



Development Charges Background Study

Oxford County

For Public Circulation and Comment

April 23, 2019

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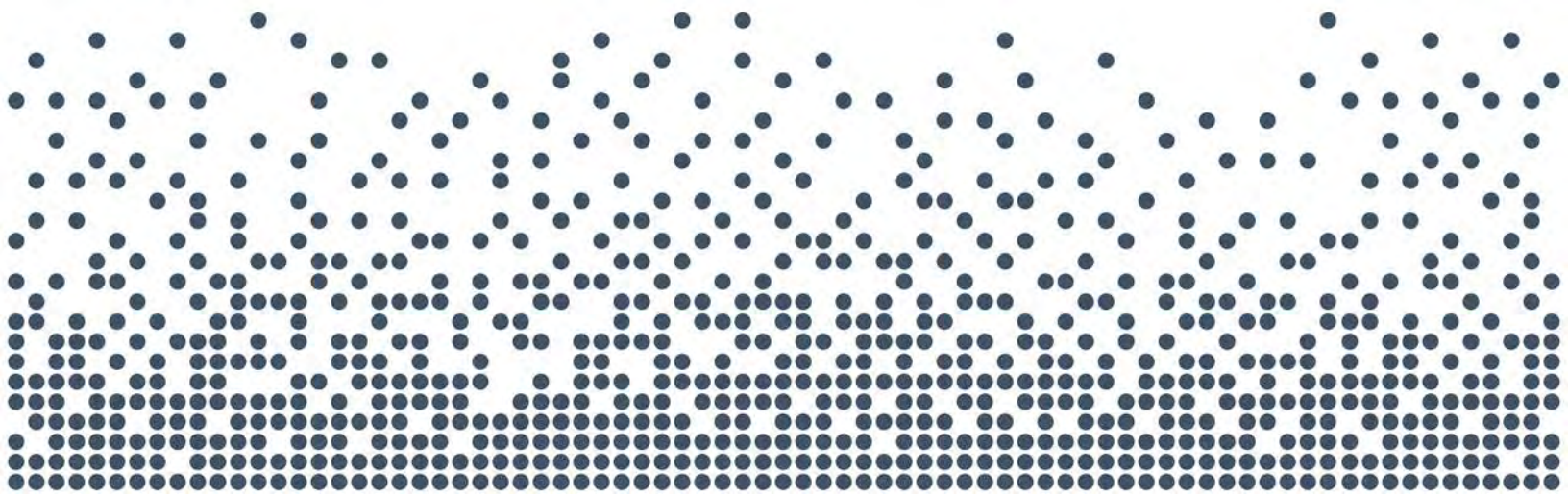
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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
D.C.	Development charge
D.C.A.	Development Charges Act, 1997, as amended
G.F.A.	Gross floor area
L.P.A.T.	Local Planning Appeal Tribunal
N.F.P.O.W.	No Fixed Place of Work
O.M.B.	Ontario Municipal Board
O.P.A.	Official Plan Amendment
O.Reg.	Ontario Regulation
P.O.A.	Provincial Offences Act
P.P.U.	Persons per unit
S.D.E.	Single detached equivalent
S.D.U.	Single detached unit
s.s.	Subsection
S.W.M.	Stormwater management
sq.ft.	square foot
sq.m	square metre



Report



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

This background study has been prepared pursuant to the requirements of the D.C.A. (s.10) and, accordingly, recommends new D.C.s and policies for the County of Oxford (County).

Watson & Associates Economists Ltd. (Watson) was retained by the County, to undertake the D.C. study process in 2018. The process was undertaken, in part, with the broader County and Area-Municipal D.C. Steering Committee¹ to provide efficiency and consistency in the process and methodology amongst the participating municipalities. Moreover, Watson worked with the County's senior staff in preparing the D.C. analysis and policy recommendations specific to this background study.

This D.C. background study, containing the proposed D.C. by-law, will be distributed to members of the public in order to provide interested parties with sufficient background information on the legislation, the study's recommendations and an outline of the basis for these recommendations.

This report has been prepared, in the first instance, to meet the statutory requirements applicable to the County's D.C. background study, as summarized in Chapter 4. It also addresses the requirement for "rules" (contained in Chapter 7) and the proposed by-law to be made available as part of the approval process (included as Appendix F).

In addition, the report is designed to set out the County's current D.C. policies (Chapter 2) and the policies underlying the proposed by-law, to make the exercise understandable to those who are involved. Finally, the study addresses post-adoption implementation requirements (Chapter 9) which are critical to the successful application of the new policy.

The Chapters in the report are supported by Appendices containing the data required to explain and substantiate the calculation of the charge. A full discussion of the statutory

¹ County and Area-Municipal D.C. Steering Committee included staff members for the County and all area municipalities, with the exception of the City of Woodstock.



requirements for the preparation of a background study and calculation of a D.C. is provided herein.

1.2 Summary of the Process

The public meeting required under Section 12 of the D.C.A., has been scheduled for May 22, 2019. Its purpose is to present the study to the public and to solicit public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed modifications to the County's D.C.s.

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review at least 60 days prior to by-law passage.

The process to be followed in finalizing the report and recommendations includes:

- consideration of responses received prior to, at, or immediately following the Public Meeting; and
- finalization of the report and Council consideration of the by-law subsequent to the public meeting.

Figure 1-1 outlines the proposed schedule to be followed with respect to the D.C. by-law adoption process.

Figure 1-1
Schedule of Key D.C. Process Dates

Process Steps	Dates
1. Project initiation meetings with County staff	June 18, 2018
2. Data collection, staff interviews, preparation of D.C. calculations	July – December, 2018
3. Joint Council Information Session	July 10, 2018
4. Development Industry Stakeholder Consultation	August 13, and September 5, 2018



Process Steps	Dates
5. Preparation of draft D.C. background study and review of draft findings with staff	January – March, 2019
6. Joint Council Information Session	March 13, 2019
7. Development Industry Stakeholder Consultation	March 21 and March 25, 2019
8. D.C. background study and proposed D.C. by-law available to public	By April 24, 2019
9. Statutory notice of Public Meeting advertisement placed in newspaper(s)	20 days prior to public meeting
10. Public Meeting of Council	May 22, 2019
11. Council considers adoption of D.C. background study and passage of by-law	June 26, 2019
12. Newspaper notice given of by-law passage	By 20 days after passage
13. Last day for by-law appeal	40 days after passage
14. County makes available D.C. pamphlet	by 60 days after in force date



Chapter 2

County of Oxford Current D.C. Policy



2. County of Oxford Current D.C. Policy

2.1 By-law Enactment

The County passed the following by-laws on June 25, 2014, under the D.C.A. The by-laws came into effect on July 8, 2014.

- 5578-2014 – County-Wide;
- 5579-2014 - Woodstock;
- 5580-2014 - Tillsonburg;
- 5581-2014 - Ingersoll;
- 5582-2014 - Thamesford;
- 5583-2014 - Norwich;
- 5584-2014 - Tavistock;
- 5585-2014 - Plattsville; and
- 5586-2014 - Drumbo.

2.2 Services Covered

The following services are included under the County-Wide D.C. By-law 5578-2014:

- Roads & Related;
- General Government;
- Land Ambulance;
- Administration Building; and
- Library.

The remaining by-laws impose development charges for water and wastewater services on an area-specific basis for the defined services areas therein. Table 2-1 provides the charges for residential and non-residential development types as well as the breakdown of the charges by service as of April 1, 2019.



Table 2-1
Schedule of Development Charges by Service

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per sq.m. of Gross Floor Area)
County Wide Services:					
General Government	6	3	2	5	0.03
Land Ambulance	149	81	61	104	0.72
Administration Building	72	40	30	51	0.37
Roads and Related	2,353	1,283	963	1,629	11.05
Library Services ¹	457	249	187	316	-
Total County Wide Services	3,037	1,656	1,243	2,105	12.17
Urban Services					
Woodstock					
Water	3,099	1,927	1,462	2,598	8.03
Wastewater	3,358	2,088	1,583	2,816	8.72
Tillsonburg					
Water	1,489	1,020	764	1,403	7.72
Wastewater	10,157	6,956	5,216	9,565	53.10
Ingersoll					
Water	1,960	1,055	792	1,451	9.50
Wastewater	11,586	6,235	4,675	8,572	56.17
Plattsville					
Water	4,842	2,094	1,571	2,880	38.53
Wastewater	13,752	5,947	4,461	8,176	109.28
Drumbo					
Water	-	-	-	-	-
Wastewater	9,070	3,923	2,942	5,392	32.03
Tavistock					
Water	1,134	726	545	999	5.95
Wastewater	11,343	7,259	5,445	9,981	59.31
Norwich					
Water	2,600	1,373	1,031	1,889	11.23
Wastewater	9,524	5,032	3,773	6,919	41.12
Thamesford					
Water	2,453	1,216	912	1,671	10.15
Wastewater	7,011	3,474	2,606	4,777	28.89

¹ The charge for Library services does not apply in Woodstock.



2.3 Timing of D.C. Calculation and Payment

D.C.s are payable at the time the first building permit is issued and are collected by the area municipalities' building departments.

2.4 Indexing

The County's D.C.'s are indexed on April 1 of each year, based on the percentage change recorded in the most recent Statistics Canada Residential Building Construction Price Index.

2.5 Redevelopment Allowance

As a result of the redevelopment of land, a credit against D.C.s shall be allowed, provided that the land was improved by occupied structures within a five-year period prior to the issuance of a building permit, and the building permit has been issued for the development or redevelopment within five years from the date the demolition permit was issued.

2.6 Exemptions

The following non-statutory exemptions from the payment of D.C.s are provided under the County's By-laws:

- Industrial Buildings;
- Non-residential Farm Building;
- Places of Worship;
- Public Hospitals;
- Development in Central Business District and Entrepreneurial Area;
- Temporary Buildings and Structures;
- Long-Term Care Homes;
- Affordable Housing; and
- Temporary Dwelling Units.



Chapter 3

Anticipated Development in the County of Oxford



3. Anticipated Development in the County of Oxford

3.1 Requirement of the Act

Chapter 4 provides the methodology for calculating a D.C. as per the D.C.A. Figure 4-1 presents this methodology graphically. It is noted in the first box of the schematic that in order to determine the D.C. that may be imposed, it is a requirement of Section 5 (1) of the D.C.A. that “the anticipated amount, type and location of development, for which development charges can be imposed, must be estimated.”

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the County will be required to provide services, over a 10-year (2019-2029) and a longer term (2019-2041) time horizon.

3.2 Basis of Population, Household and Non-Residential Gross Floor Area Forecast

In compiling the growth forecast, the following specific information sources were consulted to assess the residential and non-residential development potential for Oxford County over the forecast period, including:

- Oxford County Phase One Comprehensive Review: Population, Housing and Employment Forecast and Area Municipality Growth Allocations (Updated) January 23, 2019;
- Historical residential and non-residential building permit data for 2007 to 2018 period; and
- Available Census data regarding population, housing and employment.

3.3 Summary of Growth Forecast

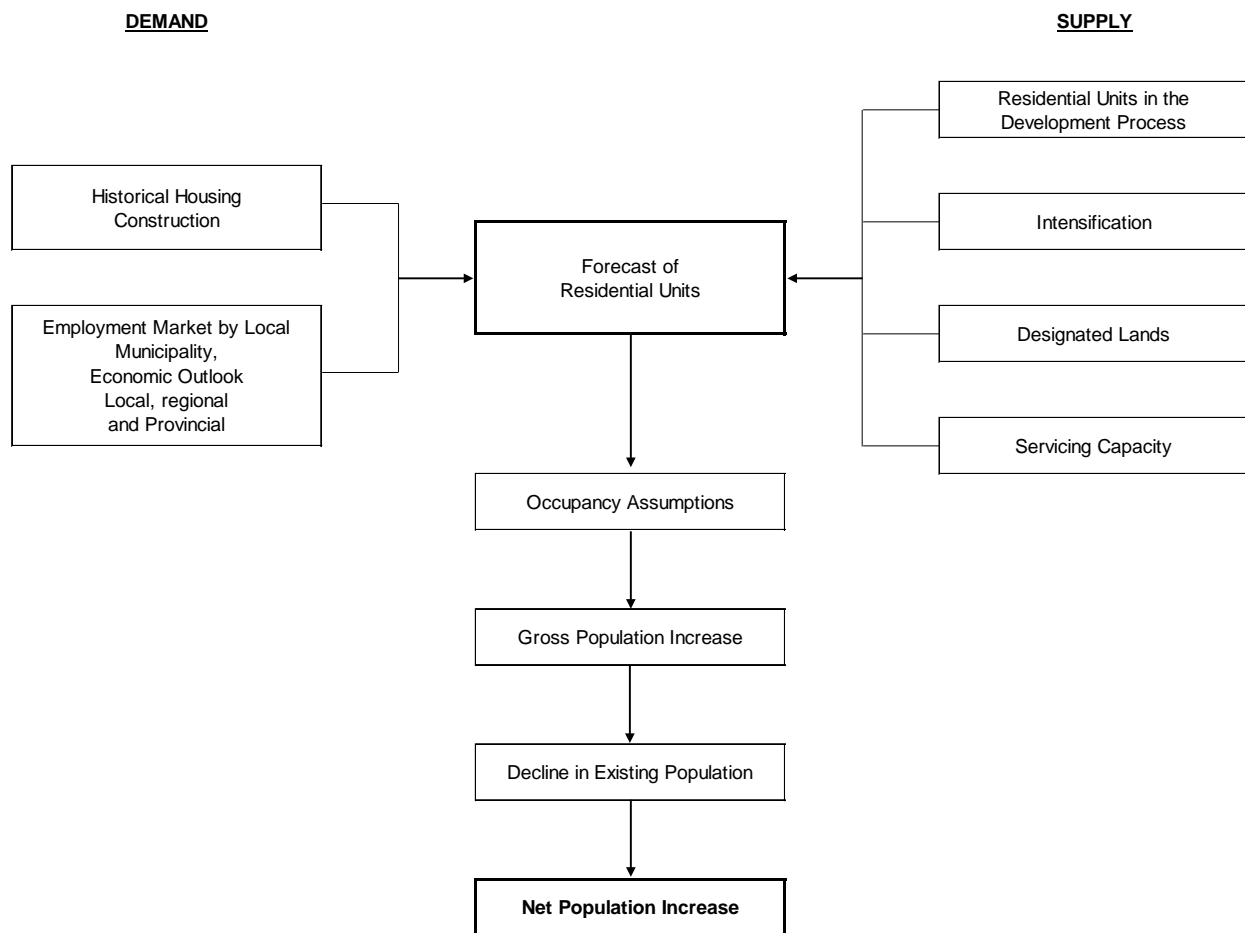
A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in Figure 3-1. The discussion provided herein summarizes the anticipated growth for the County and describes the



basis for the forecast. The results of the residential growth forecast analysis are summarized in Table 3-1 below, and *Schedule 1* in Appendix A.

As identified in Table 3-1 and *Schedule 1*, the County's population is anticipated to reach approximately 131,510 by 2029 and 149,580 by 2041, resulting in an increase of approximately 15,400 and 33,460 persons, respectively, over the 10-year and longer term forecast periods.¹

Figure 3-1
Population and Household Projection Model



¹ The population figures used in the calculation of the 2014 D.C. exclude the net Census undercount, which is estimated at approximately 4%.



Table 3-1
County of Oxford
Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) ¹	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households	
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ²	Apartments ³	Other	Total Households		Equivalent Institutional Households
Historical	Mid 2006	105,570	102,756	1,696	101,060	30,845	2,965	5,145	375	39,330	1,546	2.613
	Mid 2011	108,620	105,719	1,609	104,110	32,463	3,133	5,453	505	41,554	1,466	2.544
	Mid 2016	113,900	110,862	1,707	109,155	34,275	3,465	6,185	335	44,260	1,551	2.505
Forecast	Mid 2019	119,300	116,117	1,762	114,355	35,859	3,777	6,623	335	46,594	1,594	2.492
	Mid 2024	127,500	124,096	1,901	122,195	38,133	4,284	7,275	335	50,026	1,719	2.481
	Mid 2029	135,120	131,512	2,034	129,478	40,148	4,792	7,891	335	53,166	1,839	2.474
	Mid 2031	138,100	134,418	2,090	132,328	40,955	4,999	8,142	335	54,430	1,890	2.470
	Mid 2041	153,680	149,581	2,349	147,232	44,555	5,869	9,312	335	60,070	2,126	2.490
Incremental	Mid 2006 - Mid 2011	3,050	2,963	-87	3,050	1,618	168	308	130	2,224	-79	
	Mid 2011 - Mid 2016	5,280	5,143	98	5,045	1,812	332	732	-170	2,706	89	
	Mid 2016 - Mid 2019	5,400	5,255	55	5,200	1,584	312	438	0	2,334	50	
	Mid 2019 - Mid 2024	8,200	7,979	139	7,840	2,274	507	652	0	3,432	126	
	Mid 2019 - Mid 2029	15,820	15,395	272	15,123	4,289	1,015	1,268	0	6,572	247	
	Mid 2019 - Mid 2031	18,800	18,301	328	17,973	5,096	1,222	1,519	0	7,836	298	
	Mid 2019 - Mid 2041	34,380	33,464	587	32,877	8,696	2,092	2,689	0	13,476	533	

Source: Derived from County of Oxford - Phase One Comprehensive Review, Population, Housing and Employment Forecasts and Area Municipal Growth Allocations (Updated), January, 2019, by Watson & Associates Economists Ltd., 2019.

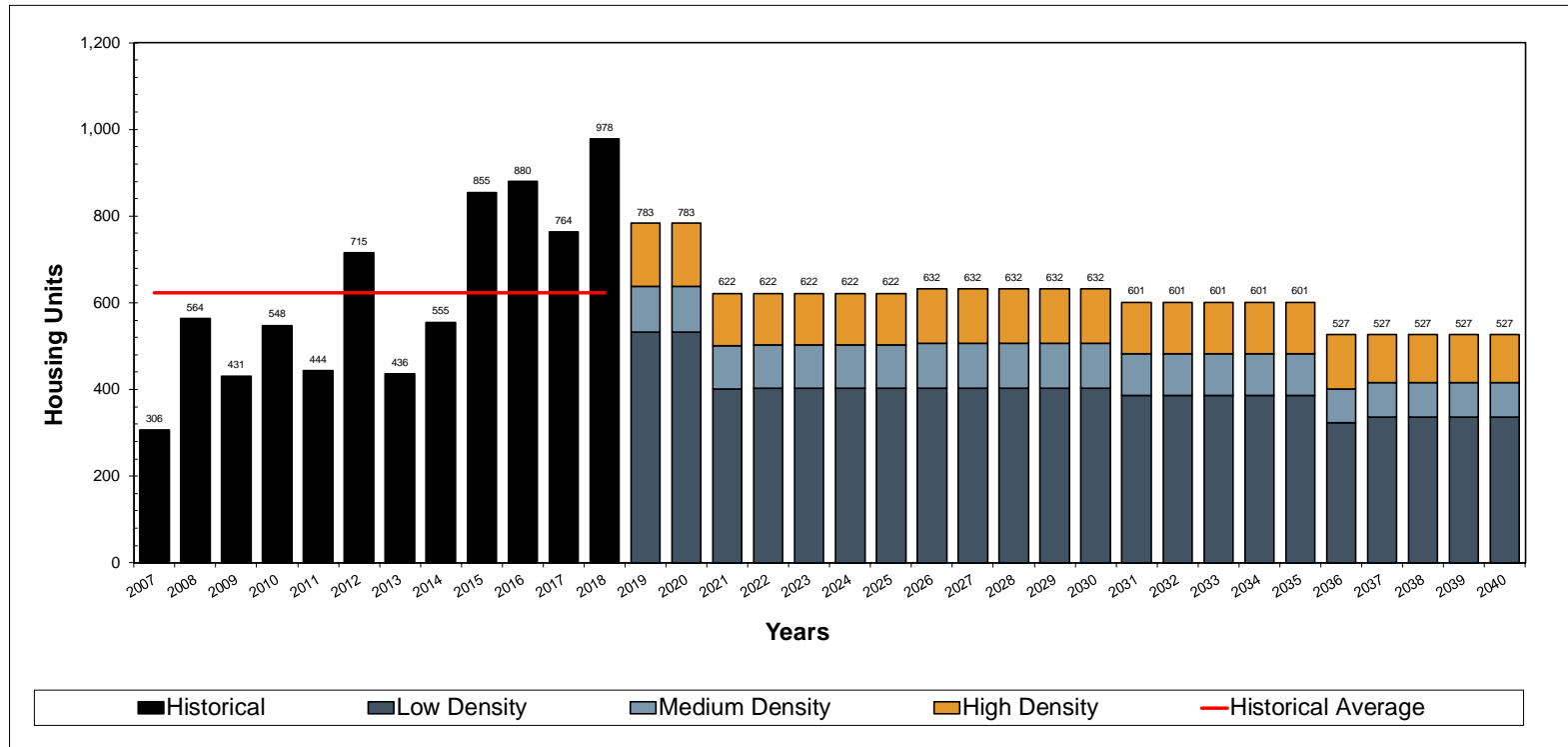
¹ Census undercount estimated at approximately 2.7%. Note: Population including the undercount has been rounded.

² Includes townhouses and apartments in duplexes.

³ Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



Figure 3-2
County of Oxford
Annual Housing Forecast



Source: Historical housing activity from Oxford County Planning Department, 2007-2018.

¹ Growth forecast represents calendar year.



Provided below is a summary of the key assumptions and findings regarding the County of Oxford D.C. growth forecast update.

1. Unit Mix (Appendix A – Schedules 1, 2, and 6)

- The unit mix for the County was derived from the Oxford County Phase One Comprehensive Review, as well as historical development activity (as per Schedule 6);
- Based on the above indicators, the 2019 to 2041 household growth forecast is comprised of a unit mix of 65% low density (single detached and semi-detached), 15% medium density (multiples except apartments) and 20% high density (bachelor, 1-bedroom and 2-bedroom apartments).

2. Geographic Location of Residential Development (Appendix A – Schedules 2a and 2b)

- Schedule 2a summarizes the anticipated amount, type and location of development for County by area municipality; and
- The percentage of forecast housing growth between 2019 and 2041 by development location is summarized below.

Development Location	Percentage Housing Growth, 2019-2041
City of Woodstock	51.1%
Town of Tillsonburg	13.1%
Township of Ingersoll	12.1%
Township of Blandford-Blenheim	4.2%
Township of Norwich	5.9%
Township of East Zorra-Tavistock	7.2%
Township of Zorra	3.4%
Township of South-West Oxford	3.0%
Total	100%



3. Planning Period

- Short and longer-term time horizons are required for the D.C. process. The D.C.A. limits the planning horizon for certain services, such as parks, recreation and libraries, to a 10-year planning horizon. Services related to a highway, public works, fire, police, stormwater, water and wastewater services utilize a longer planning period.

4. Population in New Units (Appendix A - Schedules 2 through 5)

- The number of permanent housing units to be constructed in Oxford County during the short- and long-term periods is presented on Figure 3-2. Over the 10-year and longer term forecast periods, the County is anticipated to average of approximately 657 and 613 new housing units per year, respectively.
- Institutional population¹ is anticipated to grow by approximately 590 persons between 2019 and 2041.
- Population in new units is derived from Schedules 3, 4, and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit by dwelling type for new units.
- Schedule 8a summarizes the P.P.U. for the new housing units by age and type of dwelling based on a 2016 custom Census data. The total calculated P.P.U. for all density types has been adjusted to account for the P.P.U. trends which has been recently experienced in both new and older units. Adjusted 25-year average P.P.U.s by dwelling type are as follows:
 - Low density: 3.061
 - Medium density: 1.923
 - High density: 1.539
 - Institutional density: 1.101

¹ Institutional includes special care facilities such as nursing home or residences for senior citizens. A P.P.U. of 1.101 depicts 1-bedroom and 2 or more-bedroom units in these special care facilities.



5. Existing Units and Population Change (Appendix A - Schedules 3, 4 and 5)

- Existing households for 2019 are based on the 2016 Census households, plus estimated residential units constructed between 2017 and 2018 assuming a 6-month lag between construction and occupancy (see Schedule 3).
- The decline in average occupancy levels for existing housing units is calculated in Schedules 3 through 5, by aging the existing population over the forecast period. The forecast population decline in existing households over the 10-year and longer term forecast period is approximately 1,910 and 1,900, respectively

6. Employment (Appendix A, Schedules 9a, 9b, 9c and 11)

- Employment projections are largely based on the activity rate method, which is defined as the number of jobs in a municipality divided by the number of residents. Key employment sectors include primary, industrial, commercial/ population-related, institutional, and work at home, which are considered individually below.
- 2016 employment data (place of work) for Oxford County is outlined in Schedule 9a. The 2016 employment base is comprised of the following sectors:
 - 1,360 primary (3%);
 - 4,810 work at home employment (9%);
 - 23,278 industrial (45%);
 - 14,468 commercial/population related (28%); and
 - 7,655 institutional (15%).
- The 2016 employment by usual place of work, including work at home, is estimated at 51,570. An additional 5,750 employees have been identified for the County in 2016 that have no fixed place of work (N.F.P.O.W.).¹

¹ Statistics Canada defines "No Fixed Place of Work" (N.F.P.O.W.) employees as, "persons who do not go from home to the same work place location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."



The 2016 employment base, including N.F.P.O.W., totals approximately 57,320.

- Total employment, including work at home and N.F.P.O.W., for Oxford County is anticipated to reach 66,145 by 2029, and 74,120 by 2041. This represents an employment increase of approximately 5,980 for the 10-year forecast period, and 13,950 for the longer term forecast period.
- Schedule 9b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from these employees has already been included in the population forecast. The impacts on municipal services regarding N.F.P.O.W. employees are less clear, given the transient nature of these employees. Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential gross floor area (G.F.A.) calculation. Accordingly, work at home and N.F.P.O.W. employees have been removed from the D.C. calculation.
- Total employment for the County (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 54,000 by 2029 and 60,510 by 2041. This represents an employment increase of approximately 4,860 and 11,370 over the 10-year and longer term forecast periods, respectively.

7. Non-Residential Sq.m. Estimates G.F.A. (Appendix A, Schedule 9b)

- Square meter estimates were calculated in Schedule 10b based on the following employee density assumptions:
 - 139 sq.m. per employee for industrial;
 - 51 sq.m. per employee for commercial/population-related; and
 - 65 sq.m. per employee for institutional employment.
- The County-wide incremental G.F.A. increase is anticipated to be 462,800 sq.m. over the 10-year forecast period and 1.1 million sq.m. over the longer term forecast period.
- In terms of percentage growth, the longer term incremental G.F.A. forecast by sector is broken down as follows:
 - industrial – 81%;



- commercial/population-related – 13%; and
 - institutional – 6%.
- The percentage of forecast employment growth between 2019 and 2041 by development location is summarized below.

Development Location	Percentage Employment Growth, 2019-2041
City of Woodstock	65.9%
Town of Tillsonburg	10.7%
Township of Ingersoll	15.7%
Township of Blandford-Blenheim	1.1%
Township of Norwich	2.3%
Township of East Zorra-Tavistock	2.5%
Township of Zorra	0.9%
Township of South-West Oxford	0.9%
Total	100%



Chapter 4

The Approach to the Calculation of the Charge



4. The Approach to the Calculation of the Charge

4.1 Introduction

This chapter addresses the requirements of s.s.5(1) of the D.C.A. with respect to the establishment of the need for service which underpins the D.C. calculation. These requirements are illustrated schematically in Figure 4-1.

4.2 Services Potentially Involved

Table 4-1 lists the full range of municipal service categories which are provided within the County.

A number of these services are defined in s.s.2(4) of the D.C.A. as being ineligible for inclusion in D.C.s. These are shown as “ineligible” on Table 4-1. Two ineligible costs defined in s.s.5(3) of the D.C.A. are “computer equipment” and “rolling stock with an estimated useful life of (less than) seven years...” In addition, local roads are covered separately under subdivision agreements and related means (as are other local services). Services which are potentially eligible for inclusion in the County’s D.C. are indicated with a “Yes.”

4.3 Increase in the Need for Service

The D.C. calculation commences with an estimate of “the increase in the need for service attributable to the anticipated development,” for each service to be covered by the by-law. There must be some form of link or attribution between the anticipated development and the estimated increase in the need for service. While the need could conceivably be expressed generally in terms of units of capacity, s.s.5(1)3, which requires that County Council indicate that it intends to ensure that such an increase in need will be met, suggests that a project-specific expression of need would be most appropriate.



Figure 4-1
The Process of Calculating a Development Charge under the Act
that must be followed

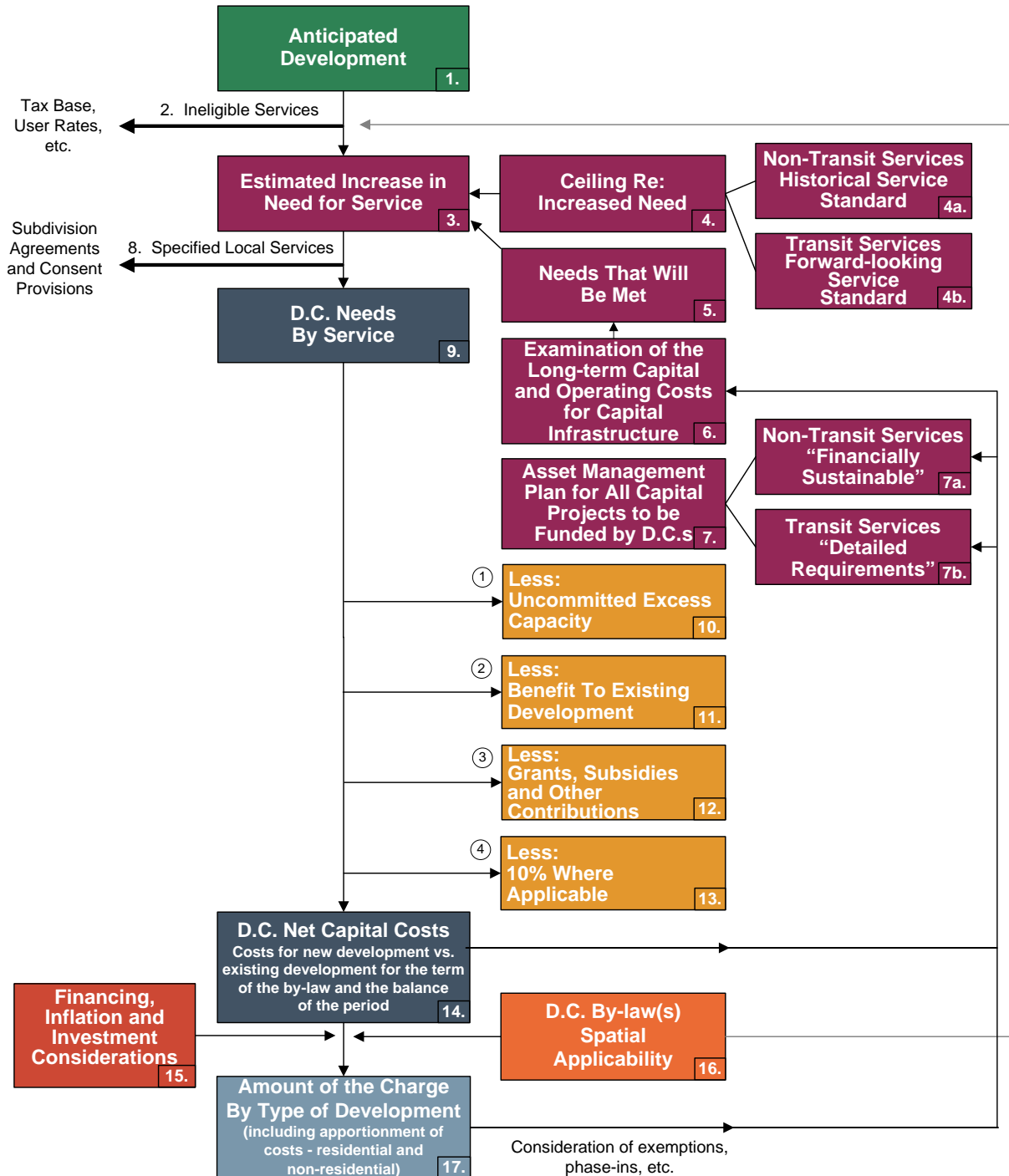




Table 4-1
Categories of Municipal Services to be Addressed as Part of the Calculation

Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
1. Services Related to a Highway	Yes	1.1 Arterial roads	100
	Yes	1.2 Collector roads	100
	Yes	1.3 Bridges, Culverts and Roundabouts	100
	No	1.4 Local municipal roads	0
	Yes	1.5 Traffic signals	100
	Yes	1.6 Sidewalks and streetlights	100
	Yes	1.7 Active Transportation	100
2. Other Transportation Services	n/a	2.1 Transit vehicles ¹ & facilities	100
	n/a	2.2 Other transit infrastructure	100
	n/a	2.3 Municipal parking spaces - indoor	90
	n/a	2.4 Municipal parking spaces - outdoor	90
	Yes	2.5 Works Yards	100
	Yes	2.6 Rolling stock ¹	100
	n/a	2.7 Ferries	90
	No	2.8 Airport	90
3. Stormwater Drainage and Control Services	n/a	3.1 Main channels and drainage trunks	100
	n/a	3.2 Channel connections	100
	n/a	3.3 Retention/detention ponds	100
4. Fire Protection Services	n/a	4.1 Fire stations	100
	n/a	4.2 Fire pumpers, aerials and rescue vehicles ¹	100
	n/a	4.3 Small equipment and gear	100

¹with 7+ year life time

*same percentage as service component to which it pertains
computer equipment excluded throughout



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
5. Outdoor Recreation Services (i.e. Parks and Open Space)	Ineligible	5.1 Acquisition of land for parks, woodlots and E.S.A.s	0
	n/a	5.2 Development of area municipal parks	90
	n/a	5.3 Development of district parks	90
	n/a	5.4 Development of municipal-wide parks	90
	n/a	5.5 Development of special purpose parks	90
	n/a	5.6 Parks rolling stock ¹ and yards	90
6. Indoor Recreation Services	n/a	6.1 Arenas, indoor pools, fitness facilities, community centres, etc. (including land)	90
	n/a	6.2 Recreation vehicles and equipment ¹	90
7. Library Services	Yes	7.1 Public library space (incl. furniture and equipment)	90
	Yes	7.2 Library vehicles ¹	90
	Yes	7.3 Library materials	90
8. Electrical Power Services	Ineligible	8.1 Electrical substations	0
	Ineligible	8.2 Electrical distribution system	0
	Ineligible	8.3 Electrical system rolling stock	0
9. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres	Ineligible	9.1 Cultural space (e.g. art galleries, museums and theatres)	0
	Ineligible	9.2 Tourism facilities and convention centres	0
10. Wastewater Services	Yes	10.1 Treatment plants	100
	Yes	10.2 Sewage trunks	100
	No	10.3 Local systems	0
	Yes	10.4 Vehicles and equipment ¹	100

¹with 7+ year life time



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
11. Water Supply Services	Yes	11.1 Treatment plants	100
	Yes	11.2 Distribution systems	100
	No	11.3 Local systems	0
	Yes	11.4 Vehicles and equipment ¹	100
12. Waste Management Services	Ineligible	12.1 Landfill collection, transfer vehicles and equipment	0
	Ineligible	12.2 Landfills and other disposal facilities	0
	Yes	12.3 Waste diversion facilities	90
	Yes	12.4 Waste diversion vehicles and equipment ¹	90
13. Police Services	n/a	13.1 Police detachments	100
	n/a	13.2 Police rolling stock ¹	100
	n/a	13.3 Small equipment and gear	100
14. Homes for the Aged	n/a	14.1 Homes for the aged space	90
	n/a	14.2 Vehicles ¹	90
15. Child Care	n/a	15.1 Child care space	90
	n/a	15.2 Vehicles ¹	90
16. Health	n/a	16.1 Health department space	90
	n/a	16.2 Health department vehicles ¹	90
17. Social Housing	No	17.1 Social Housing space	90
18. Provincial Offences Act (P.O.A.)	No	18.1 P.O.A. space	90
19. Social Services	No	19.1 Social service space	90
20. Ambulance	Yes	20.1 Ambulance station space	90
	Yes	20.2 Vehicles ¹	90
21. Hospital Provision	Ineligible	21.1 Hospital capital contributions	0

¹with 7+ year life time



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
22. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible	22.1 Office space	0
	Ineligible	22.2 Office furniture	0
	Ineligible	22.3 Computer equipment	0
23. Other Services	Yes	23.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land ² and facilities, including the D.C. background study cost 23.2 Interest on money borrowed to pay for growth-related capital	0-100
	Yes		0-100

¹with a 7+ year life time

²same percentage as service component to which it pertains

Eligibility for Inclusion in the D.C. Calculation	Description
Yes	Municipality provides the service – service has been included in the D.C. calculation.
No	Municipality provides the service – service has not been included in the D.C. calculation.
n/a	Municipality does not provide the service.
Ineligible	Service is ineligible for inclusion in the D.C. calculation.



4.4 Local Service Policy

Some of the need for services generated by additional development consists of local services related to a plan of subdivision. As such, they will be required as a condition of subdivision agreements or consent conditions. The County's Local Service Policy is included in Appendix E.

4.5 Capital Forecast

Paragraph 7 of s.s.5(1) of the D.C.A. requires that “the capital costs necessary to provide the increased services must be estimated.” The Act goes on to require two potential cost reductions and the Regulation sets out the way in which such costs are to be presented. These requirements are outlined below.

These estimates involve capital costing of the increased services discussed above. This entails costing actual projects or the provision of service units, depending on how each service has been addressed.

The capital costs include:

- a) costs to acquire land or an interest therein (including a leasehold interest);
- b) costs to improve land;
- c) costs to acquire, lease, construct or improve buildings and structures;
- d) costs to acquire, lease or improve facilities, including rolling stock (with a useful life of 7 or more years), furniture and equipment (other than computer equipment), materials acquired for library circulation, reference or information purposes;
- e) interest on money borrowed to pay for the above-referenced costs;
- f) costs to undertake studies in connection with the above-referenced matters; and
- g) costs of the D.C. background study.

In order for an increase in need for service to be included in the D.C. calculation, Council must indicate “...that it intends to ensure that such an increase in need will be met” (s.s.5 (1)3). This can be done if the increase in service forms part of a Council-approved Official Plan, capital forecast or similar expression of the intention of Council



(O.Reg. 82/98 s.3). The capital program contained herein reflects the County's approved and proposed capital budgets and master servicing/needs studies.

4.6 Treatment of Credits

Section 8, paragraph 5, of O.Reg. 82/98 indicates that a D.C. background study must set out "the estimated value of credits that are being carried forward relating to the service." Subsection 17, paragraph 4, of the same Regulation indicates that "...the value of the credit cannot be recovered from future D.C.s," if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs. The County has no outstanding D.C. credit obligations.

4.7 Existing Reserve Funds

Section 35 of the D.C.A. states that:

"The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 8 of subsection 5(1)."

There is no explicit requirement under the D.C.A. calculation method set out in s.s.5(1) to net the outstanding reserve fund balance as part of making the D.C. calculation; however, s.35 does restrict the way in which the funds are used in future.

For services which are subject to a per capita based, service level "cap," the reserve fund balance should be applied against the development-related costs for which the charge was imposed once the project is constructed (i.e. the needs of recent growth). This cost component is distinct from the development-related costs for the next 10-year period, which underlie the D.C. calculation herein.

The alternative would involve the County spending all reserve fund monies prior to renewing each by-law, which would not be a sound basis for capital budgeting. Thus, the County will use these reserve funds for the County's cost share of applicable development-related projects, which are required but have not yet been undertaken, as a way of directing the funds to the benefit of the development which contributed them



(rather than to future development, which will generate the need for additional facilities directly proportionate to future growth).

The County's adjusted D.C. Reserve Fund Balance by service at December 31, 2018 is shown below. The 2018 year-end D.C. reserve fund balances have been adjusted to account for the unfunded D.C. share of previously completed D.C. eligible projects.

Table 4-1
December 31, 2018 Adjusted Reserve Fund Balances

Service	Adjusted Balance
Roads and Related Services	(2,363,240)
Library	444,149
Land Ambulance	313,778
Administration	255,059
Water - Woodstock	236,830
Wastewater - Woodstock	456,875
Water - Tillsonburg	(769,070)
Wastewater - Tillsonburg	5,075,352
Water - Ingersoll	(1,170,136)
Wastewater - Ingersoll	(1,946,310)
Water - Norwich	(317,804)
Wastewater - Norwich	1,910,456
Water - Tavistock	580,118
Wastewater - Tavistock	(1,320,189)
Water - Plattsville	(617,433)
Wastewater - Plattsville	(1,383,234)
Water - Drumbo	90,121
Wastewater - Drumbo	392,957
Water - Thamesford	(782,675)
Wastewater - Thamesford	219,756
Total	(694,641)

Note: Amounts in brackets are deficit balances.

4.8 Deductions

The D.C.A. potentially requires that five deductions be made to the increase in the need for service. These relate to:



- the level of service ceiling;
- uncommitted excess capacity;
- benefit to existing development;
- anticipated grants, subsidies and other contributions; and
- 10% reduction for certain services.

The requirements behind each of these reductions are addressed as follows:

4.8.1 Reduction Required by Level of Service Ceiling

This is designed to ensure that the increase in need included in 4.3 does “...not include an increase that would result in the level of service (for the additional development increment) exceeding the average level of the service provided in the County over the 10-year period immediately preceding the preparation of the background study...”

O.Reg. 82.98 (s.4) goes further to indicate that “...both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service.”

In many cases, this can be done by establishing a quantity measure in terms of units as floor area, land area or road length per capita and a quality measure, in terms of the average cost of providing such units based on replacement costs, engineering standards or recognized performance measurement systems, depending on circumstances. When the quantity and quality factor are multiplied together, they produce a measure of the level of service, which meets the requirements of the Act, i.e. cost per unit.

With respect to transit services, the changes to the Act as a result of Bill 73 have provided for an alternative method for calculating the services standard ceiling. Transit services must now utilize a forward-looking service standard analysis, described later in this section.

The average service level calculation sheets for each service component in the D.C. calculation are set out in Appendix B.



4.8.2 Reduction for Uncommitted Excess Capacity

Paragraph 5 of s.s.5(1) requires a deduction from the increase in the need for service attributable to the anticipated development that can be met using the County's "excess capacity," other than excess capacity which is "committed."

"Excess capacity" is undefined, but in this case must be able to meet some or all of the increase in need for service, in order to potentially represent a deduction. The deduction of uncommitted excess capacity from the future increase in the need for service would normally occur as part of the conceptual planning and feasibility work associated with justifying and sizing new facilities, e.g. if a road widening to accommodate increased traffic is not required because sufficient excess capacity is already available, then widening would not be included as an increase in need, in the first instance.

4.8.3 Reduction for Benefit to Existing Development

Section 5(1)6 of the D.C.A. provides that, "The increase in the need for service must be reduced by the extent to which an increase in service to meet the increased need would benefit existing development." The general guidelines used to consider benefit to existing development included the following:

- the repair or unexpanded replacement of existing assets that are in need of repair;
- an increase in average service level of quantity or quality (compare water as an example);
- the elimination of a chronic servicing problem not created by growth; and
- providing services where none previously existed (generally considered for water or wastewater services).

This step involves a further reduction in the need, by the extent to which such an increase in service would benefit existing development. The level of services cap in 4.4 is related but is not the identical requirement. Sanitary, storm and water trunks are highly localized to growth areas and can be more readily allocated in this regard than other services such as services related to a highway, which do not have a fixed service area.



Where existing development has an adequate service level which will not be tangibly increased by an increase in service, no benefit would appear to be involved. For example, where expanding existing library facilities simply replicates what existing residents are receiving, they receive very limited (or no) benefit as a result. On the other hand, where a clear existing service problem is to be remedied, a deduction should be made accordingly.

In the case of services such as recreation facilities, community parks, libraries, etc., the service is typically provided on a County-wide system basis. For example, facilities of the same type may provide different services (i.e. leisure pool vs. competitive pool), different programs (i.e. hockey vs. figure skating) and different time availability for the same service (i.e. leisure skating available on Wednesday in one arena and Thursday in another). As a result, residents will travel to different facilities to access the services they want at the times they wish to use them, and facility location generally does not correlate directly with residence location. Even where it does, displacing users from an existing facility to a new facility frees up capacity for use by others and generally results in only a very limited benefit to existing development. Further, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.

4.8.4 Reduction for Anticipated Grants, Subsidies and Other Contributions

This step involves reducing the capital costs necessary to provide the increased services by capital grants, subsidies and other contributions (including direct developer contributions required due to the local service policy) made or anticipated by Council and in accordance with various rules such as the attribution between the share related to new vs. existing development (O.Reg. 82.98 s.6). That is, some grants and contributions may not specifically be applicable to growth or where Council targets fundraising as a measure to offset impacts on taxes. Moreover, Gas Tax revenues are typically used to fund non-growth-related works or the non-growth share of D.C. projects, given that the contribution is not being made in respect of particular growth-related capital projects.



4.8.5 The 10% Reduction

Paragraph 8 of s.s. (1) of the D.C.A. requires that, “the capital costs must be reduced by 10 percent.” This paragraph does not apply to water supply services, wastewater services, stormwater drainage and control services, services related to a highway, police and fire protection services. The primary services to which the 10% reduction does apply include services such as parks and recreation, libraries, childcare/social services, the Provincial Offences Act, ambulance, homes for the aged, and health.

The 10% is to be netted from the capital costs necessary to provide the increased services, once the other deductions have been made, as per the infrastructure costs sheets in Chapter 5.

4.9 Municipal-wide vs. Area Rating

This step involves determining whether all of the subject costs are to be recovered on a uniform municipal-wide basis or whether some or all are to be recovered on an area-specific basis. Under the D.C.A., it is now mandatory to “consider” area-rating of services (providing charges for specific areas and services), however, it is not mandatory to implement area-rating. Further discussion is provided in section 7.3.8.

4.10 Allocation of Development

This step involves relating the costs involved to anticipated development for each period under consideration and using allocations between residential and non-residential development and between one type of development and another, to arrive at a schedule of charges.



Chapter 5

D.C.-Eligible Cost Analysis by Service



5. D.C.-Eligible Cost Analysis by Service

This chapter outlines the basis for calculating eligible costs for the D.C.s to be applied on a uniform basis. In each case, the required calculation process set out in s.5(1) paragraphs 2 to 8 in the D.C.A. and described in Chapter 4, was followed in determining D.C. eligible costs.

The nature of the capital projects and timing identified in the Chapter reflects Council's current intention. However, over time, municipal projects and Council priorities change and accordingly, Council's intentions may alter and different capital projects (and timing) may be required to meet the need for services required by new growth.

5.1 Service Levels and 10-Year Capital Costs for D.C. Calculation

This section evaluates the development-related capital requirements for all of the “softer” services over a 10-year planning period. Each service component is evaluated on two format sheets: the average historical 10-year level of service calculation (see Appendix B), which “caps” the D.C. amounts; and, the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

5.1.1 Administration

The D.C.A. permits the inclusion of studies undertaken to facilitate the completion of the County's capital works program and to support the preparation of future D.C. background studies. The County has made provision for the inclusion of new studies undertaken to facilitate this D.C. process, as well as other studies which benefit growth (in whole or in part). The list of studies includes future D.C. background studies, as well as Secondary Planning and Servicing Studies, Comprehensive Reviews, Official Plan Review Studies, and an Affordable Housing Needs Study.

The cost of these studies totals \$1.6 million, of which \$565,000 is deducted as a benefit to existing development. A further \$105,000 has been deducted from the capital costs reflective of the mandatory 10% deduction for soft services. After deducting \$405,000 for existing reserve fund balances collected towards these needs, and adding \$150,000 for unfunded 2014 D.C.by-law projects, a net capital cost of \$690,000 has been included in the calculation of the D.C.



These costs have been allocated 76% residential and 24% non-residential based on the incremental growth in population to employment for the 10-year forecast period.

5.1.2 Land Ambulance

The County's Land Ambulance service currently occupies a total of 26,600 sq.ft. of facility space. In addition to facility space, the County also provides Land Ambulance Services through the operation of 18 fully equipped vehicles and personal equipment for 94 paramedics. In total, the per capita average level of service provided through these capital assets has been \$124. In aggregate, the maximum D.C. eligible amount that could be included in the calculation of the charge for Land Ambulance Services totals \$1.9 million.

