



3. Impacts on the Calculated D.C.

Based on the identified changes, the amended schedule of charges, reflecting the maximum D.C.s by residential dwelling type, per sq.m. of G.F.A. for non-residential development, per bed for farm bunk houses, and per wind turbine. Table 3-1 presents the summary of charges.

Table 3-1
Schedule of Calculated D.C.s

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per bed for Farm Bunk Houses)	(per Wind Turbine)
County Wide Services/Class of Services:							
Services Related to a Highway	4,528	3,206	2,579	1,637	16.39	1,451	4,528
Library Services ¹	1,556	1,102	886	563	0.86	499	
Ambulance Services	160	113	91	58	0.58	51	160
Waste Diversion Services	139	98	79	50	0.00		
Growth-Related Studies	137	97	78	50	0.42	44	137
Total County Wide Services/Class of Services	6,521	4,616	3,713	2,358	18.26	2,045	4,826
Area-Specific Services							
Woodstock							
Water	3,348	2,200	1,737	1,103	17.96	1,073	
Wastewater	5,522	3,628	2,866	1,820	30.05	1,770	
Tilsonburg							
Water	5,028	4,008	3,210	2,039	33.35	1,612	
Wastewater	1,199	956	766	486	6.81	384	
Ingersoll							
Water	5,531	4,143	3,319	2,107	12.90	1,773	
Wastewater	10,259	7,684	6,155	3,909	36.43	3,288	
Plattsville							
Water	5,139	3,549	2,843	1,806	24.63	1,647	
Wastewater	6,771	4,677	3,746	2,379	10.82	2,170	
Drumbo							
Water	2,390	1,651	1,323	840	4.94	766	
Wastewater	31,003	21,414	17,153	10,893	97.87	9,937	
Tavistock							
Water	7,325	5,219	4,181	2,655	26.27	2,348	
Wastewater	33,029	23,534	18,851	11,971	95.40	10,586	
Innkerip							
Water	156	111	89	56	0.98	50	
Wastewater	16,198	11,542	9,245	5,871	63.41	5,192	
Norwich							
Water	3,926	2,703	2,165	1,375	11.82	1,258	
Wastewater	6,060	4,173	3,343	2,123	37.98	1,942	
Thamesford							
Water	1,507	1,110	889	564	9.65	483	
Wastewater	9,156	6,740	5,399	3,429	26.64	2,935	
Embro							
Water	2,706	1,992	1,596	1,013	6.70	867	
Wastewater	7,860	5,786	4,634	2,943	8.84	2,519	
Mount Elgin							
Water	3,398	2,021	1,619	1,028	6.98	1,089	
Wastewater	11,736	6,982	5,592	3,551	26.78	3,762	

1. The charge for library service is not applicable in Woodstock



The County-wide charges and charges by urban serviced are compared to the current charges in Tables 3-2 and 3-3 for residential and non-residential development, respectively.

Table 3-2
Comparison of Current and Calculated D.C.s (per single and semi-detached dwelling unit)

