

AGENDA

**THE FIFTH MEETING OF THE ONE HUNDRED AND TWENTY-SEVENTH
COUNCIL OF THE CORPORATION OF THE CITY OF ST. THOMAS**

COUNCIL CHAMBERS 6:00 P.M. CLOSED SESSION
CITY HALL 7:00 P.M. REGULAR SESSION **JANUARY 8TH, 2007**

ROUTINE PROCEEDINGS AND GENERAL ORDERS OF THE DAY

- OPENING PRAYER
- DISCLOSURES OF INTEREST
- MINUTES
- DEPUTATIONS
- COMMITTEE OF THE WHOLE
- REPORTS OF COMMITTEES
- PETITIONS AND COMMUNICATIONS
- UNFINISHED BUSINESS
- NEW BUSINESS
- BY-LAWS
- PUBLIC NOTICE
- NOTICES OF MOTION
- ADJOURNMENT
- CLOSING PRAYER

THE LORD'S PRAYER

Alderman H. Chapman

DISCLOSURES OF INTEREST

MINUTES

Confirmation of the minutes of the meeting held on December 18th, 2006.

DEPUTATIONS

Optimist Park Chestnut Street

Brian Clements, Secretary Optimist Club of St. Thomas, will be in attendance to discuss partnership with the City for enhancement of Optimist Park on Chestnut Street. **Pages 8 to 10**

COMMITTEE OF THE WHOLE

Council will resolve itself into Committee of the Whole to deal with the following business.

PLANNING AND DEVELOPMENT COMMITTEE - Chairman H. Chapman

UNFINISHED BUSINESS

NEW BUSINESS

Draft Plan of Subdivision File #34T-06502 - Lake Margaret Estates Development Area - Doug Tarry Limited

Report PD-01-2007 of the Planning Director. Pages 11 to 13

Request for Removal of Part Lot Control - Lots 37-40, 44-52, 59-62 on Plan 11M-160 Semi-Detached Lots - H. J. Hayhoe Ltd.

Report PD-02-2007 of the Planning Director. Pages 14 & 15

Official Plan & Zoning By-Law Amendment - Institutional Uses & Retirement Apartments as Additional Permitted Use - 21 Kains Street - Elgin Association for Community Living

Report PD-03-2007 of the Planner. Pages 16 to 23

Municipality of Central Elgin - Zoning By-Law Amendment - 439 Front Street

Notice of a public meeting concerning a proposed zoning by-law amendment has been received from the Municipality of Central Elgin to permit new residences on the subject lands located at 439 Front Street.

Municipality of Central Elgin - Zoning By-Law Amendment - 45415 Fruit Ridge Line

Notice of a public meeting concerning a proposed zoning by-law amendment has been received from the Municipality of Central Elgin to permit a bunkhouse for seasonal farm help purposes on the subject lands located at 45415 Fruit Line.

Municipality of Central Elgin - Zoning By-Law Amendment - North Side of Edith Cavell Boulevard

Notice of a public meeting concerning a proposed zoning by-law amendment has been received from the Municipality of Central Elgin to permit 18 new detached residential dwelling unit on the subject lands located on the north side of Edith Cavell Boulevard.

Municipality of Central Elgin - Notice of the Passing of a Zoning By-Law Amendment - 45515 Talbot Line

Notice was received from the Municipality of Central Elgin regarding the passing of Zoning By-law No. 921 to permit the construction of an apartment dwelling unit at 45515 Talbot Line.

Township of Southwold - CEPAC Agreement

Notice was received from the Township of Southwold advising that the Township does not wish to renew the CEPAC agreement in December 31, 2007.

BUSINESS CONCLUDED

ENVIRONMENTAL SERVICES COMMITTEE - Chairman T. Johnston

UNFINISHED BUSINESS

Intersection of First Avenue and Edward Street

Intersection of Edward Street and Burwell Road

Road and Sidewalk Reserve Fund

Proposed Playground Development - Feasibility Analysis of Proposed Public/Private Partnership between City of St. Thomas and Faith Baptist Church

Green Lane Landfill Purchase by the City of Toronto - Status Report - Possible Waste Management Contract Extension

Community Access Improvement Concerns - Curb cuts

NEW BUSINESS

Elgin and Huron Area Primary Water Supply Systems - Water Rate Study - Workshop Information

Report ES04-07 of the Director, Environmental Services. Pages 24 to 84

Vandalism at Pinafore Park Woodlot

Report ES 03-07 of the Parks Supervisor. Pages 85 & 86

BUSINESS CONCLUDED

PERSONNEL AND LABOUR RELATIONS COMMITTEE - Chairman G. Campbell

UNFINISHED BUSINESS

NEW BUSINESS

BUSINESS CONCLUDED

FINANCE AND ADMINISTRATION COMMITTEE - Chairman T. Shackelton

UNFINISHED BUSINESS

Cash Advances & Expenses Reimbursement Report

St. Thomas Consolidated Courthouse Project - Police Facilities

Mayor and Council Expenses

St. Thomas-Elgin Public Art Centre - Grant Request

St. Thomas and District Minor Baseball Association - Grant Request

2007 Capital Budget - Part 1

Binder previously distributed. Matter to be discussed at January 8th meeting.

NEW BUSINESS

Annual Tree Removal/Tree Trimming Report

Report ES 02-07 of the Parks Supervisor. Pages 87 to 101

St. Thomas Police Services Space Needs

A letter has been received from B. Lynch, Chief of Police, regarding St. Thomas Police space needs. Pages 102 to 104

BUSINESS CONCLUDED

COMMUNITY SERVICES COMMITTEE - Chairman B. Aarts

UNFINISHED BUSINESS

Parks Pavilion Renaming

Walk of Fame

St. Thomas Timken Community Centre - Cost Analysis for Events

St. Thomas and District Minor Baseball Association - Sauve Avenue Baseball Complex - Naming Request

NEW BUSINESS

BUSINESS CONCLUDED

PROTECTIVE SERVICES AND TRANSPORTATION COMMITTEE - Chairman D. Warden

UNFINISHED BUSINESS

Intersection of Manor Road and Chestnut Street

Leash Free Dog Park

Intersection of Chant Street and Lawrence Avenue

Bus Services to 1063 Talbot Street and Shopping Complex near Elm Street and Wilson Avenue

Request for Four-way Stop Signs - Intersection of White Street and Elizabeth Street

Transit System and CASO Station

Mondamin Street and Curtis Street

Transit Facility Improvement Options

Update - School Area Review Procedures For Elementary School Children - Adult Crossing Guard Warrant Policy and Procedure

By-Law for Loitering

NEW BUSINESS

Animal Control Service 2006

Report CC-01-07 of the Deputy City Clerk. Pages 105 & 106

Termination of Fire Dispatch Services

A letter has been received from Mr. Donald Leitch, Secretary Ad hoc Elgin County Fire Communication Committee, requesting an extension to the May 31st, 2007, should the transition to a new service provider not be complete. Page 107

BUSINESS CONCLUDED

SOCIAL SERVICES COMMITTEE - Chairman L. Baldwin-Sands

UNFINISHED BUSINESS

NEW BUSINESS

Child Care Information Report - Income Testing

Report OW-21-06 of the Director, Ontario Works. Pages 108 & 109

Social Housing Services Corporation's 2005 Annual Report

Correspondence has been received from Lindsey Reed, CEO Social Housing Services Corporation regarding the Social Housing Services Corporation's 2005 Annual Report. This report is available for review in the Mayor's office at City Hall.

BUSINESS CONCLUDED**REPORTS PENDING****ROAD RESURFACING PROGRAM - BUDGET FORECASTS - J. Dewancker****COUNCIL**

Council will reconvene into regular session.

REPORT OF COMMITTEE OF THE WHOLE**Planning and Development Committee - Chairman H. Chapman****Environmental Services Committee - Chairman T. Johnston****Personnel and Labour Relations Committee - Chairman G. Campbell****Finance and Administration Committee - Chairman T. Shackelton****Community Services Committee - Chairman B. Aarts****Protective Services and Transportation Committee - Chairman D. Warden****Social Services Committee - Chairman L. Baldwin-Sands**

A resolution stating that the recommendations, directions and actions of Council in Committee of the Whole as recorded in the minutes of this date be confirmed, ratified and adopted will be presented.

REPORTS OF COMMITTEES**PETITIONS AND COMMUNICATIONS****Heart and Stroke Foundation of Ontario - Proclamation**

A letter has been received from Colleen Quinn, Program Coordinator and Cheryl Curtis, Senior Area Manager, Heart and Stroke Foundation of Ontario, requesting that February be declared "Heart Month in the City of St. Thomas"

Multiple Sclerosis Society of Canada - Tag Day

A letter has been received from Lois Davis, Client Services Coordinator, Multiple Sclerosis Society of Canada Elgin County Chapter, requesting a Tag Day for the distribution of carnations from May 10th to 13th, 2007.

Federation of Canadian Municipalities - Membership Fee Request

A letter has been received from James Knight, Chief Executive Officer, Federation of Canadian Municipalities, inviting the City of St. Thomas to become a member of the Federation of Canadian Municipalities at a cost of \$3,955.38

Ontario Victim Services Secretariat - 2007/08 Community Grants Program

A letter has been received from Veronica Vanderborghi, Regional Manager, Ontario Victim Services Secretariat, inviting applications for the 2007/08 Community Grants Program.

The deadline for submission is Thursday February 15, 2007.

2007 Ontario Small Urban Municipalities Conference & Trade Show

A letter has been received from Gary McNamara Mayor Town of Tecumseh and Chair of Ontario Small Urban Municipalities (OSUM), regarding the 54th Annual Conference and Trade Show being held in the Municipality of Midland from May 2nd to May 4th, 2007. Pages 110-112

Thank you

A letter of thanks has been received from Oscar Jensen and family, Deputy Fire Chief, thanking the Mayor and Members of Council for their support and thoughtfulness during their recent bereavement.

UNFINISHED BUSINESS

Canadian Championship - Acknowledgement Signage

NEW BUSINESS

Semi-Annual Attendance for the 126th and 127th Council - July 1st to December 31st, 2006

Report CC-02-07 of the Administrative Clerk. Page 113

BY-LAWS

First, Second and Third Reading

1. A by-law to confirm the proceedings of the Council meeting held on the 8th day of January, 2007.
2. A by-law to authorize the Mayor and Clerk to execute and affix the Seal of the Corporation to a certain contract between the Corporation of the City of St. Thomas and Canadian Water Services Ltd. (\$107,500.00 plus GST- Water Meter Replacement Program)
3. A by-law to adopt Official Plan Amendment No. 62 to the City of St. Thomas Official Plan. (Clinic - 202 Elm Street)
4. A by-law to amend By-Law 50-88, being the Zoning By-Law for the City of St. Thomas. (Clinic - 202 Elm Street)
5. A by-law to authorize borrowing from time to time to meet current expenditures during the fiscal year ending December 31, 2007.

PUBLIC NOTICE

NOTICES OF MOTION

CLOSED SESSION

A resolution to close the meeting will be presented to deal with proposed or pending acquisition of land by the municipality and a labour relations matter.

OPEN SESSION

ADJOURNMENT

CLOSING PRAYER



OPTIMIST
INTERNATIONAL

Friend of Youth

-8-

OPTIMIST CLUB OF ST. THOMAS

P. O. Box 20014, ST. THOMAS, ONTARIO, CANADA, N5P 4H4

www.stthomasoptimists.org

December 20, 2006

Mr. W. Graves
Clerk, City of St. Thomas
545 Talbot St.
St. Thomas, ON

Dear Mr. Graves,

In the late 1970's the Optimist Club of St. Thomas, in partnership with the City of St. Thomas, developed Optimist Park on Chestnut Street. At this time, there was a baseball diamond and playground equipment installed. Later members of the Railway City Optimist Club had a basketball court constructed and in the late 1990's we replaced the playground equipment to conform to current CSA standards.

Recently, members of the club have discussed how we might improve our park. To this end we would like to make a deputation to the City Council, at their earliest convenience. At this time we would discuss another possible partnership that would benefit the community, enhance Optimist Park and make it more user friendly and attractive to the citizens of St. Thomas.

If you have any further questions or require other information, I may be reached at (519) 631-3092 or by mail at 10301 Lyhurst Pk. Dr., St. Thomas, N5P 2E5.

Looking forward to your anticipated response.

Yours Sincerely,

Brian Clements
Secretary, Optimist Club of St. Thomas

REFERRED TO
W. DAY
F. JOHNSON
FOR
DIRECTION <input type="checkbox"/>
REPORT OR COMMENT <input type="checkbox"/>
INFORMATION <input checked="" type="checkbox"/>
FROM MACLA KONEFAL



OPTIMIST
INTERNATIONAL

Friend of Youth

OPTIMIST CLUB OF ST. THOMAS

P. O. Box 20014, ST. THOMAS, ONTARIO, CANADA, N5P 4H4

www.stthomasooptimists.org

OPTIMIST PARK PHASE 11

History:

- 1970's - park developed in conjunction with City of St. Thomas - one ball diamond, playground equipment and a hill to be used for tobogganing
- 1980's - basketball court installed by Railway City Optimist Club
- late 1990's - playground equipment replaced to conform to CSA standards

Reasons to Change:

- make park more user friendly
- update equipment
- install new equipment
- make park more aesthetically appealing to public

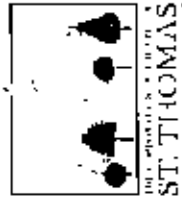
Suggestions for Upgrades:

- replace existing swings with ones that are more user friendly, especially for the very young and handicapped
- investigate possibility of introducing more challenging equipment such as ropes and rock climbers

- add seating for those waiting for children or those who just wish to enjoy the park
- make park more accessible to seniors, handicapped and those with young children in buggies by installing walkways
- replace pressure treated borders around equipment
- improve the aesthetic appeal of park by replacing sign and adding artwork such as is found in Pinafore Park

Proposal:

That the Optimist Club of St. Thomas form a partnership with the City of St. Thomas to undertake the upgrading of Optimist Park on Chestnut Street. This partnership would be on a dollar for dollar basis and could be completed over a five year period. The Optimist Club would work with the parks department in establishing priorities, planning exactly what would be done and the feasibility of all improvements within set budgets.



The Corporation of the City of St. Thomas

Report No.: PD-01-2007

File No.: 34T-06502

Directed to: Chairman H. Chapman and Members of the
Planning and Development Committee

Date: January 3rd, 2007

Subject: Application by Doug Tarry Limited, Draft Plan of Subdivision, File 34T-06502, Lake Margaret Estates Development Area - Phase 8 - 25 Lots for single detached dwellings.

Department: Planning Department
Prepared by: P J C Keenan - Planning Director

Attachments:
- draft plan (reduced)

RECOMMENDATION:

- 1) That Council approve in principle the proposed Draft Plan of Subdivision File # 34T-06502 (Residential Plan of Subdivision) of lands owned by Doug Tarry Limited which lands are legally described as Blocks 43 & 44, Registered Plan 11M-152, City of St Thomas, County of Elgin and further that final approval be subject to:
 - a final staff report following the review of comments/recommendations received from agencies and City departments upon completion of the circulation of the draft plan,
 - confirmation by the Director, Environmental Services that there is sufficient uncommitted reserve treatment capacity in the sanitary sewerage system to service the proposed development;
- 2) That a date for a public meeting be established in accordance with Ontario Regulation 196/96. Staff recommend that a public meeting date be set for **February 5th, 2006 @ 6:30 p.m.**

ANALYSIS:

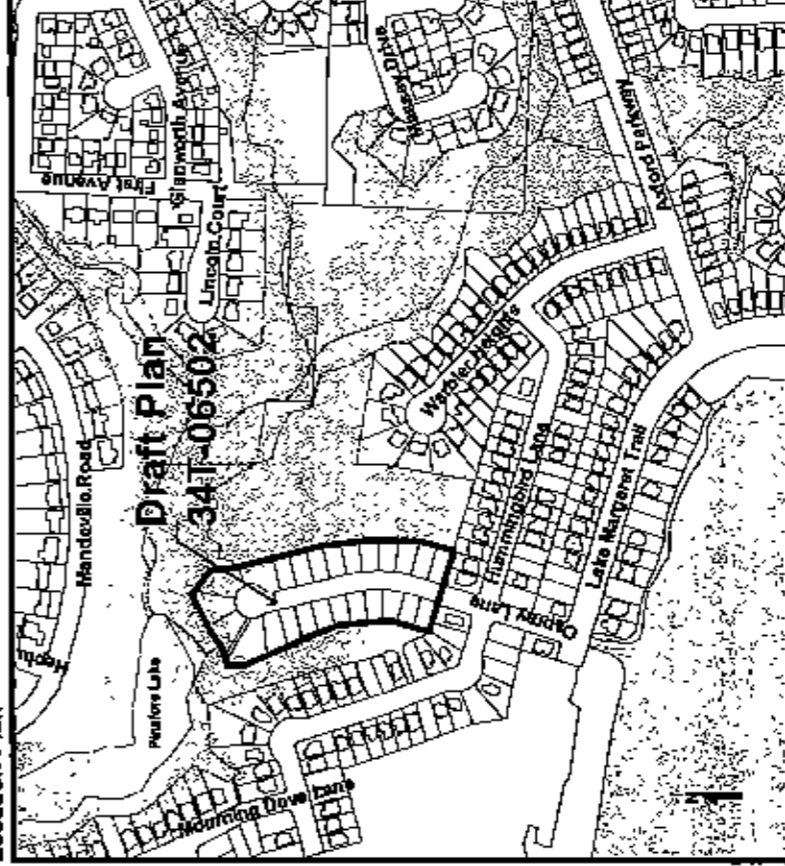
Proposal:

Doug Tarry Limited has submitted an application for draft plan of subdivision approval of Phase 10 of the Lake Margaret Estates Development Area Block Plan. The proposed subdivision is located north of Humming Bird Lane and provides for the extension of Osprey Lane northerly terminating in a cul de sac adjacent to Pinafore Lake. The lands proposed for development have an area of approximately 1.983 hectares and will provide for the development of 25 lots for single detached dwellings. The proposed lots have an average lot frontage exceeding 16 metres and will front onto Osprey Lane. Block 26 on the plan is proposed as a public lane to provide maintenance access to the stormwater management facility and pedestrian access to trails within the adjacent valley system. A reduced copy of the draft plan is attached.

The applicant proposes to construct detached dwellings having floor areas ranging from 1200-1500 square feet and a selling price within the \$185,000 - \$260,000 range. I have been advised the developer is marketing the development as an "adult lifestyle community" targeted to "empty nesters" who are looking to buy a single story residence.

The location of the proposed subdivision and its relationship to the surrounding development is shown on the Location Plan.

Location Plan



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The lands are legally described as Blocks 43 & 44, Registered Plan 11M-152, City of St Thomas, County of Elgin.

Provincial Policy Statement

The Provincial Policy Statement 2005 (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The Planning Act requires that Council consider provincial interest when making planning decisions and to ensure that local planning decisions are "consistent with" Provincial planning interests.

The proposed subdivision application being considered is located within the Lake Margaret Estates Development Area Block Plan. This proposal is Phase 10 of a comprehensively planned residential community. All matters of Provincial interest, in accordance with the Policy Statement in effect at the time were addressed with the approval of the original amendment to the Official Plan and the approval of the original Block Plan of subdivision. I have reviewed the new PPS in relation to this phase of development and in my opinion the development of the proposed plan is consistent with current Provincial interest as expressed in the current Policy Statement.

Official Plan:

The subject property is designated for residential use in the City of St. Thomas Official Plan. The proposed draft plan of subdivision conforms to the policies of the Official Plan, (OPA #42 - South Block Development Area) and the design is compatible with the surrounding residential area.

Zoning By-law:

The property is currently located within the Third Residential Zone- (R3A-4) - of By-law 50-88 of the City of St. Thomas. This zone permits the proposed single detached dwellings. The lands are also subject to the standard holding zone requirements of Zoning By-law 50-88 which must be met to the satisfaction of the Municipality prior to the development proceeding to the issuance of building permits.

Services:

Full Municipal services are available to the Subdivision. The design, and the installation of services required for this development will be in accordance with Municipal standards and comply with the objectives and recommendations contained within the South Block Servicing Studies. A full report on the servicing of these lands was provided by the developers and approved as part of the Lake Margaret Estates Development Area Block Plan approval (34T-99511).

It is recommended that Council's final approval of this plan be subject to the Director, Environmental Services recommendations on servicing and his confirmation upon completing his review of the circulated draft plan, that there is sufficient uncommitted reserve treatment capacity within the sanitary sewerage system to service the proposed development.

Financial Considerations:

All costs associated with the development of the draft plan of subdivision are the responsibility of the developer. The developer will be required to pay the approved development fees and charges in addition to the cost of the installation of municipal services, within the plan, in accordance with the standard practices and policies of the City as adopted by Council.

Respectfully submitted,



P.J.C. Keenan
Director of Planning

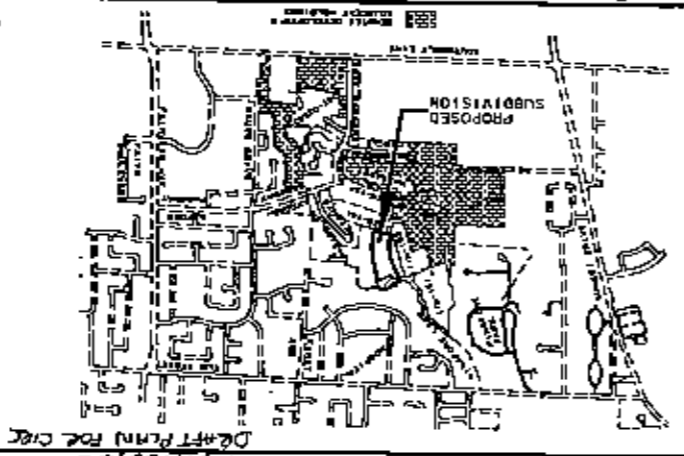
Reviewed By:

Env. Services

Treasury

City Clerk

Other



DRAFT PLAN OF SUBDIVISION
OF
BLOCKS 43 & 44
REGISTERED PLAN 11M-152
CITY OF ST. THOMAS
COUNTY OF ELGIN
SCALE 1 : 750
METRIC

J. G. RUPERT LTD.,
ONTARIO LAND SURVEYORS

INFORMATION ACQUIRED UNDER SECTION 51(2)
 OF THE PLANNING ACT R50 1990

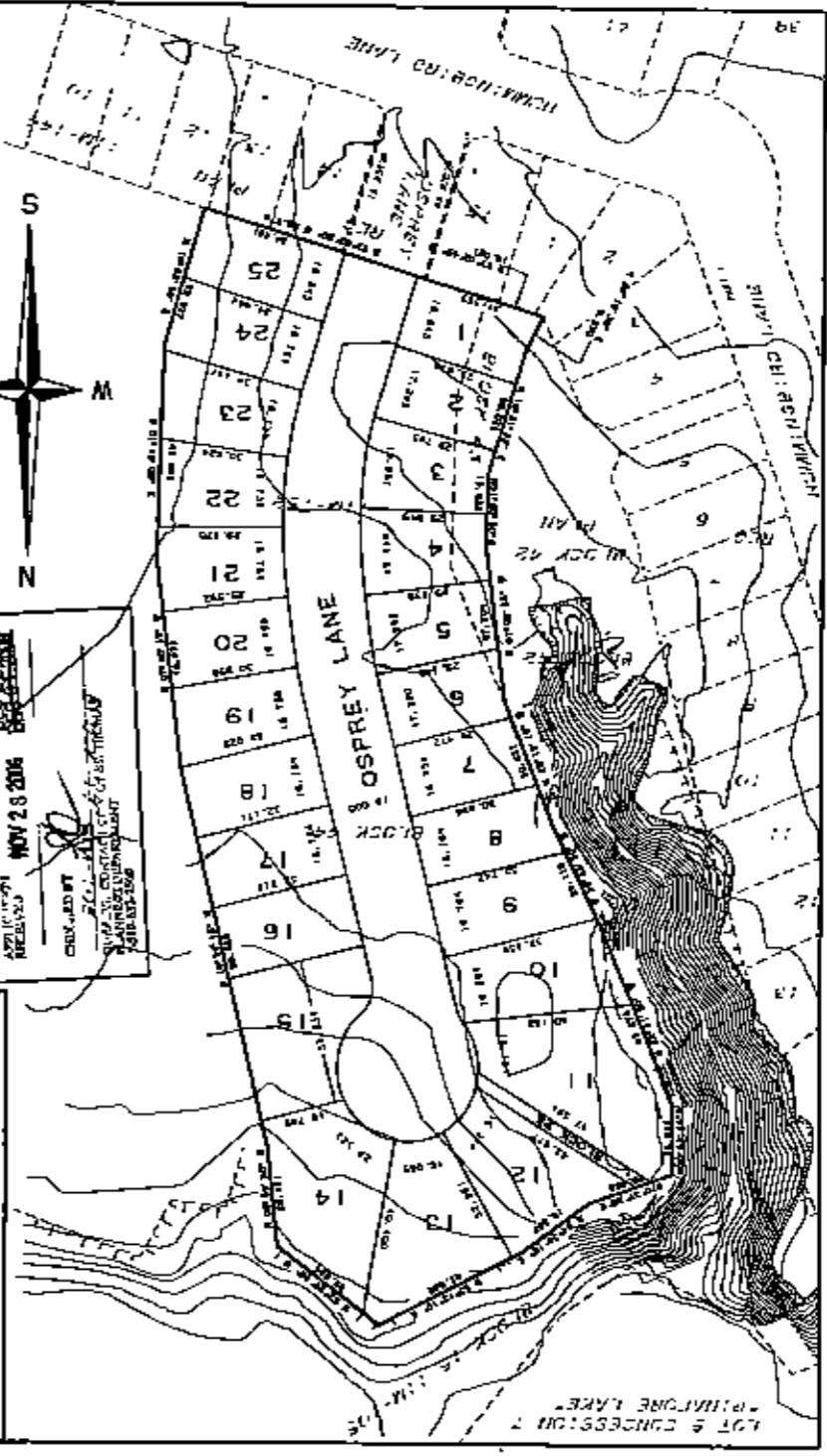
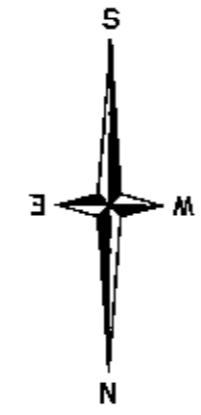
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SUBSECTION 5 CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS
 TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE
 ADJACENT LANDS ARE ACCURATE AND CORRECTLY SHOWN
 ON THIS PLAN
 DATED NOVEMBER 19, 2006

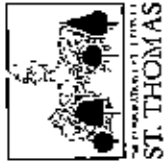
J. G. RUPERT
 ONTARIO LAND SURVEYOR

J. G. RUPERT LTD., ONTARIO LAND SURVEYORS
 90 CURTIS STREET, ST. THOMAS, ONTARIO
 PHONE 519-531-7371 FAX 519-533-8403
 email jr@rupertltd.com

APPLICANT'S NUMBER **34T-06502**
 RECEIVED **NOV 28 2006**
 DEC 22 2006
 CHECKED BY
 J. G. RUPERT LTD.
 90 CURTIS STREET, ST. THOMAS, ONTARIO
 PHONE 519-531-7371 FAX 519-533-8403



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The Corporation of the
City of St. Thomas

Report No.: PD-02-2007

File No.: PLC 01-07

Directed to: Chairman H. Chapman and Members of the
Planning and Development Committee

Date: January 3rd, 2007

Subject: H. J. Hayhoe Ltd. request for removal of part lot control - Lots 37-40, 44-52, 59-62 inclusive
and Lots 64 and 65, Registered Plan 11M-164 - semi-detached lots.

