue. The semi-annual publications will be developed in-house (by Administration) affording oversight of content creation and ability to collaborate across all departments. Digital versions of the publications will be accessible on the Town website and an option to sign up for electronic versions will be developed.

Consultations

Financial Services
Chief Administrative Officer

Financial Implications

2024 semi-annual Town of Tecumseh Newsletters will be funded through the Technology & Client Services, Customer Service operation budget in the amount of \$5,000 (\$2,500 per issue). The semi-annual newsletter has been proposed in the 2024 draft budget, consideration of which will be during Council's budget deliberations.

Link to Strategic Priorities

Applicable	2023-2026 Strategic Priorities
<input type="checkbox"/>	Sustainable Growth: Achieve prosperity and a livable community through sustainable growth.
<input type="checkbox"/>	Community Health and Inclusion: Integrate community health and inclusion into our places and spaces and everything we do.
<input checked="" type="checkbox"/>	Service Experience: Enhance the experience of Team Tecumseh and our citizens through responsive and respectful service.

Communications

Not applicable

Website Social Media News Release Local Newspaper

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

Prepared by:

Amanda Circelli
Manager Customer Service

Reviewed by:

Shaun Fuerth, BCS
Director Technology & Client Services

Recommended by:

Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

Attachment Number	Attachment Name
None	None

The Corporation of the Town of Tecumseh

By-Law Number 2023-111

Being a by-law to authorize the execution of a Cost Apportioning Agreement between the Corporation of the Town of Tecumseh and Essex Region Conservation Authority for a funding contribution for non-mandatory ERCA programs and services

Whereas The Council of The Corporation of the Town of Tecumseh is desirous of entering into an Cost Apportioning Agreement with the Essex Conservation Authority (ERCA) with respect to a funding contribution for non-mandatory ERCA programs and services;

And whereas the term of the Agreement shall be from January 1, 2024 through to December 31, 2027;

And whereas under Section 5 of the *Municipal Act, 2001, S.O. c.25*, the powers of a municipality shall be exercised by its Council by by-law.

Now Therefore the Council of The Corporation of The Town of Tecumseh enacts as follows:

1. **That** the Mayor and Clerk be authorized and empowered on behalf of The Corporation of the Town of Tecumseh, to execute an Cost Apportioning Agreement between The Corporation of the Town of Tecumseh and Essex Region Conservation Authority dated November 28, 2023, a copy of which Cost Apportioning Agreement is attached hereto and forms part of the by-law and to do such further and other acts which may be necessary to implement the said Agreement.

Read a first, second, third time and finally passed this 28th day of November, 2023.

Gary McNamara, Mayor

Robert Auger, Clerk

Cost Apportioning Agreement (“Agreement”)

THIS COST APPORTIONING AGREEMENT made the 28th day of November, 2023.

BETWEEN:

MUNICIPALITY/TOWNSHIP/TOWN/CITY OF

TECUMSEH

(hereinafter, “Municipality”)

- and -

ESSEX REGION CONSERVATION AUTHORITY

(hereinafter, “ERCA”)

WHEREAS the ERCA is a conservation authority established under the Conservation Authorities Act (“Act”) and is governed by members appointed by its participating municipalities in accordance with the [Act](#);

AND WHEREAS a Participating Municipality, as defined under the Act, is located wholly or in part within the area under the jurisdiction of ERCA;

AND WHEREAS Section 21.1.2 of the Act permits ERCA to provide other non-mandatory programs and services, as it deems advisable, to further the purposes of the Act;

AND WHEREAS pursuant to Subsection 21.1.2 (2), if financing under [Section 25](#) (capital costs) or [27](#) (operating costs) by a participating municipality is necessary in order to provide a non-mandatory program or service, the program or service shall not be provided by ERCA unless a cost apportioning agreement has been entered into between ERCA and the participating municipality in respect of the program or service;

AND WHEREAS [O. Reg 687/21](#) Section 8 prescribes the minimum provisions to be included in municipal cost apportioning agreements;

NOW THEREFORE in consideration of the terms of this agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

Term of Agreement

1. Initial Term of the Agreement is January 1, 2024, through December 31, 2027.
2. Thereafter, the Agreement shall continue for additional four-year periods (each “Renewal Term”) unless either party provides written notice of their intention to terminate this Agreement in accordance with paragraph 7.

Agreement Principles

3. The following principles shall guide the implementation of the Agreement between ERCA and the Municipality:
 - a. The Agreement will provide the overarching terms and conditions for the delivery of non-mandatory programs and services by ERCA that ERCA deems advisable to further the purpose of the Act.
 - b. ERCA wishes to continue to provide beneficial non-mandatory programs and services which support environmental sustainability and cultural heritage in the watershed, as outlined in Schedule A, and collectively described as the ‘funding envelope’.

- c. The Municipality agrees to financially support the programs and services outlined in Schedule A and for such support to be apportioned among the participating municipalities using the Modified Current Value Assessment method, as defined in Ontario Regulation 402/22. The MCVA for 2023 is presented in Schedule B and is subject to annual revision.
- d. ERCA will not add to or delete from the funding envelope, without identifying such changes in the draft budget, circulated for municipal consultation as required by [O Reg 402/22](#). Any approved changes to the funding envelope shall be reflected in an updated Schedule A and Schedule B to be circulated and posted publicly.
- e. Estimates of required total municipal support as presented in Schedule B, are provided as guidance only, to facilitate municipal budgeting, and are subject to ERCA's annual budgeting process.
- f. ERCA's Board of Directors, through the annual budget process as specified in O. Reg 402/22, shall approve the allocation of resources, to the funding envelope, which may vary annually. The requirement for municipal financial support may fluctuate within the funding envelope but is approximately \$900,000, based on the average cost of program and services delivery as presented in Schedule A. During the term of this agreement, the annual aggregate of municipal levies allocated to the funding envelope may not exceed the initial estimate of \$900,000 plus five percent (5%), for any annual budget, exclusive of changes to the MCVA, without municipal consultation and council resolution.
- g. ERCA may charge a user fee for the delivery of any of the programs and services outlined in Schedule A, where appropriate, to reduce the cost apportioned to the Municipality. User fees are reviewed and revised annually in accordance with the Authority's Fee Policy, which includes a provision for municipal consultation.
- h. Municipal cost apportioning revenues associated with this Agreement will be considered 'last dollar' funding and any unspent program funds or surpluses will enure to this Agreement and successor Agreements. ERCA will maintain appropriate deferred revenue accounts to hold unspent funds, at its discretion, and will not reallocate funds to Category 1 or 2 programs, without municipal approvals.

Review of Agreement

- 4. This Agreement shall be reviewed by the parties:
 - a. Prior to the expiry of the Initial Term and each Renewal Term. It shall be the ERCA's responsibility to initiate the review with the Municipality no less than one hundred and eighty (180) days prior to the expiry of the Initial Term or the Renewal Term, as the case may be.

Dispute Resolution

- 5. The Municipality and the ERCA will strive to facilitate open and timely communication at all levels.
- 6. Where a dispute arises between two or more parties, the parties agree that dispute resolution practices will be implemented using the following principles:
 - a. Agree to a fair process for mediating issues;
 - b. Utilize and equally share the costs of a neutral facilitator as agreed upon by the parties, if required;
 - c. Identify common agreement / ground, in the best interest of the parties;
 - d. Identify all options to resolve;
 - e. Select best option.

Early Termination

7. This Agreement may be terminated early by either party and:
 - a. Effective termination date shall be no earlier than December 31st of the termination year to provide continuity and stability of operations for a full fiscal year and/or to provide sufficient time to discontinue and/or revise programs or services;
 - b. A party wishing to provide notice of early termination shall provide written notice no later than July 1st of the termination year.

Accountability and Transparency

8. This Cost Apportioning Agreement shall be made available on ERCA’s website.

Execution

9. The Agreement may be executed in counterparts in writing or by electronic signature and delivered by mail, facsimile, or other electronic means, including in Portable Document Format (PDF); no one copy needs to be executed by all parties. When each party has executed a counterpart, each of such counterparts shall be deemed to be an original and all such counterparts, when taken together, shall constitute one and the same agreement.

Other Agreements

10. The Agreement does not preclude parties from identifying opportunities for further collaboration to benefit both parties, and ensure efficiency, transparency, and accountability in the use of resources, including in-kind services and assistance, coordination of complementary policy and program initiatives, and projects involving third parties. If additional programs and services are requested from ERCA to be delivered on behalf of the Municipality, a separate Category 2 Agreement will be established with the Municipality.

Watershed-based Resource Management Strategy

11. The Municipality acknowledges and agrees that certain programs and services identified in Schedule A shall also be included in a Watershed-based Resource Management Strategy that ERCA is required to develop and implement, in accordance with the Act.

IN WITNESS WHEREOF the Municipality and the ERCA have signed this Cost Apportioning Agreement.

MUNICIPALITY

Name: Gary McNamara
Position: Mayor

Name: Robert Auger
Position: Director Legislative Services & Clerk
I / We have authority to bind the Municipality.

ESSEX REGION CONSERVATION AUTHORITY

Tim Byrne
CAO/Secretary-Treasurer

I have authority to bind the ERCA.

Schedule A – Category 3 Funding Envelope of Programs and Services Requiring Municipal Financial Support Through Cost Apportioning Agreements

The funding envelope of Category 3 programs and services includes:

Non-Mandatory Program/Service	Program Cost Estimates	Sources of Funding	Budgeted 2023 Municipal Funding Requirement	User Fees
Land acquisition & protection	\$1,819,274	Levy, Gov't grants**	\$40,000	No
Tree planting – private lands	\$644,471	Grants, fees, levy	\$75,000	Yes
Holiday Beach site management & operations	\$336,925	Fees, levy	\$-	Yes
Holiday Beach infrastructure maintenance/repairs	\$1.8 million has been spent on replacing park infrastructure since 2015 using the infrastructure reserve	Levy	\$-	Limited to above
Water quality research & monitoring	\$24,394	Levy	\$-	No
Watershed stewardship & Ag outreach – private lands	\$45,049	Levy, fees, grants	\$73,000	Yes
John R Park Museum/Visitor's Centre operations & programming	\$284,682	Levy, fees, grants	\$135,962	Yes
JRPH museum maintenance & preservation reserve	\$110,190	ERCF(Foundation)/Levy	\$515,000	Limited to above
Curriculum-based outdoor education	\$62,511	Grants, fees	\$-	Yes
Outreach & community engagement	\$64,522	Levy, grants	\$34,150	No
			\$873,112	

The majority of the non-mandatory service areas are core components of integrated watershed management that have been provided for decades. They are funded by a variety of sources as noted above and the program description for each service area is provided below:

Land Acquisition & Securement

Each year ERCA works towards the strategic purchase of lands that have the highest biological value, as indicated by the Land Securement Strategy, and that will have the greatest impact on improving the biological health of the region. While potential acquisitions are evaluated on a case-by-case basis, securement can address flood/erosion issues and potentially ensure the long-term protection of natural heritage links between existing fragmented forests and wetlands.

The land acquisition fund was initiated in 2003 through the Clean Water~Green Spaces Levy and the land acquisition component has comprised the majority of the historical CW~GS levy funding. Once purchased, restoration and management of these lands would be categorized as a mandatory activity.

