



# County of Oxford Development Charges Background Study

---

Draft Findings  
March 13, 2024

# Introduction



- Watson & Associates Economists Ltd. (Watson) has been retained to prepare a Development Charges (D.C.) Background Study for the County and area-Municipalities (excluding Woodstock)
- The County's current by-laws will expire on June 26, 2024
- The purpose of this presentation is to:
  - Provide an overview of the draft D.C. calculations and municipal comparisons;
  - Review D.C. by-law policies, including D.C. exemptions
  - Provide estimated financial impacts of statutory and non-statutory D.C. by-law policies

# Simplified D.C.A. Methodology/Calculation



Identify Amount, Type, and Location of Residential and Non-Residential Growth

- Eligible D.C. Services
- Increase in Need for Service must not exceed average historical level of service over prior 15-year period
- Expression of Council that needs will be met

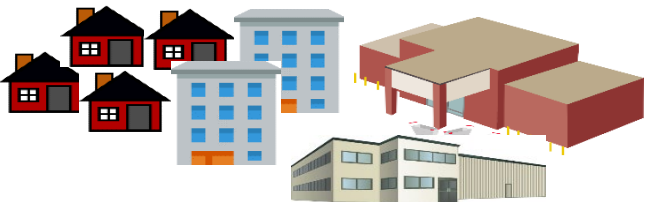
Increase in Need for Service to Accommodate Growth

Identify Capital Costs to Provide Service

- Deduct:
1. Uncommitted excess capacity
  2. Grants, subsidies and contributions
  3. Benefit to existing development

D.C. Recoverable Cost of Infrastructure to Accommodate Growth

\$



**D.C. per Residential Unit**

**Development Charges**

**D.C. per sq.ft. of Non-Residential Development**



=



# Growth Forecast

## Mid-2024 to Mid-2033

- 10-year growth forecast has been prepared based on the County's Municipal Comprehensive Review to 2046, recent development trends, and active development applications in the approvals process
- Anticipated development
  - 20% residential population growth (+25,779 population/11,940 homes)
    - 97% of growth in municipalities/villages serviced by water and wastewater
  - 19% non-residential employment growth (+9,904 jobs/11,318,700 sq.ft. of G.F.A.)
    - 90% of G.F.A. growth in municipalities/villages serviced by water and wastewater



# Increase in Need for Service 10-Year (2024-2034)

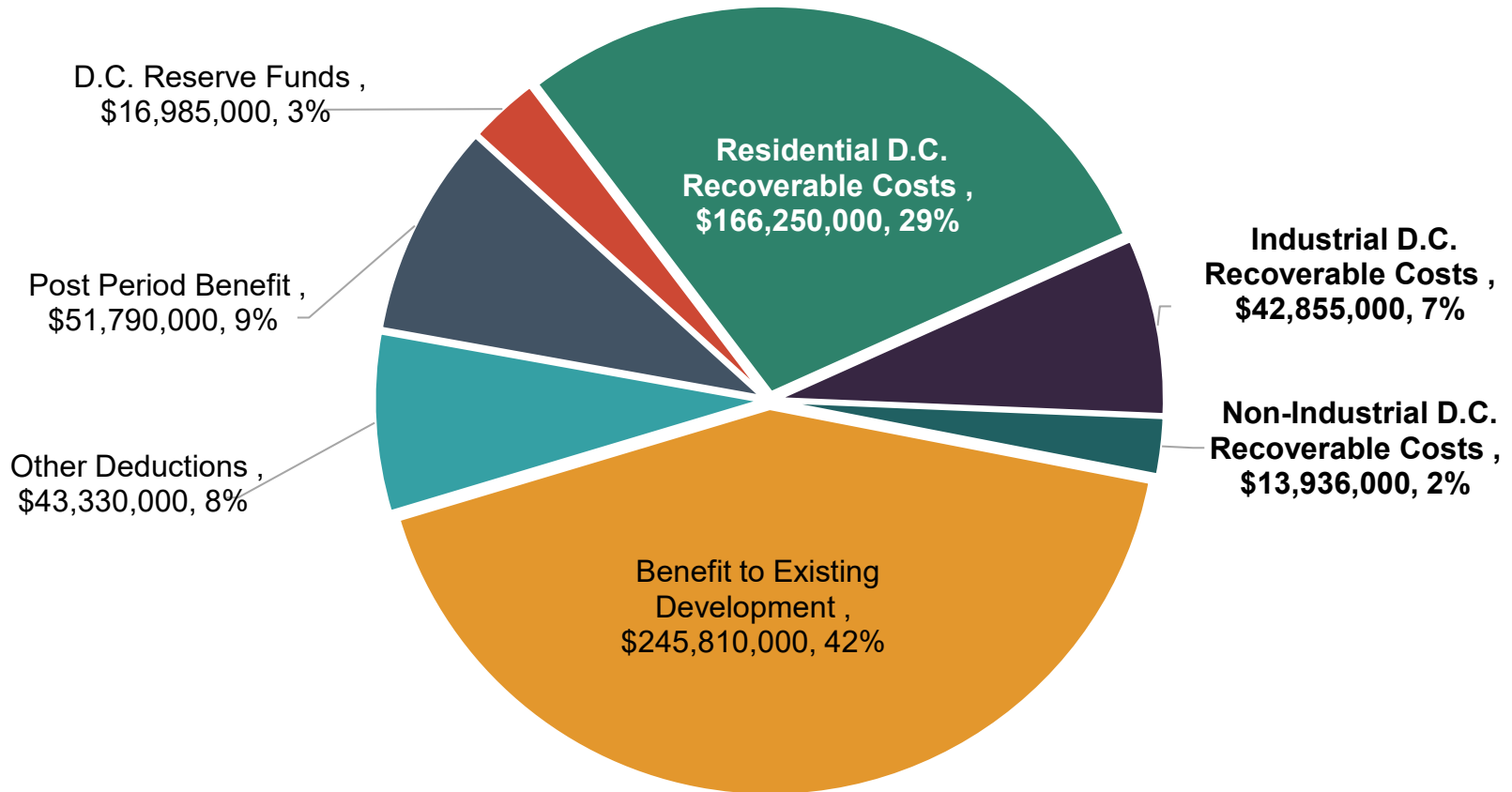
- Services Related to a Highway
- Library Services
- Ambulance Services
- Long-Term Care Services
- Waste Diversion Services
- Water Services
- Wastewater Services
  - *Water and Wastewater D.C.s introduced in Innerkip and Embro*



# Anticipated Capital Needs

## Gross Capital Costs (\$581 million)

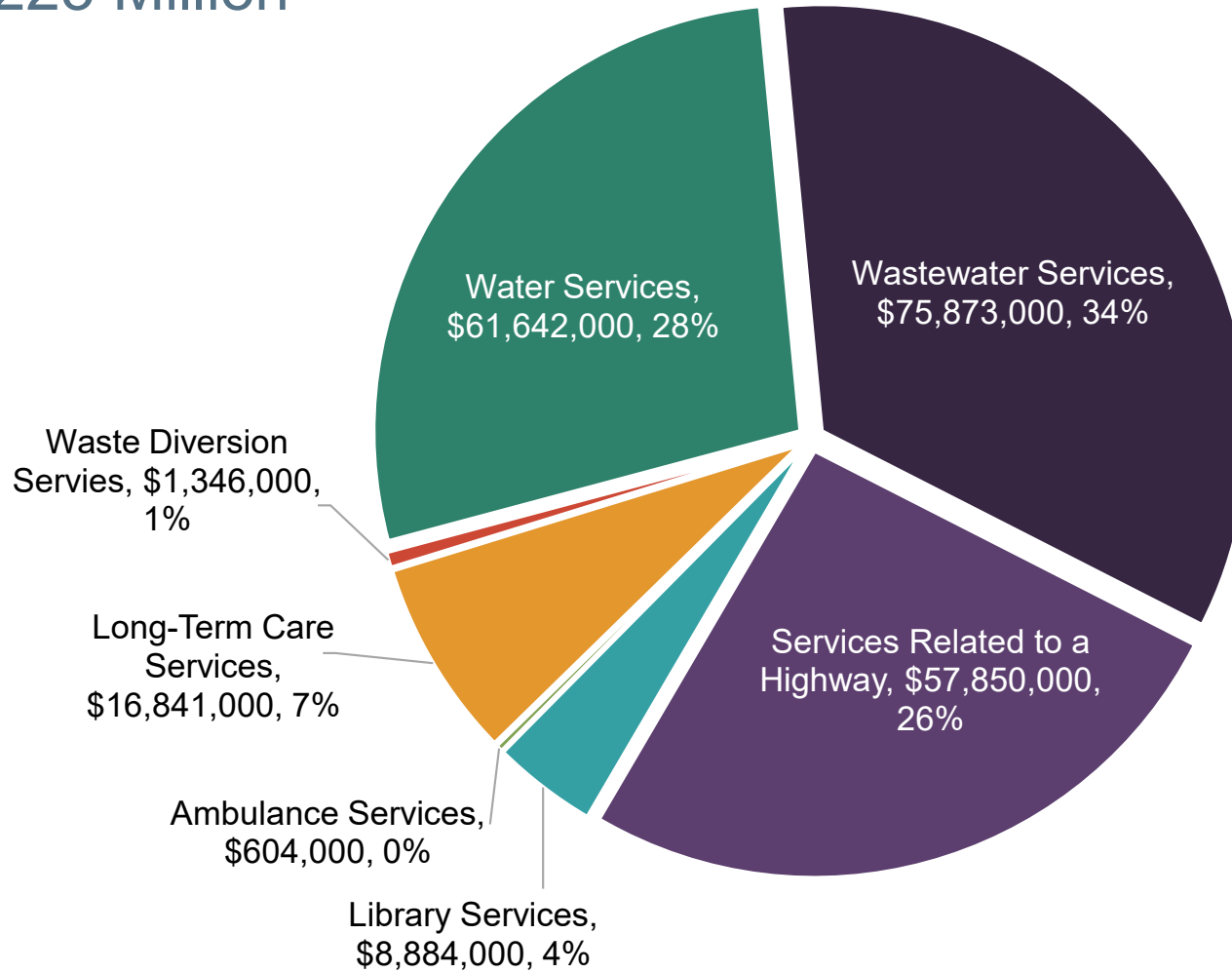
D.C. Recoverable Costs (\$223 million, 38%)





# D.C. Recoverable Costs

## \$223 Million



**Detailed capital needs and historical level of service calculations included in Technical Appendix**

# Draft Calculated Charges

## Single and Semi-Detached Dwelling



Service/Class of Service	Municipality (Served Village)										
	Woodstock	Tillsonburg	Ingersoll	Blandford-Blenheim (Plattsville)	Blandford-Blenheim (Drumbo)	East Zorra-Tavistock (Tavistock)	East Zorra-Tavistock (Innerkip)	Norwich (Norwich)	Zorra (Thamesford)	Zorra (Embro)	South-West Oxford (Mt. Elgin)
<b>County-Wide Services</b>											
Services Related to a Highway	4,258	4,258	4,258	4,258	4,258	4,258	4,258	4,258	4,258	4,258	4,258
Library Services	-	1,535	1,535	1,535	1,535	1,535	1,535	1,535	1,535	1,535	1,535
Ambulance Services	48	48	48	48	48	48	48	48	48	48	48
Long-term Care Facilities	1,857	1,857	1,857	1,857	1,857	1,857	1,857	1,857	1,857	1,857	1,857
Waste Diversion Services	138	138	138	138	138	138	138	138	138	138	138
<b>Total County Wide</b>	<b>6,301</b>	<b>7,836</b>	<b>7,836</b>	<b>7,836</b>	<b>7,836</b>	<b>7,836</b>	<b>7,836</b>	<b>7,836</b>	<b>7,836</b>	<b>7,836</b>	<b>7,836</b>
<b>Area-Specific Services</b>											
Water	3,041	7,279	6,196	5,046	2,346	7,093	112	3,840	3,753	2,817	2,886
Wastewater	3,151	1,447	9,554	6,598	30,575	21,655	16,346	5,915	9,237	7,917	9,946
<b>Total Urban Served</b>	<b>6,192</b>	<b>8,726</b>	<b>15,750</b>	<b>11,643</b>	<b>32,921</b>	<b>28,749</b>	<b>16,458</b>	<b>9,756</b>	<b>12,990</b>	<b>10,735</b>	<b>12,831</b>
<b>Grand Total</b>	<b>12,493</b>	<b>16,561</b>	<b>23,586</b>	<b>19,479</b>	<b>40,756</b>	<b>36,584</b>	<b>24,294</b>	<b>17,591</b>	<b>20,826</b>	<b>18,570</b>	<b>20,667</b>
<b>Grand Total (Year 1 - 80%)</b>	<b>9,994</b>	<b>13,249</b>	<b>18,869</b>	<b>15,583</b>	<b>32,605</b>	<b>29,268</b>	<b>19,435</b>	<b>14,073</b>	<b>16,661</b>	<b>14,856</b>	<b>16,534</b>
<b>Current Charge</b>	<b>12,187</b>	<b>14,369</b>	<b>15,151</b>	<b>33,750</b>	<b>11,091</b>	<b>22,494</b>	<b>12,066</b>	<b>18,947</b>	<b>14,205</b>	<b>12,066</b>	<b>13,754</b>
<b>Year 1 Change vs. Current Charge - \$</b>	<b>(2,193)</b>	<b>(1,120)</b>	<b>3,718</b>	<b>(18,167)</b>	<b>21,514</b>	<b>6,773</b>	<b>7,369</b>	<b>(4,873)</b>	<b>2,456</b>	<b>2,791</b>	<b>2,779</b>
<b>Year 1 Change vs. Current Charge - %</b>	<b>-18%</b>	<b>-8%</b>	<b>25%</b>	<b>-54%</b>	<b>194%</b>	<b>30%</b>	<b>61%</b>	<b>-26%</b>	<b>17%</b>	<b>23%</b>	<b>20%</b>