Department: Planning Department
Prepared by: P J C Keenan - Planning Director

Attachments:

RECOMMENDATION:

THAT: Council approve the application by H. J. Hayhoe Ltd. and Doug Tarry Ltd. for the removal of part lot control on Lots 37-40, 44-52, 59-62 inclusive and Lots 64 and 65, Registered Plan 11M-164 subject to all staff, legal and administrative costs associated with the preparation and administration of a part lot control by-law being borne by H. J. Hayhoe Ltd. and Doug Tarry Ltd.

Origin :

An application has been submitted by H. J. Hayhoe Ltd. requesting the removal of part lot control from 18 lots located within Phase one of the Orchard Park Subdivision. Lots 37, 44-52, and 59-61 inclusive are owned by H. J. Hayhoe Ltd. and Lots 39, 40 and 62 are owned by Doug Tarry Ltd. All of the lots are located within registered Plan 11M-164 and are approved for construction of semi-detached dwellings. The location of the subject lots are shown on the location plan.

Analysis:

Pursuant to the provisions of the Planning Act, all land in Ontario is subject to subdivision control which means that new lots may not be created unless they are subdivided by a registered plan of subdivision or created by consent (severance) pursuant to the requirements of the Planning Act.

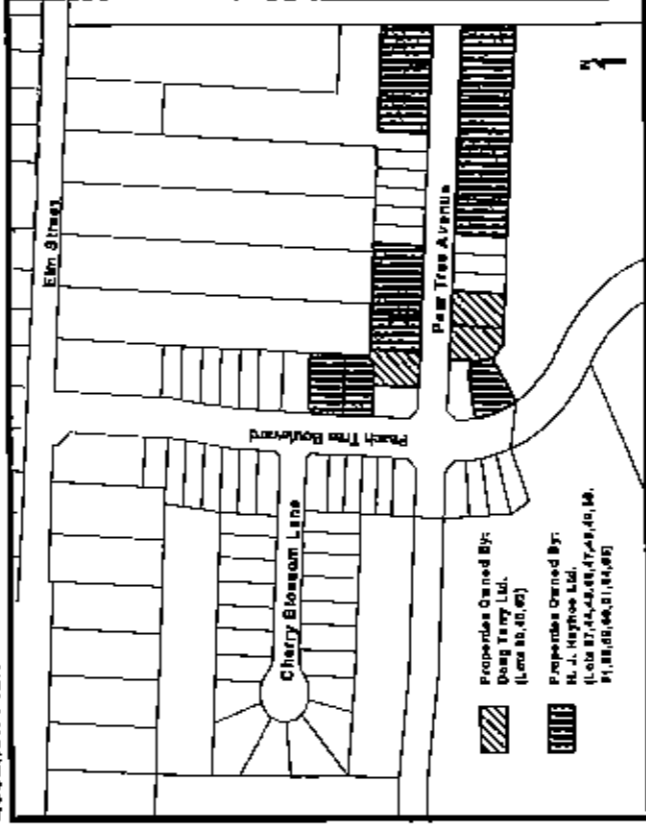
Registered Plan of Subdivisions once approved are also subject to the part lot control provisions of subsection 50(5) of the Planning Act which precludes anyone from conveying a part of a lot or block within a registered plan without obtaining a consent to sever or further subdivision approval. An exception to this part lot development control is provided under Subsection 50(7) of the Planning Act which allows

Council to enact a by-law to remove part lot control from lands within a Registered Plan of Subdivision.

H. J. Hayhoe Ltd. and Doug Tarry Ltd. are proposing the construction of 18 semi-detached dwellings (36 dwelling units) on the lots described above within plan 11M-164. Rather than make 18 separate applications for consent to subdivide each semi detached lot into two units following the construction of the units the owners are requesting Council to enact a by-law to remove part lot control from these lots to allow the conveyance of the completed units to purchasers without having to obtain a consent from the Committee of Adjustment each time.

The lots identified above are all located within a registered plan of subdivision, serviced and zoned to permit semi-detached dwellings. The removal of part lot control will facilitate the transfer of the ownership of the semi-detached unit and the lot to a third party in a timely fashion. Each developer will provide to the City, for our records, a copy of the reference plan and deed for each unit conveyed. Since each developer will be responsible to

Location Plan



15-

meet City requirements and bear the costs associated with the process for each of the lots they own there may be the need to have two by-laws enacted.

The Part Lot Control By-Law will include a date for its expiration, which ensures that the part lot control provisions of the Planning Act are reinstated once all of the lots have been conveyed. The applicants have estimated that the conveyance of all lots will be completed within 3 years from the passage of the by-law(s). This will be the date used for the expiration clause within the by-law. If the developer is unable to complete the conveyances by this date then they must seek an amendment to the by-law for an extension or alternatively they may apply for a consent to subdivide any remaining lots.

Staff have no objection, under the circumstances described, to the request for the removal of part lot control from the subject lots provided all costs are borne by the applicant and the By-law(s) include an expiration date.

Financial Considerations:

Some staff, administrative and legal costs will be incurred in the preparation and registration of the by-law, and the monitoring of the property conveyances. In accordance with the Tariff of Fees By-law for planning applications (By-Law 9-93, as amended) all costs associated with the process of removing part lot control, are to be borne by the applicant. No cost will be incurred by the municipality.



Patrick J. C. Keenan
Director of Planning

Reviewed By:

Env. Services

Treasury

City Clerk

Other



The Corporation of the
City of St. Thomas

Report No.: PD-3-2007

File No.: 2-02-06; 3-01-06

Directed to: **Chairman H. Chapman and Members of the
Planning and Development Committee**

Date: January 2nd, 2007

Subject: Proposed Official Plan Amendment and Zoning By-law Amendment - Elgin Association for Community Living - 21 Kains Street, Part Lot 34, Lots 35 to 43 and Unnumbered Lot, Plan 84, Part Lot 17, Plan 43, and Part Lot London & Port Stanley Railway Block, City of St. Thomas.

Department: Planning Department
Prepared by: Jim McCoomb, Planner

Attachments:
- draft site plan
- letter report from Law Engineering

RECOMMENDATION:

- That the application by the Elgin Association for Community Living for an amendment to the St. Thomas Official Plan and St. Thomas Zoning By-law 50-88 be received, and that direction be given to prepare a site specific draft amendment to the Official Plan and the Zoning By-law to permit institutional uses and retirement apartments with support services on lands at 21 Kains Street, legally described as Part Lot 34, Lots 35 to 43 and Unnumbered Lot, Plan 84, Part Lot 17, Plan 43, and Part Lot London & Port Stanley Railway Block, City of St. Thomas, County of Elgin.
- That a date for a public meeting be set in accordance with Ontario Regulations 1998/96 and 199/96, as amended. (*Recommended Date: February 5th, 2007 @ 6:40 p.m.*)

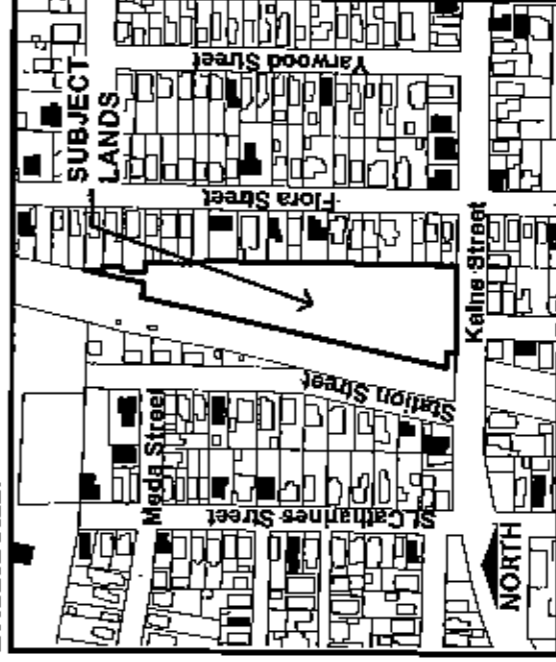
ANALYSIS:

Proposal:

The Elgin Association for Community Living (EACL) has made application to amend the City of St. Thomas Official Plan and Zoning By-law 50-88 in support of the EACL's plans for a comprehensive re-development of the former Elgin Handles property on Kains Street. The proposed re-development has two components, one of which is a four storey, 42,825 square foot residential building containing 30 retirement apartment units with approximately 6,915 square feet of floor space dedicated to support services and facilities catering to the needs of EACL clients. The other component includes approximately 19,000 square feet of floor space dedicated to institutional uses that will support the administrative, educational, skills training and other programming responsibilities of the EACL. The residential building is proposed to be constructed on the south end of the property adjacent to Kains Street. The buildings that are proposed to be developed for the institutional component of the re-development plan will occupy the northerly half of the site and will incorporate the existing warehouse space from the former Elgin Handles factory (the other industrial buildings have been demolished). The attached draft site plan illustrates the proposed re-development concept.

Existing land uses immediately surrounding the subject property are residential to the south, east and west. Abutting the subject lands on the west side is a former CN railway corridor now owned by the City. The subject lands, which are irregularly shaped with approximately 53.48 metres of frontage on Kains Street, may be legally described as Part Lot 34, Lots 35 to 43 and Unnumbered Lot, Plan 84, Part Lot 17, Plan 43, and Part Lot London & Port Stanley Railway Block. Known municipally as 21 Kains Street, City of St. Thomas, the subject lands are shown outlined in bold on the Location Plan.

Location Plan:



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2005 Provincial Policy Statement (PPS):

The Provincial Policy Statement 2005 (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The Planning Act requires that Council consider provincial interest when making planning decisions and to ensure that local planning decisions are "consistent with" Provincial planning interests. I have reviewed the applications and, in my opinion, the most relevant PPS policies are those found in Section 1.4.3 regarding the provision of a range of housing types including affordable housing and special needs requirements; and, in Section 1.7.1 regarding support for long term economic prosperity through redevelopment of brownfield sites.

Section 1.4.3 provides that planning authorities shall provide for an appropriate range of housing types and densities to meet the projected requirements of current and future residents of the regional market area by, among other things, permitting and facilitating all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements.

Section 1.7.1 provides that long term economic prosperity should be supported by, among other things, promoting the redevelopment of brownfield sites.

In my opinion, the proposed amendments in support of the redevelopment of the subject lands are consistent with the 2005 Provincial Policy Statement.

Official Plan Policies:

The subject property is located within the Industrial designation of the Official Plan of the St. Thomas Planning Area. Subsection 5.9.3 policies permit a full range of industrial uses including manufacturing, processing of goods and raw materials, warehousing and bulk storage of goods, subject to the policies of the Plan. Other uses permitted in the Industrial designation include public and institutional uses.

In my opinion, the re-development of the subject lands as proposed by the applicants would require a site specific amendment to the Official Plan. Staff are proposing that the lands would be removed from the Industrial designation and placed into the Residential designation with site specific policies to control the use.

Subsection 6.2.13 of the Housing policies of the Plan states, among other things, that:

"The City shall encourage the development of senior citizens' housing and other special needs housing.

Senior citizens' housing and other special needs housing shall be located wherever possible, in proximity to transit routes, medical, social service and community facilities, open space and recreation facilities and shopping areas.

Council shall encourage the establishment of senior citizens' housing developments as complementary uses to a permitted commercial or institutional use on the same site as a means of providing affordable accommodations for seniors."

In my opinion, the re-development of the subject lands as proposed by the applicants complies with Subsection 6.2.13 policies of the Official Plan.

It is important to note that Council is the approval authority for amendments to the Official Plan, provided the amendments are minor and consistent with policy statements made pursuant to the Planning Act. The only exceptions to this are proposed expansions to a "settlement area" as defined by the policy statement, or approval of a new official plan.

Zoning By-law:

The subject property is currently located within the Railway Industrial Zone (R3-3) of the City of St. Thomas Zoning By-law 50-88. The R3 zone permits a range of industrial uses including industrial repair shop, railway, automobile service, technology development, warehouse, printing business and institutional uses. The R3-3 zone adds "manufacturing of wood pallets" as an additional permitted use, in recognition of a former use of the lands.

In my opinion, a site specific amendment to the By-law is required in order to support the re-development of the subject lands as proposed by the applicants.

Environmental Site Assessment:

The subject lands to this application are a former industrial property and as such are considered to be a brownfield site in accordance with the Environmental Protection Act as amended by the Brownfields Statute Law Amendment Act, 2001. As such, redevelopment of the lands as proposed by the EACL must comply with Ontario Regulation 153/04.

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LAW Engineering (London) Inc.

60 Brassemer Rd,
Unit # 37 - 39
London, Ontario
N6E 2V8

Phone: (519)-880-8861
Fax: (519)-880-8893
Email: info@lawengineering.com
Website: lawengineering.com

December 5, 2006
Project: 06-12-L1

Stephen J. Maydeley Architect
33-880 Adelaide Street South
London, Ontario
N6E 1R3

Attention: Mr. Ed. J. Vandermareel, MRAIC

Re: Review of Environmental Reports
21 Kainess Street, St. Thomas, Ontario

Dear Sir:

LAW Engineering (London) Inc. is pleased to present a report on the above mentioned project.

Three environmental reports were provided by Mr. Jack Davis of Jack Davis Holdings in August 2006 for LAW's review to determine the extent of additional environmental work required for a proposed residential development. These environmental reports include:

- 1) "Phase I Environmental Site Assessment, Elgin Handles, 21 Kainess Street, St. Thomas, Ontario", prepared by URS Dames & Moore Canada Inc., numbered 36776-035, and dated September 26, 2002.
- 2) "Phase II Environmental Site Assessment, Former Railway Corridor Adjacent Elgin Handles Facility, St. Thomas, Ontario", prepared by Dames & Moore Canada Inc., numbered 36276-013, and dated December 26, 1999.
- 3) "Report on Limited Stained Soil Assessment and Removal, and Boiler Ash Characterization and removal, Former Elgin Handles Facility, 21 Kainess Street, St. Thomas, Ontario", prepared by URS Canada Inc., numbered 36276-041, and dated May 14, 2003. (Phase III ESA)

It is proposed to redevelop the subject site into a residential apartment complex. Based on information supplied by the Client, the original buildings were mostly demolished at this time with the warehouse portion remaining untouched.

A Member of the Infrastructure Engineering Group Inc.
Windsor • London • Kitchener • GTA

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Stephen J. Mawdsley Architect
 Review of Environmental Reports
 21 Kahoa Street, St. Thomas, Ontario

06-12-L1
 December 6, 2006
 2

Report Review

The 2002 URS Phase I ESA revealed that the building on the subject site was likely constructed in the 1990s when the site was used to manufacture wooden wagon wheels and known as John Heard Company. Operational changes have occurred over the years, however the site had primarily been manufacturing wooden striking devices since the 1920s. Operations at the site ceased in September 2000 and the site buildings were vacant at the time of the URS Dames & Moore Phase I ESA. Former manufacturing operations included a sawmill that produced wooden handles of hickory and ash. Originally, raw lumber was stored in the yard on the north side of the site. An indoor storage on the east side of the building was later constructed (date unknown). Two drying kilns were present on the east side of the property at the time of this Phase I ESA.

The following previous environmental reports were referenced in the 2002 URS Phase I ESA report:

- 1) Draft Phase I ESA report (dated July 7, 1997) prepared by Dames & Moore.
- 2) Draft Phase II ESA report (December 1999) assumed to be prepared by Dames & Moore in response to the 1997 Dames & Moore Phase I ESA report.

The following is a summary of the conclusion of the 2002 URS Phase I ESA report:

- 1) Pitting and cracking of the floor in the former chemical storage room is considered a potential release pathway of reducers (likely thinner or volatile compounds), lacquers and paints stored in the room. The Dames & Moore's Draft Phase II ESA confirmed that the soil and groundwater in this vicinity complied with the 1997 MOE Cleanup Guidelines. It is unlikely potential non-sudden releases from the time of the 1999 Phase II ESA to the plant shut down in 2000 would have caused significant environmental impacts.
- 2) Small sub-grade dip tanks for lacquer and paints were present consisting of steel tanks placed in concrete lined pits extending approximately 2 ft. below grade and approximately 8 in. in diameter. The Dames & Moore's Draft Phase II ESA confirmed that the soil and groundwater in this vicinity complied with the 1997 MOE Cleanup Guidelines.
- 3) Residues on the second floor building materials, (floor and wall surfaces) in the former lacquer application, shovel assembly, and compressor areas, could be considered hazardous materials and should be characterized.
- 4) Three open-top drums of ash collected from the boiler is considered a potential hazardous waste and should be properly contained.
- 5) The original septic system is considered a potential environmental concern.

LAW Engineering (London) Inc.

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Stephen J. Mawdsley Architect
 Review of Environmental Reports
 21 Kalmus Street, St. Thomas, Ontario

00-12-L1
 December 5, 2006
 9

- 6) Although not mentioned in the conclusion of the 2002 Phase I ESA report, asbestos containing material could be present at the subject site due to the age of the building and additions as pointed out in the text of the report.

The 1991 Phase II ESA report on the railroad easement confirmed that the soil and ground water met the 1997 MOE Cleanup Guidelines.

The 2003 URS Phase III ESA confirmed the characterization of the boiler ash and oil stained areas and documented the cleanup of the same materials.

Discussions & Recommendations

After a cursory review of the environmental report, it is the opinion of LAW Engineering (London) Inc. that the potential for environmental liability of the subject site could be low, subject to confirmation by the Dames & Moore 1997 Draft Phase I ESA report and the 1999 Draft Phase II ESA report.

LAW requested for a copy of the Dames & Moore 1997 Phase I ESA and 1999 Phase II ESA reports for further confirmation. In the event that these reports are not available, a more detailed Phase II ESA will have to be carried out. A copy of these reports are not available at the time of this evaluation.

The environmental concerns pointed out in the URS 2002 Phase I ESA report became redundant when most of the on-site buildings were demolished and the site cleanup confirmed in the Phase III ESA report.

LAW recommends that a Phase I ESA be carried out to confirm the environmental status of the subject property. The Phase I ESA Update should consist of a site walk-over, and sampling and analyses of the near surface soil (up to 3 ft. below grade) in the area of the former chemical storage room and laquer pits.

The City of St. Thomas will likely require a Record of Site Condition in accordance with the requirements of O. Reg. 153/04 for the purpose of site rezoning.

Conclusion

Provided that the information provided in the URS and Dames & Moore environmental reports are accurate, the potential for environmental liability for the subject property will be low, subject to the findings of a Phase I ESA Update.

A more detailed Phase II ESA should be carried out if the Dames & Moore 1997 Draft Phase I ESA and 1999 Draft Phase II ESA reports are not made available for the purpose of proper reliance.

A Record of Site Condition will likely be required for site re-zoning in accordance with the requirements of O. Reg. 153/04.

LAW Engineering (London) Inc.

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Stephen J. Mawdsley Architect
Review of Environmental Reports
21 Kaines Street, St. Thomas, Ontario

06-12-L1
December 5, 2006
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We trust that the information presented in this report is sufficient for your present requirements. A Phase I ESA report will be provided upon completion. If there are further questions concerning this report, please do not hesitate to contact our office.

Yours Very Truly,
LAW Engineering (London) Inc.



Joseph Law, P. Eng.
Principal Engineer



LAW Engineering (London) Inc.



Corporation of the
City of St. Thomas

Report No.
ES04-07

File No.
07-101

-24-

Directed to: Alderman Tom Johnston, Chair
and Members of the Environmental
Services Committee of Council

Date
January 2, 2007

Department: Environmental Services

- Water Rate/Connection Charge Study Workshop notes
- Report ES94-04
- Report ES49-04
- Map of Service Areas EAPWSS & LHAPWSS
- EAPWSS Demand Growth Chart

Prepared by: John Dewancker, Director

Subject: Elgin and Huron Area Primary Water Supply Systems – Water Rate Study –
Workshop Information

Recommendation:

- That report 04-07 be received as information.
- That the City of St. Thomas' comments on the proposed water rate/connection charge study for the Elgin Area and the Lake Huron Area Primary Water Supply Systems, included in report ES04-07, be forwarded to the Regional Water Supply Staff of both Systems and the IBI Group, the Rate Study Consultant, with a request that these comments be addressed in the final draft of the Rate Study report.

Origin:

On October 17, 2006, a workshop was held by the Regional Water Supply Staff and Consultants for the Elgin Area and Huron Area Primary Water Supply Systems to review preliminary findings in regards to the Water Rate Study that is currently being prepared for both Regional Water Supply Systems. The workshop also served as an information workshop regarding the ongoing review for the need of a Regional Water Supply Connection/Development Charge to fund the growth related capital costs of proposed capacity upgrades required for both Water Supply Systems.

In attendance at the workshop meeting were Alderman Marie Turvey, Jim McIntyre (Mayor of Southwold Township and Member of the EAPWSS Board of Management) and representatives of the City's Environmental Services Department (J. Dewancker) and Treasury Department (B. Maciejowski). Workshop attendees were requested to review the preliminary findings and provide any comments back to Regional Water Staff.

Analysis:

A copy of the workshop notes is attached herewith for the information of the Members. The Workshop addressed both the development of a Regional Water Supply Connection/Development Charge and the preparation of a Water Rate Schedule for the period 2007-2035. Both funding mechanisms (Connection Charge and Water Rate) for both Water Supply Systems (EAPWSS and LHAPWSS) will need to fund the significant capital needs of both systems in the future. As shown in the attached workshop notes and also as indicated by the previously completed Water Master Plans, the growth related component of these capital needs represents the major share of the required funds.

The attached workshop notes reflect presentations made during the course of a full day (October 17, 2006) and therefore are succinct in nature, however the following main issues emerged as a result of the presentations:

Regional Water Supply Connection/Development Charge

- Before a Water Rate Schedule can be developed for the EAPWSS and LHAPWSS, a decision must be made in respect to the component of the capital projects that will be funded through capital contributions to be made by funding sources other than the water rate. Where municipalities have adopted a "growth pays for growth" policy, growth related capital projects are typically paid for through the establishment of a development charge. Since EAPWSS and the LHAPWSS supply treated water to a number of municipalities within their respective service areas, a connection charge, equivalent to a development charge, would need to be established for all growth related projects for both systems.

Such connection charge(s) will be easier to calculate and administered more effectively if all municipalities within the service areas of both Water Supply Systems endorse such "growth pays for growth" policy. The adoption of such policy would first need to be confirmed by the Boards of Management of both Water Supply Systems upon which time a similar resolution by all member municipalities, that are supplied with treated water by both systems, could be requested.