In 2012, ERCA approved its Land Securement Strategy to provide a guideline for future ERCA land securement efforts. This Strategy aims to provide for the permanent protection of existing natural features through land securement procedures. It is important to note that the Land Securement Strategy focuses on natural heritage features and not on recreational opportunities.

The Land Securement Priority Areas (LSPA) are identified by examining a number of environmental features, through ERCA’s Geographic Information System (GIS) analysis. This is addressed in consideration of the following information:

- Priority Existing Natural Areas – including Areas of Scientific or Natural Interest (ANSI), Environmentally Significant Areas (ESA), existing natural areas (both wetland and terrestrial), floodplain, interior woodland, significant woodland, Nature Conservancy of Canada (NCC) Natural Areas.
- Priority Restoration Opportunities – including NCC Natural Areas Conservation Plan priority lands, public lands, physiography, and restoration opportunities (e.g., woodlot, prairie, wetland, riparian/wetland buffers, etc.).
- Connections to Public Lands – areas that are adjacent to, or part of a larger feature (i.e., existing natural area, riparian or wetland buffer restoration) are identified as higher priorities. Similarly, potential to create interior forest by ‘rounding edges’ and filling in gaps between parcels are also identified.

The recent historical annual levy allocation for land acquisition and protection has been ~\$500,000 and comprises approximately 55% of the levies which are currently associated with non-mandatory programs and services. Government and other grants have been received periodically which have enabled the Authority to acquire significant and important parcels of property, which will remain in the public trust in perpetuity. Funds accumulate until an acquisition is approved by the Board of Directors.

The fund currently exceeds \$1.9 million and is expected to be maintained at that level throughout 2023. Due to the extensive remediation and repairs that are required at the John R Park Homestead museum, the Board of Directors re-directed \$500,000 from land acquisition funding to the JRPH maintenance/preservation reserve fund.

While currently there is no active acquisition that has been brought forward to the Board of Directors, there are many at-risk properties in the region and landowners often indicate an interest in selling a property with no advance indication. The Authority is periodically contacted

by landowners with donations of real property that require consideration for the potential to significantly benefit watershed sustainability in our region that would also have financial impacts. In addition, Holiday Beach Conservation Area ownership remains with Infrastructure Ontario and would be an attractive and beneficial property, vis-a-vis Authority ownership.

Land acquisition is supported by the Board of Directors and will be included in the cost apportioning agreement and is included as a range between \$40,000 and ~\$512,000 in the Category 3 funding envelope.

Tree-Planting (Private Lands/Non-ERCA owned properties)

To achieve a sustainable future, mitigate climate impacts, expand existing remnant tree canopy cover, improve water quality, and keep endangered species from extinction in Canada, collaborative relationships must continue with private landowners to grow the amount of habitat restored in the region. The regional tree canopy cover in 1992 was at 3.71%, the lowest percentage of any county in Ontario. A study conducted by the United Nations established a minimum sustainability target of 12%. Despite recent efforts by ERCA, municipal partners and private landowners, currently the Windsor-Essex Region is estimated to be at approximately 8% forest cover. ERCA has restored over 330 acres of land on private property since 2016. These privately owned restoration sites are an invaluable contribution from our community as they further the rehabilitation of our region. Many member municipal councils have identified tree canopy restoration as a priority for a healthy, sustainable region.

Tree planting and restoration is not only supported by the Board of Directors but widely supported by the region’s residents and accordingly, included in the cost apportioning agreement and is included as a range between \$70,000 and ~\$75,000 in the Category 3 funding envelope.

Holiday Beach Management/Operations

Holiday Beach Conservation Area is operated by the Authority under a thirty-year management agreement with the Province of Ontario, that expires in 2031, and can be cancelled with 120 days of notice. The Province of Ontario is the owner of the property and the Management Agreement currently in place has been authorized by the Ministry of Northern Development, Mines, Natural Resources and Forestry (previously MNR). Currently, Infrastructure Ontario holds title on behalf of the Province of Ontario. The Authority has no legal interest in the lands, buildings, or infrastructure on this site, which precludes the ability to levy for this property, as part of Category 1, (mandatory) conservation of lands.

The majority of expenses associated with this site are funded through user fees related to camping, hunting and cottage rentals, however, a minimal amount of levy (\$6,000) was allocated to support the day use in 2022, but not utilized. At the present time, it appears that the site may experience an unbudgeted operating deficit in 2023, primarily due to the ice storm in March 2023. In terms of managing a property for another agency, there should be a reasonable expectation of surplus or minimally, break-even results, however, this expectation may not be realistic, given the issues and risks associated with seasonal camping and the costs to reasonably mitigate risks.

Historically, site operations (without consideration of capital investment), were not profitable, but break-even results were experienced in 2021 and 2022. Administration continues to effect operational changes and evaluation. The site is widely used by the region’s residents and will be included in the cost apportioning agreement, however, may not require municipal contributions on a consistent basis during the term of the agreement.

Holiday Beach Infrastructure/Asset Maintenance & Replacement

\$1.8 million has been spent on replacing park infrastructure since 2015, and funded by the infrastructure reserve, which is supported through levy. While there have been significant

repairs and replacements of assets, going back to 2006, failing infrastructure at this site is potentially the single largest source of financial risk to the Authority, due to linear infrastructure including roads, electrical supply, and sewers.

Administration is exploring the feasibility of ownership, which would need to include a consultant's assessment of assets and a comprehensive asset management plan to account for the infrastructure and guide future replacement and investment. Until ownership is addressed, the cost-apportioning agreement would not include a provision for capital asset replacement, however a reasonable provision of \$10,000 for certain emergency repairs related to electrical, sewer and road surfaces, should be contemplated and has been included in the funding envelope.

The operation of Holiday Beach is supported by the Board of Directors and will be included in the cost apportioning agreement and is included as a range between \$NIL and ~\$10,000 in the Category 3 funding envelope.

Watershed Stewardship and Agricultural Outreach (private lands)

Within the Essex region, water health is inextricably linked to farming practices. Because of this, ERCA continues to support the Essex Soil and Crop Improvement Association to facilitate knowledge transfer opportunities. In collaboration with the Ontario Ministry of Agriculture and Rural Affairs and Environment Canada, ERCA provides financial inducements to producers. These incentives to undertake Best Management Practices on local farms can reduce fertilizer applications, mitigate erosion, improve soils, and decrease nutrient and soil runoff that leads to toxic algae blooms in Lake Erie. The extent of lands currently in agricultural production in the Essex Region is approximately 74.1% of the overall watershed. This percentage of land obviously can have a significant impact on the capability of the watershed to respond to flood threats and the impact on erosion associated with problems resulting from the movement of sediment.

As authorized by the Board of Directors, the Demonstration Farm will wind down operations at the end of 2023 in order to more effectively utilize available funding and to provide greater opportunities for staff to engage the agricultural community in these beneficial activities.

Given the prominence of agriculture in the region, agricultural land stewardship and outreach is supported by the Board of Directors, will be included in the cost apportioning agreement, and is included as a range between ~\$35,000 and ~\$73,000 in the Category 3 funding envelope.

Water Quality Research & Monitoring

Healthy rivers, headwaters, and species in our watershed are key elements of a sustainable and healthy environment that residents rely on for sources of drinking water, the economy and for recreation. The ability to track and report on changes to these indicators of healthy watersheds and share that knowledge assists in the understanding of current watershed health and highlights emerging trends, used as a basis for setting environmental management priorities, research opportunities for other agencies, and overall management and protection of watershed resources. ERCA undertakes its watershed science programs in conjunction with the Provincial Water Quality Monitoring Network (PWQMN), Ontario Benthos Biomonitoring Network, the Provincial Groundwater Monitoring Network (PGMN) and works collaboratively with provincial and federal ministries, and with universities, including the Great Lakes Institute for Environmental Research at the University of Windsor. As part of this program, the Authority produces a Watershed Report Card every five years.

While no new levy was required to support this program in 2023, this program will be included in the cost apportioning agreement but may not require significant levy on a consistent basis during the term of the agreement due to other available sources of funding and special water quality

projects. For that reason, it is included as range between \$NIL and \$23,000 in the funding envelope.

John R. Park Museum and Fox Creek Conservation Centre operations & related programming

JRPH Museum is Ontario’s only living historical farm museum west of London, giving it significant regional importance. The Homestead is unique as it features the original early settler homestead in its original location, as well as a working blacksmith shop, livestock program, heritage orchard and kitchen garden, and pollinator garden to provide an authentic, living history experience. The Homestead has been recognized by Tourism Windsor- Essex-Pelee Island as the Best Museum/ Heritage Space in Windsor-Essex for the past four years and is identified as a destination driver for regional tourism.

Thousands of schoolchildren attend each year for experiential education programs, exploring the human and natural history of the Essex Region, including our connectedness to, and impacts on the local environment. The John R. Park Homestead, in collaboration with the Windsor-Essex Catholic School Board, has also introduced an Indigenous Innovation education program to help decolonize the site and provide a fulsome history of our region.

While there are restrictive operating covenants in place, that were accepted when the property was transferred in 2008, the Ministry of Environment, Conservation & Parks (MECP), has directed that only the activities such as those related to maintaining the land as a conservation area, may be classified as category 1 program or services, and could include, for example, preserving the wetland and providing public nature trails, boardwalks, beach, and picnic areas, to the extent that supervision of staff is not required. Museum/Visitor Centre operations and related programming fall under Category 3, non-mandatory programs and services, as relayed by MECP in their correspondence of June 15, 2022.

The Board of Directors continue to support the operations of the JRPH site in accordance with the restrictive covenants that are in place despite the need for significant levy funding and the programs and services associated with the museum and visitor’s centre will be included in the cost apportioning agreement and is expected to consume approximately \$135,000.

John R. Park Museum & Heritage Buildings Preservation

Recently, the Authority commissioned an asset condition report which revealed the extent of the deterioration of the main house and ancillary buildings, with an estimated remediation cost exceeding \$1million. While it is hopeful that an active fundraising campaign can provide the funds to restore the site to an acceptable level that will prolong the life of the building(s), given the immediate and urgent need for repairs, the Board of Directors approved a re-direction of the customary land acquisition annual levy funding of \$500,000, to the maintenance and preservation reserve fund. Prior to the additional allocation, \$12,000 to \$15,000 was allocated annually for maintenance, specific to the historic buildings, however the new Fox Creek Conservation Centre will also require future repairs & maintenance.

This program of heritage building remediation and maintenance will be included in the cost apportioning agreement and is included as a range between ~\$52,000 and ~\$512,000 in the Category 3 funding envelope.

Curriculum-based Outdoor Education

There is a significant body of research-based evidence surrounding the value of outdoor learning experiences. There is also increasing demand within the education sector for programs and services that focus on environmental issues that are germane today. ERCA’s Outdoor Education programs provide experiential and engaging environmental programs and services for kindergarten to grade 12 students and teachers, meeting the objectives of the provincial curriculum. While this program has historically required an average annual levy of approximately

\$30,000 to sustain it, significant fundraising through the Essex Region Conservation Foundation has eliminated the reliance on levy for approximately five years, starting in 2022.