The County anticipates the purchase of additional ambulances, equipment for additional paramedics, and the undertaking of a master plan update study over the 10-year forecast period, totalling \$1.6 million in gross capital costs. In addition, the capital costs include outstanding debt and interest payments for the unfunded committed capital costs of the Mill Street Emergency Medical Service (E.M.S.) Station to \$1.2 million. In total the gross capital costs of the D.C. program approximate \$2.8 million.

Deductions are provided for benefit to existing development of \$302,000, post-period benefit for anticipated development to occur beyond the 2028 forecast period of \$272,000, the 10% statutory deduction of \$134,000, and \$314,000 to reflect existing reserve fund balances collected towards these needs. In total, the net growth-related costs included in the calculation of the charge is \$1.8 million.

The net growth-related costs for Land Ambulance Services have been allocated between residential and non-residential development, 76% residential and 24% non-residential, based on forecast incremental population and employment growth over the forecast period.



Infrastructure Costs Covered in the D.C. Calculation – Administration

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share 76%	Non-Residential Share 24%
	2019-2028											
1	Secondary Planning and Servicing Studies	2019	150,000	-	150,000	37,500		112,500	11,250	101,250	76,950	24,300
2	Comprehensive Review Phase 1	2019	60,000	-	60,000	15,000		45,000	4,500	40,500	30,780	9,720
3	OP Review Growth Related Studies	2019-2020	100,000		100,000	25,000		75,000	7,500	67,500	51,300	16,200
4	Secondary Planning Studies	2019-2020	350,000		350,000	87,500		262,500	26,250	236,250	179,550	56,700
5	Affordable Housing Needs Study	2020	75,000		75,000	18,750		56,250	5,625	50,625	38,475	12,150
6	New County OP and Related Studies	2022-2023	650,000	-	650,000	325,000		325,000	32,500	292,500	222,300	70,200
7	D.C. Background Study	2023	40,000	-	40,000	-		40,000	4,000	36,000	27,360	8,640
8	D.C. Background Study	2028	40,000	-	40,000	-		40,000	4,000	36,000	27,360	8,640
9	OP Review Growth Related Studies	2028	75,000		75,000	18,750		56,250	5,625	50,625	38,475	12,150
10	OP Review Studies	2028	75,000		75,000	37,500		37,500	3,750	33,750	25,650	8,100
	Reserve Fund Balance							(405,039)		(405,039)	(307,829)	(97,209)
	Unfunded Projects							149,980		149,980	113,985	35,995
	Total		1,615,000	-	1,615,000	565,000	-	794,941	105,000	689,941	524,355	165,586



Infrastructure Costs Covered in the D.C. Calculation – Land Ambulance Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non-Residential Share
	2019-2028										76%	24%
1	NPV of Principal Payments - Mill Street EMS Station	2019-2023	853,733	-	853,733	256,120		597,613		597,613	454,186	143,427
2	NPV of Interest Payments - Mill Street EMS Station	2019-2023	77,144		77,144	23,143		54,001		54,001	41,041	12,960
3	Unfunded Post-Period Benefit - Mill St EMS Station (Growth Share)	2019	258,660		258,660	-		258,660		258,660	196,582	62,078
4	Ambulances (5)	2019-2028	1,508,580	265,258	1,243,322	-		1,243,322	124,332	1,118,990	850,432	268,558
5	Equipped Paramedics (13)	2019-2028	36,400	6,400	30,000	-		30,000	3,000	27,000	20,520	6,480
6	Master Plan Update	2027-2028	90,000	-	90,000	22,500		67,500	6,750	60,750	46,170	14,580
	Reserve Fund Balance							(291,094)		(291,094)	(221,232)	(69,863)
	Reserve Fund Adjustment							(22,684)		(22,684)	(17,240)	(5,444)
	Total		2,824,518	271,658	2,552,860	301,763	-	1,937,318	134,082	1,803,236	1,370,459	432,777



5.1.3 Roads and Related

The County has a current inventory of 643.8 km of roads, 19.7 km of guide rails, 158 bridges and culverts, and 37 traffic lights (intersections). Furthermore, the County operates 73,248 sq.ft. of public works facility space and 52 vehicle and equipment items in the provision of this service. The total historical level of infrastructure investment equates to a \$10,634 per capita level of service. When applied to the 10-year forecast population growth of 15,395 population, a maximum D.C. eligible cost of \$163.7 million could be expected to meet the future increase in needs for service.

Review of the County's 2014 D.C. Background Study, capital budget, and discussion with staff have identified future needs required to service new development in the County over the forecast period. These capital needs include road improvements such as widenings, urbanizations, reconstructions and signalization. Moreover, the program also includes additional public works facility space and various studies required to inform future infrastructure requirements.

In total, \$34.3 million in gross capital costs have been identified in the Roads and Related Services D.C. program. A total of \$14.7 million has been deducted from the growth-related capital needs recognizing the benefit to existing development and needs to maintain existing infrastructure over its lifecycle. A further \$1.5 million has been deducted recognizing the express oversizing in the County Rd. 4 project and the benefits accruing to growth beyond the forecast period. Approximately \$2.4 million in net unfunded D.C. eligible capital costs identified in the County's 2014 D.C. By-law have been included in the Roads and Related Services D.C. program for recovery from future development. In total, a net capital cost of \$19.7 million has been included in the calculation of the D.C.

Net growth-related capital costs for Roads and Related Services have been allocated between future residential and non-residential development based on the relationship of incremental population and employment growth over the 10-year forecast period (i.e. 76% residential and 24% non-residential).



Infrastructure Costs Covered in the D.C. Calculation – Roads and Related Services

Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 76%	Non- Residential Share 24%
	2019-2028									
1	County Road 59 (Norwich Ave.)	2019-2020	851,700	-	851,700	-		851,700	647,292	204,408
2	County Road 4	2020	66,300	-	66,300	-		66,300	50,388	15,912
3	County Road 4	2024	408,000	-	408,000	-		408,000	310,080	97,920
4	County Road 4	2028	5,100,000	1,511,640	3,588,360	2,040,000		1,548,360	1,176,754	371,606
5	Harris Street, Ingersoll (CR119)	2019-2020	1,122,000	-	1,122,000	-		1,122,000	852,720	269,280
6	Urbanization(CR 22, CR 9, CR 59, CR 3)	2019-2028	10,155,000	-	10,155,000	5,077,500		5,077,500	3,858,900	1,218,600
7	County Road 35	2019-2025	2,280,000	-	2,280,000	1,140,000		1,140,000	866,400	273,600
8	County Road 36	2019	1,703,400	-	1,703,400	1,618,230		85,170	64,729	20,441
9	Bell St (CR 119)	2019	1,750,000	-	1,750,000	875,000		875,000	665,000	210,000
10	CR 16 Upgrades	2019	4,900,000	-	4,900,000	2,450,000		2,450,000	1,862,000	588,000
11	CR 36 & 8 Roundabout	2020	1,600,000	-	1,600,000	-	800,000	800,000	608,000	192,000
12	CR59 & Lakeview	2019	300,000	-	300,000	-		300,000	228,000	72,000
13	CR59 (btwn CR35 and CR17)	2019	850,000	-	850,000	-		850,000	646,000	204,000
	Signals			-		-				
14	Signals (7 Signals, \$300,000 each)	2019-2028	2,360,900	-	2,360,900	1,180,450		1,180,450	897,142	283,308
	Facilities			-		-				
15	Drumbo Equipment Storage Building	2019	175,000	-	175,000	140,000		35,000	26,600	8,400
	Studies/Master Plans			-		-				
16	Transportation Masterplan Updates (\$250,000 every 5 years)	2022-2027	500,000	-	500,000	125,000		375,000	285,000	90,000
17	Cycling Master Plan	2020	75,000	-	75,000	18,750	56,250	-	-	-
18	DC Technical Study	2023	75,000	-	75,000	-		75,000	57,000	18,000
19	DC Technical Study	2028	75,000	-	75,000	-		75,000	57,000	18,000
	Reserve Fund Balance							(898,948)	(683,200)	(215,747)
	Unfunded Projects							3,262,188	2,479,263	782,925
	Total		34,347,300	1,511,640	32,835,660	14,664,930	856,250	19,677,720	14,955,067	4,722,653



5.1.4 Library

The County's library level of service comprises, 48,585 sq.ft. of facility space and 246,115 collection items. The County's historic level of service over the prior 10-year period totals \$416 per capita. This historic average level of investment provides the County with approximately \$2.8 million in maximum D.C. eligible funding over the 10-year forecast period.

Additional collection materials will be required in the future to maintain historic average levels of service for new development. In addition, the Library Services D.C. capital program also includes principal and interest debt repayment costs for the Norwich and Tillsonburg Library Branches. After applying the 10% statutory deduction for soft services, and \$444,000 in reserve fund balances already collected for Library Services under the County's 2014 D.C. By-law, the net capital costs included in the D.C. calculations total \$1.2 million.

While library usage is predominately residential based, there is some use of the facilities by non-residential users. To acknowledge this use, the growth-related costs have been allocated 95% residential and 5% non-residential.



5.1.5 Waste Diversion

With respect to Waste Diversion Services, the County provides a total of 123,005 sq.ft. of eligible facility space. The facility space landfill and incineration services have been excluded from the historic level of service calculations as these services are ineligible services under the D.C.A. Moreover, the County provides waste collection services, through a contract, to all area municipalities. Based on the capital requirements in the County's waste collection contract, the County has an eligible waste diversion inventory of 7 vehicles. The County also owns and operates 5 items of eligible waste diversion inventory of equipment, including trucks, loaders, trailers, and other various items. In total, this capital investment results in a 10-year historical average level of service of \$58 per capita. Applying this historic average level of service to the anticipated development over the 10-year forecast period, the County would be eligible to collect \$895,000 from D.C.s for Waste Diversion Services.

Based on the projected growth over the 10-year forecast period, the County has identified a provision for the capital-related contract costs with a gross cost, and future study, totalling \$1.2 million. Of this amount, a deduction of \$776,000 was made to recognize the benefit to existing development, and a further \$124,000 was deducted as post-period benefit for anticipated growth beyond the forecast period. After the mandatory 10% deduction applicable for soft services, the net growth-related capital cost included in the D.C. calculation total \$228,000

The D.C. eligible capital costs have been allocated 70% to residential development and 30% to non-residential development, based on the anticipated residential and non-residential properties for which waste diversion collections will be provided over the forecast period.



Infrastructure Costs Covered in the D.C. Calculation – Waste Diversion Services

Prj .No	Increased Service Needs Attributable to Anticipated Development 2019-2028	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share 70%	Non-Residential Share 30%
1	Waste Recovery and Reduction Technology Procurement Vendor Evaluation	2019	1,004,671	123,566	881,105	775,824		105,280	10,528	94,752	66,326	28,426
2	Provision for Waste Diversion Collection Contract	2019-2028	148,486	-	148,486	-		148,486	14,849	133,637	93,546	40,091
	Total		1,153,157	123,566	1,029,590	775,824	-	253,766	25,377	228,389	159,872	68,517



5.2 Service Levels and Urban 10-Year Capital Costs for The County's D.C. Calculation

The County provides water and wastewater services in the County through various water and wastewater systems. This section summarizes the development-related capital requirements for water and wastewater services in the respective systems. Consistent with the approach taken in the County's 2014 D.C. Background Study, the capital needs and resulting D.C.s have been evaluated on an area-specific basis. Various studies have also been included in the capital programs. While these studies will benefit all serviced areas of the County, the total costs for these studies have been allocated to the systems, based on anticipated growth within the respective service areas, and will be reflected in the capital program for each system.

5.2.1 Woodstock

5.2.1.1 Water

The capital needs required to service new development over the 10-year period were determined by reviewing the County's 2014 D.C. Background Study, capital budget, and through discussions with staff. These capital needs include additional water mains, water supply upgrades, land acquisition, and the system's share of master plan and other servicing studies. In total, \$9.3 million in gross capital costs have been identified in the capital program. A \$1.6 million deduction is provided recognizing the benefit to existing development. A further \$656,457 has been deducted for other contributions towards the growth-related costs to account for the share of studies set to benefit other water systems in the County. Existing uncommitted D.C. reserve funds of \$236,830 have been applied to the net capital costs. In total, \$6.8 million has been included in the D.C. calculation to be recovered for the anticipated development within the area over the 10-year forecast period.

These costs are shared between residential and non-residential based on the population to employment ratio over the forecast period, resulting in 71% being allocated to residential development and 29% being allocated to non-residential development.



5.2.1.2 Wastewater

Similarly, the capital needs required to service new development over the 10-year period were determined by reviewing the County's 2014 D.C. Background Study, capital budget, and through discussions with staff. In total, \$16.6 million in gross capital costs have been identified in the capital program. These costs include the costs for a trunk sewer, pump station, additional work on the wastewater treatment plant, and the system's share of master plan and other servicing studies. Deductions for other contributions towards the growth-related costs account for the share of studies set to benefit other wastewater systems in the County, totalling \$433,929. After deducting \$3.5 million for the benefit to existing development, the net growth-related costs including the reserve fund deficit total \$12.2 million.

These costs are shared between residential and non-residential based on the population to employment ratio over the forecast period, resulting in 71% being allocated to residential development and 29% being allocated to non-residential development.

5.2.2 Tillsonburg

5.2.2.1 Water

The capital needs required to service new development over the 10-year period were determined by reviewing the County's 2014 D.C. Background Study, capital budget, and through discussions with staff. These capital needs include additional watermains, storage, and the system's share of master plan and other servicing studies.

The gross capital costs for water services total approximately \$5.5 million over the 10-year forecast period. A post-period benefit deduction of \$2.7 million has been made for the attribution of costs applicable to growth beyond the forecast period. Further deductions totaling \$1.3 million were made to account for the share of studies set to benefit other water systems in the County. After deducting \$787,152 recognizing the benefit to existing development, the net growth-related costs, including the reserve fund deficit total \$1.5 million.

These costs are shared between residential and non-residential based on the population to employment ratio over the forecast period, resulting in 78% being



allocated to residential development and 22% being allocated to non-residential development.

5.2.2.2 Wastewater

The capital needs required to service new development over the 10-year period were determined by reviewing the County's 2014 D.C. Background Study, capital budget, and through discussions with staff. These capital needs include upgrades to the Wastewater Treatment Plant, North Street pumping station, and the system's share of master plan and other servicing studies. The gross capital costs of these projects total \$35.6 million. In recognition of the benefit to growth that will occur beyond the 10-year forecast period, \$15.5 million in project costs have been deducted from the gross capital costs of the Wastewater Treatment Plant. Also, \$831,937 was deducted from the gross costs to account for the share of studies set to benefit other wastewater systems in the County. A further \$10.3 million has been deducted for other contributions towards the growth-related costs and \$5.1 million has been deducted recognizing the uncommitted D.C. reserve fund balance bringing the total D.C. recoverable costs to \$4.2 million.

These costs are shared between residential and non-residential based on the population to employment ratio over the forecast period, resulting in 78% being allocated to residential development and 22% being allocated to non-residential development.

5.2.3 Ingersoll

5.2.3.1 Water

The capital needs required to accommodate growth were determined by reviewing the capital budget and through discussions with staff. These capital needs include various master planning and other technical studies. In total, \$1.5 million in gross capital costs have been identified in the capital program. Since these studies benefit all the County's water systems, \$1.3 million was deducted representing the benefit to the other systems. A further \$96,964 has been deducted in recognition of the benefit to existing development. After accounting for the reserve fund deficit, a total of \$1.3 million has been included in the D.C. calculation.

These costs are shared between residential and non-residential based on the population to employment ratio over the forecast period, resulting in 72% being



allocated to residential development and 28% being allocated to non-residential development.

5.2.3.2 Wastewater

The capital needs required to accommodate growth were determined by reviewing the capital budget and through discussions with staff. These capital needs include various master planning and other technical studies and the debt repayments for the Ingersoll Wastewater Treatment Plant. In total, \$7.9 million in gross capital costs have been identified in the capital program. As the studies benefit all the County's wastewater systems, \$844,909 was deducted representing the benefit to the other systems. A further \$3.9 million has been deducted in recognition of the benefit to existing development. After accounting for the reserve fund deficit, a total of \$5.1 million has been included in the D.C. calculation.

These costs are shared between residential and non-residential based on the population to employment ratio over the forecast period, resulting in 72% being allocated to residential development and 28% being allocated to non-residential development.

5.2.4 Plattsville

5.2.4.1 Water

The capital needs required to service new development in Plattsville over the 10-year period were determined by reviewing the County's capital budget, and through discussions with staff. These capital needs include various master planning and other technical studies. In total, \$1.5 million in gross capital costs have been identified for the studies. Since these studies benefit all the County's water systems, \$1.4 million was deducted representing the benefit to the other systems. \$1.4 million in costs for a New Asset Supply/Linear benefitting the Township's water systems was also included. This cost is reduced by \$1.2 million recognizing the proportionate benefit accruing to the other area specific systems. A further \$181,934 has been deducted from the growth-related capital needs recognizing the benefit to existing development. Including the reserve fund deficit, \$652,325 has been included in the D.C. calculation.

These costs are shared between residential and non-residential based on the population to employment ratio over the forecast period, resulting in 92% being



allocated to residential development and 8% being allocated to non-residential development.

5.2.4.2 Wastewater

The 10-year capital needs for wastewater services in Plattsville were determined by reviewing of the County's 2014 D.C. Background Study, capital budget, and through discussions with staff. These capital needs include the system's share of master plan and other servicing studies and debt repayment costs for the upgrades to the Plattsville Wastewater Treatment Plant. In total, \$2.6 million in gross capital costs have been identified in the capital program. Deductions of \$964,116 were made in recognition of the growth forecast to occur after 2028, \$331,502 recognizing the benefit to existing development, and \$953,484 of the studies costs. Including the reserve fund deficit, \$1.7 million has been included in the D.C. calculation.

These costs are shared between residential and non-residential based on the population to employment ratio over the forecast period, resulting in 92% being allocated to residential development and 8% being allocated to non-residential development.

5.2.5 Drumbo

5.2.5.1 Water

The capital needs required to service new development in Drumbo over the 10-year period were determined by reviewing the County's capital budget, and through discussions with staff. These capital needs include various master planning and other technical studies and a New Asset Supply/Linear. In total, \$2.9 million in gross capital costs have been identified for the studies. Since these studies benefit all the County's water systems, \$1.5 million was deducted representing the benefit to the other systems. Similarly, the costs of the New Asset Supply/Linear was reduced by \$1.3 million recognizing the proportionate benefit accruing to the other area specific systems. A further \$101,777 has been deducted from the growth-related capital needs recognizing the benefit to existing development. The uncommitted D.C. reserve fund balance was sufficient to cover the costs and as result, no D.C. was calculated for this service. The surplus funds were then transferred to the Drumbo Wastewater D.C. Reserve Fund.



5.2.5.2 Wastewater

The capital needs required to service new development over the 10-year period were determined by reviewing of the County's 2014 D.C. Background Study, capital budget, and through discussions with staff. The capital costs in the study include updated cost estimates for the Drumbo Wastewater Treatment Plant and various studies. In total, \$5.5 million in gross capital costs have been identified in the capital program. After applying deductions for post period benefit (\$2.3 million), the benefit to existing development (\$1.5 million), the share of costs for the studies for the other systems (\$962,964) , and the uncommitted D.C. reserve fund balance, including the transfer from the Drumbo Water Reserve Fund, the net D.C. recoverable costs included in the D.C. calculation total \$264,962.

These costs are shared between residential and non-residential based on the population to employment ratio over the forecast period, resulting in 95% being allocated to residential development and 5% being allocated to non-residential development.

5.2.6 Tavistock

5.2.6.1 Water

The capital needs required to service growth in Tavistock over the 10-year period were determined by reviewing the County's capital budget, and through discussions with staff. These capital needs include a new well, various master planning and other technical studies, as well as a New Asset Supply/Linear benefitting the Townships' water systems. In total \$4.0 million in gross capital costs have been identified for these capital needs. \$1.4 million was deducted representing the benefit of the studies to the other systems. These costs are reduced further by \$985,479 recognizing the proportionate benefit of the New Asset Supply/Linear accruing to the other area specific systems. \$663,646 has been deducted from the growth-related capital needs recognizing the benefit to existing development. After deducting \$580,118 recognizing the uncommitted D.C. reserve fund balance, the total D.C. recoverable costs of \$316,912 have been included in the D.C. calculation.

These costs are shared between residential and non-residential based on the population to employment ratio over the forecast period, resulting in 88% being



allocated to residential development and 12% being allocated to non-residential development.

5.2.6.2 Wastewater

Similar to the water service, the capital needs required to service growth in Tavistock over the 10-year period were determined by reviewing the County's capital budget, and through discussions with staff. These capital needs include debt repayments and various master planning and other technical studies. In total \$3.5 million in gross capital costs have been identified for these capital needs. \$929,287 was deducted representing the benefit of the studies to the other systems. The costs are reduced further by \$1.0 million recognizing the benefit to existing development. The total D.C. recoverable costs, including the reserve fund deficit, total \$2.9 million and have been included in the D.C. calculation.

These costs are shared between residential and non-residential based on the population to employment ratio over the forecast period, resulting in 88% being allocated to residential development and 12% being allocated to non-residential development.

5.2.7 Norwich

5.2.7.1 Water

The capital needs required to service new development in Norwich over the 10-year period were determined by reviewing the County's capital budget, and through discussions with staff. These capital needs include various master planning and other technical studies and a New Asset Supply/Linear. In total, \$2.9 million in gross capital costs have been identified for the studies. Since these studies benefit all the County's water systems, \$1.4 million was deducted representing the benefit to the other systems. Similarly, the costs of the New Asset Supply/Linear was reduced by \$1.1 million recognizing the proportionate benefit accruing to the other area specific systems. A further \$326,905 has been deducted from the growth-related capital needs recognizing the benefit to existing development. The total D.C. recoverable costs included in the D.C. calculation total \$363,588.

These costs are shared between residential and non-residential based on the population to employment ratio over the forecast period, resulting in 86% being



allocated to residential development and 14% being allocated to non-residential development.

5.2.7.2 Wastewater

Similar to the water service, the capital needs required to service growth in Norwich over the 10-year period were determined by reviewing the County's capital budget, and through discussions with staff. These capital needs include the expansion of the wastewater treatment plant and various master planning and other technical studies. In total \$5.9 million in gross capital costs have been identified for these capital needs. \$1.4 million was deducted representing the benefit to growth set to occur after 2028. Another \$938,018 was deducted representing the benefit of the studies to the other systems. The costs are reduced further by \$24,250 recognizing the benefit to existing development. The D.C. recoverable costs, after deducting the reserve fund balance, total \$1.7 million and have been included in the D.C. calculation.

These costs are shared between residential and non-residential based on the population to employment ratio over the forecast period, resulting in 86% being allocated to residential development and 14% being allocated to non-residential development.

5.2.8 Thamesford

5.2.8.1 Water

The capital needs required to service new development over the 10-year period were also determined by reviewing the County's 2014 D.C. Background Study, capital budget, and through discussions with staff. These capital needs include the Thames additional supply, various master planning and other technical studies, and a New Asset Supply/Linear. In total, \$3.1 million in gross capital costs have been identified for the studies. Since these studies benefit all the County's water systems, \$1.4 million was deducted representing the benefit to the other systems. Similarly, the costs of the New Asset Supply/Linear was reduced by \$1.2 million recognizing the proportionate benefit accruing to the other area specific systems. A further \$203,209 has been deducted from the growth-related capital needs recognizing the benefit to existing development. The total D.C. recoverable costs, including the cost of unfunded projects (reserve fund



deficit) and the transfer from the Thamesford Wastewater D.C. Reserve Fund, included in the D.C. calculation total \$804,243.

These costs are shared between residential and non-residential based on the population to employment ratio over the forecast period, resulting in 91% being allocated to residential development and 9% being allocated to non-residential development.

5.2.8.2 Wastewater

The capital needs required to service growth in Thamesford over the 10-year period were determined by reviewing the previous D.C. study, County's capital budget, and through discussions with staff. The capital needs include various master planning and other technical studies. In total, \$975,000 in gross capital costs have been identified for the studies. Since these studies benefit all the County's wastewater systems, \$951,525 was deducted representing the benefit to the other systems. A further \$15,080 has been deducted from the growth-related capital needs recognizing the benefit to existing development. The uncommitted D.C. reserve fund balance was sufficient to cover the costs and as result, no D.C. was calculated for this service. Surplus reserve fund balances were transferred to the Thamesford Water D.C. Reserve Fund.

5.2.9 Mount Elgin

5.2.9.1 Water

The County's 2014 D.C. Background Study did not include costs for the Mount Elgin water system, however capital needs for growth over the forecast period have been identified through reviewing the capital budget and discussions with staff. The capital needs include Mt. Elgin Graydon Well, various master planning and other technical studies, and a New Asset Supply/Linear. The gross capital costs total \$4.6 million. After deductions were made for post period benefit, proportionate share of costs to other water systems, and benefit to existing development, the net D.C. recoverable costs of \$735,363 have been included in the D.C. calculation.

These costs are shared between residential and non-residential based on the population to employment ratio over the forecast period, resulting in 88% being allocated to residential development and 12% being allocated to non-residential development.



5.2.9.2 Wastewater

The County's 2014 D.C. Background Study also did not include costs for the Mount Elgin wastewater system, however capital needs for growth over the forecast period have been identified through reviewing the capital budget and discussions with staff. The capital needs include additional servicing and various master planning and other technical studies. The gross capital costs total \$1.3 million. After deductions were made for the benefit to existing development and proportionate share of costs to other wastewater systems, the net D.C. recoverable costs of \$7,396 have been included in the D.C. calculation.

These costs are shared between residential and non-residential based on the population to employment ratio over the forecast period, resulting in 88% being allocated to residential development and 12% being allocated to non-residential development.



Infrastructure Costs Covered in the D.C. Calculation – Woodstock Water Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2019-2028									71%	29%
1	City Project Oversizing	2020-2021	142,800	-		142,800	-		142,800	101,388	41,412
2	NW Development watermain (identified as Innerkip/ NP Servicing) and CR 17 BPS	2019-2020	4,435,000	-		4,435,000	-		4,435,000	3,148,850	1,286,150
3	CR4 & Landsdowne Watermain	2019-2021	1,500,000	-		1,500,000	168,000		1,332,000	945,720	386,280
4	Woodstock Water Supply Upgrades	2028	618,300	-		618,300	154,575		463,725	329,245	134,480
5	Land Acquisition	2020	1,122,000	-		1,122,000	920,040		201,960	143,392	58,568
6	SCADA Master Plan	2019-2023	600,000	-	267,033	332,967	277,608		55,358	39,304	16,054
7	W/WW Master Plan	2022-2023	200,000	-	89,011	110,989	27,747		83,242	59,102	24,140
8	W/WW Master Plan	2027	100,000	-	44,506	55,494	13,874		41,621	29,551	12,070
9	Water Model and Related Studies (\$50,000/yr)	2019-2028	500,000	-	222,528	277,472	69,368		208,104	147,754	60,350
10	D.C. Technical Study	2023	37,500	-	16,690	20,810	-		20,810	14,775	6,035
11	D.C. Technical Study	2028	37,500	-	16,690	20,810	-		20,810	14,775	6,035
	Reserve Fund Balance								(236,830)	(168,149)	(68,681)
	Total		9,293,100	-	656,457	8,636,643	1,631,212	-	6,768,601	4,805,706	1,962,894



Infrastructure Costs Covered in the D.C. Calculation – Woodstock Wastewater Services

Prj.No	Increased Service Needs Attributable to Anticipated Development 2019-2028	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 71%	Non-Residential Share 29%
1	NE Trunk Sewer (Upstream)	2019-2020	3,300,000	-		3,300,000	660,000		2,640,000	1,874,400	765,600
2	Lansdowne Pump Station	2019-2020	1,550,000	-		1,550,000	-		1,550,000	1,100,500	449,500
3	Sanitary Oversizing	2020-2023	110,000			110,000	-		110,000	78,100	31,900
4	Twinning @ 59 and Fairway	2020	250,000	-		250,000	-		250,000	177,500	72,500
5	WWTP Stage 2	2020-2025	10,250,000	-		10,250,000	2,396,456		7,853,544	5,576,016	2,277,528
6	N. Trunk Sewer I&I Study and Works	2019-2020	175,000	-		175,000	145,905		29,095	20,658	8,438
7	SCADA Master Plan	2019-2023	600,000	-	267,033	332,967	277,608		55,358	39,304	16,054
8	W/WW Master Plan	2022-2023	200,000	-	89,011	110,989	27,747		83,242	59,102	24,140
9	W/WW Master Plan	2027	100,000	-	44,506	55,494	13,874		41,621	29,551	12,070
10	D.C. Technical Study	2023	37,500	-	16,690	20,810	-		20,810	14,775	6,035
11	D.C. Technical Study	2028	37,500	-	16,690	20,810	-		20,810	14,775	6,035
	Reserve Fund Balance								(242,600)	(172,246)	(70,354)
	Reserve Fund Adjustment								(214,275)	(152,135)	(62,140)
	Total		16,610,000	-	433,929	16,176,071	3,521,590	-	12,197,606	8,660,300	3,537,306



Infrastructure Costs Covered in the D.C. Calculation – Tillsonburg Water Services

Prj.No	Increased Service Needs Attributable to Anticipated Development 2019-2028	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 78%	Non-Residential Share 22%
1	Concession Street to West Town Limits	2019	75,000	-		75,000	47,250		27,750	21,645	6,105
2	Phase 2 Transmission Main	2027-2028	2,248,500	1,958,033		290,467	290,467		-	-	-
3	Tillsonburg In-Distribution Storage	2019-2022	1,700,000	782,000		918,000	340,000		578,000	450,840	127,160
4	SCADA Master Plan	2019-2023	600,000	-	511,961	88,039	80,089		7,950	6,201	1,749
5	W/WW Master Plan	2022-2023	200,000	-	170,654	29,346	7,337		22,010	17,168	4,842
6	W/WW Master Plan	2027	100,000	-	85,327	14,673	3,668		11,005	8,584	2,421
7	Water Model and Related Studies (\$50,000/yr)	2019-2028	500,000	-	426,634	73,366	18,341		55,024	42,919	12,105
8	D.C. Technical Study	2023	37,500	-	31,998	5,502	-		5,502	4,292	1,211
9	D.C. Technical Study	2028	37,500	-	31,998	5,502	-		5,502	4,292	1,211
	Reserve Fund Balance								(65,111)	(50,787)	(14,324)
	Unfunded Projects								834,181	650,661	183,520
	Total		5,498,500	2,740,033	1,258,571	1,499,896	787,152	-	1,481,813	1,155,814	325,999



Infrastructure Costs Covered in the D.C. Calculation – Tillsonburg Wastewater Services

Prj.No	Increased Service Needs Attributable to Anticipated Development 2019-2028	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 78%	Non-Residential Share 22%
1	North Street SPS	2019	1,644,000	-		1,644,000	246,600		1,397,400	1,089,972	307,428
2	WWTP Upgrade - Engineering and Construction Phase 1 (incl. engineering for Phase 2)	2019-2023	6,850,000	-		6,850,000	2,055,000		4,795,000	3,740,100	1,054,900
3	WWTP Upgrade - Construction Phase 2	2028	26,420,100	15,494,070		10,926,030	7,926,030		3,000,000	2,340,000	660,000
4	SCADA Master Plan	2019-2023	600,000	-	511,961	88,039	80,089		7,950	6,201	1,749
5	W/WW Master Plan	2022-2023	200,000	-	170,654	29,346	7,337		22,010	17,168	4,842
6	W/WW Master Plan	2027	100,000	-	85,327	14,673	3,668		11,005	8,584	2,421
7	D.C. Technical Study	2023	37,500	-	31,998	5,502	-		5,502	4,292	1,211
8	D.C. Technical Study	2028	37,500	-	31,998	5,502	-		5,502	4,292	1,211
	Reserve Fund Balance								(5,074,224)	(3,957,895)	(1,116,329)
	Reserve Fund Adjustment								(1,128)	(880)	(248)
	Total		35,889,100	15,494,070	831,937	19,563,093	10,318,724	-	4,169,017	3,251,833	917,184



Infrastructure Costs Covered in the D.C. Calculation – Ingersoll Water Services

Prj.No	Increased Service Needs Attributable to Anticipated Development 2019-2028	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 72%	Non-Residential Share 28%
1	SCADA Master Plan	2019-2023	600,000	-	519,944	80,056	70,278	9,778	7,040	2,738	
2	W/WW Master Plan	2022-2023	200,000	-	173,315	26,685	6,671	20,014	14,410	5,604	
3	W/WW Master Plan	2027	100,000	-	86,657	13,343	3,336	10,007	7,205	2,802	
4	Water Model and Related Studies (\$50,000/yr)	2019-2028	500,000	-	433,286	66,714	16,678	50,035	36,025	14,010	
5	D.C. Technical Study	2023	37,500	-	32,496	5,004	-	5,004	3,603	1,401	
6	D.C. Technical Study	2028	37,500	-	32,496	5,004	-	5,004	3,603	1,401	
	Reserve Fund Balance							(95,363)	(68,662)	(26,702)	
	Unfunded Projects							1,265,499	911,159	354,340	
	Total		1,475,000	-	1,278,195	196,805	96,964	-	1,269,977	914,384	355,594



Infrastructure Costs Covered in the D.C. Calculation – Ingersoll Wastewater Services

Prj.No	Increased Service Needs Attributable to Anticipated Development 2019-2028	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 72%	Non-Residential Share 28%
1	NPV Principal Payments- Ingersoll WWTP	2019-2028	5,662,896	-		5,662,896	3,114,593		2,548,303	1,834,778	713,525
2	NPV Interest Payments- Ingersoll WWTP	2019-2028	1,214,657	-		1,214,657	668,062		546,596	393,549	153,047
3	SCADA Master Plan	2019-2023	600,000	-	519,944	80,056	70,278		9,778	7,040	2,738
4	W/WW Master Plan	2022-2023	200,000	-	173,315	26,685	6,671		20,014	14,410	5,604
5	W/WW Master Plan	2027	100,000	-	86,657	13,343	3,336		10,007	7,205	2,802
6	D.C. Technical Study	2023	37,500	-	32,496	5,004	-		5,004	3,603	1,401
7	D.C. Technical Study	2028	37,500	-	32,496	5,004	-		5,004	3,603	1,401
	Reserve Fund Balance								(4,820)	(3,471)	(1,350)
	Unfunded Projects								1,951,130	1,404,814	546,316
	Total		7,852,553	-	844,909	7,007,645	3,862,940	-	5,091,015	3,665,531	1,425,484



Infrastructure Costs Covered in the D.C. Calculation – Plattsville Water Services

Prj.No	Increased Service Needs Attributable to Anticipated Development 2019-2028	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 92%	Non-Residential Share 8%
1	SCADA Master Plan	2019-2023	600,000	-	586,760	13,240	11,900		1,340	1,233	107
2	W/WW Master Plan	2022-2023	200,000	-	195,587	4,413	1,103		3,310	3,045	265
3	W/WW Master Plan	2027	100,000	-	97,793	2,207	552		1,655	1,523	132
4	Water Model and Related Studies (\$50,000/yr)	2019-2028	500,000	-	488,966	11,034	2,758		8,275	7,613	662
5	D.C. Technical Study	2023	37,500	-	36,672	828	-		828	761	66
6	D.C. Technical Study	2028	37,500	-	36,672	828	-		828	761	66
7	New Asset Supply/Linear	2020-2028	1,377,000	-	1,192,723	184,277	165,620		18,656	17,164	1,492
	Reserve Fund Balance								(3,542)	(3,258)	(283)
	Unfunded Projects/Reserve Fund Adjustment								620,975	571,297	49,678
	Total		2,852,000	-	2,635,174	216,826	181,934	-	652,325	600,139	52,186



Infrastructure Costs Covered in the D.C. Calculation – Plattsville Wastewater Services

Prj.No	Increased Service Needs Attributable to Anticipated Development 2019-2028	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 92%	Non-Residential Share 8%
1	NPV Principal Payments - Plattsville WWTP (Lagoon Upgrades (new cell & sand filter))	2019-2024	1,384,712	839,776		544,935	276,942		267,993	246,553	21,439
2	NPV Interest Payments - Plattsville WWTP (Lagoon Upgrades (new cell & sand filter))	2019-2024	205,025	124,340		80,685	41,005		39,680	36,505	3,174
3	SCADA Master Plan	2019-2023	600,000	-	586,760	13,240	11,900		1,340	1,233	107
4	W/WW Master Plan	2022-2023	200,000	-	195,587	4,413	1,103		3,310	3,045	265
5	W/WW Master Plan	2027	100,000	-	97,793	2,207	552		1,655	1,523	132
6	D.C. Technical Study	2023	37,500	-	36,672	828	-		828	761	66
7	D.C. Technical Study	2028	37,500	-	36,672	828	-		828	761	66
	Reserve Fund Balance								(4,629)	(4,259)	(370)
	Unfunded Projects								1,387,863	1,276,834	111,029
	Total		2,564,737	964,116	953,484	647,136	331,502	-	1,698,867	1,562,958	135,909



Infrastructure Costs Covered in the D.C. Calculation – Drumbo Water Services

Prj.No	Increased Service Needs Attributable to Anticipated Development 2019-2028	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
1	SCADA Master Plan	2019-2023	600,000	-	592,593	7,407	6,657	750	712	37	
2	W/WW Master Plan	2022-2023	200,000	-	197,531	2,469	617	1,852	1,759	93	
3	W/WW Master Plan	2027	100,000	-	98,766	1,234	309	926	880	46	
4	Water Model and Related Studies (\$50,000/yr)	2019-2028	500,000	-	493,828	6,172	1,543	4,629	4,398	231	
5	D.C. Technical Study	2023	37,500	-	37,037	463	-	463	440	23	
6	D.C. Technical Study	2028	37,500	-	37,037	463	-	463	440	23	
7	New Asset Supply/Linear	2020-2028	1,377,000	-	1,273,912	103,088	92,651	10,437	9,915	522	
	Reserve Fund Balance							(90,121)	(85,615)	(4,506)	
	Reserve Fund Adjustment							70,602	67,071	3,530	
	Total		2,852,000	-	2,730,703	121,297	101,777	-	-	-	



Infrastructure Costs Covered in the D.C. Calculation – Drumbo Wastewater Services

Prj.No	Increased Service Needs Attributable to Anticipated Development 2019-2028	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
1	Drumbo WWTP	2019-2020	4,490,000	2,268,807		2,221,193	1,496,663		724,530	688,304	36,227
2	SCADA Master Plan	2019-2023	600,000	-	592,593	7,407	6,657		750	712	37
3	W/WW Master Plan	2022-2023	200,000	-	197,531	2,469	617		1,852	1,759	93
4	W/WW Master Plan	2027	100,000	-	98,766	1,234	309		926	880	46
5	D.C. Technical Study	2023	37,500	-	37,037	463	231		231	220	12
6	D.C. Technical Study	2028	37,500	-	37,037	463	231		231	220	12
	Reserve Fund Balance								(392,840)	(373,198)	(19,642)
	Unfunded Projects/Reserve Fund Adjustment								(70,718)	(67,182)	(3,536)
	Total		5,465,000	2,268,807	962,964	2,233,230	1,504,709	-	264,962	251,714	13,248



Infrastructure Costs Covered in the D.C. Calculation – Tavistock Water Services

Prj.No	Increased Service Needs Attributable to Anticipated Development 2019-2028	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 88%	Non-Residential Share 12%
1	Well 4 - Study and Construction	2019-2021	1,100,000	-		1,100,000	275,000		825,000	726,000	99,000
2	SCADA Master Plan	2019-2023	600,000	-	571,869	28,131	25,424		2,707	2,382	325
3	W/WW Master Plan	2022-2023	200,000	-	190,623	9,377	2,344		7,033	6,189	844
4	W/WW Master Plan	2027	100,000	-	95,312	4,688	1,172		3,516	3,094	422
5	Water Model and Related Studies (\$50,000/yr)	2019-2028	500,000	-	476,558	23,442	5,861		17,582	15,472	2,110
6	D.C. Technical Study	2023	37,500	-	35,742	1,758	-		1,758	1,547	211
7	D.C. Technical Study	2028	37,500	-	35,742	1,758	-		1,758	1,547	211
8	New Asset Supply/Linear	2020-2028	1,377,000	-	985,479	391,521	353,845		37,676	33,154	4,521
	Reserve Fund Balance								(580,118)	(510,504)	(69,614)
	Total		3,952,000	-	2,391,324	1,560,676	663,646	-	316,912	278,883	38,029



Infrastructure Costs Covered in the D.C. Calculation – Tavistock Wastewater Services

Prj.No	Increased Service Needs Attributable to Anticipated Development 2019-2028	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 88%	Non-Residential Share 12%
1	NPV Principal Payments - Lagoon Upgrade	2019-2026	1,710,618	-		1,710,618	684,247		1,026,371	903,206	123,164
2	NPV Principal Payments - Lagoon Upgrade	2019-2026	303,873	-		303,873	121,549		182,324	160,445	21,879
3	NPV Principal Payments - Tavistock WWTP	2018-2033	398,718	-		398,718	159,487		239,231	210,523	28,708
4	NPV Interest Payments - Tavistock WWTP	2018-2033	131,140	-		131,140	52,456		78,684	69,242	9,442
5	SCADA Master Plan	2019-2023	600,000	-	571,869	28,131	25,424		2,707	2,382	325
6	W/WW Master Plan	2022-2023	200,000	-	190,623	9,377	2,344		7,033	6,189	844
7	W/WW Master Plan	2027	100,000	-	95,312	4,688	1,172		3,516	3,094	422
8	D.C. Technical Study	2023	37,500	-	35,742	1,758	-		1,758	1,547	211
9	D.C. Technical Study	2028	37,500	-	35,742	1,758	-		1,758	1,547	211
	Reserve Fund Balance								(79,294)	(69,779)	(9,515)
	Unfunded Projects								1,399,483	1,231,545	167,938
	Total		3,519,349	-	929,287	2,590,062	1,046,680	-	2,863,571	2,519,943	343,629



Infrastructure Costs Covered in the D.C. Calculation – Norwich Water Services

Prj.No	Increased Service Needs Attributable to Anticipated Development 2019-2028	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 86%	Non-Residential Share 14%
1	SCADA Master Plan	2019-2023	600,000	-	577,242	22,758	21,405		1,353	1,163	189
2	W/WW Master Plan	2022-2023	200,000	-	192,414	7,586	1,897		5,690	4,893	797
3	W/WW Master Plan	2027	100,000	-	96,207	3,793	948		2,845	2,446	398
4	Water Model and Related Studies (\$50,000/yr)	2019-2028	500,000	-	481,035	18,965	4,741		14,224	12,232	1,991
5	D.C. Technical Study	2023	37,500	-	36,078	1,422	-		1,422	1,223	199
6	D.C. Technical Study	2028	37,500	-	36,078	1,422	-		1,422	1,223	199
7	New Asset Supply/Linear	2020-2028	1,377,000	-	1,060,258	316,742	297,914		18,828	16,192	2,636
	Reserve Fund Balance								(84,552)	(72,715)	(11,837)
	Unfunded Projects								402,356	346,026	56,330
	Total		2,852,000	-	2,479,311	372,689	326,905	-	363,588	312,685	50,902



Infrastructure Costs Covered in the D.C. Calculation – Norwich Wastewater Services

Prj.No	Increased Service Needs Attributable to Anticipated Development 2019-2028	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 86%	Non-Residential Share 14%
1	WWTP Expansion	2020-2023	4,940,000	1,370,807		3,569,193	-		3,569,193	3,069,506	499,687
2	SCADA Master Plan	2019-2023	600,000	-	577,242	22,758	21,405		1,353	1,163	189
3	W/WW Master Plan	2022-2023	200,000	-	192,414	7,586	1,897		5,690	4,893	797
4	W/WW Master Plan	2027	100,000	-	96,207	3,793	948		2,845	2,446	398
5	D.C. Technical Study	2023	37,500	-	36,078	1,422	-		1,422	1,223	199
6	D.C. Technical Study	2028	37,500	-	36,078	1,422	-		1,422	1,223	199
	Reserve Fund Balance								(1,910,456)	(1,642,992)	(267,464)
	Total		5,915,000	1,370,807	938,018	3,606,175	24,250	-	1,671,469	1,437,463	234,006



Infrastructure Costs Covered in the D.C. Calculation – Thamesford Water Services

Prj.No	Increased Service Needs Attributable to Anticipated Development 2019-2028	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 91%	Non-Residential Share 9%
1	Thames - Additional Supply	2019	204,000	-		204,000	-		204,000	185,640	18,360
2	SCADA Master Plan	2019-2023	600,000	-	585,800	14,200	13,305		895	815	81
3	W/WW Master Plan	2022-2023	200,000	-	195,267	4,733	1,183		3,550	3,230	319
4	W/WW Master Plan	2027	100,000	-	97,633	2,367	592		1,775	1,615	160
5	Water Model and Related Studies (\$50,000/yr)	2019-2028	500,000	-	488,167	11,833	2,958		8,875	8,076	799
6	D.C. Technical Study	2023	37,500	-	36,613	887	-		887	808	80
7	D.C. Technical Study	2028	37,500	-	36,613	887	-		887	808	80
8	New Asset Supply/Linear	2020-2028	1,377,000	-	1,179,370	197,630	185,171		12,459	11,337	1,121
	Reserve Fund Balance								(23,828)	(21,683)	(2,144)
	Reserve Fund Adjustments/Unfunded Projects								594,742	541,215	53,527
	Total		3,056,000	-	2,619,462	436,538	203,209	-	804,243	731,861	72,382



Infrastructure Costs Covered in the D.C. Calculation – Thamesford Wastewater Services

Prj.No	Increased Service Needs Attributable to Anticipated Development 2019-2028	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 91%	Non-Residential Share 9%
1	SCADA Master Plan	2019-2023	600,000	-	585,800	14,200	13,305		895	815	81
2	W/WW Master Plan	2022-2023	200,000	-	195,267	4,733	1,183		3,550	3,230	319
3	W/WW Master Plan	2027	100,000	-	97,633	2,367	592		1,775	1,615	160
4	D.C. Technical Study	2023	37,500	-	36,613	887	-		887	808	80
5	D.C. Technical Study	2028	37,500	-	36,613	887	-		887	808	80
	Reserve Fund Balance								(229,334)	(208,694)	(20,640)
	Reserve Fund Adjustments/Unfunded Projects								221,339	201,418	19,921
	Total		975,000	-	951,925	23,075	15,080	-	-	-	-



Infrastructure Costs Covered in the D.C. Calculation – Mount Elgin Water Services

Prj.No	Increased Service Needs Attributable to Anticipated Development 2019-2028	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 88%	Non-Residential Share 12%
1	Mt Elgin Graydon Well	2019-2020	1,780,920	471,037		1,309,883	593,640		716,243	630,294	85,949
2	SCADA Master Plan	2019-2023	600,000	-	586,798	13,202	12,407		795	699	95
3	W/WW Master Plan	2022-2023	200,000	-	195,599	4,401	1,100		3,300	2,904	396
4	W/WW Master Plan	2027	100,000	-	97,800	2,200	550		1,650	1,452	198
5	Water Model and Related Studies (\$50,000/yr)	2019-2028	500,000	-	488,998	11,002	10,339		662	583	79
6	D.C. Technical Study	2023	37,500	-	36,675	825	-		825	726	99
7	D.C. Technical Study	2028	37,500	-	36,675	825	-		825	726	99
8	New Asset Supply/Linear	2020-2028	1,377,000	-	1,193,258	183,742	172,681		11,062	9,734	1,327
	Total		4,632,920	471,037	2,635,803	1,526,081	790,717	-	735,363	647,120	88,244



Infrastructure Costs Covered in the D.C. Calculation – Mount Elgin Wastewater Services

Prj.No	Increased Service Needs Attributable to Anticipated Development 2019-2028	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 88%	Non-Residential Share 12%
1	WW Servicing	2019-2020	356,773	-		356,773	356,773		-	-	-
2	SCADA Master Plan	2019-2023	600,000	-	586,798	13,202	12,407		795	699	95
3	W/WW Master Plan	2022-2023	200,000	-	195,599	4,401	1,100		3,300	2,904	396
4	W/WW Master Plan	2027	100,000	-	97,800	2,200	550		1,650	1,452	198
5	D.C. Technical Study	2023	37,500	-	36,675	825	-		825	726	99
6	D.C. Technical Study	2028	37,500	-	36,675	825	-		825	726	99
	Total		1,331,773	-	953,547	378,226	370,830	-	7,396	6,508	887



Chapter 6

D.C. Calculation



6. D.C. Calculation

The calculation of the maximum D.C.s that could be imposed by Council have been undertaken using a cash-flow approach for the growth-related capital costs identified in Chapter 5. Table 6-1 presents the County-wide D.C. calculation for Administration, Land Ambulance, Roads and Related, and Waste Diversion Services over the 10-year period (i.e. 2019-2028). Table 6-2 presents the D.C. calculation for Library services, which are provided by the County in all areas except the City of Woodstock over the 10-year period (i.e. 2019-2028). Finally, Tables 6-3 to 6-11 present the calculations for Water and Wastewater services in the County's various systems over the 10-year planning horizon (i.e. 2019-2028).