Water Rate/Connection Charge Study

As noted above, the component of the growth related capital projects is very significant when compared with the total funding requirement included in the capital forecast, particularly for the Elgin Area Primary Water Supply System. On a preliminary basis, the following cost breakdown between the growth and the non-growth related capital projects has been derived for each of the Water Supply Systems (2005 \$):

	Elgin Area Primary Water Supply System	Lake Huron Primary Water Supply System
Growth Related Capital Projects (Medium Growth Scenario)	\$86,680 M	\$9,461 M
Non-growth Related Capital Projects	\$11,661 M	\$55,239 M
	\$97,341 M	\$64.7 M

An equitable and fair apportionment mechanism will need to be devised for the collection and allocation of the growth related capital funding, particularly as the major component of the growth needs in the Elgin Area Primary Water Supply System is for capacity upgrades that are needed in the near future, and also since some of these capacity upgrades will benefit the future growth needs of both Water Supply Systems (i.e., proposed 20 MGD upgrade of the EAPWSS treatment plant capacity at an estimated cost of \$53.9 M). It is also important to note that the current treatment capacity of the Huron Water Supply System is 82 MGD which is four times the current treatment capacity of the Elgin System, hence its ability to raise the appropriate funding either for rate funded projects as well as for growth related projects would also be four times that of the Elgin System.

The final draft rate study report will need to identify the source of the balance funding required to be raised through the issuance of debentures at the time of implementation for each project as supplementary information to the proposed time and priority schedule and accompanying cash flow analysis.

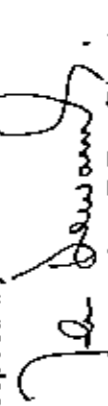
The HELP projects that will be funded under the appropriate federal infrastructure funding program should be mentioned in the report, such to account for this source of funding in the development of the primary water supply rates.


The EAPWSS connection policy was finalized during early 2004. Time is of the essence for the implementation of the connection charge program as the reserve fund for the future growth related projects remains unfunded as long as the connection charge(s) are not being collected, resulting in larger debentures at the time these project(s) proceed.

Environmental Services Staff previously reported on the Elgin Area Water Master Plan Update (2003) through report ES94-04 and on the proposed connection policy through report ES49-04. A copy of both reports is attached herewith for the information of the Members.

It is recommended that report ES04-07 be forwarded to the Regional Water Supply Staff for both Water Supply Systems and to the IBI group, the Rate Study Consultant, with a request that the above comments be addressed in the Draft Rate Study report for both Water Supply Systems.

Staff will be available at the January 8, 2007 meeting by City Council to answer questions by Members. Respectfully submitted


John Dewancker, P.Eng Director
Environmental Services

Reviewed By:  Trepadaj
Env Services _____ Planning _____ City Clerk _____ HR _____ Other _____

cc: Andrew Henry, Regional Water Supply Manager EAPWSS and LHPWSS
J. Heynink, IBI Group
St. Thomas ASWSS Board of Management

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Lake Huron
Primary Water Supply System



Elgin Area
Primary Water Supply System

**Connection/Development Charges
Information Workshop**

AGENDA

Tuesday October 17, 2006



Best Western Lamplighter Inn
London, Ontario



#	Time	Item	Who
1	10:00am	Welcome and Introduction	A. Henry
2		Overview of Workshop and Objectives	A. Henry
3		Background: - Transfer Order - Municipal/Board Relationship - Authorities - Obligations and Liabilities	A. Henry
4		Overview: - Current Primary Rate Structure - Growth-related Capital - Debt	A. Henry
5		Questions and Discussions	
	12:00pm	Lunch	
6	1:00pm	Charge Calculation	J. Heyninck A. Jacob
7		Charge Recovery Options	J. Heyninck A. Jacob
8		Questions and Discussions	
9		Next Steps	A. Henry
	2:00pm	Adjourn	

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Connection/Development Charge
Workshop

October 17, 2006

 Lake Huron <small>Private Water Supply System</small>	 Elgin Area <small>Private Water Supply System</small>
<h2>Regional Water Supply Connection/Development Charge</h2> <p>Information Workshop October 17, 2006 Best Western Lamplighter Inn</p>	

<h2>Agenda</h2> <ul style="list-style-type: none">• Workshop Objectives• Background• Overview• Questions & Discussion <p><i>Lunch</i></p>	 Lake Huron <small>Private Water Supply System</small>	 Elgin Area <small>Private Water Supply System</small>
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Agenda (continued)

- Details:
 - *Growth Capital Projects*
 - *Flow Projections*
 - *Charge Calculation*
 - *Charge Recovery*
- Questions & Discussion
- Next Steps



Lake Huron
Protect the Lake, Love the View



Elgin Area
Agriculture • Industry • Tourism

Workshop Objectives

- Understanding of relationship between regional water supply and municipal obligation/liabilities
- Understanding of calculation methodology
- Provide comments on process, options and direction



Lake Huron
Protect the Lake, Love the View

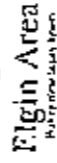


Elgin Area
Agriculture • Industry • Tourism

Background: Transfer Order

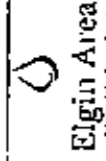
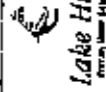
Transfer Order for water systems established:

- municipal representation on Board(s)
- rules for system rate
- establishment of Reserve Funds
- recovery of growth capital expenditures
- no allocation of total capacity



Background: Transfer Order

- municipality may pay its proportionate share of a growth-related capital expenditure upon completion of construction
 - "proportionate share" not defined
 - based on current consumption?
 - calculation of future consumption?



Background: Transfer Order

- municipality may repay its proportionate share of a growth-related capital expenditure over a term established by the Board
 - Board issues debenture
 - debt repayment blended in system rate
 - outstanding debt allocated among municipalities



Lake Huron
PROTECT OUR WATER



Elgin Area
PROTECT OUR WATER

Background: Relationship

- Authorities of Board established under *Water & Sewage Systems Transfer Act* (1998)
- Each municipality considered a "shareholder" (joint venture)
- Existing debt of system held by each municipality (proportionate allocation)



Lake Huron
PROTECT OUR WATER



Elgin Area
PROTECT OUR WATER

Background: Obligation/Liability

- Capital works presently included in "System Rate":
 - capital refurbishment, maintenance & repairs
 - capital improvements (non-growth)
 - lifecycle replacement
 - initiatives & studies



Lake Huron
Partnership for the Future



Elgin Area
Partnership for the Future

Background: Authority

- Board entitled to set "system rate"
 - Operation
 - Administration
 - Debt
 - Reserve Contribution
- Recover growth-related capital expenditures from municipalities



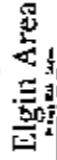
Lake Huron
Partnership for the Future



Elgin Area
Partnership for the Future

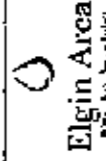
Background: System Growth

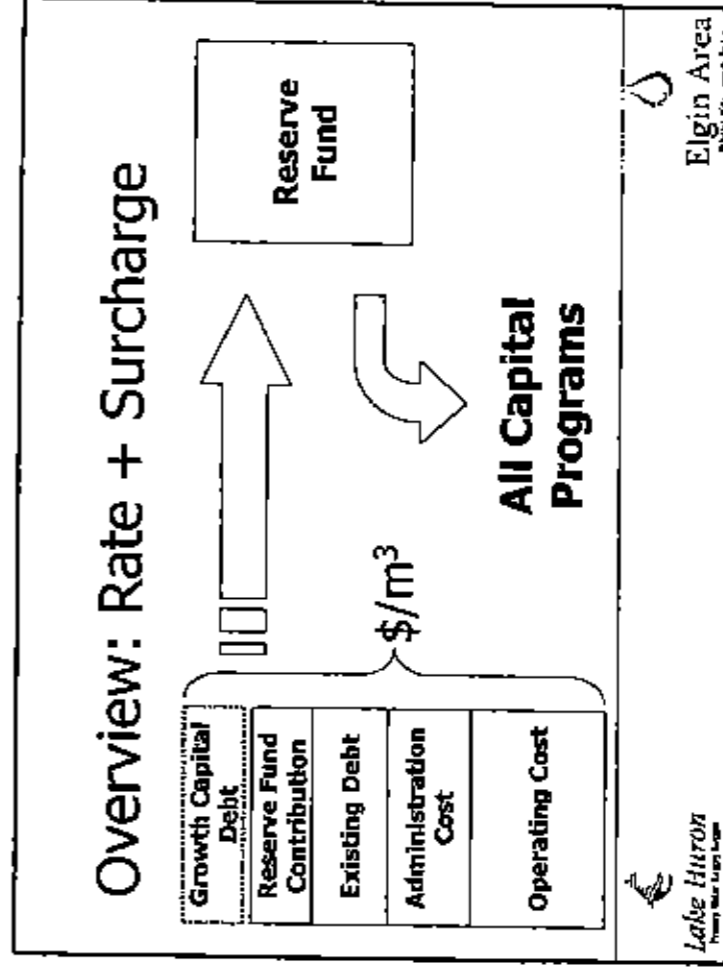
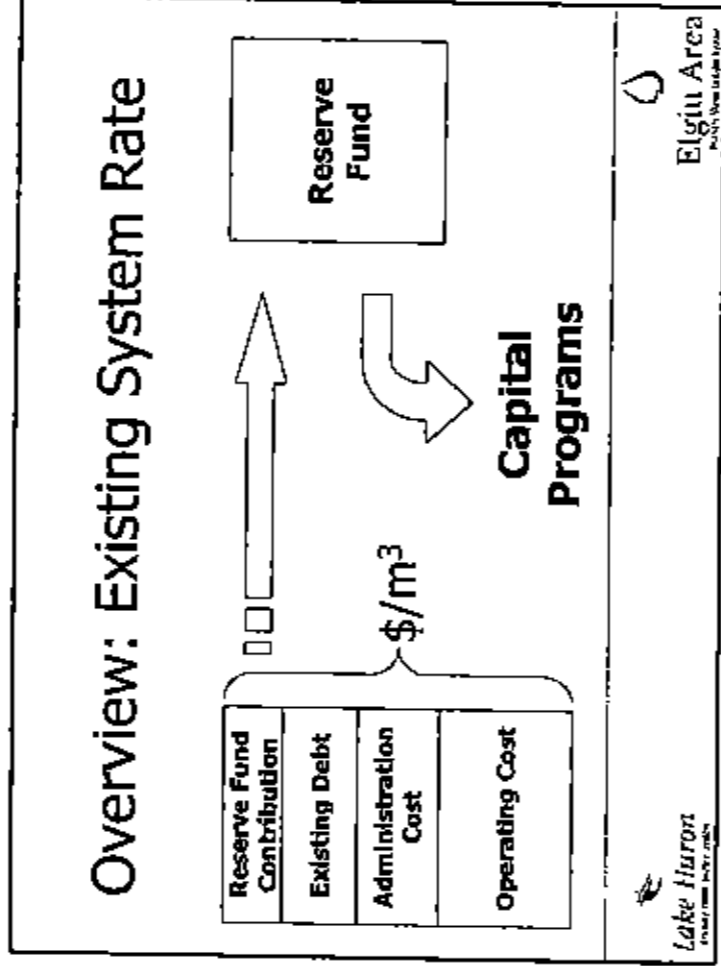
- Population growth (minimal in many municipalities)
- New connections
 - New development (Development Charge)
 - New connection of existing property (abandon well)
 - Community abandons communal well system and connects

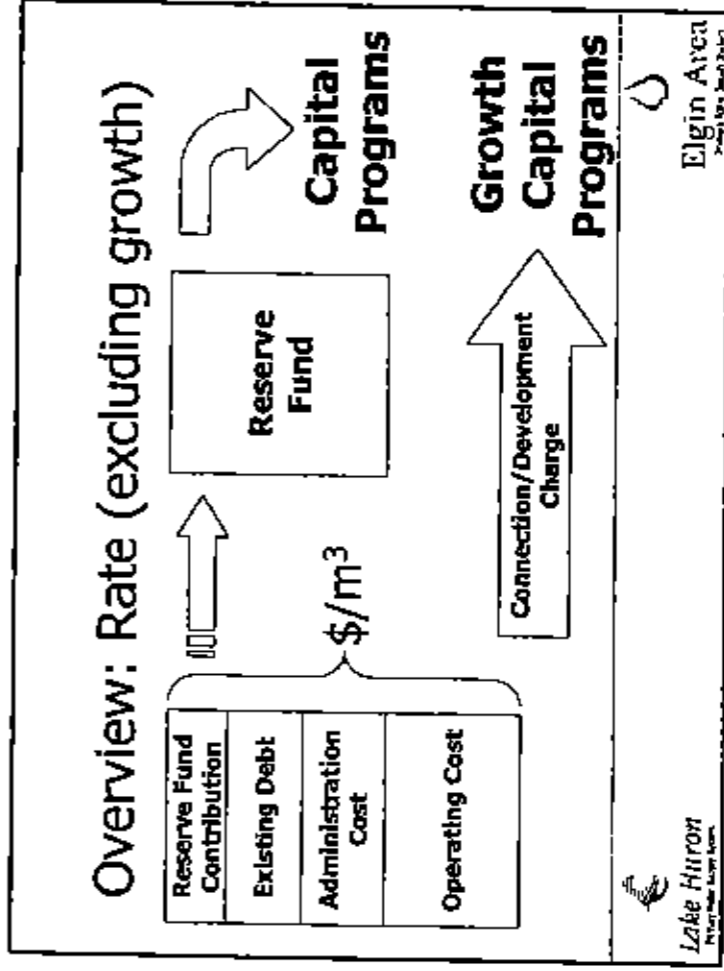
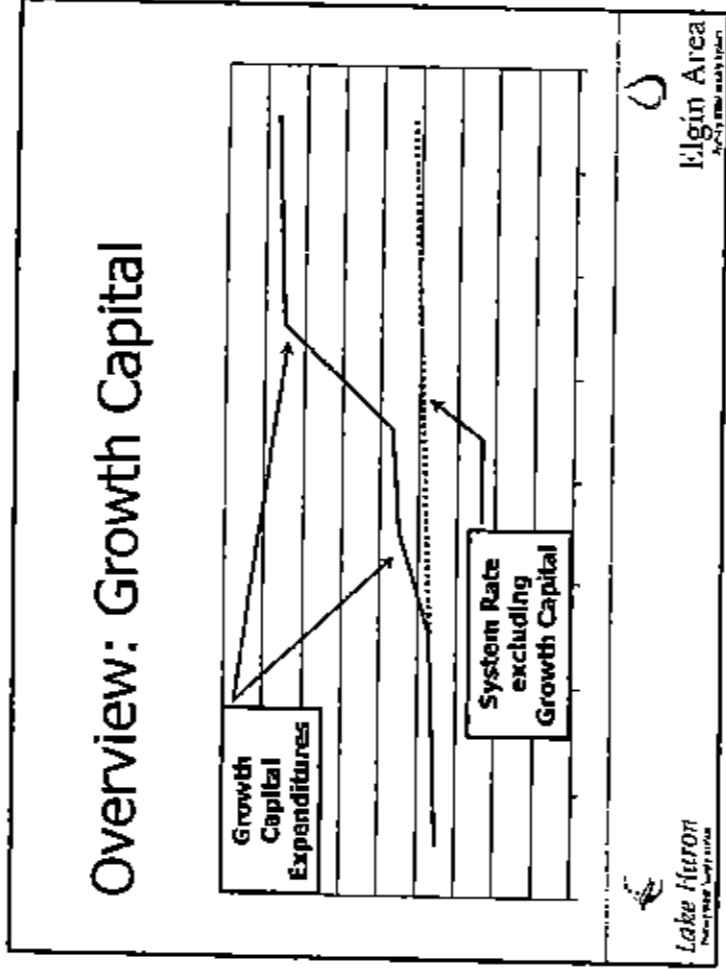


Background: System Growth

- Each connection contributes to incremental "growth" of system



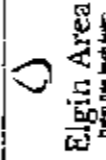




Overview: Growth Capital

Lake Huron

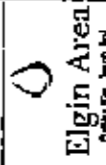
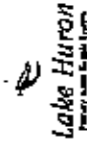
- Backup Generation
- Residue Management
- Pipeline Twinning (capacity + security)



Overview: Growth Capital

Elgin Area

- Pipeline Twinning (transmission capacity)
- Backup Generation
- Residue Management
- Plant Expansion (treatment capacity)



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Connection/Development Charge
Workshop

October 17, 2006

Questions & Discussion



Elgin Area
Water Services

Lake Huron and Elgin Area Primary Water Supply Systems Water Rate Workshop

✓ Why a Funding Mechanism is Required

✓ Guiding Legislation

✓ Assumptions

- Capital Projects

- Allocation of Costs

- Flows

✓ Cash Flow Models

- Financial Assumptions

- Results

✓ Options / Alternatives

✓ Process and Timelines



Guiding Legislation

- Planning Act
- Development Charge Act
- Sustainable Water and Sewers Act
- Municipal Act



Assumptions / Sources



- Capital Projects identified in Area Water Master Plans
- Capital costs and timing updated by Joint Board operating and capital budgets

Allocation of Costs

- Costs allocated based on City of London Water Master Plan Update (Earth Tech, July 2004)

Flows

- Shorter Term flows based on 2005 Operating & Capital Budgets and Four Year Capital Forecast (Oct 28, 2004)
- Long term flows for London based on Area Water Master Plans
- Flows for other municipalities based on maximum daily flow and peaking factor
- Examined Low, Medium & High flow scenarios

Growth Related Capital Projects



Description	Year	Total Costs
! Huron Transmission Main Twinning	2009	\$ 300,000
	2010	\$ 1,700,000
	2011	\$ 45,000,000
!! Alternate Power Source	2005	\$ 200,000
	2006	\$ 7,000,000
	2008	\$ 250,000
!!! Residue Management Plan	2009	\$ 250,000
	210	\$ 10,000,000
	TOTALS	
	Growth	\$ 9,461,000
	Non-Growth	\$ 55,239,000
		\$ 64,700,000

-04-

Financial Assumptions

Financial Assumptions

- cash flow projections from 2006 through to 2035
- inflation factor 2.5% per annum
- debt financing at 6.5% per annum over 20 years
- interest rates for reserve funds
 - > 3% on positive balance
 - > 5.75% on negative balance

Two Approaches Examined

1. Connection surcharge or development charge for new users; normal operating and capital maintenance costs recovered through water rate
2. Recovery of all system costs through water rate

Cash Flow Models

Lake Huron
Primary Water Supply System



Lake Huron Primary Water Supply System
Assumptions of Financial Analysis

Example

Description	Year	Total			London			EAPWSS - Others				
		Capital Cost	Growth Related	Non-Growth Related	Overall	Share	Overall	Capital	Growth Related	Non-Growth Related		
											%	Cost
1a Huron Transmission Main Trenching	2009	\$300,000	13%	\$39,000	79%	\$27,000	8%	\$24,000	0%	\$0	100%	\$24,000
	2010	\$1,700,000	13%	\$221,000	79%	\$1,243,000	8%	\$136,000	0%	\$0	100%	\$136,000
	2011	\$45,000,000	13%	\$5,850,000	79%	\$35,550,000	8%	\$3,600,000	0%	\$0	100%	\$3,600,000
Subtotal												
2 Alternate Power Source	2005	\$200,000	13%	\$26,000	79%	\$158,000	8%	\$16,000	0%	\$0	100%	\$16,000
(Backup Generator)	2006	\$7,000,000	13%	\$910,000	79%	\$5,530,000	8%	\$560,000	0%	\$0	100%	\$560,000
Subtotal												
3a Residue Management Plant	2008	\$250,000	23%	\$57,500	68%	\$170,000	9%	\$22,500	0%	\$0	100%	\$22,500
	2009	\$250,000	23%	\$57,500	68%	\$170,000	9%	\$22,500	0%	\$0	100%	\$22,500
	2010	\$10,000,000	23%	\$2,300,000	68%	\$6,800,000	9%	\$900,000	0%	\$0	100%	\$900,000
Subtotal												
Total		\$64,700,000		\$9,461,000		\$49,958,000		\$5,281,000		\$0		\$5,281,000

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Cash Flow Models - (continue)

Lake Huron
Primary Water Supply System



Assumptions of Financial Analysis

Example

Description	Year	Total Capital Cost		Growth Related Capital Cost		Non-Growth Related Capital Cost	
		in 2005 \$	in Inlated \$	in 2005 \$	in Inlated \$	in 2005 \$	in Inlated \$
1a Huron Transmission Main Tuning	2009	\$300,000	\$39,000	\$41,999	\$261,000	\$281,068	\$323,067
	2010	\$1,700,000	\$221,000	\$243,943	\$1,479,000	\$1,632,439	\$1,876,482
	2011	\$45,000,000	\$5,850,000	\$6,618,738	\$39,150,000	\$44,294,632	\$50,913,370
Subtotal		\$47,000,000	\$6,170,000	\$47,872,738	\$47,872,738	\$47,872,738	\$47,872,738
2 Alternate Power Source (Backup Generator)	LH1326	2005	\$200,000	\$26,000	\$26,000	\$174,000	\$200,000
	2006	\$7,000,000	\$910,000	\$910,000	\$6,090,000	\$6,090,000	\$7,000,000
Subtotal		\$7,200,000	\$936,000	\$936,000	\$6,264,000	\$6,264,000	\$7,000,000
3a Residue Management Plant	LH1902	2008	\$250,000	\$57,500	\$60,411	\$192,500	\$262,656
	2009	\$250,000	\$57,500	\$61,921	\$192,500	\$207,301	\$269,223
	2010	\$10,000,000	\$2,300,000	\$2,538,770	\$7,700,000	\$8,499,359	\$11,038,129
Subtotal		\$10,500,000	\$2,415,000	\$2,658,102	\$7,992,500	\$8,799,359	\$11,038,129
Total		\$64,700,000	\$9,461,000	\$10,501,781	\$55,239,000	\$61,381,145	\$71,882,926

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Flow Assumptions

For	One Time Surcharge Calculation		Average Daily Flow (m3)		Related to Growth		Total Flow Projections (m3)	
	Low	Medium	High	Low	High	Low	High	
2006	2,595	2,595	2,595	54,480,000	54,700,000	54,560,000	54,700,000	
2007	2,052	1,720	2,370	54,900,000	55,180,000	55,560,000	55,560,000	
2008	1,160	1,720	2,370	55,320,000	55,810,000	56,430,000	56,430,000	
2009	1,160	1,710	2,380	55,740,000	56,440,000	57,290,000	57,290,000	
2010	1,160	1,720	2,370	56,160,000	57,060,000	58,160,000	58,160,000	
2011	1,160	1,720	2,370	56,580,000	57,690,000	59,020,000	59,020,000	
2012	720	1,300	1,990	56,850,000	58,170,000	59,750,000	59,750,000	
2013	720	1,300	1,990	57,110,000	58,640,000	60,480,000	60,480,000	
2014	720	1,300	1,990	57,370,000	59,120,000	61,200,000	61,200,000	
2015	720	1,300	1,990	57,630,000	59,590,000	61,930,000	61,930,000	
2016	(8,930)	(9,300)	(9,690)	54,370,000	56,200,000	58,390,000	58,390,000	
2017	490	1,090	1,870	54,550,000	56,590,000	59,080,000	59,080,000	
2018	490	1,090	1,880	54,730,000	56,990,000	59,760,000	59,760,000	
2019	490	1,080	1,870	54,910,000	57,390,000	60,440,000	60,440,000	
2020	490	1,090	1,880	55,090,000	57,780,000	61,130,000	61,130,000	
2021	490	1,090	1,870	55,270,000	58,180,000	61,810,000	61,810,000	
2022	470	1,140	1,980	55,440,000	58,600,000	62,540,000	62,540,000	
2023	480	1,140	1,980	55,610,000	59,010,000	63,260,000	63,260,000	
2024	470	1,140	1,980	55,790,000	59,430,000	63,980,000	63,980,000	
2025	480	1,140	1,980	55,960,000	59,850,000	64,700,000	64,700,000	
2026	470	1,140	1,980	56,130,000	60,260,000	65,430,000	65,430,000	
2027	470	1,140	1,980	56,310,000	60,680,000	66,150,000	66,150,000	
2028	480	1,140	1,980	56,480,000	61,090,000	66,870,000	66,870,000	
2029	470	1,140	1,980	56,650,000	61,510,000	67,590,000	67,590,000	
2030	480	1,140	1,980	56,830,000	61,930,000	68,320,000	68,320,000	
2031	470	1,140	1,980	57,000,000	62,430,000	69,040,000	69,040,000	
2032	470	1,140	1,980	57,170,000	62,760,000	69,760,000	69,760,000	
2033	480	1,140	1,980	57,340,000	63,170,000	70,490,000	70,490,000	
2034	470	1,140	1,980	57,520,000	63,590,000	71,210,000	71,210,000	
2035	480	1,140	1,980	57,690,000	64,010,000	71,930,000	71,930,000	
Total	12,326	12,326	12,326	49,815	49,815	49,815	49,815	

