



Corporation of the Municipality of Thames Centre

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Hamilton Road / Oakwood Drive / Oakwood Place Sanitary Sewer Cost Implications & Project Update

Dear Property Owner,

January 6, 2023

This letter is to advise you of construction project progress as well as to provide an early stage estimate of the cost implications for benefiting properties abutting or fronting the Hamilton Road / Oakwood Drive and Oakwood Place Sanitary Sewer project.

At the December 12, 2022 Council Meeting, Council requested staff review current procedures and policies including a review of best practices in the Province as it relates to infrastructure projects requiring properties to connect to new municipal services (sanitary / water / storm). Enhancements to the current policies should ideally include communication and engagement strategies to ensure that affected properties are provided with all pertinent information including timelines and an estimate of their share of capital costs on a timely basis. Staff will be undergoing this review in early 2023. Staff were also requested to review Project costs and explore any opportunities to reduce the financial impact to benefiting properties.

At the December 19, 2022 Council Meeting, Council voted to allocate \$500,000 from the Ontario Community Infrastructure Fund (OCIF) grant towards the wastewater construction cost of the Project, and directed staff to continue to seek additional funding sources.

Estimating final costs for each benefitting property in advance of project completion is difficult for several reasons, however, with the project reaching roughly 2/3 completion, the following estimates have been calculated and include the reduction experienced as the result of the \$500,000 OCIF grant allocation to the wastewater portion of Project:

Estimated construction cost (per residential lot) - **\$10,500 - \$13,000**

We caution that this figure is only an estimate and includes the assumption that no unforeseen costs will arise for the remaining portion of the construction project.

It should be noted that in addition to this construction cost, a Plant Capacity Charge is to be billed to every property within an urban municipal extension project. This is a charge to each property depending on use (ie. residential dwelling/apartment/Nursing Home/non-residential). The 2023 charge for a typical residential dwelling is:

Plant Capacity Charge (wastewater) - **\$8,668**

As noted at the July 20th Public Information Centre, these combined costs/charges will come into place one year after substantial completion (construction completion) of the Project. The Project is scheduled to be substantially completed by the end of April 2023. As a result, all benefiting properties will receive an **Options for Payment** letter in the spring of 2024 outlining each property's portion of construction costs as well as the Plant Capacity Charge. An excerpt from a sample of this letter has been included

below for your information. Current payment options include lump-sum payment, a 5-year debenture plan, or a 10-year debenture plan. Staff will be bringing a report to the January or February 2023 Council meeting recommending that a 15 and 20-year debenture plan option be included to provide property owners with additional payment alternatives.

The municipality continues to actively seek additional funding sources for the Project in an effort to minimize the financial impact to benefiting properties.

Return lower portion with your payment and/or debenture option within 60 days (specific date will be provided at time of actual letter)

**Hamilton Road/ Oakwood Drive - Sanitary Trunk Sewer Construction & Oakwood Place - Road Reconstruction Dorchester, Ontario -
Wastewater System Extension Option for Payment Method**

Name: John Doe
Jane Doe

Property Location: 9999 Hamilton Road
Roll Number: 1234 010 020 12345 0000

Option for Payment Election: (as outlined above)

- | | | |
|--------------------------|---|------------------|
| <input type="checkbox"/> | Option #1 - Lump sum payment enclosed | <u>\$XXXX.00</u> |
| <input type="checkbox"/> | Option #2 - 5 Year Debenture - with an estimated annual assessment of: | <u>\$XXXX.00</u> |
| <input type="checkbox"/> | Option #3 - 10 Year Debenture - with an estimated annual assessment of: | <u>\$XXXX.00</u> |
| <input type="checkbox"/> | Option #4 - 15 Year Debenture - (If approved by Council): | <u>\$XXXX.00</u> |
| <input type="checkbox"/> | Option #5 - 20 Year Debenture - (If approved by Council): | <u>\$XXXX.00</u> |

Signature of Property Owner(s):

John Doe

Jane Doe

Deliver to: Municipality of Thames Centre, 4305 Hamilton Road., Dorchester, ON N0L 1G3

Project Location:

The map below shows the construction limits for the Project.



Remaining Construction in 2023

Location: Hamilton Road – 122 Oakwood Drive to River Heights School (blue highlighted area)

Estimated Timeline: March 2023 to April 2023

Construction Activities Remaining:

- partial removal of the north side of the roadway on Hamilton Road
- removal of remaining Oakwood Drive roadway/curb/sidewalk/driveways etc
- installation of new sanitary sewer & sanitary private drain connections
- replacement of water services that cross over the new sanitary sewer main
- sidewalk and sod replacement/repairs
- reinstatement of removed asphalt
- deficiencies identified from Oakwood Place & Oakwood Drive (topcoat asphalt, driveways, concrete works, sod, etc.)