# Draft Calculated Charges

## Non-Residential per Sq.m.



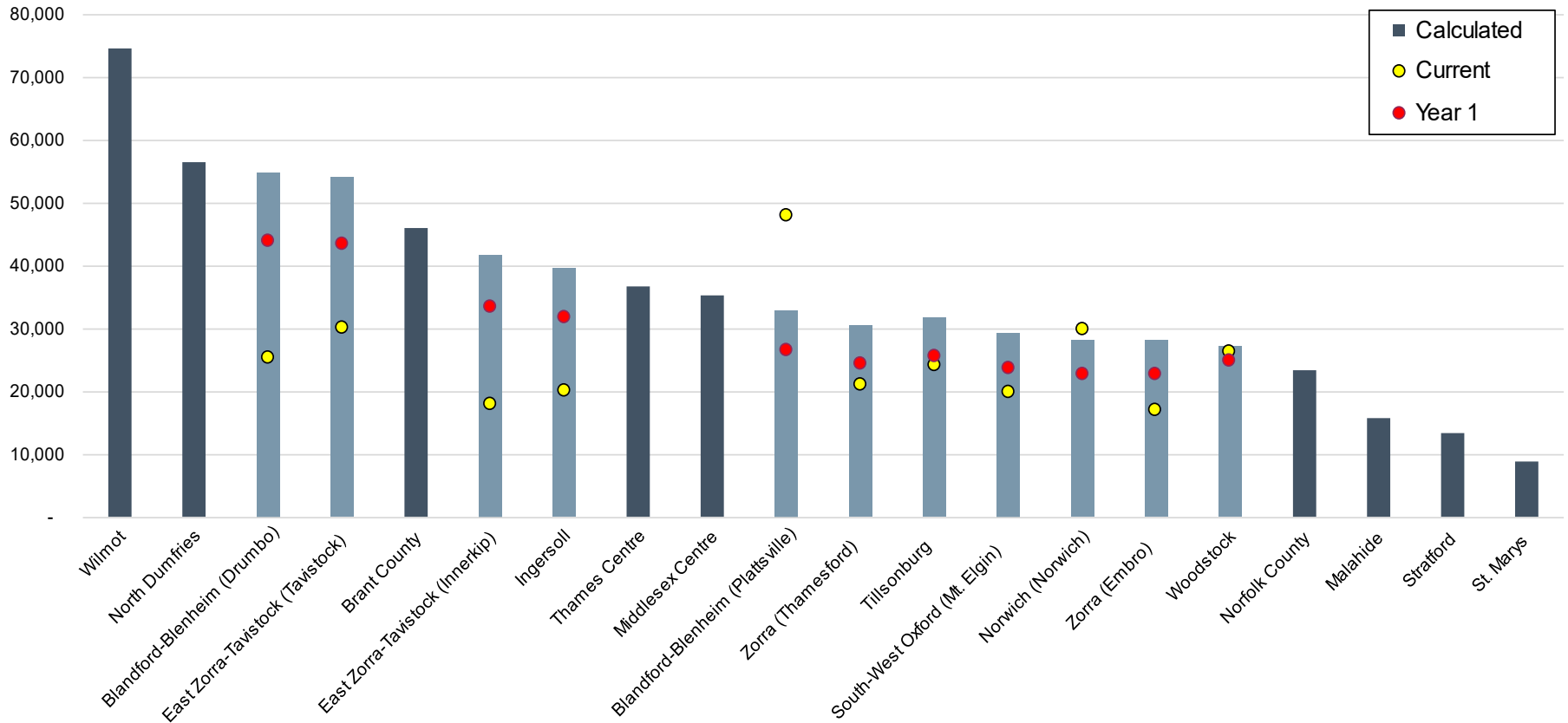
Service/Class of Service	Municipality (Served Village)										
	Woodstock	Tillsonburg	Ingersoll	Blandford-Blenheim (Plattsville)	Blandford-Blenheim (Drumbo)	East Zorra-Tavistock (Tavistock)	East Zorra-Tavistock (Innerkip)	Norwich (Norwich)	Zorra (Thamesford)	Zorra (Embro)	South-West Oxford (Mt. Elgin)
<b>County-Wide Services</b>											
Services Related to a Highway	15.42	15.42	15.42	15.42	15.42	15.42	15.42	15.42	15.42	15.42	15.42
Library Services	-	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
Ambulance Services	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17
Long-term Care Facilities	-	-	-	-	-	-	-	-	-	-	-
Waste Diversion Services	-	-	-	-	-	-	-	-	-	-	-
<b>Total County Wide</b>	<b>15.59</b>	<b>16.44</b>	<b>16.44</b>	<b>16.44</b>	<b>16.44</b>	<b>16.44</b>	<b>16.44</b>	<b>16.44</b>	<b>16.44</b>	<b>16.44</b>	<b>16.44</b>
<b>Area-Specific Services</b>											
Water	17.82	42.30	13.47	24.45	4.90	24.93	0.69	11.72	22.79	6.61	6.96
Wastewater	18.74	7.20	31.64	10.66	97.59	66.31	62.72	37.59	13.90	8.45	26.64
<b>Total Urban Served</b>	<b>36.57</b>	<b>49.50</b>	<b>45.11</b>	<b>35.11</b>	<b>102.50</b>	<b>91.24</b>	<b>63.41</b>	<b>49.32</b>	<b>36.69</b>	<b>15.06</b>	<b>33.60</b>
<b>Grand Total</b>	<b>52.16</b>	<b>65.94</b>	<b>61.55</b>	<b>51.55</b>	<b>118.94</b>	<b>107.68</b>	<b>79.85</b>	<b>65.76</b>	<b>53.13</b>	<b>31.51</b>	<b>50.04</b>
<b>Grand Total (Year 1 - 80%)</b>	<b>41.72</b>	<b>52.75</b>	<b>49.24</b>	<b>41.24</b>	<b>95.15</b>	<b>86.15</b>	<b>63.88</b>	<b>52.61</b>	<b>42.50</b>	<b>25.20</b>	<b>40.03</b>
<b>Current Charge</b>	<b>45.28</b>	<b>60.96</b>	<b>51.28</b>	<b>151.43</b>	<b>33.23</b>	<b>78.93</b>	<b>18.23</b>	<b>66.88</b>	<b>48.09</b>	<b>18.23</b>	<b>42.93</b>
<b>Year 1 Change vs. Current Charge - \$</b>	<b>(3.55)</b>	<b>(8.21)</b>	<b>(2.04)</b>	<b>(110.19)</b>	<b>61.92</b>	<b>7.21</b>	<b>45.66</b>	<b>(14.27)</b>	<b>(5.59)</b>	<b>6.98</b>	<b>(2.89)</b>
<b>Year 1 Change vs. Current Charge - %</b>	<b>-8%</b>	<b>-13%</b>	<b>-4%</b>	<b>-73%</b>	<b>186%</b>	<b>9%</b>	<b>251%</b>	<b>-21%</b>	<b>-12%</b>	<b>38%</b>	<b>-7%</b>

# Municipal Comparison

## Per Single Detached Residential Dwelling Unit



**Residential Development Charges (per Single Detached Dwelling)**

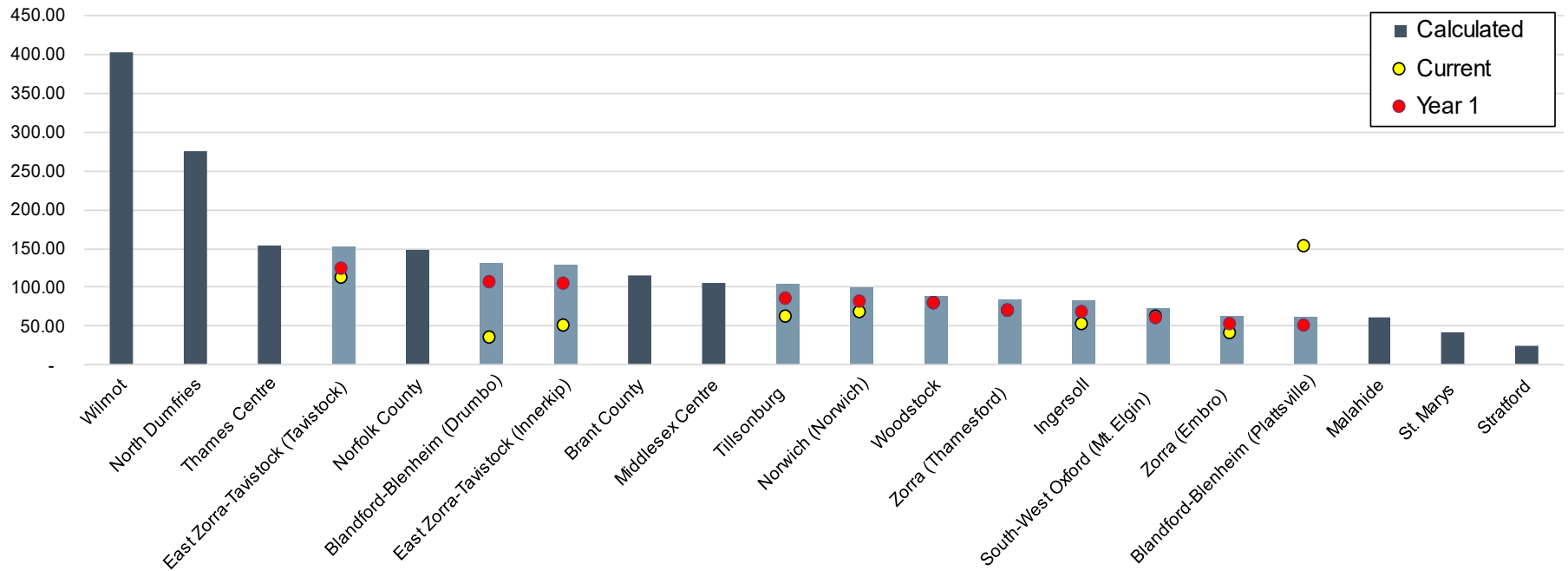


# Municipal Comparison

## Commercial



Commercial Development Charges (per sq.m.)

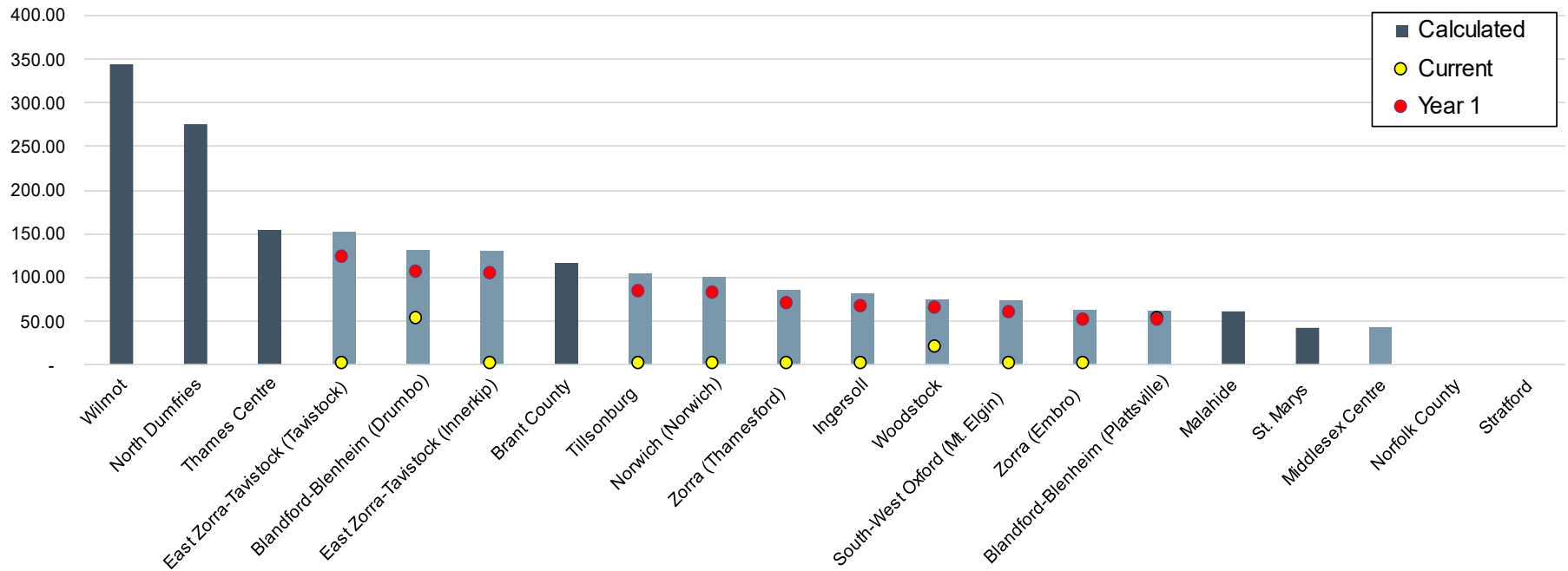


# Municipal Comparison

## Industrial



Industrial Development Charges (per sq.m.)