The Outdoor Education program will be included in the cost apportioning agreement, however, may require levy supports during the latter years of the proposed term of the agreement, depending on fundraising success of the Essex Region Conservation Foundation. It is included as a range of \$NIL to ~\$14,000 in the funding envelope.

Outreach and Community Engagement

Engaging community members in stewardship opportunities is integral to conservation success across the region. Providing hands-on opportunities for people to connect with nature and take action for the environment raises awareness regarding broader local environmental issues, including increasing natural areas coverage, protecting mature forests, mitigating risks of natural hazards, such as flooding, and impacts of climate change on this region.

There continues to be increased demand from community members for volunteer opportunities to take action for the environment, and ERCA is uniquely positioned to coordinate these opportunities across the region. These stewardship events result in cleaner watersheds and increased habitat, implemented with volunteer support, and are most cost-effective when offered collaboratively on a watershed basis.

This community outreach program has historically required annual levy of approximately \$48,000 however, the 2023 levy requirement was reduced by available grants and carry forward of funds.

Community engagement by the Authority is supported by the Board of Directors, will be included in the cost apportioning agreement, and is included as a range between \$34,000 and ~\$48,000 in the Category 3 funding envelope.

Based on the Board-approved suite of non-mandatory programs and services, the range for municipal levy supports is shown in Schedule B.

Schedule B – Estimates of Cost Apportionment of Category 3 Programs

The estimated municipal costs associated with the Category 3 funding envelope outlined in Schedule A will be apportioned among the participating municipalities according to the Modified Current Value Assessment (MCVA), as outlined below. A range is included due to the shifting allocation within the funding envelope in recent budget cycles.

Appendix B- Cost Apportionment Estimates for Category 3 Non-Mandatory Programs & Services																				
Participating Municipality	Amherstburg		Essex		Kingsville		Lakeshore		Lasalle		Leamington		Pelee		Tecumseh		Windsor			
2023 MCVA	6.14%		4.86%		6.57%		9.88%		9.04%		6.34%		0.28%		8.16%		48.73%			
Estimate of Cost Apportionment (Levy) subject to agreement for Non-Mandatory programs and services	Avg Levy	2023	Avg Levy	2023	Avg Levy	2023	Avg Levy	2023	Avg Levy	2023	Avg Levy	2023	Avg Levy	2023	Avg Levy	2023	Avg Levy	2023	Total Avg Levy	Total 2023 Levy
Conservation Services																				
Land Acquisition	\$ 31,483	\$ 2,457	\$ 24,931	\$ 1,946	\$ 33,680	\$ 2,628	\$ 50,636	\$ 3,952	\$ 46,329	\$ 3,616	\$ 32,494	\$ 2,536	\$ 1,412	\$ 110	\$ 41,844	\$ 3,266	\$ 249,742	\$ 19,490	\$ 512,550	\$ 40,000
Tree planting/Wetland construction/Forest Mgmt. Plans	4,300	4,607	3,405	3,648	4,600	4,928	6,915	7,409	6,327	6,779	4,438	4,755	193	207	5,715	6,123	34,108	36,544	70,000	75,000
Holiday Beach Infrastructure Maintenance	614	-	486	-	657	-	988	-	904	-	634	-	28	-	816	-	4,873	-	10,000	-
Water Quality																				
Watershed Stewardship and Outreach (Rural & Agricultural)	2,185	4,484	1,730	3,551	2,337	4,797	3,514	7,212	3,215	6,598	2,255	4,628	98	201	2,904	5,960	17,330	35,570	35,567	73,000
Water Quality Program	1,396	-	1,106	-	1,494	-	2,246	-	2,054	-	1,441	-	63	-	1,856	-	11,075	-	22,730	-
Outreach, Engagement & Education																				
Curriculum-based outdoor education	847	-	670	-	906	-	1,362	-	1,246	-	874	-	38	-	1,125	-	6,716	-	13,783	-
Outreach/Community partnerships	2,974	2,098	2,355	1,661	3,181	2,244	4,783	3,374	4,376	3,087	3,069	2,165	133	94	3,953	2,788	23,591	16,640	48,417	34,150
John R Park Homestead Museum																				
JRPH Museum Operations	8,376	8,351	6,633	6,613	8,960	8,934	13,472	13,432	12,326	12,289	8,645	8,620	376	375	11,133	11,100	66,444	66,248	136,364	135,962
JRPH Museum & Heritage Buildings Preservation	3,215	31,633	2,546	25,050	3,439	33,841	5,170	50,878	4,730	46,550	3,318	32,649	144	1,419	4,272	42,044	25,500	250,936	52,333	515,000
Cost Apportionment low and high estimates in 2023\$	\$ 55,388	\$ 53,630	\$ 43,862	\$ 42,469	\$ 59,254	\$ 57,372	\$ 89,085	\$ 86,256	\$ 81,507	\$ 78,919	\$ 57,168	\$ 55,353	\$ 2,485	\$ 2,406	\$ 73,617	\$ 71,280	\$ 439,378	\$ 425,427	\$ 901,743	\$ 873,112

The Corporation of the Town of Tecumseh

By-Law Number 2023-112

Being a by-law to execute an Agreement between The Corporation of the Town of Tecumseh and the Canadian Union of Public Employees, Local 702.13

Whereas The Council of the Town of Tecumseh deems it expedient to enter into a Collective Agreement with its employees for the years 2022 to 2024;

And whereas the representatives from the Canadian Union of Public Employees, Local 702.13 and The Corporation of the Town of Tecumseh have negotiated the terms of said Collective Agreement;

And whereas under Section 5 of the Municipal Act 2001, S.O. c. 25 the powers of a municipality shall be exercised by its Council by by-law.

Now Therefore the Council of The Corporation of The Town of Tecumseh enacts as follows:

1. **That** the ratification of the Collective Agreement between The Corporation of the Town of Tecumseh and the Canadian Union of Public Employees and its Local 702.13 in the form and manner as that attached hereto and marked as Schedule A to this By-law be confirmed and approved.

Read a first, second, third time and finally passed this 28th day of November, 2023.

Gary McNamara, Mayor

Robert Auger, Clerk

Collective Agreement

Between:

The Corporation of The Town of Tecumseh
(the "Corporation")

-and-

The Canadian Union of Public Employees and its Local 702.13
(the "Union")

Term: January 1, 2022

To

December 31, 2024

TABLE OF CONTENTS

ARTICLE 1 – PURPOSE AND DEFINITIONS	1
ARTICLE 2 – MANAGEMENT RIGHTS	2
ARTICLE 3 – RECOGNITION AND UNION SECURITY	2
ARTICLE 4 – WORK OF THE BARGAINING UNIT	3
ARTICLE 5 – UNION REPRESENTATION	4
ARTICLE 6 – CORRESPONDENCE	5
ARTICLE 7 – GRIEVANCE AND ARBITRATION PROCEDURE	5
ARTICLE 8 – SENIORITY	7
ARTICLE 9 – JOB POSTING PROCEDURE AND STAFF CHANGES	9
ARTICLE 10 – LAY-OFF AND RECALL	11
ARTICLE 11 – HOURS OF WORK	13
ARTICLE 12 – PAID HOLIDAYS	14
ARTICLE 13 – VACATION	15
ARTICLE 14 – SICK LEAVE	15
ARTICLE 15 – PERSONAL EMERGENCY LEAVE	15
ARTICLE 16 – LEAVES OF ABSENCE	16
ARTICLE 17 – PAYMENT OF PAYMENT OF WAGES AND ALLOWANCES	19
ARTICLE 18 – PENSION	21
ARTICLE 19 – GENERAL CONDITIONS	21
ARTICLE 20 – TERM OF AGREEMENT	22
SCHEDULE “A” – WAGES AND JOB CLASSIFICATIONS	24
LETTER OF UNDERSTANDING	25
Re: Continue to Employ Students	
LETTER OF UNDERSTANDING	26
Re: Loss of Driver’s License	

ARTICLE 1 – PURPOSE AND DEFINITIONS

1.01 PURPOSE OF THE AGREEMENT

The general purpose of this Agreement is to establish and maintain an orderly collective bargaining relationship between the Corporation and those employees within the bargaining unit covered by this Agreement, to establish wages, hours of work and certain conditions of employment, to provide machinery for the prompt and equitable settlement of grievances, and to promote the efficient operations of the Corporation.

1.02 DEFINITIONS

- a) The word “employee” shall mean a person employed within the bargaining unit described in Article 3 of this Agreement.
- b) The phrase “probationary employee” shall mean an employee who has not completed the probationary period prescribed in this Agreement. Probationary employees are covered by all provisions of this Agreement except those provisions from which probationary employees are excluded.
- c) The phrase “regular employee” shall mean an employee who has completed the probationary period prescribed in this Agreement and who has been retained in the employ of the Corporation following completion of the probationary period.
- d) The phrase “grant employee” shall mean a person who is employed by the Corporation through funding which is provided, in whole or in part, by the Government or by a non-profit organization. Grant employees are not included in the bargaining unit and this Agreement does not apply to grant employees. The employment of a grant employee shall not result in the lay-off of a regular employee nor shall a regular employee who is qualified and able to perform the required work be laid off while a grant employee is employed by the Corporation to perform that work.

Prior to the employment of a grant employee, the Corporation will provide the Union with information, in writing, setting out the specifics of the grant program including the amount of funding received, the particulars of the work assignment, the length of the program and the rate of pay.

- e) The phrase “student employee” shall mean a person who is employed by the Corporation during the period April 20 to September 10 of any year to perform seasonal work. Student employees are not included in the bargaining unit and this Agreement does not apply to student employees. The employment of a student employee shall not result in the lay-off of a regular employee or the termination of a probationary employee nor shall a regular employee who is qualified and able to perform the required work be laid off while a student employee is employed by the Corporation to perform that work.
- f) The phrase “part-time employee” shall mean an employee regularly scheduled to work not more than twenty-four (24) hours per week.

- g) The phrase “seasonal employee” shall mean a person who is employed by the Corporation during the period from March 15 to December 15 of any year to perform seasonal work.
- h) The phrase “working day” when used in this Agreement shall include Saturdays, Sundays and days on which the Corporation’s Administration Office is closed.
- i) The phrase “co-op student” shall mean a person who is employed by the Corporation as part of an educational work study placement by the student’s school, for a period not to exceed eighty (80) consecutive working days. Prior to the placement of a co-op student, the Corporation will provide the Union with information, in writing, setting out the name of the co-op student, the work to be performed, the length of the placement, the program of study and the co-op student’s rate of pay. Co-op students are not included in the bargaining unit and this Agreement does not apply to co-op students. The employment of a co-op student shall not result in the lay-off of an employee nor shall an employee who is qualified and able to perform the required work be laid off while a co-op student is employed by the Corporation to perform that work.

ARTICLE 2 – MANAGEMENT RIGHTS

- 2.01 It is recognized that the Corporation has and shall retain the exclusive right and authority to manage its operations and direct the workforce in all matters that are not inconsistent with the terms of this Agreement.
- 2.02 The Corporation shall also have the right and authority, from time to time, to make or alter rules and regulations which, at its discretion, are deemed necessary for the safe, continuous and efficient operation of the municipality, provided that no such rules and regulations shall be inconsistent with the terms of this Agreement, and shall be subject to the grievance procedure. Such rules and regulations shall be discussed with the Union and posted on the bulletin boards at each work location and on the Town’s intranet for not less than five (5) working days prior to implementation.