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Year	Balance	Opening	Fund	Surcharge	Growth	Related	Capital	Cost	Inflated at	2.5%	Charges	Debt	Growth	Related to	Average	Daily Flow	Surcharge	Inflated at	2.5%	Revenues	Anticipated	P.A. over	20	Years	Interest	Balance		
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z		
2006	\$0	(\$736)	\$0	2,052	\$2,740	\$5,622	\$0	\$0	\$11,711	\$8,900	\$267	\$11,978	\$6,089	\$0	2,995	\$2,673	\$6,935	\$0	\$0	\$3,000	\$90	\$6,089	\$0	\$0	\$0	\$0	\$0	
2007	\$6,089	\$0	\$0	2,052	\$2,740	\$5,622	\$0	\$0	\$11,711	\$8,900	\$267	\$11,978	\$6,089	\$0	2,995	\$2,673	\$6,935	\$0	\$0	\$3,000	\$90	\$6,089	\$0	\$0	\$0	\$0	\$0	
2008	\$11,978	(\$60)	\$0	1,160	\$2,808	\$3,238	\$0	\$0	\$15,175	\$13,576	\$407	\$15,582	\$15,582	\$0	2,995	\$2,808	\$3,238	\$0	\$0	\$13,576	\$407	\$15,582	\$0	\$0	\$0	\$0	\$0	\$0
2009	\$15,582	(\$104)	\$0	1,160	\$2,879	\$3,399	\$0	\$0	\$18,817	\$17,200	\$516	\$19,333	\$19,333	\$0	2,995	\$2,879	\$3,399	\$0	\$0	\$17,200	\$516	\$19,333	\$0	\$0	\$0	\$0	\$0	\$0
2010	\$19,333	(\$2,783)	\$0	1,160	\$2,950	\$3,423	\$0	\$0	\$19,973	\$19,653	\$590	\$20,563	\$20,563	\$0	2,995	\$2,950	\$3,423	\$0	\$0	\$19,653	\$590	\$20,563	\$0	\$0	\$0	\$0	\$0	\$0
2011	\$20,563	(\$6,619)	\$0	1,160	\$3,024	\$3,508	\$0	\$0	\$17,452	\$19,008	\$570	\$18,022	\$18,022	\$0	2,995	\$3,024	\$3,508	\$0	\$0	\$19,008	\$570	\$18,022	\$0	\$0	\$0	\$0	\$0	\$0
2012	\$18,022	\$0	\$0	720	\$3,100	\$2,232	\$0	\$0	\$20,254	\$19,138	\$574	\$20,828	\$20,828	\$0	2,995	\$3,100	\$2,232	\$0	\$0	\$20,254	\$574	\$20,828	\$0	\$0	\$0	\$0	\$0	\$0
2013	\$20,828	\$0	\$0	720	\$3,177	\$2,288	\$0	\$0	\$22,116	\$21,972	\$659	\$23,775	\$23,775	\$0	2,995	\$3,177	\$2,288	\$0	\$0	\$22,116	\$659	\$23,775	\$0	\$0	\$0	\$0	\$0	\$0
2014	\$23,775	\$0	\$0	720	\$3,257	\$2,345	\$0	\$0	\$26,120	\$24,948	\$748	\$26,869	\$26,869	\$0	2,995	\$3,257	\$2,345	\$0	\$0	\$26,120	\$748	\$26,869	\$0	\$0	\$0	\$0	\$0	\$0
2015	\$26,869	\$0	\$0	720	\$3,338	\$2,404	\$0	\$0	\$29,272	\$28,070	\$842	\$30,114	\$30,114	\$0	2,995	\$3,338	\$2,404	\$0	\$0	\$29,272	\$842	\$30,114	\$0	\$0	\$0	\$0	\$0	\$0
2016	\$30,114	\$0	\$0	(8,930)	\$3,422	(\$30,557)	\$0	\$0	\$1,722	\$863	\$26	\$1,748	\$1,748	\$0	2,995	\$3,507	\$1,719	\$0	\$0	\$1,722	\$863	\$26	\$1,748	\$1,748	\$0	\$0	\$0	\$0
2017	\$4	\$4	\$0	490	\$3,507	\$1,761	\$0	\$0	\$3,510	\$2,629	\$79	\$3,589	\$3,589	\$0	2,995	\$3,595	\$1,761	\$0	\$0	\$3,510	\$2,629	\$79	\$3,589	\$3,589	\$0	\$0	\$0	\$0
2018	\$1,748	\$0	\$0	490	\$3,585	\$1,806	\$0	\$0	\$3,594	\$4,491	\$135	\$5,529	\$5,529	\$0	2,995	\$3,665	\$1,806	\$0	\$0	\$3,594	\$4,491	\$135	\$5,529	\$5,529	\$0	\$0	\$0	\$0
2019	\$3,589	\$0	\$0	490	\$3,777	\$1,851	\$0	\$0	\$6,454	\$194	\$753	\$7,573	\$7,573	\$0	2,995	\$3,851	\$1,851	\$0	\$0	\$6,454	\$194	\$753	\$7,573	\$7,573	\$0	\$0	\$0	\$0
2020	\$5,529	\$0	\$0	490	\$3,871	\$1,897	\$0	\$0	\$9,470	\$8,522	\$256	\$9,726	\$9,726	\$0	2,995	\$3,968	\$1,897	\$0	\$0	\$9,470	\$8,522	\$256	\$9,726	\$9,726	\$0	\$0	\$0	\$0
2021	\$7,573	\$0	\$0	490	\$4,067	\$1,952	\$0	\$0	\$11,591	\$12,887	\$387	\$14,250	\$14,250	\$0	2,995	\$4,169	\$1,952	\$0	\$0	\$11,591	\$12,887	\$387	\$14,250	\$14,250	\$0	\$0	\$0	\$0
2022	\$9,726	\$0	\$0	480	\$4,273	\$2,051	\$0	\$0	\$18,717	\$17,691	\$531	\$19,248	\$19,248	\$0	2,995	\$4,380	\$2,051	\$0	\$0	\$18,717	\$17,691	\$531	\$19,248	\$19,248	\$0	\$0	\$0	\$0
2023	\$11,911	\$0	\$0	470	\$4,490	\$2,110	\$0	\$0	\$24,025	\$22,970	\$689	\$24,714	\$24,714	\$0	2,995	\$4,602	\$2,209	\$0	\$0	\$24,025	\$22,970	\$689	\$24,714	\$24,714	\$0	\$0	\$0	\$0
2024	\$14,250	\$0	\$0	470	\$4,717	\$2,217	\$0	\$0	\$29,914	\$28,806	\$864	\$30,778	\$30,778	\$0	2,995	\$4,835	\$2,321	\$0	\$0	\$29,914	\$28,806	\$864	\$30,778	\$30,778	\$0	\$0	\$0	\$0
2025	\$16,666	\$0	\$0	480	\$4,936	\$2,329	\$0	\$0	\$33,099	\$31,939	\$958	\$34,057	\$34,057	\$0	2,995	\$5,079	\$2,387	\$0	\$0	\$33,099	\$31,939	\$958	\$34,057	\$34,057	\$0	\$0	\$0	\$0
2026	\$19,248	\$0	\$0	470	\$5,206	\$2,499	\$0	\$0	\$43,488	\$42,239	\$1,267	\$44,756	\$44,756	\$0	2,995	\$5,537	\$2,708	\$0	\$0	\$43,488	\$42,239	\$1,267	\$44,756	\$44,756	\$0	\$0	\$0	\$0
2027	\$21,915	\$0	\$0	480	\$5,509	\$2,726	\$0	\$0	\$47,264	\$46,010	\$1,380	\$48,644	\$48,644	\$0	2,995	\$5,970	\$2,926	\$0	\$0	\$47,264	\$46,010	\$1,380	\$48,644	\$48,644	\$0	\$0	\$0	\$0
2028	\$24,714	\$0	\$0	480	\$6,002	\$3,000	\$0	\$0	\$51,270	\$49,957	\$1,499	\$52,768	\$52,768	\$0	2,995	\$6,495	\$3,226	\$0	\$0	\$51,270	\$49,957	\$1,499	\$52,768	\$52,768	\$0	\$0	\$0	\$0
2029	\$27,697	\$0	\$0	480	\$6,509	\$3,259	\$0	\$0	\$56,454	\$54,991	\$1,535	\$58,529	\$58,529	\$0	2,995	\$6,930	\$3,507	\$0	\$0	\$56,454	\$54,991	\$1,535	\$58,529	\$58,529	\$0	\$0	\$0	\$0
2030	\$30,778	\$0	\$0	470	\$7,026	\$3,499	\$0	\$0	\$62,914	\$61,306	\$1,608	\$64,915	\$64,915	\$0	2,995	\$7,490	\$3,773	\$0	\$0	\$62,914	\$61,306	\$1,608	\$64,915	\$64,915	\$0	\$0	\$0	\$0
2031	\$34,057	\$0	\$0	470	\$7,602	\$4,000	\$0	\$0	\$70,914	\$69,277	\$1,748	\$72,666	\$72,666	\$0	2,995	\$8,095	\$4,273	\$0	\$0	\$70,914	\$69,277	\$1,748	\$72,666	\$72,666	\$0	\$0	\$0	\$0
2032	\$37,443	\$0	\$0	480	\$8,236	\$4,609	\$0	\$0	\$80,529	\$78,806	\$1,873	\$82,679	\$82,679	\$0	2,995	\$8,790	\$4,773	\$0	\$0	\$80,529	\$78,806	\$1,873	\$82,679	\$82,679	\$0	\$0	\$0	\$0
2033	\$40,989	\$0	\$0	480	\$8,936	\$5,299	\$0	\$0	\$91,914	\$90,139	\$2,000	\$93,939	\$93,939	\$0	2,995	\$9,570	\$5,373	\$0	\$0	\$91,914	\$90,139	\$2,000	\$93,939	\$93,939	\$0	\$0	\$0	\$0
2034	\$44,756	\$0	\$0	470	\$9,702	\$6,000	\$0	\$0	\$104,264	\$102,456	\$2,148	\$106,404	\$106,404	\$0	2,995	\$10,530	\$6,773	\$0	\$0	\$104,264	\$102,456	\$2,148	\$106,404	\$106,404	\$0	\$0	\$0	\$0
2035	\$48,644	\$0	\$0	480	\$10,537	\$6,826	\$0	\$0	\$118,714	\$116,839	\$2,308	\$121,047	\$121,047	\$0	2,995	\$11,590	\$7,773	\$0	\$0	\$118,714	\$116,839	\$2,308	\$121,047	\$121,047	\$0	\$0	\$0	\$0
2036	\$52,768	\$0	\$0	480	\$11,452	\$7,773	\$0	\$0	\$134,454	\$132,506	\$2,478	\$137,984	\$137,984	\$0	2,995	\$12,630	\$8,873	\$0	\$0	\$134,454	\$132,506	\$2,478	\$137,984	\$137,984	\$0	\$0	\$0	\$0
2037	\$57,143	\$0	\$0	470	\$12,457	\$8,800	\$0	\$0	\$151,714	\$149,716	\$2,658	\$154,374	\$154,374	\$0	2,995	\$13,770	\$10,000	\$0	\$0	\$151,714	\$149,716	\$2,658	\$154,374	\$154,374	\$0	\$0	\$0	\$0
2038	\$61,869	\$0	\$0	480	\$13,532	\$9,936	\$0	\$0	\$170,529	\$168,481	\$2,848	\$173,379	\$173,379	\$0	2,995	\$14,990	\$11,273	\$0	\$0	\$170,529	\$168,481	\$2,848	\$173,379	\$173,379	\$0	\$0	\$0	\$0
2039	\$66,915	\$0	\$0	470	\$14,767	\$11,199	\$0	\$0	\$191,029	\$188,931	\$3,048	\$194,979	\$194,979	\$0	2,995	\$16,290	\$12,600	\$0	\$0	\$191,029	\$188,931	\$3,048	\$194,979	\$194,979	\$0	\$0	\$0	\$0
2040	\$72,300	\$0	\$0	480	\$16,162	\$12,599	\$0	\$0	\$213,454	\$211,306	\$3,258	\$216,564	\$216,564	\$0	2,995	\$17,730	\$14,073	\$0	\$0	\$213,454	\$211,306	\$3,258	\$216,564	\$216,564	\$0	\$0	\$0	\$0
2041	\$78,026	\$0	\$0	480	\$17,727	\$14,154	\$0	\$0	\$238,029	\$235,831	\$3,478	\$241,509	\$241,509	\$0	2,995	\$19,330	\$15,773	\$0	\$0	\$238,029	\$235,831	\$3,478	\$241,509	\$241,509	\$0	\$0	\$0	\$0
2042	\$84,181	\$0	\$0	470	\$19,462	\$16,000	\$0	\$0	\$264,454	\$262,216	\$3,708	\$268,164	\$268,164	\$0	2,995	\$21,170	\$17,973	\$0	\$0	\$264,454	\$262,216	\$3,708	\$268,164	\$268,164	\$0	\$0	\$0	\$0
2043	\$90,869	\$0	\$0	480	\$21,387	\$18,126	\$0	\$0	\$292,914	\$290,636	\$3,948	\$296,584	\$296,584	\$0	2,995	\$23,270	\$20,373	\$0	\$0	\$292,914	\$290,636	\$3,948	\$296,584	\$296,584	\$0	\$0	\$0	\$0
2044	\$98,104	\$0	\$0	470	\$23,502	\$20,599	\$0	\$0	\$323,529	\$321,211	\$4,198	\$327,729	\$327,729	\$0	2,995	\$25,590	\$22,373	\$0	\$0	\$323,529	\$321,211	\$4,198	\$327,729	\$327,729	\$0	\$0	\$0	\$0
2045	\$105,915	\$0	\$0	480	\$25,827	\$23,299	\$0	\$0	\$356,454	\$354,076	\$4,458	\$360,534	\$360,534	\$0	2,995	\$28,370	\$25,373	\$0	\$0	\$356,454	\$354,076	\$4,458	\$360,534	\$360,534	\$0	\$0	\$0	\$0
2046	\$114,300	\$0	\$0	470	\$28,362	\$26,300	\$0	\$0	\$391,914	\$389,416	\$4,718	\$396,134	\$396,134	\$0	2,995	\$31,420	\$29,073	\$0	\$0	\$391,914	\$389,416	\$4,718	\$396,134	\$396,134	\$0	\$0	\$0	\$0
2047	\$123,369	\$0	\$0	480	\$31,117	\$29,599	\$0	\$0	\$429																			

Estimate of Annual User Rate

in \$'000

Year	Total Flow	Projected User Rate	Projected User Rate	Revenue	Expenses	Expenses	Expenses	Costs	Costs	Expenses
	(A)	(B)	(C)	(D = AxB)	(E)	(F)	(G)	(H)	(I)	(J)
2005	54,820,000	0.2752	0.2835	\$14,994	\$5,745	\$1,058	\$6,813	\$0	\$13,663	\$1,058
2006	54,900,000	0.2835	0.2920	\$15,563	\$5,958	\$1,081	\$6,816	\$472	\$14,334	\$1,081
2007	55,320,000	0.2920	0.3005	\$16,132	\$6,177	\$1,120	\$6,816	\$472	\$14,945	\$1,120
2008	55,740,000	0.3005	0.3090	\$16,763	\$6,391	\$1,154	\$6,813	\$472	\$15,472	\$1,154
2009	56,160,000	0.3090	0.3175	\$17,396	\$6,511	\$1,188	\$6,813	\$472	\$16,001	\$1,188
2010	56,580,000	0.3175	0.3260	\$18,022	\$6,704	\$1,224	\$6,813	\$472	\$16,534	\$1,224
2011	56,800,000	0.3191	0.3276	\$18,082	\$6,874	\$1,255	\$6,813	\$472	\$16,721	\$1,255
2012	56,850,000	0.3266	0.3353	\$18,531	\$7,045	\$1,286	\$6,813	\$472	\$17,244	\$1,286
2013	57,110,000	0.3353	0.3438	\$19,131	\$7,222	\$1,318	\$6,813	\$472	\$17,770	\$1,318
2014	57,370,000	0.3438	0.3523	\$19,589	\$7,397	\$1,349	\$6,813	\$472	\$18,296	\$1,349
2015	57,630,000	0.3523	0.3608	\$19,924	\$7,577	\$1,381	\$6,813	\$472	\$18,821	\$1,381
2016	58,370,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2017	58,550,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2018	58,730,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2019	58,910,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2020	59,090,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2021	59,270,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2022	59,450,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2023	59,630,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2024	59,810,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2025	59,990,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2026	60,170,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2027	60,350,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2028	60,530,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2029	60,710,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2030	60,890,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2031	61,070,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2032	61,250,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2033	61,430,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2034	61,610,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2035	61,790,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2036	61,970,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2037	62,150,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2038	62,330,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2039	62,510,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2040	62,690,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2041	62,870,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2042	63,050,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2043	63,230,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2044	63,410,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2045	63,590,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2046	63,770,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2047	63,950,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2048	64,130,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2049	64,310,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2050	64,490,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2051	64,670,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2052	64,850,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2053	65,030,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2054	65,210,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2055	65,390,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2056	65,570,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2057	65,750,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2058	65,930,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2059	66,110,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2060	66,290,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2061	66,470,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2062	66,650,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2063	66,830,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2064	67,010,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2065	67,190,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2066	67,370,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2067	67,550,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2068	67,730,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2069	67,910,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2070	68,090,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2071	68,270,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2072	68,450,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2073	68,630,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2074	68,810,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2075	68,990,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2076	69,170,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2077	69,350,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2078	69,530,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2079	69,710,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2080	69,890,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2081	70,070,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2082	70,250,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2083	70,430,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2084	70,610,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2085	70,790,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2086	70,970,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2087	71,150,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2088	71,330,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2089	71,510,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2090	71,690,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2091	71,870,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2092	72,050,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
2093	72,230,000	0.3591	0.3693	\$20,693	\$7,752	\$1,412	\$6,813	\$472	\$19,346	\$1,412
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Growth Related Capital Projects



		Capital Expenditures		Operating Expenses		TOTALS	
i	Transmission Main Upgrade - new 1050 mm line	2008	Growth	\$	23,184,000	100	
ii	Transmission Main Upgrade - new 750 mm line	2010	Security	\$	3,105,000	182	
iii	Provision of 3.5 MW Back-Up Power	2006	Security	\$	3,105,000	182	
iv	Expansion of Elgin Area Water Treatment Plant to 182 ML/day	2014					
	- expansion of low lift station		Growth	\$	2,737,575	91	
	- twinning of raw water main		Growth	\$	2,737,575	91	
	- expansion of treatment comp.		Growth	\$	47,020,050	91	
	- UV disinfection		Growth	\$	1,428,300	91	
Sub-Total:							
vi	Residue Management Plant	2010	Regulatory	\$	12,523,500	182	
vii	Wind Generator	2006	Non-Growth	\$	1,500,000		
				\$	85,678,877	Growth	
				\$	11,861,123	Non-Growth	
				\$	97,341,000	TOTALS	

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Cash Flow Models

Example

Description	Year	Total Capital Improvement Cost (\$M/Day)	Capacity or Benefit	Primary	London			EAPSS - Other						
					Growth Related	Growth Related	Growth Related	Overall	Share	Capital	Growth Related			
												%	Cost	%
1 Treatment Plant Upgrade - new 1050 mm line EA4024	2008	\$29,184,000	100	Growth	48%	\$11,128,320	0%	\$0	32%	\$12,055,680	100%	\$12,055,680	0%	\$0
2 Transmission Main Upgrade - new 750 mm line	2010	\$3,103,600	182	Security	5%	\$153,240	45%	\$1,397,250	30%	\$1,532,900	49%	\$762,725	51%	\$791,375
3 Provision of 3.5 MW Back-Up Power EA4052	2008	\$3,103,000	182	Security	24%	\$745,200	35%	\$774,250	31%	\$1,583,550	49%	\$775,940	31%	\$807,611
4 Expansion of Elgin Area Water Treatment Plant to 182 ML/Day		\$2,377,575	91	Growth										
5 Expansion of Low Lift Station		\$2,377,575	91	Growth										
6 Treatment of Raw Water Main		\$2,377,575	91	Growth										
7 Expansion of Raw Water Main		\$2,377,575	91	Growth										
8 Expansion of Treatment Corp.		\$1,428,300	91	Growth										
9 UV Disinfection		\$1,428,300	91	Growth										
10 Subtotal	2014	\$3,923,500			48%	\$25,883,280	0%	\$0	32%	\$28,140,200	100%	\$28,140,200	0%	\$0
High Growth Scenario 2011														
5 Pipeline Management Plan EA4023	2010	\$1,232,500	182	Regulatory	24%	\$3,003,640	25%	\$1,303,875	31%	\$6,386,985	49%	\$3,129,673	31%	\$3,257,362
6 Wind Generator	2006	\$1,500,000		Non-Growth										
Total		\$97,341,000				\$40,917,690		\$60,434,375		\$50,368,935		\$44,762,187		\$3,806,748

Assumptions of Financial Analysis

Cash Flow Models - (continue)



Assumptions of Financial Analysis

Description	Year	Total Capital Cost		Growth Related Capital Cost		Non-Growth Related Capital Cost		Total Capital Cost
		in 2005 \$	in Inflated \$	in 2005 \$	in Inflated \$	in 2005 \$	in Inflated \$	
1 Transmission Main Upgrade - new 1050 mm line EA4024	2008	\$23,184,000	\$23,184,000	\$24,966,632	\$0	\$0	\$0	\$24,966,632
2 Transmission Main Upgrade - new 750 mm line	2010	\$3,105,000	\$913,975	\$1,036,342	\$2,189,025	\$2,476,681	\$3,513,023	\$3,513,023
3 Provision of 3.5 MW Back-Up Power EA4052	2006	\$3,105,000	\$1,521,140	\$1,559,166	\$1,583,861	\$1,623,457	\$3,182,625	\$3,182,625
4 Expansion of Elgin Area Water Treatment Plant to 182 ML/day		\$2,737,575						
a Expansion of Low Lift Station		\$2,737,575						
b Turning of Raw Water Main		\$2,737,575						
c Expansion of Treatment Comp.		\$47,020,050						
d UV Disinfection		\$1,428,300						
Subtotal	2014	\$53,923,500	\$67,343,063	\$67,343,063	\$0	\$0	\$0	\$67,343,062
High Growth Scenario 2011		\$53,923,500	\$62,534,728	\$62,534,728		\$0	\$0	\$62,534,728
5 Residue Management Plant EA4023	2010	\$12,523,500	\$6,135,263	\$6,941,487	\$6,388,237	\$7,227,704	\$14,169,191	\$14,169,191
6 Wind Generator	2006	\$1,500,000	\$0	\$0	\$1,500,000	\$1,537,500	\$1,537,500	\$1,537,500
Total		\$97,341,000	\$83,679,877	\$101,846,691	\$11,661,123	\$12,865,342	\$12,865,342	\$109,903,699
								High Growth Scenario
								Low & Medium Growth Scenarios

Example



Flow Assumptions

For	One Time Surcharge Calculation			Average Daily Flow (m ³) Related to Growth			Total Flow Projections (m ³) Including London
	Low	Medium	High	Low	Medium	High	
2006	3,300	3,300	3,300	19,564,000	19,637,000	20,075,000	
2007	400	480	540	19,710,000	19,812,200	20,272,100	
2008	400	480	540	19,856,000	19,987,400	20,469,200	
2009	400	480	540	20,002,000	20,162,600	20,666,300	
2010	400	480	540	20,148,000	20,337,800	20,863,400	
2011	400	480	14,240	20,294,000	20,513,000	26,061,000	
2012	400	400	900	20,440,000	20,659,000	26,389,500	
2013	400	900	700	20,586,000	20,987,500	26,645,000	
2014	13,200	12,900	900	25,404,000	25,696,000	26,973,500	
2015	600	1,800	800	25,623,000	26,353,000	27,265,500	
2016	1,600	1,400	1,800	30,185,500	30,842,500	31,901,000	
2017	770	980	1,060	30,466,550	31,200,200	32,287,900	
2018	770	980	1,060	30,747,600	31,557,900	32,674,800	
2019	770	980	1,060	31,028,650	31,915,600	33,061,700	
2020	770	980	1,060	31,309,700	32,273,300	33,448,600	
2021	770	980	1,060	31,590,750	32,631,000	33,835,500	
2022	890	1,120	1,200	31,915,600	33,039,800	34,273,500	
2023	890	1,120	1,200	32,240,450	33,448,600	34,711,500	
2024	890	1,120	1,200	32,565,300	33,857,400	35,149,500	
2025	890	1,120	1,200	32,890,150	34,266,200	35,587,500	
2026	890	1,120	1,200	33,215,000	34,675,000	36,025,500	
2027	1,040	1,140	1,060	33,594,600	35,091,100	36,412,400	
2028	1,040	1,140	1,060	33,974,200	35,507,200	36,799,300	
2029	1,040	1,140	1,060	34,353,800	35,923,300	37,186,200	
2030	1,040	1,140	1,060	34,733,400	36,339,400	37,573,100	
2031	1,040	1,140	1,060	35,113,000	36,755,500	37,960,000	
2032	780	880	1,000	35,397,700	37,076,700	38,325,000	
2033	780	880	1,000	35,682,400	37,397,900	38,690,000	
2034	780	880	1,000	35,967,100	37,719,100	39,055,000	
2035	780	880	1,000	36,251,800	38,040,300	39,420,000	
Total	38,120	42,820	45,400				