Service Area		Current Charge	Calculated Charge	Change (\$)	Change (%)
County Wide		8,213	6,521	(1,692)	-21%
Woodstock	Water	3,348	3,348	-	0%
	Wastewater	3,534	5,522	1,987	56%
	Total (including County-Wide)	13,539	13,834	295	2%
Tillsonburg	Water	6,401	5,028	(1,373)	-21%
	Wastewater	1,309	1,199	(110)	-8%
	Total (including County-Wide)	15,923	12,748	(3,175)	-20%
Ingersoll	Water	5,819	5,531	(288)	-5%
	Wastewater	8,966	10,259	1,292	14%
	Total (including County-Wide)	22,999	22,311	(688)	-3%
Blandford-Blenheim (Plattsville)	Water	5,139	5,139	-	0%
	Wastewater	6,771	6,771	-	0%
	Total (including County-Wide)	20,124	18,431	(1,692)	-8%
Blandford-Blenheim (Drumbo)	Water	2,390	2,390	-	0%
	Wastewater	31,003	31,003	-	0%
	Total (including County-Wide)	41,607	39,914	(1,692)	-4%
East Zorra-Tavistock (Tavistock)	Water	7,325	7,325	-	0%
	Wastewater	33,029	33,029	-	0%
	Total (including County-Wide)	48,566	46,874	(1,692)	-3%
East Zorra-Tavistock (Innerkip)	Water	156	156	-	0%
	Wastewater	16,198	16,198	-	0%
	Total (including County-Wide)	24,567	22,875	(1,692)	-7%
Norwich (Norwich)	Water	3,926	3,926	-	0%
	Wastewater	6,060	6,060	-	0%
	Total (including County-Wide)	18,199	16,507	(1,692)	-9%
Zorra (Thamesford)	Water	3,586	1,507	(2,078)	-58%
	Wastewater	9,156	9,156	-	0%
	Total (including County-Wide)	20,955	17,185	(3,771)	-18%
Zorra (Embro)	Water	2,706	2,706	-	0%
	Wastewater	7,860	7,860	-	0%
	Total (including County-Wide)	18,779	17,086	(1,692)	-9%
South-West Oxford (Mt. Elgin)	Water	3,398	3,398	-	0%
	Wastewater	11,736	11,736	-	0%
	Total (including County-Wide)	23,347	21,654	(1,692)	-7%



Table 3-3
Comparison of Current and Calculated D.C.s (per sq.m. of non-residential G.F.A.)

Service Area		Current Charge	Calculated Charge	Change (\$)	Change (%)
County Wide		17.56	18.26	0.70	4%
Woodstock	Water	17.96	17.96	-	0%
	Wastewater	19.24	30.05	10.82	56%
	Total (including County-Wide)	53.89	65.41	11.52	21%
Tillsonburg	Water	42.46	33.35	(9.11)	-21%
	Wastewater	7.43	6.81	(0.62)	-8%
	Total (including County-Wide)	67.45	58.42	(9.03)	-13%
Ingersoll	Water	13.57	12.90	(0.67)	-5%
	Wastewater	31.84	36.43	4.59	14%
	Total (including County-Wide)	62.97	67.59	4.62	7%
Blandford-Blenheim (Plattsville)	Water	24.63	24.63	-	0%
	Wastewater	10.82	10.82	-	0%
	Total (including County-Wide)	53.00	53.70	0.70	1%
Blandford-Blenheim (Drumbo)	Water	4.94	4.94	-	0%
	Wastewater	97.87	97.87	-	0%
	Total (including County-Wide)	120.37	121.07	0.70	1%
East Zorra-Tavistock (Tavistock)	Water	26.27	26.27	-	0%
	Wastewater	95.40	95.40	-	0%
	Total (including County-Wide)	139.23	139.93	0.70	1%
East Zorra-Tavistock (Innerkip)	Water	0.98	0.98	-	0%
	Wastewater	63.41	63.41	-	0%
	Total (including County-Wide)	81.95	82.65	0.70	1%
Norwich (Norwich)	Water	11.82	11.82	-	0%
	Wastewater	37.98	37.98	-	0%
	Total (including County-Wide)	67.35	68.05	0.70	1%
Zorra (Thamesford)	Water	22.95	9.65	(13.30)	-58%
	Wastewater	26.64	26.64	-	0%
	Total (including County-Wide)	67.14	54.54	(12.60)	-19%
Zorra (Embro)	Water	6.70	6.70	-	0%
	Wastewater	8.84	8.84	-	0%
	Total (including County-Wide)	33.09	33.80	0.70	2%
South-West Oxford (Mt. Elgin)	Water	6.98	6.98	-	0%
	Wastewater	26.78	26.78	-	0%
	Total (including County-Wide)	51.32	52.02	0.70	1%

The residential County-wide charges, including Library Services, will decrease by \$1,692 per unit (-21%), while the non-residential County-wide charges will increase by \$0.70 per sq.m. (+4%). The area specific charges will increase or decrease depending on the changes to the capital costs identified in Section 2.