ARTICLE 3 – RECOGNITION AND UNION SECURITY

- 3.01 The Corporation recognizes The Canadian Union of Public Employees (CUPE) as sole and exclusive bargaining agent for all employees regularly employed for not more than twenty-four (24) hours per week and seasonal employees employed during the period March 15 to December 15 in any year by The Corporation of the Town of Tecumseh in the Town of Tecumseh save and except Supervisors and persons above the rank of Supervisor, Clerical and Technical employees, Students employed during the school vacation periods, Volunteer Firefighters and employees already represented by a trade union.

3.02 UNION MEMBERSHIP REQUIRED

All employees of the Corporation, as a condition of continuing employment, shall become and remain members in good standing of the Union, according to the Constitution and By-Laws of the Union. All future employees of the Corporation shall, as a condition of continued employment, become and remain members in good standing in the Union immediately upon becoming an employee.

3.03 DEDUCTION OF DUES

- a) The Corporation agrees to deduct union dues, initiation fees, and Union assessments applicable to all members and authorized under the Union's constitution, from the pay of every employee within the scope of this Agreement. Deductions shall be forwarded to the National Secretary Treasurer of the Union not later than the 10th day of the month following the month for which the dues were levied. The remittance shall be accompanied by a list of the names and the addresses of record of employees from whose wages the deductions have been made.
- b) The Union shall indemnify and save harmless the Corporation, its officers, agents and/or employees acting on behalf of the Corporation, from any and all claims, demands, actions or causes of action arising out of, or in any way connected with the collection of such dues.

3.04 T-4 SLIPS

At the time it prepares Income Tax T-4 slips for its employees, the Corporation shall indicate on the slip the amount of union dues paid by the Union member in the previous year.

3.05 NOTICE TO NEW EMPLOYEES

At the time when a prospective new employee is offered employment, he/she will be advised that his/her terms and conditions of employment are governed by a Collective Agreement and that the Agreement contains articles concerning union security and dues check-offs as conditions of employment.

3.06 ADVISING PROBATIONARY EMPLOYEES

On commencement of employment, a probationary employee shall be introduced by his/her supervisor to his/her Union Steward or representative. A Steward or representative of the Union shall be allowed an opportunity to interview each probationary employee within regular working hours, without deduction from pay, for a maximum of thirty (30) minutes during the first month of employment for the purpose of acquainting the probationary employee with the benefits and duties of Union membership and his/her responsibilities and obligations to the Corporation and Union.

ARTICLE 4 – WORK OF THE BARGAINING UNIT

4.01 ABILITY TO PERFORM WORK

Employees not subject to the provisions of this Agreement, with the exception of employees covered by the Collective Agreement with CUPE Local 702.1 and students employed during the school vacation periods, shall not normally perform work that is normally performed by employees who are subject to the provisions of this Agreement. It is recognized that non-union employees, with the exception of employees covered by the Collective Agreement with CUPE Local 702.1 and students employed during the school vacation periods, may do bargaining unit work only in the case of an emergency where the Corporation has been unable to find Union employees to perform the emergency work.

4.02 NO CONTRACTING OUT

In order to provide job security for the members of the bargaining unit, the Corporation agrees that any work or services performed by the employees shall not be contracted out if it results in the lay-off of bargaining unit employee(s).

4.03 NO OTHER AGREEMENTS PERMITTED

No employee shall be required or permitted to make a written or verbal agreement with the Corporation that conflicts with the terms of this Collective Agreement, without the consent of the Union.

ARTICLE 5 – UNION REPRESENTATION

5.01 NEGOTIATING COMMITTEE

The Corporation recognizes the right of the Union to appoint or elect a Negotiating Committee composed of not more than two (2) members of the bargaining unit and a representative from CUPE for the purpose of negotiating the Collective Agreement and amendments thereto.

5.02 a) Occupational Health and Safety Committee

A Joint Occupational Health and Safety Committee has been established in accordance with the *Ontario Occupational Health and Safety Act* for CUPE Local 702.1(Outside Workers), CUPE Local 702.2 (Inside Workers) and CUPE Local 702.5 (Inside Part-time Workers). A member of CUPE Local 702.13 may be appointed as a representative to that Committee.

b) Safety

The Corporation shall observe all reasonable precautions for the safety of its employees, and shall supply such safety equipment as is necessary. All employees shall co-operate with the Corporation in the prevention of accidents, and shall make recommendations, from time to time, to the Corporation regarding the prevention of accidents. The Corporation shall have regard to the *Occupational Health and Safety Act* in all matters related to safety.

5.03 TIME OFF FOR UNION BUSINESS

It is understood that Union representatives have regular work to perform on behalf of the Corporation. If it is necessary for Union representatives to service a grievance, to spend time during negotiations, or to appear before the Corporation to deal with any issue affecting the bargaining unit during working hours, they shall not leave work without first obtaining permission from their immediate supervisor. Such time shall be considered as time worked. When resuming work they shall again report to their immediate supervisor. Nothing in this sub-article and/or in this Agreement precludes the parties from conducting negotiations during non-working hours.

5.04 NATIONAL REPRESENTATIVE

It is recognized that the Union may have the assistance of a National Representative to assist with any proceedings. The Representative, upon reasonable notice, shall have access to the Corporation's premises to deal with any issue affecting the bargaining unit.

5.05 NOTICE OF UNION REPRESENTATIVES

The Union shall advise the Corporation in writing, from time to time, of the members of its Committees, representatives and the names of its Stewards. The Corporation must have received such notification before it is required to recognize such individuals.

ARTICLE 6 – CORRESPONDENCE

6.01 CORRESPONDENCE

Unless otherwise specified in this Agreement, all correspondence between the Parties arising out of this Agreement or incidental thereto, shall pass to and from the Director People & Culture of the Corporation or designate and the Local Unit Representative or designate, with a copy to the CUPE National Representative.

6.02 COPIES OF CORRESPONDENCE

A copy of any correspondence between the Corporation or designates and any employee in the bargaining unit pertaining to the interpretation, administration, or application of any part of this Agreement shall be forwarded to the Local Unit Representative, with a copy to the CUPE National Representative.

ARTICLE 7 – GRIEVANCE AND ARBITRATION PROCEDURE

GRIEVANCE PROCEDURE

7.01 GRIEVANCE DEFINED

A grievance shall be defined as a difference between the Corporation and the Union regarding the interpretation, application, administration or alleged violation of the Collective Agreement, including any question as to whether a matter is arbitrable.

7.02 GRIEVANCES SHALL BE PROCESSED AS FOLLOWS:

STEP I

The aggrieved employee(s) shall submit the grievance, in writing, to the Chair of the Union Grievance Committee. If the Grievance Committee of the Union considers the grievance to be justified, the employee(s) concerned, together with his/her Steward or member of the Grievance Committee, shall first seek to settle the dispute with the employee's immediate supervisor within ten (10) working days after the day on which the employee became aware, or ought reasonably to have become aware, of the cause of the grievance. A copy of the grievance will be delivered to the supervisor at the outset of the discussion.

STEP II

Failing satisfactory settlement within two (2) working days after the dispute was submitted under STEP I, the Union may submit the grievance in writing to the Chief Administrative Officer or designate. The Chief Administrative Officer or designate shall meet with the aggrieved employee(s), the Steward and the Union Representative within five (5) working days, or at a mutually agreeable date after the grievance was submitted at Step II. The Chief Administrative Officer, or designate, shall render his/her decision, in writing, to the Steward within five (5) working days after the meeting. Copies of the decision shall, at the same time, be given to the employee(s) and the National Representative.

STEP III

Failing satisfactory settlement at STEP II, the grievance may be referred to arbitration.

7.03 FACILITIES

The Corporation shall supply the necessary facilities for the grievance meetings.

7.04 POLICY AND GROUP GRIEVANCES

Where a grievance involving a question of general application or interpretation occurs (policy grievance), or where a group of employees (group grievance) has a grievance, such grievance may be submitted directly to the Chief Administrative Officer (STEP II) within ten (10) working days after the day on which the Union became aware or ought reasonably to have become aware of the cause of the grievance. No policy grievance shall deal with any matter that could be the subject matter of an individual grievance.

7.05 DISCIPLINARY GRIEVANCE

- a) A Union Steward shall be present at any meeting that may be the basis of disciplinary action.
- b) Written notice of discipline (including discharge) shall be issued within five (5) working days after the day on which the Corporation became aware, or ought reasonably to have become aware, of the cause of the discipline. The Union Steward shall receive a copy of any such disciplinary notice at the time it is issued to the employee.
- c) Any employee who is discharged by the Corporation shall be given written notice immediately upon notification of such discharge.
- d) A claim by a regular employee that he/she has been disciplined or discharged without just and reasonable cause shall be submitted in writing to the Chief Administrative Officer (STEP II).

7.06 PROBATIONARY EMPLOYEES

Neither a probationary employee nor the Union can file a grievance with respect to discipline or discharge of a probationary employee unless the Union is claiming discrimination contrary to the Human Rights Code as the basis of the discipline or discharge.

ARBITRATION

7.07 ARBITRATION

- a) Either of the parties may within thirty (30) working days, after exhausting the grievance procedure, notify the other party, in writing, of its desire to submit the grievance to arbitration. It shall be the responsibility of the party desiring arbitration to include in the above notice a list of three (3) Arbitrators for consideration.
- b) The parties shall proceed to arbitration with a single arbitrator, who shall be selected by mutual agreement of the parties or their representatives. Failing mutual agreement, the appointment of the arbitrator may be made by the Minister of Labour for Ontario upon the request of either party.

7.08 DECISION OF THE ARBITRATOR

The Arbitrator shall hear and determine the grievance and shall issue a decision and the decision is final and binding upon the parties and upon any employee affected by it.

7.09 EXPENSES OF ARBITRATOR

Each of the parties hereto will bear equally the expense of the Arbitrator.

7.10 LIMIT OF ARBITRATOR'S POWERS

The Arbitrator shall not be authorized to make any decision inconsistent with the provisions of this Agreement nor to alter, modify or otherwise amend any part of this Agreement.

GENERAL

7.11 REPLIES IN WRITING

Replies to grievance shall be in writing at all stages of the Grievance/Arbitration Procedure.

7.12 EXTENSION OF TIME LIMITS

The time limits set forth in this Article may be extended in writing at any time upon the mutual agreement of the Corporation and the Union.

ARTICLE 8 – SENIORITY

8.01 SENIORITY DEFINED

Seniority is defined as the length of continuous employment in the bargaining unit since the last date of hire and shall include employment with the Corporation prior to the certification or recognition of the Union. Seniority shall be determinative and applied as set out in the other provisions of this Agreement.

8.02 SENIORITY LIST

The Corporation shall maintain a seniority list showing the name, current classification and date of hire for each employee. An up-to-date seniority list shall be sent to the Union and posted on all bulletin boards in January of each year.