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Year	Balance	2.5%	Charges	Average Daily Flow Related to Growth (m ³)	Inflated at 2.5%	Revenues	Years	Interest	Balance		
Year	Opening	Inflated at 2.5%	Debt	Related to Growth (m ³)	Inflated at 2.5%	At Risk	20	Before	Balance		
Year	Fund Cost	Inflated at 2.5%	Cost	Daily Flow	(\$/m ³)	At Risk	20	Subtotal	Fund Cost		
Year	Reserve	Capital	Related	Average	(\$/m ³)	Financing	6.5%	Reserve	Earning Reserve		
Year	Surcharge	Related	Growth	Surcharge	(\$/m ³)	Debt	Surcharge	Average	Interest		
Year	Balance	2.5%	Charges	Related to Growth (m ³)	Inflated at 2.5%	Revenues	Years	Interest	Balance		
Year	Opening	Inflated at 2.5%	Debt	Related to Growth (m ³)	Inflated at 2.5%	At Risk	20	Before	Balance		
Year	Fund Cost	Inflated at 2.5%	Cost	Daily Flow	(\$/m ³)	Financing	6.5%	Reserve	Fund Cost		
Year	Reserve	Capital	Related	Average	(\$/m ³)	Debt	Surcharge	Average	Interest		
Year	Surcharge	Related	Growth	Surcharge	(\$/m ³)	Financing	6.5%	Reserve	Interest		
Year	Balance	2.5%	Charges	Related to Growth (m ³)	Inflated at 2.5%	Revenues	Years	Interest	Balance		
Year	Opening	Inflated at 2.5%	Debt	Related to Growth (m ³)	Inflated at 2.5%	At Risk	20	Before	Balance		
Year	Fund Cost	Inflated at 2.5%	Cost	Daily Flow	(\$/m ³)	Financing	6.5%	Reserve	Fund Cost		
Year	Reserve	Capital	Related	Average	(\$/m ³)	Debt	Surcharge	Average	Interest		
Year	Surcharge	Related	Growth	Surcharge	(\$/m ³)	Financing	6.5%	Reserve	Interest		
2006	\$0	(\$1,559)	\$0	3,300	\$3,060	\$10,098	\$0	\$8,539	\$4,269	\$128	\$8,667
2007	\$0	\$0	\$0	400	\$3,137	\$1,255	\$0	\$9,922	\$9,294	\$279	\$10,200
2008	\$10,200	(\$24,967)	\$0	400	\$3,215	\$1,286	\$13,000	\$1,520	\$3,860	\$176	\$1,695
2009	\$1,695	(\$1,361)	\$0	400	\$3,295	\$1,318	\$0	\$1,652	\$1,674	\$50	\$1,702
2010	\$1,702	(\$7,978)	(\$1,361)	400	\$3,378	\$1,351	\$9,000	\$2,714	\$2,208	\$66	\$2,781
2011	\$2,781	(\$2,178)	\$0	400	\$3,462	\$1,385	\$0	\$1,987	\$2,384	\$72	\$2,059
2012	\$2,059	(\$2,178)	\$0	400	\$3,549	\$1,419	\$0	\$1,300	\$1,679	\$50	\$1,351
2013	\$1,351	(\$2,178)	\$0	400	\$3,637	\$1,455	\$0	\$627	\$989	\$30	\$657
2014	\$657	(\$67,343)	(\$2,178)	13,200	\$3,728	\$49,214	\$38,000	\$18,349	\$9,503	\$285	\$18,635
2015	\$18,635	(\$5,627)	\$0	600	\$3,822	\$2,293	\$0	\$15,301	\$16,968	\$509	\$15,810
2016	\$15,810	(\$5,627)	\$0	1,600	\$3,917	\$6,267	\$0	\$16,450	\$16,130	\$484	\$16,934
2017	\$16,934	(\$5,627)	\$0	770	\$4,015	\$3,092	\$0	\$14,399	\$15,666	\$470	\$14,869
2018	\$14,869	(\$5,627)	\$0	770	\$4,115	\$3,169	\$0	\$12,410	\$13,640	\$409	\$12,820
2019	\$12,820	(\$5,627)	\$0	770	\$4,218	\$3,248	\$0	\$10,441	\$11,630	\$349	\$10,790
2020	\$10,790	(\$5,627)	\$0	770	\$4,324	\$3,329	\$0	\$8,492	\$9,641	\$289	\$8,781
2021	\$8,781	(\$5,627)	\$0	770	\$4,432	\$3,412	\$0	\$6,567	\$7,674	\$230	\$6,797
2022	\$6,797	(\$5,627)	\$0	890	\$4,543	\$4,043	\$0	\$5,213	\$6,005	\$180	\$5,793
2023	\$5,393	(\$5,627)	\$0	890	\$4,656	\$4,144	\$0	\$3,910	\$4,652	\$140	\$4,050
2024	\$4,050	(\$5,627)	\$0	890	\$4,773	\$4,248	\$0	\$2,671	\$3,360	\$101	\$2,771
2025	\$2,771	(\$5,627)	\$0	890	\$4,892	\$4,354	\$0	\$1,498	\$2,135	\$64	\$1,562
2026	\$1,562	(\$5,627)	\$0	890	\$5,014	\$4,463	\$0	\$98	\$980	\$29	\$427
2027	\$427	(\$5,627)	\$0	1,040	\$5,140	\$5,345	\$0	\$146	\$287	\$9	\$154
2028	\$154	(\$5,627)	\$0	1,040	\$5,268	\$5,479	\$0	\$6	\$80	\$2	\$8
2029	\$8	(\$4,266)	\$0	1,040	\$5,400	\$5,616	\$0	\$1,359	\$684	\$21	\$1,779
2030	\$1,379	(\$4,266)	\$0	1,040	\$5,535	\$5,756	\$0	\$2,870	\$2,124	\$64	\$2,933
2031	\$2,933	(\$3,449)	\$0	1,040	\$5,673	\$5,900	\$0	\$5,185	\$4,159	\$125	\$5,509
2032	\$5,509	(\$3,449)	\$0	780	\$5,815	\$4,936	\$0	\$6,996	\$6,053	\$182	\$6,778
2033	\$6,778	(\$3,449)	\$0	780	\$5,960	\$4,649	\$0	\$7,978	\$7,378	\$221	\$8,199
2034	\$8,199	(\$3,449)	\$0	780	\$6,109	\$4,765	\$0	\$9,516	\$8,838	\$266	\$9,782
2035	\$9,782	\$0	\$0	780	\$6,262	\$4,884	\$0	\$14,666	\$12,224	\$367	\$15,033
Total		(\$101,847)		38,120		\$161,772		\$62,000		\$5,444	

Estimate of "One Time Surcharge" to Fund the Growth Related Capital Cost



Estimate of Annual User Rate
in \$/000

- (1) Starting from 2012, the Operating and Admin. Expenses are recorded at 2.5% per annum based on the 2011 figures.
- (2) From 2012 and on, the existing debt servicing costs are assumed to be the same amount as in 2011 for the worst case scenario.
- (3) The additional debt is financed at 6.5% per annum over 20 years.
- (4) Interest income is 2% on 100% of the reserve fund opening balance plus 30% of the current year contribution (contribution less capital expenditure), if applicable.

Year	Total Projected	Projected	Revenue	Operating Expenses	Admin. Expenses	Capital Expenses	Debt Servicing	Capital Expenses	Total Expenses
2012	19,564,000	0,354	5,637	82,668	2,763	8,649	54,881	52,266	54,881
2013	19,570,000	0,372	5,706	82,926	2,786	8,649	54,843	52,266	54,843
2014	19,584,000	0,390	5,775	83,184	2,810	8,649	54,723	52,266	54,723
2015	20,000,000	0,410	5,844	83,442	2,834	8,649	54,603	52,266	54,603
2016	20,416,000	0,430	5,913	83,700	2,858	8,649	54,483	52,266	54,483
2017	20,832,000	0,450	5,982	83,958	2,882	8,649	54,363	52,266	54,363
2018	21,248,000	0,470	6,051	84,216	2,906	8,649	54,243	52,266	54,243
2019	21,664,000	0,490	6,120	84,474	2,930	8,649	54,123	52,266	54,123
2020	22,080,000	0,510	6,189	84,732	2,954	8,649	54,003	52,266	54,003
2021	22,496,000	0,530	6,258	84,990	2,978	8,649	53,883	52,266	53,883
2022	22,912,000	0,550	6,327	85,248	3,002	8,649	53,763	52,266	53,763
2023	23,328,000	0,570	6,396	85,506	3,026	8,649	53,643	52,266	53,643
2024	23,744,000	0,590	6,465	85,764	3,050	8,649	53,523	52,266	53,523
2025	24,160,000	0,610	6,534	86,022	3,074	8,649	53,403	52,266	53,403
2026	24,576,000	0,630	6,603	86,280	3,098	8,649	53,283	52,266	53,283
2027	24,992,000	0,650	6,672	86,538	3,122	8,649	53,163	52,266	53,163
2028	25,408,000	0,670	6,741	86,796	3,146	8,649	53,043	52,266	53,043
2029	25,824,000	0,690	6,810	87,054	3,170	8,649	52,923	52,266	52,923
2030	26,240,000	0,710	6,879	87,312	3,194	8,649	52,803	52,266	52,803
2031	26,656,000	0,730	6,948	87,570	3,218	8,649	52,683	52,266	52,683
2032	27,072,000	0,750	7,017	87,828	3,242	8,649	52,563	52,266	52,563
2033	27,488,000	0,770	7,086	88,086	3,266	8,649	52,443	52,266	52,443
2034	27,904,000	0,790	7,155	88,344	3,290	8,649	52,323	52,266	52,323
2035	28,320,000	0,810	7,224	88,602	3,314	8,649	52,203	52,266	52,203
2036	28,736,000	0,830	7,293	88,860	3,338	8,649	52,083	52,266	52,083
2037	29,152,000	0,850	7,362	89,118	3,362	8,649	51,963	52,266	51,963
2038	29,568,000	0,870	7,431	89,376	3,386	8,649	51,843	52,266	51,843
2039	29,984,000	0,890	7,500	89,634	3,410	8,649	51,723	52,266	51,723
2040	30,400,000	0,910	7,569	89,892	3,434	8,649	51,603	52,266	51,603
2041	30,816,000	0,930	7,638	90,150	3,458	8,649	51,483	52,266	51,483
2042	31,232,000	0,950	7,707	90,408	3,482	8,649	51,363	52,266	51,363
2043	31,648,000	0,970	7,776	90,666	3,506	8,649	51,243	52,266	51,243
2044	32,064,000	0,990	7,845	90,924	3,530	8,649	51,123	52,266	51,123
2045	32,480,000	1,010	7,914	91,182	3,554	8,649	51,003	52,266	51,003
2046	32,896,000	1,030	7,983	91,440	3,578	8,649	50,883	52,266	50,883
2047	33,312,000	1,050	8,052	91,698	3,602	8,649	50,763	52,266	50,763
2048	33,728,000	1,070	8,121	91,956	3,626	8,649	50,643	52,266	50,643
2049	34,144,000	1,090	8,190	92,214	3,650	8,649	50,523	52,266	50,523
2050	34,560,000	1,110	8,259	92,472	3,674	8,649	50,403	52,266	50,403
2051	34,976,000	1,130	8,328	92,730	3,698	8,649	50,283	52,266	50,283
2052	35,392,000	1,150	8,397	92,988	3,722	8,649	50,163	52,266	50,163
2053	35,808,000	1,170	8,466	93,246	3,746	8,649	50,043	52,266	50,043
2054	36,224,000	1,190	8,535	93,504	3,770	8,649	49,923	52,266	49,923
2055	36,640,000	1,210	8,604	93,762	3,794	8,649	49,803	52,266	49,803
2056	37,056,000	1,230	8,673	94,020	3,818	8,649	49,683	52,266	49,683
2057	37,472,000	1,250	8,742	94,278	3,842	8,649	49,563	52,266	49,563
2058	37,888,000	1,270	8,811	94,536	3,866	8,649	49,443	52,266	49,443
2059	38,304,000	1,290	8,880	94,794	3,890	8,649	49,323	52,266	49,323
2060	38,720,000	1,310	8,949	95,052	3,914	8,649	49,203	52,266	49,203
2061	39,136,000	1,330	9,018	95,310	3,938	8,649	49,083	52,266	49,083
2062	39,552,000	1,350	9,087	95,568	3,962	8,649	48,963	52,266	48,963
2063	39,968,000	1,370	9,156	95,826	3,986	8,649	48,843	52,266	48,843
2064	40,384,000	1,390	9,225	96,084	4,010	8,649	48,723	52,266	48,723
2065	40,800,000	1,410	9,294	96,342	4,034	8,649	48,603	52,266	48,603
2066	41,216,000	1,430	9,363	96,600	4,058	8,649	48,483	52,266	48,483
2067	41,632,000	1,450	9,432	96,858	4,082	8,649	48,363	52,266	48,363
2068	42,048,000	1,470	9,501	97,116	4,106	8,649	48,243	52,266	48,243
2069	42,464,000	1,490	9,570	97,374	4,130	8,649	48,123	52,266	48,123
2070	42,880,000	1,510	9,639	97,632	4,154	8,649	48,003	52,266	48,003
2071	43,296,000	1,530	9,708	97,890	4,178	8,649	47,883	52,266	47,883
2072	43,712,000	1,550	9,777	98,148	4,202	8,649	47,763	52,266	47,763
2073	44,128,000	1,570	9,846	98,406	4,226	8,649	47,643	52,266	47,643
2074	44,544,000	1,590	9,915	98,664	4,250	8,649	47,523	52,266	47,523
2075	44,960,000	1,610	9,984	98,922	4,274	8,649	47,403	52,266	47,403
2076	45,376,000	1,630	10,053	99,180	4,298	8,649	47,283	52,266	47,283
2077	45,792,000	1,650	10,122	99,438	4,322	8,649	47,163	52,266	47,163
2078	46,208,000	1,670	10,191	99,696	4,346	8,649	47,043	52,266	47,043
2079	46,624,000	1,690	10,260	99,954	4,370	8,649	46,923	52,266	46,923
2080	47,040,000	1,710	10,329	100,212	4,394	8,649	46,803	52,266	46,803
2081	47,456,000	1,730	10,398	100,470	4,418	8,649	46,683	52,266	46,683
2082	47,872,000	1,750	10,467	100,728	4,442	8,649	46,563	52,266	46,563
2083	48,288,000	1,770	10,536	100,986	4,466	8,649	46,443	52,266	46,443
2084	48,704,000	1,790	10,605	101,244	4,490	8,649	46,323	52,266	46,323
2085	49,120,000	1,810	10,674	101,502	4,514	8,649	46,203	52,266	46,203
2086	49,536,000	1,830	10,743	101,760	4,538	8,649	46,083	52,266	46,083
2087	49,952,000	1,850	10,812	102,018	4,562	8,649	45,963	52,266	45,963
2088	50,368,000	1,870	10,881	102,276	4,586	8,649	45,843	52,266	45,843
2089	50,784,000	1,890	10,950	102,534	4,610	8,649	45,723	52,266	45,723
2090	51,200,000	1,910	11,019	102,792	4,634	8,649	45,603	52,266	45,603
2091	51,616,000	1,930	11,088	103,050	4,658	8,649	45,483	52,266	45,483
2092	52,032,000	1,950	11,157	103,308	4,682	8,649	45,363	52,266	45,363
2093	52,448,000	1,970	11,226	103,566	4,706	8,649	45,243	52,266	45,243
2094	52,864,000	1,990	11,295	103,824	4,730	8,649	45,123	52,266	45,123
2095	53,280,000	2,010	11,364	104,082	4,754	8,649	45,003	52,266	45,003
2096	53,696,000	2,030	11,433	104,340	4,778	8,649	44,883	52,266	44,883
2097	54,112,000	2,050	11,502	104,598	4,802	8,649	44,763	52,266	44,763
2098	54,528,000	2,070	11,571	104,856	4,826	8,649	44,643	52,266	44,643
2099	54,944,000	2,090	11,640	105,114	4,850	8,649	44,523	52,266	44,523
2100	55,360,000	2,110	11,709	105,372	4,874	8,649	44,403	52,266	44,403

Year	Total Projected	Projected	Revenue	Operating Expenses	Admin. Expenses	Capital Expenses	Debt Servicing	Capital Expenses	Total Expenses
2012	19,564,000	0,354	5,637	82,668	2,763	8,649	54,881	52,266	54,881
2013	19,570,000	0,372	5,706	82,926	2,786	8,649	54,843	52,266	54,843
2014	19,584,000	0,390	5,775	83,184	2,810	8,649	54,805	52,266	54,805
2015	20,000,000	0,410	5,844	83,442	2,834	8,649	54,767	52,266	54,767
2016	20,416,000	0,430	5,913	83,700	2,858	8,649	54,729	52,266</	

OPTIONS / ALTERNATIVES

Option A:

Basic Water Rate with Surcharge

This option would utilize a base water rate charge to municipalities to cover O&M costs plus a surcharge for new connections (i.e. development growth and expansion of service). The surcharge would consist of either a Development Charge or Connection Charge to be imposed and collected by the client municipalities with all collected funds subsequently remitted to the Joint Board.

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Elgin Area
Primary Water Supply System



Lake Huron
Primary Water Supply System

OPTIONS / ALTERNATIVES

Option A:

Basic Water Rate with Surcharge

Pros:

- Growth pays for growth;
- Equitable to existing rate payers and low growth municipalities;

Cons:

- Difficult for the Joint Board to manage ensuring the proper funds are being collected and turned over;
- Potential for imbalance should some municipalities fail to properly collect and manage;
- Joint Board could get dragged into local Development Charge issues;
- Municipalities provided with flexibility in application of D.C. rates for various housing types, commercial/institutional uses and/or industrial uses.



Lake Huron
Priority Water Supply System



Elgin Area
Priority Water Supply System

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OPTIONS / ALTERNATIVES

Option B: All Inclusive Single

Water Rate

This option would utilize a single water rate charged to municipalities to recover all costs associated with the supply of water including capital upgrades to meet future growth and expansion.

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Elgin Area
Primary Water Supply System



Lake Huron
Primary Water Supply System



OPTIONS / ALTERNATIVES

Option B: All Inclusive Single

Water Rate

Pros:

- Easy for Joint Board to manage;
- Predicable cash flow based on water demands;
- Joint Board does not get involved in municipal D.C. issues.

Cons:

- Rate is applied equally to all users;
- Growth does not pay for growth;
- Low growth or zero growth municipalities "subsidize" growth by paying higher rate but receive no benefit.



Lake Huron
Primary Water Supply System



Egin Area
Primary Water Supply System

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OPTIONS / ALTERNATIVES

Option C: All Inclusive Water Rate

**Municipality Reduces Rate through
Development Charges**

Consists of a single water rate charged to municipalities to cover all costs; the municipality implements a DC and / or connection charge and manages it – applying recovered funds to reduce the general water charges.



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OPTIONS / ALTERNATIVES

Option C: All Inclusive Water Rate

Municipality Reduces Rate through
Development Charges

Pros:

- Easy for RWSS to manage;
- Predictable cash flow;
- Municipalities deal with DC issues;
- Growth pays for growth where municipalities choose to implement charge.

Cons:

- Difficult for municipality to track and allocate

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Elgin Area
Primary Water Supply System



Lake Huron
Primary Water Supply System



OPTIONS / ALTERNATIVES

Option E: Two Rate System (Hybrid)

Consists of an all inclusive rate for most

municipalities. The municipality implements a DC and / or connection charge and manages it -

applying recovered costs to reduce the general rate. Where a small municipality can demonstrate that it has low or zero growth - a second lower

base rate which does not include growth related capital costs would apply.

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Lake Huron

Primary Water Supply System



Elgin Area

Primary Water Supply System

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OPTIONS / ALTERNATIVES

Option E: Two Rate System (Hybrid)

Pros:

- Relatively easy for Joint Board to manage;
- Predictable cash flow;
- Municipalities deal with DC issues;
- Growth pays for growth where municipalities choose to implement charge.

Cons:

- Slightly more difficult to manage;
- Need to scrutinize and manage issues related to "zero" / low growth.

Managed on exemption-basis



Schedule / Timelines

- Workshop ~ Tuesday, October 17, 2006
- Opportunity for review and feedback
- Presentation of preferred (tentative) Option to Joint Board ~ March, 2007
- Feedback / Final Decision by Board ~ with Board Financial Plan (2007)

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Lake Huron

Primary Water Supply System



Elgin Area

Primary Water Supply System

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Corporation of the
City of St. Thomas

Report No.
ES94-04
File No.
07-068

Directed to: Chair Marie Turvey and Members of the
Environmental Services Committee of Council

Date
July 14, 2004

Department: Environmental Services

Attachment
• Elgin Area Water Master Plan
Preliminary Draft Report
Executive Summary and
Conclusions and r
Recommendations

Prepared By: John Dewancker, Director

Subject: Elgin Area Primary Water Master Plan Update 2003 – Preliminary Draft Report –
Comments

Recommendation:

That the preliminary draft report of the Elgin Area Water Master Plan Update (2003) be received as information.

That report ES94-04 with City of St. Thomas comments on the preliminary draft report be forwarded to the project steering committee for the Elgin Area Water Master Plan for review and follow-up in the final report.

Origin:

During the month of May, the preliminary draft report for the Elgin Area Water Master Plan update (2003) was circulated to all member municipalities within the EAPWSS service area. The preliminary draft report was presented to the project steering Committee on May 14, 2004, and to the Joint Board of Management on June 10, 2004. Comments by member municipalities were invited at these meetings. These comments will be consolidated with any comments by the Public to be received at the Open House meetings which will be scheduled in the near future by the project Steering Committee.

Analysis:

A copy of the executive summary and the Conclusions and Recommendations of the preliminary draft Master Plan report is attached herewith for the perusal of by the Members.

Upon review of the draft report, the following provides a number of comments that should be addressed or elaborated further in the final report:

1. One of the main purposes of the report is to establish a long-term capital forecast of the infrastructure needs of the EAPWSS. In this regard, and as can be observed from the table 8-1, included in the summary of capital costs, a very significant portion (80.5%) of all future system capital needs (\$92.6M) is growth related (\$74.5M).

In view of this fact, a fair and equitable financial mechanism should be devised and be recommended in Section 6.0 (Review of Rate and Revenue Structures) of the report, that will ensure that such growth related costs be funded by those entities that create the demand for the capacity improvements of the water supply system. This would be in line with the "growth pays for growth" principle that has been maintained by many municipalities within the service area of the Elgin and Huron Water Supply Systems.

2. The growth related component of planned infrastructure improvements, included in preliminary draft Master Plan report for the Elgin Area Water Supply System should be considered together with any growth related component of system improvements that are being planned for the Lake Huron Primary Water Supply System. Both primary water supply systems are intrinsically connected and should, for the purpose of planning and prioritization of grown related works, be considered as one Regional Water Supply System with one Reserve Fund. Such reserve fund should be funded equitably from across the entire service area and be used for the funding of any growth related prospects across the entire service area in order of priority.

In the absence of having access to the Draft Water Master Plan for Lake Huron Primary Water Supply System, staff considered the following table which provides a summary of the major growth related capital projects for both water supply systems. It was sourced from the report on the Regional Water Quality, Capacity and Green Power Initiatives Document which was provided to Council at the January 19, 2004 meeting and which received City Council support.

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Facility Expansions and Upgrades:

Elgin Plan Expansion	Expansion of low lift pumping station, twinning raw water main and flocculation, sedimentation, disinfection and high lift pumping station systems. Upgrade to the UV disinfection system	\$14,000,000	\$40,000,000
Elgin Residue Management Facility	Environmental Standards will require development of residue management facilities for compliance	\$13,000,000	-
Huron Plan Expansion	No expansion expected for the next 20 years	-	-
Huron Residue Management Facility	Environmental standards will require development of residue management facilities for compliance	\$10,000,000	-
South East Reservoir & Pumping Station	Provide reservoir capacity of 115ML (25 million gallons) and installation of a pump station for system pressure balancing. Postpones expansion of the Elgin water treatment plant.	\$41,000,000	-
Total Cost Facility Expansions and upgrades		\$78,000,000	\$40,000,000

Transmission Capacity and Reliability Improvement:

Elgin Transmission Main	Twinning along remaining 18km length with 1050mm main. Rehabilitation of existing main to increase life expectancy through 2026 to provide redundancy to new main.	\$23,000,000	\$14,000,000
Huron Transmission Main	Twinning of the remaining 29km of 50km transmission main using 1200mm main to provide increased capacity and operational redundancy for system reliability	\$35,000,000	\$35,000,000
Total Cost for Transmission Capacity and Reliability Improvements		\$58,000,000	\$49,000,000

From this table, it can be observed that the combined value of the growth related projects for the Elgin System is \$81M whereas the value for the growth related projects for the Huron System is \$70M.

If water rates are chosen as the only means by which these growth related projects are to be funded, then this may lead to a significant difference in the primary water rate of both water supply systems in the future, particularly as the current size of both systems is very different (Elgin System capacity is rated at 82M/d, Lake Huron System is rated at 340M/d). Such funds can much easier be raised by the larger system or conversely, rates can be kept significantly lower for the larger supply system. This in turn, may lead to a long term economic disadvantage for the Elgin area municipalities.

All of the water systems capital projects have been included with the submissions that will or have been made to senior government by both water supply systems under the Regional Water Quality, Capacity and Green Power Initiative document. (Total value \$347.9M) However, in the experience of the writer, senior government has typically considered projects of a research and optimization/rehabilitation nature to be of a higher funding priority and has put less priority on the funding of growth related projects. This observation further demonstrates the need to have a regional solution to the equitable apportionment of all the cost of the growth related projects within the combined service area of the EAPWSS and the LHPWSS.