The calculation for residential development is generated on a per capita basis and is based upon four forms of housing types (single and semi-detached, apartments 2+ bedrooms, apartment's bachelor and 1 bedroom, and all other multiples). Special care/special needs facilities would be considered residential dwelling units and charged the small apartment D.C. The non-residential D.C. has been calculated uniformly on a per sq.m. of G.F.A. basis.

Wind Turbine developments would be defined as industrial development within the growth forecast. As these developments do not produce G.F.A. similar to other industrial developments, a charging mechanism is deemed. For each Wind Turbine, a charge is deemed equivalent to a residential single detached unit, as it relates to Roads and Related, Land Ambulance, and Administration Studies Services only.

The cash-flow calculations of the maximum D.C.s that could be imposed by Council have been undertaken to account for the timing of revenues and expenditures and the resultant financing needs. The cash-flow calculations have been undertaken by service for each forecast development type, i.e. residential, and non-residential. D.C. cash flow calculation tables are provided in Appendix C and have been undertaken to account for 1% earnings on D.C. reserve fund balances and 3% interest charged for reserve fund borrowing.

Table 6-12 summarizes the recommended schedule of charges, reflecting the maximum D.C.s by residential dwelling type, per sq.m. of G.F.A. for non-residential development, and per wind turbine.



Tables 6-13 and 6-14 compares the County's existing charges to the charges proposed herein (Table 6-12), for a single detached residential dwelling unit (S.D.U.) and per sq.m. of G.F.A. for non-residential development.

The calculated charges for County-wide services are \$3,069 in Woodstock and \$3,479 in the other areas of the County for a single detached residential dwelling unit. The calculated charges are approximately 15% higher than the County's current D.C.s. outside of the City of Woodstock, and 19% higher within the City of Woodstock. The calculated rates for urban services are lower than the current rates for all systems, except for Plattsville and Thamesford systems, which increase by 2% and 67% respectively. The reduction in charges ranges from 6% to 56% across the various service areas. At present, there are no D.C.s imposed for urban services in Mount Elgin, as a result no comparison has been provided.

The calculated non-residential D.C.s for County-wide services are \$11.88 per sq.m. in Woodstock and \$12.25 per sq.m. in other areas of the County. These calculated charges are approximately 1% higher than the current D.C.s. outside of the City of Woodstock and 2% lower than the current rates for the City of Woodstock. The calculated rates for urban services are lower than the current rates for all systems except the City of Woodstock, which increases by approximately 10%. The reduced charges range from 37% to 68% across the various service areas. As noted above, D.C.s are not imposed for urban services in Mount Elgin, as such no comparison has been provided.



Table 6-1
County-Wide Services
2019-2028

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	SDU	per m ²
Administration	\$ 524,355	\$ 165,586	\$ 93	\$ 0.36
Waste Diversion	159,872	68,517	28	0.15
Land Ambulance	1,370,459	432,777	298	1.15
Roads and Related	14,955,067	4,722,653	2,651	10.22
TOTAL	17,009,754	\$5,389,532	3,069	11.88
Financing Costs	\$340,143	\$107,414		
D.C.-Eligible Capital Cost	17,349,898	\$5,496,946		
10-Year Gross Population/GFA Growth (sq.m.)	17,304	462,800		
Cost Per Capita/Non-Residential GFA (sq.m.)	\$1,002.65	\$11.88		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.061	\$3,069		
Apartments - 2 Bedrooms +	1.632	\$1,636		
Apartments - Bachelor and 1 Bedroom	1.104	\$1,107		
Other Multiples	1.923	\$1,928		

Table 6-2
Area-Specific Services (excluding Woodstock)
2019-2028

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	SDU	per m ²
Library Services	\$ 1,155,878	\$ 60,836	\$ 410	\$ 0.38
TOTAL	1,155,878	60,836	410	0.38
Financing Costs	(\$1,191)	(\$63)		
D.C.-Eligible Capital Cost	1,154,686	60,773		
10-Year Gross Population/GFA Growth (sq.m.)	8,628	161,400		
Cost Per Capita/Non-Residential GFA (sq.m.)	\$133.83	\$0.38		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.061	\$410		
Apartments - 2 Bedrooms +	1.632	\$218		
Apartments - Bachelor and 1 Bedroom	1.104	\$148		
Other Multiples	1.923	\$257		



Table 6-3
Area-Specific Services – Woodstock
2019-2028

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	SDU	per m ²
	\$	\$	\$	\$
<u>Woodstock</u>				
Water	4,805,706	1,962,894	1,695	6.70
Wastewater	8,660,300	3,537,306	3,054	11.73
TOTAL	13,466,007	5,500,200	4,749	18.43
Financing Costs	(5,594)	55,918		
D.C.-Eligible Capital Cost	13,460,413	5,556,118		
Buildout Gross Population/GFA Growth (sq.m.)	8,676	301,400		
Cost Per Capita/Non-Residential GFA (sq.m.)	\$1,551.45	\$18.43		
<u>By Residential Unit Type</u>	<u>P.P.U.</u>			
Single and Semi-Detached Dwelling	3.061	\$4,749		
Apartments - 2 Bedrooms +	1.632	\$2,532		
Apartments - Bachelor and 1 Bedroom	1.104	\$1,713		
Other Multiples	1.923	\$2,983		

Table 6-4
Area-Specific Services – Tillsonburg
2019-2028

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	SDU	per m ²
	\$	\$	\$	\$
<u>Tillsonburg</u>				
Water	1,155,814	325,999	1,554	7.25
Wastewater	3,251,833	917,184	4,682	21.85
TOTAL	4,407,648	1,243,183	6,236	29.10
Financing Costs	265,787	75,082		
D.C.-Eligible Capital Cost	4,673,435	1,318,265		
Buildout Gross Population/GFA Growth (sq.m.)	2,294	45,300		
Cost Per Capita/Non-Residential GFA (sq.m.)	\$2,037.24	\$29.10		
<u>By Residential Unit Type</u>	<u>P.P.U.</u>			
Single and Semi-Detached Dwelling	3.061	\$6,236		
Apartments - 2 Bedrooms +	1.632	\$3,325		
Apartments - Bachelor and 1 Bedroom	1.104	\$2,249		
Other Multiples	1.923	\$3,918		



Table 6-5
Area-Specific Services – Ingersoll
2019-2028

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	SDU	per m ²
	\$	\$	\$	\$
<u>Ingersoll</u>				
Water	914,384	355,594	1,360	4.52
Wastewater	3,665,531	1,425,484	5,409	17.99
TOTAL	4,579,915	1,781,078	6,769	22.51
Financing Costs	33,001	12,896		
D.C.-Eligible Capital Cost	4,612,915	1,793,974		
Buildout Gross Population/GFA Growth (sq.m.)	2,086	79,700		
Cost Per Capita/Non-Residential GFA (sq.m.)	\$2,211.37	\$22.51		
<u>By Residential Unit Type</u>	<u>P.P.U.</u>			
Single and Semi-Detached Dwelling	3.061	\$6,769		
Apartments - 2 Bedrooms +	1.632	\$3,609		
Apartments - Bachelor and 1 Bedroom	1.104	\$2,441		
Other Multiples	1.923	\$4,252		

Table 6-6
Area-Specific Services – Plattsville
2019-2028

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	SDU	per m ²
	\$	\$	\$	\$
<u>Plattsville</u>				
Water	600,139	52,186	5,399	25.20
Wastewater	1,562,958	135,909	14,034	65.50
TOTAL	2,163,097	188,095	19,433	90.70
Financing Costs	27,163	2,365		
D.C.-Eligible Capital Cost	2,190,260	190,461		
Buildout Gross Population/GFA Growth (sq.m.)	345	2,100		
Cost Per Capita/Non-Residential GFA (sq.m.)	\$6,348.58	\$90.70		
<u>By Residential Unit Type</u>	<u>P.P.U.</u>			
Single and Semi-Detached Dwelling	3.061	\$19,433		
Apartments - 2 Bedrooms +	1.632	\$10,361		
Apartments - Bachelor and 1 Bedroom	1.104	\$7,009		
Other Multiples	1.923	\$12,208		



Table 6-7
Area-Specific Services – Drumbo
2019-2028

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	SDU	per m ²
	\$	\$	\$	\$
<u>Drumbo</u>				
Wastewater	251,714	13,248	4,005	10.22
TOTAL	251,714	13,248	4,005	10.22
Financing Costs	789	42		
D.C.-Eligible Capital Cost	\$252,503	\$13,290		
Buildout Gross Population/GFA Growth (sq.m.)	193	1,300		
Cost Per Capita/Non-Residential GFA (sq.m.)	\$1,308.31	\$10.22		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.061	\$4,005		
Apartments - 2 Bedrooms +	1.632	\$2,135		
Apartments - Bachelor and 1 Bedroom	1.104	\$1,444		
Other Multiples	1.923	\$2,516		

Table 6-8
Area-Specific Services – Tavistock
2019-2028

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	SDU	per m ²
	\$	\$	\$	\$
<u>Tavistock</u>				
Water	278,883	38,029	1,181	4.15
Wastewater	2,519,943	343,629	10,590	37.19
TOTAL	2,798,825	381,658	11,771	41.33
Financing Costs	19,908	2,732		
D.C.-Eligible Capital Cost	2,818,733	384,390		
Buildout Gross Population/GFA Growth (sq.m.)	733	9,300		
Cost Per Capita/Non-Residential GFA (sq.m.)	\$3,845.48	\$41.33		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.061	\$11,771		
Apartments - 2 Bedrooms +	1.632	\$6,276		
Apartments - Bachelor and 1 Bedroom	1.104	\$4,245		
Other Multiples	1.923	\$7,395		



Table 6-9
Area-Specific Services – Norwich
2019-2028

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	SDU	per m ²
	\$	\$	\$	\$
<u>Norwich</u>				
Water	312,685	50,902	1,635	5.79
Wastewater	1,437,463	234,006	7,718	27.35
TOTAL	1,750,148	284,908	9,353	33.14
Financing Costs	61,755	10,050		
D.C.-Eligible Capital Cost	1,811,903	294,958		
Buildout Gross Population/GFA Growth (sq.m.)	593	8,900		
Cost Per Capita/Non-Residential GFA (sq.m.)	\$3,055.49	\$33.14		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.061	\$9,353		
Apartments - 2 Bedrooms +	1.632	\$4,987		
Apartments - Bachelor and 1 Bedroom	1.104	\$3,373		
Other Multiples	1.923	\$5,876		

Table 6-10
Area-Specific Services – Thamesford
2019-2028

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	SDU	per m ²
	\$	\$	\$	\$
<u>Thamesford</u>				
Water	731,861	72,382	6,124	20.34
TOTAL	731,861	72,382	6,124	20.34
Financing Costs	8,407	831		
D.C.-Eligible Capital Cost	740,269	73,213		
Buildout Gross Population/GFA Growth (sq.m.)	370	3,600		
Cost Per Capita/Non-Residential GFA (sq.m.)	\$2,000.73	\$20.34		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.061	\$6,124		
Apartments - 2 Bedrooms +	1.632	\$3,265		
Apartments - Bachelor and 1 Bedroom	1.104	\$2,209		
Other Multiples	1.923	\$3,847		



Table 6-11
Area-Specific Services – Mount Elgin
2019-2028

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	SDU	per m ²
	\$	\$	\$	\$
<u>Mount Elgin</u>				
Water	647,120	88,244	5,758	16.65
Wastewater	6,508	887	59	0.17
TOTAL	653,628	89,131	5,817	16.82
Financing Costs	86	12		
D.C.-Eligible Capital Cost	653,714	89,143		
Buildout Gross Population/GFA Growth (sq.m.)	344	5,300		
Cost Per Capita/Non-Residential GFA (sq.m.)	\$1,900.33	\$16.82		
<u>By Residential Unit Type</u>	<u>P.P.U.</u>			
Single and Semi-Detached Dwelling	3.061	\$5,817		
Apartments - 2 Bedrooms +	1.632	\$3,101		
Apartments - Bachelor and 1 Bedroom	1.104	\$2,098		
Other Multiples	1.923	\$3,654		



Table 6-12
Schedule of Calculated D.C.s

Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per sq.m. of Gross Floor Area)	(per Wind Turbine)
County Wide Services:						
Administration	93	49	33	58	0.36	93
Land Ambulance	298	159	107	187	1.15	298
Roads and Related	2,651	1,413	956	1,665	10.22	2,651
Library Services ¹	410	218	148	257	0.38	-
Waste Diversion	28	15	10	18	0.15	-
Total County Wide Services	3,479	1,854	1,254	2,185	12.25	3,041
Urban Services						
Woodstock						
Water	1,695	904	611	1,065	6.70	-
Wastewater	3,054	1,628	1,101	1,919	11.73	-
Tillsonburg						
Water	1,554	829	560	976	7.25	-
Wastewater	4,682	2,496	1,689	2,941	21.85	-
Ingersoll						
Water	1,360	725	491	854	4.52	-
Wastewater	5,409	2,884	1,951	3,398	17.99	-
Plattsville						
Water	5,399	2,879	1,947	3,392	25.20	-
Wastewater	14,034	7,482	5,062	8,817	65.50	-
Drumbo						
Water	-	-	-	-	0.00	-
Wastewater	4,005	2,135	1,444	2,516	10.22	-
Tavistock						
Water	1,181	630	426	742	4.15	-
Wastewater	10,590	5,646	3,819	6,653	37.19	-
Norwich						
Water	1,635	872	590	1,027	5.79	-
Wastewater	7,718	4,115	2,784	4,849	27.35	-
Thamesford						
Water	6,124	3,265	2,209	3,847	20.34	-
Wastewater	-	-	-	-	0.00	-
Mount Elgin						
Water	5,758	3,070	2,077	3,617	16.65	-
Wastewater	59	31	21	37	0.17	-

¹ The charge for Library services does not apply in Woodstock.



Table 6-13
Comparison of Current and Calculated Residential D.C.s (per S.D.U.)

Current Charges

Municipality	County-Wide Services					Urban Area-Specific Services				Grand Total
	Administration	Land Ambulance	Roads and Related	Library	Waste Diversion	Total County-Wide Services	Water	Wastewater	Sub-total - Urban Services	
Woodstock	78	149	2,353	-	-	2,580	3,099	3,358	6,457	9,037
Tillsonburg	78	149	2,353	457	-	3,037	1,489	10,157	11,646	14,683
Ingersoll	78	149	2,353	457	-	3,037	1,960	11,586	13,546	16,583
Plattsville	78	149	2,353	457	-	3,037	4,842	13,752	18,594	21,631
Drumbo	78	149	2,353	457	-	3,037	-	9,070	9,070	12,107
Tavistock	78	149	2,353	457	-	3,037	1,134	11,343	12,477	15,514
Norwich	78	149	2,353	457	-	3,037	2,600	9,524	12,124	15,161
Thamesford	78	149	2,353	457	-	3,037	2,453	1,216	3,669	6,706
Mount Elgin	78	149	2,353	457	-	3,037	-	-	-	3,037

Calculated

Municipality	County-Wide Services					Urban Area-Specific Services				Grand Total
	Administration	Land Ambulance	Roads and Related	Library	Waste Diversion	Total County-Wide Services	Water	Wastewater	Sub-total - Urban Services	
Woodstock	93	298	2,651	-	-	3,041	1,695	3,054	4,749	7,790
Tillsonburg	93	298	2,651	410	28	3,479	1,554	4,682	6,236	9,715
Ingersoll	93	298	2,651	410	28	3,479	1,360	5,409	6,769	10,248
Plattsville	93	298	2,651	410	28	3,479	5,399	14,034	19,433	22,912
Drumbo	93	298	2,651	410	28	3,479	-	4,005	4,005	7,483
Tavistock	93	298	2,651	410	28	3,479	1,181	10,590	11,771	15,250
Norwich	93	298	2,651	410	28	3,479	1,635	7,718	9,353	12,832
Thamesford	93	298	2,651	410	28	3,479	6,124	-	6,124	9,603
Mount Elgin	93	298	2,651	410	28	3,479	5,758	59	5,817	9,296

Table 6-14
Comparison of Current and Calculated Non-Residential D.C.s (per sq.m. of G.F.A.)

Current Charges

Municipality	County-Wide Services					Urban Area-Specific Services				Grand Total
	Administration	Land Ambulance	Roads and Related	Library	Waste Diversion	Total County-Wide Services	Water	Wastewater	Sub-total - Urban Services	
Woodstock	0.40	0.72	11.05	-	-	12.17	8.03	8.72	16.75	28.92
Tillsonburg	0.40	0.72	11.05	-	-	12.17	7.72	53.10	60.82	72.99
Ingersoll	0.40	0.72	11.05	-	-	12.17	9.50	56.17	65.67	77.84
Plattsville	0.40	0.72	11.05	-	-	12.17	38.53	109.28	147.81	159.98
Drumbo	0.40	0.72	11.05	-	-	12.17	-	32.30	32.30	44.47
Tavistock	0.40	0.72	11.05	-	-	12.17	5.95	59.31	65.26	77.43
Norwich	0.40	0.72	11.05	-	-	12.17	11.23	41.12	52.35	64.52
Thamesford	0.40	0.72	11.05	-	-	12.17	10.15	28.89	39.04	51.21
Mount Elgin	0.40	0.72	11.05	-	-	12.17	-	-	-	12.17

Calculated

Municipality	County-Wide Services					Urban Area-Specific Services				Grand Total
	Administration	Land Ambulance	Roads and Related	Library	Waste Diversion	Total County-Wide Services	Water	Wastewater	Sub-total - Urban Services	
Woodstock	0.36	1.15	10.22	-	-	11.73	6.70	11.73	18.43	30.16
Tillsonburg	0.36	1.15	10.22	0.38	0.15	12.25	7.25	21.85	29.10	41.35
Ingersoll	0.36	1.15	10.22	0.38	0.15	12.25	4.52	17.99	22.51	34.76
Plattsville	0.36	1.15	10.22	0.38	0.15	12.25	25.20	65.50	90.70	102.95
Drumbo	0.36	1.15	10.22	0.38	0.15	12.25	-	10.22	10.22	22.48
Tavistock	0.36	1.15	10.22	0.38	0.15	12.25	4.15	37.19	41.33	53.59
Norwich	0.36	1.15	10.22	0.38	0.15	12.25	5.79	27.35	33.14	45.40
Thamesford	0.36	1.15	10.22	0.38	0.15	12.25	20.34	-	20.34	32.59
Mount Elgin	0.36	1.15	10.22	0.38	0.15	12.25	16.65	0.17	16.82	29.07



Chapter 7

D.C. Policy Recommendations and D.C. By-law Rules



7. D.C. Policy Recommendations and D.C. By-law Rules

7.1 Introduction

This chapter outlines the D.C. policy recommendations and by-law rules.

s.s.5(1)9 states that rules must be developed:

“...to determine if a development charge is payable in any particular case and to determine the amount of the charge, subject to the limitations set out in subsection 6.”

Paragraph 10 of the section goes on to state that the rules may provide for exemptions, phasing in and/or indexing of D.C.s.

s.s.5(6) establishes the following restrictions on the rules:

- the total of all D.C.s that would be imposed on anticipated development must not exceed the capital costs determined under 5(1) 2-8 for all services involved;
- if the rules expressly identify a type of development, they must not provide for it to pay D.C.s that exceed the capital costs that arise from the increase in the need for service for that type of development; however, this requirement does not relate to any particular development; and
- if the rules provide for a type of development to have a lower D.C. than is allowed, the rules for determining D.C.s may not provide for any resulting shortfall to be made up via other development.

With respect to “the rules,” Section 6 states that a D.C. by-law must expressly address the matters referred to above re s.s.5(1) paragraphs 9 and 10, as well as how the rules apply to the redevelopment of land.

The rules provided are based on the County’s existing policies and discussions with the County and area municipal D.C. Steering Committee.



7.2 D.C. By-law Structure

It is recommended that:

- the County uses a uniform County-wide D.C. calculation for administration, land ambulance, roads and related, and waste diversion services;
- library services be imposed in all areas except Woodstock;
- water and wastewater services be imposed on an area-specific basis in the urban service areas of the County; and
- one municipal D.C. by-law be used for all County-wide services and separate by-laws be used for the area-specific urban services.

7.3 D.C. By-law Rules

The following subsections set out the recommended rules governing the calculation, payment and collection of D.C.s in accordance with Section 6 of the D.C.A.

It is recommended that the following sections provide the basis for the D.C.s:

7.3.1 *Payment in any Particular Case*

In accordance with the D.C.A., s.2(2), a D.C. be calculated, payable and collected where the development requires one or more of the following:

1. the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
2. the approval of a minor variance under section 45 of the *Planning Act*;
3. a conveyance of land to which a by-law passed under section 50(7) of the *Planning Act* applies;
4. the approval of a plan of subdivision under section 51 of the *Planning Act*;
5. a consent under section 53 of the *Planning Act*;
6. the approval of a description under section 50 of the *Condominium Act*; or
7. the issuing of a building permit under the *Building Code Act* in relation to a building or structure.



7.3.2 Determination of the Amount of the Charge

The following conventions be adopted:

1. Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous 25 years. Costs allocated to non-residential uses will be assigned to industrial, commercial and institutional uses based on the total floor area (T.F.A.) constructed. T.F.A. is defined as:
 - The sum total of the total areas of all floors in a building or structure, whether at, above, or below-grade, measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating two uses, or from the outside edge of a floor where the outside edge of the floor does not meet an exterior or common wall, and;
 - includes the floor area of a mezzanine and air-supported structure and the space occupied by interior walls partitions;
 - where a building or structure does not have any walls, the total floor area of the building or structure shall be the total of the area of all floors, including the ground floor, that are directly beneath the roof of the building or structure.
- 2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance. These are summarized in Chapter 5 herein.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

If a development involves the demolition of and replacement of a building or structure on the same site, or the conversion from one principal use to another, the developer shall be allowed a credit equivalent to:

- 1) the number of dwelling units demolished/converted multiplied by the applicable residential D.C. in place at the time the D.C. is payable; and/or
- 2) the gross floor area of the building demolished/converted multiplied by the current non-residential D.C. in place at the time the D.C. is payable.



The demolition credit is allowed only if the land was improved by occupied structures, and if the demolition permit related to the site was issued less than 5 years prior to the issuance of a building permit.

No credit shall be given with respect to the redevelopment, conversions, demolition, or change of use of a building or structure or part thereof where the existing building or structure or part thereof would have been exempt from D.C.s in accordance with the active by-law. The credit can, in no case, exceed the amount of D.C.s that would otherwise be payable.

Where a building cannot be demolished until the new building has been erected, the owner shall notify the County in writing and pay the applicable D.C. for the new building in full and, if the existing building is demolished not later than twelve (12) months from the date a building permit is issued for the new building, the County shall provide a refund for the D.C. paid. If more than twelve months is required to demolish the existing building, the Owner may make a written request to the County to extend the time in which the existing building must be demolished.

7.3.4 Exemptions (full or partial)

a) Statutory exemptions

- industrial building additions of up to and including 50% of the existing gross floor area (defined in O.Reg. 82/98, s.1) of the building; for industrial building additions which exceed 50% of the existing gross floor area, only the portion of the addition in excess of 50% is subject to D.C.s (s.4(3)) of the D.C.A.;
- buildings or structures owned by and used for the purposes of any municipality, local board or Board of Education (s.3);
- residential development that results only in the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in s.2 of O.Reg. 82/98).

b) Non-statutory exemptions

- Industrial uses;
- Farm buildings;
- Temporary buildings or structures;



- Affordable housing;
- Temporary dwelling units;
- Long-term care homes;
- Private schools;
- Places of worship exempt under Section 3 of the *Assessment Act*;
- Developments in the Central Business Districts and Entrepreneurial Areas of Woodstock, Tillsonburg, and Ingersoll; and
- A public hospital under the *Public Hospitals Act*.

For the purposes of funding non-statutory exemptions, the charge for Farm Buildings as defined in the by-law, has been determined to be \$0.33 per sq.m. of G.F.A. reflective of the lower demand for service and density of development.

7.3.5 Phasing in

No provisions for phasing in the D.C. are provided in the D.C. by-laws.

7.3.6 Timing of Collection

A D.C. that is applicable under Section 5 of the D.C.A. shall be calculated and payable:

- where a permit is required under the *Building Code Act* in relation to a building or structure, the owner shall pay the D.C. prior to the issuance of a permit or prior to the commencement of development or redevelopment as the case may be; and
- despite the above, Council, from time to time and at any time, may enter into agreements providing for all or any part of a D.C. to be paid before or after it would otherwise be payable.

7.3.7 Indexing

All D.C.s will be subject to mandatory indexing annually on April 1st of each year, in accordance with provisions under the D.C.A.

7.3.8 D.C. Spatial Applicability

The D.C.A. historically has provided the opportunity for a municipality to impose municipal-wide charges or area specific charges. Sections 2(7) and 2(8) of the D.C.A. provide that a D.C. by-law may apply to the entire municipality or only part of it and



more than one D.C. by-law may apply to the same area. Amendments to the D.C.A. now require municipalities to consider the application of municipal-wide and area-specific D.C.s. s.10(2)(c.1) requires Council to consider the use of more than one D.C. by-law to reflect different needs from services in different areas. Many municipalities in Ontario have established uniform, municipal-wide D.C.s with area-specific charges for services not provided in every area of the municipality. The County's approach in prior by-laws has been to use separate by-laws for each of the urban service areas and another by-law for County-wide services. When area-specific charges are used, it is generally to underpin master servicing and front-end financing arrangements for more localized capital costs.

Based on the foregoing and discussions with County staff, area-specific D.C.s are suitable for library and urban (water and wastewater) services. The recommendations are:

- to continue to apply municipal-wide D.C.s for administration, roads and related, land ambulance, and waste diversion; and
- to continue to apply area-specific D.C.s for library, water, and wastewater services.

7.4 Other D.C. By-law Provisions

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

It is recommended that the County's D.C. collections be contributed into twenty-three (23) separate reserve funds, including:

- Administration;
- Land Ambulance;
- Roads and Related;
- Library Services;
- Waste Diversion;
- Woodstock Water;
- Woodstock Wastewater;
- Tillsonburg Water;
- Tillsonburg Wastewater;



- Ingersoll Water;
- Ingersoll Wastewater;
- Plattsville Water;
- Plattsville Wastewater;
- Drumbo Water;
- Drumbo Wastewater;
- Tavistock Water;
- Tavistock Wastewater;
- Norwich Water;
- Norwich Wastewater;
- Thamesford Water;
- Thamesford Wastewater;
- Mount Elgin Water; and
- Mount Elgin Wastewater.

7.4.2 *By-law In-force Date*

The proposed by-law under D.C.A., 1997 will come into force on the day of by-law passage.

7.4.3 *Minimum Interest Rate Paid on Refunds and Charged for Inter-Reserve Fund Borrowing*

The minimum interest rate is the Bank of Canada rate on the day on which the by-law comes into force (as per s.11 of O.Reg. 82/98).

7.5 Other Recommendations

It is recommended that Council:

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated April 23, 2019, subject to further annual review during the capital budget process;”

“Approve the D.C. Background Study dated April 23, 2019”

“Determine that no further public meeting is required;” and

“Approve the D.C. By-laws as set out in Appendix F.”



Chapter 8

Asset Management Plan



8. Asset Management Plan

8.1 Introduction

The changes to the D.C.A. (new section 10(c.2)) in 2016 require that the background study must include an Asset Management Plan (A.M.P) related to new infrastructure. Section 10 (3) of the D.C.A. provides:

The A.M.P. shall,

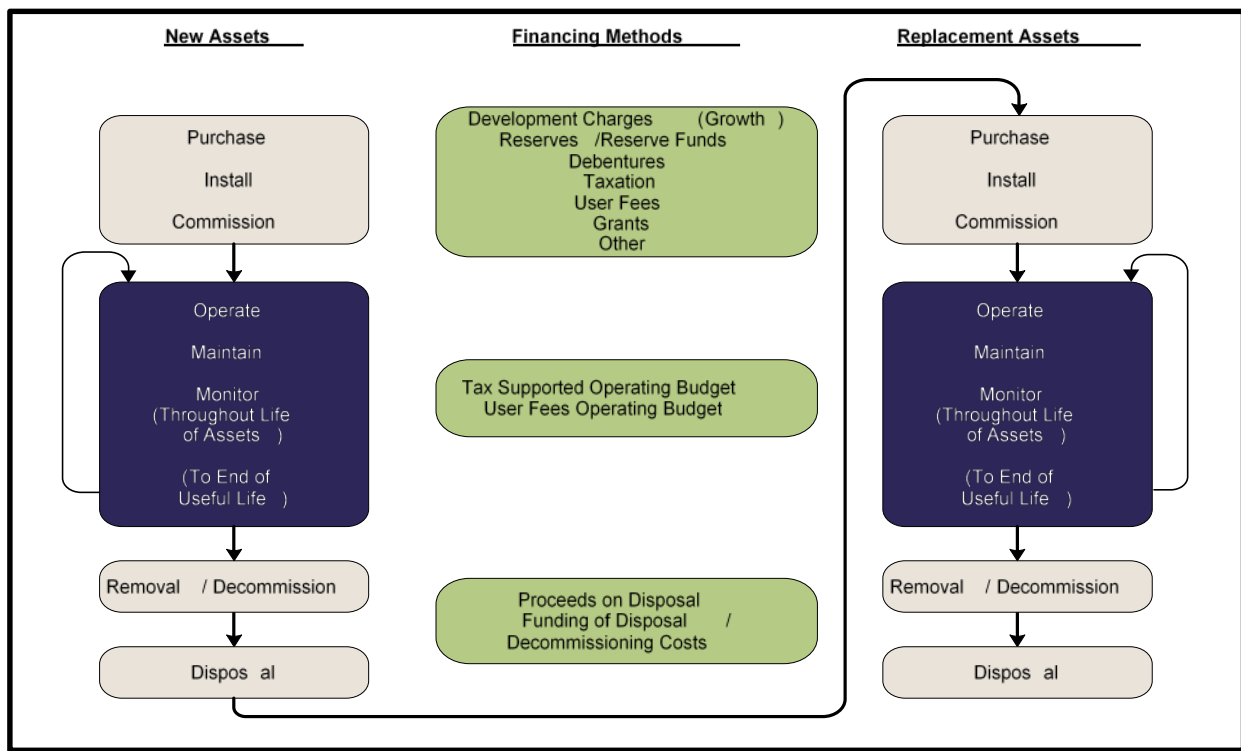
- a) deal with all assets whose capital costs are proposed to be funded under the development charge by-law;**
- b) demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;**
- c) contain any other information that is prescribed; and**
- d) be prepared in the prescribed manner.**

At a broad level, the A.M.P. provides for the long-term investment in an asset over its entire useful life along with the funding. The schematic below identifies the costs for an asset through its entire lifecycle. For growth-related works, the majority of capital costs will be funded by the D.C. Non-growth-related expenditures will then be funded from non-D.C. revenues as noted below. During the useful life of the asset, there will be minor maintenance costs to extend the life of the asset along with additional program related expenditures to provide the full services to the residents. At the end of the life of the asset, it will be replaced by non-D.C. financing sources.

In 2012, the Province developed Building Together: Guide for Municipal Asset Management Plans which outlines the key elements for an A.M.P., as follows:

State of local infrastructure: asset types, quantities, age, condition, financial accounting valuation and replacement cost valuation.

Desired levels of service: defines levels of service through performance measures and discusses any external trends or issues that may affect expected levels of service or the municipality's ability to meet them (for example, new accessibility standards, climate change impacts).



Asset management strategy: the asset management strategy is the set of planned actions that will seek to generate the desired levels of service in a sustainable way, while managing risk, at the lowest lifecycle cost.

Financing strategy: having a financial plan is critical for putting an A.M.P. into action. By having a strong financial plan, municipalities can also demonstrate that they have made a concerted effort to integrate the A.M.P. with financial planning and municipal budgeting, and are making full use of all available infrastructure financing tools.

The above provides for the general approach to be considered by Ontario municipalities. At this time, there is not a mandated approach for municipalities hence leaving discretion to individual municipalities as to how they plan for the long-term replacement of their assets. The County updated its A.M.P. in 2017, however, the A.M.P. did not address all assets included in the D.C. Background Study or growth-related assets. As a result, the asset management requirement for this D.C. Background Study must be undertaken in the absence of this complete information.



In recognition to the schematic in Section 8.1, the following table (presented in 2019\$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. Furthermore, as only the present infrastructure gap has been considered at this time within the A.M.P., the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects which will require financing from County financial resources (i.e. taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2019 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are \$18 million.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are \$16.6 million. This amount, totalled with the existing operating revenues of \$189.9 million, provides annual revenues of \$206.5 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Table 8-1
Oxford County
Asset Management – Future Expenditures and Associated Revenues (2019\$)

Description	2028 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	\$2,441,687
Annual Debt Payment on Post Period Capital ²	\$1,740,725
Lifecycle:	
Annual Lifecycle - County Wide Services	\$617,987
Annual Lifecycle - Area Specific Tax-Supported Services	\$55,510
Annual Lifecycle - Area Specific Services ³	\$1,303,201
Sub-Total - Annual Lifecycle	\$1,976,699
Incremental Operating Costs (for D.C. Services)	\$13,584,574
Total Expenditures	\$18,002,960
Revenue (Annualized)	
Total Existing Revenue ⁴	\$189,920,158
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$16,604,508
Total Revenues	\$206,524,666

¹ Non-Growth Related component of Projects including 10% mandatory deduction on soft services

² Interim Debt Financing for Post Period Benefit

³ All infrastructure costs included in Area Specific by-laws have

⁴ As per Sch. 10 of FIR



Chapter 9

By-Law Implementation



9. By-law Implementation

9.1 Public Consultation Process

9.1.1 Introduction

This chapter addresses the mandatory, formal public consultation process (Section 8.1.2), as well as the optional, informal consultation process (Section 8.1.3). The latter is designed to seek the co-operation and participation of those involved, in order to produce the most suitable policy. Section 8.1.4 addresses the anticipated impact of the D.C. on development from a generic viewpoint.

9.1.2 Public Meeting of Council

Section 12 of the D.C.A. indicates that before passing a D.C. by-law, Council must hold at least one public meeting, giving at least 20 clear days' notice thereof, in accordance with the Regulation. Council must also ensure that the proposed by-law and background report are made available to the public at least two weeks prior to the (first) meeting.

Any person who attends such a meeting may make representations related to the proposed by-law.

If a proposed by-law is changed following such a meeting, Council must determine whether a further meeting (under this section) is necessary (i.e. if the proposed by-law which is proposed for adoption has been changed in any respect, Council should formally consider whether an additional public meeting is required, incorporating this determination as part of the final by-law or associated resolution. It is noted that Council's decision regarding additional public meetings, once made, is final and not subject to review by a Court or the Local Planning Appeal Tribunal (L.P.A.T.) (formerly the Ontario Municipal Board (O.M.B.)).

9.1.3 Other Consultation Activity

There are three broad groupings of the public who are generally the most concerned with County D.C. policy:



1. The first grouping is the residential development community, consisting of land developers and builders, who are typically responsible for generating the majority of the D.C. revenues. Others, such as realtors, are directly impacted by D.C. policy. They are, therefore, potentially interested in all aspects of the charge, particularly the quantum by unit type, projects to be funded by the D.C. and the timing thereof, and County policy with respect to development agreements, D.C. credits and front-ending requirements.
2. The second public grouping embraces the public at large and includes taxpayer coalition groups and others interested in public policy.
3. The third grouping is the industrial/commercial/institutional development sector, consisting of land developers and major owners or organizations with significant construction plans, such as hotels, entertainment complexes, shopping centres, offices, industrial buildings and institutions. Also involved are organizations such as Industry Associations, the Chamber of Commerce, the Board of Trade and the Economic Development Agencies, who are all potentially interested in County D.C. policy. Their primary concern is frequently with the quantum of the charge, gross floor area exclusions such as basements, mechanical or indoor parking areas, or exemptions and phase-in or capping provisions in order to moderate the impact.

9.2 Anticipated Impact of the Charge on Development

The establishment of sound D.C. policy often requires the achievement of an acceptable balance between two competing realities. The first is that high non-residential D.C.s can, to some degree, represent a barrier to increased economic activity and sustained industrial/commercial growth, particularly for capital intensive uses. Also, in many cases, increased residential D.C.s can ultimately be expected to be recovered via higher housing prices and can impact project feasibility in some cases (e.g. rental apartments).

On the other hand, D.C.s or other County capital funding sources need to be obtained in order to help ensure that the necessary infrastructure and amenities are installed. The timely installation of such works is a key initiative in providing adequate service levels and in facilitating strong economic growth, investment and wealth generation.



9.3 Implementation Requirements

9.3.1 Introduction

Once the County has calculated the charge, prepared the complete background study, carried out the public process and passed a new by-law, the emphasis shifts to implementation matters.

These include notices, potential appeals and complaints, credits, front-ending agreements, subdivision agreement conditions and finally the collection of revenues and funding of projects.

The sections which follow overview the requirements in each case.

9.3.2 Notice of Passage

In accordance with s.13 of the D.C.A., when a D.C. by-law is passed, the County clerk shall give written notice of the passing and of the last day for appealing the by-law (the day that is 40 days after the day it was passed). Such notice must be given no later than 20 days after the day the by-law is passed (i.e. as of the day of newspaper publication or the mailing of the notice).

Section 10 of O.Reg. 82/98 further defines the notice requirements which are summarized as follows:

- notice may be given by publication in a newspaper which is (in the Clerk's opinion) of sufficient circulation to give the public reasonable notice, or by personal service, fax or mail to every owner of land in the area to which the by-law relates;
- s.s.10(4) lists the persons/organizations who must be given notice; and
- s.s.10(5) lists the eight items which the notice must cover.

9.3.3 By-law Pamphlet

In addition to the "notice" information, the County must prepare a "pamphlet" explaining each D.C. by-law in force, setting out:

- a description of the general purpose of the D.C.s;



- the “rules” for determining if a charge is payable in a particular case and for determining the amount of the charge;
- the services to which the D.C.s relate; and
- a general description of the general purpose of the Treasurer’s statement and where it may be received by the public.

Where a by-law is not appealed to the L.P.A.T., the pamphlet must be readied within 60 days after the by-law comes into force. Later dates apply to appealed by-laws.

The County must give one copy of the most recent pamphlet without charge, to any person who requests one.

9.3.4 Appeals

Sections 13 to 19 of the D.C.A. set out the requirements relative to making and processing a D.C. by-law appeal and L.P.A.T. Hearing in response to an appeal. Any person or organization may appeal a D.C. by-law to the L.P.A.T. by filing a notice of appeal with the County clerk, setting out the objection to the by-law and the reasons supporting the objection. This must be done by the last day for appealing the by-law, which is 40 days after the by-law is passed.

The County is carrying out a public consultation process, in order to address the issues that come forward as part of that process, thereby avoiding or reducing the need for an appeal to be made.

9.3.5 Complaints

A person required to pay a D.C., or his agent, may complain to the Council imposing the charge that:

- the amount of the charge was incorrectly determined;
- the reduction to be used against the D.C. was incorrectly determined; or
- there was an error in the application of the D.C.

Sections 20 to 25 of the D.C.A. set out the requirements that exist, including the fact that a complaint may not be made later than 90 days after a D.C. (or any part of it) is payable. A complainant may appeal the decision of County Council to the L.P.A.T.



9.3.6 Credits

Sections 38 to 41 of the D.C.A. set out a number of credit requirements, which apply where a County agrees to allow a person to perform work in the future that relates to a service in the D.C. by-law.

These credits would be used to reduce the amount of D.C.s to be paid. The value of the credit is limited to the reasonable cost of the work which does not exceed the average level of service. The credit applies only to the service to which the work relates, unless the County agrees to expand the credit to other services for which a D.C. is payable.

9.3.7 Front-Ending Agreements

The County and one or more landowners may enter into a front-ending agreement which provides for the costs of a project which will benefit an area in the County to which the D.C. by-law applies. Such an agreement can provide for the costs to be borne by one or more parties to the agreement who are, in turn, reimbursed in future by persons who develop land defined in the agreement.

Part III of the D.C.A. (Sections 44 to 58) addresses front-ending agreements and removes some of the obstacles to their use which were contained in the D.C.A., 1989. Accordingly, the County assesses whether this mechanism is appropriate for its use, as part of funding projects prior to County funds being available.

9.3.8 Severance and Subdivision Agreement Conditions

Section 59 of the D.C.A. prevents a municipality from imposing directly or indirectly, a charge related to development or a requirement to construct a service related to development, by way of a condition or agreement under s.51 or s.53 of the Planning Act, except for:

- “local services, related to a plan of subdivision or within the area to which the plan relates, to be installed or paid for by the owner as a condition of approval under section 51 of the Planning Act;” and
- “local services to be installed or paid for by the owner as a condition of approval under section 53 of the Planning Act.”

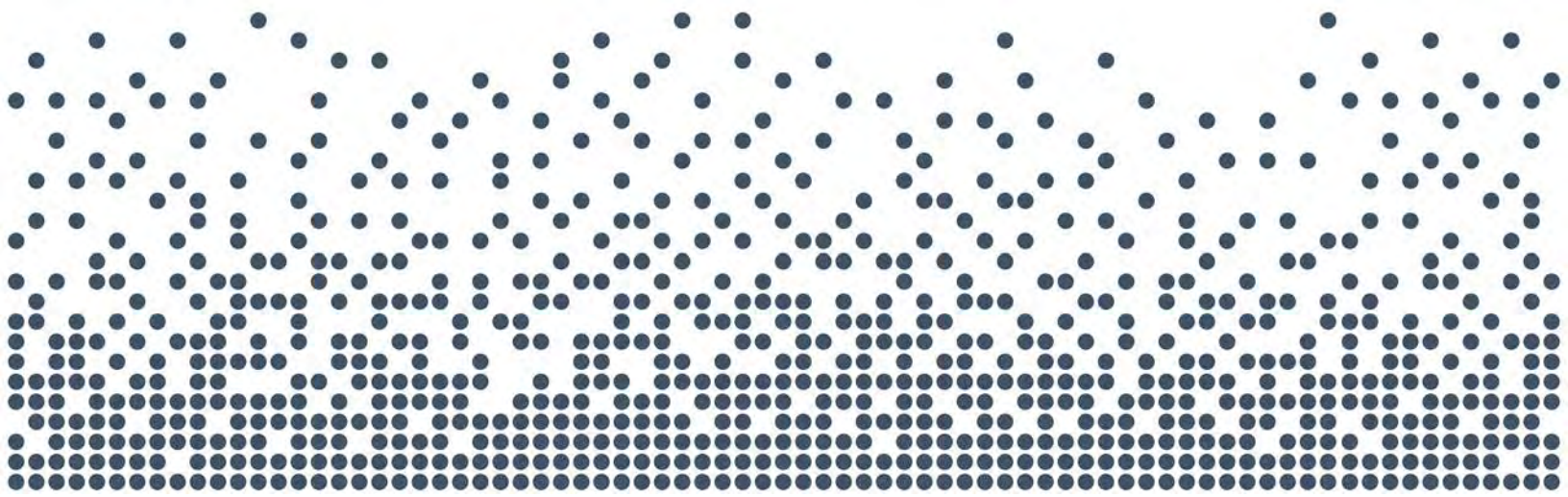


It is also noted that s.s.59(4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under s.s.51(31) of the Planning Act, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s related to the development, at the time the land is transferred.

In this regard, if the County in question is a commenting agency, in order to comply with subsection 59(4) of the D.C.A. it would need to provide to the approval authority, information regarding the applicable County D.C.s related to the site.

If the County is an approval authority for the purposes of section 51 of the Planning Act, it would be responsible to ensure that it collects information from all entities which can impose a D.C.

The most effective way to ensure that purchasers are aware of this condition would be to require it as a provision in a registered subdivision agreement, so that any purchaser of the property would be aware of the charges at the time the title was searched prior to closing a transaction conveying the lands.



Appendices



Appendix A

Background Information on Residential and Non- Residential Growth Forecast



Schedule 1 County of Oxford Residential Growth Forecast Summary

Year	Population (Including Census Undercount) ¹	Excluding Census Undercount				Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households
		Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings ²	Apartments ³	Other	Total Households	Equivalent Institutional Households		
Historical	Mid 2006	105,570	102,756	1,696	101,060	30,845	2,965	5,145	375	39,330	1,546	2.613
	Mid 2011	108,620	105,719	1,609	104,110	32,463	3,133	5,453	505	41,554	1,466	2.544
	Mid 2016	113,900	110,862	1,707	109,155	34,275	3,465	6,185	335	44,260	1,551	2.505
Forecast	Mid 2019	119,300	116,117	1,762	114,355	35,859	3,777	6,623	335	46,594	1,594	2.492
	Mid 2024	127,500	124,096	1,901	122,195	38,133	4,284	7,275	335	50,026	1,719	2.481
	Mid 2029	135,120	131,512	2,034	129,478	40,148	4,792	7,891	335	53,166	1,839	2.474
	Mid 2031	138,100	134,418	2,090	132,328	40,955	4,999	8,142	335	54,430	1,890	2.470
	Mid 2041	153,680	149,581	2,349	147,232	44,555	5,869	9,312	335	60,070	2,126	2.490
Incremental	Mid 2006 - Mid 2011	3,050	2,963	-87	3,050	1,618	168	308	130	2,224	-79	
	Mid 2011 - Mid 2016	5,280	5,143	98	5,045	1,812	332	732	-170	2,706	89	
	Mid 2016 - Mid 2019	5,400	5,255	55	5,200	1,584	312	438	0	2,334	50	
	Mid 2019 - Mid 2024	8,200	7,979	139	7,840	2,274	507	652	0	3,432	126	
	Mid 2019 - Mid 2029	15,820	15,395	272	15,123	4,289	1,015	1,268	0	6,572	247	
	Mid 2019 - Mid 2031	18,800	18,301	328	17,973	5,096	1,222	1,519	0	7,836	298	
Mid 2019 - Mid 2041	34,380	33,464	587	32,877	8,696	2,092	2,689	0	13,476	533		

Source: Derived from County of Oxford - Phase One Comprehensive Review, Population, Housing and Employment Forecasts and Area Municipal Growth Allocations (Updated), January, 2019, by Watson & Associates Economists Ltd., 2019.

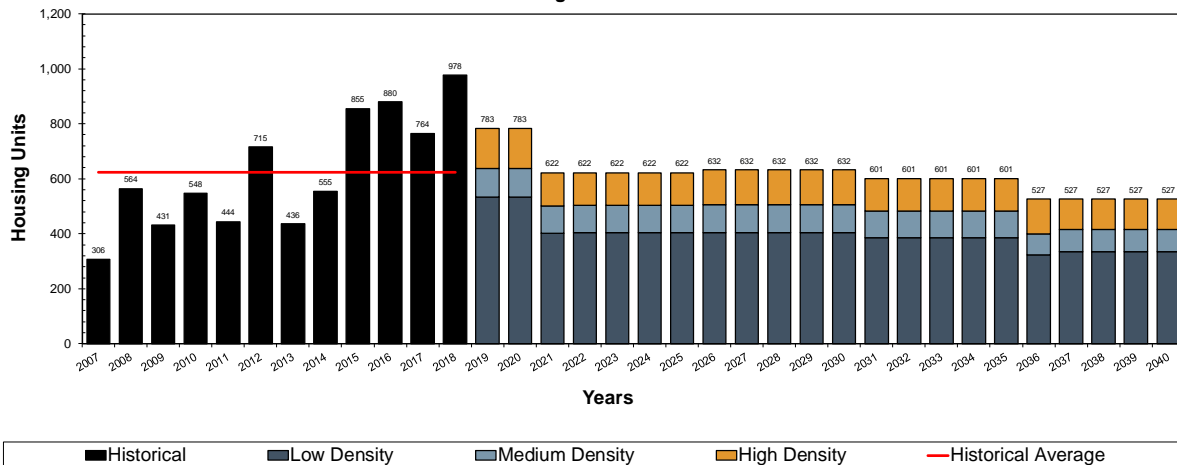
¹ Census undercount estimated at approximately 2.7%. Note: Population including the undercount has been rounded.