8.03 PROBATION FOR NEWLY HIRED EMPLOYEES

Newly hired employees shall be on probation until they have completed a total of sixty (60) days of work or one (1) year of service, whichever comes first. During the probationary period the employee shall be entitled to all rights and benefits of this Agreement, except those from which they are specifically excluded.

Newly hired employees who have been employed by the Corporation in the same classification within one (1) year of their date of hire shall not be required to serve the probationary period.

8.04 LOSS OF SENIORITY

- a) Subject to paragraph (b) below, an employee shall not lose seniority if he/she is absent from work because of sickness, disability, accident, lay-off or because of leave approved by the Corporation.
- b) An employee's seniority will be lost and his/her employment will terminate only if:
 - i) he/she is discharged and such discharge is not reversed through the grievance procedure;
 - ii) he/she resigns in writing and does not withdraw within two (2) days;
 - iii) he/she fails to return to work within fifteen (15) working days following a recall and after receiving notice by regular mail, and/or email, to do so, unless through sickness or circumstances beyond the employee's control. Laid off employees engaged in alternate employment and who are recalled shall be permitted to give their current employer up to two weeks notice of termination to accept the recall;
 - iv) he/she is absent from work without approval for a period greater than three (3) consecutive working days except in cases where circumstances were beyond the employee's control and the employee notified the Corporation of the circumstances as soon as possible;
 - v) retirement;
 - vi) he/she has been laid off for a period equal to his/her seniority at the time of lay-off or for a period of twenty-four (24) months, whichever is lesser.

8.05 SENIORITY OUTSIDE THE BARGAINING UNIT

No employee shall be transferred to a position outside the bargaining unit without his/her consent. If an employee is transferred to a position outside of the bargaining unit, he/she shall retain his/her seniority accumulated up to the date of his/her being transferred outside of the bargaining unit for a period of sixty (60) working days after the date of such transfer. During the sixty (60) working days period, the employee has the right, at any time, to return to his/her previous position in the bargaining unit and the Corporation has the right, at any time, to return the employee to his/her previous position in the bargaining unit and any employees affected by this event shall be returned to their previous respective positions.

ARTICLE 9 – JOB POSTING PROCEDURE AND STAFF CHANGES

9.01 JOB POSTING

When a vacancy occurs that is caused by death, retirement, resignation, separation from employment, promotion or demotion in any classification covered by this Agreement, or a new classification is created within the bargaining unit or there is an expansion in complement in a current classification, the Corporation shall, if it determines to fill such vacancy or new classification, post it for seven (7) working days so any employee may apply.

9.02 INFORMATION ON POSTINGS

Postings shall include the duties, qualifications, location, hours of work and wage rate of the position. Such qualifications shall be those necessary to perform the job functions and may not be established in an arbitrary or discriminatory manner.

9.03 METHOD OF APPOINTMENT

a) Both Parties recognize:

- (1) the principle of promotion within the services of the Corporation;
- (2) that job opportunity should increase in proportion to length of service.

Therefore, in filling job postings, the position shall be awarded to the applicant with the greatest seniority and having the required qualifications in accordance with Article 9.02 (Information on Postings). Appointments from within the bargaining unit shall be made within ten (10) working days following the closing of the posting; the employee and the Union to be notified. The job shall be filled within five (5) working days of appointment.

b) If an applicant from the bargaining unit for the posted position does not, at the time the application is filed, possess the qualifications for the position but is in the process, as of the date of the posting, of obtaining such qualifications and will in fact obtain such qualifications by the end of the trial period, (120 days as outlined in Article 9.08) such applicant will be considered as possessing the qualifications for the purposes of paragraph (a) above.

9.04 IF NO QUALIFIED EMPLOYEES

If none of the bargaining unit applicants have the necessary qualifications to perform the posted job satisfactorily, the Corporation may then fill the position at its discretion.

9.05 INTERNAL APPLICANTS

Preference will be given to applications from bargaining unit employees for bargaining unit positions within the Town of Tecumseh provided the employee(s) are qualified (per article 9.02) for the posted position and there are no disciplinary records in their personnel file dated within the last year. For non-bargaining unit positions, equal and simultaneous consideration will be given to bargaining unit employees and outside applicants.

9.06 NOTIFICATION OF SELECTION

All bargaining unit applicants shall be notified in writing of the successful bargaining unit applicant. Notice of such shall be posted on the bulletin boards and on the Town's intranet. Upon request of the Union, the Chief Administrative Officer or designate shall advise the Union of the reasons for an unsuccessful promotion.

9.07 NOTIFICATION OF STAFF CHANGES

The Union shall be notified of all appointments, promotions, transfers, lay-offs and terminations of employment affecting the bargaining unit.

9.08 TRIAL PERIOD

The successful applicant shall be given a trial period of one hundred and twenty (120) calendar days, during which time he/she will receive the necessary training for the position. The Corporation shall not curtail the trial period without just cause. Conditional on satisfactory performance in the job, the employee shall be confirmed in the position after the trial period. In the event the successful applicant proves unsatisfactory in the position during the trial period, or if the employee is unable or unwilling to perform the duties of the position, he/she shall be returned to his/her former position and wage rate without loss of seniority. Any other employees promoted or transferred as a result of the job posting in question shall also be returned to their former positions and wage rates, without loss of seniority.

9.09 NEW OR CHANGED JOB CLASSIFICATION

- a) When the Corporation adds a new classification the wage rate shall be negotiated with the Union. Failing agreement, the issue shall be resolved by referring it to arbitration under the provisions of Article 7 (Grievance and Arbitration Procedure). The decision of the Arbitrator shall be final and binding.
- b) If there are significant changes to an existing classification, either party may request a meeting with the other party to discuss the changes. If the parties agree that the changes are significant enough to warrant the creation of a new classification with a new wage rate, the provisions of paragraph (a) above shall apply. If the parties are unable to agree whether a new classification has been created as a result of these changes, thus warranting a new wage rate, the issue may be submitted to arbitration

under the provisions of Article 7 (Grievance and Arbitration Procedure). If the Arbitrator finds that a new classification has been created, warranting a new wage rate, the wage rate shall be negotiated with the Union. Failing agreement, that issue shall be referred to the same Arbitrator that heard the first issue. The decision of the Arbitrator, on either issue shall be final and binding.

- c) If a higher wage is determined to be appropriate, the incumbent shall receive that rate retroactive to the date on which he/she assumed the duties. If a lower wage is determined, the incumbent shall be grandfathered and the appropriate rate will be effective when a new incumbent posts into the re-classified or new position.

9.10 STAFF PLACEMENT

If the Corporation requires an employee to report for work at other than his/her normal work location and does not intend to increase the overall staff complement, employees in the same classification may volunteer for the assignment. If more than one (1) employee volunteers, the most senior employee shall be assigned. If no employee volunteers, the most junior employee shall be required to accept the assignment.

9.11 JOB DESCRIPTIONS

The parties agree that the job descriptions adopted by the Employer from time to time do not form part of this Agreement but are intended solely for the guidance of the parties. Such job descriptions and all subsequent updates shall be provided to the Union upon request.

ARTICLE 10 – LAY-OFF AND RECALL

10.01 DEFINITION OF LAY-OFF

Lay-off shall be defined as a reduction in the workforce covered by this Collective Agreement and shall include a reduction in the weekly hours of work of employees in the Seasonal classification. However, a reduction in the scheduled hours of work for employees in the Seasonal classification as a result of unforeseen circumstances such as inclement weather shall not be deemed to be a lay-off. Such reduction shall be implemented in inverse order of seniority and reasonable efforts will be made to reschedule the lost hours during that week.

A reduction in the hours of a part-time employee does not constitute a lay-off. However, a reduction in the hours of Part-Time employees, except Crossing Guards, shall be made in inverse order of seniority within the selected classification, subject to employee availability. When the reduced hours are returned to the schedule, these hours shall be given to the employee(s) whose hours were reduced, subject to availability.

10.02 LAY-OFF, BUMPING, AND RECALL

- a) Lay-offs shall be in reverse order of seniority within each classification, provided the employees retained at work have the qualifications and physical ability to perform the work to be done.
- b) If after employees have been laid off, work becomes available in the employees' classification, the last employee laid off in the classification shall be the first employee

recalled, provided such employee has the qualifications and physical ability to perform the work to be done.

10.03 a) Notice of Lay-off (Excluding Seasonal Employees)

In the event of a lay-off, the Corporation shall provide the following notice or pay in lieu of notice:

- i. to employees with less than three (3) years seniority - three (3) weeks;
- ii. to employees with three (3) years seniority but less than four (4) years seniority - four (4) weeks;
- iii. to employees with four (4) years seniority but less than six (6) years seniority - eight (8) weeks;
- iv. to employees with six (6) years seniority or more seniority - ten (10) weeks.

b) Notice of Lay-off for Seasonal Employees

Seasonal Employees, as defined herein, shall be given three (3) weeks notice of lay-off. The lay-off date shall not be any earlier than November 30th of each year.

10.04 Once an employee is recalled after lay-off, they shall not serve another probationary period nor will they be required to get a medical, undergo a physical testing, secure a police clearance or provide an updated driver abstract.

10.05 JOB POSTING DURING LAY-OFF

Employees who are laid off and who still have recall rights have the right to apply for all posted positions in accordance with the provisions of Article 9 (Job Posting Procedure and Staff Changes).

10.06 NO NEW EMPLOYEES

No employees will be hired in a classification where an employee in that classification is on lay-off, who could be recalled in accordance with the provisions of this Collective Agreement.

10.07 RECALL ACCEPTANCE

Recall will be by regular letter mail and email, if provided, to the last address recorded with the Corporation by the employee. Regular employees recalled from lay-off shall be given fourteen (14) days from the date of mailing to accept recall. Regular employees not accepting the recall by the 14th day shall be deemed to have waived their right to recall. The Corporation may fill the position in accordance with Article 9.

10.08 It is understood that the recall rights of a bargaining unit employee are not affected by the fact that the employee may be employed by the Corporation in a non-bargaining unit position while on lay-off.

ARTICLE 11 – HOURS OF WORK

11.01 HOURS OF WORK

The normal hours of work for employees shall be as follows:

Seasonal Employees	between 7:00 am - 3:00 pm
Crossing Guards	between 7:30 am - 4:00 pm
Rink Monitor Employees/Recreation Programmer	between 6:00 am - 12:00 midnight
Part-Time Facility Attendant	between 6:00 am - 12:00 midnight
Seasonal Employee - Festival & Events Assistant	between 6:00 am - 12:00 midnight

It is understood the Corporation will schedule these hours in accordance with the *Employment Standards Act, 2000* and amendments thereto.

It is recognized that seasonal employees may occasionally request or be scheduled by the Corporation to work outside the normal hours.

If operational requirements demand a shift outside the normal hours of work, and no seasonal employee agrees to work that shift, the least senior seasonal employee will be assigned to the shift.

- i) No employee, except Crossing Guards and Rink Monitor Employees/Recreation Programmer shall be scheduled or called in for less than four (4) hours work in a day. Rink Monitor Employees/Recreation Programmer will be called in for a minimum of three (3) hours.
- ii) Employees, except Seasonal Employees, may be scheduled or called in to work split shifts. No part of a split shift shall be for less than two (2) hours, save and except Crossing Guards.
- iii) Scheduling and call-ins will be done as equitably as possible.