In conclusion, the City of St. Thomas would request that the above comments be considered by the Project Steering Committee in the preparation and adoption of the final report and that the Master Planning efforts be complemented by a Financial Plan to address the above comments in detail.

Respectfully submitted,

John Dewarcker

John Dewarcker, P.Eng.,
 Director, Environmental Services

Reviewed By: Treasury Env Services Planning City Clerk HR Other

cc: J. Tyrell, P.Eng., Project Manager, Stantec Consulting
 A. Grunda, CN Watson & Associates.

ELGIN AREA WATER MASTER PLAN UPDATE 2003

Executive Summary

A Introduction (Section 1.0)

Stantec has undertaken the 2003 EAPWSS Master Plan Update to forecast the need and timing for new capital works over a 20-year planning horizon from 2006 to 2026. The start date of 2006 was selected due to the current changes in drinking water regulations, which are expected to have impacts on operation of the EAPWSS and may add users to the system. The date of 2006 is when the full impact of these regulatory changes is expected. In addition, by 2006 the City of London's Southeast Reservoir will be completed and in operation and will act as a terminal reservoir for the EAPWSS (although it is not part of the EAPWSS).

The intention of this 2003 Master Plan Update is not to provide a definitive statement as to how the EAPWSS will or should develop over the twenty-year planning horizon to 2026. Rather, it should be viewed as the template upon which the Joint Board can plan their future capital projects and deal with changes in demand patterns and regulatory issues while continuing to effectively manage risk.

B Population Projections and Servicing Areas (Section 2.0)

Previous Master Plan Updates generally predicted higher for the future population to be serviced by the EAPWSS than actually occurred. This report attempted to discern per capita demand differences between individual municipalities, and to separate block demands for municipal water as well as large industrial and agricultural demands. Gross average per capita demand in the EAPWSS (excluding the City of London) is presently calculated at an average gross value of 520 L/c/d. However, when discounting the extremely large industrial water demands (i.e. the Ford Plant and CN Rail) from within the Township of Southwold, this figure can be reduced to a per capita value of 446 L/c/d. The maximum day factor for the non-London portion of the EAPWSS was determined to be 1.91 based upon the average of complete data for the years 1997, 1998 and 2002.

The City of London is fed from both the EAPWSS and the Lake Huron Primary Water Supply System (LHPWSS) with the majority of its demand being met by the LHPWSS. The City of London has entered into a contract with the EAPWSS whereby a daily block of water is purchased from the water treatment plant between the volumes of 22.7 ML and 40.9 ML with London historically drawing from the lower end of the contract amount. Gross per capita demand for the City of London has been calculated at approximately 466 L/c/d from the most recent data. To date the EAPWSS is not impacted by the maximum day demand of London due to the block purchase of water. The EAPWSS services a portion of the City of London's demand area serviced by the soon to be constructed Southeast Reservoir.

The overall demand for the EAPWSS has not shown a strong trend of growth over the last five years. However, this is due to the nature of the block of water draw by the City of London. When this demand is removed, it is apparent that there has been demand growth within the EAPWSS from the non-London municipalities due to an increase in their user population.

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C Future Water Demand (Section 3.0)

In order to forecast demand, three scenarios were developed through the use of population projections (low, medium and high), and combining this with historic per capita daily demand for each municipality and adding in identified current and future large agricultural and industrial users. The City of London is planning to limit their daily take of water from the EAPWSS to 27.3 ML/day (an amount within their contracted volume) until the demand from the non-London EAPWSS municipalities grows to require an expansion of the Elgin Area Water Treatment Plant. Based upon the demand forecast, two capacity limits were identified in the current EAPWSS that require addressing, these are:

- The 750 mm water transmission from the Elgin Area Water Treatment Plant has a capacity of 62 ML/day and needs to be twinned by 2006; and
- The present 91 ML/day capacity of the Elgin Area Water Treatment Plant needs to be expanded between 2011 and 2014 to meet the maximum day demand of the EAPWSS.

Following the Elgin Area Water Treatment Plant expansion, it was assumed that London would require the maximum day demand of the Southeast Reservoir demand area. This will require the existing contract between London and the EAPWSS to be revised to address the present arrangement of block volume demand from the EAPWSS post-plant expansion. Such a revision should represent a "win-win" situation for both parties as the EAPWSS will be able to access additional revenue to pay for the expansion (and hence control the cost of wholesale water) and London will have increased security of supply.

There are two potential additional communities that may wish to join the EAPWSS in the future: Tilsonburg in Oxford County (this connection would allow Stratfordville and Eden in Municipality of Bayham); and Dorchester in the Municipality of Thames Centre.

D Regulatory Impacts and Security (Section 4.0)

There is a general trend to increase regulation with respect to the production and delivery of drinking water and to the safeguarding of the environment from the processes and by-products related to the production of drinking water. Since the Walkerton tragedy in 2000, all providers of water to municipal users have been subject to more complex regulations, which are presently under the Safe Drinking Water Act (SDWA). The primary regulation made under the SDWA is Ontario Regulation (O.Reg.) 170/03. It is expected that as early as 2004, a series of new regulations will be enacted that will require the owner of a municipal water supply system to obtain a Municipal Drinking Water Licence in order to operate current and future systems. This licencing will include new requirements such as an Approved Operational Plan for the water works; an Approved Financial Plan for the water works; having an audited Quality Management System; and accreditation of the Operating Authority.

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The Sustainable Water and Sewage Systems Act (SWSSA) 2002 received Royal Assent on December 13, 2002 but has not been enacted. Key parts of the SWSSA, with respect to water include the following: mandatory reporting on the cost of providing water services; preparation of an audited cost recovery plan for water services; and establishment (if not previously in existence) and maintenance of a dedicated reserve account. It is likely that the Joint Board Administration will have to prepare and submit sufficient data as well as an integrated cost recovery plan to all of the member municipalities as part of their efforts to meet the requirements of the SWSSA.

As the Elgin Area Water Treatment Plant operates on Lake Erie, both the federal and provincial governments regulate it to varying degrees. Presently, residue from the Elgin Area Water Treatment Plant is not treated. There are several regulatory scenarios that may cause the Residue Management Facility to be constructed prior to the expansion of the Elgin Area Water Treatment Plant.

The EAPWSS is currently serving a population of approximately 106,000 that may increase to upwards of 160,000 by 2026. The Joint Board must decide on an ongoing basis what level of risk is acceptable for the system through their Risk Management Plan. Through its investments in both the EAPWSS and the LHPWSS, London benefits by having the means for security of supply from multiple water sources. London has sufficient reservoir storage within the primary system and its own reservoirs equivalent to two days of average winter demand and also maintains back up groundwater supply wells. There is a limited capability (both in terms of volume and time) for the LHPWSS to be back fed through London to the EAPWSS. As the EAPWSS water demand grows, current security measures will become less effective as the existing infrastructure ages and the demands on the system increase. A Vulnerability Assessment is recommended to confirm the proposed capital works due to security issues for the EAPWSS.

E Capital Improvements (Section 5.0)

Capital Improvements on the EAPWSS are required to be implemented for the following reasons:

- To address actual or expected deficiencies in the water supply to current system users;
- To provide capacity for new system members;
- To provide for treatment and process enhancements required by regulatory changes or raw water quality changes;
- To enhance the security of the water supply as determined by the Risk Management Plan; and
- To provide for system optimization to reduce the ongoing operations and maintenance costs to the system.

The cost estimates presented in this study include the non-construction costs, which are assigned a value of 15% of the total construction costs. A summary of the proposed capital projects is presented in Table ES-1.

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Table EG-1 - Cost and Schedule for Capital Upgrades

Project	Primary Driver	Construction Cost	Non-Construction Cost	Total Cost	Date Required ²
Transmission Main Upgrade - new 1050 mm line	Growth	\$ 19.6 million	\$ 2.8 million	(\$ 22.4 million)	2008
Transmission Main Upgrade - rehabilitate 750 mm line	Security	\$ 2.0 million	\$ 0.4 million	\$ 3.0 million	2015
Provision of 3.5 MW Back-Up Power	Security	\$ 2.6 million	\$ 0.4 million	\$ 3.0 million	2008
Expansion of Elgin Area Water Treatment Plant to 182 ML/day	Growth	\$ 45.3 million	\$ 6.8 million	\$ 52.1 million	2013
Construction of Residue Management Plant	Regulatory	\$ 10.5 million	\$ 1.6 million	\$ 12.1 million	2010
Total		\$ 80.8 million	\$ 12.1 million	\$ 92.9 million	N/A

1. 15 % of Construction cost for project management, optimization, planning and engineering costs
 2. Based upon the medium demand growth scenario in Section 3.0

F Review of Rate and Revenue Structures (Section 6.0)

The current EAPWSS Operating Budget is funded entirely from the wholesale delivery of treated water to its member municipalities who retail the water to consumers or other municipalities. Stantec retained the services of Hemson Consulting Ltd. to prepare a review of rate and revenue structures of comparable regional water systems. The Hemson report reviewed three water systems in Ontario in addition to the EAPWSS and the LHPWSS. These were the Lambton Area Primary Water Supply System, the Union Water Supply System and the Waterloo Region Water Supply System. All five systems make similar contributions from their revenues for capital projects. The EAPWSS, along with the LHPWSS, the Union Water Supply System, and the Waterloo Region Water Supply System use a single block rate. The EAPWSS and the Union Water Supply System have multiple rates as different member municipalities have different capital debt responsibilities. The Lambton Area Primary Water Supply System uses a fixed charge water rate in which the operating and capital budget requirements are apportioned to the member municipalities based on their previous year's use. Only the Waterloo Region Water Supply System has an additional, albeit minor stream of revenue (2.2% of total) from development charges.

It is cautioned that any changes to the EAPWSS rate structure should be those for which the Joint Board has the sole jurisdiction to make either collectively or between the EAPWSS and individual member municipalities. The EAPWSS multiple single rate block model can be modified to allow for additional flexibility for its members to address current and future capital liabilities. With this perspective, municipalities may decide to direct a greater portion of their water revenue to the EAPWSS to pay down their share of the existing capital debt or to reduce their liability for future capital improvements.

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Stantec recommends that the EAPWSS develop principles for financing the required capital work that both address its requirements of the Sustainable Water and Sewage Systems Act, 2002 and its forthcoming regulations and attempts to achieve either stability (adjusted to inflation) or manageable growth in the system rate. A key component for developing this strategy would be to undertake an asset management study to determine the costs of replacement of the existing capital components over the same period as the current Master Plan Update.

G Review of Management Systems (Section 7.0)

In the next few years, the workload of the Joint Board Administration will increase, as it will have to manage ongoing operations, deal with current and imminent regulatory requirements and manage the projected capital program. Therefore, we have concluded that three project coordinators/project managers are required to work under the direction of the Manager of Regional Water Supply. These positions include a Planning and Service Delivery Coordinator; a Compliance Coordinator; and a Technical Support and Capital Works Coordinator.

The process of undertaking a specific capital upgrade project begins when a "trigger point" requiring action by the Joint Board has been reached. A "trigger point" is when circumstances occur that warrant the commencement of a capital upgrade project. At present, the EAPWSS only has a trigger point mechanism to deal with growth related issues through Paragraph 28 of the Transfer Order that sets it when the system reaches 85% capacity. This current mechanism does not account for new capital projects required for security or regulatory reasons. It is recommended that the 85 % trigger point be abandoned in favour of a formalized update of the New Capacity Capital Plan on an annual basis (as opposed to every five years as is required by the Transfer Order). This would permit the assumptions and projections for demand growth to be reviewed on an annual basis by the Joint Water Board Administration. Based upon the analysis of the updated data, the timing for identified capital works should be adjusted accordingly.

In order to assist with the determination of timing for capital improvements and to improve the overall quality of the management of the EAPWSS, data collection, collation and analysis are important. The EAPWSS should consider the implementation of an electronic reference library that would contain design and construction drawings; reports; historical data required to assist in the determination of trigger points and for trending analysis; historical data required for regulatory compliance (such as the fifteen year retention period required for chemical testing results in O.Reg. 170/03); and copies of up to date software applications for the SCADA system. This library could be expanded to include up to date copies of legislation and regulations and up to date operational procedures.

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ELGIN AREA WATER MASTER PLAN UPDATE 2003

8.0 Conclusions and Recommendations

Stantec has undertaken the 2003 EAPWSS Master Plan Update to forecast the need and timing for new capital works over a 20-year planning horizon. The period selected for this master planning document covers the period from 2006 to 2026. The start date of 2006 was selected due to the current changes in drinking water regulations, which are expected to have impacts on operation of the EAPWSS and may add users to the system. The date of 2006 is when the full impact of these regulatory changes is expected. In addition, by 2006 the City of London's Southeast Reservoir will be completed and in operation and will act as a terminal reservoir for the EAPWSS (although it is not a part of the EAPWSS).

In order to forecast demand, three scenarios were developed through the use of population projections (low, medium and high), and combining this with historic per capita daily demand for each municipality and adding in identified current and future large agricultural and industrial users. This forecast demand also took into account the effect of the Southeast Reservoir. The City of London is planning to limit their daily take of water from the EAPWSS to 27.3 ML/day until the demand from the non-London EAPWSS municipalities grows to require an expansion of the Elgin Area Water Treatment Plant. Once this expansion takes place, the SE Reservoir and the EAPWSS will service a defined area of the City of London. Based upon the demand forecast, two capacity limits were identified in the current EAPWSS that require addressing, these are:

- The 750 mm water transmission main from the Elgin Area Water Treatment Plant to the St. Thomas Reservoir has a capacity of 82 ML/day; and
- The present 91 ML/day capacity of the Elgin Area Water Treatment Plant.

An influence on the type and timing of capital projects will be the requirement to address security and risk management issues to ensure the delivery of drinking water in a manner so as to minimize the risk of disruption of supply, ensure safety of the supply and meet all legislative requirements. Based upon this review, the following projects were identified as being required over the study period:

- The provision of back-up power to the Elgin Area Water Treatment Plant;
- The provision of a residue management facility at the Elgin Area Water Treatment Plant; and
- Rehabilitation and upgrades to the existing 750 mm transmission main to extend its life so that it can act as a back up to the new transmission main to 2026.

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CONCLUSIONS AND RECOMMENDATIONS**

In addition, it was recommended that a Water Supply Vulnerability Assessment be the basis for confirming the scope and cost of new capital projects to address issues related to the security of the water supply.

Table 8-1 summarizes the cost and time frame for the major capital projects identified in the study.

Table 8-1 Summary of Capital Costs and Timing for Capital Upgrades

Project	Primary Driver	Total Cost ^a	Date Required		
			Low Demand Growth Scenario	Medium Demand Growth Scenario	High Demand Growth Scenario
Transmission Main Upgrade → new 1050 mm line	Growth	\$ 22.4 million	2006	2008	2008
Transmission Main Upgrade → rehabilitate 750 mm line	Security	\$ 3.0 million	2015	2016	2015
Provision of 3.5 MW Back-Up Power	Security	\$ 3.0 million	2008	2008	2008
Expansion of Elgin Area Water Treatment Plant to 192 ML/day	Growth	\$ 52.1 million	2014	2013	2011
Construction of Residue Management Plant	Regulatory	\$ 12.1 million	2010	2010	2010
Total		\$ 92.6 million			

^a Costs in 2003 dollars

Stantec reviewed the current rate structure of the EAPWSS, Hemson Consulting Ltd. was retained by Stantec to prepare a review of rate and revenue structures of comparable regional water systems. The intention of the Hemson report is to provide the Joint Board with background information in order to foster discussion on appropriate rate structure. Stantec would caution that any changes to the EAPWSS rate structure should be those for which the Joint Board has the sole jurisdiction to make either collectively or between the EAPWSS and individual member municipalities. Therefore, we would recommend that the EAPWSS not change from the multiple single rate structure. The only caveat to this is for the EAPWSS to allow for additional flexibility for its members to address current and future capital liabilities.

Stantec recommends that the EAPWSS develop principles for financing the required capital work that both address its requirements of the Sustainable Water and Sewage Systems Act, 2002 and its forthcoming regulations and attempts to achieve either stability (adjusted to inflation) or manageable growth in the system rate. Some principles to consider are:

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**ELGIN AREA WATER MASTER PLAN UPDATE 2003
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- Minor capital repairs are to be financed using reserves;
- Maintain a target threshold reserve balance, for example, of 2.5 % of existing system replacement cost;
- Build up capital replacement reserves through annual contributions to reserves reflecting the depreciated value of the assets (over and above that required for ongoing capital) or finance major replacement (or rehabilitation) capital projects through debentures with debt servicing costs not to exceed a percentage threshold of revenue (when combined with debt servicing for new capital projects); and
- Major new capital projects are to be financed through debentures with debt servicing costs not to exceed a percentage threshold of revenue (when combined with debt servicing for replacement capital projects).

A key component for developing this strategy would be to undertake an asset management study to determine the costs of replacement of the existing capital components over the same period as the current Master Plan Update. The Joint Board Administration would then have sufficient information to determine the capital cash flow requirements for the EAPWSS that would determine the apportionment of capital expenditures from reserve fund contributions and debentures.

Based upon a review of the expected growth and development of the EAPWSS, the current staff level of the Joint Board Administration was reviewed. It was recommended that the Manager of Regional Water Supply be assigned three project coordinators/project managers. These positions would include a Planning and Service Delivery Coordinator, a Compliance Coordinator and Technical Support and Capital Works Coordinator.

In general terms, the 85% capacity trigger point established in the Transfer Order⁴⁷ may not be a valid means to implement capital improvements. There are four issues to consider with respect to the trigger point to begin the implementation of a capital improvement. These are:

1. The lead time required between when a capital improvement is needed to meet expected demand and the expected time that the optimization, planning, designing, constructing and commissioning will take to complete;
2. The risk of exceeding the existing capacity due to fluctuations in demand during the time that the capital improvement process is being undertaken;
3. The level of risk to the disruption of the water supply that is acceptable for the Joint Board to assume; and
4. The timing to implement a capital improvement to maximize its return on investment through increased revenues due to additional supply of water used by customers.

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CONCLUSIONS AND RECOMMENDATIONS**

It is recommended that the 85 % trigger point be abandoned (as is permitted in the Transfer Order) in favour of a formalized update of the New Capacity Capital Plan by the Joint Water Board Administration on an annual basis.

In order to assist with the determination of timing for capital improvements and to improve the overall quality of the management of the EAWPSS, data collection, collation and analysis are important. Therefore it was recommended that an electronic reference library be implemented as a means of centralizing and codifying information. This library should contain design and construction drawings; reports such as Master Plan Updates and annual reports; historical data required for determination of trigger points and trending analysis; data required for regulatory compliance (such as the fifteen year retention period required for chemical testing results in O.Reg. 170/03); and copies of up to date software applications for the SCADA system.

The intention of this 2003 Master Plan Update is not to provide a definitive statement as to how the EAPWSS will or should develop over the twenty-year planning horizon to 2026. Rather, it should be viewed as the template upon which the Joint Board can plan their future capital projects and deal with changes in demand patterns and regulatory issues while continuing to effectively manage risk. The assumptions and projections for demand growth should be reviewed on at least an annual basis by the Joint Water Board Administration. Based upon the analysis of the updated data, the timing for identified capital works should be adjusted accordingly.

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Report No.
ES49-04

File No.
06-085

ST. THOMAS

Directed to: Chair Marle Turvey and Members of the Environmental Services Committee of Council

Date
April 27, 2004

Department: Environmental Services

Attachment
- Letter of January 21, from the EAPWSS
- Draft New Connection Policy of the EAPWSS

Prepared By: John Dewancker, Director

Subject: **Draft New Connection Policy of the Elgin Area Primary Water Supply System**

Recommendation:

- That the draft new connection Policy of the Elgin Area Primary Water Supply System be received.
- That report PW49-04 with comments made therein on the draft connection policy be forwarded to the Board of Management of the Elgin Area Primary Water Supply System for review.

Origin

Attached letter of January 21, 2004 from the EAPWSS requesting comment on the draft new connection policy for the Elgin APWSS. A copy of the proposed new policy, dated June 10, 2004, is attached herewith for the review of the members.

Analysis:

Upon review of the new policy, staff is in general agreement with the policy subject to the following comments:

Section 6 – Adjustment of Joint Board Representation

The draft policy 6(b) provides a mechanism for the addition of the Joint Board voting representation, proportionate to the approximate volume of water to be extracted at the initial year of connection.

In regards to the current composition of the Joint Board Membership, this composition was not derived on the basis of proportionality of water flows extracted from the water supply system. Rather, it was conceived on the basis of a need to create a team of municipal representatives from within the EAPWSS service area while dealing with the assignment of the responsibility, associated with the administration of the water supply system.

As a result, the mechanism for the adjustment of additional municipalities to the system should primarily remain as outlined in Section 1(k) of the November 2000, EAPWSS Transfer Order. (Copy of excerpt attached herewith). The concept of adjusting the Primary Board composition based on flow proportionately may be deemed to deviate somewhat from the original intent of the Transfer Order. Also, in accordance with Section 6(d) of the draft Policy, the existing Joint Board representation could be reduced from its current composition. Therefore it is recommended that the Joint Board of Management be requested to clarify these sections 6b and 6 d of the policy in light of the above comments.

It is recommended that upon review of this report by the Board, a copy of this report be forwarded to Joint Board of the EAPWSS for review.

Respectfully Submitted,

John Dewancker, P.Eng., Director
Environmental Services

Reviewed By:

Treasury Env Services Planning City Clerk HR Other

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1. Applicability

This policy shall apply to all new connections to the Elgin Area Primary Water Supply System, extension of water supply from the area water system to municipalities within the designated service area of the area water system but not currently serviced by the Primary Water Supply System, and the extension of water supply to municipalities outside of the designated service area of the Elgin Area water system. This policy does not preclude the extension of the Elgin Area Primary Water Supply System transmission main by the Joint Board, at the Joint Board's discretion, to supply an existing or new municipality or area of an existing or new municipality.

2. New Connections to the Elgin Area Primary Water Supply System

All new connections to the Elgin Area Primary Water Supply System may be approved by the Joint Board for a municipality or an area of municipality which are to be serviced that are within the designated service area of the Water Supply system, subject to the following:

- (a) all proposed connections to the Primary Water Supply System must be to the Primary Transmission Main at a location acceptable to the Joint Board and the connection must directly supply a municipal water distribution system.
- (b) an engineering review of the proposed connection must be undertaken by the Administering Municipality at the connecting municipality's cost to address, at a minimum:
 - Available capacity of the Elgin Area water treatment plant to support the current and long-term requirements of the municipality or area of the municipality to be serviced by the proposed connection;
 - Available capacity of the primary transmission main required to meet the current and long-term requirements of the municipality or area of the municipality to be serviced by the proposed connection; and,
 - An impact assessment of the proposed connection on the area water system as a whole in consideration of, at a minimum, hydraulic conditions of the transmission main and regulatory restrictions or conditions applicable to the proposed connection.
 - An impact assessment of the proposed connection on the existing and future capacity of the Elgin Area water treatment plant.
- (c) the proposed connection must include a bulk water meter, complete with isolation valves and bypasses, at the location of the connection or alternate location acceptable to the Joint Board, to be constructed at the cost of the connecting municipality, which may include administration costs, interim financing, associated water treatment capacity improvements, and/or transmission capacity improvements at the discretion of the Joint Board. The ownership of the bulk water meter shall be transferred to the Joint Board without charge and unrestricted access to the meter granted to the Joint Board and the Joint Board's Operating Authority.

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(d) the construction of the proposed connection shall be undertaken by the Administering Municipality and all related capital, administration and engineering costs associated with the connection shall be at the expense of the connecting municipality. The connection shall include but not limited to the following:

- The construction of the connection point, including all associated valves, meters, monitoring and control equipment, and pressure reducing devices; and,
- Any additional capital costs required to upgrade existing infrastructure, either owned by the Joint Board or a member municipality, in order to accommodate the new connection and the long-term projected supply requirements of the connecting municipality;

(e) any capital costs required to accommodate the new connection within the connecting municipality's water system or area to be serviced shall be at the expense of the connecting municipality.

3. New Connections to the Area Water System through and using the Infrastructure of an adjacent municipality

All new connections to the Elgin Area Primary Water Supply System to a municipality or area of a municipality within the designated service area of the Water Supply System through and using the existing infrastructure of an adjacent municipality ("supplying municipality"), which by virtue of the connection is in essence an extension of water supply through the adjacent municipality, may be approved by the Joint Board in principle subject to the conditions established under Section 2, subsection (b) of this policy, as well as the following:

- (a) a supply agreement acceptable to the connecting municipality and supplying municipality being executed, which may include provisions for:
- the payment of a rate payable by the connecting municipality to the supplying municipality reflective of the primary rate of water, and additional costs to the supplying municipality for the operation, maintenance and repair of the affected infrastructure to supply the connecting municipality, as well as an allocation of payment of costs for depreciated capital and the assumption of liability and risk;
 - the requirement to install appropriate backflow prevention at the connection point; and,
 - the delineation of a respective service area for the supply agreement.