## D.C. By-law Policies

---

# Calculation and Collection Timing



- D.C.s are calculated and collected at building permit issuance
  - D.C.s may also be paid before or after they otherwise would be payable through agreement
- D.C.s for developments proceeding through Site Plan or Zoning By-law Amendment will be determined based on the charges in effect on the day of the application
- Rental housing and institutional developments would pay D.C.s in 6 equal annual payments, commencing from the date of occupancy
  - Interest to be imposed where D.C.s are calculated at time of Site Plan or Zoning By-law Amendment application and for mandatory installment payments (rental housing and institutional development)

# Statutory and Non-Statutory Exemptions



- The Act provides for some mandatory exemptions but also gives municipalities the ability to provide their own exemptions
- The Act is specific in identifying that the revenue forgone may not be made up by increasing the D.C.s for other classes of development
  - In effect, it is a loss of revenue to the municipality which will have to be funded via taxes, rates, reserves or other financial resources
  - Financial impacts of D.C. exemptions and reductions have been assessed



# Statutory and Non-Statutory Exemptions

## Statutory D.C. Exemptions

- Upper/Lower Tier Governments and School Boards
- Development of lands intended for use by a university that received operating funds from the Government
- Existing industrial building expansions (may expand by 50% with no D.C.)
- Additional residential units in existing and new residential buildings (*revised through Bill 23*):
  - May add up to two apartments for an existing or new single detached, semi-detached or row house (only one unit can be in an ancillary structure)
  - One additional unit or 1% of the units in an existing rental residential building with four or more residential units





# Statutory and Non-Statutory Exemptions

## Statutory D.C. Exemptions

- Non-profit housing (*Added through Bill 23*)
- Inclusionary zoning affordable housing units (*Added through Bill 23*)
- Additional exemptions for affordable and attainable units to be exempt upon proclamation by the Lieutenant Governor units (*Added through Bill 23*)
- Discount for rental housing development:
  - >2 bedrooms - 25% discount
  - 2 bedrooms - 20% discount
  - <2 bedrooms - 15% discount
- Mandatory reduction of D.C. (Maximum charge of 80%, 85%, 90%, 95%, 100% for first 5 Years of the by-law)

# Statutory and Non-Statutory Exemptions



## Non-Statutory D.C. Exemptions

Exemption	County of Oxford	Blandford-Blenheim	East Zorra-Tavistock	Ingersoll	Norwich	Tillsonburg	South-West Oxford	Zorra
1. Non-residential uses		Excl. Industrial		✓	✓	✓		
2. Industrial buildings	✓		✓	✓	✓	✓	✓	✓
3. Non-residential farm building	✓	✓	✓	✓	✓	✓	✓	✓
4. Places of worship	✓	✓	✓	✓	✓	✓	✓	✓
5. Public hospitals	✓	✓	✓	✓	✓	✓	✓	✓
6. Development in Central Business District and Entrepreneurial Area	✓			✓		✓		
7. Temporary buildings and structures	✓	✓	✓	✓	✓	✓	✓	✓
8. Long-term care home	✓	✓	✓	✓	✓	✓	✓	✓
9. Affordable housing	✓	✓	✓	✓	✓	✓	✓	✓
10. Temporary dwelling units	✓	✓	✓	✓	✓	✓	✓	✓
11. Private Schools	✓							



# Non-Statutory Exemptions

## 2024 D.C. Study Consideration

- Removal of industrial D.C. exemptions is proposed
  - Anticipated 10-year industrial D.C. revenue of **\$38 million** (net of revenue loss associated with statutory phase-in)
  - Majority of South-Western Ontario municipalities outside of Oxford County impose industrial D.C.s
- Consideration being given to charging D.C.s on farm bunk houses for seasonal workers
  - Charge would be imposed per bed based on Ministry of Health occupancies

# Financial Impacts of D.C. Exemptions and Reductions

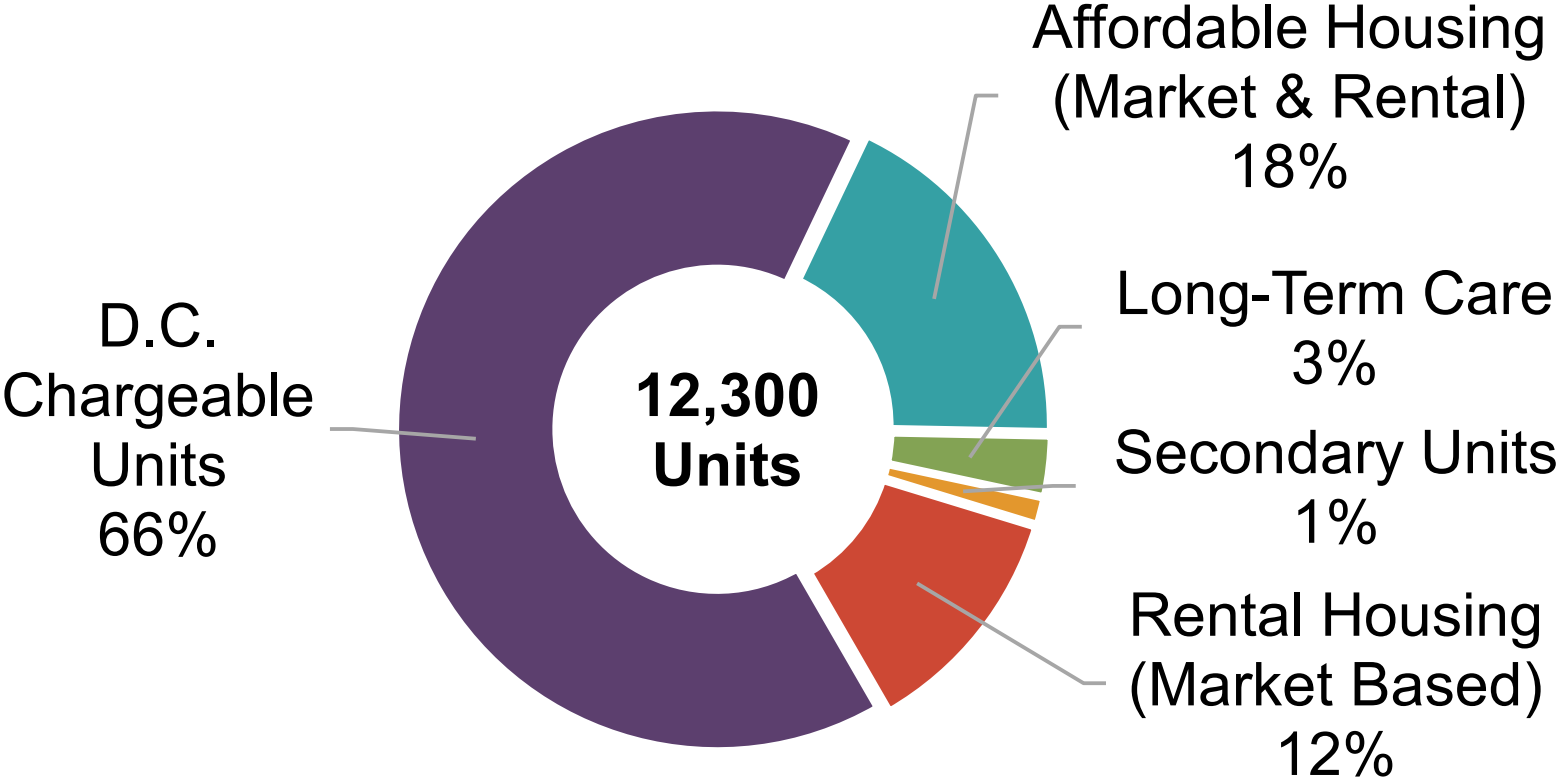


- Forecast development that would be exempt from D.C.s has been assessed for the purposes of understanding financial impacts to the County (i.e., requirement to fund exemptions and discounts)
- Exemption analysis has been prepared by type of exemption, including exemptions not yet in effect (i.e., affordable housing)
- Analysis based on forecast development activity and historical exemptions witnessed

# Financial Impacts of D.C. Exemptions and Reductions



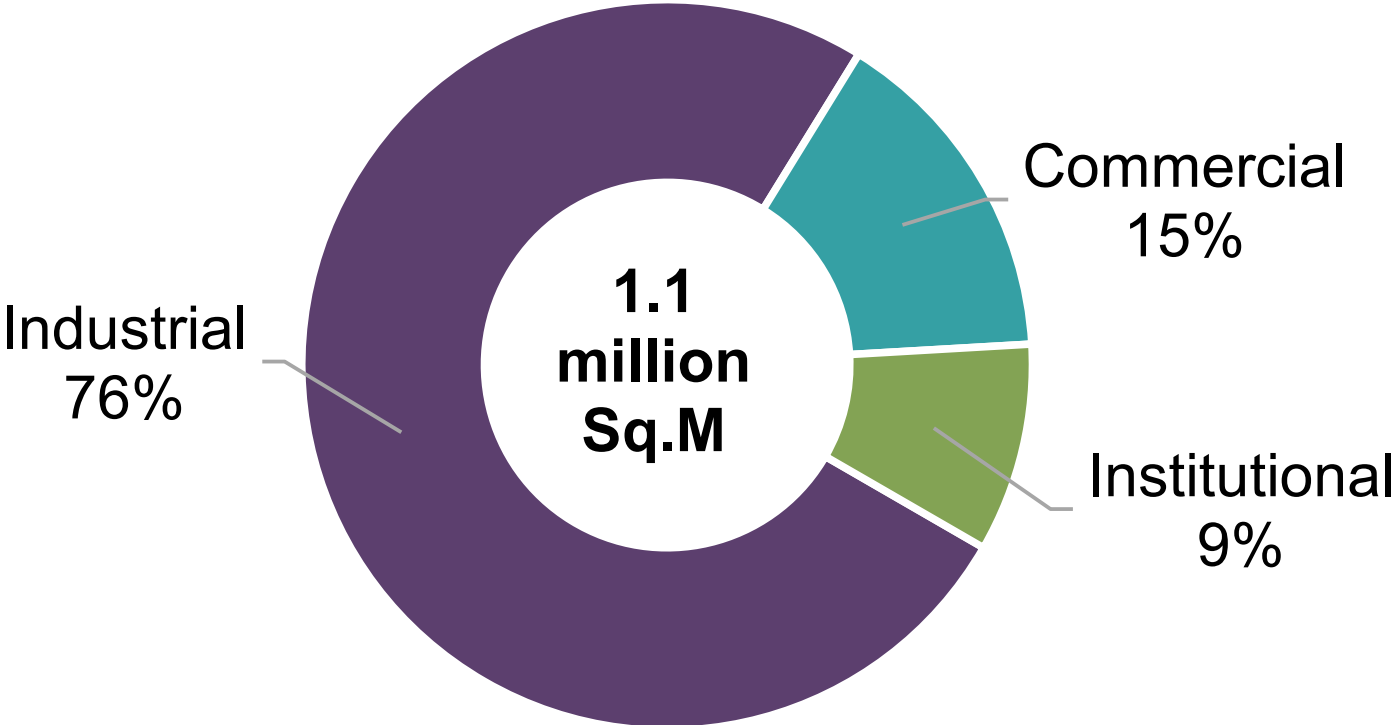
## 2024-2033 Residential Units (County-Wide)



# Financial Impacts of D.C. Exemptions and Reductions



## 2024-2033 Non-Residential GFA



# Financial Impacts of D.C. Exemptions and Reductions



D.C. Exemption/Reduction	10-Year Cost
Industrial	\$37.5 M
Affordable Housing	\$26.2 M
D.C. Phase-In <sup>1</sup>	\$22.4 M
Non-Profit Housing (LTC)	\$2.7 M
Rental Reduction	\$2 M
Secondary Units	\$1.7 M
Other <sup>2</sup>	\$1.1 M
<b>Subtotal (Statutory Exemptions)</b>	<b>\$56.1 M</b>
<b>Total Exemptions</b>	<b>\$93.7 M</b>

1. Assumes new by-laws still passed every 5-years.  
All other impacts are net of Phase-in revenue loss

2. Other includes Municipal Facilities, Agricultural, Places of Worship

# Next Steps



- Present to development industry stakeholders – **March 18, 2024**
- Release background study publicly – **By April 12, 2024 (60 days prior to by-law passage)**
- Public Meeting of Council – **May 8, 2024**
- By-law Passage – **June 12, 2024** (By-law effective on June 13, 2024)