² Includes townhouses and apartments in duplexes.

³ Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Figure A-1

Annual Housing Forecast¹



Source: Historical housing activity from Oxford County Planning Department, 2007-2017.

¹ Growth forecast represents calendar year.



Schedule 2
County of Oxford
Estimate of the Anticipated Amount, Type and Location of Residential Development for
which Development Charges Can Be Imposed

Development Location	Timing	Single & Semi-Detached	Multiples ¹	Apartments ²	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
City of Woodstock	2019 - 2024	1,059	363	356	1,778	4,487	-429	4,059	51	4,110
	2019 - 2029	2,022	693	685	3,400	8,576	-708	7,867	100	7,968
	2019 - 2031	2,364	820	812	3,996	10,062	-833	9,229	121	9,350
	2019 - 2041	4,039	1,395	1,452	6,886	17,280	-570	16,710	217	16,927
Town of Tillsonburg	2019 - 2024	317	30	102	449	1,185	-266	919	20	938
	2019 - 2029	597	67	194	858	2,255	-452	1,802	39	1,841
	2019 - 2031	709	82	228	1,019	2,679	-485	2,194	47	2,241
	2019 - 2041	1,199	162	408	1,769	4,609	-526	4,084	84	4,168
Township of Ingersoll	2019 - 2024	285	36	104	425	1,102	-91	1,011	16	1,027
	2019 - 2029	525	77	195	797	2,055	-134	1,921	31	1,953
	2019 - 2031	616	92	226	934	2,410	-166	2,244	38	2,282
	2019 - 2041	1,083	162	386	1,631	4,220	-118	4,103	68	4,170
Township of Blandford-Blenheim	2019 - 2024	112	12	10	134	381	-46	335	9	345
	2019 - 2029	211	33	20	264	740	-97	643	18	661
	2019 - 2031	259	45	29	333	924	-141	783	22	805
	2019 - 2041	436	76	58	570	1,570	-80	1,490	39	1,529
Township of Norwich	2019 - 2024	134	20	40	194	510	-11	499	14	513
	2019 - 2029	246	49	88	383	983	-27	956	27	983
	2019 - 2031	295	61	108	464	1,186	-48	1,138	33	1,170
	2019 - 2041	509	98	192	799	2,042	112	2,154	58	2,212
Township of East Zorra-Tavistock	2019 - 2024	179	36	26	241	657	-153	504	9	513
	2019 - 2029	334	76	50	460	1,245	-309	936	17	954
	2019 - 2031	412	96	64	572	1,544	-386	1,159	21	1,180
	2019 - 2041	700	162	108	970	2,620	-495	2,125	38	2,163
Township of Zorra	2019 - 2024	104	4	10	118	341	-89	252	10	262
	2019 - 2029	184	10	26	220	622	-149	474	20	493
	2019 - 2031	225	13	36	274	769	-187	582	24	606
	2019 - 2041	369	14	69	452	1,263	-137	1,126	43	1,169
Township of South-West Oxford	2019 - 2024	84	6	4	94	275	-11	264	10	273
	2019 - 2029	170	10	10	190	555	-32	522	19	541
	2019 - 2031	216	13	16	245	711	-62	648	23	671
	2019 - 2041	361	23	16	400	1,174	-85	1,088	41	1,129
Oxford County	2019 - 2024	2,274	507	652	3,433	8,939	-1,096	7,843	139	7,982
	2019 - 2029	4,289	1,015	1,268	6,572	17,031	-1,909	15,122	272	15,394
	2019 - 2031	5,096	1,222	1,519	7,837	20,285	-2,309	17,977	328	18,304
	2019 - 2041	8,696	2,092	2,689	13,477	34,778	-1,898	32,879	587	33,466

Source: Derived from County of Oxford - Phase One Comprehensive Review, Population, Housing and Employment Forecasts and Area Municipal Growth Allocations (Updated), January, 2019, by Watson & Associates Economists Ltd., 2019.

¹ Includes townhouses and apartments in duplexes.

² Includes accessory apartments, bachelor, 1 bedroom and 2 bedroom+ apartments.

Note: Figures may not add up precisely due to rounding.



Schedule 3
County of Oxford
Current Year Growth Forecast
Mid 2016 to Mid 2019

		Population
Mid 2016 Population (1)		110,862
Occupants of New Housing Units, Mid 2016 to Mid 2019	<i>Units (2)</i>	2,334
	<i>multiplied by P.P.U. (3)</i>	2.497
	<i>gross population increase</i>	5,827
Occupants of New Equivalent Institutional Units, Mid 2016 to Mid 2019	<i>Units</i>	50
	<i>multiplied by P.P.U. (3)</i>	1.100
	<i>gross population increase</i>	55
Decline in Housing Unit Occupancy, Mid 2016 to Mid 2019	<i>Units (4)</i>	44,260
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.014
	<i>total decline in population</i>	-627
Population Estimate to Mid 2019		116,117
<i>Net Population Increase, Mid 2016 to Mid 2019</i>		5,255

- (1) 2016 population based on Statistics Canada Census unadjusted for Census Undercount.
- (2) Estimated residential units constructed, Mid 2016 to the beginning of the growth period, assuming a six month lag between construction and occupancy.
- (3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.896	68%	1.965
<i>Multiples (6)</i>	2.118	13%	0.283
<i>Apartments (7)</i>	1.324	19%	0.249
Total		100%	2.497

- ¹ Based on 2016 Census custom database
- ² Based on Building permit/completion activity
- (4) 2016 households taken from Statistics Canada Census.
- (5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.
- (6) Includes townhouses and apartments in duplexes.
- (7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



Schedule 4a
County of Oxford
5-Year Growth Forecast
Mid 2019 to Mid 2024

		Population
Mid 2019 Population (1)		116,117
Occupants of New Housing Units, Mid 2019 to Mid 2024	<i>Units (2)</i>	3,432
	<i>multiplied by P.P.U. (3)</i>	2,604
	<i>gross population increase</i>	8,936
Occupants of New Equivalent Institutional Units, Mid 2019 to Mid 2024	<i>Units</i>	126
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	139
Decline in Housing Unit Occupancy, Mid 2019 to Mid 2024	<i>Units (4)</i>	46,594
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.024
	<i>total decline in population</i>	-1,096
Population Estimate to Mid 2024		124,096
<i>Net Population Increase, Mid 2019 to Mid 2024</i>		7,979

(1) Mid 2019 Population (1) based on:

2016 Population (110,862) + Mid 2016 to Mid 2019 estimated housing units to beginning of forecast period (2,334 x 2.499 = 5,833) + (44,260 x -0.0131 = -578) = 116,117

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.061	66%	2.028
<i>Multiples (6)</i>	1.923	15%	0.284
<i>Apartments (7)</i>	1.539	19%	0.292
<i>one bedroom or less</i>	1.104		
<i>two bedrooms or more</i>	1.632		
Total		100%	2.604

¹ Persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

² Forecast unit mix based upon historical trends and housing units in the development process.

(4) Mid 2019 households based upon 44,260 (2016 Census) + 2,334 (Mid 2016 to Mid 2019 unit estimate) = 46,594

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



Schedule 4b
County of Oxford
10-Year Growth Forecast
Mid 2019 to Mid 2029

		Population
Mid 2019 Population (1)		116,117
Occupants of New Housing Units, Mid 2019 to Mid 2029	<i>Units (2)</i>	6,572
	<i>multiplied by P.P.U. (3)</i>	2,592
	<i>gross population increase</i>	17,032
Occupants of New Equivalent Institutional Units, Mid 2019 to Mid 2029	<i>Units</i>	247
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	272
Decline in Housing Unit Occupancy, Mid 2019 to Mid 2029	<i>Units (4)</i>	46,594
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.041
	<i>total decline in population</i>	-1,909
Population Estimate to Mid 2029		131,512
<i>Net Population Increase, Mid 2019 to Mid 2029</i>		15,395

(1) Mid 2019 Population (1) based on:

2016 Population (110,862) + Mid 2016 to Mid 2019 estimated housing units to beginning of forecast period (2,334 x 2.499 = 5,833) + (44,260 x -0.0131 = -578) = 116,117

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.061	65%	1.998
<i>Multiples (6)</i>	1.923	15%	0.297
<i>Apartments (7)</i>	1.539	19%	0.297
<i>one bedroom or less</i>	1.104		
<i>two bedrooms or more</i>	1.632		
Total		100%	2.592

¹ Persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

² Forecast unit mix based upon historical trends and housing units in the development process.

(4) Mid 2019 households based upon 44,260 (2016 Census) + 2,334 (Mid 2016 to Mid 2019 unit estimate) = 46,594

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



Schedule 4c
County of Oxford
Long Term Growth Forecast
Mid 2019 to Mid 2031

		Population
Mid 2019 Population (1)		116,117
Occupants of New Housing Units, Mid 2019 to Mid 2031	<i>Units (2)</i>	7,836
	<i>multiplied by P.P.U. (3)</i>	2,588
	<i>gross population increase</i>	20,283
Occupants of New Equivalent Institutional Units, Mid 2019 to Mid 2031	<i>Units</i>	298
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	328
Decline in Housing Unit Occupancy, Mid 2019 to Mid 2031	<i>Units (4)</i>	46,594
	<i>multiplied by P.P.U. decline rate (5)</i>	-0,050
	<i>total decline in population</i>	-2,309
Population Estimate to Mid 2031		134,419
<i>Net Population Increase, Mid 2019 to Mid 2031</i>		18,302

(1) Mid 2019 Population (1) based on:

2016 Population (110,862) + Mid 2016 to Mid 2019 estimated housing units to beginning of forecast period (2,334 x 2.499 = 5,833) + (44,260 x -0.0131 = -578) = 116,117

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.061	65%	1.990
<i>Multiples (6)</i>	1.923	16%	0.300
<i>Apartments (7)</i>	1.539	19%	0.298
<i>one bedroom or less</i>	1.104		
<i>two bedrooms or more</i>	1.632		
Total		100%	2.588

¹ Persons per unit based on Statistics Canada Custom 2016 Census database.

² Forecast unit mix based upon historical trends and housing units in the development process.

(4) Mid 2019 households based upon 44,260 (2016 Census) + 2,334 (Mid 2016 to Mid 2019 unit estimate) = 46,594

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



Schedule 5
County of Oxford
Long Term Growth Forecast
Mid 2019 to Mid 2041

		Population
Mid 2019 Population (1)		116,117
Occupants of New Housing Units, Mid 2019 to Mid 2041	<i>Units (2)</i>	13,476
	<i>multiplied by P.P.U. (3)</i>	2.581
	<i>gross population increase</i>	34,776
		34,776
Occupants of New Equivalent Institutional Units, Mid 2019 to Mid 2041	<i>Units</i>	533
	<i>multiplied by P.P.U. (3)</i>	1.101
	<i>gross population increase</i>	587
		587
Decline in Housing Unit Occupancy, Mid 2019 to Mid 2041	<i>Units (4)</i>	46,594
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.041
	<i>total decline in population</i>	-1,898
		-1,898
Population Estimate to Mid 2041		149,582
<i>Net Population Increase, Mid 2019 to Mid 2041</i>		33,465

(1) Mid 2019 Population (1) based on:

2016 Population (110,862) + Mid 2016 to Mid 2019 estimated housing units to beginning of forecast period (2,334 x 2.499 = 5,833) + (44,260 x -0.0131 = -578) = 116,117

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.061	64.5%	1.975
<i>Multiples (6)</i>	1.923	15.5%	0.299
<i>Apartments (7)</i>	1.539	20.0%	0.307
<i>one bedroom or less</i>	1.104		
<i>two bedrooms or more</i>	1.632		
Total		100%	2.581

¹ Persons per unit based on Statistics Canada Custom 2016 Census database.

² Forecast unit mix based upon historical trends and housing units in the development process.

(4) Mid 2019 households based upon 44,260 (2016 Census) + 2,334 (Mid 2016 to Mid 2019 unit estimate) = 46,594

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



Schedule 6
County of Oxford
Historical Residential Building Permits
Years 2008 to 2017

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ¹	Apartments ²	Total
2008	358	76	130	564
2009	356	2	73	431
2010	451	51	46	548
2011	333	29	82	444
2012	414	93	208	715
Sub-total	1,912	251	539	2,702
Average (2008 - 2012)	382	50	108	540
% Breakdown	70.8%	9.3%	19.9%	100.0%
2013	393	34	9	436
2014	396	54	105	555
2015	454	104	297	855
2016	625	143	112	880
2017	604	132	28	764
Sub-total	2,472	467	551	3,490
Average (2013 - 2017)	494	93	110	698
% Breakdown	70.8%	13.4%	15.8%	100.0%
2008 - 2017				
Total	4,384	718	1,090	6,192
Average	438	72	109	619
% Breakdown	70.8%	11.6%	17.6%	100.0%

Source: Oxford County Planning Department, 2018

¹ Includes townhouses and apartments in duplexes.

² Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



Schedule 7
Oxford County
Person Per Unit by Age and Type of Dwelling
(2016 Census)

Age of Dwelling	Singles and Semi-Detached						Historical 25 Year Average	25 Year Forecast Average ³
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	2.067	2.928	4.958	2.896		
6-10	-	-	1.831	2.943	4.881	2.957		
11-15	-	-	1.930	2.895	5.000	2.984		
16-20	-	-	1.837	2.791	4.000	2.720		
20-25	-	-	1.868	2.823	3.920	2.751	2.862	3.061
25-35	-	-	1.899	2.686	3.553	2.616		
35+	-	1.565	1.843	2.663	4.036	2.593		
Total	-	1.573	1.864	2.730	4.191	2.675		

Age of Dwelling	Multiples ¹						Historical 25 Year Average	25 Year Forecast Average ³
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.667	2.378	-	2.118		
6-10	-	-	1.476	2.111	-	1.689		
11-15	-	-	1.607	1.833	-	1.702		
16-20	-	-	1.636	2.895	-	2.273		
20-25	-	-	1.800	2.200	-	2.123	1.981	1.923
25-35	-	-	2.091	2.788	-	2.591		
35+	-	1.429	1.904	2.724	-	2.320		
Total	0.357	1.632	1.799	2.580	-	2.249		

Age of Dwelling	Apartments ²						Historical 25 Year Average	25 Year Forecast Average ³
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.059	1.500	-	-	1.324		
6-10	-	1.200	1.641	-	-	1.535		
11-15	-	1.063	1.619	-	-	1.517		
16-20	-	1.083	1.514	-	-	1.429		
20-25	-	1.250	1.612	-	-	1.500	1.461	1.539
25-35	-	1.160	1.543	-	-	1.410		
35+	0.500	1.146	1.693	2.263	-	1.454		
Total	0.591	1.149	1.642	2.321	-	1.455		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.217	1.911	2.851	5.174	2.709
6-10	-	1.345	1.695	2.899	4.791	2.652
11-15	-	1.273	1.719	2.835	4.875	2.675
16-20	-	1.182	1.676	2.792	4.000	2.528
20-25	-	1.351	1.710	2.704	3.704	2.469
25-35	-	1.178	1.735	2.694	3.425	2.375
35+	-	1.237	1.801	2.661	4.021	2.414
Total	1.800	1.239	1.775	2.712	4.147	2.466

¹ Includes townhouses and apartments in duplexes.

² Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

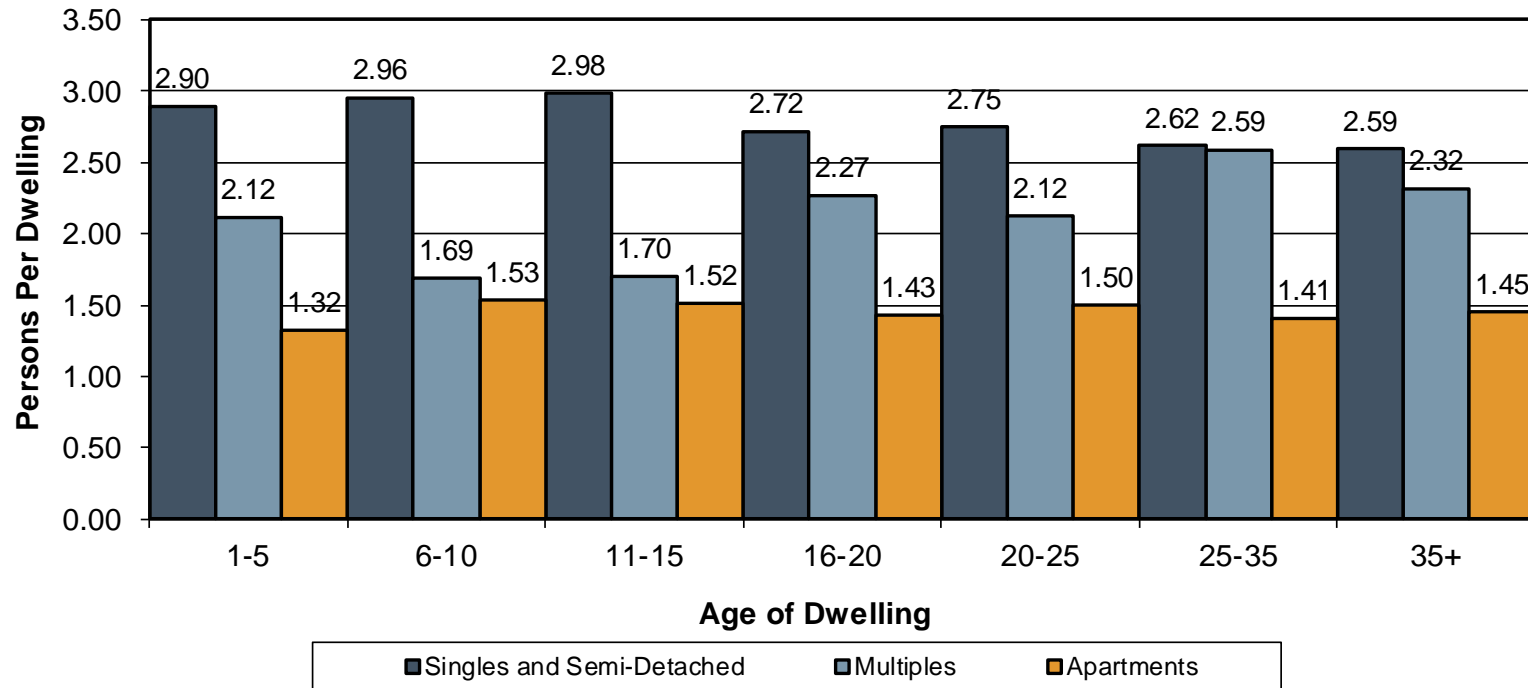
³ Adjusted based on 2001-2016 historical trends.

Note: Does not include Statistics Canada data classified as 'Other'

P.P.U. Not calculated for samples less than or equal to 50 dwelling units, and does not include institutional population



Schedule 8
County of Oxford
Person Per Unit Structural Type and Age of Dwelling
(2016 Census)





Schedule 9a County of Oxford Employment Forecast, 2019 to 2041

Period	Population	Activity Rate								Employment								Employment Total (Excluding Work at Home and N.F.P.O.W.)
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ¹	Total Including N.F.P.O.W.	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ¹	Total Employment (Including N.F.P.O.W.)	
Mid 2006	102,756	0.017	0.049	0.203	0.136	0.068	0.472	0.043	0.515	1,735	5,020	20,878	13,933	6,970	48,535	4,415	52,950	43,515
Mid 2011	105,719	0.015	0.050	0.186	0.130	0.074	0.455	0.048	0.503	1,550	5,270	19,693	13,793	7,780	48,085	5,055	53,140	42,815
Mid 2016	110,862	0.012	0.043	0.210	0.131	0.069	0.465	0.052	0.517	1,360	4,810	23,278	14,468	7,655	51,571	5,750	57,321	46,761
Mid 2019	116,117	0.012	0.044	0.211	0.132	0.069	0.467	0.051	0.518	1,360	5,066	24,510	15,277	8,044	54,257	5,912	60,169	49,191
Mid 2024	124,096	0.011	0.042	0.209	0.131	0.070	0.462	0.050	0.512	1,360	5,230	25,899	16,202	8,634	57,325	6,236	63,561	52,095
Mid 2029	131,512	0.010	0.040	0.204	0.129	0.070	0.453	0.050	0.503	1,360	5,230	26,826	16,958	9,163	59,537	6,608	66,145	54,307
Mid 2031	134,418	0.010	0.039	0.203	0.128	0.070	0.450	0.050	0.500	1,360	5,230	27,250	17,234	9,367	60,441	6,760	67,201	55,211
Mid 2041	149,581	0.009	0.042	0.201	0.128	0.071	0.451	0.045	0.496	1,360	6,290	30,050	19,125	10,586	67,411	6,710	74,121	61,121
Incremental Change																		
Mid 2006 - Mid 2011	2,963	-0.002	0.001	-0.017	-0.005	0.006	-0.017	0.005	-0.013	-185	250	-1,185	-140	810	-450	640	190	-700
Mid 2011 - Mid 2016	5,143	-0.002	-0.006	0.024	0.000	-0.005	0.010	0.0041	0.0144	-190	-460	3,586	676	-125	3,486	695	4,181	3,946
Mid 2016 - Mid 2019	5,255	-0.001	0.000	0.001	0.001	0.000	0.002	-0.0010	0.0011	0	256	1,232	809	389	2,686	162	2,848	2,430
Mid 2019 - Mid 2024	7,979	-0.001	-0.001	-0.002	-0.001	0.000	-0.005	-0.0007	-0.0060	0	164	1,389	925	590	3,068	324	3,392	2,904
Mid 2019 - Mid 2029	15,395	-0.001	-0.004	-0.007	-0.003	0.000	-0.015	-0.0007	-0.0152	0	164	2,316	1,681	1,119	5,280	696	5,976	5,116
Mid 2019 - Mid 2031	18,301	-0.002	-0.005	-0.008	-0.003	0.000	-0.018	-0.0006	-0.0182	0	164	2,740	1,957	1,323	6,184	848	7,032	6,020
Mid 2019 - Mid 2041	33,464	-0.003	-0.002	-0.010	-0.004	0.001	-0.017	-0.0061	-0.0227	0	1,224	5,540	3,848	2,542	13,154	798	13,952	11,930
Annual Average																		
Mid 2006 - Mid 2011	593	0.000	0.000	-0.003	-0.001	0.001	-0.003	0.001	-0.003	-37	50	-237	-28	162	-90	128	38	-140
Mid 2011 - Mid 2016	1,029	0.000	-0.001	0.005	0.000	-0.001	0.002	0.001	0.003	-38	-92	717	135	-25	697	139	836	789
Mid 2016 - Mid 2019	1,752	0.000	0.000	0.000	0.000	0.000	0.001	0.000	0.000	0	85	411	270	130	895	54	949	810
Mid 2019 - Mid 2024	1,596	0.000	0.000	0.000	0.000	0.000	-0.001	0.000	-0.001	0	33	278	185	118	614	65	678	581
Mid 2019 - Mid 2029	1,540	0.000	0.000	-0.001	0.000	0.000	-0.001	0.000	-0.002	0	16	232	168	112	528	70	598	512
Mid 2019 - Mid 2031	1,525	0.000	0.000	-0.001	0.000	0.000	-0.001	0.000	-0.002	0	14	228	163	110	515	71	586	502
Mid 2019 - Mid 2041	1,521	0.000	0.000	0.000	0.000	0.000	-0.001	0.000	-0.001	0	56	252	175	116	598	36	634	542

Source: Derived from County of Oxford - Phase One Comprehensive Review, Population, Housing and Employment Forecasts and Area Municipal Growth Allocations (Updated), January, 2019, by Watson & Associates Economists Ltd., 2019.

¹ No Fixed Place of Work derived from County of Oxford - Phase One Comprehensive Review, Draft County-wide Forecast and Area Municipality Growth Allocations by Henson and Statistics Canada Usual Place of Work.

Note: Numbers may not add up precisely due to suppression.



Schedule 9b
County of Oxford
Employment and Gross Floor Area (G.F.A.) Forecast, 2019 to 2041

Period	Population	Employment					Gross Floor Area in Square Meters (Estimated) ¹			
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2006	102,756	1,735	20,878	13,933	6,970	43,515				
Mid 2011	105,719	1,550	19,693	13,793	7,780	42,815				
Mid 2016	110,862	1,360	23,278	14,468	7,655	46,761				
Mid 2019	116,117	1,360	24,510	15,277	7,993	49,140				
Mid 2024	124,096	1,360	25,899	16,202	8,452	51,913				
Mid 2029	131,512	1,360	26,826	16,958	8,853	53,997				
Mid 2031	134,418	1,360	27,250	17,234	9,004	54,848				
Mid 2041	149,581	1,360	30,050	19,125	9,979	60,514				
Incremental Change										
Mid 2006 - Mid 2011	2,963	-185	-1,185	-140	810	-700				
Mid 2011 - Mid 2016	5,143	-190	3,586	676	-125	3,946				
Mid 2016 - Mid 2019	5,255	0	1,232	809	338	2,379	172,500	41,300	21,500	235,300
Mid 2019 - Mid 2024	7,979	0	1,389	925	459	2,773	193,800	47,100	29,000	269,900
Mid 2019 - Mid 2029	15,395	0	2,316	1,681	860	4,857	322,600	85,800	54,400	462,800
Mid 2019 - Mid 2031	18,301	0	2,740	1,957	1,011	5,708	381,400	100,100	64,100	545,600
Mid 2019 - Mid 2041	33,464	0	5,540	3,848	1,986	11,374	771,800	196,300	125,800	1,093,900
Annual Average										
Mid 2006 - Mid 2011	593	-37	-237	-28	162	-140				
Mid 2011 - Mid 2016	1,029	-38	717	135	-25	789				
Mid 2016 - Mid 2019	1,752	0	411	270	113	793	57,500	13,767	7,167	78,433
Mid 2019 - Mid 2024	2,660	0	278	185	92	555	38,760	9,420	5,800	53,980
Mid 2019 - Mid 2029	1,540	0	232	168	86	486	32,260	8,580	5,440	46,280
Mid 2019 - Mid 2031	1,525	0	228	163	84	476	31,783	8,342	5,342	45,467
Mid 2019 - Mid 2041	1,521	0	252	175	90	517	35,082	8,923	5,718	49,723

Source: Derived from County of Oxford - Phase One Comprehensive Review, Population, Housing and Employment Forecasts and Area Municipal Growth Allocations (Updated), January, 2019, by Watson & Associates Economists Ltd., 2019.

¹ Square Meter Per Employee Assumptions

Industrial	139
Commercial/ Population Related	51
Institutional*	65

* Reflects Mid 2019 - Mid 2041 forecast period

Note: Oxford County square meter per employee assumption based on specific averages for each area municipality for the County. Numbers may not add up precisely due to rounding.



Schedule 9c
County of Oxford
Estimate of the Anticipated Amount, Type and Location of Non-Residential
Development for Which Development Charges Can be Imposed

Development Location	Timing	Industrial G.F.A. sq.m. ¹	Commercial G.F.A. sq.m. ¹	Institutional G.F.A. sq.m. ¹	Total Non-Residential G.F.A. sq.m. ²	Employment Increase ²
City of Woodstock	2019 - 2024	119,900	32,200	21,600	173,700	1,842
	2019 - 2029	205,200	55,100	41,100	301,400	3,218
	2019 - 2031	244,100	63,200	48,300	355,600	3,773
	2019 - 2041	496,300	125,500	90,400	712,200	7,494
Town of Tillsonburg	2019 - 2024	21,900	5,700	1,000	28,600	287
	2019 - 2029	29,500	12,300	3,500	45,300	511
	2019 - 2031	33,700	15,000	4,100	52,800	603
	2019 - 2041	60,800	30,000	12,000	102,800	1,219
Township of Ingersoll	2019 - 2024	35,500	5,800	4,200	45,500	435
	2019 - 2029	62,600	11,000	6,100	79,700	763
	2019 - 2031	74,100	13,100	6,800	94,000	897
	2019 - 2041	151,600	24,700	13,500	189,800	1,788
Township of Blandford-Blenheim	2019 - 2024	1,700	400	500	2,600	26
	2019 - 2029	3,000	900	700	4,600	47
	2019 - 2031	3,700	1,100	800	5,600	55
	2019 - 2041	10,500	1,800	1,400	13,700	120
Township of Norwich	2019 - 2024	3,600	500	1,200	5,300	57
	2019 - 2029	6,400	1,400	2,000	9,800	106
	2019 - 2031	7,500	1,700	2,600	11,800	129
	2019 - 2041	16,300	3,400	5,100	24,800	265
Township of East Zorra-Tavistock	2019 - 2024	4,800	1,800	200	6,800	67
	2019 - 2029	8,500	3,400	300	12,200	123
	2019 - 2031	10,500	4,000	700	15,200	152
	2019 - 2041	17,600	7,600	2,100	27,300	286
Township of Zorra	2019 - 2024	2,700	400	100	3,200	27
	2019 - 2029	2,700	800	400	3,900	39
	2019 - 2031	2,800	1,000	400	4,200	44
	2019 - 2041	9,000	1,900	500	11,400	103
Township of South-West Oxford	2019 - 2024	3,700	300	200	4,200	31
	2019 - 2029	4,700	900	300	5,900	49
	2019 - 2031	5,000	1,000	400	6,400	54
	2019 - 2041	9,700	1,400	800	11,900	98
Oxford County	2019 - 2024	193,800	47,100	29,000	269,900	2,773
	2019 - 2029	322,600	85,800	54,400	462,800	4,857
	2019 - 2031	381,400	100,100	64,100	545,600	5,708
	2019 - 2041	771,800	196,300	125,800	1,093,900	11,374

Source: Derived from County of Oxford - Phase One Comprehensive Review, Population, Housing and Employment Forecasts and Area Municipal Growth Allocations (Updated), January, 2019, by Watson & Associates Economists Ltd., 2019.

Note: Oxford County square foot per employee assumption based on specific averages for each area municipality for the County. Numbers may not add up precisely due to suppression.

¹ Employment Increase does not include No Fixed Place of Work.

² Square meter per employee assumptions:

Industrial	139
Commercial	51
Institutional*	65

* Reflects Mid 2019 - Mid 2041 forecast period



Schedule 10
County of Oxford
Non-Residential Construction Value
Years 2007 to 2016
(000's 2018 \$)

YEAR	Industrial				Commercial				Institutional				Total			
	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total
2007	289,223	6,755	3,434	299,411	47,597	7,519	0	55,117	143	3,343	10,822	14,308	336,963	17,617	14,256	368,836
2008	20,954	10,742	4,436	36,132	14,228	9,594	8,476	32,298	184,115	7,371	4,438	195,924	219,297	27,708	17,350	264,355
2009	22,071	4,574	7,786	34,431	10,494	4,883	14,594	29,971	33,188	1,488	11,752	46,428	65,754	10,945	34,132	110,830
2010	15,280	6,667	6,872	28,818	5,676	6,756	9,232	21,664	15,300	23,793	6,696	45,789	36,256	37,215	22,800	96,271
2012	30,834	14,532	23,870	69,236	22,980	12,248	683	35,911	7,638	2,591	0	10,229	61,452	29,371	24,553	115,376
2013	30,922	8,617	53,999	93,539	62,153	5,647	2,157	69,957	2,570	1,681	1,394	5,645	95,646	15,945	57,550	169,141
2014	36,505	10,330	8,026	54,861	7,037	26,344	4,084	37,465	13,679	15,566	5,366	34,611	57,221	52,240	17,476	126,937
2015	37,408	5,001	3,220	45,629	4,374	2,534	2,149	9,058	3,874	3,521	611	8,006	45,656	11,057	5,980	62,693
2016	49,562	8,721	7,703	65,985	25,435	8,309	3,080	36,824	3,387	2,947	4,297	10,631	78,383	19,977	15,080	113,440
Subtotal	553,540	82,713	133,455	769,708	219,174	90,680	48,931	358,785	268,589	70,560	47,552	386,701	1,041,303	243,952	229,938	1,515,194
Percent of Total	72%	11%	17%	100%	61%	25%	14%	100%	69%	18%	12%	100%	69%	16%	15%	100%
Average	55,354	8,271	13,346	76,971	21,917	9,068	5,437	35,879	26,859	7,056	5,284	38,670	104,130	24,395	22,994	151,519
2007 - 2011 Period Total				440,458				169,571				317,578				927,607
2007 - 2011 Average				88,092				33,914				63,516				185,521
% Breakdown				47.5%				18.3%				34.2%				100.0%
2012 - 2016 Period Total				329,250				189,214				69,122				587,587
2012 - 2016 Average				65,850				37,843				13,824				117,517
% Breakdown				56.0%				32.2%				11.8%				100.0%
2007 - 2016 Period Total				769,708				358,785				386,701				1,515,194
2007 - 2016 Average				76,971				35,879				38,670				151,519
% Breakdown				50.8%				23.7%				25.5%				100.0%

Source: Statistics Canada Publication, 64-001-XIB

Note: Inflated to year-end 2018 (January, 2019) dollars using Reed Construction Cost Index



Schedule 11
County of Oxford
Employment to Population Ratio by Major Employment Sector, 2001 to 2016

NAICS		Year			Change		Comments
		2006	2011	2016	06-11	11-16	
Employment by industry							
Primary Industry Employment							
11	Agriculture, forestry, fishing and hunting	3,800	3,840	3,235	40	-605	Categories which relate to local land-based resources.
21	Mining and oil and gas extraction	115	50	115	-65	65	
Sub-total		3,915	3,890	3,350	-25	-540	
Industrial and Other Employment							
22	Utilities	180	255	235	75	-20	Categories which relate primarily to industrial land supply and demand.
23	Construction	1,360	1,595	1,780	235	185	
31-33	Manufacturing	14,590	14,200	16,855	-390	2,655	
41	Wholesale trade	2,330	1,640	1,970	-690	330	
48-49	Transportation and warehousing	2,645	2,135	2,570	-510	435	
56	Administrative and support	565	795	725	230	-70	
Sub-total		21,670	20,620	24,135	-1,050	3,515	
Population Related Employment							
44-45	Retail trade	5,250	4,720	5,260	-530	540	Categories which relate primarily to population growth within the municipality.
51	Information and cultural industries	485	365	455	-120	90	
52	Finance and insurance	1,325	1,410	1,230	85	-180	
53	Real estate and rental and leasing	505	470	615	-35	145	
54	Professional, scientific and technical services	1,460	1,270	1,610	-190	340	
55	Management of companies and enterprises	25	0	15	-25	15	
56	Administrative and support	565	795	725	230	-70	
71	Arts, entertainment and recreation	580	780	750	200	-30	
72	Accommodation and food services	3,040	3,050	3,150	10	100	
81	Other services (except public administration)	2,250	2,455	2,190	205	-265	
Sub-total		15,485	15,315	16,000	-170	685	
Institutional							
61	Educational services	1,970	2,360	2,285	390	-75	
62	Health care and social assistance	4,305	4,645	4,585	340	-60	
91	Public administration	1,190	1,255	1,260	65	5	
Sub-total		7,465	8,260	8,130	795	-130	
Total Employment		48,535	48,085	51,615	-450	3,530	
Population		102,756	105,719	110,862	2,963	5,143	
Employment to Population Ratio							
Industrial and Other Employment		0.21	0.20	0.22	-0.02	0.02	
Population Related Employment		0.15	0.14	0.14	-0.01	0.00	
Institutional Employment		0.07	0.08	0.07	0.01	0.00	
Primary Industry Employment		0.04	0.04	0.03	0.00	-0.01	
Total		0.47	0.45	0.47	-0.02	0.01	

Source: Statistics Canada Employment by Place of Work by Watson & Associates Economists Ltd., 2018.

Note: 2006-2016 employment figures are classified by North American Industry Classification System (NAICS) Code



Appendix B

Level of Service



Service: Land Ambulance Facilities
 Unit Measure: ft² of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bld'g Value (\$/sq.ft)	Value/ft² with land, site works, etc.
Ingersoll Station (Carnegie Street)	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	\$316	\$379
Woodstock East Station (Bysham Park)	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	\$316	\$412
Woodstock East Station (Mill Street)	4,060	4,060	4,060	4,060	12,300	12,300	12,300	12,300	12,300	12,300	\$316	\$366
Tilsonburg Station (Concession Street)	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	\$316	\$362
Rural Stations (Norwich, Drumbo, Embro, Hickson)	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	\$316	\$371
Total	18,360	18,360	18,360	18,360	26,600	26,600	26,600	26,600	26,600	26,600		

Population	103,840	104,611	105,719	106,670	107,839	108,533	109,420	110,862	112,253	113,448
Per Capita Standard	0.1768	0.1755	0.1737	0.1721	0.2467	0.2451	0.2431	0.2399	0.2370	0.2345

10 Year Average	2009-2018
Quantity Standard	0.2144
Quality Standard	\$374
Service Standard	\$80.10

D.C. Amount (before deductions)	10 Year
Forecast Population	15,395
\$ per Capita	\$80.10
Eligible Amount	\$1,233,140



Service: Land Ambulance Vehicles
 Unit Measure: No. of vehicles and equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
Ambulances (incl. equipment)	12	12	12	12	12	12	12	12	12	12	\$301,700
ESU	1	1	1	1	1	1	1	1	1	1	\$168,600
ERU	3	3	3	3	3	3	3	3	3	3	\$103,400
Trailer	1	1	1	1	1	1	1	1	1	1	\$50,600
Cargo Van	-	1	1	1	1	1	1	1	1	1	\$39,300
Equipment on Other Vehicles	1	1	1	1	1	1	1	1	1	1	\$339,800
Number of Equiped Paramedics	79	77	76	83	84	84	84	84	84	94	\$2,800
Total	97	96	95	102	103	103	103	103	103	113	

Population	103,840	104,611	105,719	106,670	107,839	108,533	109,420	110,862	112,253	113,448
Per Capita Standard	0.0009	0.0009	0.0009	0.0010	0.0010	0.0009	0.0009	0.0009	0.0009	0.0010

10 Year Average	2009-2018
Quantity Standard	0.0009
Quality Standard	\$48,833
Service Standard	\$43.95

D.C. Amount (before deductions)	10 Year
Forecast Population	15,395
\$ per Capita	\$43.95
Eligible Amount	\$676,610



Service: Roads
 Unit Measure: km of roadways

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/km)
Rural	548.35	548.35	548.35	548.35	548.35	548.35	548.35	548.35	548.35	548.35	\$1,226,500
Semi-Urban	31.21	31.21	31.21	31.21	31.21	31.21	31.21	31.21	31.21	31.21	\$1,400,500
Urban	64.20	64.20	64.20	64.20	64.20	64.20	64.20	64.20	64.20	64.20	\$1,446,200
Guide Rails	19.71	19.71	19.71	19.71	19.71	19.71	19.71	19.71	19.71	19.71	\$347,575
Total	663.47	663.47	663.47	663.47	663.47	663.47	663.47	663.47	663.47	663.47	

Population	103,840	104,611	105,719	106,670	107,839	108,533	109,420	110,862	112,253	113,448
Per Capita Standard	0.0064	0.0063	0.0063	0.0062	0.0062	0.0061	0.0061	0.0060	0.0059	0.0058

10 Year Average	2009-2018
Quantity Standard	0.0061
Quality Standard	\$1,235,852
Service Standard	\$7,538.70

D.C. Amount (before deductions)	10 Year
Forecast Population	15,395
\$ per Capita	\$7,538.70
Eligible Amount	\$116,058,287



Service: Bridges, Culverts & Structures
 Unit Measure: Number of Bridges, Culverts & Structures

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
Bridges	92	92	92	92	92	92	92	93	93	91	\$2,560,000
Culverts	65	65	65	65	65	65	65	65	65	67	\$1,193,000
Total	157	157	157	157	157	157	157	158	158	158	

Population	103,840	104,611	105,719	106,670	107,839	108,533	109,420	110,862	112,253	113,448
Per Capita Standard	0.0015	0.0015	0.0015	0.0015	0.0015	0.0014	0.0014	0.0014	0.0014	0.0014

10 Year Average	2009-2018
Quantity Standard	0.0015
Quality Standard	\$1,931,333
Service Standard	\$2,897.00

D.C. Amount (before deductions)	10 Year
Forecast Population	15,395
\$ per Capita	\$2,897.00
Eligible Amount	\$44,599,315



Service: Traffic Signals & Streetlights
 Unit Measure: No. of Traffic Signals

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
Traffic Signals (intersections)	34	34	34	34	34	34	36	37	37	37	\$260,100
Total	34	34	34	34	34	34	36	37	37	37	

Population	103,840	104,611	105,719	106,670	107,839	108,533	109,420	110,862	112,253	113,448
Per Capita Standard	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003

10 Year Average	2009-2018
Quantity Standard	0.0003
Quality Standard	\$281,333
Service Standard	\$84.40

D.C. Amount (before deductions)	10 Year
Forecast Population	15,395
\$ per Capita	\$84.40
Eligible Amount	\$1,299,338



Service: Depots and Domes
 Unit Measure: ft² of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bld'g Value (\$/sq.ft)	Value/ft² with land, site works, etc.
Dumbo Patrol Yard												
Main Building	4,960	4,960	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	\$128	\$151
Sand Dome	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	\$27	\$35
Salt Shed	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	\$55	\$67
Highland												
Main Building	7,004	4,960	8,244	8,244	8,244	8,244	8,244	8,244	8,244	8,244	\$97	\$116
Sand Dome	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	\$27	\$35
Salt Shed	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	\$55	\$67
Sign Shop	873	873	873	873	873	873	873	873	873	873	\$90	\$108
Storage Building	1,748	1,748	1,748	1,748	1,748	1,748	1,748	1,748	1,812	1,812	\$69	\$83
Springford												
Main Building	7,810	7,810	9,050	9,050	9,050	9,050	9,050	9,050	9,050	9,050	\$72	\$87
Sand Dome	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	\$27	\$35
Salt Shed	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	\$55	\$67
Sign Shop	-	-	-	-	-	-	-	2,314	2,314	2,314	\$90	\$108
Storage Shed	1,332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	1,332	\$2	\$6
Woodstock												
Main Building	7,111	7,111	7,111	7,111	8,587	8,587	8,587	8,587	8,587	8,587	\$54	\$66
Sand Dome	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	4,944	\$27	\$35
Salt Shed	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	2,624	\$55	\$67
Sign Shop	398	398	398	398	398	398	398	398	398	398	\$90	\$108
Storage Barn	4,165	4,165	4,165	4,165	4,165	4,165	4,165	4,165	4,165	4,165	\$2	\$6
Total	65,673	63,629	69,393	69,393	70,869	70,869	70,869	73,184	73,248	73,248		

Population	103,840	104,611	105,719	106,670	107,839	108,533	109,420	110,862	112,253	113,448
Per Capita Standard	0.6324	0.6082	0.6564	0.6505	0.6572	0.6530	0.6477	0.6601	0.6525	0.6456

10 Year Average	2009-2018
Quantity Standard	0.6464
Quality Standard	\$70
Service Standard	\$45.04

D.C. Amount (before deductions)	10 Year
Forecast Population	15,395
\$ per Capita	\$45.04
Eligible Amount	\$693,391



Service: Roads and Related Vehicles
 Unit Measure: No. of vehicles and equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
Fleet - Backhoe	3	4	4	4	4	4	4	4	4	4	\$121,479
Fleet - Car	-	-	1	1	1	1	1	1	1	1	\$22,813
Fleet - Pickup	1	1	3	3	3	3	3	3	3	3	\$29,223
Fleet - Loader	1	1	1	1	1	1	1	1	1	1	\$81,121
Fleet - Tandem Axle Truck	17	18	20	20	20	20	21	23	23	23	\$298,160
Fleet - Tractor	4	4	4	4	4	4	4	4	4	4	\$7,715
Fleet - Trailer	1	2	4	6	6	6	6	6	6	6	\$15,606
Grader	1	1	1	1	1	1	1	1	1	1	\$319,736
Brush Chipper	2	2	2	2	2	2	2	2	2	2	\$47,942
Asphalt Paver	-	1	1	1	1	1	1	1	1	1	\$140,571
Anti Ice Unit	-	-	4	4	4	4	4	4	4	4	\$25,967
Forklift	1	1	1	1	1	1	1	1	1	1	\$10,200
Asphalt Roller	-	-	-	-	-	-	-	-	1	1	\$60,029
Total	31	35	46	48	48	48	49	51	52	52	

Population	103,840	104,611	105,719	106,670	107,839	108,533	109,420	110,862	112,253	113,448
Per Capita Standard	0.0003	0.0003	0.0004	0.0004	0.0004	0.0004	0.0004	0.0005	0.0005	0.0005

10 Year Average	2009-2018
Quantity Standard	0.0004
Quality Standard	\$173,175
Service Standard	\$69.27

D.C. Amount (before deductions)	10 Year
Forecast Population	15,395
\$ per Capita	\$69.27
Eligible Amount	\$1,066,412



Service: Library Facilities
 Unit Measure: ft² of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bld'g Value (\$/sq.ft)	Value/ft ² with land, site works, etc.
Brownsville	700	700	700	700	700	700	700	700	700	700	\$357	\$432
Burgessville	800	800	800	800	800	800	800	800	800	800	\$357	\$448
Embros	900	900	900	900	900	900	900	900	800	800	\$357	\$444
Ingersoll	12,160	12,160	12,160	12,160	12,160	12,160	12,160	12,160	12,160	12,160	\$357	\$436
Innerkip	1,038	1,038	1,038	1,038	1,038	1,038	1,038	1,038	1,038	1,038	\$357	\$433
Mount Elgin	676	676	676	676	676	676	676	676	676	676	\$357	\$434
Norwich	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	\$357	\$440
Otterville	2,980	2,980	2,980	2,980	2,980	2,980	2,980	2,980	2,980	2,980	\$357	\$436
Plattsville	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	\$357	\$433
Princeton	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	\$357	\$433
Tavistock	1,414	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	\$357	\$437
Thamesford	3,217	3,217	3,217	3,217	3,217	3,217	3,217	3,217	3,217	3,217	\$357	\$471
Harrington	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	\$357	\$455
Library Headquarters (office space)	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	2,500	\$261	\$325
Tillsonburg	8,714	8,714	8,714	8,714	8,714	8,714	8,714	8,714	8,714	8,714	\$357	\$440
Total	47,299	50,185	50,185	50,185	50,185	50,185	50,185	50,185	50,085	48,585		

Population	66,900	67,359	67,965	68,390	68,781	69,113	69,553	69,957	70,557	71,076
Per Capita Standard	0.7070	0.7450	0.7384	0.7338	0.7296	0.7261	0.7215	0.7174	0.7099	0.6836

10 Year Average	2009-2018
Quantity Standard	0.7212
Quality Standard	\$431
Service Standard	\$311.05

D.C. Amount (before deductions)	10 Year
Forecast Population	6,825
\$ per Capita	\$311.05
Eligible Amount	\$2,122,916



Service: Library Collection Materials
 Unit Measure: No. of library collection items

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
Tillsonburg Materials	39,373	39,373	39,373	39,373	-	-	-	-	-	-	\$26
Total Print Materials (inc magazines)	195,999	188,646	187,449	174,020	157,161	147,866	146,259	141,573	139,267	133,648	\$26
CDs, DVD's, and Non-Traditional Items	5,563	10,706	12,398	12,526	15,628	18,797	20,308	20,993	19,660	18,795	\$27
E-book and e-audiobook titles	67	67	16,309	35,227	50,625	60,598	67,925	78,635	87,454	88,113	\$35
Databases Subscriptions	21	27	12	12	9	9	9	17	29	20	\$5,252
Additional Materials	4,731	9,628	16,260	29,447	46,702	6,668	5,718	2,343	2,513	5,539	\$35
Total	245,754	248,447	271,801	290,605	270,125	233,938	240,219	243,561	248,923	246,115	

Population	66,900	67,359	67,965	68,390	68,781	69,113	69,553	69,957	70,557	71,076
Per Capita Standard	3.6735	3.6884	3.9991	4.2492	3.9273	3.3849	3.4538	3.4816	3.5280	3.4627

10 Year Average	2009-2018
Quantity Standard	3.6849
Quality Standard	\$28
Service Standard	\$104.98

D.C. Amount (before deductions)	10 Year
Forecast Population	6,825
\$ per Capita	\$104.98
Eligible Amount	\$716,489



