



Corporate Services
21 Reeve Street, PO Box 1614
Woodstock, ON N4S 7Y3
519.539.9800 | 1.800.755.0394
oxfordcounty.ca

August 24, 2022



RE: [REDACTED] Tanager Dr, Tillsonburg, Roll # [REDACTED] Services Financing

Between April and November 2021, the County of Oxford installed watermains and sanitary sewers to serve properties along Tanager Drive and Falcon Road in Tillsonburg. This work was done in accordance with the County of Oxford water and wastewater strategy, as outlined in the Official Plan.

The total cost of the sanitary portion of this project is \$205,417. Developed properties receive a 25% grant from the Community Servicing Assistance Program (CSAP). Where the CSAP maximum is exceeded by the above calculation, the amount exceeding the maximum threshold is also paid by CSAP. Properties with multiple uses or high water usage are charged a higher fee based on a prorated comparison with a single-family residence. Properties not currently developed are not eligible for a CSAP grant.

The total cost of services for your property is detailed in the chart below:

	Estimated Current Billing
Cost of Sanitary Sewer Service	\$13,694
Less: CSAP Grant for Sanitary Sewer Service	3,424
Subtotal	\$10,270
Application to Connect Fee (By-Law 4889-2007)	50
Total Charge	\$10,320

Note: 2021 CSAP Maximum Threshold (cost to single family residence) is \$15,679 for Sanitary Sewer.

The reason for this letter is to inform you that a by-law to bill this project to benefitting property owners is anticipated to be brought forward at the September 28th County Council meeting. Billing and payment options will be sent to the registered owner's address 30 days prior to the payment arrangement deadline, which is anticipated to be October 31, 2022. At that time, you will be required to select your preferred payment option from one of the following three options:

1. A cheque payable to the County of Oxford prior to the deadline, as a lump sum payment in full, or;

2. A cheque payable for half of the total to the County of Oxford, as a partial payment with the remainder being debenture payments to be included on your annual property tax billing for a period of 5 years starting in 2023. The debenture cost is anticipated to be approximately **\$1,168** per year at an estimated interest rate of 4.21%. Once the debenture is in place it cannot be paid off in advance or reversed. In the event of a sale of the property the debenture will remain in effect for the new owners; or,
3. The full amount owing for your property would be debentured with repayments to be included on your annual property tax billing for a period of 10 years starting in 2023. The debenture cost is anticipated to be approximately **\$1,308** per year at an estimated interest rate of 4.5%. Once the debenture is in place it cannot be paid off or reversed. In the event of a sale of the property the debenture will remain in effect for the new owners.

Often, third party financing may offer more favourable interest rates and flexible long term payment options. The County of Oxford encourages property owners that are unable to make payment in full, to seek third party financing through financial institutions. The County of Oxford has established a Water and Sewer Services Financing Policy to ensure that financing is available to those that do not wish to obtain third party financing or who may prefer their debt repayments to be included with their taxes.

Amounts financed through the County of Oxford will be collected through property taxes by the Town of Tillsonburg.

The anticipated mandatory connection date is October 31, 2023. If there are facilities on your property and available services that are not connected as of November 1, 2023, you will be billed as outlined in the County of Oxford 2021-2024 Water and Wastewater Rates By-law 6274-2020; which states customers subject to a mandatory connection by-law where services have not been connected, will pay double the flat rate.

If you have any questions regarding this notice, please contact County of Oxford Customer Service at 519-539-9800 or email waterbilling@oxfordcounty.ca.

Yours truly,



Jennifer Lavallee CPA, CGA
Manager of Capital Planning
County of Oxford

August 24, 2022

[REDACTED]

RE: [REDACTED] Tanager Dr, Tillsonburg, Roll # [REDACTED] Services Financing

Between April and November 2021, the County of Oxford installed watermains and sanitary sewers to serve properties along Tanager Drive and Falcon Road in Tillsonburg. This work was done in accordance with the County of Oxford water and wastewater strategy, as outlined in the Official Plan.

The total cost of the sanitary portion of this project is \$205,417. The total cost of the water portion of this project is \$65,842. A portion of these costs are attributable to current and future development. The remainder of the costs are assessed to property owners as described in this letter.

Developed properties receive a 25% grant from the Community Servicing Assistance Program (CSAP). Where the CSAP maximum is exceeded by the above calculation, the amount exceeding the maximum threshold is also paid by CSAP. Properties with multiple uses or high water usage are charged a higher fee based on a prorated comparison with a single-family residence. Properties not currently developed are not eligible for a CSAP grant.

The total cost of services for your property is detailed in the chart below:

	Estimated Future Billing (Banked)
Cost of Water Service	\$3,873
Less: CSAP Grant for Water Service	0
Subtotal Water Service	\$3,873
Cost of Sanitary Sewer Service	13,694
Less: CSAP Grant for Sanitary Sewer Service	0
Subtotal Sanitary Sewer Service	\$13,694
Application to Connect Fee (By-Law 4889-2007)	100
Cost of Water Meter (By-Law 4889-2007)	275
Total Charge	\$17,942

The future billing (banked) charges will be collected at the time of future development or service connection. As property owner, you are obligated to inform any prospective purchaser of these properties, or a property severed from these properties, of these charges.

The reason for this letter is to inform you that a by-law to bill this project to benefitting property owners is anticipated to be brought forward at the September 28th County Council meeting. If you have any questions regarding this notice, please contact County of Oxford Customer Service at 519-539-9800 or email waterbilling@oxfordcounty.ca.

Yours truly,

A handwritten signature in blue ink that reads "Jennifer Lavallee". The signature is written in a cursive, flowing style.

Jennifer Lavallee CPA, CGA
Manager of Capital Planning
County of Oxford