# Discussion

# Technical Appendix

## Historical Level of Service Calculations and Capital Needs

# Services Related to a Highway

**Infrastructure Costs Included in the Development Charges Calculation**

Oxford County  
Service: Services Related to a Highway

Prj. No	County Project #	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
		2024-2034								72%	28%	
		<b>Implement Annual Capital Programs</b>										
1	930076	Pedestrian Crossings	2024-2026	2,565,000	-		2,565,000	2,052,000		513,000	369,360	143,640
2	930078	Intersection Illumination	2025-2026	325,000	-		325,000	260,000		65,000	46,800	18,200
3	930078	Intersection Illumination - Punkeydoodles Corners	2024	50,000	-	33,500	16,500	13,200		3,300	2,376	924
4	930198	Urban Storm Sewer - Oxford Road 9 / King Street (Oxford Road 10 to Town Limits)	2024-2025	1,475,000	109,700		1,365,300	737,500		627,800	452,016	175,784
5	930198	Urban Storm Sewer - Oxford Road 9 (Oxford Road 2 to #226 Ingersoll Road) - Phase 2	2024	50,000	3,700		46,300	25,000		21,300	15,336	5,964
6	930198	Urban Storm Sewer - Oxford Road 2 (Oxford Road 12 to West Limit of Woodstock)	2024-2026	510,000	15,200		494,800	408,000		86,800	62,496	24,304
7	930198	Urban Storm Sewer - Oxford Road 35 (Oxford Road 59 to Oxford Road 54)	2024-2025	530,000	15,800		514,200	424,000		90,200	64,944	25,256
8	930198	Urban Storm Sewer - Oxford Road 12 (Oxford Road 2 to Queen Street)	2025-2027	510,000	37,900		472,100	255,000		217,100	156,312	60,788
9	930198	Urban Storm Sewer - Oxford Road 59 (Wilson Street to Norwich Avenue)	2025-2027	520,000	15,500		504,500	416,000		88,500	63,720	24,780
10	930198	Urban Storm Sewer - Oxford Road 59 (Salter Avenue to Juliana Drive)	2028	230,000	6,800		223,200	184,000		39,200	28,224	10,976
11	930198	Urban Storm Sewer - Oxford Road 35 (Woodall Way to Oxford Road 4)	2028	200,000	14,900		185,100	100,000		85,100	61,272	23,828
12	930199	Rural Storm Sewer - Oxford Road 119 & Road 64	2024	600,000	2,200	570,000	27,800	15,000		12,800	9,216	3,584
13	930199	Rural Storm Sewer - Oxford Road 59 (within the village of Burgessville)	2024-2025	550,000	40,900		509,100	275,000		234,100	168,552	65,548
14	930199	Rural Storm Sewer - Oxford Road 8 & Oxford Road 36	2024	150,000	20,100		129,900	15,000		114,900	82,728	32,172
15	930199	Rural Storm Sewer - Stream Realignment near Oxford Road 16	2025	900,000	66,900		833,100	450,000		383,100	275,832	107,268
16	930199	Rural Storm Sewer - Oxford Road 18 (Oxford Road 13 to Highway 19)	2029	500,000	14,900		485,100	400,000		85,100	61,272	23,828
17	930199	Rural Storm Sewer - Oxford Road 19 (Highway 19 to Norfolk County Border)	2028	2,800,000	83,300		2,716,700	2,240,000		476,700	343,224	133,476
18	930199	Rural Storm Sewer - Oxford Road 20 (Tillsonburg to Brownsville)	2031	300,000	8,900		291,100	240,000		51,100	36,792	14,308
19	930199	Rural Storm Sewer - Oxford Road 22 (in the village of Bright)	2027	150,000	11,200		138,800	75,000		63,800	45,936	17,864
20	930300	Traffic Signal - Optimization/Upgrades	2024-2033	990,000	-		990,000	495,000		495,000	356,400	138,600
21	930301	Traffic Calming	2024-2025	1,525,000	-		1,525,000	1,220,000		305,000	219,600	85,400
		<b>Road Widening</b>		-	-		-	-		-	-	-
22	930119	Harris St & Clarke Intersection Design & Construction (Roundabout)	2027-2028	6,100,000	816,400		5,283,600	610,000		4,673,600	3,364,992	1,308,608
23	930119	Clarke St to 401 widening	2028	1,700,000	202,200		1,497,800	340,000		1,157,800	833,616	324,184
		<b>Major Road Reconstruction / Rehabilitation:</b>		-	-		-	-		-	-	-
24	930003	Oxford Road 3 (Road part of Princeton Drainage Project by Township of BB and includes Urbanization)	2024	2,700,000	200,700		2,499,300	1,350,000		1,149,300	827,496	321,804
25	930009	Oxford Road 9 (Oxford Road 2 to #226 Ingersoll Road) - Phase 2	2024	1,568,428	112,900	50,000	1,405,528	759,200		646,328	465,356	180,972
26	930035	Oxford Road 35 (Oxford Road 59 to Oxford Road 54)	2024-2025	4,950,000	147,200		4,802,800	3,960,000		842,800	606,816	235,984
27	930035	Oxford Road 35 (Oxford Road 54 to Lansdowne Avenue)	2026	9,500,000	282,500		9,217,500	7,600,000		1,617,500	1,164,600	452,900
28	930002	Oxford Road 2 (Oxford Road 12 to West Limit Woodstock)	2024-2026	3,200,000	95,200		3,104,800	2,560,000		544,800	392,256	152,544
29	930059	Oxford Road 59 (Wilson St to Norwich Ave)	2025-2027	2,250,000	66,900		2,183,100	1,800,000		383,100	275,832	107,268
30	930059	Oxford Road 59 (Cedar St to Parkinson Rd)	2027	1,900,000	56,500		1,843,500	1,520,000		323,500	232,920	90,580
31	930059	Oxford Road 59 (Salter Ave to Juliana Dr.)	2028	2,070,000	61,600		2,008,400	1,656,000		352,400	253,728	98,672
32	930019	Oxford Road 19 (Highway 19 to Norfolk County Border)	2024-2028	26,687,914	793,700		25,894,214	21,350,300		4,543,914	3,271,618	1,272,296
33	930018	Oxford Road 18 (Oxford Road 13 to Highway 19)	2026-2029	6,050,000	179,900		5,870,100	4,840,000		1,030,100	741,672	288,428
34	930020	Oxford Road 20 (Tillsonburg to Brownsville)	2026-2031	3,550,000	105,600		3,444,400	2,840,000		604,400	435,168	169,232

Prj. No	County Project #	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 72%	Non-Residential Share 28%
		2024-2034										
		<b>Road Urbanization:</b>		-	-		-	-		-	-	-
35	930035	Oxford Road 35 (Woodall Way to Oxford Road 4)	2027-2028	1,900,000	122,700	250,000	1,527,300	825,000		702,300	505,656	196,644
36	930009	Oxford Road 9 / King Street (Oxford Road 10 to Town Limits)	2024-2025	2,800,000	208,200		2,591,800	1,400,000		1,191,800	858,096	333,704
37	930008	Oxford Road 22 / Oxford Road 8 (in the village of Bright)	2027	1,350,000	100,400		1,249,600	675,000		574,600	413,712	160,888
38	930150	Oxford Road 59 (within the village of Burgessville)	2024-2025	1,600,000	119,000		1,481,000	800,000		681,000	490,320	190,680
		<b>Bridge/Culvert Rehabilitations</b>		-	-		-	-		-	-	-
39	930200	Culvert Repl. 843164 - OR 16, 1.9km E of 119	2024	665,000	32,600		632,400	445,600		186,800	134,496	52,304
		<b>Active Transportation</b>		-	-		-	-		-	-	-
40	930079	Oxford Road 24 from Tavistock to Oxford Road 5	2024	500,000	18,600	250,000	231,400	125,000		106,400	76,608	29,792
41	930079	Oxford Road 9 from Woodstock to Ingersoll	2026	750,000	55,800		694,200	375,000		319,200	229,824	89,376
42	930079	Oxford Road 119 from Ingersoll to Thamesford	2025	600,000	44,600		555,400	300,000		255,400	183,888	71,512
43	930079	Oxford Road 10 from Oxford Road 27 to Oxford Road 20	2025	450,000	33,500		416,500	225,000		191,500	137,880	53,620
44	930079	Oxford Road 10 from HWY 401 to Oxford Road 27	2025	750,000	55,800		694,200	375,000		319,200	229,824	89,376
45	930079	Oxford Road 59 from HWY 401 to Oxford Road 46	2028	500,000	37,200		462,800	250,000		212,800	153,216	59,584
46	930079	Oxford Road 29/Oxford Road 4 from Oxford Road 36 to Oxford Road 35	2029	1,500,000	111,500		1,388,500	750,000		638,500	459,720	178,780
47	930079	Oxford Road 59 from Oxford Road 8 to Oxford Road 34	2029	650,000	48,300		601,700	325,000		276,700	199,224	77,476
48	930079	Oxford Road 20 from Oxford Road 10 to Tillsonburg	2031	500,000	37,200		462,800	250,000		212,800	153,216	59,584
49	930079	Oxford Road 13 from Oxford Road 46 to Springfield	2032	500,000	37,200		462,800	250,000		212,800	153,216	59,584
50	930079	Oxford Road 119 from Oxford Road 28 to Kintore	2029	700,000	52,000		648,000	350,000		298,000	214,560	83,440
51	930079	Oxford Road 6 from Oxford Road 8 to Oxford Road 28	2033	450,000	33,500		416,500	225,000		191,500	137,880	53,620
52	930079	Oxford Road 28 from Oxford Road 6 to Oxford 119	2033	850,000	63,200		786,800	425,000		361,800	260,496	101,304
		<b>Undertake Intersection Upgrades / Improvements:</b>		-	-		-	-		-	-	-
53	930015	Oxford Road 15 & Springbank Avenue - North Right Turn Lane	2024	570,000	84,800		485,200	-		485,200	349,344	135,856
54	930077	Oxford Road 6 & Oxford Road 16 - Overhead Flashing Lights	2024	50,000	1,500		48,500	40,000		8,500	6,120	2,380
55	930077	Oxford Road 59 & Oxford Road 28 - Overhead Flashing Lights	2024	50,000	1,500		48,500	40,000		8,500	6,120	2,380
56	930077	Oxford Road 2 & Middleton Street - Turning Lanes & Other Improvements	2024-2030	2,125,000	284,400		1,840,600	212,500		1,628,100	1,172,232	455,868
57	930300	Oxford Road 2 & Middleton Street - Signalization	2030	500,000	66,900		433,100	50,000		383,100	275,832	107,268
58	930059	Oxford Road 59 & Pattullo Avenue - Realignment (City of Woodstock Led)	2025-2026	1,650,000	220,800		1,429,200	165,000		1,264,200	910,224	353,976
59	930077	Oxford Road 12 (Mill St) and Oxford Road 2 (Dundas St.) - Phase 2 - North Right Turn Lane	2027	625,000	46,500		578,500	312,500		266,000	191,520	74,480
60	930300	Oxford Road 20 (North Street) & Oxford Road 53 (Tilson Avenue) - Signalization	2026	500,000	66,900		433,100	50,000		383,100	275,832	107,268
61	930077	Oxford Road 2 & 35th Line - EB Left Turn Lane	2025-2026	375,000	11,200		363,800	300,000		63,800	45,936	17,864
62	930077	Oxford Road 24 & Oxford Road 5 (Punkeydoodles Corner) - Realignment	2024	1,130,000	34,200	670,000	425,800	230,000		195,800	140,976	54,824
63	930077	Oxford Road 12 & Juliana Drive - Roundabout	2032	6,000,000	803,000		5,197,000	600,000		4,597,000	3,309,840	1,287,160
64	930077	Oxford Road 12 & Athlone Avenue - Roundabout	2030	6,000,000	803,000		5,197,000	600,000		4,597,000	3,309,840	1,287,160
65	930077	Oxford Road 4 & Oxford Road 2	2030	25,000	3,300		21,700	2,500		19,200	13,824	5,376
66	930077	Oxford Road 59 and Airport Road	2024-2031	2,060,000	275,700		1,784,300	206,000		1,578,300	1,136,376	441,924
67	930004	Oxford Road 4 & Oxford Road 15 Intersection	2024-2025	1,500,000	200,700		1,299,300	150,000		1,149,300	827,496	321,804
68	930004	Oxford 17 & Oxford Road 4 Intersection	2025-2029	11,800,000	1,579,200		10,220,800	1,180,000		9,040,800	6,509,376	2,531,424
		<b>Undertake Other Infrastructure Projects:</b>		-	-		-	-		-	-	-
69	930197	Strik Drain Stormwater Management Facility	2024	667,500	49,600		617,900	333,800		284,100	204,552	79,548
		Reserve Fund Adjustment								3,036,603	2,186,354	850,249
		<b>Total</b>		<b>140,298,841</b>	<b>9,333,700</b>	<b>1,823,500</b>	<b>129,141,641</b>	<b>74,328,100</b>	<b>-</b>	<b>57,850,145</b>	<b>41,652,104</b>	<b>16,198,041</b>

**Oxford County  
Service Standard Calculation Sheet**

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

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

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

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

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

**Oxford County  
Service Standard Calculation Sheet**

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

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

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

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

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

**Oxford County  
Service Standard Calculation Sheet**

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

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

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

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

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



**Oxford County  
Service Standard Calculation Sheet**

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

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

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

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

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

**Oxford County  
Service Standard Calculation Sheet**

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

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

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

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

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

# Library Services

**Infrastructure Costs Included in the Development Charges Calculatio**

Oxford County  
Service Library Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2024-2034								95%	5%
1	Collection Materials	2024-2033	2,405,517	-	2,405,517	-		2,405,517	2,285,241	120,276
2	Facility Provision	2024-2033	7,000,000	-	7,000,000	-		7,000,000	6,650,000	350,000
				-	-	-		-	-	-
	Reserve Fund Adjustment			-	-	-		(521,344)	(495,277)	(26,067)
				-	-	-		-	-	-
				-	-	-		-	-	-
	<b>Total</b>		<b>9,405,517</b>	<b>-</b>	<b>9,405,517</b>	<b>-</b>	<b>-</b>	<b>8,884,173</b>	<b>8,439,964</b>	<b>444,209</b>