Service: Waste Diversion - Facilities - Stations/Depots
 Unit Measure: ft² of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bld'g Value (\$/sq.ft)	Value/ft ² with land, site works, etc.
Transfer Station - includes Attendants Booth	1,529	1,529	1,529	1,529	1,529	1,529	1,529	1,529	1,529	1,529	\$334	\$371
Attendants Booth / Scalehouse	312	312	312	312	312	312	312	312	312	312	\$140	\$158
Office	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	3,907	\$365	\$406
Quonset Hut (heavy equipment shed)	1,722	1,722	1,722	1,722	1,722	1,722	1,722	1,722	1,722	1,722	\$97	\$111
Storage Trailer	140	140	140	140	140	140	140	140	140	140	\$7	\$12
Hazardous Household Waste Depot	1,722	1,722	1,722	1,722	1,722	1,722	1,722	1,722	1,722	1,722	\$49	\$57
Workshop / Storage	3,186	3,186	3,186	3,186	3,186	3,186	3,186	3,186	3,186	3,186	\$79	\$91
Coverall	3,681	3,681	3,681	3,681	3,681	3,681	3,681	3,681	3,681	3,681	\$21	\$27
Total	14,292	14,292	14,292	14,292	14,292	14,292	14,292	14,292	14,292	16,199		
Percentage attributable to Eligible Portion	44%	56%	56%	55%	55%	58%	59%	60%	59%	59%		
Total Eligible Portion of Facilities	6,288	8,004	8,004	7,861	7,861	8,289	8,432	8,575	8,432	9,557		

Population	103,840	104,611	105,719	106,670	107,839	108,533	109,420	110,862	112,253	113,448
Per Capita Standard	0.0606	0.0765	0.0757	0.0737	0.0729	0.0764	0.0771	0.0774	0.0751	0.0842

10 Year Average	2009-2018
Quantity Standard	0.0750
Quality Standard	\$151
Service Standard	\$11.32

D.C. Amount (before deductions)	10 Year
Forecast Population	15,395
\$ per Capita	\$11.32
Eligible Amount	\$174,271



Service: Waste Diversion - Facilities - Recycling/Reuse
 Unit Measure: ft² of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bld'g Value (\$/sq.ft)	Value/ft² with land, site works, etc.
Composting Facility (ha) (since 2005)	10	10	10	10	10	10	10	10	10	10	\$37,223	\$37,223
Bio-Solids Storage Facility (since 2008)	73,453	73,453	73,453	73,453	73,453	73,453	73,453	73,453	73,453	73,453	\$26	\$32
Total	73,463	73,463	73,463	73,463	73,463	73,463	73,463	73,463	73,463	73,463		
Percentage attributable to Eligible Portion	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		
Total Eligible Portion of Facilities	73,463	73,463	73,463	73,463	73,463	73,463	73,463	73,463	73,463	73,463		

Population	103,840	104,611	105,719	106,670	107,839	108,533	109,420	110,862	112,253	113,448
Per Capita Standard	0.7075	0.7022	0.6949	0.6887	0.6812	0.6769	0.6714	0.6627	0.6544	0.6475

10 Year Average	2009-2018
Quantity Standard	0.6787
Quality Standard	\$37
Service Standard	\$25.16

D.C. Amount (before deductions)	10 Year
Forecast Population	15,395
\$ per Capita	\$25.16
Eligible Amount	\$387,338



Service: Waste Diversion - Vehicles & Equipment
 Unit Measure: No. of vehicles and equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
HGC Contract											
Curbside Pick Up Vehicles	9	9	9	9	9	9	9	9	9	9	\$255,000
Supervisor Truck	1	1	1	1	1	1	1	1	1	1	\$33,331
HGC Contract Eligible %	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	
Sterling Recycle Truck	1	1	1	1	1	1	1	1	1	1	\$256,103
Eligible %	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
County-Owned Vehicles & Equipment											
Biosolids Facility											
2011 Bobcat Loader V638	-	-	1	1	1	1	1	1	1	1	\$91,719
Biosolids Facility Eligible %	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Other Vehicles and Equipment											
Caterpillar 924G Loader	1	1	1	1	1	1	1	1	1	1	\$316,200
Case 570MXT Loader/Caterpillar 938K Load	1	1	1	1	1	1	1	1	1	1	\$316,200
Doosan Loader	-	-	-	-	-	1	1	1	1	1	\$316,200
2014 Interstate SFC Trailer	-	-	-	-	-	1	1	1	1	1	\$10,710
2009 Case Tool Carrier Utility Tractor - Case 570MXT Loader	1	1	1	1	1	1	1	1	1	1	\$81,600
Portable Vacuum Litter Collector	-	-	-	-	-	-	1	1	1	1	\$11,209
Weigh Scales	1	1	1	1	1	1	1	1	1	1	\$90,678
Other Vehicles Eligible %	44%	56%	56%	55%	55%	58%	59%	60%	59%	59%	
Total Eligible Portion of Facilities	9	9	10	10	10	11	12	12	12	12	

Population	103,840	104,611	105,719	106,670	107,839	108,533	109,420	110,862	112,253	113,448
Per Capita Standard	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001

10 Year Average	2009-2018
Quantity Standard	0.0001
Quality Standard	\$210,000
Service Standard	\$21.00

D.C. Amount (before deductions)	10 Year
Forecast Population	15,395
\$ per Capita	\$21.00
Eligible Amount	\$323,295



Service: Waste Diversion - Other
 Unit Measure: No. of items

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
Metal Recycling Bins (24)	24	24	24	24	24	24	24	24	24	24	\$601
Bins designated for scrap metal	2	2	2	2	2	2	2	2	2	2	\$12,000
Bins designated for Construction & Demolition		2	2	2	2	2	2	2	2	2	\$12,000
Bins designated for Cardboard			1	1	1	1	1	1	1	1	\$12,000
Concrete Bunker designated for Bluebox Recycling Material	-	-	-	-	-	-	-	1	1	1	\$2,500
Total	26	28	29	29	29	29	29	30	30	30	
Percentage attributable to Eligible Portion	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Total Eligible Portion of Facilities	26	28	29	29	29	29	29	30	30	30	

Population	103,840	104,611	105,719	106,670	107,839	108,533	109,420	110,862	112,253	113,448
Per Capita Standard	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003

10 Year Average	2009-2018
Quantity Standard	0.0003
Quality Standard	\$2,167
Service Standard	\$0.65

D.C. Amount (before deductions)	10 Year
Forecast Population	15,395
\$ per Capita	\$0.65
Eligible Amount	\$10,007



Appendix C

Cash Flow Calculation



**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Roads - Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$865.91	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	(1,796,063)	4,841,711	4,841,711		1,730	\$865.91	1,498,367	(5,139,407)	(104,032)	(5,243,439)
2020	(5,243,439)	2,007,770	2,068,003		1,730	891.89	1,543,318	(5,768,124)	(165,173)	(5,933,297)
2021	(5,933,297)	599,376	635,878		1,730	918.64	1,589,617	(4,979,557)	(163,693)	(5,143,250)
2022	(5,143,250)	646,876	706,858		1,730	946.20	1,637,306	(4,212,803)	(140,341)	(4,353,143)
2023	(4,353,143)	703,876	792,218		1,730	974.59	1,686,425	(3,458,937)	(117,181)	(3,576,118)
2024	(3,576,118)	956,956	1,109,374		1,730	1,003.82	1,737,018	(2,948,474)	(97,869)	(3,046,343)
2025	(3,046,343)	646,876	772,403		1,730	1,033.94	1,789,128	(2,029,618)	(76,139)	(2,105,757)
2026	(2,105,757)	523,104	643,352		1,730	1,064.96	1,842,802	(906,307)	(45,181)	(951,488)
2027	(951,488)	523,104	662,653		1,730	1,096.91	1,898,086	283,946	(10,013)	273,932
2028	273,932	1,709,358	2,230,324		1,730	1,129.81	1,955,029	(1,363)	1,363	(0)
Total		13,159,005	14,462,774	-	17,304		17,177,097		(918,260)	

Note: Numbers may not add due to rounding

**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Roads - Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. m. of Gross Floor Area	\$10.22	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	(567,178)	1,528,961	1,528,961		46,280	10.224	473,168	(1,622,971)	(32,852)	(1,655,823)
2020	(1,655,823)	634,033	653,053		46,280	10.531	487,364	(1,821,513)	(52,160)	(1,873,673)
2021	(1,873,673)	189,277	200,803		46,280	10.847	501,984	(1,572,492)	(51,692)	(1,624,184)
2022	(1,624,184)	204,277	223,218		46,280	11.172	517,044	(1,330,359)	(44,318)	(1,374,677)
2023	(1,374,677)	222,277	250,174		46,280	11.507	532,555	(1,092,296)	(37,005)	(1,129,300)
2024	(1,129,300)	302,197	350,329		46,280	11.852	548,532	(931,097)	(30,906)	(962,003)
2025	(962,003)	204,277	243,917		46,280	12.208	564,988	(640,932)	(24,044)	(664,976)
2026	(664,976)	165,191	203,164		46,280	12.574	581,938	(286,202)	(14,268)	(300,470)
2027	(300,470)	165,191	209,259		46,280	12.952	599,396	89,667	(3,162)	86,505
2028	86,505	539,797	704,313		46,280	13.340	617,378	(430)	430	(0)
Total		4,155,475	4,567,192	-	462,800		5,424,346		(289,977)	

Note: Numbers may not add due to rounding



**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Library - Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$133.83	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	421,941	64,535	64,535	222,744	863	133.83	115,469	250,131	3,360	253,491
2020	253,491	64,535	66,471	215,989	863	137.85	118,933	89,964	1,717	91,681
2021	91,681	64,535	68,465	209,049	863	141.98	122,501	(63,332)	142	(63,190)
2022	(63,190)	64,535	70,519	179,097	863	146.24	126,176	(186,630)	(3,747)	(190,377)
2023	(190,377)	64,535	72,634	150,771	863	150.63	129,961	(283,821)	(7,113)	(290,934)
2024	(290,934)	64,535	74,813	-	863	155.15	133,860	(231,887)	(7,842)	(239,729)
2025	(239,729)	64,535	77,058	-	863	159.80	137,876	(178,911)	(6,280)	(185,191)
2026	(185,191)	64,535	79,369	-	863	164.59	142,012	(122,548)	(4,616)	(127,164)
2027	(127,164)	64,535	81,750	-	863	169.53	146,272	(62,643)	(2,847)	(65,490)
2028	(65,490)	64,535	84,203	-	863	174.62	150,660	968	(968)	0
Total		645,345	739,816	977,650	8,628		1,323,719		(28,194)	

Note: Numbers may not add due to rounding

**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Library - Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. m. of Gross Floor Area	\$0.38	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	22,207	3,397	3,397	11,723	16,140	0.377	6,077	13,165	177	13,342
2020	13,342	3,397	3,498	11,368	16,140	0.388	6,260	4,735	90	4,825
2021	4,825	3,397	3,603	11,003	16,140	0.399	6,447	(3,333)	7	(3,326)
2022	(3,326)	3,397	3,712	9,426	16,140	0.411	6,641	(9,823)	(197)	(10,020)
2023	(10,020)	3,397	3,823	7,935	16,140	0.424	6,840	(14,938)	(374)	(15,312)
2024	(15,312)	3,397	3,938	-	16,140	0.437	7,045	(12,205)	(413)	(12,617)
2025	(12,617)	3,397	4,056	-	16,140	0.450	7,257	(9,416)	(331)	(9,747)
2026	(9,747)	3,397	4,177	-	16,140	0.463	7,474	(6,450)	(243)	(6,693)
2027	(6,693)	3,397	4,303	-	16,140	0.477	7,699	(3,297)	(150)	(3,447)
2028	(3,447)	3,397	4,432	-	16,140	0.491	7,929	51	(51)	(0)
Total		33,966	38,938	51,455	161,400		69,669		(1,484)	

Note: Numbers may not add due to rounding



**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Administration Studies - Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$30.30	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	193,845	223,155	223,155	-	1,730	30.30	52,428	23,118	1,085	24,202
2020	24,202	153,900	158,517	-	1,730	31.21	54,001	(80,314)	(842)	(81,156)
2021	(81,156)	-	-	-	1,730	32.14	55,621	(25,535)	(1,600)	(27,135)
2022	(27,135)	111,150	121,457	-	1,730	33.11	57,289	(91,302)	(1,777)	(93,079)
2023	(93,079)	138,510	155,894	-	1,730	34.10	59,008	(189,965)	(4,246)	(194,211)
2024	(194,211)	-	-	-	1,730	35.12	60,778	(133,433)	(4,915)	(138,347)
2025	(138,347)	-	-	-	1,730	36.18	62,602	(75,746)	(3,211)	(78,957)
2026	(78,957)	-	-	-	1,730	37.26	64,480	(14,477)	(1,402)	(15,879)
2027	(15,879)	-	-	-	1,730	38.38	66,414	50,535	173	50,708
2028	50,708	91,485	119,367	-	1,730	39.53	68,406	(252)	252	0
Total		718,200	778,390	-	17,304		601,027		(16,481)	

Note: Numbers may not add due to rounding

**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Administration Studies - Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. m. of Gross Floor Area	\$0.36	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	61,214	70,470	70,470	-	46,280	0.358	16,556	7,300	343	7,643
2020	7,643	48,600	50,058	-	46,280	0.368	17,053	(25,362)	(266)	(25,628)
2021	(25,628)	-	-	-	46,280	0.380	17,564	(8,064)	(505)	(8,569)
2022	(8,569)	35,100	38,355	-	46,280	0.391	18,091	(28,832)	(561)	(29,393)
2023	(29,393)	43,740	49,230	-	46,280	0.403	18,634	(59,989)	(1,341)	(61,330)
2024	(61,330)	-	-	-	46,280	0.415	19,193	(42,137)	(1,552)	(43,689)
2025	(43,689)	-	-	-	46,280	0.427	19,769	(23,920)	(1,014)	(24,934)
2026	(24,934)	-	-	-	46,280	0.440	20,362	(4,572)	(443)	(5,014)
2027	(5,014)	-	-	-	46,280	0.453	20,973	15,958	55	16,013
2028	16,013	28,890	37,695	-	46,280	0.467	21,602	(80)	80	(0)
Total		226,800	245,807	-	462,800		189,798		(5,205)	

Note: Numbers may not add due to rounding



**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Ambulance - Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$97.21	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	238,471	283,677	283,677	181,185	1,730	97.21	168,208	(58,182)	901	(57,281)
2020	(57,281)	87,095	89,708	176,234	1,730	100.12	173,254	(149,969)	(3,109)	(153,077)
2021	(153,077)	87,095	92,399	171,116	1,730	103.13	178,452	(238,141)	(5,868)	(244,010)
2022	(244,010)	87,095	95,171	166,054	1,730	106.22	183,805	(321,430)	(8,482)	(329,911)
2023	(329,911)	87,095	98,026	161,006	1,730	109.41	189,319	(399,624)	(10,943)	(410,567)
2024	(410,567)	87,095	100,967	-	1,730	112.69	194,999	(316,536)	(10,907)	(327,442)
2025	(327,442)	87,095	103,996	-	1,730	116.07	200,849	(230,590)	(8,370)	(238,960)
2026	(238,960)	87,095	107,116	-	1,730	119.55	206,874	(139,202)	(5,672)	(144,874)
2027	(144,874)	110,180	139,573	-	1,730	123.14	213,081	(71,367)	(3,244)	(74,610)
2028	(74,610)	110,180	143,760	-	1,730	126.83	219,473	1,103	(1,103)	0
Total		1,113,704	1,254,395	855,595	17,304		1,928,314		(56,796)	

Note: Numbers may not add due to rounding

**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Ambulance - Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. m. of Gross Floor Area	\$1.15	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	75,307	89,582	89,582	57,216	46,280	1.148	53,118	(18,373)	285	(18,089)
2020	(18,089)	27,504	28,329	55,653	46,280	1.182	54,712	(47,359)	(982)	(48,340)
2021	(48,340)	27,504	29,179	54,037	46,280	1.218	56,353	(75,202)	(1,853)	(77,056)
2022	(77,056)	27,504	30,054	52,438	46,280	1.254	58,044	(101,504)	(2,678)	(104,183)
2023	(104,183)	27,504	30,956	50,844	46,280	1.292	59,785	(126,197)	(3,456)	(129,653)
2024	(129,653)	27,504	31,884	-	46,280	1.331	61,579	(99,959)	(3,444)	(103,403)
2025	(103,403)	27,504	32,841	-	46,280	1.370	63,426	(72,818)	(2,643)	(75,461)
2026	(75,461)	27,504	33,826	-	46,280	1.412	65,329	(43,958)	(1,791)	(45,750)
2027	(45,750)	34,794	44,076	-	46,280	1.454	67,289	(22,537)	(1,024)	(23,561)
2028	(23,561)	34,794	45,398	-	46,280	1.498	69,307	348	(348)	(0)
Total		351,696	396,125	270,188	462,800		608,941		(17,936)	

Note: Numbers may not add due to rounding



**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Waste Diversion - Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$9.24	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019		75,681	75,681		1,730	9.24	15,987	(59,694)	(895)	(60,589)
2020	(60,589)	9,355	9,635		1,730	9.52	16,467	(53,758)	(1,715)	(55,473)
2021	(55,473)	9,355	9,924		1,730	9.80	16,961	(48,436)	(1,559)	(49,995)
2022	(49,995)	9,355	10,222		1,730	10.10	17,470	(42,747)	(1,391)	(44,138)
2023	(44,138)	9,355	10,529		1,730	10.40	17,994	(36,673)	(1,212)	(37,885)
2024	(37,885)	9,355	10,845		1,730	10.71	18,534	(30,196)	(1,021)	(31,218)
2025	(31,218)	9,355	11,170		1,730	11.03	19,090	(23,298)	(818)	(24,116)
2026	(24,116)	9,355	11,505		1,730	11.36	19,662	(15,958)	(601)	(16,559)
2027	(16,559)	9,355	11,850		1,730	11.70	20,252	(8,157)	(371)	(8,528)
2028	(8,528)	9,355	12,206		1,730	12.05	20,860	126	(126)	0
Total		159,872	173,566	-	17,304		183,276		(9,709)	

Note: Numbers may not add due to rounding

**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Waste Diversion - Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. m. of Gross Floor Area	\$0.15	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019		32,435	32,435		46,280	0.148	6,852	(25,583)	(384)	(25,967)
2020	(25,967)	4,009	4,129		46,280	0.152	7,057	(23,039)	(735)	(23,774)
2021	(23,774)	4,009	4,253		46,280	0.157	7,269	(20,758)	(668)	(21,426)
2022	(21,426)	4,009	4,381		46,280	0.162	7,487	(18,320)	(596)	(18,916)
2023	(18,916)	4,009	4,512		46,280	0.167	7,712	(15,717)	(520)	(16,237)
2024	(16,237)	4,009	4,648		46,280	0.172	7,943	(12,941)	(438)	(13,379)
2025	(13,379)	4,009	4,787		46,280	0.177	8,181	(9,985)	(350)	(10,335)
2026	(10,335)	4,009	4,931		46,280	0.182	8,427	(6,839)	(258)	(7,097)
2027	(7,097)	4,009	5,079		46,280	0.188	8,679	(3,496)	(159)	(3,655)
2028	(3,655)	4,009	5,231		46,280	0.193	8,940	54	(54)	0
Total		68,517	74,386	-	462,800		78,547		(4,161)	

Note: Numbers may not add due to rounding



**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Woodstock Water - Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$553.62	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	168,149	1,912,301	1,912,301		868	553.62	480,322	(1,263,830)	(16,435)	(1,280,265)
2020	(1,280,265)	2,106,387	2,169,578		868	570.23	494,732	(2,955,112)	(63,531)	(3,018,642)
2021	(3,018,642)	388,570	412,234		868	587.34	509,574	(2,921,303)	(89,099)	(3,010,402)
2022	(3,010,402)	52,187	57,026		868	604.96	524,861	(2,542,567)	(83,295)	(2,625,862)
2023	(2,625,862)	66,962	75,367		868	623.11	540,607	(2,160,622)	(71,797)	(2,232,419)
2024	(2,232,419)	14,775	17,129		868	641.80	556,825	(1,692,723)	(58,877)	(1,751,600)
2025	(1,751,600)	14,775	17,643		868	661.05	573,530	(1,195,713)	(44,210)	(1,239,922)
2026	(1,239,922)	14,775	18,172		868	680.88	590,736	(667,358)	(28,609)	(695,968)
2027	(695,968)	44,326	56,151		868	701.31	608,458	(143,661)	(12,594)	(156,255)
2028	(156,255)	358,796	468,147		868	722.35	626,711	2,309	(2,309)	0
Total		4,973,856	5,203,748	-	8,676		5,506,355		(470,756)	

Note: Numbers may not add due to rounding

**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Woodstock Water - Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. m. of Gross Floor Area	\$6.70	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	68,681	781,081	781,081		30,140	6.51	196,188	(516,212)	(6,713)	(522,925)
2020	(522,925)	860,355	886,166		30,140	6.704	202,074	(1,207,017)	(25,949)	(1,232,967)
2021	(1,232,967)	158,712	168,377		30,140	6.906	208,136	(1,193,208)	(36,393)	(1,229,601)
2022	(1,229,601)	21,316	23,292		30,140	7.113	214,380	(1,038,513)	(34,022)	(1,072,535)
2023	(1,072,535)	27,351	30,784		30,140	7.326	220,811	(882,507)	(29,326)	(911,833)
2024	(911,833)	6,035	6,996		30,140	7.546	227,436	(691,394)	(24,048)	(715,442)
2025	(715,442)	6,035	7,206		30,140	7.772	234,259	(488,390)	(18,057)	(506,447)
2026	(506,447)	6,035	7,422		30,140	8.006	241,286	(272,583)	(11,685)	(284,268)
2027	(284,268)	18,105	22,935		30,140	8.246	248,525	(58,678)	(5,144)	(63,823)
2028	(63,823)	146,550	191,215		30,140	8.493	255,981	943	(943)	(0)
Total		2,031,575	2,125,475	-	301,400		2,249,075		(192,281)	

Note: Numbers may not add due to rounding



**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Woodstock Wastewater - Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$997.65	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	324,381	1,505,640	1,505,640		868	997.65	865,559	(315,699)	43	(315,656)
2020	(315,656)	2,632,001	2,710,961		868	1,027.58	891,526	(2,135,091)	(36,761)	(2,171,852)
2021	(2,171,852)	956,722	1,014,986		868	1,058.40	918,272	(2,268,566)	(66,606)	(2,335,173)
2022	(2,335,173)	986,273	1,077,727		868	1,090.16	945,820	(2,467,080)	(72,034)	(2,539,113)
2023	(2,539,113)	1,001,048	1,126,688		868	1,122.86	974,195	(2,691,607)	(78,461)	(2,770,068)
2024	(2,770,068)	929,336	1,077,355		868	1,156.55	1,003,420	(2,844,003)	(84,211)	(2,928,214)
2025	(2,928,214)	929,336	1,109,676		868	1,191.24	1,033,523	(3,004,367)	(88,989)	(3,093,356)
2026	(3,093,356)	-	-		868	1,226.98	1,064,529	(2,028,827)	(76,833)	(2,105,660)
2027	(2,105,660)	29,551	37,434		868	1,263.79	1,096,465	(1,046,629)	(47,284)	(1,093,914)
2028	(1,093,914)	14,775	19,279		868	1,301.70	1,129,358	16,166	(16,166)	(0)
Total		8,984,682	9,679,746	-	8,676		9,922,666		(567,302)	

Note: Numbers may not add due to rounding

**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Woodstock Wastewater - Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. m. of Gross Floor Area	\$11.73	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	132,494	614,980	614,980		30,140	11.73	353,538	(128,948)	18	(128,930)
2020	(128,930)	1,075,043	1,107,294		30,140	12.082	364,144	(872,079)	(15,015)	(887,094)
2021	(887,094)	390,774	414,572		30,140	12.444	375,069	(926,598)	(27,205)	(953,803)
2022	(953,803)	402,844	440,198		30,140	12.818	386,321	(1,007,680)	(29,422)	(1,037,103)
2023	(1,037,103)	408,879	460,197		30,140	13.202	397,910	(1,099,389)	(32,047)	(1,131,436)
2024	(1,131,436)	379,588	440,047		30,140	13.598	409,848	(1,161,635)	(34,396)	(1,196,031)
2025	(1,196,031)	379,588	453,248		30,140	14.006	422,143	(1,227,136)	(36,348)	(1,263,483)
2026	(1,263,483)	-	-		30,140	14.426	434,807	(828,676)	(31,382)	(860,058)
2027	(860,058)	12,070	15,290		30,140	14.859	447,852	(427,497)	(19,313)	(446,810)
2028	(446,810)	6,035	7,874		30,140	15.305	461,287	6,603	(6,603)	0
Total		3,669,799	3,953,699	-	301,400		4,052,920		(231,715)	

Note: Numbers may not add due to rounding



**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Tillsonburg Water - Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$507.71	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	(599,874)	139,887	139,887		229	507.71	116,468	(623,293)	(18,348)	(641,641)
2020	(641,641)	118,242	121,789		229	522.94	119,962	(643,468)	(19,277)	(662,745)
2021	(662,745)	118,242	125,443		229	538.63	123,561	(664,627)	(19,911)	(684,538)
2022	(684,538)	126,826	138,586		229	554.78	127,268	(695,856)	(20,706)	(716,562)
2023	(716,562)	18,408	20,718		229	571.43	131,086	(606,194)	(19,841)	(626,036)
2024	(626,036)	4,292	4,975		229	588.57	135,018	(495,993)	(16,830)	(512,823)
2025	(512,823)	4,292	5,125		229	606.23	139,069	(378,879)	(13,376)	(392,255)
2026	(392,255)	4,292	5,278		229	624.42	143,241	(254,292)	(9,698)	(263,991)
2027	(263,991)	12,876	16,311		229	643.15	147,538	(132,763)	(5,951)	(138,714)
2028	(138,714)	8,584	11,200		229	662.44	151,964	2,050	(2,050)	0
Total		555,940	589,313	-	2,294		1,335,174		(145,987)	

Note: Numbers may not add due to rounding

**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Tillsonburg Water - Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. m. of Gross Floor Area	\$7.25	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	(169,195)	39,455	39,455		4,530	7.25	32,850	(175,801)	(5,175)	(180,976)
2020	(180,976)	33,350	34,351		4,530	7.469	33,835	(181,491)	(5,437)	(186,928)
2021	(186,928)	33,350	35,381		4,530	7.693	34,850	(187,459)	(5,616)	(193,075)
2022	(193,075)	35,771	39,088		4,530	7.924	35,896	(196,267)	(5,840)	(202,107)
2023	(202,107)	5,192	5,844		4,530	8.162	36,973	(170,978)	(5,596)	(176,574)
2024	(176,574)	1,211	1,403		4,530	8.407	38,082	(139,895)	(4,747)	(144,642)
2025	(144,642)	1,211	1,445		4,530	8.659	39,225	(106,863)	(3,773)	(110,636)
2026	(110,636)	1,211	1,489		4,530	8.919	40,401	(71,724)	(2,735)	(74,459)
2027	(74,459)	3,632	4,600		4,530	9.186	41,613	(37,446)	(1,679)	(39,125)
2028	(39,125)	2,421	3,159		4,530	9.462	42,862	578	(578)	(0)
Total		156,804	166,216	-	45,300		376,588		(41,176)	

Note: Numbers may not add due to rounding



**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Tillsonburg Wastewater - Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$1,529.72	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	3,958,775	1,839,232	1,839,232		229	1,529.72	350,917	2,470,459	32,146	2,502,606
2020	2,502,606	749,260	771,738		229	1,575.61	361,444	2,092,312	22,975	2,115,287
2021	2,115,287	749,260	794,890		229	1,622.88	372,288	1,692,684	19,040	1,711,724
2022	1,711,724	757,844	828,117		229	1,671.56	383,456	1,267,064	14,894	1,281,958
2023	1,281,958	762,136	857,791		229	1,721.71	394,960	819,127	10,505	829,632
2024	829,632	-	-		229	1,773.36	406,809	1,236,441	10,330	1,246,771
2025	1,246,771	-	-		229	1,826.56	419,013	1,665,785	14,563	1,680,347
2026	1,680,347	-	-		229	1,881.36	431,583	2,111,931	18,961	2,130,892
2027	2,130,892	8,584	10,874		229	1,937.80	444,531	2,564,549	23,477	2,588,027
2028	2,588,027	2,344,292	3,058,769		229	1,995.93	457,867	(12,876)	12,876	0
Total		7,210,608	8,161,410	-	2,294		4,022,868		179,767	

Note: Numbers may not add due to rounding

**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Tillsonburg Wastewater - Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. m. of Gross Floor Area	\$21.85	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	1,116,578	518,758	518,758		4,530	21.85	98,977	696,796	9,067	705,863
2020	705,863	211,330	217,670		4,530	22.505	101,946	590,139	6,480	596,619
2021	596,619	211,330	224,200		4,530	23.180	105,004	477,424	5,370	482,794
2022	482,794	213,751	233,571		4,530	23.875	108,154	357,377	4,201	361,578
2023	361,578	214,961	241,941		4,530	24.591	111,399	231,036	2,963	233,999
2024	233,999	-	-		4,530	25.329	114,741	348,740	2,914	351,653
2025	351,653	-	-		4,530	26.089	118,183	469,837	4,107	473,944
2026	473,944	-	-		4,530	26.872	121,729	595,673	5,348	601,021
2027	601,021	2,421	3,067		4,530	27.678	125,381	723,334	6,622	729,956
2028	729,956	661,211	862,730		4,530	28.508	129,142	(3,632)	3,632	0
Total		2,033,761	2,301,936	-	45,300		1,134,655		50,704	

Note: Numbers may not add due to rounding



**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Ingersoll Water - Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$444.31	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	(842,498)	5,011	5,011		209	444.31	92,683	(754,825)	(23,960)	(778,785)
2020	(778,785)	5,011	5,161		209	457.64	95,464	(688,482)	(22,009)	(710,491)
2021	(710,491)	5,011	5,316		209	471.37	98,328	(617,479)	(19,920)	(637,398)
2022	(637,398)	12,216	13,348		209	485.51	101,278	(549,469)	(17,803)	(567,272)
2023	(567,272)	15,818	17,803		209	500.08	104,316	(480,759)	(15,720)	(496,480)
2024	(496,480)	3,603	4,176		209	515.08	107,446	(393,211)	(13,345)	(406,556)
2025	(406,556)	3,603	4,302		209	530.53	110,669	(300,189)	(10,601)	(310,790)
2026	(310,790)	3,603	4,431		209	546.45	113,989	(201,232)	(7,680)	(208,912)
2027	(208,912)	10,808	13,691		209	562.84	117,409	(105,194)	(4,712)	(109,906)
2028	(109,906)	7,205	9,401		209	579.73	120,931	1,624	(1,624)	(0)
Total		71,886	82,639	-	2,086		1,062,512		(137,375)	

Note: Numbers may not add due to rounding

**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Ingersoll Water - Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. m. of Gross Floor Area	\$4.52	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	(327,638)	1,949	1,949		7,970	4.52	36,044	(293,543)	(9,318)	(302,861)
2020	(302,861)	1,949	2,007		7,970	4.658	37,125	(267,743)	(8,559)	(276,302)
2021	(276,302)	1,949	2,067		7,970	4.798	38,239	(240,131)	(7,746)	(247,877)
2022	(247,877)	4,751	5,191		7,970	4.942	39,386	(213,682)	(6,923)	(220,606)
2023	(220,606)	6,152	6,924		7,970	5.090	40,567	(186,962)	(6,114)	(193,075)
2024	(193,075)	1,401	1,624		7,970	5.243	41,784	(152,915)	(5,190)	(158,105)
2025	(158,105)	1,401	1,673		7,970	5.400	43,038	(116,740)	(4,123)	(120,863)
2026	(120,863)	1,401	1,723		7,970	5.562	44,329	(78,257)	(2,987)	(81,244)
2027	(81,244)	4,203	5,324		7,970	5.729	45,659	(40,909)	(1,832)	(42,741)
2028	(42,741)	2,802	3,656		7,970	5.901	47,029	632	(632)	(0)
Total		27,956	32,138	-	79,700		413,199		(53,423)	

Note: Numbers may not add due to rounding



**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Ingersoll Wastewater - Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$1,767.13	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	(1,401,343)	1,408	1,408	253,619	209	1,767.13	368,624	(1,287,747)	(40,336)	(1,328,083)
2020	(1,328,083)	1,408	1,450	253,619	209	1,820.15	379,683	(1,203,470)	(37,973)	(1,241,443)
2021	(1,241,443)	1,408	1,494	253,619	209	1,874.75	391,073	(1,105,483)	(35,204)	(1,140,687)
2022	(1,140,687)	8,613	9,412	253,619	209	1,930.99	402,805	(1,000,913)	(32,124)	(1,033,037)
2023	(1,033,037)	12,216	13,749	253,619	209	1,988.92	414,890	(885,515)	(28,778)	(914,293)
2024	(914,293)	-	-	253,619	209	2,048.59	427,336	(740,576)	(24,823)	(765,399)
2025	(765,399)	-	-	253,619	209	2,110.05	440,156	(578,862)	(20,164)	(599,026)
2026	(599,026)	-	-	253,619	209	2,173.35	453,361	(399,285)	(14,975)	(414,259)
2027	(414,259)	7,205	9,127	253,619	209	2,238.55	466,962	(210,044)	(9,365)	(219,408)
2028	(219,408)	3,603	4,700	253,619	209	2,305.71	480,971	3,242	(3,242)	(0)
Total		35,860	41,340	2,536,194	2,086		4,225,862		(246,984)	

Note: Numbers may not add due to rounding

**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Ingersoll Wastewater - Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. m. of Gross Floor Area	\$17.99	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	(544,967)	548	548	98,630	7,970	17.99	143,354	(500,790)	(15,686)	(516,477)
2020	(516,477)	548	564	98,630	7,970	18.526	147,654	(468,016)	(14,767)	(482,783)
2021	(482,783)	548	581	98,630	7,970	19.082	152,084	(429,910)	(13,690)	(443,600)
2022	(443,600)	3,350	3,660	98,630	7,970	19.655	156,647	(389,244)	(12,493)	(401,736)
2023	(401,736)	4,751	5,347	98,630	7,970	20.244	161,346	(344,367)	(11,192)	(355,559)
2024	(355,559)	-	-	98,630	7,970	20.851	166,186	(288,002)	(9,653)	(297,655)
2025	(297,655)	-	-	98,630	7,970	21.477	171,172	(225,113)	(7,842)	(232,955)
2026	(232,955)	-	-	98,630	7,970	22.121	176,307	(155,277)	(5,823)	(161,101)
2027	(161,101)	2,802	3,549	98,630	7,970	22.785	181,596	(81,684)	(3,642)	(85,326)
2028	(85,326)	1,401	1,828	98,630	7,970	23.469	187,044	1,261	(1,261)	0
Total		13,946	16,077	986,298	79,700		1,643,391		(96,050)	

Note: Numbers may not add due to rounding



**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Plattsville Water - Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$1,763.87	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	(568,038)	1,008	1,008		35	1,763.87	60,853	(508,193)	(16,143)	(524,337)
2020	(524,337)	2,915	3,002		35	1,816.78	62,679	(464,660)	(14,835)	(479,495)
2021	(479,495)	2,915	3,093		35	1,871.29	64,559	(418,028)	(13,463)	(431,491)
2022	(431,491)	4,438	4,849		35	1,927.42	66,496	(369,844)	(12,020)	(381,864)
2023	(381,864)	5,199	5,852		35	1,985.25	68,491	(319,225)	(10,516)	(329,741)
2024	(329,741)	2,668	3,093		35	2,044.80	70,546	(262,289)	(8,880)	(271,169)
2025	(271,169)	2,668	3,186		35	2,106.15	72,662	(201,693)	(7,093)	(208,786)
2026	(208,786)	2,668	3,282		35	2,169.33	74,842	(137,226)	(5,190)	(142,416)
2027	(142,416)	4,191	5,309		35	2,234.41	77,087	(70,638)	(3,196)	(73,834)
2028	(73,834)	3,430	4,475		35	2,301.45	79,400	1,091	(1,091)	(0)
Total		32,101	37,149	-	345		697,616		(92,428)	

Note: Numbers may not add due to rounding

**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Plattsville Water - Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. m. of Gross Floor Area	\$25.20	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	(49,395)	88	88		210	25.20	5,292	(44,191)	(1,404)	(45,594)
2020	(45,594)	253	261		210	25.954	5,450	(40,405)	(1,290)	(41,695)
2021	(41,695)	253	269		210	26.733	5,614	(36,350)	(1,171)	(37,521)
2022	(37,521)	386	422		210	27.535	5,782	(32,160)	(1,045)	(33,206)
2023	(33,206)	452	509		210	28.361	5,956	(27,759)	(914)	(28,673)
2024	(28,673)	232	269		210	29.211	6,134	(22,808)	(772)	(23,580)
2025	(23,580)	232	277		210	30.088	6,318	(17,539)	(617)	(18,155)
2026	(18,155)	232	285		210	30.990	6,508	(11,933)	(451)	(12,384)
2027	(12,384)	364	462		210	31.920	6,703	(6,142)	(278)	(6,420)
2028	(6,420)	298	389		210	32.878	6,904	95	(95)	(0)
Total		2,791	3,230	-	2,100		60,662		(8,037)	

Note: Numbers may not add due to rounding



**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Plattsville Wastewater - Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$4,584.82	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	(1,272,575)	247	247	50,730	35	4,584.82	158,176	(1,165,376)	(36,569)	(1,201,945)
2020	(1,201,945)	247	254	50,730	35	4,722.37	162,922	(1,090,007)	(34,379)	(1,124,386)
2021	(1,124,386)	247	262	50,730	35	4,864.04	167,809	(1,007,569)	(31,979)	(1,039,548)
2022	(1,039,548)	1,769	1,933	50,730	35	5,009.96	172,844	(919,368)	(29,384)	(948,752)
2023	(948,752)	2,531	2,848	50,730	35	5,160.26	178,029	(824,301)	(26,596)	(850,897)
2024	(850,897)	-	-	50,730	35	5,315.07	183,370	(718,257)	(23,537)	(741,794)
2025	(741,794)	-	-	-	35	5,474.52	188,871	(552,923)	(19,421)	(572,344)
2026	(572,344)	-	-	-	35	5,638.76	194,537	(377,807)	(14,252)	(392,059)
2027	(392,059)	1,523	1,929	-	35	5,807.92	200,373	(193,615)	(8,785)	(202,400)
2028	(202,400)	761	993	-	35	5,982.16	206,384	2,991	(2,991)	(0)
Total		7,324	8,466	304,380	345		1,813,316		(227,894)	

Note: Numbers may not add due to rounding

**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Plattsville Wastewater - Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. m. of Gross Floor Area	\$65.50	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	(110,659)	21	21	4,411	210	65.50	13,754	(101,337)	(3,180)	(104,517)
2020	(104,517)	21	22	4,411	210	67.462	14,167	(94,783)	(2,990)	(97,773)
2021	(97,773)	21	23	4,411	210	69.486	14,592	(87,615)	(2,781)	(90,395)
2022	(90,395)	154	168	4,411	210	71.571	15,030	(79,945)	(2,555)	(82,500)
2023	(82,500)	220	248	4,411	210	73.718	15,481	(71,678)	(2,313)	(73,991)
2024	(73,991)	-	-	4,411	210	75.930	15,945	(62,457)	(2,047)	(64,504)
2025	(64,504)	-	-	-	210	78.207	16,424	(48,080)	(1,689)	(49,769)
2026	(49,769)	-	-	-	210	80.554	16,916	(32,853)	(1,239)	(34,092)
2027	(34,092)	132	168	-	210	82.970	17,424	(16,836)	(764)	(17,600)
2028	(17,600)	66	86	-	210	85.459	17,946	260	(260)	0
Total		637	736	26,468	2,100		157,680		(19,817)	

Note: Numbers may not add due to rounding



**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Drumbo Water - Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$0.00	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	20,315	582	582		19	-	-	19,733	200	19,933
2020	19,933	1,684	1,734		19	-	-	18,198	191	18,389
2021	18,389	1,684	1,786		19	-	-	16,603	175	16,778
2022	16,778	2,563	2,801		19	-	-	13,976	154	14,130
2023	14,130	3,003	3,380		19	-	-	10,750	124	10,874
2024	10,874	1,541	1,787		19	-	-	9,087	100	9,187
2025	9,187	1,541	1,841		19	-	-	7,347	83	7,429
2026	7,429	1,541	1,896		19	-	-	5,534	65	5,598
2027	5,598	2,421	3,067		19	-	-	2,532	41	2,572
2028	2,572	1,981	2,585		19	-	-	(13)	13	0
Total		18,543	21,460	-	193				1,145	

Note: Numbers may not add due to rounding
\$68,737 Drumbo Water Reserve Fund allocated to Drumbo Wastewater

**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Drumbo Water - Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. m. of Gross Floor Area	\$0.00	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	1,069	31	31		130	-	-	1,039	11	1,049
2020	1,049	89	91		130	-	-	958	10	968
2021	968	89	94		130	-	-	874	9	883
2022	883	135	147		130	-	-	736	8	744
2023	744	158	178		130	-	-	566	7	572
2024	572	81	94		130	-	-	478	5	484
2025	484	81	97		130	-	-	387	4	391
2026	391	81	100		130	-	-	291	3	295
2027	295	127	161		130	-	-	133	2	135
2028	135	104	136		130	-	-	(1)	1	0
Total		976	1,129	-	1,300				60	

Note: Numbers may not add due to rounding
\$68,737 Drumbo Water Reserve Fund allocated to Drumbo Wastewater



**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Drumbo Wastewater - Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$1,308.31	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	438,609	344,294	344,294		19	1,308.31	25,250	119,565	2,791	122,356
2020	122,356	344,294	354,623		19	1,347.56	26,008	(206,260)	(1,259)	(207,518)
2021	(207,518)	142	151		19	1,387.98	26,788	(180,881)	(5,826)	(186,707)
2022	(186,707)	1,022	1,117		19	1,429.62	27,592	(160,232)	(5,204)	(165,437)
2023	(165,437)	1,242	1,398		19	1,472.51	28,419	(138,415)	(4,558)	(142,973)
2024	(142,973)	-	-		19	1,516.69	29,272	(113,701)	(3,850)	(117,551)
2025	(117,551)	-	-		19	1,562.19	30,150	(87,401)	(3,074)	(90,475)
2026	(90,475)	-	-		19	1,609.05	31,055	(59,420)	(2,248)	(61,669)
2027	(61,669)	880	1,114		19	1,657.32	31,986	(30,796)	(1,387)	(32,183)
2028	(32,183)	220	287		19	1,707.04	32,946	476	(476)	(0)
Total		692,095	702,985	-	193		289,466		(25,091)	

Note: Numbers may not add due to rounding
\$68,737 Drumbo Wastewater Reserve Fund allocated from Drumbo Water

**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Drumbo Wastewater - Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. m. of Gross Floor Area	\$10.22	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	23,085	18,121	18,121		130	10.22	1,329	6,293	147	6,440
2020	6,440	18,121	18,664		130	10.529	1,369	(10,856)	(66)	(10,922)
2021	(10,922)	7	8		130	10.845	1,410	(9,520)	(307)	(9,827)
2022	(9,827)	54	59		130	11.171	1,452	(8,433)	(274)	(8,707)
2023	(8,707)	65	74		130	11.506	1,496	(7,285)	(240)	(7,525)
2024	(7,525)	-	-		130	11.851	1,541	(5,984)	(203)	(6,187)
2025	(6,187)	-	-		130	12.207	1,587	(4,600)	(162)	(4,762)
2026	(4,762)	-	-		130	12.573	1,634	(3,127)	(118)	(3,246)
2027	(3,246)	46	59		130	12.950	1,683	(1,621)	(73)	(1,694)
2028	(1,694)	12	15		130	13.338	1,734	25	(25)	(0)
Total		36,426	36,999	-	1,300		15,235		(1,321)	

Note: Numbers may not add due to rounding
\$68,737 Drumbo Wastewater Reserve Fund allocated from Drumbo Water



**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Tavistock Water - Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$385.85	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	510,504	244,024	244,024		73	385.85	28,283	294,763	4,026	298,789
2020	298,789	247,707	255,139		73	397.42	29,131	72,781	1,858	74,639
2021	74,639	247,707	262,793		73	409.35	30,005	(158,149)	(1,253)	(159,401)
2022	(159,401)	8,802	9,618		73	421.63	30,905	(138,114)	(4,463)	(142,577)
2023	(142,577)	10,349	11,648		73	434.27	31,832	(122,392)	(3,975)	(126,367)
2024	(126,367)	5,231	6,064		73	447.30	32,787	(99,644)	(3,390)	(103,034)
2025	(103,034)	5,231	6,246		73	460.72	33,771	(75,509)	(2,678)	(78,187)
2026	(78,187)	5,231	6,434		73	474.54	34,784	(49,837)	(1,920)	(51,757)
2027	(51,757)	8,325	10,546		73	488.78	35,828	(26,476)	(1,174)	(27,650)
2028	(27,650)	6,778	8,844		73	503.44	36,902	409	(409)	(0)
Total		789,386	821,356	-	733		324,228		(13,377)	

Note: Numbers may not add due to rounding

**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Tavistock Water - Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. m. of Gross Floor Area	\$4.15	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	69,614	33,276	33,276		930	4.15	3,857	40,195	549	40,744
2020	40,744	33,778	34,792		930	4.271	3,972	9,925	253	10,178
2021	10,178	33,778	35,835		930	4.400	4,092	(21,566)	(171)	(21,737)
2022	(21,737)	1,200	1,312		930	4.532	4,214	(18,834)	(609)	(19,442)
2023	(19,442)	1,411	1,588		930	4.667	4,341	(16,690)	(542)	(17,232)
2024	(17,232)	713	827		930	4.808	4,471	(13,588)	(462)	(14,050)
2025	(14,050)	713	852		930	4.952	4,605	(10,297)	(365)	(10,662)
2026	(10,662)	713	877		930	5.100	4,743	(6,796)	(262)	(7,058)
2027	(7,058)	1,135	1,438		930	5.253	4,886	(3,610)	(160)	(3,770)
2028	(3,770)	924	1,206		930	5.411	5,032	56	(56)	0
Total		107,644	112,003	-	9,300		44,213		(1,824)	

Note: Numbers may not add due to rounding



**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Tavistock Wastewater - Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$3,459.81	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	(1,161,767)	476	476	174,083	73	3,459.81	253,604	(1,082,723)	(33,667)	(1,116,390)
2020	(1,116,390)	476	491	173,435	73	3,563.60	261,212	(1,029,104)	(32,182)	(1,061,286)
2021	(1,061,286)	476	505	172,735	73	3,670.51	269,048	(965,478)	(30,401)	(995,879)
2022	(995,879)	3,571	3,902	172,060	73	3,780.62	277,120	(894,722)	(28,359)	(923,081)
2023	(923,081)	5,118	5,760	171,386	73	3,894.04	285,433	(814,794)	(26,068)	(840,862)
2024	(840,862)	-	-	170,730	73	4,010.86	293,996	(717,596)	(23,377)	(740,973)
2025	(740,973)	-	-	170,037	73	4,131.19	302,816	(608,195)	(20,238)	(628,432)
2026	(628,432)	-	-	169,363	73	4,255.12	311,901	(485,895)	(16,715)	(502,610)
2027	(502,610)	3,094	3,920	21,578	73	4,382.78	321,258	(206,850)	(10,642)	(217,492)
2028	(217,492)	1,547	2,019	108,171	73	4,514.26	330,895	3,214	(3,214)	(0)
Total		14,760	17,074	1,503,579	733		2,907,283		(224,864)	

Note: Numbers may not add due to rounding

**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Tavistock Wastewater - Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. m. of Gross Floor Area	\$37.19	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	(158,423)	65	65	23,739	930	37.19	34,582	(147,644)	(4,591)	(152,235)
2020	(152,235)	65	67	23,650	930	38.301	35,620	(140,332)	(4,389)	(144,721)
2021	(144,721)	65	69	23,555	930	39.450	36,688	(131,656)	(4,146)	(135,802)
2022	(135,802)	487	532	23,463	930	40.633	37,789	(122,008)	(3,867)	(125,875)
2023	(125,875)	698	786	23,371	930	41.852	38,923	(111,108)	(3,555)	(114,663)
2024	(114,663)	-	-	23,281	930	43.108	40,090	(97,854)	(3,188)	(101,042)
2025	(101,042)	-	-	23,187	930	44.401	41,293	(82,936)	(2,760)	(85,695)
2026	(85,695)	-	-	23,095	930	45.733	42,532	(66,258)	(2,279)	(68,538)
2027	(68,538)	422	535	2,942	930	47.105	43,808	(28,207)	(1,451)	(29,658)
2028	(29,658)	211	275	14,751	930	48.518	45,122	438	(438)	(0)
Total		2,013	2,328	205,033	9,300		396,448		(30,663)	

