

**OXFORD COUNCIL  
SEPTEMBER 11, 2024**

# AGENDA

Introduction – The issue

Resident's Concerns and Impacts

Developmental Charges in Ontario Municipalities

Resident's Recommendations

Questions

# THE ISSUE

- On May 27, 2024, Residents of King Street West and Hamilton Road received a letter from Oxford County requiring “mandatory” payment to support infrastructure improvements required for a new residential development. **If not for the new development, the sewer line would not be extended!**
- Residents are also required to connect to the new sewer system at the homeowner’s expense.
- The County estimates the infrastructure costs to be \$17,646 per household and estimates for mandatory hook-up costs could be as much as \$15,000.
- Combined, households are required to pay up to **\$32,646** for services that we do not need or want.

# RESIDENT'S CONCERNS AND IMPACTS

4

- As residents Ingersoll, we understand the need for development and progress. However, we believe that the proposed charges will have a significant impact on our community, particularly on those who are already struggling to make ends meet. It could also place an undue burden on homeowners who are planning to renovate or sell their homes.
- Mortgage delinquencies and non-mortgage debt is double pre-pandemic levels.
- Consumer debt rose to \$2.46 trillion at the end of Q1 2024, marking a 3.5 per cent increase from the previous year.
- Given the recent infrastructure projects completed within Ingersoll, has the Municipality forced mandatory payments from current residents to fund the projects? (Queen Street, Benson Street, Wonham Street South, Albert Street).
- After a global pandemic, high interest rates, and a possible recession, how are residents expected to afford this unexpected and unreasonable expense?
- It is unreasonable to force residents to secure financing of this magnitude without due notice.
- **Comments from residents:**
- “I will need to sell my home within a year”.
- “We can’t afford this”.
- “Everyone is struggling right now. Why is the municipality pushing this now?”.
- “Council should be more concerned about current residents rather than supporting multi-millionaires!”

# DEVELOPMENTAL CHARGES IN ONTARIO MUNICIPALITIES

- Development charges (DC), also known as impact fees in some jurisdictions, are a one-time, upfront fee charged by municipalities and paid for by **developers** for each new unit they build. Residential housing units are typically charged on a per-dwelling unit basis, while non-residential developments are charged a fee per square foot of gross floor area. Why are current residents being asked to fund a development that will drive more tax revenue into the region?
- There are a number of examples within the province (Bellville, Hamilton, Milton...) where residents were not forced to opt in to services, and we are of the opinion that the developers, new residents, and businesses should garner the same level of self determination when it comes to opting in to such services and costs.

# THOMAS ROAD AND WALLACE LINE

- Infrastructure to support Verspeeten Cartage including sewer was paid by the company.
- Residents were given the option to connect to services.
- There is existing precedent not to force existing residents into supporting infrastructure in support of new development!



# RESIDENT'S QUESTIONS & RECOMMENDATIONS

7

- Apply a consistent approach to municipal residents and corporations regarding infrastructure and developmental charges.
- Allow residents to “opt-into” the connection to sewer when they need the service and require hook-up when they sell their home.
- Does the level of service upgrade not also benefit the properties upstream/ downstream of the proposed works?
- Is there a capacity analysis showing the different existing and proposed scenarios showing the proposed benefits of the work?
- Utilize existing infrastructure along Thomas Road to service new development.
- Make a traffic density report available to residents illustrating the extra demands on a provincial overflow and Emergency Services Access Route.
- Make information publicly available regarding the net new revenue generated through the new residential development.



# **THANK YOU**

The Residents of King Street West and  
Hamilton Road