**Oxford County  
Service Standard Calculation Sheet**

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

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

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

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

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

**Oxford County  
Service Standard Calculation Sheet**

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

Description		2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Tilsonburg Materials		39,373	39,373	39,373	39,373	-	-	-	-	-	-	-	-	-	-	-	\$39
Total Print Materials (inc magazines)	No. of Copies	195,999	188,646	187,449	174,020	157,161	147,866	146,259	141,573	139,267	133,648	125,955	130,207	129,185	127,666	127,807	\$39
CDs, DVD's, and Non-Traditional Item	No. of	5,563	10,706	12,398	12,526	15,628	18,797	20,308	20,993	19,660	18,795	19,742	18,801	17,083	16,906	16,268	\$40
E-book and e-audiobook titles	No. of titles	2	2	533	1,151	1,654	1,980	2,219	2,569	2,857	2,879	4,965	3,756	3,756	3,769	3,745	\$1,561
Databases Subscriptions	No. of subscription	21	27	12	12	9	9	9	17	29	20	20	21	29	28	28	\$7,800
Additional Materials	No. of	4,731	9,628	16,260	29,447	46,702	6,668	5,718	2,343	2,513	5,539	920	1,306	1,560	1,121	1,004	\$51
<b>Total</b>		<b>245,689</b>	<b>248,382</b>	<b>256,025</b>	<b>256,529</b>	<b>221,154</b>	<b>175,320</b>	<b>174,513</b>	<b>167,495</b>	<b>164,326</b>	<b>160,881</b>	<b>151,602</b>	<b>154,091</b>	<b>151,613</b>	<b>149,490</b>	<b>148,852</b>	

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

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

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

# Ambulance Services

**Infrastructure Costs Included in the Development Charges Calculation**

Oxford County  
Service Ambulance Services

Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 72%	Non-Residential Share 28%
1	Ambulances (17)	2024-2033	6,055,200	-	6,055,200	5,242,500		812,700	585,144	227,556
2	Equipment for Full time Paramedics (8 per year)	2024-2033	346,800	-	346,800	300,300		46,500	33,480	13,020
3	Equipment for Part time Paramedics (3 per year)	2024-2033	112,700	-	112,700	97,600		15,100	10,872	4,228
4	Garage Space	2024-2033	1,823,500	-	1,823,500	1,578,800		244,700	176,184	68,516
			-	-	-	-		-	-	-
	Reserve Fund Adjustmnet		-	-	-	-		(514,908)	(370,734)	(144,174)
			-	-	-	-		-	-	-
			-	-	-	-		-	-	-
			-	-	-	-		-	-	-
	<b>Total</b>		<b>8,338,200</b>	<b>-</b>	<b>8,338,200</b>	<b>7,219,200</b>	<b>-</b>	<b>604,092</b>	<b>434,946</b>	<b>169,146</b>



**Oxford County  
Service Standard Calculation Sheet**

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

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

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

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

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

**Oxford County  
Service Standard Calculation Sheet**

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

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

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

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

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

# Long Term Care Services

### Infrastructure Costs Included in the Development Charges Calculatio

Oxford County  
Space: Long-term Care Facilities

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2024-2034									100%	0%
1	160-Bed Expansion	2028	90,500,000	-	14,467,827	76,032,173	63,183,500		12,848,673	12,848,673	-
2	160-Bed Expansion (Net Present Value of future Interest Payments) <sup>1</sup>	2028	28,122,686	-	4,495,847	23,626,839	19,634,200		3,992,639	3,992,639	-
			-	-	-	-	-		-	-	-
			-	-	-	-	-		-	-	-
			-	-	-	-	-		-	-	-
			-	-	-	-	-		-	-	-
			-	-	-	-	-		-	-	-
			-	-	-	-	-		-	-	-
	<b>Total</b>		<b>118,622,686</b>	<b>-</b>	<b>18,963,674</b>	<b>99,659,011</b>	<b>82,817,700</b>	<b>-</b>	<b>16,841,311</b>	<b>16,841,311</b>	<b>-</b>

1. Net of one-time planning and development grants

**Oxford County  
Service Standard Calculation Sheet**

Service: Long-term Care Facilities  
Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Woodstock	118,230	118,230	118,230	118,230	118,230	118,230	118,230	118,230	118,230	118,230	118,230	118,230	118,230	118,230	118,230	\$788	\$872
Ingersoll	25,188	25,188	25,188	25,188	25,188	25,188	25,188	25,188	25,188	25,188	25,188	25,188	25,188	25,188	25,188	\$788	\$872
Tillsonburg	25,188	25,188	25,188	25,188	25,188	25,188	25,188	25,188	25,188	25,188	25,188	25,188	25,188	25,188	25,188	\$788	\$872
<b>Total</b>	<b>168,606</b>	<b>168,606</b>	<b>168,606</b>	<b>168,606</b>	<b>168,606</b>	<b>168,606</b>	<b>168,606</b>	<b>168,606</b>	<b>168,606</b>	<b>168,606</b>	<b>168,606</b>	<b>168,606</b>	<b>168,606</b>	<b>168,606</b>	<b>168,606</b>		

Population	104,740	105,044	105,719	106,407	107,642	108,402	109,355	110,862	112,940	114,823	116,931	118,973	121,580	124,471	126,769
Per Capita Standard	1.6098	1.6051	1.5949	1.5845	1.5664	1.5554	1.5418	1.5209	1.4929	1.4684	1.4419	1.4172	1.3868	1.3546	1.3300

15 Year Average	2009-2023
Quantity Standard	1.4980
Quality Standard	\$872
Service Standard	\$1,306

D.C. Amount (before deductions)	10 Year
Forecast Population	25,779
\$ per Capita	\$1,306
Eligible Amount	\$33,674,592

# Waste Diversion Services

### Infrastructure Costs Included in the Development Charges Calculation

Oxford County

Service: Waste Diversion Services

Prj. No	Increased Service Needs Attributable to Anticipated Development  2024-2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 100%	Non-Residential Share 0%
1	NPV of Provision for Waste Diversion Collection Contract <sup>1</sup>	2024-2033	411,743	-	411,743	-		411,743	411,743	-
2	Organics Processing Facility	2026	5,850,000	166,400	5,683,600	4,700,300		983,300	983,300	-
					-	-		-	-	-
	Reserve Fund Adjustment				-	-		(48,942)	(48,942)	-
					-	-		-	-	-
					-	-		-	-	-
					-	-		-	-	-
	<b>Total</b>		<b>6,261,743</b>	<b>166,400</b>	<b>6,095,343</b>	<b>4,700,300</b>	<b>-</b>	<b>1,346,100</b>	<b>1,346,100</b>	<b>-</b>

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

**Oxford County  
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bid'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Transfer Station - includes Attendants Booth	1,529	1,529	1,529	1,529	1,529	1,529	1,529	1,529	1,529	1,529	1,529	1,529	1,529	1,529	1,529	\$495	\$549
Attendants Booth / Scalehouse	312	312	312	312	312	312	312	312	312	312	312	312	312	312	312	\$208	\$233
Office	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	3,907	3,907	3,907	3,907	3,907	3,907	\$542	\$601
Quonset Hut (heavy equipment shed)	1,722	1,722	1,722	1,722	1,722	1,722	1,722	1,722	1,722	1,722	1,722	1,722	1,722	1,722	1,722	\$144	\$162
Storage Trailer	140	140	140	140	140	140	140	140	140	140	140	140	140	140	140	\$11	\$16
Hazardous Household Waste Depot	1,722	1,722	1,722	1,722	1,722	1,722	1,722	1,722	1,722	1,722	1,722	1,722	1,722	1,722	1,722	\$72	\$83
Workshop / Storage	3,186	3,186	3,186	3,186	3,186	3,186	3,186	3,186	3,186	3,186	3,186	3,186	3,186	3,186	3,186	\$117	\$133
Coverall	3,681	3,681	3,681	3,681	3,681	3,681	3,681	3,681	3,681	3,681	3,681	3,681	3,681	3,681	3,681	\$32	\$39
<b>Total</b>	<b>14,292</b>	<b>14,292</b>	<b>14,292</b>	<b>14,292</b>	<b>14,292</b>	<b>14,292</b>	<b>14,292</b>	<b>14,292</b>	<b>14,292</b>	<b>16,199</b>	<b>16,199</b>	<b>16,199</b>	<b>16,199</b>	<b>16,199</b>	<b>16,199</b>		
Percentage attributable to Eligible Portion	44%	56%	56%	55%	55%	58%	59%	60%	59%	62%	59%	54%	60%	60%	60%		
<b>Total Eligible Portion of Facilities</b>	<b>6,288</b>	<b>8,004</b>	<b>8,004</b>	<b>7,861</b>	<b>7,861</b>	<b>8,289</b>	<b>8,432</b>	<b>8,575</b>	<b>8,432</b>	<b>10,049</b>	<b>9,572</b>	<b>8,765</b>	<b>9,722</b>	<b>9,696</b>	<b>9,696</b>		
Population	104,740	105,044	105,719	106,407	107,642	108,402	109,355	110,862	112,940	114,823	116,931	118,973	121,580	124,471	126,769		
Per Capita Standard	0.0600	0.0762	0.0757	0.0739	0.0730	0.0765	0.0771	0.0774	0.0747	0.0875	0.0819	0.0737	0.0800	0.0779	0.0765		

15 Year Average	2009-2023
Quantity Standard	0.0761
Quality Standard	\$236
Service Standard	\$18

D.C. Amount (before deductions)	10 Year
Forecast Population	25,779
\$ per Capita	\$18
Eligible Amount	\$463,506



**Oxford County  
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bid'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Composting Facility (ha) (since 2005)	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	\$55,259	\$55,259
Bio-Solids Storage Facility (since 2008)	73,453	73,453	73,453	73,453	73,453	73,453	73,453	73,453	73,453	73,453	73,453	73,453	73,453	73,453	73,453	\$39	\$47
<b>Total</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>		
Percentage attributable to Eligible Portion	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		
<b>Total Eligible Portion of Facilities</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>	<b>73,463</b>		

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

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

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

**Oxford County  
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
<b>Emterra Contract</b>																\$0
Curbside Pick Up Vehicles	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	\$378,600
Supervisor Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$49,500
<b>Emterra Contract Eligible %</b>	<b>60%</b>	<b>60%</b>	<b>60%</b>	<b>60%</b>	<b>60%</b>	<b>60%</b>	<b>60%</b>	<b>60%</b>	<b>60%</b>	<b>60%</b>	<b>60%</b>	<b>60%</b>	<b>60%</b>	<b>60%</b>	<b>60%</b>	
Sterling Recycle Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$380,200
<b>Eligible %</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	
<b>County-Owned Vehicles &amp; Equipment</b>																
<b>Biosolids Facility</b>																
2011 Bobcat Loader V638	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$136,200
<b>Biosolids Facility Eligible %</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	
<b>Other Vehicles and Equipment</b>																
Caterpillar 924G Loader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$469,400
Case 570MXT Loader/Caterpillar 938K L	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$469,400
Doosan Loader	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$469,400
2014 Interstate SFC Trailer	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$15,900
2009 Case Tool Carrier Utility Tractor - Case 570MXT Loader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$121,100
Portable Vacuum Litter Collector	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$16,600
Weigh Scales	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$134,600
<b>Other Vehicles Eligible %</b>	<b>44%</b>	<b>56%</b>	<b>56%</b>	<b>55%</b>	<b>55%</b>	<b>58%</b>	<b>59%</b>	<b>60%</b>	<b>59%</b>	<b>62%</b>	<b>59%</b>	<b>54%</b>	<b>60%</b>	<b>60%</b>	<b>60%</b>	
<b>Total</b>	<b>15</b>	<b>15</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>18</b>	<b>19</b>	<b>19</b>	<b>19</b>	<b>19</b>	<b>19</b>	<b>19</b>	<b>19</b>	<b>19</b>	<b>19</b>	
Percentage attributable to Eligible Portion	59%	61%	64%	64%	64%	64%	64%	64%	64%	65%	64%	62%	64%	64%	64%	
<b>Total Eligible Portion of Facilities</b>	<b>8.8</b>	<b>9.2</b>	<b>10.2</b>	<b>10.2</b>	<b>10.2</b>	<b>11.5</b>	<b>12.1</b>	<b>12.2</b>	<b>12.1</b>	<b>12.3</b>	<b>12.1</b>	<b>11.8</b>	<b>12.2</b>	<b>12.2</b>	<b>12.2</b>	

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

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

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

**Oxford County  
Service Standard Calculation Sheet**

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

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

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

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

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

# Water & Wastewater Services

Woodstock

**Infrastructure Costs Included in the Development Charges Calculatic**

Oxford County

Service:

Water Services - Woodstock

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 58%	Non-Residential Share 42%
<b><u>CAPACITY</u></b>											
1	1-260000-26006-6019	Water Efficiency/Buy-Back Program	2024	100,000	-	100,000	-		100,000	58,281	41,719
2	900016 SCADA Implementation - Woodstock	Implementation of SCADA projects in Woodstock	2024-2031	2,475,582	74,500	2,401,082	2,228,000		173,082	100,873	72,209
3	960159 WDSTK	Thornton to Woodstock Feedermain Replacement	2024-2027	11,320,210	2,726,400	8,593,810	2,264,000		6,329,810	3,689,055	2,640,756
4	960144 WDSTK	Zone 1 Pressure Control Valve and Control Building to Southside Supply	2028-2029	554,000	83,400	470,600	277,000		193,600	112,831	80,769
5	960166 WDSTK	Thornton to HWY 401 crossing Feedermain Upgrade (RELINING 401 CROSSING)	2025-2026	1,206,000	181,500	1,024,500	603,000		421,500	245,653	175,847
6	960125 WDSTK	Thornton WTP High Lift Pumping Upgrades	2028	100,000	24,100	75,900	20,000		55,900	32,579	23,321
7	960145 WDSTK	Well 9 and Well 6 upgrades at Southside WTP	2030	350,000	21,100	328,900	280,000		48,900	28,499	20,401
8	960147 WDSTK	Tower Generators	2030	300,000	18,100	281,900	240,000		41,900	24,420	17,480
<b><u>DISTRIBUTION - VACANT LANDS WITHIN URBAN BOUNDRY</u></b>											
9	960154 WDSTK	Karn Rd (Zone 6) Booster Pumping Station	2024	4,750,000	1,287,000	3,463,000	475,000		2,988,000	1,741,426	1,246,574
10	960149	Oversized WM Projects for Developments in City Limits	2024-2025	412,500	124,200	288,300	-		288,300	168,023	120,277
11	960134 WDSTK	Watermain from Karn Rd Booster Pumping Station west to Anderson Street, east along Karn Road and looping back to Booster Pumping Station	2025	650,000	195,700	454,300	-		454,300	264,769	189,531
<b><u>Existing Distribution System</u></b>											
12	960155 WDSTK	Zone 3 Booster Pumping Station	2029-2030	2,957,800	445,200	2,512,600	1,478,900		1,033,700	602,447	431,253
13	960127 WDSTK	Zone 3 Pressure Control Valve and Control Building to northern Zone 1 area (near Nellis Booster Pumping Station)	2032-2033	354,000	95,900	258,100	35,400		222,700	129,791	92,909
<b><u>East Woodstock Secondary Plan Area</u></b>											
14	960128 WDSTK	Township Rd 3 Waterman from Oxford Road 4 to EPA woodlot area	2027-2028	1,463,200	440,500	1,022,700	-		1,022,700	596,036	426,664
<b><u>DISTRIBUTION - EMPLOYMENT LANDS</u></b>											
<b><u>Pattullo Industrial Park</u></b>											
15	960156	Pattullo Industrial Park - Watermain from Pattullo Ave from Jack Ross Ave to 150 m E of Alyea St (E of the SPS)	2024	277,805	83,600	194,205	-		194,205	113,184	81,021
<b><u>North East Industrial Park</u></b>											
16	960135 WDSTK	Toyota Easement Watermain from Elevated Storage tower to west side of Hwy 401	2025	1,096,000	330,000	766,000	-		766,000	446,430	319,570
17	960135 WDSTK	Toyota Easement Hwy 401 Watermain Crossing	2025	1,116,000	336,000	780,000	-		780,000	454,589	325,411

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 58%	Non-Residential Share 42%
		<b>2024-2034</b>									
18	960135 WDSTK	Easement Watermain from east side of Hwy 401 to west limit of Corlett site	2025	431,000	129,800	301,200	-		301,200	175,541	125,659
19	960135 WDSTK	Street C Watermain from Corlett site to Blandford Road	2025	123,000	37,000	86,000	-		86,000	50,121	35,879
20	960135 WDSTK	400 mm watermain internal to development - oversizing	2025	308,000	92,700	215,300	-		215,300	125,478	89,822
21	960135 WDSTK	Blandford Rd Watermain from Street C to Township Road #2	2026	230,000	69,200	160,800	-		160,800	93,715	67,085
<b>South East Industrial Park</b>											
	960160 WDSTK	PHASE II		-	-	-	-		-	-	-
22		WM 400 mm on Pattullo (~ 150 m east of Alyea Street/ opposite SPS to Southwest Limit of study area) 790 meters & WM 400 mm on Pattullo (Southwest Limit of study area to Middletown Line) 944 meters	2029	1,639,000	493,400	1,145,600	-		1,145,600	667,663	477,937
23		Middletown Line Watermain from Pattullo Avenue to Street A	2029	72,000	21,700	50,300	-		50,300	29,315	20,985
24		Net Present Value of Future Debt Payments	2024-2033	5,074,771	-	5,074,771	-		5,074,771	2,957,610	2,117,162
		Reserve Fund Adjustment							386,661	225,348	161,312
		<b>Total</b>		<b>37,360,868</b>	<b>7,311,000</b>	<b>30,049,868</b>	<b>7,901,300</b>	<b>-</b>	<b>22,535,229</b>	<b>13,133,678</b>	<b>9,401,551</b>

**Infrastructure Costs Included in the Development Charges Calculation**

Oxford County  
Service:

Wastewater Services - Woodstock

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
		2024-2034									58%	42%
		<b><u>CAPACITY</u></b>			-		-	-		-	-	-
1	900016 SCADA Implementation - Woodstock	Implementation of SCADA projects in Woodstock	2024-2031	2,584,245	77,900		2,506,345	2,325,800		180,545	104,588	75,957
2	950170 WDSTK	Sanitary Trunk Sewer Infiltration and Inflow Reduction	2024-2030	222,250	33,500		188,750	111,100		77,650	44,982	32,668
3	950103 WDSTK	Woodstock WWTP Operational Upgrades	2029-2030	14,750,000	2,251,500	453,552	12,044,948	7,375,000		4,669,948	2,705,260	1,964,688
4	950128 WDSTK	Thames Valley Sewage Pumping Station	2028-2029	3,085,279	941,900	94,870	2,048,509	-		2,048,509	1,186,683	861,826
5	950159 WDSTK	Brick Pond Sanitary Trunk Sewer Re-alignment	2029-2031	5,009,768	754,700		4,255,068	2,504,900		1,750,168	1,013,857	736,311
6	950173 WDSTK	Sanitary Sewer Replacement (OR 59 & Fairway)	2025-2026	265,500	16,000		249,500	212,400		37,100	21,492	15,608
7	950162 WDSTK	11th Line Sanitary Sewer	2029-2030	1,188,850	71,600		1,117,250	951,100		166,150	96,249	69,901
8	950140 WDSTK	Northwest Trunk Upsizing	2026	500,000	120,500		379,500	100,000		279,500	161,912	117,588
9	911900 WDSTK	Woodstock Biogas Project	2024-2025	2,150,000	129,500		2,020,500	1,720,000		300,500	174,077	126,423
		<b><u>COLLECTION - VACANT LANDS WITHIN URBAN BOUNDRY</u></b>		-	-		-	-		-	-	-
		<b><u>Karn Rd Secondary Plan Area</u></b>		-	-		-	-		-	-	-
10	New	Gravity / Siphon Upsize	2026	545,000	164,200		380,800	-		380,800	220,594	160,206
		<b><u>East Woodstock Secondary Plan Area</u></b>		-	-		-	-		-	-	-
11	950164 WDSTK	Lansdowne Sewer Ext. 300 meters of 300 mm	2024	500,000	150,600		349,400	-		349,400	202,404	146,996
12	950163 WDSTK	Extension of East Trunk Sewer	2025	883,500	266,200		617,300	-		617,300	357,596	259,704
13	950163 WDSTK	Lansdowne Sewage Pumping Station	2024	7,500,000	2,259,500		5,240,500	-		5,240,500	3,035,775	2,204,725
14	950163 WDSTK	West Trunk Sewer	2025	846,450	255,000		591,450	-		591,450	342,622	248,828
		<b><u>COLLECTION - EMPLOYMENT LANDS</u></b>		-	-		-	-		-	-	-
		<b><u>Pattullo Industrial Park</u></b>		-	-		-	-		-	-	-
15	950151	Pattullo Industrial Park Sewage Pumping Station	2024	5,421,923	-		5,421,923	-		5,421,923	3,140,872	2,281,051
16	950151	Pattullo Industrial Park Forcemain	2024	401,215	-		401,215	-		401,215	232,420	168,795
17	950151	Pattullo Industrial Park - Sanitary Oversizing	2024	176,000	-		176,000	-		176,000	101,955	74,045
		<b><u>North East Industrial Park</u></b>		-	-		-	-		-	-	-
18	950150 WDSTK	Sewage Pumping Station A	2026	2,228,000	671,200		1,556,800	-		1,556,800	901,841	654,959
19	950150 WDSTK	Dundas Street Forcemain from Houser's Lane (MH SA 992) to Water Tower site	2025	2,100,244	632,700		1,467,544	-		1,467,544	850,135	617,409
20	950150 WDSTK	Toyota Easement Forcemain from Water Tower Site to west side of Hwy 401	2025	424,696	127,900		296,796	-		296,796	171,931	124,865
21	950150 WDSTK	Hwy 401 Forcemain Crossing	2025	424,080	127,800		296,280	-		296,280	171,632	124,648
22	950150 WDSTK	Street C Forcemain from east side of Hwy 401 to SPS A (Blandford Road)	2025	903,000	272,000		631,000	-		631,000	365,533	265,467
23	950150 WDSTK	Blandford Road Forcemain from Street C to SPS A	2025	200,000	60,300		139,700	-		139,700	80,927	58,773
24	950150 WDSTK	Southeast Sanitary Trunk Oversizing Capacity Assessment	2026	100,000	30,100		69,900	-		69,900	40,492	29,408
		<b><u>South East Industrial Park</u></b>		-	-		-	-		-	-	-
	950152 WDSTK	PHASE II		-	-		-	-		-	-	-

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 58%	Non-Residential Share 42%
25		Patullo Avenue Sanitary main from Alyea SPS to southwest limit of South East Secondary Plan Area	2029	1,017,000	306,400		710,600	-		710,600	411,644	298,956
26		Patullo Avenue Sanitary main from South East Secondary Plan Area to Middletown Line	2029	481,000	144,900		336,100	-		336,100	194,700	141,400
27		Middletown Line Sanitary main from Patullo Avenue to Street A	2029	169,000	50,900		118,100	-		118,100	68,414	49,686
		Reserve Fund Adjustment								(4,815,422)	(2,789,531)	(2,025,890)
		<b>Total</b>		<b>54,076,999</b>	<b>9,916,800</b>	<b>548,422</b>	<b>43,611,777</b>	<b>15,300,300</b>	<b>-</b>	<b>23,496,055</b>	<b>13,611,058</b>	<b>9,884,997</b>



# Water & Wastewater Services

Tillsonburg

**Infrastructure Costs Included in the Development Charges Calculation**

Oxford County  
Service:

Water Services - Tillsonburg

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 71%	Non-Residential Share 29%
		2024-2034			-		-	-		-	-	-
<b><u>CAPACITY</u></b>												
1	1-260000-26006-6019	Water Efficiency/Buy-Back Program	2024	50,000	-		50,000	-		50,000	35,304	14,696
2	SCADA Implementation - Tillsonburg	Implementation of SCADA projects in Tillsonburg	2024-2031	1,579,638	-		1,579,638	1,421,700		157,938	111,517	46,421
3	960200 TBURG	Well 7A - Filtration Upgrades	2024-2026	2,231,316	-		2,231,316	1,785,100		446,216	315,065	131,151
4	960201 TBURG	Well 3 Facility Upgrade	2024-2026	3,147,000	-		3,147,000	-		3,147,000	2,222,042	924,958
5	960220 TBURG	Backup Power for North Street Pump house	2024	465,000	-		465,000	372,000		93,000	65,666	27,334
6	960202 TBURG	Replacement of Well 6A	2025	150,000	-		150,000	15,000		135,000	95,321	39,679
7	960211 TBURG	Broadway Secondary Transmission Main Feed	2027	2,248,500	-		2,248,500	224,900		2,023,600	1,428,829	594,771
8	960204 TBURG	Bell Mill Replacement Well (for Well 11)	2025	642,000	-		642,000	513,600		128,400	90,661	37,739
9	960249 TBURG	Oversizing Projects	2024	350,000	-		350,000	35,000		315,000	222,416	92,584
<b><u>DISTRIBUTION - VACANT LANDS WITHIN URBAN BOUNDRY</u></b>												
10	960250 TBURG	Watermain West Town Line from Simcoe Street to Potters Rd.	2029-2030	754,020	-		754,020	-		754,020	532,400	221,620
11	960251 TBURG	Victoria Wood Subdivision Watermain on Street I from Westin Drive to Street F	2027-2028	350,460	-		350,460	-		350,460	247,454	103,006
12	960251 TBURG	Victoria Wood Subdivision Watermain on Grandview Drive (near Quarter Townline) West to Street A then N to Concession Street W.	2027-2028	796,500	-		796,500	-		796,500	562,395	234,105
13	960213 TBURG	Cranberry Road Watermain Extension from Beckett Blvd North to Town Limits	2024-2025	1,556,804	-	4,000	1,552,804	-		1,552,804	1,096,408	456,396
14	960245 TBURG	North End Watermain Looping	2024-2025	2,019,924	-		2,019,924	404,000		1,615,924	1,140,976	474,948
<b><u>DISTRIBUTION - EMPLOYMENT AREAS</u></b>												
<b><u>Innovation Park Industrial Lands</u></b>												
15	960245 TBURG	Watermain looping VanNorman St watermain loop (off HWY 3)	2033	540,000	-		540,000	-		540,000	381,285	158,715
<b><u>Rokeyby Sideroad Industrial Lands</u></b>												
16	960252 TBURG	Vienna Road Watermain Extension from Rouse Street to South on Vienna Road	2029-2030	320,075	-		320,075	-		320,075	225,999	94,076
17		Provision for Additional Infrastructure	2033	9,206,359	-		9,206,359	-		9,206,359	6,500,450	2,705,909
				-	-		-	-		-	-	-
		Reserve Fund Adjustment		-	-		-	-		(709,140)	(500,711)	(208,429)
				-	-		-	-		-	-	-
		<b>Total</b>		<b>26,407,596</b>	<b>-</b>	<b>4,000</b>	<b>26,403,596</b>	<b>4,771,300</b>	<b>-</b>	<b>20,923,156</b>	<b>14,773,477</b>	<b>6,149,680</b>