4. Extension of existing water supply within a municipality currently supplied by the area water system

The extension of an existing municipal water distribution system within the municipality or area of a municipality within the designated service area of the area water system that is currently supplied by the Elgin Area Water Supply System shall not require approval of the Joint Board.

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5. Extension of water supply beyond the designated service area of the area water system.

The extension of water supply beyond the designated service area of the Elgin Area Water Supply System shall be subject to the approval of the Joint Board of Management, and further subject to the conditions of Section 2 or Section 3 of this policy, as appropriate.

6. Adjustment of Joint Board Representation

Upon connecting to the Elgin Area water system under Section 2 or Section 3 of this policy, a municipality within the delineated service area of the water system may become a voting member municipality using the following model:

- (a) At the present time, there are 7 voting representatives on the Joint Board with votes as follows:
 - London: 3 voting representatives with 1 vote each
 - St. Thomas: 2 voting representatives with 1 vote each
 - Aylmer, Malahide and Bayham: 1 voting representative with 1 vote
 - Central Elgin and Southwold: 1 voting representative with 1 vote
- (b) A new member municipality may be added to the Joint Board with voting representation proportionate to approximate volume of water (to be) extracted at the initial year of connection. The proportionality of votes to volume of water shall be maintained as best as possible.
- (c) The quorum shall be adjusted to 1 representative greater than 50% of the total representation on the Joint Board.
- (d) The votes of any existing member municipality shall not be depleted to less than 1 vote (1 voting representative having 1 vote).
- (e) Any member municipality may appoint alternate representatives for each appointed representative. In the absence of the appointed representative, the alternate representative is entitled to vote.
- (f) Adjustment to the votes and/or membership of the Joint Board as identified in (a) above shall be by a three-quarters majority vote of the Joint Board.

This model is consistent with Section 1(k) of the Transfer Order (Elgin Area #W1/1998) Issued by the Ministry of the Environment dated November 29, 2000 under the *Municipal Water and Sewage Transfer Act, 1997*.

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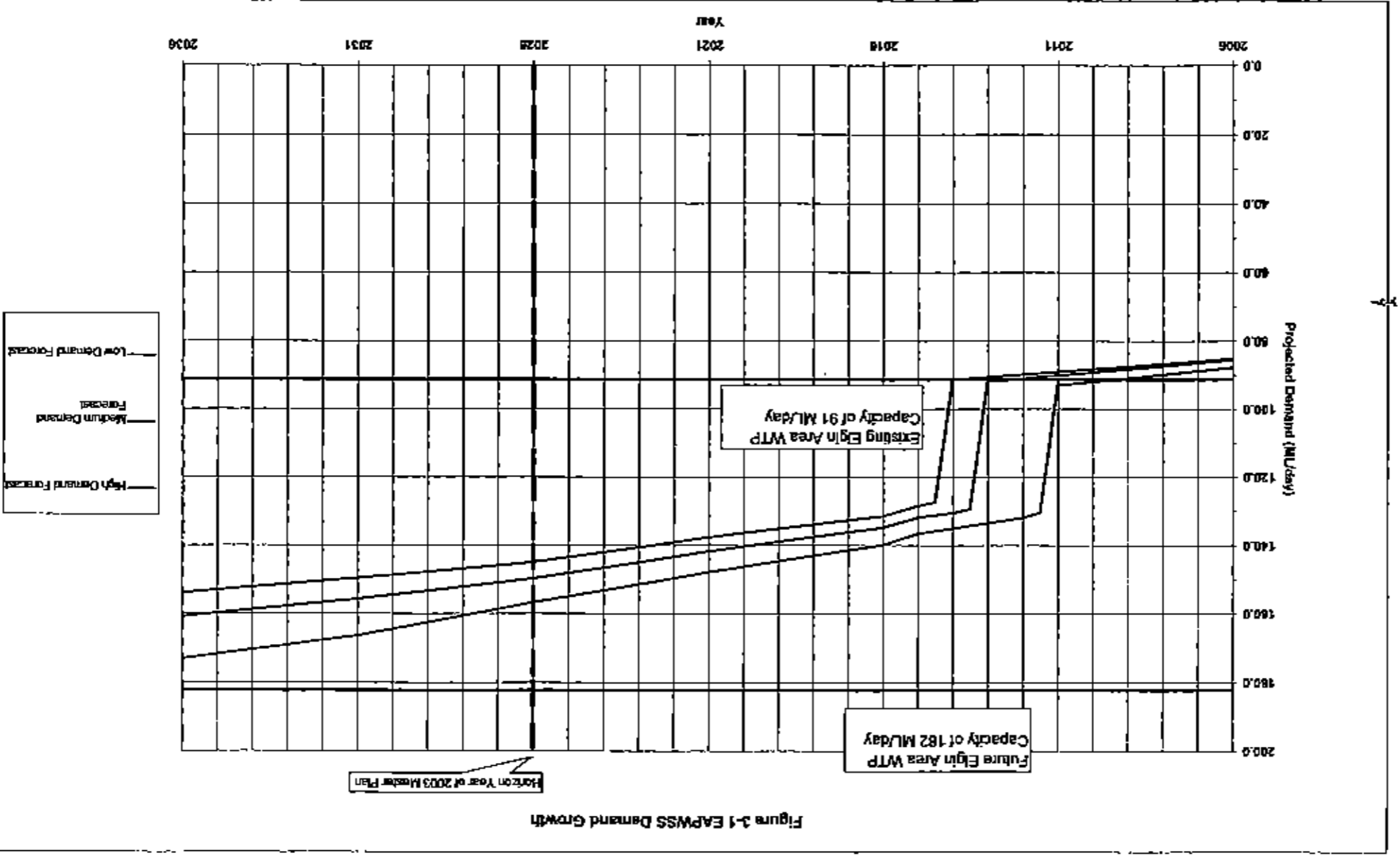
7. System Capacity

All new municipalities connecting to the area water system not presently serviced by the Elgin Area Primary Water Supply System will be required to enter into a water supply agreement with the Joint Board which, at a minimum, shall include a buy-in charge associated to the connecting municipality's proportionate share of the total existing system capacity.

Excerpt of EAPWSS TRANSFER ORDER

- (d) Representatives will not receive any remuneration, other than for expenses. This does not prevent a member who is also a member of a municipal council or board from receiving remuneration as a municipal councillor or board member.
- (e) Each Representative will have one (1) vote. Except where otherwise specified in this Schedule, the Joint Board will make decisions by a simple majority vote. In calculating whether a vote has carried, only the votes of those present and voting shall be considered.
- (f) Staff of a Municipality may attend meetings of the Joint Board, as directed by the Joint Board, a Municipal Council, or a Representative. Such attendees do not have voting privileges on the Joint Board.
- (g) The Chair and Vice-Chair of the Joint Board will be elected from among the Representatives to serve one (1) year terms. For the first term the Chair will be elected from amongst the Representatives of the Elgin County Municipalities, and the Vice-Chair will be elected from amongst the Representatives of The Corporation of the City of London. For the second term the Chair will be elected from amongst the Representatives of The Corporation of the City of London, and the Vice-Chair will be elected from amongst the Representatives of the Elgin County Municipalities. This arrangement will alternate in subsequent years.
- (h) In the absence of the Chair, the Vice-Chair will act as Chair of the Joint Board.
- (i) The Joint Board will meet semiannually, or more often as requested by a majority of the Representatives, or at the call of the Chair or Vice-Chair. A minimum of five (5) working days notice of meetings will be provided, unless the meeting has been called on an emergency basis.
- (j) A quorum of the Joint Board is four (4) Representatives. The quorum will be redefined by the Joint Board should the number of Representatives on the Joint Board change.
- (k) If additional municipalities are added to the System, or a municipality wishes to withdraw from the System, or in the event of municipal restructuring, membership on the Joint Board may be altered along with such terms and conditions as are determined by a three-quarters majority vote of the Joint Board at a meeting called for that purpose.
- (l) Representatives to the Joint Board will act in the best interest of the System as a whole and of the System users.

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Corporation of the

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Report No.

ES 03-07

File No.

10-001-24

Directed to: Alderman Tom Johnston Chair, and Members of the Environmental Services Committee

Date
January 2, 2007

Department: Environmental Services – Parks Division

Attachment

Prepared By: Ross Tucker, Parks Supervisor

Photographs of
vandalism

Subject: Vandalism at Pinafore Park Woodlot

Recommendation:

- That report ES03-07 be received as information.
- That Council direct Environmental Services Staff to meet with representatives from the Thames Valley District School Board, Parkside High School Administrative Staff, City of St. Thomas Fire and Police Services, to undertake initiatives to stop the destructive acts of vandalism currently occurring during school hours on City property, in particular the woodlot at Pinafore Park.

Origin:

Over the past few months the woodlot area at Pinafore Park has been subjected to various acts of vandalism which appears to be escalating. Photographs are attached. Between December 15 to 21, 2006, the City of St. Thomas Fire Services have responded to five calls for fires that have been deliberately set in the woodlot.

City of St. Thomas Police Services have been working with Parks Staff and the Principal and Vice-Principal at the Parkside High School in an effort to put an end to this ongoing problem, but have not been successful. The meeting scheduled for January 17th, will enable all parties to discuss this issue in the hope that a solution to this problem can be achieved and be implemented to protect any further destruction to the City's native woodlot.

Also of concern is that the damage being inflicted on these trees could result in an innocent person be harmed by falling limbs and debris.

Staff will provide Council with a course of action following the meeting, which has tentatively been scheduled on January 17, 2007 at 1pm at the Parkside High School.

Please note that the City may need to retain legal advice on this matter.

Financial Consideration:

None at this time.

Respectfully,

Ross Tucker
Parks Supervisor
Environmental Services – Parks Division

Reviewed By: _____

Treasury

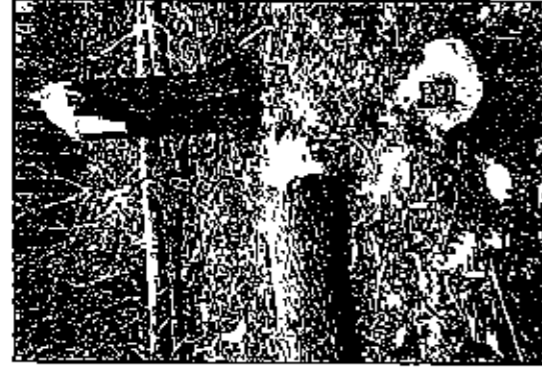
_____ Env Services

Planning

City Clerk

HR

Other





Corporation of the
City of St. Thomas

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Report No.
ES 02-07
File No.

Directed to: Alderman Terry Shackelton Chair, and Members of the Finance and Administration Committee

Date
January 2, 2006

Department: Environmental Services – Parks Division

Attachment

- Contractor tree removal list
- Contractor trim list
- Ravine Edge Dead Trees Roadslides
- Ravine Edge Dead Trees Parkland
- Parks/Works Dept., Removals

Prepared By: Ross Tucker, Parks Supervisor

Subject: Annual Tree Removal/Tree Trimming Report

Recommendation:

That in the absence of an approved 2007 Operating Budget an initial allocation of \$57,640.68 for the cost of tree trimming and removal be approved by Council. That Council approved The Abel Tree Expert Company as our contractor for the next two years.

Origin:

Each year, the Environmental Services Department – Parks Section presents a report to Council for the removal and trimming of trees along the municipal right of ways and in parkland areas. Trees identified for trimming or removal are attached.

Analysis:

Tenders were distributed late in 2006 for tree trimming and removal for 2007 and 2008. Five companies submitted as follows:

The Abel Tree Expert Company	\$ 57,640.68
Landgraff Forestry Ltd	\$ 64,872.00
Wilderness Vegetation Management	\$ 93,886.32
D. F. Wilby Tree Surgeons	\$100,736.04
Alineutility.com	\$195,961.14

As part of this tender we asked the company to hold their price for two years and agree to a 2-year extension for cost living. The Abel Tree Expert Company agreed to both these terms.

Abel's cost for the next two years including GST are:

Tree removal	\$364.64
Stump removal	\$121.90
Tree trimming/ravine clearing	\$124.02

Please note in 2006 we removed approximately 137 trees and replaced them with 151 trees along City streets. Developers planted at least 200 trees in our City.

The City Works Department will be removing another 12 trees along the streets as identified in the attached list.

Financial Consideration:

This \$57,640.68 expenditure will be included in the Parks Division Operating Budget for 2007. Please note that in 2006 we budgeted \$90,000, of which \$79,518 was used. We are hopeful that we can continue reducing our maintenance costs as our urban forestry becomes healthier and better maintained by proactive pruning and proper selection of species contributing to an enhanced City streetscape.

Respectfully,

Ross Tucker
Parks Supervisor
Environmental Services – Parks Division

Reviewed By: Treasury _____ Planning _____ City Clerk _____ HR _____ Other _____

Contractor Removals 2007

11/14/2006

Address		ID	Area	#	Street	Name	Phone	Location	DBH	Tree Species	Date Scheduled	Date Completed	IN	H	PR	ST	W	RA	Comments	
NORTH-EAST SECTION																				
	25 Alma	C	NE					bvd	23"	SUGAR MAPLE	Sept.05			3	2	X	X		66'	butchered, hydro
	95 Flora	C/J	NE	95	Flora			fr yrd	34"	ELM	July 12/06			3	1	X	X		50'	phloem necrosis - declining
	39 Horton	J	NE	39	Horton			fr yd	32"	SUGAR MAPLE	Oct 18/06			1	1	X	X		67'	budess decay, deadwood, main stem decay
	19 Hughes	C	NE	19	Hughes			fr yrd 2	17"	NORWAY MAPLE	Aug 9/06			3	3	X	X		66'	topped, canoed, ugly, declining
	126 Hughes	C	NE	126	Hughes			side yd	10"	NORWAY MAPLE	July 4/06			3	3	X	X		66'	hydro cut (pole moved)
	126 Inkerman	K	NE	126	Inkerman			by drive	34"	SILVER MAPLE	May 17/06			2	1	X	X		66'	fr 06 trim list
	42 McGregor Ct	C	NE	42	McGregor Ct			ravine	17"	ELM (x2)	Sept 15/06			1	1	X	X		N/A	dead tr in ravine, careful grass do dry
	13 Woodworth Ave.	C	NE	13	Woodworth Ave.			fr yd	24"	NORWAY MAPLE	July 05			3	3	X	X		66'	topped, canoed, ugly
NORTH-WEST SECTION																				
	91 Hiawatha	C/J	NW	91	Hiawatha			Fr yrd	29"	SILVER MAPLE	Aug 10/06			1	1	X	X		50'	decay
	30 John	K/C	NW	30	John			fr yrd	27"	SILVER MAPLE	May 24/06			2	1	X			50'	dead branches, hollow limbs
	18 Meda	C/J	NW	18	Meda			fr yrd	25"	SILVER MAPLE	Aug 10/06			1	1	X	X		50'	trunk decay
	2 Southdeware	C	NW	2	Southdeware	Waterworks Park		park	48"	SUGAR MAPLE	Jul 6/06			3	1	X		N/A		declining after the past few years
	2 Southdeware	C	NW	2	Southdeware	Waterworks Park		park	14"	BLUE SPRUCE	May 24/06			3	1	X		N/A		E of laberinth in NE corner of park
	2 Southdeware	C	NW	2	Southdeware	Waterworks Park		park	16"	BLUE SPRUCE	Aug 10/06			3	1	X		N/A		E of laberinth in NE corner of park
	2 Southdeware	C	NW	2	Southdeware	Waterworks Park		park	16"	BLUE SPRUCE	Aug 10/06			3	1	X		N/A		E of laberinth in NE corner of park
	2 Southdeware	C	NW	2	Southdeware	Waterworks Park		park	16"	BLUE SPRUCE	Aug 10/06			3	1	X		N/A		E of laberinth in NE corner of park
SOUTH-EAST SECTION																				
	110 Forest	J	SE	110	Forest			fr yd	33"	SILVER MAPLE	Aug 15/06			1	1	X	X		99'	decay in verticle stems, fr 06 trim
	114 Forest	C	SE	114	Forest			bvd	27"	HORSE CHESTNUT	Oct 27/06			2	1	X			99'	considerable decay, weighted to house

KEY

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Contractor Removals 2007

ID	Area	#	Street	Name	Phone	Location	DBM	Tree Species	Date Scheduled	Date Completed	IN	H	PR	ST	W	RA	Comments
Address																	
KEY																	
K	SE	9.5	Locust			fr yd	30"	SUGAR MAPLE	May 25/06			1	1	X	X		extensive decay fr 06 lrm
R	SE	123.5	Myrtle			rear	17"	ELM	July 13/06			1	1	X			DEAD 39 lrm Ave wants wood
J	SE	5	Myrtle			fr yd	39"	SILVER MAPLE	July 25/06	X		1	1	X	X		decay lmb to hse (lightning strike 06)
C	SE	283	Ross			blvd	14"	GLOBE MAPLE	Aug 9/06			3	3	X	X		crown die back occurring
C	SE	292	Ross			blvd	14"	GLOBE MAPLE	Aug 9/06			3	3	X	X		crown die back occurring
C	SE	296	Ross			blvd	11"	GLOBE MAPLE	Aug 9/06			3	3	X	X		crown die back occurring
C	SE		Telequah(end st)	City		blvd	29"	ELM	Sept 26/06			2	1	X	X		behind 222 Forest phloem necros
C	SE	39	Third Ave			rear	17"	ELM	July 6/06			1	1	X			DEAD, back of property wants wood
SOUTH SOUTH-EAST SECTION																	
C	SSE	13	David Dr			rear yd	N/A	WILLOW	Aug 16/06			3	3	X			rear yd, tree fell STUMP ONLY
C	SSE	62	Steele			side yd	43"	SILVER MAPLE	Aug 15/06			1	1	X			on Steele, dble leader, decay
C	SSE	353 1/2	Wellington			fr yd	38"	SILVER MAPLE	May 06			1	1	X	X		
J	SSE	355	Wellington			fr yd	19"	SILVER MAPLE	May 06			1	1	X	X		storm damage, lrg amt decay
C	SSE	362	Wellington			blvd	19"	SUGAR MAPLE	Aug 06			1	1	X	X		dead, next to sidewalk
SOUTH-WEST SECTION																	
C	SW	71	Chester			fr yd	20"	SUGAR MAPLE	Jan 06			3	3	X	X		topped, deadwood
C	SW	85	Chester			on East	27"	SILVER MAPLE	Aug 14/06			1	1	X	X		tree on corner, fr 06 lrm
K	SW	3	Elizabeth			fr yd	25"	LITTLE LEAF LINDEN	July 13/06			1	1	X	X		HAZARD lrg split decay lean to rd
C/J	SW	4	Lelia			by dr	46"	SILVER MAPLE	Aug 21/06			1	1	X			large split on side lmb
J	SW	24	Oak				32"	SILVER MAPLE	Aug 21/06			1	1	X			die-back, lmb decay
C	SW	130	Old Talbot Rd	Mansion Towers		fr yd	15"	SPRUCE	Aug 4/06			1	2	X	X		at least 80% dead

11/14/2006

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Contractor Trim 2007

11/14/2006

ID	Area	#	Street	Name	Phone	Location	Tree Species	Description of Work	Scheduled Date	Completed Date	IN	W	RA	Comments
NORTH-EAST SECTION														
C	NE	44	Barwick			fr yd	SILVER MAPLE	deadwood toward house	Sept/06					
C	NE	76	Barwick			fr yd	SUGAR MAPLE	hangers	Sept/06					
J	NE	28	Nolan				SILVER MAPLE	terminal die-back	Aug 21/06			66'		fr 06 trim list
NORTH-WEST SECTION														
C	NW	77	East Pearl			rd	WALNUT	trim branches fr street light	Sept 20/06				N/A	branches covering st light, dead end
SOUTH-EAST SECTION														
C	SE	14	Dunwich			fr yd	NORWAY MAPLE	deadwood, die-back	Aug 3/06			66'		girdling roots, stressed
C	SE	161	Chestnut			fr yd	SUGAR MAPLE	deadwood in centre	Aug. 24/06					
C	SE	96	Forest				SUGAR MAPLE	deadwood in centre	Aug. 14/06				99'	
C	SE	80	Myrtle				SUGAR MAPLE	deadwood	Sept 11/06					
C	SE	119	Myrtle			fr yd	SILVER MAPLE		Sept 11/06					dropping lge branches sept/06
		121	Myrtle			fr yd	SILVER MAPLE		Sept 25/06					homeowner concerned, lots br dropping
SOUTH SOUTH-EAST SECTION														
C	SSE	2	Bulter			side yd	3 NORWAY MAPLES	trim fr house	Sept 27/06					

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KEY

Contractor Trim 2007

ID	Area	#	Street	Name	Phone	Location	Tree Species	Description of Work	Date Scheduled	Date Completed	IN	W	RA	Comments
SOUTH-WEST SECTION														
C	SW	7	Church				SILVER MAPLE	trim from house	Aug. 14/06					
F	SW	89	Elm	Pinafore Park		Arbo	BLACK MAPLE	large deadwood & hangers	Nov. 7/06				N/A	mature tree, labeled
C	SW	106	Elgin	Steve		tr yd	JAPANESE HEARTNU	remove dead limb fr past fire	Oct. 25/06					remove when in leaf (HT)
C/J	SW	70	Southwick			side yd	SILVER MAPLE	lighten heavy limbs	Aug. 21/06					bracket fungi present
J	SW	93	Sunset Dr.			fr yd	SUGAR MAPLES	rotten limbs, deadwood	Sept. 29/06				X	old trees, severe hydro cuts
J	SW	48	West Ave				SILVER MAPLE	terminal die-back	Aug. 21/06					

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Ravine Edge Dead Trees PARKLAND 2006/07 Note: all trees marked with orange "P"

Address		ID Area #		Street	Location	Date Scheduled	Date Completed	Depth	M	ST	W	RA	Comments
		JM	NW	1	Southedgeware Rd	Stn end of park from SW corner - SE corner	Aug. 8/06		X	NO		N/A	Avg HT - 30'-40'
SOUTH-EAST SECTION													
SOUTH STH-EAST SECTION													
SOUTH WEST SECTION													
Pinafore Park													
JM	SW	89	Elm St		Ernstie Field fence line (south end bush lot)	30-40 dead salix sp.	Aug. 15/06		X	NO		N/A	ht 40'-50' hazard to practice diam.
JM	SW	89	Elm St		Wildlife Sanctuary, fenced area, east side	22 dead	Aug. 15/06		X	NO		N/A	ht 30'-40' note: trees marked w line, w side
JM	SW	89	Elm St		Wildlife Sanctuary, fenced area, west side	3 dead	Aug. 15/06		X	NO		N/A	ht 30' note: trees marked w line, e side
V.A. Barrie Park 58 dead													
JM	SW	68	Sunset Rd		fr bridge east along cree (second tree)	1 dead	Aug. 17/06		X			N/A	ht 25'
JM	SW	68	Sunset Rd		5th green	1 in decline, hazard (Willow)	Aug. 17/06		X			N/A	
JM	SW	68	Sunset Rd		sth side of 7th fairway	3 dead (Elm)	Aug. 17/06		X			N/A	ht 30'-35'
JM	SW	68	Sunset Rd		Bth fairway (hillside)	5 dead (Ash Elm)	Aug. 17/06		X			N/A	ht 25'-30'
JM	SW	68	Sunset Rd		east side of hill near #10 hole	13 dead (Ash Walnut Elm)	Aug. 17/06		X			N/A	ht 25'-30'
JM	SW	68	Sunset Rd		near #11 hole	4 dead	Aug. 17/06		X			N/A	ht 30'-40'
JM	SW	68	Sunset Rd		nth of #14 hole	1 dead	Aug. 17/06		X			N/A	ht 20'
JM	SW	68	Sunset Rd		nth of #15 hole on hillside	5 dead	Aug. 17/06		X			N/A	ht 25'-50'

KEY

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Address all correspondence to:

WILLIAM S. LYNCH
Chief of Police

Justice Building
30 St. Catharine Street
St. Thomas, Ontario N5P 2V8
Telephone (519) 631-1224
Fax (519) 633-9028
www.slps.on.ca

December 12, 2006

TO: Mayor Cliff Barwick
Members of St. Thomas City Council
St. Thomas Police Services Board

FROM: Chief Bill Lynch

SUBJECT: St. Thomas Police Service Space Needs

The lack of space for the St. Thomas Police Service has been an issue of significant concern for the past decade. During that time, members of City Council have received correspondence from the Chiefs and Police Services Boards, and although there has always been acknowledgement that there is a need to address the space needs of our Police Service, the actions that have been taken to date have only addressed temporary solutions. City funds have been allocated to renovate closets into offices, storage units have been redesigned into locker rooms, walls have been added to provide office spaces and boiler rooms have been fitted to accommodate properly storage.

As you know, construction of the Colin McGregor Justice Building started in 1970 and this multi-use building was opened in 1971, housing the Police Service and the Court facilities. In 1971, the Police Force was comprised of thirty-five members including sworn and civilian staff. Today, twenty-two civilian members and 60 sworn officers work out of this facility. Since the 1970's, the population of St. Thomas has grown significantly and with this growth, there has been an increase in demand on the existing facilities. Furthermore, during the past three decades, there has been a tremendous change in technology. The implementation of this technology in the police environment has been manipulated to function in the available space and continues to cause significant challenges for our personnel.