Note: Numbers may not add due to rounding



**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Norwich Water - Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$534.11	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	(273,311)	1,456	1,456		59	534.11	31,672	(243,095)	(7,746)	(250,841)
2020	(250,841)	3,255	3,353		59	550.13	32,623	(221,571)	(7,086)	(228,657)
2021	(228,657)	3,255	3,453		59	566.63	33,601	(198,509)	(6,407)	(204,916)
2022	(204,916)	5,702	6,230		59	583.63	34,609	(176,537)	(5,722)	(182,259)
2023	(182,259)	6,925	7,794		59	601.14	35,648	(154,406)	(5,050)	(159,456)
2024	(159,456)	3,022	3,504		59	619.17	36,717	(126,242)	(4,285)	(130,528)
2025	(130,528)	3,022	3,609		59	637.75	37,819	(96,318)	(3,403)	(99,721)
2026	(99,721)	3,022	3,717		59	656.88	38,953	(64,485)	(2,463)	(66,948)
2027	(66,948)	5,469	6,928		59	676.59	40,122	(33,754)	(1,511)	(35,265)
2028	(35,265)	4,246	5,540		59	696.89	41,325	521	(521)	(0)
Total		39,374	45,583	-	593		363,089		(44,194)	

Note: Numbers may not add due to rounding

**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Norwich Water - Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. m. of Gross Floor Area	\$5.79	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	(44,493)	237	237		890	5.79	5,156	(39,574)	(1,261)	(40,835)
2020	(40,835)	530	546		890	5.967	5,311	(36,070)	(1,154)	(37,223)
2021	(37,223)	530	562		890	6.146	5,470	(32,315)	(1,043)	(33,358)
2022	(33,358)	928	1,014		890	6.330	5,634	(28,739)	(931)	(29,670)
2023	(29,670)	1,127	1,269		890	6.520	5,803	(25,136)	(822)	(25,958)
2024	(25,958)	492	570		890	6.716	5,977	(20,551)	(698)	(21,249)
2025	(21,249)	492	587		890	6.917	6,157	(15,680)	(554)	(16,234)
2026	(16,234)	492	605		890	7.125	6,341	(10,498)	(401)	(10,899)
2027	(10,899)	890	1,128		890	7.339	6,531	(5,495)	(246)	(5,741)
2028	(5,741)	691	902		890	7.559	6,727	85	(85)	0
Total		6,410	7,421	-	8,900		59,108		(7,194)	

Note: Numbers may not add due to rounding



**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Norwich Wastewater - Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$2,521.35	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	1,642,992	233	233		59	2,521.35	149,516	1,792,275	17,176	1,809,452
2020	1,809,452	767,609	790,637		59	2,596.99	154,001	1,172,816	14,911	1,187,727
2021	1,187,727	767,609	814,357		59	2,674.90	158,621	531,992	8,599	540,590
2022	540,590	770,056	841,461		59	2,755.14	163,380	(137,490)	2,015	(135,475)
2023	(135,475)	771,279	868,081		59	2,837.80	168,281	(835,275)	(14,561)	(849,836)
2024	(849,836)	-	-		59	2,922.93	173,330	(676,506)	(22,895)	(699,401)
2025	(699,401)	-	-		59	3,010.62	178,530	(520,871)	(18,304)	(539,175)
2026	(539,175)	-	-		59	3,100.94	183,886	(355,290)	(13,417)	(368,707)
2027	(368,707)	2,446	3,099		59	3,193.97	189,402	(182,404)	(8,267)	(190,670)
2028	(190,670)	1,223	1,596		59	3,289.79	195,084	2,818	(2,818)	(0)
Total		3,080,455	3,319,464	-	593		1,714,032		(37,560)	

Note: Numbers may not add due to rounding

**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Norwich Wastewater - Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. m. of Gross Floor Area	\$27.35	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	267,464	38	38		890	27.35	24,340	291,766	2,796	294,562
2020	294,562	124,960	128,708		890	28.169	25,070	190,923	2,427	193,351
2021	193,351	124,960	132,570		890	29.014	25,822	86,603	1,400	88,003
2022	88,003	125,358	136,982		890	29.884	26,597	(22,382)	328	(22,054)
2023	(22,054)	125,557	141,316		890	30.781	27,395	(135,975)	(2,370)	(138,345)
2024	(138,345)	-	-		890	31.704	28,216	(110,129)	(3,727)	(113,856)
2025	(113,856)	-	-		890	32.655	29,063	(84,793)	(2,980)	(87,773)
2026	(87,773)	-	-		890	33.635	29,935	(57,838)	(2,184)	(60,022)
2027	(60,022)	398	505		890	34.644	30,833	(29,694)	(1,346)	(31,039)
2028	(31,039)	199	260		890	35.683	31,758	459	(459)	(0)
Total		501,469	540,378	-	8,900		279,028		(6,114)	

Note: Numbers may not add due to rounding



**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Thamesford Water - Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$2,000.73	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	(520,251)	186,611	186,611		37	2,000.73	74,027	(632,835)	(17,296)	(650,131)
2020	(650,131)	2,230	2,297		37	2,060.75	76,248	(576,181)	(18,395)	(594,575)
2021	(594,575)	2,230	2,366		37	2,122.57	78,535	(518,406)	(16,695)	(535,101)
2022	(535,101)	3,845	4,202		37	2,186.25	80,891	(458,412)	(14,903)	(473,315)
2023	(473,315)	4,653	5,237		37	2,251.84	83,318	(395,234)	(13,028)	(408,262)
2024	(408,262)	2,067	2,397		37	2,319.39	85,817	(324,841)	(10,997)	(335,838)
2025	(335,838)	2,067	2,469		37	2,388.97	88,392	(249,914)	(8,786)	(258,701)
2026	(258,701)	2,067	2,543		37	2,460.64	91,044	(170,199)	(6,433)	(176,633)
2027	(176,633)	3,683	4,665		37	2,534.46	93,775	(87,523)	(3,962)	(91,485)
2028	(91,485)	2,875	3,751		37	2,610.49	96,588	1,352	(1,352)	(0)
Total		212,329	216,537	-	370		848,635		(111,847)	

Note: Numbers may not add due to rounding
\$210,971 Thamesford Water Reserve Fund allocated from Thamesford Wastewater

**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Thamesford Water - Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. m. of Gross Floor Area	\$20.34	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	(51,453.42)	18,456	18,456		360	20.34	7,321	(62,588)	(1,711)	(64,299)
2020	(64,299)	221	227		360	20.947	7,541	(56,985)	(1,819)	(58,804)
2021	(58,804)	221	234		360	21.576	7,767	(51,271)	(1,651)	(52,922)
2022	(52,922)	380	416		360	22.223	8,000	(45,337)	(1,474)	(46,811)
2023	(46,811)	460	518		360	22.890	8,240	(39,089)	(1,289)	(40,378)
2024	(40,378)	204	237		360	23.576	8,487	(32,127)	(1,088)	(33,215)
2025	(33,215)	204	244		360	24.284	8,742	(24,717)	(869)	(25,586)
2026	(25,586)	204	251		360	25.012	9,004	(16,833)	(636)	(17,469)
2027	(17,469)	364	461		360	25.762	9,274	(8,656)	(392)	(9,048)
2028	(9,048)	284	371		360	26.535	9,553	134	(134)	0
Total		21,000	21,416	-	3,600		83,931		(11,062)	

Note: Numbers may not add due to rounding
\$210,971 Thamesford Water Reserve Fund allocated from Thamesford Wastewater



**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Thamesford Wastewater - Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$0.00	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	7,994	163	163		37	-	-	7,831	79	7,911
2020	7,911	163	168		37	-	-	7,743	78	7,821
2021	7,821	163	173		37	-	-	7,648	77	7,726
2022	7,726	1,778	1,943		37	-	-	5,783	68	5,850
2023	5,850	2,586	2,910		37	-	-	2,940	44	2,984
2024	2,984	-	-		37	-	-	2,984	30	3,014
2025	3,014	-	-		37	-	-	3,014	30	3,044
2026	3,044	-	-		37	-	-	3,044	30	3,074
2027	3,074	1,615	2,046		37	-	-	1,028	21	1,049
2028	1,049	808	1,054		37	-	-	(5)	5	0
Total		7,276	8,457	-	370				462	

Note: Numbers may not add due to rounding
\$210,971 Thamesford Wastewater Reserve Fund allocated to Thamesford Water

**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Thamesford Wastewater - Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. m. of Gross Floor Area	\$0.00	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	791	16	16		360	-	-	775	8	782
2020	782	16	17		360	-	-	766	8	774
2021	774	16	17		360	-	-	756	8	764
2022	764	176	192		360	-	-	572	7	579
2023	579	256	288		360	-	-	291	4	295
2024	295	-	-		360	-	-	295	3	298
2025	298	-	-		360	-	-	298	3	301
2026	301	-	-		360	-	-	301	3	304
2027	304	160	202		360	-	-	102	2	104
2028	104	80	104		360	-	-	(1)	1	(0)
Total		720	836	-	3,600				46	

Note: Numbers may not add due to rounding
\$210,971 Thamesford Wastewater Reserve Fund allocated to Thamesford Water



**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Mount Elgin Water - Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$1,881.16	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	-	315,345	315,345		34	1,881.16	64,712	(250,633)	(3,759)	(254,393)
2020	(254,393)	316,427	325,920		34	1,937.60	66,653	(513,659)	(11,521)	(525,180)
2021	(525,180)	1,280	1,358		34	1,995.72	68,653	(457,885)	(14,746)	(472,631)
2022	(472,631)	2,732	2,985		34	2,055.60	70,713	(404,903)	(13,163)	(418,066)
2023	(418,066)	3,458	3,892		34	2,117.26	72,834	(349,125)	(11,508)	(360,632)
2024	(360,632)	1,140	1,321		34	2,180.78	75,019	(286,935)	(9,714)	(296,649)
2025	(296,649)	1,140	1,361		34	2,246.21	77,269	(220,740)	(7,761)	(228,501)
2026	(228,501)	1,140	1,402		34	2,313.59	79,588	(150,315)	(5,682)	(155,998)
2027	(155,998)	2,592	3,284		34	2,383.00	81,975	(77,306)	(3,500)	(80,806)
2028	(80,806)	1,866	2,435		34	2,454.49	84,434	1,194	(1,194)	(0)
Total		647,120	659,303	-	344		741,850		(82,547)	

Note: Numbers may not add due to rounding

**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Mount Elgin Water - Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. m. of Gross Floor Area	\$16.65	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	-	43,002	43,002		530	16.65	8,824	(34,177)	(513)	(34,690)
2020	(34,690)	43,149	44,444		530	17.149	9,089	(70,044)	(1,571)	(71,615)
2021	(71,615)	175	185		530	17.664	9,362	(62,439)	(2,011)	(64,450)
2022	(64,450)	373	407		530	18.194	9,643	(55,214)	(1,795)	(57,009)
2023	(57,009)	472	531		530	18.739	9,932	(47,608)	(1,569)	(49,177)
2024	(49,177)	155	180		530	19.302	10,230	(39,127)	(1,325)	(40,452)
2025	(40,452)	155	186		530	19.881	10,537	(30,101)	(1,058)	(31,159)
2026	(31,159)	155	191		530	20.477	10,853	(20,498)	(775)	(21,272)
2027	(21,272)	353	448		530	21.091	11,178	(10,542)	(477)	(11,019)
2028	(11,019)	254	332		530	21.724	11,514	163	(163)	0
Total		88,244	89,905	-	5,300		101,161		(11,256)	

Note: Numbers may not add due to rounding



**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Mount Elgin Wastewater - Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$19.17	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	-	140	140		34	19.17	659	520	3	522
2020	522	140	144		34	19.74	679	1,057	8	1,065
2021	1,065	140	148		34	20.34	700	1,616	13	1,630
2022	1,630	1,592	1,740		34	20.95	721	611	11	622
2023	622	2,318	2,609		34	21.57	742	(1,245)	(9)	(1,255)
2024	(1,255)	-	-		34	22.22	764	(490)	(26)	(516)
2025	(516)	-	-		34	22.89	787	271	(4)	267
2026	267	-	-		34	23.58	811	1,078	7	1,085
2027	1,085	1,452	1,840		34	24.28	835	81	6	87
2028	87	726	947		34	25.01	860	(0)	0	(0)
Total		6,508	7,568	-	344		7,559		9	

Note: Numbers may not add due to rounding

**Oxford County
2019 Development Charges Study
Cash Flow Calculation - Mount Elgin Wastewater - Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. m. of Gross Floor Area	\$0.17	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	-	19	19		530	0.17	90	71	0	71
2020	71	19	20		530	0.175	93	144	1	145
2021	145	19	20		530	0.180	95	220	2	222
2022	222	217	237		530	0.185	98	83	2	85
2023	85	316	356		530	0.191	101	(170)	(1)	(171)
2024	(171)	-	-		530	0.197	104	(67)	(4)	(70)
2025	(70)	-	-		530	0.203	107	37	(1)	36
2026	36	-	-		530	0.209	111	147	1	148
2027	148	198	251		530	0.215	114	11	1	12
2028	12	99	129		530	0.221	117	(0)	0	(0)
Total		887	1,032	-	5,300		1,031		1	

Note: Numbers may not add due to rounding



Appendix D

Long-Term Capital and Operating Cost Examination



Appendix D: Long-Term Capital and Operating Cost Examination

As a requirement of the D.C.A. under subsection 10(2)(c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the D.C. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost saving attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e. sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the County's approved 2017 Financial Information Return (F.I.R.).

In addition to the operational impacts, over time the initial capital projects will require replacement. This replacement of capital is often referred to as lifecycle cost. By definition, lifecycle costs are all the costs which are incurred during the life of a physical asset, from the time its acquisition is first considered, to the time it is taken out of service for disposal or redeployment. The method selected for lifecycle costing is the sinking fund method which provides that money will be contributed annually and invested, so that those funds will grow over time to equal the amount required for future replacement.

Table D-1 depicts the annual operating impact resulting from the proposed gross capital projects at the time they are all in place. It is important to note that, while County program expenditures will increase with growth in population, the costs associated with the new infrastructure (i.e. facilities) would be delayed until the time these works are in place.



Table D-1
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
Land Ambulance	210,541	1,508,205	1,718,745
Administration	-	-	-
Waste Diversion	19,847	468,792	488,639
Library	35,663	395,375	431,038
Roads and Related	407,447	3,160,453	3,567,899
Water Services	195,916	4,426,200	4,622,116
Wastewater Services	1,107,285	3,625,550	4,732,836
Total	1,976,699	13,584,574	15,561,273



Appendix E

Local Service Policy



Appendix E: Local Service Policy

The following provides local service and developer contribution policy for the County and its area municipalities.

1. Roads and Related Services

1.1. Collector Roads

- The local component of a collector road internal to a development is a direct developer responsibility under s.59 of the D.C.A. as a local service. The oversized share of a collector road internal to a development is D.C. recoverable.
- Collector roads external to a development are a local service if the works are within the area to which the plan relates and, therefore, a direct developer responsibility under s.59 of the D.C.A. Otherwise, the works are included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

1.2. Arterial Roads

- New arterial roads and arterial road improvements are included as part of road costing funded through D.C.s. Only the oversized component would be recovered through D.C.s and local road equivalent costs are considered to be a local service.

1.3. Local Roads

- Local roads, as defined by the municipalities' engineering standards, are local services and a direct developer responsibility under s.59 of the D.C.A.

1.4. Subdivision/Site Entrances and Related

- Entrances and all related costs (including, but not limited to: signalization, turn lanes, utilities and extensions, etc.), no matter the class of road, are a local service and a direct developer responsibility under s.59 of the D.C.A.



1.5. Streetlights

- Streetlights internal to a development or site are a direct developer responsibility through local service provisions (s.59 of the D.C.A.).
- Streetlights external to a development but related to the subject lands are a direct developer responsibility through local service provisions (s.59 of the D.C.A.).
- New streetlights in other areas related to development may be included in the D.C. calculation to the extent permitted under S. 5(1) of the D.C.A.

1.6. Sidewalks

- Sidewalks internal to a development or site are a direct developer responsibility through local service provisions (s.59 of the D.C.A.).
- Sidewalks external to a development but required and related to the subject lands are a direct developer responsibility through local service provisions (s.59 of the D.C.A.).
- New sidewalks in other areas related to development are included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

1.7. Bike Routes/Bike Lanes/Bike Paths/Multi-Use Trails/Naturalized Walkways

- Bike or transit lanes, where requested, internal to a development or site are a direct developer responsibility through local service provisions (s.59 of the D.C.A.).
- Bike or transit lanes external to a development but required and related to the subject lands are a direct developer responsibility through local service provisions (s.59 of the D.C.A.).
- New bike or transit lanes in other areas related to development are included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

1.8. Noise Abatement Measures

- Noise abatement measures internal to a development are a direct developer responsibility through local service provisions (s.59 of the D.C.A.).
- Noise abatement measures external to a development but required and related to, or mitigate impacts from, the development of the subject lands, are a direct developer responsibility through local service provisions (s.59 of the D.C.A.).



1.9. Street Tree Planting

- Street tree planting, as required in the Engineering Standards, is considered a local area service and a direct responsibility of the developer.

1.10. Land Acquisition for Road Allowances

- Land acquisition for planned road allowances within development lands is a dedication under the *Planning Act* provisions.
- Land acquisition for planned road allowances outside of development lands, and that is not a dedication under the *Planning Act*, is included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.
- Additional land acquisition for bridges or grade separations (beyond normal dedication requirements) is to the extent eligible as identified and included, if applicable, in the D.C. Background Study

1.11. County Roads

- All improvements to a County road to facilitate development are considered local services to be paid by the developer unless they fall into one of the following categories:
- The improvement is designated as required for traffic flow improvement for an area greater than the development, is defined as a road improvement required by the County, and is identified through the Class Environmental Assessment process or the County Transportation study. Such an improvement would be listed in the D.C. Background Study.
- The improvement is designated as required by County staff to serve a greater area than the development and is identified in the 5-year Capital Works forecast and is listed in the D.C. Background Study.
- The improvement is designated as required by County staff to serve a greater area than the development and is identified in the capital works forecast or similar County financial documents and is listed in the D.C. study.



2. Water Services

- All growth-related water supply, storage, treatment facilities and booster pumping stations will be included in the D.C. calculation, unless specifically noted otherwise in the D.C. Background Study.
- Watermains within the development that are larger than 250 mm are to be included in the D.C. calculation. The amount of cost contribution for watermains within a development shall be calculated using tendered unit prices and shall be the difference between the cost of the actual pipe diameter and the cost of a 250mm pipe diameter including a 10% engineering fee. Only watermain and valves will be included in the calculation. Any costs related to the depth of pipe are the responsibility of the developer.
- Watermains 250mm and under are deemed to be a local service and are a direct funding responsibility of the developer.
- Connections to trunk mains and pumping stations to service specific areas are to be a direct developer responsibility. Watermains will generally be required to be carried to a property line or external to the subdivision to connect to an existing watermain as a local service as a direct funding responsibility of the developer.
- Trunk watermains, generally outside the development area, identified by a Class Environmental Assessment, Servicing Study or by County staff will be included in the D.C. calculation.

3. Wastewater Services

- All sanitary sewage treatment facilities are to be included in the D.C. calculation, unless specified otherwise in the D.C. Background Study.
- Major sanitary trunk sewers, external to the development and major pumping stations serving more than one development are to be included in the D.C. calculation. These services will be identified through a Class Environmental assessment, Servicing Study or by County staff.
- Sewer collectors 250mm and under are deemed to be a local service and are a direct funding responsibility of the developer. Sanitary sewers larger than 250mm that also service upstream properties will have cost sharing calculated on the tendered unit prices and shall be the difference between the cost of the actual pipe diameter and the cost of a 250mm pipe including a 10% engineering fee. All



other appurtenances with respect to oversizing and any costs related to the depth of pipe are the responsibility of the developer.

- Connections to collectors and pumping stations to service specific areas are to be a direct developer responsibility. The cost of continuing the last run of a sewer upstream past the last manhole to property line is the responsibility of the developer as a local service.
- Local pumping stations serving a small localized area (which may include more than one development property) are local services to be paid by the developer on a flow area or proportional basis. Local pumping stations will not be included in the list of projects in the D.C. Background Study and therefore not eligible for D.C. funding or credits.
- Any oversizing costs for other developers on a local pumping station will be negotiated as part of the development agreement for the particular developer.

4. Stormwater Management Services

- The costs of stormwater management facilities internal to subdivision and related to a plan of subdivision are considered to be a local service under the D.C.A. and the associated costs are not included in the D.C. calculation. Local SWM facilities would typically include:
 - Stormwater management facilities servicing local drainage areas;
 - Storm sewer oversizing associated with local drainage areas; and
 - Storm sewer works on existing roads.
- New stormwater facilities in other areas, which may or may not be associated with D.C. eligible road infrastructure, may be included in the D.C. calculation.
- Master drainage planning studies or similar non-development specific studies may be included in the D.C. calculation.

5. Parkland Development

For the purpose of parkland development, local services include the requirement for the owner to undertake preparation of the park plan, retaining necessary consultants to prepare design and grading plans for the park, prior to development. In addition, the owner is required to provide stripping and stockpiling, leveling, topsoiling, seeding and stormwater servicing including all appurtenances (consistent with the plan), fencing the property perimeter, and provide municipal water and wastewater services to the lot line.



These requirements are part of the conditions of s.51 and 53 *Planning Act* agreements. The municipality also requires the owner to dedicate parkland or provide cash-in-lieu, consistent with the *Planning Act* provisions. All of these costs are deemed a direct responsibility of the developer and have not been included in the D.C. calculation.

With respect to other parkland development costs, the municipal policy is to include all other components of parkland development in the D.C. calculation, including parking, park furniture, signage, landscaping and walkways and multi-purpose trails, in addition to the necessary fields, diamonds, playground equipment, lighting, irrigation and field houses.



Appendix F

Proposed County-Wide D.C. By-law

County of Oxford

By-Law No. XXXX-2019

A By-law to Establish County-Wide Development Charges for the County of Oxford

WHEREAS subsection 2(1) of the *Development Charges Act, 1997*, S.O. 1997, c.27 (hereinafter called “the Act”) provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for Services arising from the Development of the area to which the By-law applies;

AND WHEREAS Council has before it a report entitled “Development Charges Background Study”, the County of Oxford, hereinafter referred to as the “County”, dated April 23, 2019 by Watson & Associates Economists Ltd. (the “Study”), wherein it is indicated that the Development of any land within the County will increase the need for Services as defined herein;

AND WHEREAS Council gave notice to the public and held a public meeting pursuant to section 12 of the Act on May 22, 2019 prior to and at which the Study and the proposed Development Charge By-law were made available to the public in accordance with the Act and regulations thereto and Council heard comments and representations from all persons who applied to be heard (the “Public Meeting”);

AND WHEREAS Council intends to ensure that the increase in the need for services attributable to the anticipated development, including any capital costs, will be met, by updating its capital budget and forecast where appropriate;

AND WHEREAS by approval of the Development Charges Background Study, dated April 23, 2019, Council has indicated its intent that the future excess capacity identified in the Study, shall be paid for by the development charges or other similar charges.

NOW THEREFORE THE COUNCIL OF THE COUNTY OF OXFORD ENACTS AS FOLLOWS:

1. DEFINITIONS

In this by-law,

- (1) “**Act**” means the *Development Charges Act, 1997*, c. 27, as amended;
- (2) “**Affordable housing**” means dwelling units and incidental facilities, primarily for persons of low and moderate income, that meet the requirements of any program for such purpose as administered by any agency of the Federal or Provincial government, the County of Oxford and/or the Area Municipality and for which an agreement has been entered into with the County of Oxford with respect to the provision of such dwelling units and facilities;

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- (3) “**Apartment Dwelling**” means any dwelling unit within a building containing more than four dwelling units where the units are connected by an interior corridor. Notwithstanding the foregoing, an Apartment Dwelling includes a Stacked Townhouse Dwelling;
- (4) “**Area Municipality**” means a lower-tier municipality that forms part of the County of Oxford;
- (5) “**Back-to-back Townhouse Dwelling**” means a building containing four (4) or more Dwelling Units separated vertically by a common wall, including a rear common wall, that does not have a rear yard with amenity area;
- (6) “**Bedroom**” means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen;
- (7) “**Board of Education**” means a board defined in s.s. 1(1) of the *Education Act*, R.S.O. 1990, c. E,2, as amended;
- (8) “**Building Code Act**” means the *Building Code Act*, R.S.O. 1992, S.O. 1992, c. 23, as amended;
- (9) “**Building**” means a permanent enclosed structure occupying an area greater than ten square metres (10 m²) and, notwithstanding the generality of the foregoing, includes, but is not limited to:
 - (a) An above-grade storage tank;
 - (b) An air-supported structure;
 - (c) An industrial tent;
 - (d) A roof-like structure over a gas-bar or service station; and
 - (e) An area attached to and ancillary to a retail Development delineated by one or more walls or part walls, a roof-like structure, or any one or more of them;
- (10) “**Capital Cost**” means costs incurred or proposed to be incurred by the County or a local board thereof directly or by others on behalf of, and as authorized by, the County or local board,
 - (a) to acquire land or an interest in land, including a leasehold interest;
 - (b) to improve land;

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- (c) to acquire, lease, construct or improve buildings and structures;
- (d) to acquire, lease, construct or improve facilities including (but not limited to),
 - (i) rolling stock with an estimated useful life of seven years or more;
 - (ii) furniture and equipment, other than computer equipment; and
 - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act, 1990, R.S.O. 1990, c. 44, as amended*;
- (e) to undertake studies in connection with any of the matters referred to in clauses (a) to (d);
- (f) to complete the Development Charge background study under Section 10 of the Act; and
- (g) interest on money borrowed to pay for costs in (a) to (d);

required for provision of services designated in this by-law within or outside the County;

- (11) “**Council**” means the Council of the County of Oxford;
- (12) “**Development**” means any activity or proposed activity in respect of land that requires one or more of the actions referred to in section 5 of this by-law and including the redevelopment of land or the redevelopment, expansion, extension or alteration of a use, building or structure except interior alterations to an existing building or structure which do not change or intensify the use of land;
- (13) “**Development Charge**” means a charge imposed pursuant to this By-law;
- (14) “**Dwelling**” or “**Dwelling Unit**” means any part of a building or structure with a room or suite of rooms used, or designed or intended for use, by one person or persons living together, in which sanitary facilities and a separate kitchen may or may not be provided for the exclusive use of such person or persons;
- (15) “**Farm Building**” means a Building or structure associated with and located on land devoted to the practice of farming and that is used essentially for the housing of farm equipment or livestock, or the production, storage or processing of agricultural and horticultural produce or feeds, and as part of or

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in connection with a bona fide farming operation and includes barns, silos and other buildings or structures ancillary to that farming operation, but excludes:

- (a) a Residential Use, with the exception of a bunk house for seasonal farm workers required for that farm operation; and
 - (b) any Building or portion thereof used or intended to be used for any other Non-Residential Use, including, but not limited to: retail sales; commercial services; restaurants; banquet facilities; hospitality and accommodation facilities; gift shops; contractors shops; services related to grooming, boarding, or breeding of household pets; and alcohol or marijuana production facilities.
- (16) “**Grade**” means the average level of finished ground adjoining a building or structure at all exterior walls;
- (17) “**Gross Floor Area**” means the total floor area measured between the outside of exterior walls, or between the outside of exterior walls and the centre line of party walls dividing the Building from another Building, of all floors above the average level of finished ground adjoining the building at its exterior walls;
- (18) “**Industrial Building**” means a building used for or in connection with,
- (a) manufacturing, producing, processing, storing or distributing something;
 - (b) research or development in connection with manufacturing, producing or processing something;
 - (c) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production, or processing takes place;
 - (d) office or administrative purposes, if they are;
 - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
 - (ii) in or attached to the Building or structure used for that manufacturing, producing, processing, storage or distribution;
- and shall not include self-storage facilities or retail warehouses.
- (19) “**Local Board**” means a municipal service board, public utility commission, public library board, board of health, police services board or any other board,

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commission, committee or body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of the County or any part or parts thereof, excluding a conservation authority, any municipal business corporation not deemed to be a local board under O.Reg. 168/03 under the Municipal Act, 2001, S.O. 2001, c. 25, as amended, and any corporation enacted under the Electricity Act, 1998, S.O. 1998, c. 15, Sched. A, as amended, or successor legislation;

- (20) “**Local Services**” means those services or facilities which are under the jurisdiction of the County and are related to a plan of subdivision or within the area to which the plan relates, required as a condition of approval under s.51 of the *Planning Act*, or as a condition of approval under s.53 of the *Planning Act*;
- (21) “**Long-Term Care Home**” means the floor area of a facility directly related to beds that are licensed, regulated or funded by the Ministry of Health and Long-Term Care, in an approved charitable home for the aged (as defined in the Charitable Institutions Act, R.S.O. 1990, c. C.9), a home (as defined in the Homes for the Aged and Rest Homes Act, R.S.O. 1990, c. H.13), or a nursing home (as defined in the Nursing Homes Act, R.S.O. 1990, c. N.7);
- (22) “**Mezzanine**” means an intermediate floor assembly between the floor and ceiling of any room or storey and includes an interior balcony;
- (23) “**Multiple Dwelling**” means all dwellings other than single detached dwellings, semi-detached dwellings, and apartment dwellings, and shall include Park Model Trailers;
- (24) “**Non-Residential Uses**” means a building or structure, or portions thereof, used, or designed or intended for a use other than a Residential Use;
- (25) “**Official Plan**” means the Official Plan of the County of Oxford and any amendments thereto;
- (26) “**Owner**” means the owner of land or a person who has made application for an approval for the development of land upon which a Development Charge is imposed;
- (27) “**Park Model Trailer**” means a trailer conforming to National Standard of Canada CAN CSA-Z241.0-92, CAN CSA-Z240 or similar standard that is up to a maximum size of 50 square metres and designed to facilitate relocation from time to time;
- (28) “**Planning Act**” means the *Planning Act, 1990*, R.S.O. 1990, c.P.13, as amended;

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- (29) **“Private School”** means an academic education school to which all of the following apply:
- (a) registered with the Province as a “private school” under section 16 of the Education Act;
 - (b) non-publicly funded;
 - (c) operated on a not-for-profit basis;
 - (d) operated by a non-share non-profit corporation, or an established or a “religious organization” as defined by the Religious Organizations’ Land Act; and
 - (e) offering elementary or secondary academic education.
- (30) **“Regulation”** means any regulation made pursuant to the Act;
- (31) **“Residential Uses”** means lands, Buildings or structures or portions thereof used, or designed or intended for use as a home or residence of one or more individuals, and shall include Single Detached Dwelling, Semi-Detached Dwelling, Multiple Dwelling, Apartment Dwelling, and the residential portion of a mixed-use Building or structure;
- (32) **“Row Townhouse Dwelling”** means a building vertically divided into three or more Dwelling Units by common walls extending from the base of the foundation to the roof. Each Dwelling Unit shall have separate entrance directly to the outside
- (33) **“Semi-Detached Dwelling”** means a building divided vertically into two Dwelling Units each of which has a separate entrance and access to grade;
- (34) **“Services”** means services set out in Schedule “A” to this By-law;
- (35) **“Single Detached Dwelling”** means a completely detached Building containing only one Dwelling Unit;
- (36) **“Special Care/Special Need Dwelling”** means a Building, or part of a Building:
- (a) containing two or more Dwelling Units which units have a common entrance from street level;
 - (b) where the occupants have the right to use in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;

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- (c) that is designed to accommodate persons with specific needs, including but not limited to independent permanent living arrangements; and
- (d) where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at any one or more various levels,

and includes, but is not limited to, retirement homes or lodges, charitable dwellings, group homes (including correctional group homes) and hospices.

Special Care/Special Needs Dwellings will be charged the D.C. rate for Bachelor and 1 Bedroom Apartment Units.

- (37) **“Stacked Townhouse Dwelling”** means a building, other than a Row Townhouse or Back to Back Townhouse, containing at least 3 Dwelling Units; each Dwelling Unit separated from the other vertically and/or horizontally and each Dwelling Unit having a separate entrance to grade;
- (38) **“Temporary Building or Structure”** means a Building or structure constructed or erected or placed on land for a continuous period not exceeding twelve months, or an addition or alteration to a Building or structure that has the effect of increasing the total floor area thereof for a continuous period not exceeding twelve months;
- (39) **“Temporary Dwelling Unit”** means a dwelling unit, which is:
 - (a) designed to be portable (e.g. mobile home);
 - (b) clearly ancillary to, and fully detached from, an existing permanent dwelling unit located on the same lot;
 - (c) only permitted to be in place for a limited period of time; and
 - (d) subject to an agreement with the Area Municipality specifying the maximum period of time the dwelling unit is to be permitted and any other matters that may be deemed necessary or appropriate by the Area Municipality, such as installation, maintenance and removal provisions, financial security requirements and restrictions on occupancy;
- (40) **“Total Floor Area”** means, the sum total of the total areas of all floors in a building or structure whether at above or below grade measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating two uses or from the outside edge of

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a floor where the outside edge of the floor does not meet an exterior or common wall, and;

- (a) includes the floor area of a mezzanine, atrium, or air supported structure, and the space occupied by interior wall partitions;
- (b) excludes those areas used exclusively for parking garages or structures; and
- (c) where a building or structure does not have any walls, the total floor area of the building or structure shall be the total of the area of all floors including the ground floor that are directly beneath the roof of the building or structure;

(41) **“Wind Turbine”** means any wind energy conversion system with a nameplate generating capacity greater than 300 kilowatts, that converts wind energy into electricity for sale to an electrical utility or intermediary.

2. CALCULATION OF DEVELOPMENT CHARGES

- (1) Subject to the provisions of this By-law, the Development Charges against land in the County shall be imposed, calculated and collected in accordance with the rates set out in Schedule “B” relating to the services set out in Schedule “A”
- (2) Notwithstanding Section 2(1), the development charge for library service shall not be levied on any development within the jurisdiction of the City of Woodstock.
- (3) Council hereby determines that the Development of land, Buildings or structures for Residential and Non-Residential uses will require the provision, enlargement or expansion of the Services referenced in Schedule “A”; and shall be calculated as follows:
 - (a) In the case of Residential Development, or a Residential portion of a mixed-use Development or redevelopment, the Development Charge shall be the sum of the products of:
 - (i) the number of Dwelling Units of each type, multiplied by,
 - (ii) the corresponding total dollar amount for such Dwelling Unit as set out in Schedule “B”, further adjusted by section 13; and
 - (b) In the case of Non-Residential Development, or a Non-Residential portion of a mixed-use Development or redevelopment, the Development Charge shall be the sum of the products of

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- (i) the Total Floor Area of Non-Residential Development or Non-Residential portion of mixed-use Development multiplied by,
 - (ii) the corresponding total dollar amount per square metre of Total Floor Area, as set out in Schedule “B”, further adjusted by section 13; and
- (c) In the case of Wind Turbines, the sum of the number of wind turbines multiplied by the corresponding amount for each wind turbine as set out in Schedule “B”, further adjusted by section 13.

3. APPLICABLE LANDS

- (1) Subject to the exceptions and exemptions described in the following subsections, this By-law applies to all lands in the County, whether or not the land or use is exempt from taxation under section 3 of the Assessment Act, R.S.O. 1990, c.A.31, as amended.
- (2) This By-law shall not apply to land that is owned by and used for the purposes of:
 - (a) a Board of Education;
 - (b) any municipality or Local Board thereof;
 - (c) a Place of Worship exempt under s.3 of the Assessment Act, R.S.O. 1990, c. A31, as amended;
 - (d) a Public Hospital under the Public Hospitals Act, R.S.O. 1990, c. P.40, as amended;
- (3) This by-law shall not apply to:
 - (a) Farm Buildings as defined herein;
 - (b) Industrial Buildings as defined herein;
 - (c) Private Schools as defined herein;
 - (d) Temporary Buildings or structures as defined herein;
 - (e) Affordable Housing as defined herein;
 - (f) Temporary Dwelling Units as defined herein;
 - (g) Long-Term Care home, as defined herein;

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- (h) Lands shown in Schedule "C". For greater certainty, these lands are designated as "Central Business District" and "Entrepreneurial District" in the County of Oxford Official Plan, Schedules I-1, T-1, and W-2.

4. RULES WITH RESPECT TO EXEMPTIONS FOR INTENSIFICATION OF EXISTING HOUSING

- (1) Notwithstanding Section 3 above, no Development Charge shall be imposed with respect to Developments or portions of Developments as follows:
 - (a) the enlargement of an existing Residential Dwelling Unit;
 - (b) the creation of one or two additional Residential Dwelling Units in an existing Single Detached Dwelling;
 - (c) the creation of one additional Dwelling Unit in any other existing residential building.
- (2) Notwithstanding subsection 4(1)(b), Development Charges shall be calculated and collected in accordance with Schedule "B" where the total Residential Gross Floor Area of the additional one or two Dwelling Units is greater than the Gross Floor Area of the existing Single Detached Dwelling Unit.
- (3) Notwithstanding subsection 4(1)(c), Development Charges shall be calculated and collected in accordance with Schedule "B" where the additional Dwelling Unit has a Residential Gross Floor Area greater than,
 - (a) in the case of Semi-Detached Dwelling or Multiple Dwelling, the Gross Floor Area of the smallest existing Dwelling Unit, and
 - (b) in the case of any other Residential Building, the Residential Gross Floor Area of the smallest existing Dwelling Unit.

5. TIMING OF CALCULATION FOR DEVELOPMENT CHARGES

- (1) Subject to subsection 5(2), Development Charges shall be calculated and collected in accordance with the provisions of this by-law and be imposed on land to be developed for Residential and Non-Residential Use, where, the development requires,
 - (a) the passing of a zoning by-law or an amendment thereto under Section 34 of the Planning Act, R.S.O. 1990, c.P13;
 - (b) the approval of a minor variance under Section 45 of the *Planning Act*, R.S.O. 1990, c.P.13;

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- (c) conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act*, R. S.O. 1990, c.P.13 applies;
 - (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*, R.S.O. 1990, c.P. 13;
 - (e) a consent under Section 53 of the *Planning Act*, R.S.O. 1990, c.P. 13;
 - (f) the approval of a description under Section 9 of the *Condominium Act*, S.O. 1998, c.9, as amended; or
 - (g) the issuing of a permit under the *Building Code Act*, 1992, S.O. 1992, c.23, as amended in relation to a Building or structure.
- (2) Subsection 5(1) shall not apply in respect to
- (a) Local Services installed or paid for by the owner within a plan of subdivision or within the area to which the plan relates, as a condition of approval under Section 51 of the *Planning Act*, R.S.O. 1990, c.P. 13;
 - (b) Local Services installed or paid for by the owner as a condition of approval under Section 53 of the *Planning Act*, R.S.O. 1990 c.P.13.
- (3) A Development Charge shall be calculated and payable in full in money or by provision of Services as may be agreed upon, or by credit granted pursuant to the Act or this By-law, on the date that the first building permit is issued in relation to a Building or structure on land to which a Development Charge applies.
- (4) Where a Development Charge applies to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.

6. LOCAL SERVICE INSTALLATION

- (1) Nothing in this by-law prevents Council from requiring, as a condition of an agreement under Section 51 or 53 of the *Planning Act* that the Owner, at his or her own expense, shall install or pay for such Local Services, within the Plan of Subdivision or within the area to which the plan relates, as Council may require.

7. MULTIPLE CHARGES

- (1) Where two or more of the actions described in subsection 5(1) are required before land to which a Development Charge applies can be developed, only

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one Development Charge shall be calculated and collected in accordance with the provisions of this By-law, as prescribed in Section 5.

- (2) Notwithstanding subsection 7(1), if two or more of the actions described in subsection 5(1) occur at different times, and if the subsequent action has the effect of a net increase in the number of Residential Dwelling Units and/or a net increase in the amount of Non-Residential Gross Floor Area, additional Development Charges shall be calculated and collected in accordance with the provisions of this By-law.

8. SERVICES IN LIEU

- (1) Council may authorize an Owner, through an agreement under Section 38 of the Act, to substitute such part of the Development Charge applicable to the Owner's Development as may be specified in the agreement, by the provision at the sole expense of the Owner, of services in lieu. Such agreement shall further specify that where the Owner provides services in lieu in accordance with the agreement, Council shall give to the Owner a credit against the Development Charge in accordance with the agreement provisions and the provisions of Section 39 of the Act, equal to the reasonable cost to the Owner of providing the services in lieu. In no case shall the agreement provide for a credit which exceeds the total Development Charge payable by an Owner to the County in respect of the Development to which the agreement relates.
- (2) In any agreement under subsection 8(1), Council may also give a further credit to the Owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, than would be required under this By-law.
- (3) The credit provided for in subsection 8(2) shall not be charged to any Development Charge reserve fund.

9. FRONT-ENDING AGREEMENTS

- (1) Council may authorize a front-ending agreement in accordance with the provisions of Part III of the Act, upon such terms as Council may require, in respect of the Development of land.

10. DEMOLITION AND CONVERSION CREDITS FOR REDEVELOPMENT OF LAND

- (1) If a Development involves the demolition of and replacement of all or part of a building or structure, or the conversion from one principal use to another, a credit shall be allowed, provided that the land was improved by occupied structures, or structures capable of being occupied without structural improvement, within the five years prior to the issuance of the building permit, and the building permit has been issued for the development within five years from the date the demolition permit has been issued; and;

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- (2) subject to section 10(3), the credit shall be calculated:
 - (a) in the case of the demolition or conversion of a Building, or a part of a Building, used for a Residential purpose, by multiplying the number and type of Dwelling Units demolished or converted by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law; or
 - (b) in the case of the demolition or conversion of a Building, or part of a Building, used for a Non-Residential purpose, by multiplying the Non-Residential Total Floor Area demolished or converted, by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law;
- (3) A credit can, in no case, exceed the amount of the development charge that would otherwise be payable. No credit is available if the use for which the demolished/converted buildings or structures was last lawfully occupied is exempt under this by-law.
- (4) Notwithstanding subsection 10(1) above, where the Building cannot be demolished until the new Building has been erected, the Owner shall notify the County in writing and pay the applicable Development Charge for the new Building in full and, if the existing Building is demolished not later than twelve (12) months from the date a building permit is issued for the new Building, the County shall provide a refund calculated in accordance with this section to the Owner without interest. If more than twelve (12) months is required to demolish the existing Building, the Owner may make a written request to the County, and the County's Treasurer or designate, in his or her sole and absolute discretion and upon such terms and conditions as he or she considers necessary or appropriate, may extend the time in which the existing Building must be demolished, and such decision shall be made prior to the issuance of the first building permit for the new Building.

11. RESERVE FUNDS

- (1) Monies received from payment of Development Charges under this by-law shall be maintained in a separate reserve fund for each Service category set out in Schedule "A".
- (2) Monies received for the payment of Development Charges shall be used only in accordance with the provisions of Section 35 of the Act.

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- (3) Council directs the County Treasurer to divide the reserve fund created hereunder into separate accounts in accordance with the Service categories set out in Schedule "A" to which the Development Charge payments, together interest earned thereon, shall be credited.
- (4) Where any Development Charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll for the property on with the Development occurred and shall be collected as taxes.
- (5) Where any unpaid Development Charges are collected as taxes under subsection 13(4), the monies so collected shall be credited to the development charge reserve funds referred to in subsection 13(1).
- (6) The County Treasurer shall in each year commencing in 2020 for the 2019 year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in Section 12 of O.Reg. 82/98.

12. BY-LAW AMENDMENT OR APPEAL

- (1) Where this By-law or any Development Charge prescribed thereunder is amended or repealed either by order of the Local Planning Appeal Tribunal (LPAT) or by resolution of Council, the County Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.
- (2) Refunds that are required to be paid under subsection 12(1) shall be paid with interest to be calculated as follows:
 - (a) Interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;
 - (b) The Bank of Canada interest rate in effect on the date of enactment of this by-law shall be used.
- (3) Refunds that are required to be paid under subsection 112(1) shall include the interest owed under this section.

13. BY-LAW INDEXING

- (1) The Development Charges set out in Schedule "B" to this By-law shall be adjusted annually as of April 1, without amendment to this By-law, in accordance with the most recent twelve month change in the Statistics Canada Quarterly, "Construction Price Statistics".

14. SEVERABILITY

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- (1) In the event any provision, or part thereof, of this By-law is found by a court of competent jurisdiction to be void, voidable, unenforceable or ultra vires, such provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of this By-law shall remain in full force and effect.

15. BY-LAW ADMINISTRATION

- (1) This by-law shall be administered by the County Treasurer.

16. SCHEDULES TO THE BY-LAW

- (1) The following Schedules to this By-law form an integral part of this By-law:

Schedule A – Schedule of Municipal Services

Schedule B – Schedule of Development Charges

Schedule C – Schedule of Lands exempt from the County-Wide Development Charge By-law-2014

17. DATE BY-LAW EFFECTIVE

- (1) This By-law shall come into force and effect on the day of by-law passage.

18. EXISTING BY-LAW REPEAL

- (1) By-law 5578-2014 is repealed as of the day of by-law passage.

19. SHORT TITLE

- (1) This by-law may be cited as the “2019 County of Oxford Development Charge By-law”.

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READ a first and second time this 26th day of June, 2019.

READ a third time and finally passed in Open Council this 26th day of June, 2019.