11.02 REST PERIOD

Employees shall be granted a fifteen (15) minute rest period after every four (4) hours worked to be taken at a time when conditions permit.

11.03 OVERTIME

- a) Employees shall be paid double their regular hourly rate for all overtime worked, that being hours worked beyond eight (8) hours in a day or forty (40) hours in a week or seven (7) hours in a day or thirty-five (35) hours in a week based on the employees regularly scheduled work week.
- b) Overtime shall be offered in order of seniority within the classification. However, in the event that a job assignment extends beyond the regular work day, the employee doing the work that day shall be offered the overtime opportunity first in order to maintain continuity to complete the assignment.

- c) Overtime is voluntary. However, in an emergency situation where no employee who is qualified to perform the work volunteers to perform the work, the lowest seniority employee in the classification who is qualified to perform the work, shall be required to work the overtime.
- d) Where there are qualified employees within the bargaining unit, they shall be requested to work overtime before non-bargaining unit employees are requested to work overtime, although this is only after Local 702.1 members have been given the opportunity to work overtime.
- e) There shall be no pyramiding of overtime in any other premium pay. Meaning, wherever two (2) or more overtime or premium rates may appear applicable to the same hour or hours worked by an employee, there shall be no pyramiding or adding together of such overtime or premium rates.

11.04 CALL-OUT

- a) An employee who is called in to work outside of the normal hours of work as outlined in sub-article 11.01, will be paid a minimum of four (4) hours pay at his/her regular straight time hourly rate of pay or for the time actually worked at the applicable overtime rate, whichever is greater. The minimum payment provided herein shall not apply if the time worked is an extension of the employee's working day immediately preceding or following the employee's scheduled hours of work that day.
- b) An employee called in to work outside of the normal hours of work as defined in sub-article 11.01, where there has been no pre-arrangement, shall be deemed to commence work from the time that the employee leaves home, with a maximum of one-half (1/2) hours to get to work.

11.05 Nothing contained herein shall be construed as a guarantee of any number of days of work in a week or any number of hours of work in a day.

11.06 Part-time Facility Attendant on regular shifts in which the greatest number of hours occur between 2:00 pm and 12:00 am shall be paid \$1.15 for each hour worked between said hours.

ARTICLE 12 – PAID HOLIDAYS

12.01 An employee's entitlement to public holidays shall be determined in accordance with the *Employment Standards Act, 2000* ("ESA"), and includes the following:

- | | |
|------------------|---------------|
| New Year's Day | Family Day |
| Good Friday | Victoria Day |
| Canada Day | Labour Day |
| Thanksgiving Day | Christmas Day |
| Boxing Day | |

12.02 Seasonal Employees that fall within the job classifications of "Seasonal Employee – Festival & Events Assistant" and "Seasonal Employees – Parks" shall be entitled to additional paid holidays for Easter Monday, the Friday before Victoria Day, Civic Holiday, the Friday before Labour Day, Remembrance Day and National Day of Truth and Reconciliation.

12.03 Premium pay will be paid at double time to the employees as specified for the holidays in Article 12.01 and 12.02.

ARTICLE 13 – VACATION

13.01 VACATION ENTITLEMENT

Vacation with pay shall be granted to employees based on the following schedule:

After one (1) year of employment	4%
After four (4) years of employment	6%
After ten (10) years of employment	8%
After fifteen (15) years of employment	10%
After twenty (20) years of employment	12%

Vacation pay will be included in each pay cheque.

Regular employees employed for between one (1) and five (5) years shall be entitled to take two (2) weeks off work without pay annually. Regular employees employed for greater than five (5) years shall be entitled to take three (3) weeks off work without pay annually. Vacation requests will be granted as conditions permit on a first come first served basis.

ARTICLE 14 – SICK LEAVE PROVISION

14.01 On January 1 of each year, every regular employee in the classification of Seasonal Employee – Festival & Events Assistant shall be provided with fourteen (14) hours personal leave credits.

- a) Regular employees in their first year of employment shall receive personal leave credit after successfully completing probation as set out in Article 8.03, based on fourteen (14) hours.
- b) Unused personal leave credits cannot be carried over from year to year and will not be paid out.

14.02 On January 1 of each year, every regular employee in the classification of Seasonal Employee – Parks shall be provided with sixteen (16) hours of personal leave credits.

- a) Regular employees in their first year of employment shall receive personal leave credit after successfully completing probation as set out in Article 8.03, based on sixteen (16) hours.
- b) Unused personal leave credits cannot be carried over from year to year and will not be paid out.

- 14.03 At the discretion of the Director/Manager, the workday where an employee is sick and unable to attend work may be rescheduled.
- 14.04 Employees will be required to produce a certificate, paid by the Employer, from a qualified medical practitioner for any illness in excess of three (3) consecutive working days, certifying that they were unable to carry out their duties due to illness.

ARTICLE 15 – PERSONAL EMERGENCY LEAVE

- 15.01 Personal Emergency Leave will be granted in accordance with section 50 of the *Employment Standards Act, 2000*.
- 15.02 The Corporation will require an employee who takes leave under section 50 (Personal Emergency Leave) of the *Employment Standards Act, 2000* to provide evidence reasonable in the circumstances that the employee is entitled to the leave.
- 15.03 Every effort will be made to reschedule the work day where an employee is sick and unable to attend work.

ARTICLE 16 – LEAVES OF ABSENCE

16.01 GENERAL LEAVE OF ABSENCE

Upon application, in writing, to the appropriate supervisor, the Corporation may grant leave of absence to employees with pay, or without pay, and without loss of seniority for personal reasons (including, but not limited to illness/injury/medical).

16.02 LEAVE FOR UNION BUSINESS

- a) Upon request to the Corporation, in writing, with reasonable notice, an employee elected or appointed to represent the Union at Union conventions, conferences or seminars shall be allowed leave of absence without pay, provided that the absence of such employee does not impair the efficient operation of the Corporation's business.
- b) Leave of absence without pay shall be allowed to one employee to attend Executive and Committee meetings of CUPE, and/or its affiliated or chartered bodies.
- c) An employee who is elected or selected for a full-time position with the Union or any body with which the Union is affiliated, shall be granted leave of absence without loss of seniority, without pay. Such leave shall be extended from year to year thereafter as need be. Notice of desire for such leave (or extension thereof) shall be given to the Corporation in writing at least sixty (60) days before the commencement date of the leave (or extension thereof).
- d) Employees shall receive their regularly pay during the leaves of absence as provided in paragraphs (a) and (b) above and the Union shall reimburse the Corporation for such payments upon receipt of a statement of account. The Union will submit a letter to the Corporation indicating the dates and the amount of hours to be paid.

16.03 LEAVE FOR PUBLIC AFFAIRS

- a) The Corporation recognizes the right of an employee to participate in public affairs. Following written request, the Corporation shall grant leave of absence without pay, to permit an employee to be a candidate in a federal, provincial, or municipal election. Such written request shall be given to the Corporation at least four (4) weeks before the commencement date of the leave of absence.
- b) An employee who is elected to public office shall be allowed leave of absence without pay but without loss of seniority during his/her terms of office. If the period of leave exceeds six (6) years, the employee shall be deemed to have terminated his/her employment.
- c) An employee who files a nomination form to be a candidate in a municipal election for the Town of Tecumseh, must provide a written request for a leave of absence, and the Corporation shall grant a leave of absence without pay but without loss of benefits, to permit the employee to be a candidate in a municipal election for the Town of Tecumseh. Such written request shall be given to the Corporation at least four (4) weeks before filing his/her nomination form.
- d) An employee, who is elected to Tecumseh Council, or local board of the Corporation, shall be deemed to have resigned from his/her employment with the Corporation, immediately before making the declaration of office referred to in subsection 232(1) of the *Municipal Act*.

16.04 BEREAVEMENT LEAVE

- a) In the event of the death of an employee's spouse, child, step-child, father or mother, a leave of absence with pay and without loss of seniority shall be granted to the employee for not more than five (5) consecutive days to be taken in the seven (7) day period immediately following the date of death, provided these days are regularly scheduled days of work.
- b) In the event of the death of an employee's brother, sister, grandparent, grandchild, father-in-law, mother-in-law, brother-in-law, sister-in-law, son-in-law or daughter-in-law, a leave of absence with pay and without loss of seniority shall be granted to the employee for three (3) consecutive days to be taken in the seven (7) day period immediately following the date of death, provided these days are regularly scheduled days of work.
- c) In the event of the death of an employee's spouse's grandparent, a leave of absence with pay and without loss of seniority or benefits shall be granted to the employee for one (1) day, being the day of the funeral and provided that the day of the funeral is a regular work day for the employee.
- d) If the location of the funeral is greater than one-thousand (1000) kilometers from the municipality, an additional two (2) days traveling time without pay and without loss of seniority shall be added to the bereavement leave.

16.05 PREGNANCY AND PARENTAL LEAVE

Pregnancy and parental leave shall be granted in accordance with the *Employment Standards Act*. (Note: Adoption is included in "parental leave" under the *Employment Standards Act*.)

16.06 SPECIAL PARENTAL LEAVE

An employee shall be granted upon request a one (1) day leave, with pay, on the occasion of the birth or adoption of his/her child and further, up to four (4) additional days without pay, if not otherwise entitled to the Pregnancy and/or Parental leave as outlined in the provisions of the *Employment Standards Act, 2000*.

The paid day shall not be calculated against the two (2) paid Personal Emergency Leave (PEL) days under the *Employment Standards Act, 2000*.

16.07 LEGAL LEAVE

The Corporation shall grant leave of absence without loss of pay or seniority to an employee who serves as a juror or witness in any court or who is required by subpoena to attend a court of law or coroner's inquest. The employee shall endorse over to the Corporation the payment received by the employee for service as a juror or witness, excluding payment for travel, meals, or other expenses. The employee shall provide to the Corporation proof of service and the amount received for services.

16.08 EDUCATIONAL LEAVES AND TRAINING

a) Conventions and Seminars

The Corporation and the Union recognize that from time to time there are conventions and seminars that are for the mutual benefit of the Corporation and certain employees. Where the Corporation elects to send an employee to such a seminar or convention and the employee agrees, it shall pay the registration costs of the employee, and reasonable transportation, meal and accommodation costs within the Corporation's policy guidelines. No deduction shall be made from the employee's normal pay for the time spent at such seminars or conventions. Agreement from the employee shall not be unreasonably withheld. Should the employee not wish to attend, his/her reason shall be given in writing.

b) Training

- i) If the Corporation requires an employee to undergo training, such employee will be paid, at his/her regular straight time hourly rate of pay, for all hours in attendance at training, including travel time.
- ii) If the training or travel occurs outside of the employee's regular working hours, such employee will be paid at his/her regular straight time hourly rate of pay for all hours in attendance at training and travel time.

- c) Employees required to travel to a conference, seminar or training session on a non-work day shall be provided:
 - i) a half day (3.5 hours) in lieu for travel of 350 km or less;
 - ii) a day in lieu (7 hours) for travel greater than 350 km.
- d) Employees attending a conference, seminar, or training course shall not be required to work additional hours if the conference, seminar or training session is less than a full day (7 hours) and if travel time does not permit the employee to work their remaining hours of work.