It was identified in the early 1980's that space in the Justice Building was at a premium and this deficiency has been discussed for the last two decades by a number of groups including the Court House User Group Committee, the Superbuild Feasibility Study Group, the St. Thomas Bench and Bar Committee and the Task Force on Courthouse Facilities. All these groups agreed back then that the Justice Building was not adequate to meet the needs of the Police or Courts and as our Community continued to grow, the building would fall further behind in terms of adequacy. In addition, Police Services Boards wrote letters of concern to City Councils. Ministry Inspections conducted by Policing Services during the last decade have also indicated a major deficiency exists in the facilities housing our Police Service, thereby jeopardizing our ability to effectively police.

In 2003, the City of St. Thomas commissioned The Stonewell Group Inc. to conduct a study and report on the physical condition of the building, the deferred maintenance and the anticipated capital expenditures that would be required over the next 30 years and to determine the viability of the building structure for the long term accommodation of the St. Thomas Police Service. The study determined that the condition of the building was good, but the space was insufficient to accommodate not only the current but the projected future needs of the Police Service. A detailed analysis of space requirements determined that the St. Thomas Police Service required significant additional space either at the existing facility or at a new site. The Police Service presently occupies 14,000 square feet of space in the Justice Building and in 2003, the study determined that approximately 36,000 square feet of space was immediately required and that by 2020, approximately 41,000 square feet of space would be needed to meet the projected needs of the organization as the Police service continues to grow. The Justice Building's total space is only 31,000 square feet. The study presented several options from renovation of existing space to the construction of additional new spaces to the construction of an entire new facility. Cost estimates for these options ranged from \$4.6 million to \$10.2 million dollars. The final recommendation from this consultant was a solution that fully addressed both the current and future space needs ~ the construction and occupancy of a centralized, single facility with an estimated cost in the \$10 million dollar range. Nothing further than the knowledge of what was required came from this study.

In 2004, the President and CEO of St. Thomas Energy Services approached our Police Service with a proposal to relocate our facilities to 135 Edward Street ~ the present location of St. Thomas Energy Services. The facility was a relatively new building that is too large for that organization. The proposal was that the City buy the St. Thomas Energy facility for the Police Service and this sale would fund the construction of a smaller, more suitable facility for St. Thomas Energy. This proposal was presented to St. Thomas City Council and declined.

Throughout the years, there have been many potential solutions discussed, most being connected to the construction and/or renovation of facilities for the Courts. In the 1980's, the government of the day indicated that the St. Thomas Courts were included on a list of Superbuild projects, but that never came to fruition. Local developer, Mr. Farhl, has presented his proposal to renovate his Wellington Street Courthouse to amalgamate the Courts in St. Thomas. To date, this proposal has not been accepted. In 2005, Minister Steve Peters announced a commitment by his government to consolidate and maintain the courts in Elgin County. In June 2006, correspondence was received from the Minister of Public Infrastructure Renewal, Minister David Caplan and Minister Michael Bryant, Attorney General for Ontario, advising that the government had hired a consultant to develop a plan for the St. Thomas Consolidated Courthouse project. This plan is in the initial phase and the actual development and construction of a new courthouse in our community will take place within the next four to five years.

Today, our need for space has reached a critical point. We have simply run out of room to adequately meet the needs of our Service. Never has this been so apparent as during the past year. We have done everything we can do to create space and maximize its use. For example, our furniture budget for 2006 doubled as a result of having to replace office furniture with smaller designs to help maximize space in small offices.

On a daily basis, the lack of space is evident from the line ups to use washroom facilities, the crowded offices and the inadequate lunchroom facilities to the more serious challenges of implementing ever-changing technology to having the necessary and appropriate space to meet the needs of victims of crime, interview witnesses and suspects and keep our staff safe while going about their daily duties.

In the last few years, there has been a steady increase across Canada and in our province of serious crimes related to the emergence of outlaw motorcycle gangs and other organized crime groups. St. Thomas has not been immune from this epidemic. Twice in recent years, Police Administration has shared information with City Council at in-camera meetings to make them aware of the emergence of motorcycle gangs in our area, the drastic increase in drug use and the expected consequences and impact on crime in St. Thomas. During this timeframe, the Police Services Board supported the recommendations to increase manpower for the purposes of criminal investigations in particular drug investigations and intelligence purposes. Unfortunately, in 2006, our community has experienced a rise in crimes related to serious drug use including break and enters, thefts, mischief, assaults and homicides.

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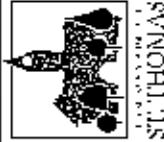
Our lack of adequate facilities was again evident while investigating the most recent homicides in our community. Our criminal investigation office had to be relocated to the lower level Conference room of the building in order to accommodate the number of investigators and facilitate appropriate interaction of information. The Criminal Investigation office simply does not meet the needs of the investigators to conduct the necessary work for this very serious crime. This move affects everyone in our facility. Shift briefings have been relocated to the lunchroom – an area that comfortably accommodates six people is now being utilized by 15-20 members at one time; clerical staff and their computer equipment has been moved and the classroom/training component of the conference room can no longer be used for its intended purpose.

Through the years, the members of the St. Thomas Police Service have continued to provide the citizens of St. Thomas with an exceptional level of professional service and have done so in spite of the limitations and hardships resulting from the inadequate space and facility. For that, they deserve a great amount of credit. While we have maintained a high level of service, we are now at the point that our space needs are literally affecting our ability to continue to provide the level of service that our community expects and deserves. In addition, the daily hardships on our personnel cannot continue.

As Chief of Police, I believe we within our organization have done everything we can do to address this issue and communicate the need to the Police Services Boards, City Councils and the community to make this issue a priority. While the previous Boards and Councils have been sympathetic, now is the time for action. It is my sincere hope and recommendation that our new City Council make the Police Headquarters their priority in 2007.



B. Lynch
Chief of Police



Corporation of the
City of St. Thomas

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Report No.

CC 01-07

File No.

Directed to: Alderman D. Warden and Members of the Protective Services and Transportation Committee

Date

January 5, 2007

Department: Clerk's Department

Attachments

Prepared By: Richard Beachey, Deputy City Clerk

Subject: Animal Control Service 2006

RECOMMENDATION

That report CC 01-07 in regards to the operation of the Animal Control Service during 2006 be received as information.

ANALYSIS

The year 2006 was another very busy year for the City's Animal Control Service. Animals were admitted at the Animal Control Centre throughout the year. Overall, the volume of the impounded animals decreased for dogs and cats marginally from 2005. The actual volume was: Dogs - (2003) 293, (2004) 399, (2005) 427, (2006) 412; Cats - (2003) 218, (2004) 440, (2005) 366, (2006) 341. The increased volume made additional staffing necessary and additional full time staff was added in June 2006. Eighty one formal telephone complaints were written up as well as numerous telephone enquires and concerns were addressed by the animal control staff. Serious dog bites were investigated by staff.

The breakdown of the animals taken into the control centre is as follows:

DOGS		CATS	
St. Thomas	231	St. Thomas	341
Other Municipalities	181		
TOTAL	412	TOTAL	341
Claimed by Owners - or redeemed by Animal Aide	222	Claimed by Owners - or redeemed by Animal Aide	315
Available for Adoption (including year end)	170	Available for Adoption (including year end)	23
Euthanized	19	Euthanized	13
Stolen	1		

Any animals euthanized showed signs of an aggressive nature or were at the request of the owners. Most of these animals were euthanized under the direction of Animal Aide. Numerous wild animals such as skunks, raccoons and rabbits were also euthanized as a result of severe injuries suffered by motor vehicle collisions or sickness.

Red Foxes

From the period of early spring to early fall staff dealt with a number of nuisance fox complaints often on a daily basis. Staff has reported the number of nuisance fox complaints exceeded ten per day on a number of days. This nature of complaint had not occurred in the past and there was no base for comparison. A number of large live animal traps were purchased and placed in the south part of the City (south of Talbot Street). In addition to the placing of traps in public areas such as adjacent to Pinamore Park and gully areas around Eighn Street and Fifth Avenue, a number of individual homeowners provided permission to place traps on their individual properties. In responding to nuisance fox complaints, the animal control service acts under regulations regarding fur bearing animals. The animal control service will continue to respond to complaints by live trapping and relocating the nuisance animals.

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Animal Bites

The hospital and medical practitioners are required to report all animal bites to the Elgin - St. Thomas Health Unit. The table below show the number of animal bites in the City for 2006.


	Domestic Dog	Stray Dogs	Domestic Cats	Stray Cats	Bats	Other Animals
2006	69	3	43	7	18	5

Respectfully,



Richard Beachey, Deputy City Clerk
City Clerk's Department

Reviewed By: Treasury Env Services Planning City Clerk HR Other





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RECEIVED

DEC 18 2006

The Corporation of the Municipality of Central Elgin

450 Sunsel Drive, 1st Floor, St Thomas, Ontario N5R 5V1 Ph. 519-631-4860 Fax 519-631-4036

December 14, 2006

His Worship Mayor Cliff Barwick and Council
The Corporation of the City of St. Thomas
P.O. Box 520, City Hall
St. Thomas, Ontario N5P 3V7

Your Worship:

Re: Notice of Termination
Fire Dispatch Services

On behalf of the Ad hoc Elgin County Fire Service Communication Committee, I am writing to acknowledge receipt of the notices of termination of fire dispatch services effective May 31, 2007.

The Ad hoc Elgin County Fire Services Communication Committee, representing the seven lower-tier municipalities in Elgin County, is currently seeking proposals from alternative dispatch service providers to meet the notice provided by the City of St. Thomas. At this time, the Committee is hopeful of meeting May 31, 2007 deadline. However, it is possible that the transition to a new service provider may take longer than currently anticipated. The Committee wishes to know if the City would be prepared to extend this deadline, only if necessary, should it not be possible to satisfactorily complete the transition to a new service provider by May 31st, 2007.

The Committee appreciates City Council's consideration of this request and looks forward to your response. If you require any additional information in support of this request, kindly advise.

Sincerely,

Donald N. Leitch,
Secretary,
Ad hoc Elgin County Fire Communication Committee.

REFERRED TO	<u>R. BARBER</u>
DIRECTION	<input type="checkbox"/>
REPORT OR COMMENT	<input type="checkbox"/>
INFORMATION	<input checked="" type="checkbox"/>
FROM	<u>MARIA SONLEFAY</u>



Corporation of the
City of St. Thomas

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Report No.
OW-21-06

File No.

Date
December 21, 2006

Attachment

Directed to: Chairman Lori Baldwin-Sands and the members of the Social Services Committee

Department: St. Thomas-Elgin Ontario Works

Prepared By: Sandra Dalars Bere, Director

Subject: Child Care Information Report re: Income Testing

Recommendation:

THAT Report OW-21-06 be received for information purposes

Report:

A cornerstone of Ontario's Best Start Plan involves enhancing the affordability and accessibility of the early learning and care system. The Ministry of Children and Youth Services has taken a number of steps towards achieving this goal, including a massive expansion of licensed child care spaces and fee subsidies, revisions to policies to improve access to child care fee subsidies by excluding RRSPs and RESPs as assets, and expanding the reasons why a child might be in care to include social need.

Effective January 1st, 2007, eligibility for childcare subsidy will be based on Income Only. The Ministry of Children and Youth Services has made this change to support the vision of improved access to child care as more families will be eligible to a child care fee subsidy and more children will have access to high quality early learning experiences.

With this change, there will be a reduction in the amount of documentation required to complete a subsidy assessment. To qualify for a childcare fee subsidy a Notice of Assessment is now required for verification of income for all new clients.

Eligibility for child care subsidy will be based on income-only, assets, debts and living expenses will not be considered under the Income Test. Eligibility will continue to be based on the income of either one or both parents as appropriate.

IMPACT OF INCOME TESTING

Current Clients

Current clients will be grand parented into the new policy. The new INCOME TEST will be completed at their next scheduled assessment. Subsidy assessments will continue to be completed every six months for all clients.

Current child care families with children not yet in grade one:

All families currently receiving subsidy will be grand parented into the new childcare eligibility process. The fee that is currently being paid will be compared to the income test fee and the lowest fee will be used until their child reaches grade 1.

Current child care families with children in grade 1 and up:

Families with all children in grade 1 and up will be income tested at the next appointment.

New Clients

New families are income tested to qualify for child care fee assistance for all children.

Recent Immigrants

Recent immigrants, with no Canadian income for tax purposes during the most recent taxation year will be deemed to have no income for the Income Test in the first year. Any income earned in a foreign country will not be considered.

Income of \$20,000 or less and Social Assistance Recipients

Clients with an adjusted income of \$20 000 or less will not pay for child care thus being eligible for full subsidy. Social assistance recipients will continue to be eligible for full subsidy without being subject to income testing.

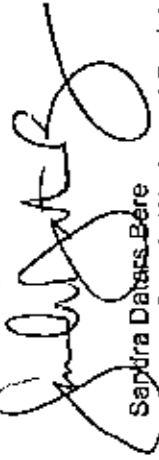
PROTOCOLS AND CURRENT POLICIES:

The current policies and procedures used concerning eligible hours of care, activity verification, etc; will remain. The purpose of the income testing policy is solely to define the way in which a family's income and their parental fee is determined.

All current clients and child care providers have been sent letters to inform them of this change to the child care fee assessment process. A new phone line extension has been set-up to address incoming calls requesting information on the new income testing process. Our computer program, the Ontario Child Care Management system (OCCMS) has been updated to comply with the Ministry changes. Child care staff have changed the required forms and protocols to apply these changes.

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Respectfully submitted,



Sandra Datas-Bere
Director, Ontario Works and Social Housing



Irma Pedersen
Child Care Supervisor/Co-ordinator

Reviewed By: _____

Treasury

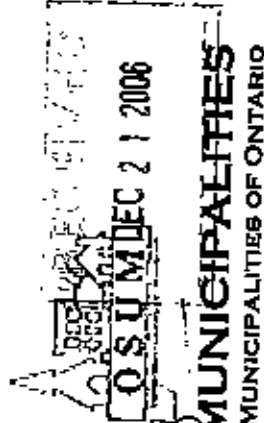
Env. Serv

Planning

City Clerk

HR

OW & Housing



ONTARIO SMALL URBAN MUNICIPALITIES
ASSOCIATION OF MUNICIPALITIES OF ONTARIO

Dear Heads of Council,
Members of Council and Staff,

December 12, 2006

Re: 2007 OSUM Conference & Trade Show

This letter is your first invitation to attend our 54th Annual Conference and Trade Show to be held in the Municipality of Midland from ~~May 2 - 4, 2007~~. The Conference and Trade Show will be held in the new and impressive North Simcoe Sports and Recreation Centre and this year's Conference theme is "Our Environment, Our Heritage, Our Legacy."

Our Conference Planning Committee, headed by our Vice-Chair Norman Sandberg, Councillor, Town of Collingwood, has planned worthwhile and interesting workshop sessions designed to suit everyone's interest, especially newly elected officials. Several changes have been made to the program structure which will be of benefit to delegates, exhibitors and sponsors. There will be four main workshop sessions. Two sessions will be Primary Discussion Panels, one entitled "9/11 Response to Responsibility - does it work for Small Town Ontario?" and the other relating to Waste entitled "Collection, Landfill and Beyond." There will be two sessions on Education Tracis, the first entitled "Municipal Education," and the second entitled "Cultural Policies and Programs."

Delegates will learn valuable information related to these interesting topics: *Recreational Planning & the new Accessibility Act; Public Sector Accounting Principles (PSAB); Bill 21; the new Conflict of Interest Act; the new Municipal Act; Rails/Trails Planning; Communities in Bloom; Composting; Energy from Waste; Incineration; and Alternate forms of Energy* to name just a few.

With a Provincial election in 2007, several Cabinet Ministers are expected to participate in the Ministers' Forum, and the Premier has been invited to address the delegates. The Minister of Municipal Affairs and Housing will also make his regular report.

We are excited to have Richard Worzel, Canada's leading Forecaster and Futurist attending as the keynote speaker. A chartered financial analyst, Mr. Worzel is a frequent media commentator on business and economic trends. We are thrilled that Mr. Worzel will work in conjunction with our conference planners to develop a keynote address that will reflect the conference theme and issues affecting small urban municipalities in Ontario. Upon registration, each delegate will receive Mr. Worzel's publication "Risk Management and Scenario Planning, How to Avoid Problems and Spot Opportunities."

You are cordially invited to the Evening of Welcome on Wednesday, May 2, 2007 at 7 p.m., which includes complimentary food, cash bar and the opportunity to chat with the Trade Show Exhibitors. There will also be plenty of early bird events on Wednesday arranged by the Town of Midland including a golf outing at the Brooklea Golf and Country Club. Please check the Town's website for more details. The Town of Midland is currently planning an exciting Companions' Program featuring opportunities to visit and explore the beauty of Midland - details to follow! As always, the program may be changed depending on the availability of Ministers and other significant persons. Please find enclosed a Registration Form and information on local accommodations.

I am sure that you will be impressed by our new Conference format and the quality of our workshop participants from both the public and private sectors. Please check the AMO-OSUM website (www.amo.on.ca) for program updates. Our next mailing to you will also have more program updates.

If you would like further information about our exciting conference, please call Ted Blowes, Annual Conference and Trade Show Co-ordinator at 519-393-5877 residence, or 519-271-0250 ext. 241, or by email at ted.b@quadro.net, or twolfe@townofmidlandys.com. You may also contact Sue Walton, Town of Midland Co-ordinator for OSUM 2007 at 705-623-0286 or by email at swalton@town.midland.on.ca.

Make plans now to attend what promises to be our best OSUM Conference ever!

And remember - It's Worth the Drive to Midland!

Most sincerely,
Gary McNamara

Gary McNamara, Mayor
Town of Tecumseh
Chair of OSUM

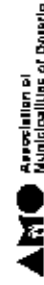


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Delegate Registration Form
54th Annual OSUM Conference and Trade Show
May 2 - 4, 2007

Our Environment, Our Heritage, Our Legacy



Delegate Name: _____

Position: _____

Municipality: _____

Mailing Address: _____

Telephone: _____ Fax: _____

E-mail Address: _____

Companion Name (if applicable): _____

Full Delegate	Before April 2, 2007	\$350.00	<input type="checkbox"/> After April 2	\$375.00	<input type="checkbox"/>
One-Day Delegate Only		\$250.00	<input type="checkbox"/> Specify Day:		
Companion Package	Before April 2, 2007	\$ 85.00	<input type="checkbox"/> After April 2	\$ 95.00	<input type="checkbox"/>
Chairman's Luncheon (extra tickets) Friday, May 4		\$ 50.00	<input type="checkbox"/> After April 2	\$ 60.00	<input type="checkbox"/>
Brooklea Golf & Country Club		\$ 63.00	<input type="checkbox"/> Wed. May 2 - Morning		
Subtotal:					
GST:		(GST # _____)			
Total:					

*Full Delegate includes: 2 breakfasts, 1 lunch, the Chairman's Luncheon, all workshops & special events.
Companion package includes: 2 breakfasts & the Chairman's Luncheon and scheduled activities.*

VISA MC Card # _____ Exp. (mm/yy) _____
Signature: _____

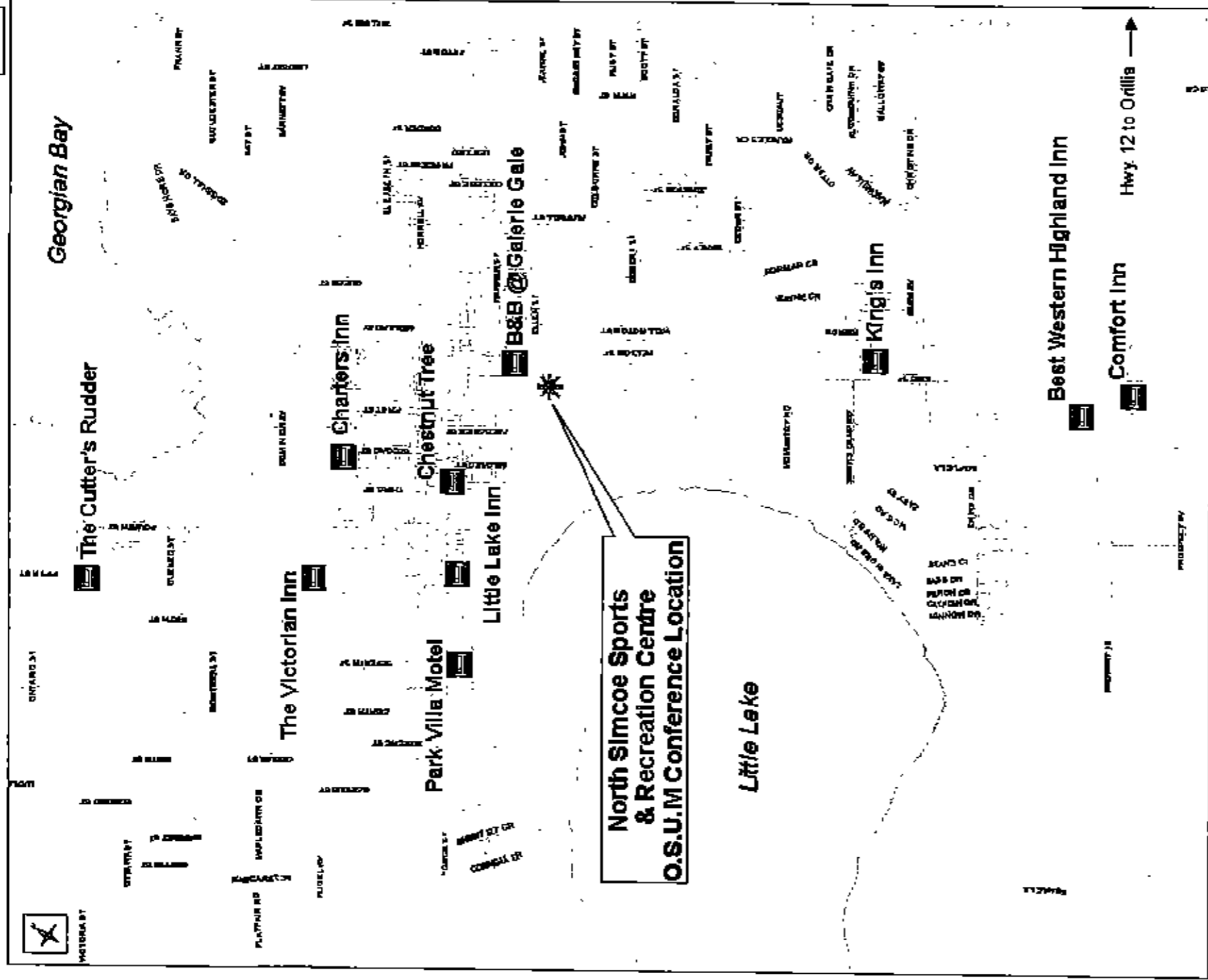
Cheque (payable to the Corporation of the Town of Midland)

Please send registration form and payment to the Corporation of the Town of Midland at: 575 Dominion Avenue, Midland, ON L4R 1G2 Fax: 705-526-4275. Registration fees are refundable only upon receipt of written notification by Friday, April 27, 2007 - less a \$50.00 service charge. All delegates must book their own accommodations.

Please use separate page for each registrant.

Midland Coordinator for OSUM 2007:	Sue Walton 705-623-0286 swalton@town.midland.on.ca
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O.S.U.M Conference 2007





The Corporation of the
City of St. Thomas

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Report No.: CC-02-07

ST. THOMAS

File No.:

Directed to: Mayor C. Barwick and Members of Council

Date: January 3rd, 2007

Subject: Semi-Annual Attendance for the 126th and 127th Council for the Period of July 1st to December 31st, 2006

Department: City Clerk

Attachments:

Prepared By: Cindy Bezaire, Administrative Clerk

Recommendation:

THAT: Report CC-02-07 regarding the Semi-Annual Attendance for Council for the period of July 1st to December 31st, 2006, be received and filed for information.

Origin:

Semi-annual reports on attendance at City Council meetings are provided for information.

Analysis:

Semi-annual attendance for Council and Committee of the Whole regarding the number of meetings held and the number of meetings attended by Council members.

The first meeting of the 127th Council was December 4th, 2006.

* Mayor J. Kohler - last meeting as Mayor was November 20th, 2006.

** Mayor C. Barwick - last meeting as Alderman was November 20th, 2006 and first meeting as

Mayor was December 4th, 2006.

***Aldermen L. Baldwin-Sands and G. Campbell - first meeting as Aldermen was December 4th, 2006

**** Alderman M. Turvey - last meeting as Alderman was November 20th, 2006.

	Meetings :	Held	Attended
* Mayor J. Kohler	12	12	12
**Mayor C. Barwick	3	3	3
**Alderman C. Barwick	12	11	11
Alderman B. Aarts	15	15	15
***Alderman L. Baldwin-Sands	3	3	3
***Alderman G. Campbell	3	3	3
Alderman H. Chapman	15	15	15
Alderman T. Johnston	15	14	14
Alderman T. Shackelton	15	14	14
****Alderman M. Turvey	12	12	12
Alderman D. Warden	15	15	15

Respectfully,

Cindy Bezaire
Administrative Clerk

Reviewed By: _____
Treasury Env. Services Planning City Clerk H.R. Other