WARDEN

CLERK

SCHEDULE “A”
TO BY-LAW NO. XXXX-2019

DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

- (1) Roads and Related Services
- (2) Administration Services
- (3) Land Ambulance Services
- (4) Waste Diversion Services
- (5) Library Services



SCHEDULE "B"

TO BY-LAW NO. XXXX-2019

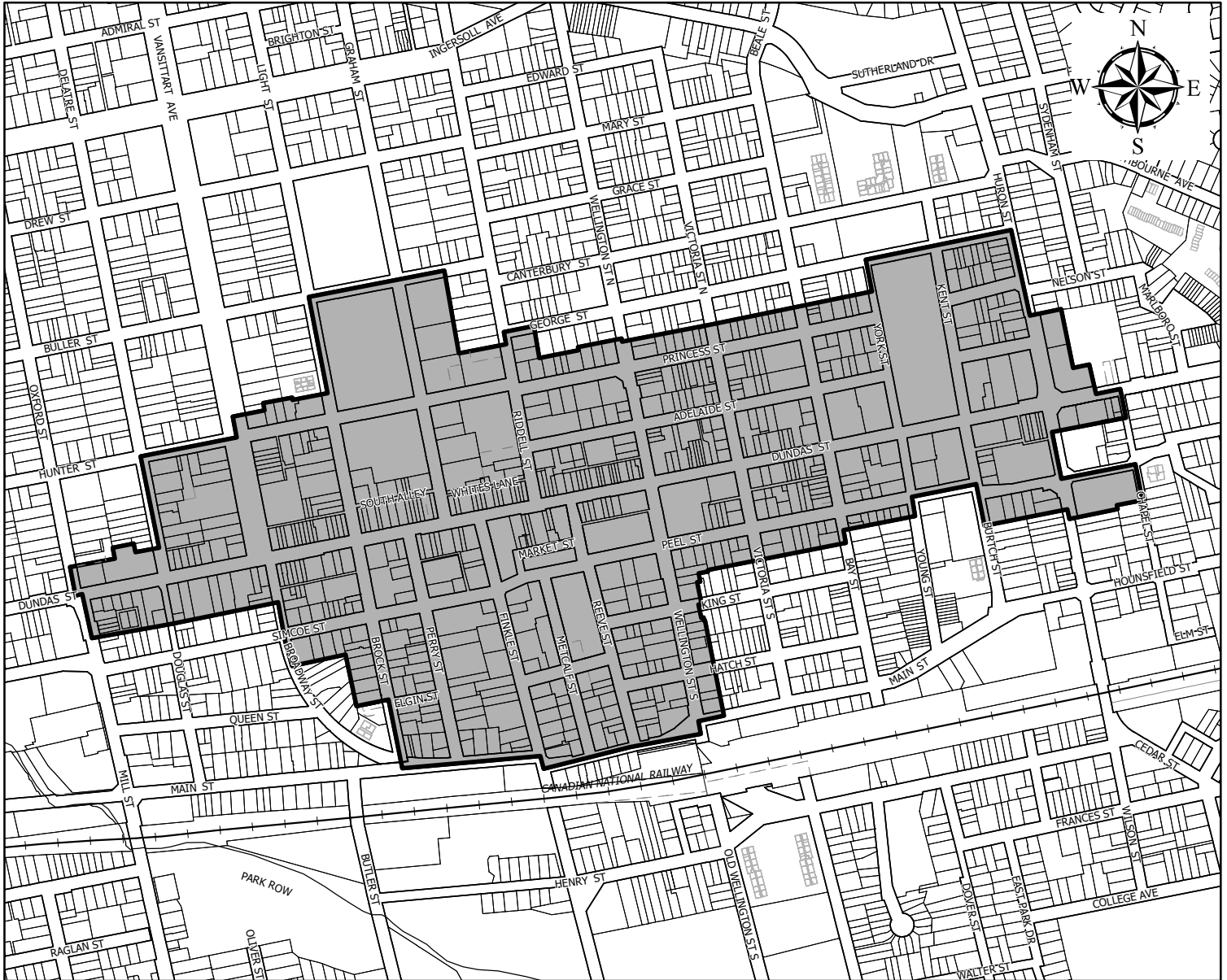
SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per sq.m. of Gross Floor Area)	(per Wind Turbine)
County Wide Services:						
Administration	93	49	33	58	0.36	93
Land Ambulance	298	159	107	187	1.15	298
Roads and Related	2,651	1,413	956	1,665	10.22	2,651
Library Services ¹	410	218	148	257	0.38	-
Waste Diversion	28	15	10	18	0.15	-
Total County Wide Services	3,479	1,854	1,254	2,185	12.25	3,041

**SCHEDULE "C"
TO BY-LAW No. XXXX-2019**

**SCHEDULE OF LANDS EXEMPT FROM THE
COUNTY-WIDE DEVELOPMENT CHARGE BY-LAW**

COUNTY OF OXFORD - CITY OF WOODSTOCK

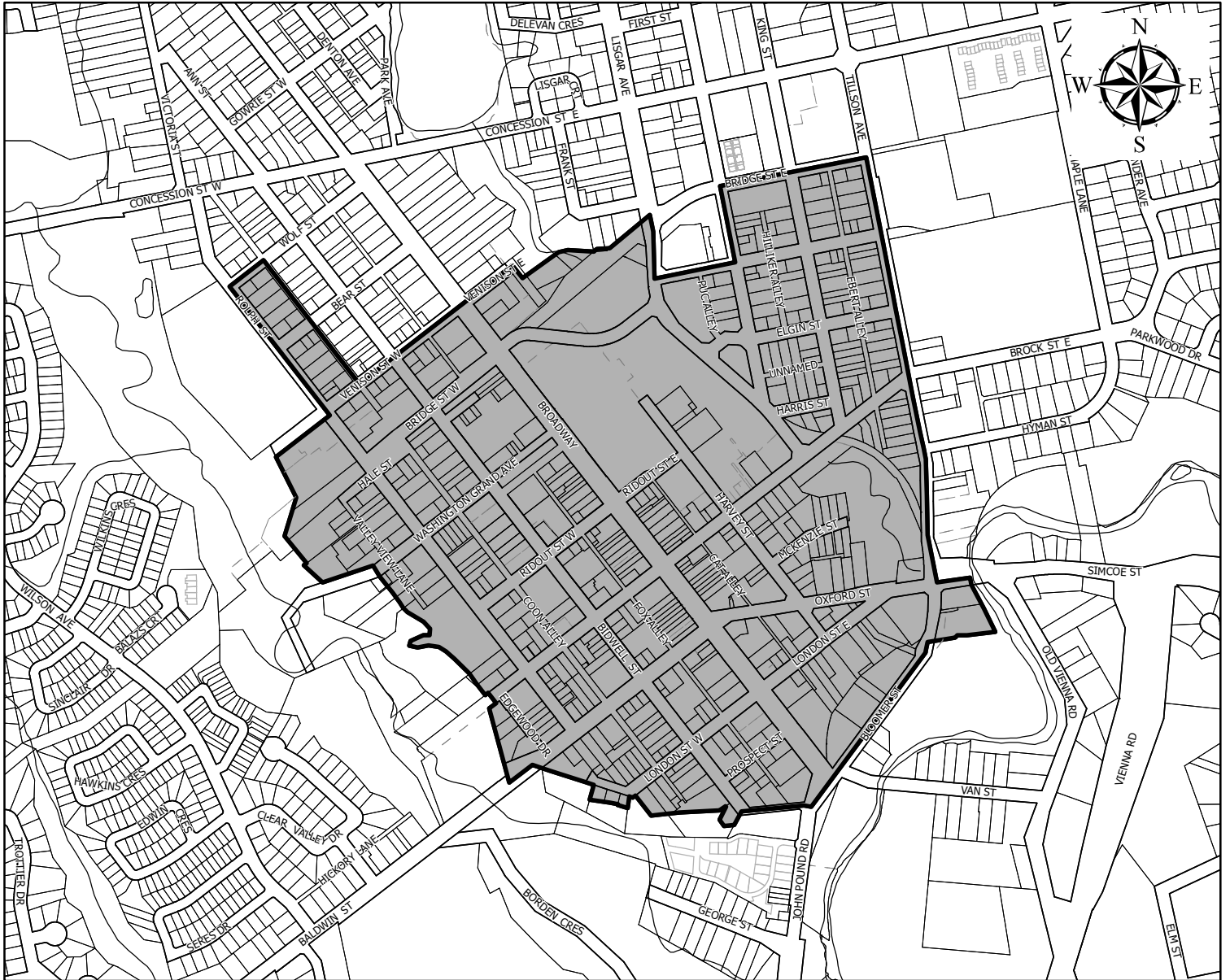


LANDS TO WHICH BY-LAW XXXX-2019 DOES NOT APPLY
FOR THE PURPOSES OF THE COUNTY-WIDE DEVELOPMENT CHARGE

SCHEDULE "C"
TO BY-LAW No. XXXX-2019

SCHEDULE OF LANDS EXEMPT FROM THE
COUNTY-WIDE DEVELOPMENT CHARGE BY-LAW

COUNTY OF OXFORD - TOWN OF TILLSONBURG

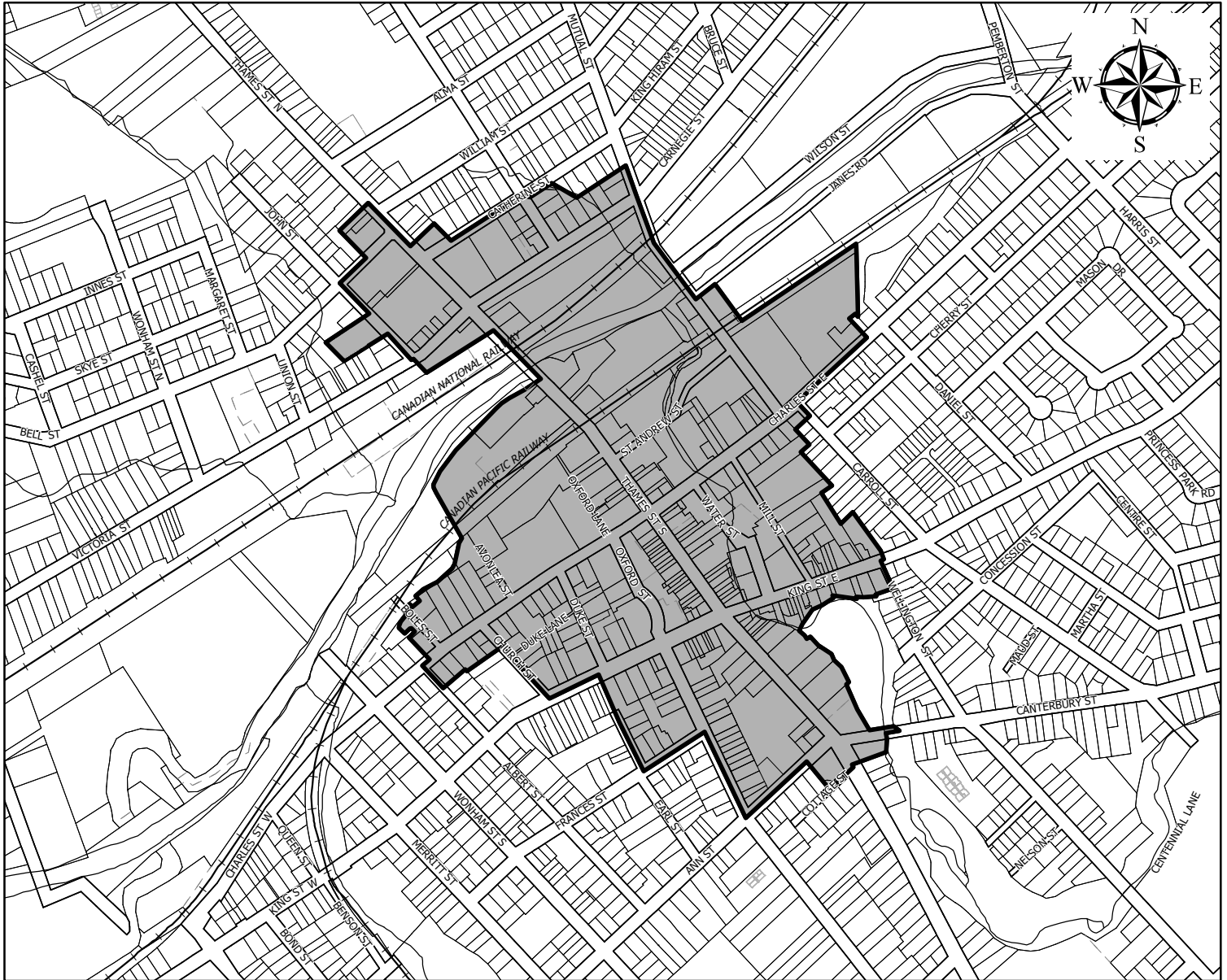


LANDS TO WHICH BY-LAW XXXX-2019 DOES NOT APPLY
FOR THE PURPOSES OF THE COUNTY-WIDE DEVELOPMENT CHARGE

**SCHEDULE "C"
TO BY-LAW No. XXXX-2019**

**SCHEDULE OF LANDS EXEMPT FROM THE
COUNTY-WIDE DEVELOPMENT CHARGE BY-LAW**

COUNTY OF OXFORD - TOWN OF INGERSOLL



LANDS TO WHICH BY-LAW XXXX-2019 DOES NOT APPLY
FOR THE PURPOSES OF THE COUNTY-WIDE DEVELOPMENT CHARGE



Appendix G

Proposed Area-Specific D.C. By-law for the City of Woodstock

County of Oxford

By-Law No. XXXX-2019

A By-law to Establish Woodstock Water and Wastewater Area-Specific Development Charges for the County of Oxford

WHEREAS subsection 2(1) of the *Development Charges Act, 1997*, S.O. 1997, c.27 (hereinafter called “the Act”) provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for Services arising from the Development of the area to which the By-law applies;

AND WHEREAS Council has before it a report entitled “Development Charges Background Study”, the County of Oxford, hereinafter referred to as the “County”, dated April 23, 2019 by Watson & Associates Economists Ltd. (the “Study”), wherein it is indicated that the Development of any land within the County will increase the need for Services as defined herein;

AND WHEREAS Council gave notice to the public and held a public meeting pursuant to section 12 of the Act on May 22, 2019 prior to and at which the Study and the proposed Development Charge By-law were made available to the public in accordance with the Act and regulations thereto and Council heard comments and representations from all persons who applied to be heard (the “Public Meeting”);

AND WHEREAS Council intends to ensure that the increase in the need for services attributable to the anticipated development, including any capital costs, will be met, by updating its capital budget and forecast where appropriate;

AND WHEREAS by approval of the Development Charges Background Study, dated April 23, 2019, Council has indicated its intent that the future excess capacity identified in the Study, shall be paid for by the development charges or other similar charges.

NOW THEREFORE THE COUNCIL OF THE COUNTY OF OXFORD ENACTS AS FOLLOWS:

1. DEFINITIONS

In this by-law,

- (1) “**Act**” means the *Development Charges Act, 1997*, c. 27, as amended;
- (2) “**Affordable housing**” means dwelling units and incidental facilities, primarily for persons of low and moderate income, that meet the requirements of any program for such purpose as administered by any agency of the Federal or Provincial government, the County of Oxford and/or the Area Municipality and for which an agreement has been entered into with the County of Oxford with respect to the provision of such dwelling units and facilities;

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- (3) “**Apartment Dwelling**” means any dwelling unit within a building containing more than four dwelling units where the units are connected by an interior corridor. Notwithstanding the foregoing, an Apartment Dwelling includes a Stacked Townhouse Dwelling;
- (4) “**Area Municipality**” means a lower-tier municipality that forms part of the County of Oxford;
- (5) “**Back-to-back Townhouse Dwelling**” means a building containing four (4) or more Dwelling Units separated vertically by a common wall, including a rear common wall, that does not have a rear yard with amenity area;
- (6) “**Bedroom**” means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen;
- (7) “**Board of Education**” means a board defined in s.s. 1(1) of the *Education Act*, R.S.O. 1990, c. E,2, as amended;
- (8) “**Building Code Act**” means the *Building Code Act*, R.S.O. 1992, S.O. 1992, c. 23, as amended;
- (9) “**Building**” means a permanent enclosed structure occupying an area greater than ten square metres (10 m²) and, notwithstanding the generality of the foregoing, includes, but is not limited to:
 - (a) An above-grade storage tank;
 - (b) An air-supported structure;
 - (c) An industrial tent;
 - (d) A roof-like structure over a gas-bar or service station; and
 - (e) An area attached to and ancillary to a retail Development delineated by one or more walls or part walls, a roof-like structure, or any one or more of them;
- (10) “**Capital Cost**” means costs incurred or proposed to be incurred by the County or a local board thereof directly or by others on behalf of, and as authorized by, the County or local board,
 - (a) to acquire land or an interest in land, including a leasehold interest;
 - (b) to improve land;

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- (c) to acquire, lease, construct or improve buildings and structures;
- (d) to acquire, lease, construct or improve facilities including (but not limited to),
 - (i) rolling stock with an estimated useful life of seven years or more;
 - (ii) furniture and equipment, other than computer equipment; and
 - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act, 1990, R.S.O. 1990, c. 44, as amended*;
- (e) to undertake studies in connection with any of the matters referred to in clauses (a) to (d);
- (f) to complete the Development Charge background study under Section 10 of the Act; and
- (g) interest on money borrowed to pay for costs in (a) to (d);

required for provision of services designated in this by-law within or outside the County;

- (11) “**Council**” means the Council of the County of Oxford;
- (12) “**Development**” means any activity or proposed activity in respect of land that requires one or more of the actions referred to in section 5 of this by-law and including the redevelopment of land or the redevelopment, expansion, extension or alteration of a use, building or structure except interior alterations to an existing building or structure which do not change or intensify the use of land;
- (13) “**Development Charge**” means a charge imposed pursuant to this By-law;
- (14) “**Dwelling**” or “**Dwelling Unit**” means any part of a building or structure with a room or suite of rooms used, or designed or intended for use, by one person or persons living together, in which sanitary facilities and a separate kitchen may or may not be provided for the exclusive use of such person or persons;
- (15) “**Farm Building**” means a Building or structure associated with and located on land devoted to the practice of farming and that is used essentially for the housing of farm equipment or livestock, or the production, storage or processing of agricultural and horticultural produce or feeds, and as part of or

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in connection with a bona fide farming operation and includes barns, silos and other buildings or structures ancillary to that farming operation, but excludes:

- (a) a Residential Use, with the exception of a bunk house for seasonal farm workers required for that farm operation; and
 - (b) any Building or portion thereof used or intended to be used for any other Non-Residential Use, including, but not limited to: retail sales; commercial services; restaurants; banquet facilities; hospitality and accommodation facilities; gift shops; contractors shops; services related to grooming, boarding, or breeding of household pets; and alcohol or marijuana production facilities.
- (16) “**Grade**” means the average level of finished ground adjoining a building or structure at all exterior walls;
- (17) “**Gross Floor Area**” means the total floor area measured between the outside of exterior walls, or between the outside of exterior walls and the centre line of party walls dividing the Building from another Building, of all floors above the average level of finished ground adjoining the building at its exterior walls;
- (18) “**Industrial Building**” means a building used for or in connection with,
- (a) manufacturing, producing, processing, storing or distributing something;
 - (b) research or development in connection with manufacturing, producing or processing something;
 - (c) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production, or processing takes place;
 - (d) office or administrative purposes, if they are;
 - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
 - (ii) in or attached to the Building or structure used for that manufacturing, producing, processing, storage or distribution;
- and shall not include self-storage facilities or retail warehouses.
- (19) “**Local Board**” means a municipal service board, public utility commission, public library board, board of health, police services board or any other board,

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commission, committee or body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of the County or any part or parts thereof, excluding a conservation authority, any municipal business corporation not deemed to be a local board under O.Reg. 168/03 under the Municipal Act, 2001, S.O. 2001, c. 25, as amended, and any corporation enacted under the Electricity Act, 1998, S.O. 1998, c. 15, Sched. A, as amended, or successor legislation;

- (20) “**Local Services**” means those services or facilities which are under the jurisdiction of the County and are related to a plan of subdivision or within the area to which the plan relates, required as a condition of approval under s.51 of the *Planning Act*, or as a condition of approval under s.53 of the *Planning Act*;
- (21) “**Long-Term Care Home**” means the floor area of a facility directly related to beds that are licensed, regulated or funded by the Ministry of Health and Long-Term Care, in an approved charitable home for the aged (as defined in the Charitable Institutions Act, R.S.O. 1990, c. C.9), a home (as defined in the Homes for the Aged and Rest Homes Act, R.S.O. 1990, c. H.13), or a nursing home (as defined in the Nursing Homes Act, R.S.O. 1990, c. N.7);
- (22) “**Mezzanine**” means an intermediate floor assembly between the floor and ceiling of any room or storey and includes an interior balcony;
- (23) “**Multiple Dwelling**” means all dwellings other than single detached dwellings, semi-detached dwellings, and apartment dwellings, and shall include Park Model Trailers;
- (24) “**Non-Residential Uses**” means a building or structure, or portions thereof, used, or designed or intended for a use other than a Residential Use;
- (25) “**Official Plan**” means the Official Plan of the County of Oxford and any amendments thereto;
- (26) “**Owner**” means the owner of land or a person who has made application for an approval for the development of land upon which a Development Charge is imposed;
- (27) “**Park Model Trailer**” means a trailer conforming to National Standard of Canada CAN CSA-Z241.0-92, CAN CSA-Z240 or similar standard that is up to a maximum size of 50 square metres and designed to facilitate relocation from time to time.
- (28) “**Planning Act**” means the *Planning Act, 1990*, R.S.O. 1990, c.P.13, as amended;

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- (29) **“Private School”** means an academic education school to which all of the following apply:
- (a) registered with the Province as a “private school” under section 16 of the Education Act;
 - (b) non-publicly funded;
 - (c) operated on a not-for-profit basis;
 - (d) operated by a non-share non-profit corporation, or an established or a “religious organization” as defined by the Religious Organizations’ Land Act; and
 - (e) offering elementary or secondary academic education.
- (30) **“Regulation”** means any regulation made pursuant to the Act;
- (31) **“Residential Uses”** means lands, Buildings or structures or portions thereof used, or designed or intended for use as a home or residence of one or more individuals, and shall include Single Detached Dwelling, Semi-Detached Dwelling, Multiple Dwelling, Apartment Dwelling, and the residential portion of a mixed-use Building or structure;
- (32) **“Row Townhouse Dwelling”** means a building vertically divided into three or more Dwelling Units by common walls extending from the base of the foundation to the roof. Each Dwelling Unit shall have separate entrance directly to the outside
- (33) **“Semi-Detached Dwelling”** means a building divided vertically into two Dwelling Units each of which has a separate entrance and access to grade;
- (34) **“Services”** means services set out in Schedule “A” to this By-law;
- (35) **“Single Detached Dwelling”** means a completely detached Building containing only one Dwelling Unit;
- (36) **“Special Care/Special Need Dwelling”** means a Building, or part of a Building:
- (a) containing two or more Dwelling Units which units have a common entrance from street level;
 - (b) where the occupants have the right to use in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;

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- (c) that is designed to accommodate persons with specific needs, including but not limited to independent permanent living arrangements; and
- (d) where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at any one or more various levels,

and includes, but is not limited to, retirement homes or lodges, charitable dwellings, group homes (including correctional group homes) and hospices.

Special Care/Special Needs Dwellings will be charged the D.C. rate for Bachelor and 1 Bedroom Apartment Units.

- (37) **“Stacked Townhouse Dwelling”** means a building, other than a Row Townhouse or Back to Back Townhouse, containing at least 3 Dwelling Units; each Dwelling Unit separated from the other vertically and/or horizontally and each Dwelling Unit having a separate entrance to grade;
- (38) **“Temporary Building or Structure”** means a Building or structure constructed or erected or placed on land for a continuous period not exceeding twelve months, or an addition or alteration to a Building or structure that has the effect of increasing the total floor area thereof for a continuous period not exceeding twelve months;
- (39) **“Temporary Dwelling Unit”** means a dwelling unit, which is:
 - (a) designed to be portable (e.g. mobile home);
 - (b) clearly ancillary to, and fully detached from, an existing permanent dwelling unit located on the same lot;
 - (c) only permitted to be in place for a limited period of time; and
 - (d) subject to an agreement with the Area Municipality specifying the maximum period of time the dwelling unit is to be permitted and any other matters that may be deemed necessary or appropriate by the Area Municipality, such as installation, maintenance and removal provisions, financial security requirements and restrictions on occupancy;
- (40) **“Total Floor Area”** means, the sum total of the total areas of all floors in a building or structure whether at above or below grade measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating two uses or from the outside edge of

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a floor where the outside edge of the floor does not meet an exterior or common wall, and;

- (a) includes the floor area of a mezzanine, atrium, or air supported structure, and the space occupied by interior wall partitions;
 - (b) excludes those areas used exclusively for parking garages or structures; and
 - (c) where a building or structure does not have any walls, the total floor area of the building or structure shall be the total of the area of all floors including the ground floor that are directly beneath the roof of the building or structure;
- (41) **“Wind Turbine”** means any wind energy conversion system with a nameplate generating capacity greater than 300 kilowatts, that converts wind energy into electricity for sale to an electrical utility or intermediary.

2. CALCULATION OF DEVELOPMENT CHARGES

- (1) Subject to the provisions of this By-law, the Development Charges against land in the County shall be imposed, calculated and collected in accordance with the rates set out in Schedule “B” relating to the services set out in Schedule “A”
- (2) Council hereby determines that the Development of land, Buildings or structures for Residential and Non-Residential uses will require the provision, enlargement or expansion of the Services referenced in Schedule “A”; and shall be calculated as follows:
 - (a) In the case of Residential Development, or a Residential portion of a mixed-use Development or redevelopment, the Development Charge shall be the sum of the products of:
 - (i) the number of Dwelling Units of each type, multiplied by,
 - (ii) the corresponding total dollar amount for such Dwelling Unit as set out in Schedule “B”, further adjusted by section 13; and
 - (b) In the case of Non-Residential Development, or a Non-Residential portion of a mixed-use Development or redevelopment, the Development Charge shall be the sum of the products of
 - (i) the Total Floor Area of Non-Residential Development or Non-Residential portion of mixed-use Development multiplied by,

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- (ii) the corresponding total dollar amount per square metre of Total Floor Area, as set out in Schedule “B”, further adjusted by section 13; and
- (c) In the case of Wind Turbines, the sum of the number of wind turbines multiplied by the corresponding amount for each wind turbine as set out in Schedule “B”, further adjusted by section 13.

3. APPLICABLE LANDS

- (1) Subject to the exceptions and exemptions described in the following subsections, this By-law applies to all lands within the boundaries designated in Schedule “C” of this by-law, whether or not the land or use is exempt from taxation under Section 3 of the Assessment Act, R.S.O. 1990, c.A.31, as amended. The By-law shall also apply to any additional lands that may be incorporated into the corporate boundary for the City of Woodstock through a municipal boundary adjustment process and/or designated as large urban centre (City of Woodstock) on Schedule C-3 of the County of Oxford Official Plan through an Official Plan amendment.
- (2) This By-law shall not apply to land that is owned by and used for the purposes of:
 - (a) a Board of Education;
 - (b) any municipality or Local Board thereof;
 - (c) a Place of Worship exempt under s.3 of the Assessment Act, R.S.O. 1990, c. A31, as amended;
 - (d) a Public Hospital under the Public Hospitals Act, R.S.O. 1990, c. P.40, as amended;
- (3) This by-law shall not apply to:
 - (a) Farm Buildings as defined herein;
 - (b) Industrial Buildings as defined herein;
 - (c) Private Schools as defined herein;
 - (d) Temporary Buildings or structures as defined herein;
 - (e) Affordable Housing as defined herein;
 - (f) Temporary Dwelling Units as defined herein;

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- (g) Long-Term Care home, as defined herein; and
- (h) lands shown in Schedule "D". For greater certainty, these lands are designated as "Central Business District" and Entrepreneurial District" in the County of Oxford Official Plan, Schedule W-2.

4. RULES WITH RESPECT TO EXEMPTIONS FOR INTENSIFICATION OF EXISTING HOUSING

- (1) Notwithstanding Section 3 above, no Development Charge shall be imposed with respect to Developments or portions of Developments as follows:
 - (a) the enlargement of an existing Residential Dwelling Unit;
 - (b) the creation of one or two additional Residential Dwelling Units in an existing Single Detached Dwelling;
 - (c) the creation of one additional Dwelling Unit in any other existing residential building.
- (2) Notwithstanding subsection 4(1)(b), Development Charges shall be calculated and collected in accordance with Schedule "B" where the total Residential Gross Floor Area of the additional one or two Dwelling Units is greater than the Gross Floor Area of the existing Single Detached Dwelling Unit.
- (3) Notwithstanding subsection 4(1)(c), Development Charges shall be calculated and collected in accordance with Schedule "B" where the additional Dwelling Unit has a Residential Gross Floor Area greater than,
 - (a) in the case of Semi-Detached Dwelling or Multiple Dwelling, the Gross Floor Area of the smallest existing Dwelling Unit, and
 - (b) in the case of any other Residential Building, the Residential Gross Floor Area of the smallest existing Dwelling Unit.

5. TIMING OF CALCULATION FOR DEVELOPMENT CHARGES

- (1) Subject to subsection 5(2), Development Charges shall be calculated and collected in accordance with the provisions of this by-law and be imposed on land to be developed for Residential and Non-Residential Use, where, the development requires,
 - (a) the passing of a zoning by-law or an amendment thereto under Section 34 of the Planning Act, R.S.O. 1990, c.P13;

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- (b) the approval of a minor variance under Section 45 of the *Planning Act*, R.S.O. 1990, c.P.13;
 - (c) conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act*, R. S.O. 1990, c.P.13 applies;
 - (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*, R.S.O. 1990, c.P. 13;
 - (e) a consent under Section 53 of the *Planning Act*, R.S.O. 1990, c.P. 13;
 - (f) the approval of a description under Section 9 of the *Condominium Act*, S.O. 1998, c.9, as amended; or
 - (g) the issuing of a permit under the *Building Code Act*, 1992, S.O. 1992, c.23, as amended in relation to a Building or structure.
- (2) Subsection 5(1) shall not apply in respect to
- (a) Local Services installed or paid for by the owner within a plan of subdivision or within the area to which the plan relates, as a condition of approval under Section 51 of the *Planning Act*, R.S.O. 1990, c.P. 13;
 - (b) Local Services installed or paid for by the owner as a condition of approval under Section 53 of the *Planning Act*, R.S.O. 1990 c.P.13.
- (3) A Development Charge shall be calculated and payable in full in money or by provision of Services as may be agreed upon, or by credit granted pursuant to the Act or this By-law, on the date that the first building permit is issued in relation to a Building or structure on land to which a Development Charge applies.
- (4) Where a Development Charge applies to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.

6. LOCAL SERVICE INSTALLATION

- (1) Nothing in this by-law prevents Council from requiring, as a condition of an agreement under Section 51 or 53 of the *Planning Act* that the Owner, at his or her own expense, shall install or pay for such Local Services, within the Plan of Subdivision or within the area to which the plan relates, as Council may require.

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7. MULTIPLE CHARGES

- (1) Where two or more of the actions described in subsection 5(1) are required before land to which a Development Charge applies can be developed, only one Development Charge shall be calculated and collected in accordance with the provisions of this By-law, as prescribed in Section 5.
- (2) Notwithstanding subsection 7(1), if two or more of the actions described in subsection 5(1) occur at different times, and if the subsequent action has the effect of a net increase in the number of Residential Dwelling Units and/or a net increase in the amount of Non-Residential Gross Floor Area, additional Development Charges shall be calculated and collected in accordance with the provisions of this By-law.

8. SERVICES IN LIEU

- (1) Council may authorize an Owner, through an agreement under Section 38 of the Act, to substitute such part of the Development Charge applicable to the Owner's Development as may be specified in the agreement, by the provision at the sole expense of the Owner, of services in lieu. Such agreement shall further specify that where the Owner provides services in lieu in accordance with the agreement, Council shall give to the Owner a credit against the Development Charge in accordance with the agreement provisions and the provisions of Section 39 of the Act, equal to the reasonable cost to the Owner of providing the services in lieu. In no case shall the agreement provide for a credit which exceeds the total Development Charge payable by an Owner to the County in respect of the Development to which the agreement relates.
- (2) In any agreement under subsection 8(1), Council may also give a further credit to the Owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, than would be required under this By-law.
- (3) The credit provided for in subsection 8(2) shall not be charged to any Development Charge reserve fund.

9. FRONT-ENDING AGREEMENTS

- (1) Council may authorize a front-ending agreement in accordance with the provisions of Part III of the Act, upon such terms as Council may require, in respect of the Development of land.

10. DEMOLITION AND CONVERSION CREDITS FOR REDEVELOPMENT OF LAND

- (1) If a Development involves the demolition of and replacement of all or part of a building or structure, or the conversion from one principal use to another, a credit shall be allowed, provided that the land was improved by occupied

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structures, or structures capable of being occupied without structural improvement, within the five years prior to the issuance of the building permit, and the building permit has been issued for the development within five years from the date the demolition permit has been issued; and;

- (2) subject to section 10(3), the credit shall be calculated:
 - (a) in the case of the demolition or conversion of a Building, or a part of a Building, used for a Residential purpose, by multiplying the number and type of Dwelling Units demolished or converted by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law; or
 - (b) in the case of the demolition or conversion of a Building, or part of a Building, used for a Non-Residential purpose, by multiplying the Non-Residential Total Floor Area demolished or converted, by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law;
- (3) A credit can, in no case, exceed the amount of the development charge that would otherwise be payable. No credit is available if the use for which the demolished/converted buildings or structures was last lawfully occupied is exempt under this by-law.
- (4) Notwithstanding subsection 10(1) above, where the Building cannot be demolished until the new Building has been erected, the Owner shall notify the County in writing and pay the applicable Development Charge for the new Building in full and, if the existing Building is demolished not later than twelve (12) months from the date a building permit is issued for the new Building, the County shall provide a refund calculated in accordance with this section to the Owner without interest. If more than twelve (12) months is required to demolish the existing Building, the Owner may make a written request to the County, and the County's Treasurer or designate, in his or her sole and absolute discretion and upon such terms and conditions as he or she considers necessary or appropriate, may extend the time in which the existing Building must be demolished, and such decision shall be made prior to the issuance of the first building permit for the new Building.

11. RESERVE FUNDS

- (1) Monies received from payment of Development Charges under this by-law shall be maintained in a separate reserve fund for each Service category set out in Schedule "A".

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- (2) Monies received for the payment of Development Charges shall be used only in accordance with the provisions of Section 35 of the Act.
- (3) Council directs the County Treasurer to divide the reserve fund created hereunder into separate accounts in accordance with the Service categories set out in Schedule "A" to which the Development Charge payments, together interest earned thereon, shall be credited.
- (4) Where any Development Charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll for the property on with the Development occurred and shall be collected as taxes.
- (5) Where any unpaid Development Charges are collected as taxes under subsection 13(4), the monies so collected shall be credited to the development charge reserve funds referred to in subsection 13(1).
- (6) The County Treasurer shall in each year commencing in 2020 for the 2019 year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in Section 12 of O.Reg. 82/98.

12. BY-LAW AMENDMENT OR APPEAL

- (1) Where this By-law or any Development Charge prescribed thereunder is amended or repealed either by order of the Local Planning Appeal Tribunal (LPAT) or by resolution of Council, the County Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.
- (2) Refunds that are required to be paid under subsection 12(1) shall be paid with interest to be calculated as follows:
 - (a) Interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;
 - (b) The Bank of Canada interest rate in effect on the date of enactment of this by-law shall be used.
- (3) Refunds that are required to be paid under subsection 112(1) shall include the interest owed under this section.

13. BY-LAW INDEXING

- (1) The Development Charges set out in Schedule "B" to this By-law shall be adjusted annually as of April 1, without amendment to this By-law, in

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BY-LAW NO. XXXX-2019

accordance with the most recent twelve month change in the Statistics Canada Quarterly, "Construction Price Statistics".

14. SEVERABILITY

- (1) In the event any provision, or part thereof, of this By-law is found by a court of competent jurisdiction to be void, voidable, unenforceable or ultra vires, such provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of this By-law shall remain in full force and effect.

15. BY-LAW ADMINISTRATION

- (1) This by-law shall be administered by the County Treasurer.

16. SCHEDULES TO THE BY-LAW

- (1) The following Schedules to this By-law form an integral part of this By-law:

Schedule A – Schedule of Municipal Services

Schedule B – Schedule of Development Charges

Schedule C – Schedule of Lands on which the By-law is imposed

Schedule D – Schedule of lands on exempt from the Woodstock Water and Wastewater Area-Specific Development Charge.

17. DATE BY-LAW EFFECTIVE

- (1) This By-law shall come into force and effect on the day of by-law passage.

18. EXISTING BY-LAW REPEAL

- (1) By-law 5579-2014 is repealed as of the day of by-law passage.

19. SHORT TITLE

- (1) This by-law may be cited as the "2019 Woodstock Water and Wastewater County of Oxford Development Charge By-law".

COUNTY OF OXFORD
BY-LAW NO. XXXX-2019

READ a first and second time this 26th day of June, 2019.

READ a third time and finally passed in Open Council this 26th day of June, 2019.

WARDEN

CLERK

SCHEDULE "A"

TO BY-LAW NO. XXXX-2019

DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

- (1) Water Services
- (2) Wastewater Services



SCHEDULE "B"

TO BY-LAW NO. XXXX-2019

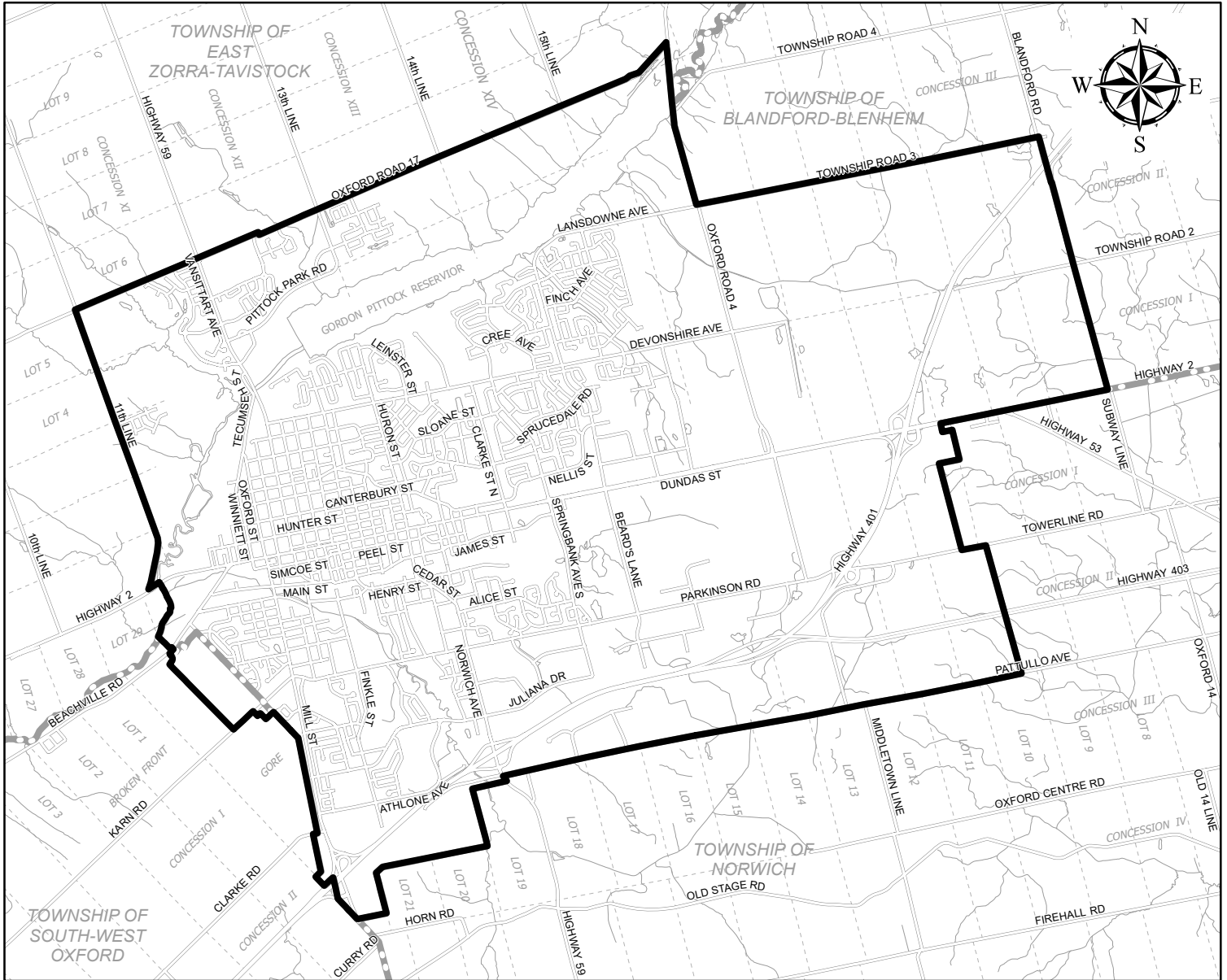
SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per sq.m. of Gross Floor Area)	(per Wind Turbine)
Water	1,695	904	611	1,065	6.70	-
Wastewater	3,054	1,628	1,101	1,919	11.73	-
Total	4,749	2,532	1,712	2,984	18.43	-

**SCHEDULE "C"
TO BY-LAW No. XXXX-2019**

**SCHEDULE OF LANDS ON WHICH THE
WOODSTOCK WATER AND WASTEWATER
AREA-SPECIFIC DEVELOPMENT CHARGE IS IMPOSED**

COUNTY OF OXFORD



LANDS TO WHICH BY-LAW XXXX-2019 APPLIES
FOR THE PURPOSES OF WATER AND WASTEWATER DEVELOPMENT CHARGE

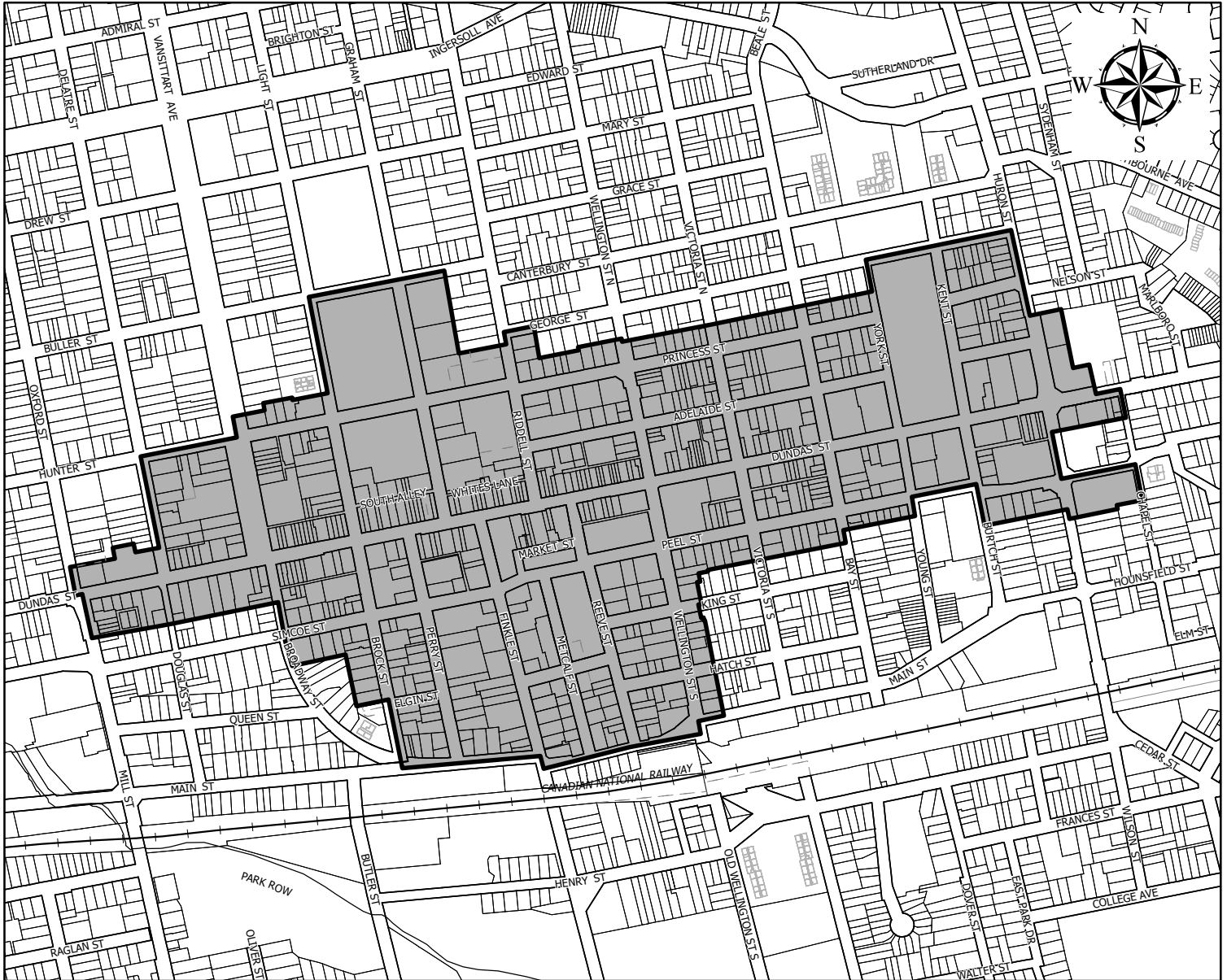


CORPORATE LIMITS

SCHEDULE "D"
TO BY-LAW No.XXXX-2019

**SCHEDULE OF LANDS EXEMPT FROM THE
WOODSTOCK WATER AND WASTEWATER
AREA-SPECIFIC DEVELOPMENT CHARGE**

COUNTY OF OXFORD - CITY OF WOODSTOCK



**LANDS TO WHICH BY-LAW XXXX-2019 DOES NOT APPLY
FOR THE PURPOSES OF THE WATER WASTEWATER DEVELOPMENT CHARGE**



Appendix H

Proposed Area-Specific D.C. By-law for the Town of Tillsonburg

County of Oxford

By-Law No. XXXX-2019

A By-law to Establish Tillsonburg Water and Wastewater Area-Specific Development Charges for the County of Oxford

WHEREAS subsection 2(1) of the *Development Charges Act, 1997*, S.O. 1997, c.27 (hereinafter called “the Act”) provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for Services arising from the Development of the area to which the By-law applies;

AND WHEREAS Council has before it a report entitled “Development Charges Background Study”, the County of Oxford, hereinafter referred to as the “County”, dated April 23, 2019 by Watson & Associates Economists Ltd. (the “Study”), wherein it is indicated that the Development of any land within the County will increase the need for Services as defined herein;

AND WHEREAS Council gave notice to the public and held a public meeting pursuant to section 12 of the Act on May 22, 2019 prior to and at which the Study and the proposed Development Charge By-law were made available to the public in accordance with the Act and regulations thereto and Council heard comments and representations from all persons who applied to be heard (the “Public Meeting”);

AND WHEREAS Council intends to ensure that the increase in the need for services attributable to the anticipated development, including any capital costs, will be met, by updating its capital budget and forecast where appropriate;

AND WHEREAS by approval of the Development Charges Background Study, dated April 23, 2019, Council has indicated its intent that the future excess capacity identified in the Study, shall be paid for by the development charges or other similar charges.