**Infrastructure Costs Included in the Development Charges Calculation**

Oxford County  
Service:

Wastewater Services - Tillsonburg

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 74%	Non-Residential Share 26%
		<b><u>CAPACITY</u></b>		-	-		-	-		-	-	-
1	900016 SCADA Implementation - Tillsonburg	Implementation of SCADA projects in Tillsonburg	2024-2031	826,348	-		826,348	743,700		82,648	60,936	21,712
2	950250 TBURG	Sanitary Trunk Sewer Infiltration and Inflow Reduction	2024-2027	217,125	-		217,125	108,600		108,525	80,015	28,510
3	950223 TBURG	Sanitary Gravity Trunk Line replacement and upsizing from Vienna Rd to Wastewater Treatment Plant	2024-2025	188,063	-		188,063	94,000		94,063	69,352	24,711
4	950223 TBURG	Gravity inlet trunk sewer replacement to WWTP	2024-2025	36,138	-		36,138	18,100		18,038	13,299	4,739
		<b><u>COLLECTION - VACANT LANDS WITHIN URBAN BOUNDRY</u></b>		-	-		-	-		-	-	-
5	950222 TBURG	John Pound forcemain replacement and upsizing	2027-2028	1,150,500	-		1,150,500	575,300		575,200	424,091	151,109
6	950220 TBURG	John Pound Sewage Pumping Station capacity enhancements	2027-2028	332,000	-		332,000	-		332,000	244,781	87,219
7	950216 TBURG	Cranberry Road Sanitary Trunk extension on Tillson Ave from North of Beckett Blvd to North Town Limit	2024-2027	1,578,875	-	10,500	1,568,375	-	19,500	1,548,875	1,141,974	406,901
		<b><u>COLLECTION - EMPLOYMENT LANDS</u></b>		-	-		-	-		-	-	-
		<b><u>Rokeyby Sideroad Industrial Lands</u></b>		-	-		-	-		-	-	-
8	950218 TBURG	Rouse St Sewage Pumping Station upgrades	2028-2030	1,958,452	-		1,958,452	195,800		1,762,652	1,299,590	463,062
9		Tillsonburg WWTP Phase II	2029-2031	8,140,000	4,883,037		3,256,963	-		3,256,963	2,401,335	855,628
		Reserve Fund Adjustment		-	-		-	-		(4,114,697)	(3,033,736)	(1,080,962)
		<b>Total</b>		<b>14,427,500</b>	<b>4,883,037</b>	<b>10,500</b>	<b>9,533,963</b>	<b>1,735,500</b>	<b>19,500</b>	<b>3,664,266</b>	<b>2,701,636</b>	<b>962,630</b>

# Water & Wastewater Services

Ingersoll

**Infrastructure Costs Included in the Development Charges Calculation**

Oxford County  
Service:

Water Services - Ingersoll

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 67%	Non-Residential Share 33%
<b>CAPACITY</b>											
1	1-260000-26006-6019	Water Efficiency/Buy-Back Program	2024	50,000	-	50,000	-	-	50,000	33,641	16,359
2	900016 SCADA Implementation - Ingersoll	Implementation of SCADA projects in Ingersoll	2024-2031	2,095,905	67,300	2,028,605	1,886,300	-	142,305	95,746	46,559
3	960317 ING	Water Quality Improvements	2028	700,000	45,000	655,000	560,000	-	95,000	63,918	31,082
4	960310 ING	Well 11 Upgrades	2024-2025	1,803,000	115,800	1,687,200	1,442,400	-	244,800	164,707	80,093
5	960309	ING - WELL 7 UPGRADE	2024	350,000	112,400	237,600	-	-	237,600	159,863	77,737
<b>DISTRIBUTION - VACANT LANDS WITHIN URBAN BOUNDARY</b>											
6	960302 ING	Thames Street South Trunk Watermain Extension from CNR to Holcroft	2024-2025	382,320	98,200	284,120	76,500	-	207,620	139,691	67,929
7	960303 ING	Watermain on Hamilton/King St. from boundary to existing water distribution system (Oakwood)	2024-2025	690,300	199,500	490,800	69,000	-	421,800	283,796	138,004
<b>DISTRIBUTION - EMPLOYMENT AREAS</b>											
<b>WALLACE LINE INDUSTRIAL PARK</b>											
8	960338 ING	Wallace Line Trunk Watermain from Robinson Road to Thomas St.	2024-2025	2,515,160	807,700	1,707,460	-	-	1,707,460	1,148,817	558,643
<b>SOUTHWEST INDUSTRIAL PARK</b>											
9	960337 ING	Wallace Line Second Feedermain from Robinson Road to Hwy 401	2030-2031	47,790	15,300	32,490	-	-	32,490	21,860	10,630
10	960337 ING	Second Feedermain Hwy 401 Crossing - Wallace Line to Union Street	2028-2029	1,298,000	416,800	881,200	-	-	881,200	592,891	288,309
11	960337 ING	Union Road Trunk Watermain from Hwy 401 crossing to Curry Road	2030-2031	1,513,350	486,000	1,027,350	-	-	1,027,350	691,224	336,126
12	960337 ING	Curry Road Trunk Watermain from Union Road to future water tower site	2031-2032	3,445,836	1,106,600	2,339,236	-	-	2,339,236	1,573,890	765,346
					-	-	-	-	-	-	-
		Reserve Fund Adjustment							774,366	521,011	253,355
		<b>Total</b>		<b>14,891,661</b>	<b>3,470,600</b>	<b>11,421,061</b>	<b>4,034,200</b>	<b>-</b>	<b>8,161,227</b>	<b>5,491,056</b>	<b>2,670,171</b>

**Infrastructure Costs Included in the Development Charges Calculation**

Oxford County  
Service:

Wastewater Services - Ingersoll

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 57%	Non-Residential Share 43%
<b><u>CAPACITY</u></b>												
1	950303 ING	Sanitary Trunk Sewer Infiltration and Inflow Reduction	2032	126,750	19,500		107,250	63,400		43,850	25,190	18,660
2	900016 SCADA Implementation - Ingersoll	Implementation of SCADA projects in Ingersoll	2024-2031	1,295,926	39,800		1,256,126	1,166,300		89,826	51,602	38,224
3	950308 ING	Digester Biogas Project	2025-2026	450,000	27,700		422,300	360,000		62,300	35,789	26,511
<b><u>COLLECTION - VACANT LANDS WITHIN URBAN BOUNDARY</u></b>												
4	950329 ING	Second Sanitary Trunk Crossing of Thames River	2026-2028	2,428,200	373,300		2,054,900	1,214,100		840,800	483,010	357,790
<b><u>SOUTHWEST INDUSTRIAL PARK</u></b>												
5	950336 - ING	Wallace Line Sanitary Sewer from Midblock Industrial Site to north of CNR to Hamilton	2024-2025	3,455,900	1,062,500		2,393,400	-		2,393,400	1,374,923	1,018,477
6	950336 - ING	Hamilton Road Sanitary Sewer from service lands to east of Ingersoll Street and north to existing 675 mm Trunk Sewer	2024-2025	1,775,000	409,300		1,365,700	443,800		921,900	529,599	392,301
7	950336 - ING	Union Road Sanitary Sewer from Culloden Line to Curry Road	2029-2030	622,804	191,500		431,304	-		431,304	247,769	183,535
8	950336 - ING	Curry Road Sanitary Sewer from Union Road to west limit of CPR	2029-2030	1,137,638	349,800		787,838	-		787,838	452,585	335,253
9	950336 - ING	CPR Easement Sanitary Sewer from Curry Road to West Sewage Pumping Station - south of Hwy 401	2028-2029	680,181	209,100		471,081	-		471,081	270,619	200,461
10	950336 - ING	West Sewage Pumping Station - south of Hwy 401	2028-2030	1,927,527	592,600		1,334,927	-		1,334,927	766,868	568,059
11	950336 - ING	Easement Forcemain Hwy 401 crossing from West Sewage Pumping Station to Clarke Road area (existing system)	2030-2032	2,248,748	691,400		1,557,348	-		1,557,348	894,641	662,707
12	950336 - ING	Curry Road Sanitary Sewer from east limit of CPR to Plank Line	2029-2030	1,089,170	334,900		754,270	-		754,270	433,301	320,968
13	950336 - ING	Plank Line Sewage Pumping Station (south of Hwy 401)	2030-2032	1,135,099	349,000		786,099	-		786,099	451,586	334,513
14	950336 - ING	Easement Forcemain from Plank Line Sewage Pumping Station to West Sewage Pumping Station	2030-2031	1,092,053	335,700		756,353	-		756,353	434,498	321,855
				-	-		-	-		-	-	-
15		NPV Principal Payments & Interest Payments- Ingersoll WWTP (Growth-Related Share)	2024-2033	3,324,589	-		3,324,589	-		3,324,589	1,909,858	1,414,730
		Reserve Fund Adjustment								1,214,644	697,770	516,874
		<b>Total</b>		<b>22,789,583</b>	<b>4,986,100</b>	<b>-</b>	<b>17,803,483</b>	<b>3,247,600</b>	<b>-</b>	<b>15,770,527</b>	<b>9,059,609</b>	<b>6,710,918</b>

# Water & Wastewater Services

Plattsville

### Infrastructure Costs Included in the Development Charges Calculation

Oxford County

Service:

Water Services - Plattsville

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 96%	Non-Residential Share 4%
1	900016 SCADA Implementation - Plattsville	Implementation of SCADA projects in Plattsville	2024-2031	281,204	-	281,204	253,100		28,104	26,849	1,255
2	960429 Manganese Filtration Townships	Manganese Filtration (Townships) - Plattsville	2030-2032	2,265,000	-	2,265,000	1,812,000		453,000	432,775	20,225
3	960404-PLAT	Backup Generation at WTF	2029	427,646	-	427,646	342,100		85,546	81,727	3,819
				-	-	-	-		-	-	-
		Reserve Fund Adjustment							339,452	324,296	15,155
		<b>Total</b>		<b>2,973,850</b>	<b>-</b>	<b>2,973,850</b>	<b>2,407,200</b>	<b>-</b>	<b>906,102</b>	<b>865,648</b>	<b>40,454</b>



### Infrastructure Costs Included in the Development Charges Calculation

Oxford County

Service:

Wastewater Services - Plattsville

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 98%	Non-Residential Share 2%
1	900016 SCADA Implementation - Plattsville	Implementation of SCADA projects in Plattsville	2024-2033	429,048	-	429,048	386,100		42,948	42,289	659
2	950609-PLAT	Plattsville WWTP Operational Enhancement	2025	1,240,000	-	1,240,000	992,000		248,000	244,196	3,804
3	950611-PLAT	Plattsville Forcemain Twinning and Sewage Pumping Station capacity review	2025	125,000	-	125,000	25,000		100,000	98,466	1,534
				-	-	-	-		-	-	-
				-	-	-	-		-	-	-
		Reserve Fund Adjustment		-	-	-	-		770,865	759,041	11,824
		<b>Total</b>		<b>1,794,048</b>	<b>-</b>	<b>1,794,048</b>	<b>1,403,100</b>	<b>-</b>	<b>1,161,813</b>	<b>1,143,992</b>	<b>17,821</b>

# Water & Wastewater Services

Drumbo

**Infrastructure Costs Included in the Development Charges Calculation**

Oxford County  
Service:

Water Services - Drumbo

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
1	900016 SCADA Implementation - Drumbo	Implementation of SCADA projects in Drumbo	2024-2031	296,875	12,900	283,975	267,200		16,775	15,912	863
2	960429-Manganese Filtration Townships	Manganese Filtration (Townships) - Drumbo	2033	2,163,000	187,700	1,975,300	1,730,400		244,900	232,295	12,605
3	960420-DRUMBO	New Well Supply	2029-2031	1,697,080	147,300	1,549,780	1,357,700		192,080	182,193	9,887
4	960421-DRUMBO	Backup generation to Wells 1 and 2A	2025	300,000	26,000	274,000	240,000		34,000	32,250	1,750
				-	-	-	-		-	-	-
		Reserve Fund Adjustment		-	-	-	-		(7,444)	(7,061)	(383)
		<b>Total</b>		<b>4,456,955</b>	<b>373,900</b>	<b>4,083,055</b>	<b>3,595,300</b>	<b>-</b>	<b>480,311</b>	<b>455,589</b>	<b>24,722</b>

### Infrastructure Costs Included in the Development Charges Calculation

Oxford County

Service:

Wastewater Services - Drumbo

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 92%	Non-Residential Share 8%
1	900016 SCADA Implementation - Drumbo	Implementation of SCADA projects in Drumbo	2024-2031	602,837	27,600	575,237	542,600		32,637	30,140	2,497
2	950810-DRUMBO	Drumbo Wastewater Treatment Capacity Expansion (Phase II)	2024	625,000	285,800	339,200	-		339,200	313,243	25,957
				-	-	-	-		-	-	-
		Reserve Fund Adjustment		-	-	-	-		6,440,821	5,947,947	492,874
		<b>Total</b>		<b>1,227,837</b>	<b>313,400</b>	<b>914,437</b>	<b>542,600</b>	<b>-</b>	<b>6,812,658</b>	<b>6,291,330</b>	<b>521,329</b>