ARTICLE 17 - PAYMENT OF WAGES AND ALLOWANCES

- 17.01 The Corporation may not make deductions from wages unless authorized by statute, court order, arbitration order, or by this Agreement, or by agreement with, or direction from, the employee concerned.

In circumstances where an employee is paid for hours not worked as a result of payroll being processed prior to the day(s) not worked or where an employee is paid sick leave and it is later determined that the employee was entitled to Worker's Compensation benefits and the employee is paid such wages, the Corporation shall deduct the full amount paid from the employee's wages, where the employee agrees to same. Where the employee does not agree to the deduction of the full amount from one pay cheque, the Corporation shall deduct one-fifth (1/5) of the amount paid from subsequent wages until the full amount is repaid.

- 17.02 In circumstances where an employee leaves the Corporation and has been advanced pay, as per any letter of understanding between the Corporation and CUPE pertaining to a change in pay period, the Corporation shall deduct amounts owed to the Corporation from that employee's final pay.

17.03 TRANSFER PAY

If an employee is assigned the duties of a higher classification, such employee will be paid the rate of pay of the higher classification for all hours for which he/she performs the duties of the higher classification.

17.04 CLOTHING ALLOWANCE

The cost to clean coats or vests, that are still in good repair, shall be borne by the Corporation at the Corporation's discretion.

Where frequency is defined 'as needed' will be, at the direction of the Director / Manager based on operational requirement.

- a) The Corporation will supply regular employees in the classification Seasonal Employees with the following:

ITEM	NUMBER	FREQUENCY
Rain Boots	one (1) pair	as needed
Safety Boots or Shoes	one (1) pair	as needed
Winter Cap with Ear Flaps	one (1) pair	as needed
Shirts – winter	two (2)	each year
Shirts – summer	two (2)	each year
Pants – winter	two (2) pair	each year
Pants – summer	two (2) pair	each year
Coat lightweight	one (1)	as needed
Coat heavy with hood	one (1)	as needed
Hard Hat and Liner	one (1)	as needed

- b) Employees are required to wear their supplied clothing at all times while on duty.
The Corporation will supply regular employees in the classification Crossing Guards with the following:

ITEM	NUMBER	FREQUENCY
Winter Coat	one (1)	as needed
Work Boots (winter or rain)	one (1)	as needed
Rain Gear	one (1)	as needed
Spring Coat	one (1)	as needed
Safety Vest	one (1)	as needed
Plastic Stop Sign	one (1)	as needed

Employees are required to wear their supplied clothing at all times while on duty.

- c) The Corporation will supply regular employees in the classification Part-Time Facility Attendant with the following:

ITEM	NUMBER	FREQUENCY
Work Boots	one (1)	as needed
Winter Coat	one (1)	as needed
Shirt – Winter	two (2)	as needed
Shirt – summer	two (2)	as needed
Work Pants	two (2)	as needed
Toque	one (1)	as needed
Helmet	one (1)	as needed

- d) The Corporation will supply regular employees in the classification Rink Monitor Employees/Recreation Programmer with the following:

ITEM	NUMBER	FREQUENCY
T-shirts	two (2)	every year
Whistle	one (1)	as needed
Sweatshirt	one (1)	every year
Helmet	one (1)	as needed

17.05 MEAL ALLOWANCE

Employees shall be paid a meal allowance of fifteen dollars (\$15.00) for each four (4) hours of overtime worked.

ARTICLE 18 – PENSION

- 18.01 Employees who qualify to participate in OMERS shall be provided with the opportunity to participate.

ARTICLE 19 – GENERAL CONDITIONS

19.01 PROPER ACCOMMODATION

A Staff Room shall be provided for employees.

19.02 BULLETIN BOARDS

The Corporation shall provide a bulletin board that shall be placed so all employees will have access to it and upon which the Union shall have the right to post notices of meetings and such other notices as may be of interest to the employees.

19.03 RE-EMPLOYMENT

Employees are not required to re-apply for employment each year for work within their classification. It is understood that employees have recall rights (see Recall Right – Article 10.02(b)).

19.04 COPIES OF THE AGREEMENT

The Union and the Corporation desire that all employees be familiar with the provisions of this Agreement and their rights and obligations under it. For this reason the Corporation shall print sufficient copies of the Agreement within thirty (30) days of signing and give one (1) copy to each employee.

19.05 MERGERS OR AMALGAMATIONS

- a) In the event the Corporation merges or amalgamates with any other body, the Corporation commits its best efforts to try to ensure that:

- 1) Unionized employees shall be credited with all seniority rights with the new employer.
- 2) All service credits relating to vacation with pay, pensionable service, and shall be recognized by the new employer.
- 3) All work and services now performed by members of CUPE shall continue to be performed by CUPE members with the new employer.
- 4) Conditions of employment and wage rates for the new employer shall be equal to the best provisions in effect with the merging employers.
- 5) No employee shall suffer a loss of employment as a result of merger.
- 6) Preference in location of employment with the merged municipality shall be on the basis of seniority.

b) It is understood that the Corporation has made a commitment in regard to the above and the Union will not grieve claiming the Corporation did not extend its "best efforts".

19.06 PLURAL OR FEMININE TERMS MAY APPLY

Whenever the singular, masculine, or feminine is used in this Agreement, it shall be considered as if the plural, feminine or masculine has been used where the context or the party or parties hereto so require.

19.07 STRIKE OR LOCKOUT

It is hereby agreed that no cessation of work shall occur through strikes or lockouts as defined in the *Labour Relations Act of Ontario* during the life of this Agreement.

19.08 RE: TRAINING

All regular employees will be provided CPR, First Aid, and Defibrillator training and with all other training required by the Employer.

ARTICLE 20 – TERM OF AGREEMENT

20.01 LENGTH OF AGREEMENT

This Agreement shall be binding and remain in effect from January 1, 2022 to December 31, 2024 and shall continue from year to year thereafter unless either party gives to the other party notice in writing that it desires to revise or amend the Collective Agreement.

20.02 CHANGES TO THE AGREEMENT

Any changes deemed necessary to this Agreement may be made by mutual agreement at any time during the existence of this Agreement.

20.03 NOTICE FOR AMENDING THE AGREEMENT

Either party desiring to propose changes to this Agreement shall, within the ninety (90) days prior to the termination date, give notice in writing to the other party of its desire to revise or amend the Agreement.

20.04 EFFECTIVENESS AFTER NOTICE TO AMEND

Where notice to amend the Agreement is given, the provisions of this Agreement shall continue in force until a new Agreement is signed, or a legal strike or a legal lockout occurs, whichever occurs first.

IN WITNESS WHEREOF the parties hereto have hereunto caused to be fixed their respective corporate seals attested by the hands of their respective officers in that behalf.

DATED this 8th day of November, 2023.

**THE CORPORATION OF THE TOWN OF
TECUMSEH**




Margaret Misek-Evans, CAO




Michelle Drouillard, Director People & Culture


**THE CANADIAN UNION OF PUBLIC
EMPLOYEES & ITS LOCAL 702.13**



Scott Willoughby, President



Kim Cocks, Vice President



Catherine Barrett, CUPE National Representative

SCHEDULE "A" - WAGES AND JOB CLASSIFICATIONS

The wage rates set out in Schedule A are inclusive of the following general percentage wage increase.

- 2022 – 2%
- 2023 – 2%
- 2024 – 2%

Classification	Jan 1/22	Jan 1/23	Oct 1/23	Jan 1/24
Rink Monitor/Recreation Programmer	\$ 15.92	\$ 16.24	\$ 16.55	\$ 16.88
Adult School Crossing Guards	\$ 18.36	\$ 18.73		\$ 19.10
Facility Custodian				
Part-Time Facility Attendant	\$ 21.52	\$ 21.95		\$ 22.39
Seasonal Employee - Parks	\$ 24.59	\$ 25.08		\$ 25.59
Seasonal Employee - Festival & Events Assistant	\$ 24.59	\$ 25.08		\$ 25.59

LETTER OF UNDERSTANDING

BETWEEN:

THE CORPORATION OF THE TOWN OF TECUMSEH

(hereinafter "Corporation")

and

THE CANADIAN UNION OF PUBLIC EMPLOYEES
AND IT'S LOCAL 702.13 (PT Outside Workers)

(hereinafter "CUPE")

The Corporation of the Town of Tecumseh may continue to employ Students after the Labour Day Weekend through to and including the first full week of November each year.

Students will normally be scheduled to work Monday thru Friday between 3:00 p.m. to 11:00 p.m. and Saturday and Sunday between 7:00 a.m. to 11:00 p.m., for not more than (8) hours each day or up to twenty-four (24) hours a week collectively.

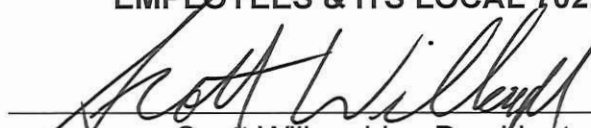
AGREED TO 8th day of November, 2023

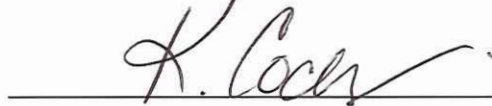
**THE CORPORATION OF THE TOWN OF
TECUMSEH**

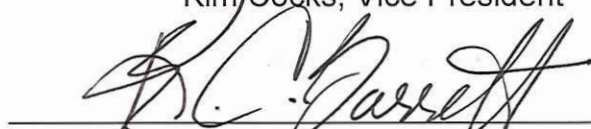

Margaret Misk-Evans, CAO


Michelle Drouillard, Director People & Culture

**THE CANADIAN UNION OF PUBLIC
EMPLOYEES & ITS LOCAL 702.13**


Scott Willoughby, President


Kim Cocks, Vice President


Catherine Barrett, CUPE National Representative

LETTER OF UNDERSTANDING

RE: LOSS OF DRIVERS LICENSE

WHEREAS the parties recognize that a valid Driver's License, and the ability to operate a vehicle unrestricted, is an essential part of many of the job classifications within this bargaining unit, and as such a reasonable and bona fide occupational qualification/requirement, the Corporation is committed to accommodating those employees who lose their Driver's License as a result of a disability, as defined by the Human Rights Code ("Code") of Ontario.

In the event, however, that an employee loses his or her Driver's License for a reason(s) other than a disability that is recognized by the Code, the Corporation is agreeable to discussing alternative work assignments for the employee, and will not immediately terminate the employee's employment for cause, provided that no other employee shall be adversely affected by any such re-assignment of the said employee, the employee's License is reinstated within a period of not more than one (1) year, and such re-assignment does not negatively impact the efficiencies of the Corporation's operations as determined by the Corporation in its sole discretion.

In the event the Corporation determines not to terminate the employee's employment for cause in such instances, it shall meet with the Union and the employee to discuss possible alternative work assignment(s).

Any such employee who is re-assigned shall resume his or her full duties and responsibilities immediately upon the reinstatement of the employee's valid Driver's License.

This Letter of Understanding does not affect and will not be read or construed to affect the requirements in the Collective Agreement with respect to discipline and discharge.

Dated this 8th day of November, 2023.