# Water & Wastewater Services

Tavistock

**Infrastructure Costs Included in the Development Charges Calculation**

Oxford County

Service: Water Services - Tavistock

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 86%	Non-Residential Share 14%
1	960437-TAV	New Well Supply - Well #4 and Storage	2024-2027	6,831,000	402,900	6,428,100	3,415,500		3,012,600	2,580,757	431,843
2	960462-TAV	Water Tower Rehabilitation and Repainting	2024-2032	4,030,000	95,100	3,934,900	3,224,000		710,900	608,996	101,904
3	1-260000-26006-6019	Water Efficiency/Buy-Back Program	2024	25,000	5,800	19,200	-		19,200	16,448	2,752
4	900016 SCADA Implementation - Tavistock	Implementation of SCADA projects in Tavistock	2024-2031	185,462	4,300	181,162	166,900		14,262	12,218	2,044
5	960429 Manganese Filtration Tavistock	Manganese Filtration Tavistock	2027-2029	3,870,000	180,300	3,689,700	3,096,000		593,700	508,596	85,104
				-	-	-	-		-	-	-
		Reserve Fund Adjustment		-	-	-	-		(592,991)	(507,988)	(85,003)
		<b>Total</b>		<b>14,941,462</b>	<b>688,400</b>	<b>14,253,062</b>	<b>9,902,400</b>	<b>-</b>	<b>3,757,671</b>	<b>3,219,025</b>	<b>538,646</b>

**Infrastructure Costs Included in the Development Charges Calculation**

Oxford County  
 Service: Wastewater Services - Tavistock

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 89%	Non-Residential Share 11%
1	950502-TAVI	Sanitary Trunk Sewer Infiltration and Inflow Reduction	2027-2028	63,300	3,400		59,900	31,700		28,200	25,037	3,163
2	900016 SCADA Implementation Tavistock	Implementation of SCADA projects in Tavistock	2024-2031	632,770	6,700		626,070	569,500		56,570	50,224	6,346
3	950504-TAV	Tavistock Wastewater Treatment Plant Capacity Expansion	2024-2027	36,470,000	3,092,800	18,235,000	15,142,200	7,294,000		7,848,200	6,967,799	880,401
4	950551-TAVI	William St Gravity Sewer Replacement and Upsizing	2026-2027	504,450	26,700		477,750	252,200		225,550	200,248	25,302
5	950513-TAV	William Street Sewage Pumping Station Capacity Expansion	2024-2025	7,490,528	714,600	3,745,264	3,030,664	749,100		2,281,564	2,025,621	255,943
6		NPV Principal Payments & Interest Payments (Growth-Related Share)	2024-2029	551,931	-		551,931	-		551,931	490,016	61,915
				-	-		-	-		-	-	-
		Reserve Fund Adjustment		-	-		-	-		152,476	135,371	17,105
		<b>Total</b>		<b>45,712,979</b>	<b>3,844,200</b>	<b>21,980,264</b>	<b>19,888,515</b>	<b>8,896,500</b>	<b>-</b>	<b>11,144,491</b>	<b>9,894,317</b>	<b>1,250,174</b>

# Water & Wastewater Services

Innerkip



### Infrastructure Costs Included in the Development Charges Calculation

Oxford County

Service: Water Services - Innerkip

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 99%	Non-Residential Share 1%
1	900016 SCADA Implementation - Innerkip	Implementation of SCADA projects in Innerkip	2024-2031	293,844	13,700	280,144	264,500		15,644	15,441	203
				-	-	-	-		-	-	-
				-	-	-	-		-	-	-
		<b>Total</b>		<b>293,844</b>	<b>13,700</b>	<b>280,144</b>	<b>264,500</b>	<b>-</b>	<b>15,644</b>	<b>15,441</b>	<b>203</b>

**Infrastructure Costs Included in the Development Charges Calculation**

Oxford County

Service: Wastewater Services - Innerkip

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 99%	Non-Residential Share 1%
1	951105-INNERKIP	Woodstock to Innerkip Interconnecting Sanitary Forcemain Twinning	2028-2029	7,646,400	1,759,600	5,886,800	3,823,200		2,063,600	2,046,815	16,785
2	900016 SCADA Implementation - Innerkip	Implementation of SCADA projects in Innerkip	2024-2031	373,692	17,200	356,492	336,300		20,192	20,028	164
3	950103 WDSTK	Woodstock WWTP Operational Upgrades	2029-2030	297,286	45,400	251,886	148,600		103,286	102,446	840
4	950128 WDSTK	Thames Valley Sewage Pumping Station	2028-2029	62,184	19,000	43,184	-		43,184	42,833	351
				-	-	-	-		-	-	-
		<b>Total</b>		<b>8,379,562</b>	<b>1,841,200</b>	<b>6,538,362</b>	<b>4,308,100</b>	<b>-</b>	<b>2,230,262</b>	<b>2,212,121</b>	<b>18,141</b>

# Water & Wastewater Services

Norwich

### Infrastructure Costs Included in the Development Charges Calculatio

Oxford County

Service: Water Services - Norwich

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 87%	Non-Residential Share 13%
1	960432 NORWICH	New Standpipe at Main St WTF (Well 4)	2028-2029	2,500,300	689,200	1,811,100	250,030		1,561,070	1,361,201	199,869
2	960429 Manganese Filtration Townships - Norwich	New Filtration Facility at Main St WTF	2028-2030	2,472,000	151,400	2,320,600	1,977,600		343,000	299,085	43,915
3	1-260000-26006-6019	Water Efficiency/Buy-Back Program	2024	25,000	-	25,000	-		25,000	21,799	3,201
4	900016 SCADA Implementation - Norwich	Implementation of SCADA projects in Norwich	2024-2031	412,029	12,600	399,429	370,826		28,603	24,941	3,662
				-	-	-	-		-	-	-
		Reserve Fund Adjustment		-	-	-	-		(118,713)	(103,514)	(15,199)
		<b>Total</b>		<b>5,409,329</b>	<b>853,200</b>	<b>4,556,129</b>	<b>2,598,456</b>	<b>-</b>	<b>1,838,960</b>	<b>1,603,512</b>	<b>235,448</b>

**Infrastructure Costs Included in the Development Charges Calculatic**

Oxford County

Service: Wastewater Services - Norwich

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 77%	Non-Residential Share 23%
		<b>CAPACITY</b>		-	-	-	-		-	-	-
1	900016 SCADA Implementation - Norwich	Implementation of SCADA projects in Norwich	2024-2031	457,905	13,600	444,305	412,100		32,205	24,666	7,539
2	950413-NOR	Sanitary Trunk Sewer Infiltration and Inflow Reduction	2027-2028	63,450	9,400	54,050	31,700		22,350	17,118	5,232
		<b>NORWICH</b>		-	-	-	-		-	-	-
3	950412-NOR	Norwich Wastewater Treatment Plant Capacity Expansion - Phase II	2024-2029	10,800,000	2,884,400	7,915,600	1,080,000		6,835,600	5,235,393	1,600,207
		Reserve Fund Adjustment		-	-	-	-		(4,045,335)	(3,098,326)	(947,009)
		<b>Total</b>		<b>11,321,355</b>	<b>2,907,400</b>	<b>8,413,955</b>	<b>1,523,800</b>	-	<b>2,844,820</b>	<b>2,178,851</b>	<b>665,969</b>

# Water & Wastewater Services

Thamesford

### Infrastructure Costs Included in the Development Charges Calculation

Oxford County

Service: Water Services - Thamesford

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
1	960411	Reservoir and Tower CT Enhancement Upgrades	2026	300,000	-	300,000	-		300,000	284,770	15,230
2	900016 SCADA Implementation - Thamesford	Implementation of SCADA projects in Thamesford	2024-2031	572,544	-	572,544	515,300		57,244	54,338	2,906
3	960424	Watermain Trunk Extension	2025-2026	1,188,850	-	1,188,850	-		1,188,850	1,128,496	60,354
				-	-	-	-		-	-	-
4		Provision for Additional Infrastructure	2033	1,421,356	-	1,421,356	-		1,421,356	1,349,198	72,158
				-	-	-	-		-	-	-
		Reserve Fund Adjustment		-	-	-	-		(1,185,778)	(1,125,580)	(60,198)
		<b>Total</b>		<b>3,482,750</b>	<b>-</b>	<b>3,482,750</b>	<b>515,300</b>	<b>-</b>	<b>1,781,672</b>	<b>1,691,222</b>	<b>90,450</b>

### Infrastructure Costs Included in the Development Charges Calculation

Oxford County

Service:

Wastewater Services - Thamesford

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 94%	Non-Residential Share 6%
1	900016 SCADA Implementation - Thamesford	Implementation of SCADA projects in Thamesford	2024-2031	129,740	-	129,740	116,800		12,940	12,164	776
2	950718 THAMES	Thamesford WWTP Upgrades	2024-2025	5,117,033	-	5,117,033	2,558,500		2,558,533	2,405,021	153,512
				-	-	-	-		-	-	-
3		Provision for Additional Infrastructure	2033	2,293,535	-	2,293,535	-		2,293,535	2,155,923	137,612
				-	-	-	-		-	-	-
		Reserve Fund Adjustment		-	-	-	-		(147,258)	(138,423)	(8,835)
		<b>Total</b>		<b>7,540,307</b>	<b>-</b>	<b>7,540,307</b>	<b>2,675,300</b>	<b>-</b>	<b>4,717,749</b>	<b>4,434,684</b>	<b>283,065</b>



# Water & Wastewater Services

Embryo

**Infrastructure Costs Included in the Development Charges Calculation**

Oxford County

Service: Water Services - Embro

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 81%	Non-Residential Share 19%
1	960451	Reservoir CT Enhancement Upgrades	2031-2032	330,000	51,300	278,700	-		278,700	225,109	53,591
2	900016 SCADA Implementation - Embro	Implementation of SCADA projects in Embro	2024-2031	309,683	4,800	304,883	278,700		26,183	21,148	5,035
					-	-	-		-	-	-
					-	-	-		-	-	-
		<b>Total</b>		<b>639,683</b>	<b>56,100</b>	<b>583,583</b>	<b>278,700</b>	<b>-</b>	<b>304,883</b>	<b>246,257</b>	<b>58,626</b>

### Infrastructure Costs Included in the Development Charges Calculation

Oxford County

Service: Wastewater Services - Embro

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 90%	Non-Residential Share 10%
1	900016 SCADA Implementation - Embro	Implementation of SCADA projects in Embro	2024-2031	359,519	5,000	354,519	323,600		30,919	27,900	3,019
2	NEW	Embro SPS - enhancements	2033	750,000	104,300	645,700	-		645,700	582,650	63,050
3	950103 WDSTK	Woodstock WWTP Operational Upgrades	2029-2030	156,266	23,900	132,366	78,100		54,266	48,967	5,299
4	950128 WDSTK	Thames Valley Sewage Pumping Station	2028-2029	32,686	10,000	22,686	-		22,686	20,471	2,215
				-	-	-	-		-	-	-
		<b>Total</b>		<b>1,298,471</b>	<b>143,200</b>	<b>1,155,271</b>	<b>401,700</b>	<b>-</b>	<b>753,571</b>	<b>679,987</b>	<b>73,584</b>

# Water & Wastewater Services

Mt. Elgin

### Infrastructure Costs Included in the Development Charges Calculation

Oxford County  
Service:

Water Services - Mt. Elgin

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 92%	Non-Residential Share 8%
1	900016 SCADA Implementation - Mt Elgin	Implementation of SCADA projects in Mt Elgin	2024-2031	215,960	3,600	212,360	194,400		17,960	16,455	1,505
2		NPV of future Debt Payments	2024-2033	1,082,422	-	1,082,422	-		1,082,422	991,723	90,698
				-	-	-	-		-	-	-
		Reserve Fund Adjustment		-	-	-	-		(162,970)	(149,315)	(13,656)
		<b>Total</b>		<b>1,298,382</b>	<b>3,600</b>	<b>1,294,782</b>	<b>194,400</b>	<b>-</b>	<b>937,411</b>	<b>858,864</b>	<b>78,548</b>

**Infrastructure Costs Included in the Development Charges Calculation**

Oxford County

Service: Wastewater Services - Mt. Elgin

Prj.No	County Prj.No	Increased Service Needs Attributable to Anticipated Development  2024-2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 91%	Non-Residential Share 9%
1	950905 MT ELGIN -	Mt. Elgin Wastewater Treatment Plant Capacity Expansion Phase 3 and 4	2024-2025	3,238,865	559,200	2,679,665	-		2,679,665	2,432,483	247,182
2	900016 SCADA Implementation - Mount Elgin	Implementation of SCADA projects in Mount Elgin	2024-2031	75,972	1,300	74,672	68,400		6,272	5,693	579
3	950907 Mount Elgin	Forcemain Upsizing	2028	891,250	123,100	768,150	178,300		589,850	535,440	54,410
				-	-	-	-		-	-	-
		Reserve Fund Adjustment		-	-	-	-		560	508	52
		<b>Total</b>		<b>4,206,087</b>	<b>683,600</b>	<b>3,522,487</b>	<b>246,700</b>	<b>-</b>	<b>3,276,347</b>	<b>2,974,125</b>	<b>302,222</b>