THE CORPORATION OF THE TOWN OF
TECUMSEH

Margaret Misek-Evans
Margaret Misek-Evans, CAO

THE CANADIAN UNION OF PUBLIC
EMPLOYEES & ITS LOCAL 702.13

Scott Willoughby
Scott Willoughby, President

Michelle Drouillard
Michelle Drouillard, Director People & Culture

Kim Cocks
Kim Cocks, Vice President

Catherine Barrett
Catherine Barrett, CUPE National Representative

The Corporation of the Town of Tecumseh

By-Law Number 2023-113

Being a by-law to establish the water and wastewater rates for the year 2024

Whereas the *Municipal Act, 2001*, S.O. 2001, c. 25 and in particular section 391 et seq. thereof, provide, inter alia, that a municipality may pass by-laws imposing fees or other charges for services or activities provided or done by it, for use of property under its control, and for capital costs payable by it;

And Whereas in pursuance thereof, The Corporation of the Town of Tecumseh (Town) is desirous of enacting a by-law to impose fees or charges for use of its wastewater system, and for use of its waterworks system and for the consumption of water supplied by the waterworks system;

And Whereas public notice was given on the Town's website, Facebook page and Twitter of Council's intent to give consideration to the adoption of a by-law to impose fees or charges for use of its wastewater management system, and for use of its waterworks system and for the consumption of water supplied by the waterworks system at their regular meeting to be held on Tuesday, November 28, 2023.

Now Therefore the Council of The Corporation of The Town of Tecumseh enacts as follows:

Part 1: Short Title

The short title of this by-law is the Water and Wastewater Rates By-law.

Part 2: Definitions

2.1 In this by-law, the following words or expressions shall have the following meanings:

- a) "Customer" shall include any person, firm or corporation who receives, takes, uses or agrees to receive, take or use water from the Town;
- b) "Owner" shall include any person, firm or corporation who is the registered owner of, or is entitled to any estate or interest in land to which water from the Town is supplied;
- c) "Premises or Facilities" shall include any land, house, tenement, building, lot (or part thereof), or any facility to which water is supplied by the Town; and
- d) "Town" shall mean The Corporation of the Town of Tecumseh.

Part 3: When Rates Effective

- 3.1 The rates and charges imposed by this by-law shall be in effect and be imposed as of January 1, 2022, and thereafter until this by-law is replaced by a successor water rates by-law or amendment hereto.

Part 4: Water Rates and Charges

- 4.1 Before the initial supply of water to or the additional or subsequent connection for water to any Premises or Facility within the Town, the Owner shall make application therefore, and the Owner shall pay the water connection charges prescribed by Part I to the schedule to this by-law.
- 4.2 A Customer shall pay the fixed charges for the provision and supply of water, and for maintenance of the water supply and the waterworks system, based on water meter size, as are prescribed by Part II to the schedule to this by-law.
- 4.3 In addition to the said fixed charges, a Customer shall pay the water consumption charges for metered Premises or Facilities, the water consumption charges, based on volume of water consumption, as are prescribed by Part III to the schedule to this by-law.
- 4.4 A Customer shall pay, with respect to unmetered Premises or Facilities, the flat rate water consumption charges prescribed by Part IV to the schedule to this by-law.
- 4.5 A user of a fire hydrant shall pay the hydrant rental charge prescribed by Part V to the schedule to this by-law.

Part 5: Wastewater Collection and Treatment Rates and Charges

- 5.1 A Customer shall pay the fixed charges for the collection and treatment of wastewater, and for maintenance of the wastewater system, based on water meter size, as are prescribed by Part II to the schedule to this by-law.
- 5.2 In addition to the said fixed charges, a Customer shall pay the wastewater collection and treatment charges with respect to metered Premises or Facilities, the wastewater collection and treatment charges, based on volume of water consumption, as are prescribed by Part VI to the schedule to this by-law.
- 5.3 A Customer shall pay, with respect to unmetered Premises or Facilities, the flat rate wastewater collection and treatment charges prescribed by Part VII to the schedule to this by-law.

Part 6: Enforcement

- 6.1 Water meters may be read, and accounts rendered monthly, bi-monthly or on any other basis that the Town may determine. All accounts shall be deemed to be served upon the Customer or Owner if delivered or sent by ordinary mail to the Premises or Facilities supplied.

- 6.2 All accounts shall be paid by the due date stated thereon. Thereafter, late payment charges shall be added to the account, as prescribed by Part IX to the schedule to this by-law.
- 6.3 In the event a Customer or Owner neglects or refuses to pay any account rendered under authority of this by-law, the Town may in its discretion shut off or reduce the flow of water to the customer or to the Premises or Facility. In such event, the reconnection charges prescribed by Part I to the schedule to this by-law shall be imposed upon the Customer or Owner.
- 6.4 The Town may, in its discretion, as a pre-condition to the supply of water to a Premise or Facility, require a Customer or Owner to make a deposit of such sum of money as it may consider advisable. The deposit shall be held as security for payment of charges imposed in pursuance of this by-law. Such deposit may be applied by the Town in satisfaction of unpaid accounts.

Part 7: Repeal

- 7.1 In the event of a conflict between the provisions of this by-law and the provisions of any other by-law of the Town, the provisions of this by-law shall prevail and govern and be paramount.

Part 8: Effective Date

- 8.1.1 This by-law comes into force on January 1, 2024.

Read a first, second, third time and finally passed this 28th day of November, 2023.

Gary McNamara, Mayor

Robert Auger, Clerk

Schedule A – Town of Tecumseh Water and Wastewater Rates**Part 9: Part I: Fixed Charges for Water and Wastewater Service****Fixed Charge Per Month****Meter Size**

Meter Size	Water	Wastewater
5/8" & 3/4"	19.55	19.55
1"	33.92	33.92
1 1/2"	66.59	66.59
2"	99.21	99.21
3"	166.56	166.56
4"	268.85	268.85
6"	478.11	478.11

Part 10: Part II: Metered Water Consumption Charges

usage under 10,200 cubic meters per month

\$1.3129 per cubic meter

Metered Water Consumption Charges

usage over 10,200 cubic meters per month

\$0.9490 per cubic meter

Part 11: Part III: Flat Rate Water Un-Metered Consumption Charges

\$55.65 per month

Part 12: Part IV: Wastewater Collection and Treatment Charges

\$1.3756 per cubic meter of water consumed

Bonduelle North America (Nortera Foods):

\$ 0.9169 per cubic meter of water consumed

Part 13: Part V: Flat Rate Un-Metered Wastewater Collection and Treatment Charge

\$57.38 per month

Part 14: Part VI: Oasis Water Filling Station

\$2.48 per cubic meter

Part 15: Part VII: Miscellaneous Charges

Late Payment Charges: 1.25% per month charged to overdue accounts

NSF Cheques: \$15.00 plus bank charges

Unfinished Regular Council Business

No.	Meeting Date	Resolution	Subject	Action/Direction	Dept.	Status/Action Taken
19/18	May 22, 2018		Property Standards By-Law (Zoning)	It is directed that Administration harmonize the by-law regarding disconnected tractor-trailers on residential properties to be consistent within the Town.	DS	To be addressed in the new Comprehensive Zoning By-law: Workshop with Council May 23, followed by preparing first draft of By-law for review with Council in Q4
02/20	October 27, 2020	RCM 318/20	Regulations Regarding Storage and Parking of Commercial and Recreational Vehicles/Trailers in Residents' Zones	Administration to bring considerations to regulate the parking of these vehicles, units and trailers within the municipal right-of-way in the former Town of Tecumseh, to ensure that visibility sightlines are maintained to private driveways, and to recommend appropriate regulations surrounding the parking of such vehicles, units and trailers in the minimum side yard of a private property at the time the Town's zoning By-law is reviewed.	DS	To be addressed in the new Comprehensive Zoning By-law: Workshop with Council May 23, followed by preparing first draft of By-law for review with Council in Q4
03/20	October 27, 2020	RCM 319/20	Short Term Rentals	Administration to undertake a regulatory review for both the short-term, owner-absent rental and the home-sharing short term rental categories.	DS	To be addressed in the new Comprehensive Zoning By-law: Workshop with Council May 23, followed by preparing first draft of By-law for review with Council in Q4. Co-ordination with Clerks Dept regarding associated licencing options under the Municipal Act.
04/20	November 10, 2020	RCM 341/20	By-law to Prohibit and Regulate Public Nuisances Related to Odours and Lighting from Cannabis Cultivation	Administration to review and report back to Council on the appropriateness of a By-law in accordance with the <i>Municipal Act</i> that will address and regulate nuisances related to odour and lighting from the cultivation of cannabis plants; and investigate opportunities to consider the matter with the other municipalities in Essex County to try to seek a common regional regulatory approach.	DS	To be addressed in the new Comprehensive Zoning By-law: Workshop with Council May 23, followed by preparing first draft of By-law for review with Council in Q4. Co-ordination with Clerks Dept regarding associated regulatory options under Municipal Act.
05/23	October 10, 2023	RCM 280/23	Town Hall Cenotaph Inscription for Afghanistan War	Administration to consult with the Local Legion branches 261 and 594, and review costing for an inscription on the Town Hall Cenotaph to honour the Canadian Armed forces in the Afghanistan War. Costing to be determined during the 2024 Budget deliberations	CRS	In progress

The Corporation of the Town of Tecumseh

By-Law Number 2023-114

Being a by-law to confirm the proceedings of the November 28, 2023 Regular Meeting of the Council of The Corporation of the Town of Tecumseh.

Whereas pursuant to Section 5(1) of the Municipal Act, 2001, S.O. 2001, c.25 as amended, the powers of a municipality shall be exercised by its Council; and

Whereas pursuant to Section 5(3) of the *Municipal Act, 2001*, S.O. 2001, c.25 as amended, a municipal power, including a municipality's capacity, rights, powers and privileges under Section 8 of the *Municipal Act, 2001*, S.O. 2001, c.25 as amended, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise; and

Whereas it is deemed expedient that the proceedings of the Council of The Corporation of the Town of Tecumseh at this meeting be confirmed and adopted by by-law.

Now Therefore the Council of The Corporation of The Town of Tecumseh Enacts as follows:

1. **That** the actions of the Council of The Corporation of the Town of Tecumseh in respect of all recommendations in reports and minutes of committees, all motions and resolutions and all other action passed and taken by the Council of The Corporation of the Town of Tecumseh, inclusive of documents and transactions approved and/or entered into during the November 28, 2023, meeting of Council, are hereby adopted and confirmed, as if the same were expressly embodied in this By-law.
2. **That** the Mayor and proper officials of The Corporation of the Town of Tecumseh are hereby authorized and directed to do all the things necessary to give effect to the action of the Council of The Corporation of the Town of Tecumseh during the said November 28, 2023, meeting referred to in paragraph 1 of this By-law.
3. **That** the Mayor and the Clerk are hereby authorized and directed to execute all documents necessary to give effect to the action(s) taken by this Council as described in Section 1 of this By-law and to affix the Corporate Seal of The Corporation of the Town of Tecumseh to all documents referred to in said paragraph 1.

Read a first, second, third time and finally passed this 28th day of November, 2023.

Gary McNamara, Mayor

Robert Auger, Clerk