NOW THEREFORE THE COUNCIL OF THE COUNTY OF OXFORD ENACTS AS FOLLOWS:

1. DEFINITIONS

In this by-law,

- (1) “**Act**” means the *Development Charges Act, 1997*, c. 27, as amended;
- (2) “**Affordable housing**” means dwelling units and incidental facilities, primarily for persons of low and moderate income, that meet the requirements of any program for such purpose as administered by any agency of the Federal or Provincial government, the County of Oxford and/or the Area Municipality and for which an agreement has been entered into with the County of Oxford with respect to the provision of such dwelling units and facilities;

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- (3) “**Apartment Dwelling**” means any dwelling unit within a building containing more than four dwelling units where the units are connected by an interior corridor. Notwithstanding the foregoing, an Apartment Dwelling includes a Stacked Townhouse Dwelling;
- (4) “**Area Municipality**” means a lower-tier municipality that forms part of the County of Oxford;
- (5) “**Back-to-back Townhouse Dwelling**” means a building containing four (4) or more Dwelling Units separated vertically by a common wall, including a rear common wall, that does not have a rear yard with amenity area;
- (6) “**Bedroom**” means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen;
- (7) “**Board of Education**” means a board defined in s.s. 1(1) of the *Education Act*, R.S.O. 1990, c. E,2, as amended;
- (8) “**Building Code Act**” means the *Building Code Act*, R.S.O. 1992, S.O. 1992, c. 23, as amended;
- (9) “**Building**” means a permanent enclosed structure occupying an area greater than ten square metres (10 m²) and, notwithstanding the generality of the foregoing, includes, but is not limited to:
 - (a) An above-grade storage tank;
 - (b) An air-supported structure;
 - (c) An industrial tent;
 - (d) A roof-like structure over a gas-bar or service station; and
 - (e) An area attached to and ancillary to a retail Development delineated by one or more walls or part walls, a roof-like structure, or any one or more of them;
- (10) “**Capital Cost**” means costs incurred or proposed to be incurred by the County or a local board thereof directly or by others on behalf of, and as authorized by, the County or local board,
 - (a) to acquire land or an interest in land, including a leasehold interest;
 - (b) to improve land;

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- (c) to acquire, lease, construct or improve buildings and structures;
- (d) to acquire, lease, construct or improve facilities including (but not limited to),
 - (i) rolling stock with an estimated useful life of seven years or more;
 - (ii) furniture and equipment, other than computer equipment; and
 - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act, 1990, R.S.O. 1990, c. 44, as amended*;
- (e) to undertake studies in connection with any of the matters referred to in clauses (a) to (d);
- (f) to complete the Development Charge background study under Section 10 of the Act; and
- (g) interest on money borrowed to pay for costs in (a) to (d);

required for provision of services designated in this by-law within or outside the County;

- (11) “**Council**” means the Council of the County of Oxford;
- (12) “**Development**” means any activity or proposed activity in respect of land that requires one or more of the actions referred to in section 5 of this by-law and including the redevelopment of land or the redevelopment, expansion, extension or alteration of a use, building or structure except interior alterations to an existing building or structure which do not change or intensify the use of land;
- (13) “**Development Charge**” means a charge imposed pursuant to this By-law;
- (14) “**Dwelling**” or “**Dwelling Unit**” means any part of a building or structure with a room or suite of rooms used, or designed or intended for use, by one person or persons living together, in which sanitary facilities and a separate kitchen may or may not be provided for the exclusive use of such person or persons;
- (15) “**Farm Building**” means a Building or structure associated with and located on land devoted to the practice of farming and that is used essentially for the housing of farm equipment or livestock, or the production, storage or processing of agricultural and horticultural produce or feeds, and as part of or

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in connection with a bona fide farming operation and includes barns, silos and other buildings or structures ancillary to that farming operation, but excludes:

- (a) a Residential Use, with the exception of a bunk house for seasonal farm workers required for that farm operation; and
 - (b) any Building or portion thereof used or intended to be used for any other Non-Residential Use, including, but not limited to: retail sales; commercial services; restaurants; banquet facilities; hospitality and accommodation facilities; gift shops; contractors shops; services related to grooming, boarding, or breeding of household pets; and alcohol or marijuana production facilities.
- (16) “**Grade**” means the average level of finished ground adjoining a building or structure at all exterior walls;
- (17) “**Gross Floor Area**” means the total floor area measured between the outside of exterior walls, or between the outside of exterior walls and the centre line of party walls dividing the Building from another Building, of all floors above the average level of finished ground adjoining the building at its exterior walls;
- (18) “**Industrial Building**” means a building used for or in connection with,
- (a) manufacturing, producing, processing, storing or distributing something;
 - (b) research or development in connection with manufacturing, producing or processing something;
 - (c) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production, or processing takes place;
 - (d) office or administrative purposes, if they are;
 - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
 - (ii) in or attached to the Building or structure used for that manufacturing, producing, processing, storage or distribution;
- and shall not include self-storage facilities or retail warehouses.
- (19) “**Local Board**” means a municipal service board, public utility commission, public library board, board of health, police services board or any other board,

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commission, committee or body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of the County or any part or parts thereof, excluding a conservation authority, any municipal business corporation not deemed to be a local board under O.Reg. 168/03 under the Municipal Act, 2001, S.O. 2001, c. 25, as amended, and any corporation enacted under the Electricity Act, 1998, S.O. 1998, c. 15, Sched. A, as amended, or successor legislation;

- (20) “**Local Services**” means those services or facilities which are under the jurisdiction of the County and are related to a plan of subdivision or within the area to which the plan relates, required as a condition of approval under s.51 of the *Planning Act*, or as a condition of approval under s.53 of the *Planning Act*;
- (21) “**Long-Term Care Home**” means the floor area of a facility directly related to beds that are licensed, regulated or funded by the Ministry of Health and Long-Term Care, in an approved charitable home for the aged (as defined in the Charitable Institutions Act, R.S.O. 1990, c. C.9), a home (as defined in the Homes for the Aged and Rest Homes Act, R.S.O. 1990, c. H.13), or a nursing home (as defined in the Nursing Homes Act, R.S.O. 1990, c. N.7);
- (22) “**Mezzanine**” means an intermediate floor assembly between the floor and ceiling of any room or storey and includes an interior balcony;
- (23) “**Multiple Dwelling**” means all dwellings other than single detached dwellings, semi-detached dwellings, and apartment dwellings, and shall include Park Model Trailers;
- (24) “**Non-Residential Uses**” means a building or structure, or portions thereof, used, or designed or intended for a use other than a Residential Use;
- (25) “**Official Plan**” means the Official Plan of the County of Oxford and any amendments thereto;
- (26) “**Owner**” means the owner of land or a person who has made application for an approval for the development of land upon which a Development Charge is imposed;
- (27) “**Park Model Trailer**” means a trailer conforming to National Standard of Canada CAN CSA-Z241.0-92, CAN CSA-Z240 or similar standard that is up to a maximum size of 50 square metres and designed to facilitate relocation from time to time.
- (28) “**Planning Act**” means the *Planning Act, 1990*, R.S.O. 1990, c.P.13, as amended;

COUNTY OF OXFORD

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- (29) **“Private School”** means an academic education school to which all of the following apply:
- (a) registered with the Province as a “private school” under section 16 of the Education Act;
 - (b) non-publicly funded;
 - (c) operated on a not-for-profit basis;
 - (d) operated by a non-share non-profit corporation, or an established or a “religious organization” as defined by the Religious Organizations’ Land Act; and
 - (e) offering elementary or secondary academic education.
- (30) **“Regulation”** means any regulation made pursuant to the Act;
- (31) **“Residential Uses”** means lands, Buildings or structures or portions thereof used, or designed or intended for use as a home or residence of one or more individuals, and shall include Single Detached Dwelling, Semi-Detached Dwelling, Multiple Dwelling, Apartment Dwelling, and the residential portion of a mixed-use Building or structure;
- (32) **“Row Townhouse Dwelling”** means a building vertically divided into three or more Dwelling Units by common walls extending from the base of the foundation to the roof. Each Dwelling Unit shall have separate entrance directly to the outside
- (33) **“Semi-Detached Dwelling”** means a building divided vertically into two Dwelling Units each of which has a separate entrance and access to grade;
- (34) **“Services”** means services set out in Schedule “A” to this By-law;
- (35) **“Single Detached Dwelling”** means a completely detached Building containing only one Dwelling Unit;
- (36) **“Special Care/Special Need Dwelling”** means a Building, or part of a Building:
- (a) containing two or more Dwelling Units which units have a common entrance from street level;
 - (b) where the occupants have the right to use in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;

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- (c) that is designed to accommodate persons with specific needs, including but not limited to independent permanent living arrangements; and
- (d) where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at any one or more various levels,

and includes, but is not limited to, retirement homes or lodges, charitable dwellings, group homes (including correctional group homes) and hospices.

Special Care/Special Needs Dwellings will be charged the D.C. rate for Bachelor and 1 Bedroom Apartment Units.

- (37) **“Stacked Townhouse Dwelling”** means a building, other than a Row Townhouse or Back to Back Townhouse, containing at least 3 Dwelling Units; each Dwelling Unit separated from the other vertically and/or horizontally and each Dwelling Unit having a separate entrance to grade;
- (38) **“Temporary Building or Structure”** means a Building or structure constructed or erected or placed on land for a continuous period not exceeding twelve months, or an addition or alteration to a Building or structure that has the effect of increasing the total floor area thereof for a continuous period not exceeding twelve months;
- (39) **“Temporary Dwelling Unit”** means a dwelling unit, which is:
 - (a) designed to be portable (e.g. mobile home);
 - (b) clearly ancillary to, and fully detached from, an existing permanent dwelling unit located on the same lot;
 - (c) only permitted to be in place for a limited period of time; and
 - (d) subject to an agreement with the Area Municipality specifying the maximum period of time the dwelling unit is to be permitted and any other matters that may be deemed necessary or appropriate by the Area Municipality, such as installation, maintenance and removal provisions, financial security requirements and restrictions on occupancy;
- (40) **“Total Floor Area”** means, the sum total of the total areas of all floors in a building or structure whether at above or below grade measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating two uses or from the outside edge of

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a floor where the outside edge of the floor does not meet an exterior or common wall, and;

- (a) includes the floor area of a mezzanine, atrium, or air supported structure, and the space occupied by interior wall partitions;
- (b) excludes those areas used exclusively for parking garages or structures; and
- (c) where a building or structure does not have any walls, the total floor area of the building or structure shall be the total of the area of all floors including the ground floor that are directly beneath the roof of the building or structure;

(41) **“Wind Turbine”** means any wind energy conversion system with a nameplate generating capacity greater than 300 kilowatts, that converts wind energy into electricity for sale to an electrical utility or intermediary.

2. CALCULATION OF DEVELOPMENT CHARGES

- (1) Subject to the provisions of this By-law, the Development Charges against land in the County shall be imposed, calculated and collected in accordance with the rates set out in Schedule “B” relating to the services set out in Schedule “A”
- (2) Council hereby determines that the Development of land, Buildings or structures for Residential and Non-Residential uses will require the provision, enlargement or expansion of the Services referenced in Schedule “A”; and shall be calculated as follows:
 - (a) In the case of Residential Development, or a Residential portion of a mixed-use Development or redevelopment, the Development Charge shall be the sum of the products of:
 - (i) the number of Dwelling Units of each type, multiplied by,
 - (ii) the corresponding total dollar amount for such Dwelling Unit as set out in Schedule “B”, further adjusted by section 13; and
 - (b) In the case of Non-Residential Development, or a Non-Residential portion of a mixed-use Development or redevelopment, the Development Charge shall be the sum of the products of
 - (i) the Total Floor Area of Non-Residential Development or Non-Residential portion of mixed-use Development multiplied by,

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- (ii) the corresponding total dollar amount per square metre of Total Floor Area, as set out in Schedule “B”, further adjusted by section 13; and
- (c) In the case of Wind Turbines, the sum of the number of wind turbines multiplied by the corresponding amount for each wind turbine as set out in Schedule “B”, further adjusted by section 13.

3. APPLICABLE LANDS

- (1) Subject to the exceptions and exemptions described in the following subsections, this By-law applies to all lands within the boundaries designated in Schedule “C” of this by-law, whether or not the land or use is exempt from taxation under Section 3 of the Assessment Act, R.S.O. 1990, c.A.31, as amended. The By-law shall also apply to any additional lands that may be incorporated into the corporate boundary for the Town of Tillsonburg through a municipal boundary adjustment process and/or designated as large urban centre (Town of Tillsonburg) on Schedule C-3 of the County of Oxford Official Plan through an Official Plan amendment.
- (2) This By-law shall not apply to land that is owned by and used for the purposes of:
 - (a) a Board of Education;
 - (b) any municipality or Local Board thereof;
 - (c) a Place of Worship exempt under s.3 of the Assessment Act, R.S.O. 1990, c. A31, as amended;
 - (d) a Public Hospital under the Public Hospitals Act, R.S.O. 1990, c. P.40, as amended;
- (3) This by-law shall not apply to:
 - (a) Farm Buildings as defined herein;
 - (b) Industrial Buildings as defined herein;
 - (c) Private Schools as defined herein;
 - (d) Temporary Buildings or structures as defined herein;
 - (e) Affordable Housing as defined herein;
 - (f) Temporary Dwelling Units as defined herein;

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- (g) Long-Term Care home, as defined herein; and
- (h) lands shown in Schedule “D”. For greater certainty, these lands are designated as “Central Business District” and Entrepreneurial District” in the County of Oxford Official Plan, Schedule T-1.

4. RULES WITH RESPECT TO EXEMPTIONS FOR INTENSIFICATION OF EXISTING HOUSING

- (1) Notwithstanding Section 3 above, no Development Charge shall be imposed with respect to Developments or portions of Developments as follows:
 - (a) the enlargement of an existing Residential Dwelling Unit;
 - (b) the creation of one or two additional Residential Dwelling Units in an existing Single Detached Dwelling;
 - (c) the creation of one additional Dwelling Unit in any other existing residential building.
- (2) Notwithstanding subsection 4(1)(b), Development Charges shall be calculated and collected in accordance with Schedule “B” where the total Residential Gross Floor Area of the additional one or two Dwelling Units is greater than the Gross Floor Area of the existing Single Detached Dwelling Unit.
- (3) Notwithstanding subsection 4(1)(c), Development Charges shall be calculated and collected in accordance with Schedule “B” where the additional Dwelling Unit has a Residential Gross Floor Area greater than,
 - (a) in the case of Semi-Detached Dwelling or Multiple Dwelling, the Gross Floor Area of the smallest existing Dwelling Unit, and
 - (b) in the case of any other Residential Building, the Residential Gross Floor Area of the smallest existing Dwelling Unit.

5. TIMING OF CALCULATION FOR DEVELOPMENT CHARGES

- (1) Subject to subsection 5(2), Development Charges shall be calculated and collected in accordance with the provisions of this by-law and be imposed on land to be developed for Residential and Non-Residential Use, where, the development requires,
 - (a) the passing of a zoning by-law or an amendment thereto under Section 34 of the Planning Act, R.S.O. 1990, c.P13;

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- (b) the approval of a minor variance under Section 45 of the *Planning Act*, R.S.O. 1990, c.P.13;
 - (c) conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act*, R. S.O. 1990, c.P.13 applies;
 - (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*, R.S.O. 1990, c.P. 13;
 - (e) a consent under Section 53 of the *Planning Act*, R.S.O. 1990, c.P. 13;
 - (f) the approval of a description under Section 9 of the *Condominium Act*, S.O. 1998, c.9, as amended; or
 - (g) the issuing of a permit under the *Building Code Act*, 1992, S.O. 1992, c.23, as amended in relation to a Building or structure.
- (2) Subsection 5(1) shall not apply in respect to
- (a) Local Services installed or paid for by the owner within a plan of subdivision or within the area to which the plan relates, as a condition of approval under Section 51 of the *Planning Act*, R.S.O. 1990, c.P. 13;
 - (b) Local Services installed or paid for by the owner as a condition of approval under Section 53 of the *Planning Act*, R.S.O. 1990 c.P.13.
- (3) A Development Charge shall be calculated and payable in full in money or by provision of Services as may be agreed upon, or by credit granted pursuant to the Act or this By-law, on the date that the first building permit is issued in relation to a Building or structure on land to which a Development Charge applies.
- (4) Where a Development Charge applies to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.

6. LOCAL SERVICE INSTALLATION

- (1) Nothing in this by-law prevents Council from requiring, as a condition of an agreement under Section 51 or 53 of the *Planning Act* that the Owner, at his or her own expense, shall install or pay for such Local Services, within the Plan of Subdivision or within the area to which the plan relates, as Council may require.

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7. MULTIPLE CHARGES

- (1) Where two or more of the actions described in subsection 5(1) are required before land to which a Development Charge applies can be developed, only one Development Charge shall be calculated and collected in accordance with the provisions of this By-law, as prescribed in Section 5.
- (2) Notwithstanding subsection 7(1), if two or more of the actions described in subsection 5(1) occur at different times, and if the subsequent action has the effect of a net increase in the number of Residential Dwelling Units and/or a net increase in the amount of Non-Residential Gross Floor Area, additional Development Charges shall be calculated and collected in accordance with the provisions of this By-law.

8. SERVICES IN LIEU

- (1) Council may authorize an Owner, through an agreement under Section 38 of the Act, to substitute such part of the Development Charge applicable to the Owner's Development as may be specified in the agreement, by the provision at the sole expense of the Owner, of services in lieu. Such agreement shall further specify that where the Owner provides services in lieu in accordance with the agreement, Council shall give to the Owner a credit against the Development Charge in accordance with the agreement provisions and the provisions of Section 39 of the Act, equal to the reasonable cost to the Owner of providing the services in lieu. In no case shall the agreement provide for a credit which exceeds the total Development Charge payable by an Owner to the County in respect of the Development to which the agreement relates.
- (2) In any agreement under subsection 8(1), Council may also give a further credit to the Owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, than would be required under this By-law.
- (3) The credit provided for in subsection 8(2) shall not be charged to any Development Charge reserve fund.

9. FRONT-ENDING AGREEMENTS

- (1) Council may authorize a front-ending agreement in accordance with the provisions of Part III of the Act, upon such terms as Council may require, in respect of the Development of land.

10. DEMOLITION AND CONVERSION CREDITS FOR REDEVELOPMENT OF LAND

- (1) If a Development involves the demolition of and replacement of all or part of a building or structure, or the conversion from one principal use to another, a credit shall be allowed, provided that the land was improved by occupied

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structures, or structures capable of being occupied without structural improvement, within the five years prior to the issuance of the building permit, and the building permit has been issued for the development within five years from the date the demolition permit has been issued; and;

- (2) subject to section 10(3), the credit shall be calculated:
 - (a) in the case of the demolition or conversion of a Building, or a part of a Building, used for a Residential purpose, by multiplying the number and type of Dwelling Units demolished or converted by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law; or
 - (b) in the case of the demolition or conversion of a Building, or part of a Building, used for a Non-Residential purpose, by multiplying the Non-Residential Total Floor Area demolished or converted, by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law;
- (3) A credit can, in no case, exceed the amount of the development charge that would otherwise be payable. No credit is available if the use for which the demolished/converted buildings or structures was last lawfully occupied is exempt under this by-law.
- (4) Notwithstanding subsection 10(1) above, where the Building cannot be demolished until the new Building has been erected, the Owner shall notify the County in writing and pay the applicable Development Charge for the new Building in full and, if the existing Building is demolished not later than twelve (12) months from the date a building permit is issued for the new Building, the County shall provide a refund calculated in accordance with this section to the Owner without interest. If more than twelve (12) months is required to demolish the existing Building, the Owner may make a written request to the County, and the County's Treasurer or designate, in his or her sole and absolute discretion and upon such terms and conditions as he or she considers necessary or appropriate, may extend the time in which the existing Building must be demolished, and such decision shall be made prior to the issuance of the first building permit for the new Building.

11. RESERVE FUNDS

- (1) Monies received from payment of Development Charges under this by-law shall be maintained in a separate reserve fund for each Service category set out in Schedule "A".

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- (2) Monies received for the payment of Development Charges shall be used only in accordance with the provisions of Section 35 of the Act.
- (3) Council directs the County Treasurer to divide the reserve fund created hereunder into separate accounts in accordance with the Service categories set out in Schedule "A" to which the Development Charge payments, together interest earned thereon, shall be credited.
- (4) Where any Development Charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll for the property on with the Development occurred and shall be collected as taxes.
- (5) Where any unpaid Development Charges are collected as taxes under subsection 13(4), the monies so collected shall be credited to the development charge reserve funds referred to in subsection 13(1).
- (6) The County Treasurer shall in each year commencing in 2020 for the 2019 year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in Section 12 of O.Reg. 82/98.

12. BY-LAW AMENDMENT OR APPEAL

- (1) Where this By-law or any Development Charge prescribed thereunder is amended or repealed either by order of the Local Planning Appeal Tribunal (LPAT) or by resolution of Council, the County Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.
- (2) Refunds that are required to be paid under subsection 12(1) shall be paid with interest to be calculated as follows:
 - (a) Interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;
 - (b) The Bank of Canada interest rate in effect on the date of enactment of this by-law shall be used.
- (3) Refunds that are required to be paid under subsection 112(1) shall include the interest owed under this section.

13. BY-LAW INDEXING

- (1) The Development Charges set out in Schedule "B" to this By-law shall be adjusted annually as of April 1, without amendment to this By-law, in

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BY-LAW NO. XXXX-2019

accordance with the most recent twelve month change in the Statistics Canada Quarterly, "Construction Price Statistics".

14. SEVERABILITY

- (1) In the event any provision, or part thereof, of this By-law is found by a court of competent jurisdiction to be void, voidable, unenforceable or ultra vires, such provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of this By-law shall remain in full force and effect.

15. BY-LAW ADMINISTRATION

- (1) This by-law shall be administered by the County Treasurer.

16. SCHEDULES TO THE BY-LAW

- (1) The following Schedules to this By-law form an integral part of this By-law:
 - Schedule A – Schedule of Municipal Services
 - Schedule B – Schedule of Development Charges
 - Schedule C – Schedule of Lands on which the By-law is imposed
 - Schedule D – Schedule of lands on exempt from the Tillsonburg Water and Wastewater Area-Specific Development Charge.

17. DATE BY-LAW EFFECTIVE

- (1) This By-law shall come into force and effect on the day of by-law passage.

18. EXISTING BY-LAW REPEAL

- (1) By-law 5580-2014 is repealed as of the day of by-law passage.

19. SHORT TITLE

- (1) This by-law may be cited as the "2019 Tillsonburg Water and Wastewater County of Oxford Development Charge By-law".

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BY-LAW NO. XXXX-2019

READ a first and second time this 26th day of June, 2019.

READ a third time and finally passed in Open Council this 26th day of June, 2019.

WARDEN

CLERK

SCHEDULE “A”

TO BY-LAW NO. XXXX-2019

DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

- (1) Water Services
- (2) Wastewater Services



SCHEDULE "B"

TO BY-LAW NO. XXXX-2019

SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per sq.m. of Gross Floor Area)	(per Wind Turbine)
Water	1,554	829	560	976	7.25	-
Wastewater	4,682	2,496	1,689	2,941	21.85	-
Total	6,236	3,325	2,249	3,917	29.10	-

SCHEDULE "C"
TO BY-LAW No. XXXX-2019
SCHEDULE OF LANDS ON WHICH THE
TILLSONBURG WATER AND WASTEWATER
AREA-SPECIFIC DEVELOPMENT CHARGE IS IMPOSED

COUNTY OF OXFORD



LANDS TO WHICH BY-LAW XXXX-2019 APPLIES
 FOR THE PURPOSES OF WATER AND WASTEWATER DEVELOPMENT CHARGE



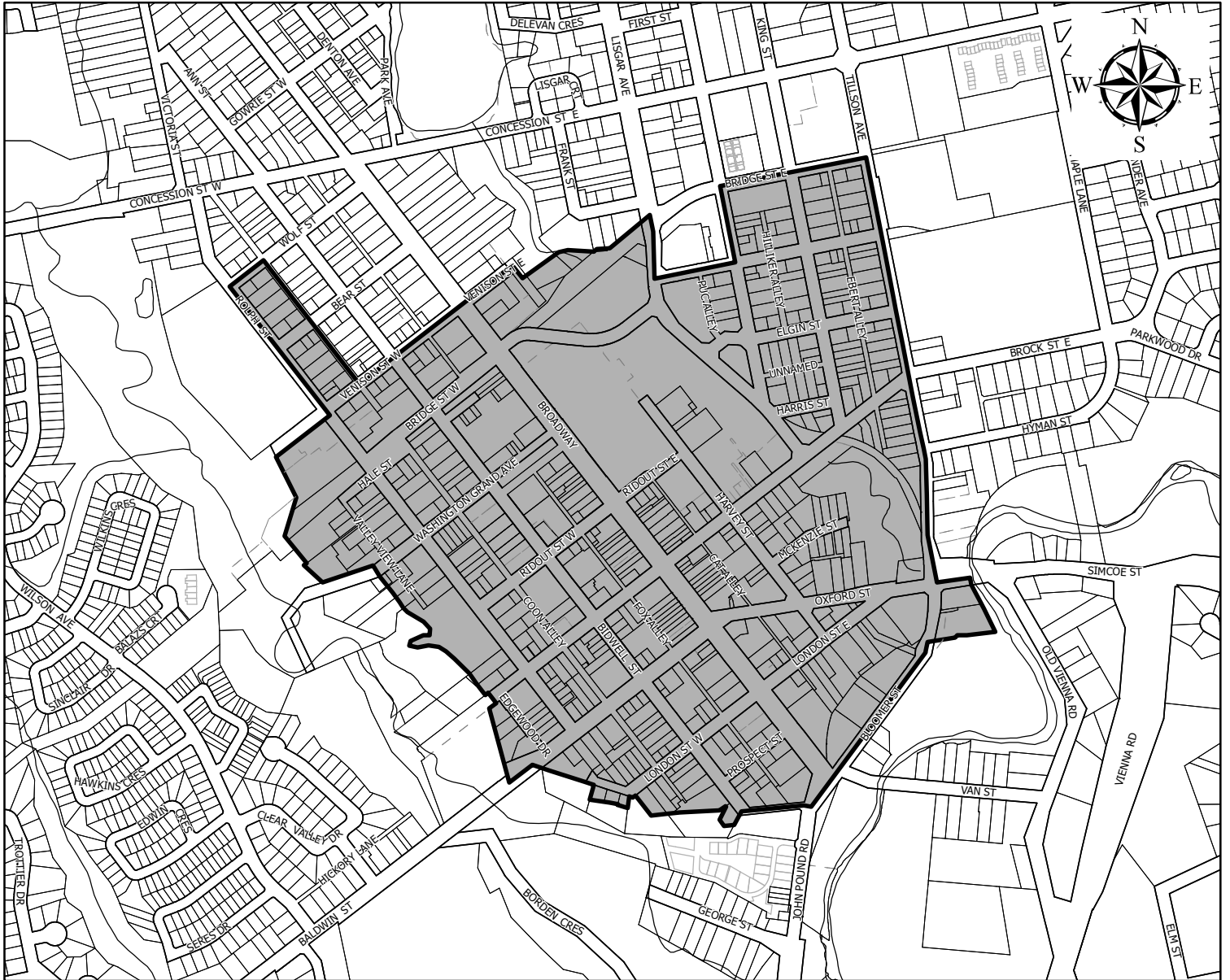
CORPORATE LIMITS



SCHEDULE "D"
TO BY-LAW No.XXXX-2019

**SCHEDULE OF LANDS EXEMPT FROM THE
TILLSONBURG WATER AND WASTEWATER
AREA-SPECIFIC DEVELOPMENT CHARGE**

COUNTY OF OXFORD - TOWN OF TILLSONBURG



**LANDS TO WHICH BY-LAW XXXX-2019 DOES NOT APPLY
FOR THE PURPOSES OF THE WATER WASTEWATER DEVELOPMENT CHARGE**



Appendix I

Proposed Area-Specific D.C. By-law for the Town of Ingersoll

County of Oxford

By-Law No. XXXX-2019

A By-law to Establish Ingersoll Water and Wastewater Area-Specific Development Charges for the County of Oxford

WHEREAS subsection 2(1) of the *Development Charges Act, 1997*, S.O. 1997, c.27 (hereinafter called “the Act”) provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for Services arising from the Development of the area to which the By-law applies;

AND WHEREAS Council has before it a report entitled “Development Charges Background Study”, the County of Oxford, hereinafter referred to as the “County”, dated April 23, 2019 by Watson & Associates Economists Ltd. (the “Study”), wherein it is indicated that the Development of any land within the County will increase the need for Services as defined herein;

AND WHEREAS Council gave notice to the public and held a public meeting pursuant to section 12 of the Act on May 22, 2019 prior to and at which the Study and the proposed Development Charge By-law were made available to the public in accordance with the Act and regulations thereto and Council heard comments and representations from all persons who applied to be heard (the “Public Meeting”);

AND WHEREAS Council intends to ensure that the increase in the need for services attributable to the anticipated development, including any capital costs, will be met, by updating its capital budget and forecast where appropriate;

AND WHEREAS by approval of the Development Charges Background Study, dated April 23, 2019, Council has indicated its intent that the future excess capacity identified in the Study, shall be paid for by the development charges or other similar charges.

NOW THEREFORE THE COUNCIL OF THE COUNTY OF OXFORD ENACTS AS FOLLOWS:

1. DEFINITIONS

In this by-law,

- (1) “**Act**” means the *Development Charges Act, 1997*, c. 27, as amended;
- (2) “**Affordable housing**” means dwelling units and incidental facilities, primarily for persons of low and moderate income, that meet the requirements of any program for such purpose as administered by any agency of the Federal or Provincial government, the County of Oxford and/or the Area Municipality and for which an agreement has been entered into with the County of Oxford with respect to the provision of such dwelling units and facilities;

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- (3) “**Apartment Dwelling**” means any dwelling unit within a building containing more than four dwelling units where the units are connected by an interior corridor. Notwithstanding the foregoing, an Apartment Dwelling includes a Stacked Townhouse Dwelling;
- (4) “**Area Municipality**” means a lower-tier municipality that forms part of the County of Oxford;
- (5) “**Back-to-back Townhouse Dwelling**” means a building containing four (4) or more Dwelling Units separated vertically by a common wall, including a rear common wall, that does not have a rear yard with amenity area;
- (6) “**Bedroom**” means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen;
- (7) “**Board of Education**” means a board defined in s.s. 1(1) of the *Education Act*, R.S.O. 1990, c. E,2, as amended;
- (8) “**Building Code Act**” means the *Building Code Act*, R.S.O. 1992, S.O. 1992, c. 23, as amended;
- (9) “**Building**” means a permanent enclosed structure occupying an area greater than ten square metres (10 m²) and, notwithstanding the generality of the foregoing, includes, but is not limited to:
 - (a) An above-grade storage tank;
 - (b) An air-supported structure;
 - (c) An industrial tent;
 - (d) A roof-like structure over a gas-bar or service station; and
 - (e) An area attached to and ancillary to a retail Development delineated by one or more walls or part walls, a roof-like structure, or any one or more of them;
- (10) “**Capital Cost**” means costs incurred or proposed to be incurred by the County or a local board thereof directly or by others on behalf of, and as authorized by, the County or local board,
 - (a) to acquire land or an interest in land, including a leasehold interest;
 - (b) to improve land;

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- (c) to acquire, lease, construct or improve buildings and structures;
- (d) to acquire, lease, construct or improve facilities including (but not limited to),
 - (i) rolling stock with an estimated useful life of seven years or more;
 - (ii) furniture and equipment, other than computer equipment; and
 - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act, 1990, R.S.O. 1990, c. 44, as amended*;
- (e) to undertake studies in connection with any of the matters referred to in clauses (a) to (d);
- (f) to complete the Development Charge background study under Section 10 of the Act; and
- (g) interest on money borrowed to pay for costs in (a) to (d);

required for provision of services designated in this by-law within or outside the County;

- (11) “**Council**” means the Council of the County of Oxford;
- (12) “**Development**” means any activity or proposed activity in respect of land that requires one or more of the actions referred to in section 5 of this by-law and including the redevelopment of land or the redevelopment, expansion, extension or alteration of a use, building or structure except interior alterations to an existing building or structure which do not change or intensify the use of land;
- (13) “**Development Charge**” means a charge imposed pursuant to this By-law;
- (14) “**Dwelling**” or “**Dwelling Unit**” means any part of a building or structure with a room or suite of rooms used, or designed or intended for use, by one person or persons living together, in which sanitary facilities and a separate kitchen may or may not be provided for the exclusive use of such person or persons;
- (15) “**Farm Building**” means a Building or structure associated with and located on land devoted to the practice of farming and that is used essentially for the housing of farm equipment or livestock, or the production, storage or processing of agricultural and horticultural produce or feeds, and as part of or

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in connection with a bona fide farming operation and includes barns, silos and other buildings or structures ancillary to that farming operation, but excludes:

- (a) a Residential Use, with the exception of a bunk house for seasonal farm workers required for that farm operation; and
 - (b) any Building or portion thereof used or intended to be used for any other Non-Residential Use, including, but not limited to: retail sales; commercial services; restaurants; banquet facilities; hospitality and accommodation facilities; gift shops; contractors shops; services related to grooming, boarding, or breeding of household pets; and alcohol or marijuana production facilities.
- (16) “**Grade**” means the average level of finished ground adjoining a building or structure at all exterior walls;
- (17) “**Gross Floor Area**” means the total floor area measured between the outside of exterior walls, or between the outside of exterior walls and the centre line of party walls dividing the Building from another Building, of all floors above the average level of finished ground adjoining the building at its exterior walls;
- (18) “**Industrial Building**” means a building used for or in connection with,
- (a) manufacturing, producing, processing, storing or distributing something;
 - (b) research or development in connection with manufacturing, producing or processing something;
 - (c) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production, or processing takes place;
 - (d) office or administrative purposes, if they are;
 - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
 - (ii) in or attached to the Building or structure used for that manufacturing, producing, processing, storage or distribution;
- and shall not include self-storage facilities or retail warehouses.
- (19) “**Local Board**” means a municipal service board, public utility commission, public library board, board of health, police services board or any other board,

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commission, committee or body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of the County or any part or parts thereof, excluding a conservation authority, any municipal business corporation not deemed to be a local board under O.Reg. 168/03 under the Municipal Act, 2001, S.O. 2001, c. 25, as amended, and any corporation enacted under the Electricity Act, 1998, S.O. 1998, c. 15, Sched. A, as amended, or successor legislation;

- (20) “**Local Services**” means those services or facilities which are under the jurisdiction of the County and are related to a plan of subdivision or within the area to which the plan relates, required as a condition of approval under s.51 of the *Planning Act*, or as a condition of approval under s.53 of the *Planning Act*;
- (21) “**Long-Term Care Home**” means the floor area of a facility directly related to beds that are licensed, regulated or funded by the Ministry of Health and Long-Term Care, in an approved charitable home for the aged (as defined in the Charitable Institutions Act, R.S.O. 1990, c. C.9), a home (as defined in the Homes for the Aged and Rest Homes Act, R.S.O. 1990, c. H.13), or a nursing home (as defined in the Nursing Homes Act, R.S.O. 1990, c. N.7);
- (22) “**Mezzanine**” means an intermediate floor assembly between the floor and ceiling of any room or storey and includes an interior balcony;
- (23) “**Multiple Dwelling**” means all dwellings other than single detached dwellings, semi-detached dwellings, and apartment dwellings, and shall include Park Model Trailers;
- (24) “**Non-Residential Uses**” means a building or structure, or portions thereof, used, or designed or intended for a use other than a Residential Use;
- (25) “**Official Plan**” means the Official Plan of the County of Oxford and any amendments thereto;
- (26) “**Owner**” means the owner of land or a person who has made application for an approval for the development of land upon which a Development Charge is imposed;
- (27) “**Park Model Trailer**” means a trailer conforming to National Standard of Canada CAN CSA-Z241.0-92, CAN CSA-Z240 or similar standard that is up to a maximum size of 50 square metres and designed to facilitate relocation from time to time.
- (28) “**Planning Act**” means the *Planning Act, 1990*, R.S.O. 1990, c.P.13, as amended;

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- (29) **“Private School”** means an academic education school to which all of the following apply:
- (a) registered with the Province as a “private school” under section 16 of the Education Act;
 - (b) non-publicly funded;
 - (c) operated on a not-for-profit basis;
 - (d) operated by a non-share non-profit corporation, or an established or a “religious organization” as defined by the Religious Organizations’ Land Act; and
 - (e) offering elementary or secondary academic education.
- (30) **“Regulation”** means any regulation made pursuant to the Act;
- (31) **“Residential Uses”** means lands, Buildings or structures or portions thereof used, or designed or intended for use as a home or residence of one or more individuals, and shall include Single Detached Dwelling, Semi-Detached Dwelling, Multiple Dwelling, Apartment Dwelling, and the residential portion of a mixed-use Building or structure;
- (32) **“Row Townhouse Dwelling”** means a building vertically divided into three or more Dwelling Units by common walls extending from the base of the foundation to the roof. Each Dwelling Unit shall have separate entrance directly to the outside
- (33) **“Semi-Detached Dwelling”** means a building divided vertically into two Dwelling Units each of which has a separate entrance and access to grade;
- (34) **“Services”** means services set out in Schedule “A” to this By-law;
- (35) **“Single Detached Dwelling”** means a completely detached Building containing only one Dwelling Unit;
- (36) **“Special Care/Special Need Dwelling”** means a Building, or part of a Building:
- (a) containing two or more Dwelling Units which units have a common entrance from street level;
 - (b) where the occupants have the right to use in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;

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- (c) that is designed to accommodate persons with specific needs, including but not limited to independent permanent living arrangements; and
- (d) where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at any one or more various levels,

and includes, but is not limited to, retirement homes or lodges, charitable dwellings, group homes (including correctional group homes) and hospices.

Special Care/Special Needs Dwellings will be charged the D.C. rate for Bachelor and 1 Bedroom Apartment Units.

- (37) **“Stacked Townhouse Dwelling”** means a building, other than a Row Townhouse or Back to Back Townhouse, containing at least 3 Dwelling Units; each Dwelling Unit separated from the other vertically and/or horizontally and each Dwelling Unit having a separate entrance to grade;
- (38) **“Temporary Building or Structure”** means a Building or structure constructed or erected or placed on land for a continuous period not exceeding twelve months, or an addition or alteration to a Building or structure that has the effect of increasing the total floor area thereof for a continuous period not exceeding twelve months;
- (39) **“Temporary Dwelling Unit”** means a dwelling unit, which is:
 - (a) designed to be portable (e.g. mobile home);
 - (b) clearly ancillary to, and fully detached from, an existing permanent dwelling unit located on the same lot;
 - (c) only permitted to be in place for a limited period of time; and
 - (d) subject to an agreement with the Area Municipality specifying the maximum period of time the dwelling unit is to be permitted and any other matters that may be deemed necessary or appropriate by the Area Municipality, such as installation, maintenance and removal provisions, financial security requirements and restrictions on occupancy;
- (40) **“Total Floor Area”** means, the sum total of the total areas of all floors in a building or structure whether at above or below grade measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating two uses or from the outside edge of

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a floor where the outside edge of the floor does not meet an exterior or common wall, and;

- (a) includes the floor area of a mezzanine, atrium, or air supported structure, and the space occupied by interior wall partitions;
- (b) excludes those areas used exclusively for parking garages or structures; and
- (c) where a building or structure does not have any walls, the total floor area of the building or structure shall be the total of the area of all floors including the ground floor that are directly beneath the roof of the building or structure;

(41) **“Wind Turbine”** means any wind energy conversion system with a nameplate generating capacity greater than 300 kilowatts, that converts wind energy into electricity for sale to an electrical utility or intermediary.

2. CALCULATION OF DEVELOPMENT CHARGES

- (1) Subject to the provisions of this By-law, the Development Charges against land in the County shall be imposed, calculated and collected in accordance with the rates set out in Schedule “B” relating to the services set out in Schedule “A”
- (2) Council hereby determines that the Development of land, Buildings or structures for Residential and Non-Residential uses will require the provision, enlargement or expansion of the Services referenced in Schedule “A”; and shall be calculated as follows:
 - (a) In the case of Residential Development, or a Residential portion of a mixed-use Development or redevelopment, the Development Charge shall be the sum of the products of:
 - (i) the number of Dwelling Units of each type, multiplied by,
 - (ii) the corresponding total dollar amount for such Dwelling Unit as set out in Schedule “B”, further adjusted by section 13; and
 - (b) In the case of Non-Residential Development, or a Non-Residential portion of a mixed-use Development or redevelopment, the Development Charge shall be the sum of the products of
 - (i) the Total Floor Area of Non-Residential Development or Non-Residential portion of mixed-use Development multiplied by,

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- (ii) the corresponding total dollar amount per square metre of Total Floor Area, as set out in Schedule “B”, further adjusted by section 13; and
- (c) In the case of Wind Turbines, the sum of the number of wind turbines multiplied by the corresponding amount for each wind turbine as set out in Schedule “B”, further adjusted by section 13.

3. APPLICABLE LANDS

- (1) Subject to the exceptions and exemptions described in the following subsections, this By-law applies to all lands within the boundaries designated in Schedule “C” of this by-law, whether or not the land or use is exempt from taxation under Section 3 of the Assessment Act, R.S.O. 1990, c.A.31, as amended. The By-law shall also apply to any additional lands that may be incorporated into the corporate boundary for the Town of Ingersoll through a municipal boundary adjustment process and/or designated as large urban centre (Town of Ingersoll) on Schedule C-3 of the County of Oxford Official Plan through an Official Plan amendment.
- (2) This By-law shall not apply to land that is owned by and used for the purposes of:
 - (a) a Board of Education;
 - (b) any municipality or Local Board thereof;
 - (c) a Place of Worship exempt under s.3 of the Assessment Act, R.S.O. 1990, c. A31, as amended;
 - (d) a Public Hospital under the Public Hospitals Act, R.S.O. 1990, c. P.40, as amended;
- (3) This by-law shall not apply to:
 - (a) Farm Buildings as defined herein;
 - (b) Industrial Buildings as defined herein;
 - (c) Private Schools as defined herein;
 - (d) Temporary Buildings or structures as defined herein;
 - (e) Affordable Housing as defined herein;
 - (f) Temporary Dwelling Units as defined herein;

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- (g) Long-Term Care home, as defined herein; and
- (h) lands shown in Schedule "D". For greater certainty, these lands are designated as "Central Business District" and Entrepreneurial District" in the County of Oxford Official Plan, Schedule E-1.

4. RULES WITH RESPECT TO EXEMPTIONS FOR INTENSIFICATION OF EXISTING HOUSING

- (1) Notwithstanding Section 3 above, no Development Charge shall be imposed with respect to Developments or portions of Developments as follows:
 - (a) the enlargement of an existing Residential Dwelling Unit;
 - (b) the creation of one or two additional Residential Dwelling Units in an existing Single Detached Dwelling;
 - (c) the creation of one additional Dwelling Unit in any other existing residential building.
- (2) Notwithstanding subsection 4(1)(b), Development Charges shall be calculated and collected in accordance with Schedule "B" where the total Residential Gross Floor Area of the additional one or two Dwelling Units is greater than the Gross Floor Area of the existing Single Detached Dwelling Unit.
- (3) Notwithstanding subsection 4(1)(c), Development Charges shall be calculated and collected in accordance with Schedule "B" where the additional Dwelling Unit has a Residential Gross Floor Area greater than,
 - (a) in the case of Semi-Detached Dwelling or Multiple Dwelling, the Gross Floor Area of the smallest existing Dwelling Unit, and
 - (b) in the case of any other Residential Building, the Residential Gross Floor Area of the smallest existing Dwelling Unit.

5. TIMING OF CALCULATION FOR DEVELOPMENT CHARGES

- (1) Subject to subsection 5(2), Development Charges shall be calculated and collected in accordance with the provisions of this by-law and be imposed on land to be developed for Residential and Non-Residential Use, where, the development requires,
 - (a) the passing of a zoning by-law or an amendment thereto under Section 34 of the Planning Act, R.S.O. 1990, c.P13;

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- (b) the approval of a minor variance under Section 45 of the *Planning Act*, R.S.O. 1990, c.P.13;
 - (c) conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act*, R. S.O. 1990, c.P.13 applies;
 - (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*, R.S.O. 1990, c.P. 13;
 - (e) a consent under Section 53 of the *Planning Act*, R.S.O. 1990, c.P. 13;
 - (f) the approval of a description under Section 9 of the *Condominium Act*, S.O. 1998, c.9, as amended; or
 - (g) the issuing of a permit under the *Building Code Act*, 1992, S.O. 1992, c.23, as amended in relation to a Building or structure.
- (2) Subsection 5(1) shall not apply in respect to
- (a) Local Services installed or paid for by the owner within a plan of subdivision or within the area to which the plan relates, as a condition of approval under Section 51 of the *Planning Act*, R.S.O. 1990, c.P. 13;
 - (b) Local Services installed or paid for by the owner as a condition of approval under Section 53 of the *Planning Act*, R.S.O. 1990 c.P.13.
- (3) A Development Charge shall be calculated and payable in full in money or by provision of Services as may be agreed upon, or by credit granted pursuant to the Act or this By-law, on the date that the first building permit is issued in relation to a Building or structure on land to which a Development Charge applies.
- (4) Where a Development Charge applies to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.

6. LOCAL SERVICE INSTALLATION

- (1) Nothing in this by-law prevents Council from requiring, as a condition of an agreement under Section 51 or 53 of the *Planning Act* that the Owner, at his or her own expense, shall install or pay for such Local Services, within the Plan of Subdivision or within the area to which the plan relates, as Council may require.

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7. MULTIPLE CHARGES

- (1) Where two or more of the actions described in subsection 5(1) are required before land to which a Development Charge applies can be developed, only one Development Charge shall be calculated and collected in accordance with the provisions of this By-law, as prescribed in Section 5.
- (2) Notwithstanding subsection 7(1), if two or more of the actions described in subsection 5(1) occur at different times, and if the subsequent action has the effect of a net increase in the number of Residential Dwelling Units and/or a net increase in the amount of Non-Residential Gross Floor Area, additional Development Charges shall be calculated and collected in accordance with the provisions of this By-law.

8. SERVICES IN LIEU

- (1) Council may authorize an Owner, through an agreement under Section 38 of the Act, to substitute such part of the Development Charge applicable to the Owner's Development as may be specified in the agreement, by the provision at the sole expense of the Owner, of services in lieu. Such agreement shall further specify that where the Owner provides services in lieu in accordance with the agreement, Council shall give to the Owner a credit against the Development Charge in accordance with the agreement provisions and the provisions of Section 39 of the Act, equal to the reasonable cost to the Owner of providing the services in lieu. In no case shall the agreement provide for a credit which exceeds the total Development Charge payable by an Owner to the County in respect of the Development to which the agreement relates.
- (2) In any agreement under subsection 8(1), Council may also give a further credit to the Owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, than would be required under this By-law.
- (3) The credit provided for in subsection 8(2) shall not be charged to any Development Charge reserve fund.

9. FRONT-ENDING AGREEMENTS

- (1) Council may authorize a front-ending agreement in accordance with the provisions of Part III of the Act, upon such terms as Council may require, in respect of the Development of land.

10. DEMOLITION AND CONVERSION CREDITS FOR REDEVELOPMENT OF LAND

- (1) If a Development involves the demolition of and replacement of all or part of a building or structure, or the conversion from one principal use to another, a credit shall be allowed, provided that the land was improved by occupied

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structures, or structures capable of being occupied without structural improvement, within the five years prior to the issuance of the building permit, and the building permit has been issued for the development within five years from the date the demolition permit has been issued; and;

- (2) subject to section 10(3), the credit shall be calculated:
 - (a) in the case of the demolition or conversion of a Building, or a part of a Building, used for a Residential purpose, by multiplying the number and type of Dwelling Units demolished or converted by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law; or
 - (b) in the case of the demolition or conversion of a Building, or part of a Building, used for a Non-Residential purpose, by multiplying the Non-Residential Total Floor Area demolished or converted, by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law;
- (3) A credit can, in no case, exceed the amount of the development charge that would otherwise be payable. No credit is available if the use for which the demolished/converted buildings or structures was last lawfully occupied is exempt under this by-law.
- (4) Notwithstanding subsection 10(1) above, where the Building cannot be demolished until the new Building has been erected, the Owner shall notify the County in writing and pay the applicable Development Charge for the new Building in full and, if the existing Building is demolished not later than twelve (12) months from the date a building permit is issued for the new Building, the County shall provide a refund calculated in accordance with this section to the Owner without interest. If more than twelve (12) months is required to demolish the existing Building, the Owner may make a written request to the County, and the County's Treasurer or designate, in his or her sole and absolute discretion and upon such terms and conditions as he or she considers necessary or appropriate, may extend the time in which the existing Building must be demolished, and such decision shall be made prior to the issuance of the first building permit for the new Building.

11. RESERVE FUNDS

- (1) Monies received from payment of Development Charges under this by-law shall be maintained in a separate reserve fund for each Service category set out in Schedule "A".

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- (2) Monies received for the payment of Development Charges shall be used only in accordance with the provisions of Section 35 of the Act.
- (3) Council directs the County Treasurer to divide the reserve fund created hereunder into separate accounts in accordance with the Service categories set out in Schedule "A" to which the Development Charge payments, together interest earned thereon, shall be credited.
- (4) Where any Development Charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll for the property on with the Development occurred and shall be collected as taxes.
- (5) Where any unpaid Development Charges are collected as taxes under subsection 13(4), the monies so collected shall be credited to the development charge reserve funds referred to in subsection 13(1).
- (6) The County Treasurer shall in each year commencing in 2020 for the 2019 year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in Section 12 of O.Reg. 82/98.

12. BY-LAW AMENDMENT OR APPEAL

- (1) Where this By-law or any Development Charge prescribed thereunder is amended or repealed either by order of the Local Planning Appeal Tribunal (LPAT) or by resolution of Council, the County Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.
- (2) Refunds that are required to be paid under subsection 12(1) shall be paid with interest to be calculated as follows:
 - (a) Interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;
 - (b) The Bank of Canada interest rate in effect on the date of enactment of this by-law shall be used.
- (3) Refunds that are required to be paid under subsection 112(1) shall include the interest owed under this section.

13. BY-LAW INDEXING

- (1) The Development Charges set out in Schedule "B" to this By-law shall be adjusted annually as of April 1, without amendment to this By-law, in

COUNTY OF OXFORD
BY-LAW NO. XXXX-2019

accordance with the most recent twelve month change in the Statistics Canada Quarterly, "Construction Price Statistics".

14. SEVERABILITY

- (1) In the event any provision, or part thereof, of this By-law is found by a court of competent jurisdiction to be void, voidable, unenforceable or ultra vires, such provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of this By-law shall remain in full force and effect.

15. BY-LAW ADMINISTRATION

- (1) This by-law shall be administered by the County Treasurer.

16. SCHEDULES TO THE BY-LAW

- (1) The following Schedules to this By-law form an integral part of this By-law:

Schedule A – Schedule of Municipal Services

Schedule B – Schedule of Development Charges

Schedule C – Schedule of Lands on which the By-law is imposed

Schedule D – Schedule of lands on exempt from the Ingersoll Water and Wastewater Area-Specific Development Charge.

17. DATE BY-LAW EFFECTIVE

- (1) This By-law shall come into force and effect on the day of by-law passage.

18. EXISTING BY-LAW REPEAL

- (1) By-law 5581-2014 is repealed as of the day of by-law passage.

19. SHORT TITLE

- (1) This by-law may be cited as the "2019 Ingersoll Water and Wastewater County of Oxford Development Charge By-law".

COUNTY OF OXFORD
BY-LAW NO. XXXX-2019

READ a first and second time this 26th day of June, 2019.

READ a third time and finally passed in Open Council this 26th day of June, 2019.

WARDEN

CLERK

SCHEDULE “A”

TO BY-LAW NO. XXXX-2019

DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

(1) Water Services

(2) Wastewater Services



SCHEDULE "B"

TO BY-LAW NO. XXXX-2019

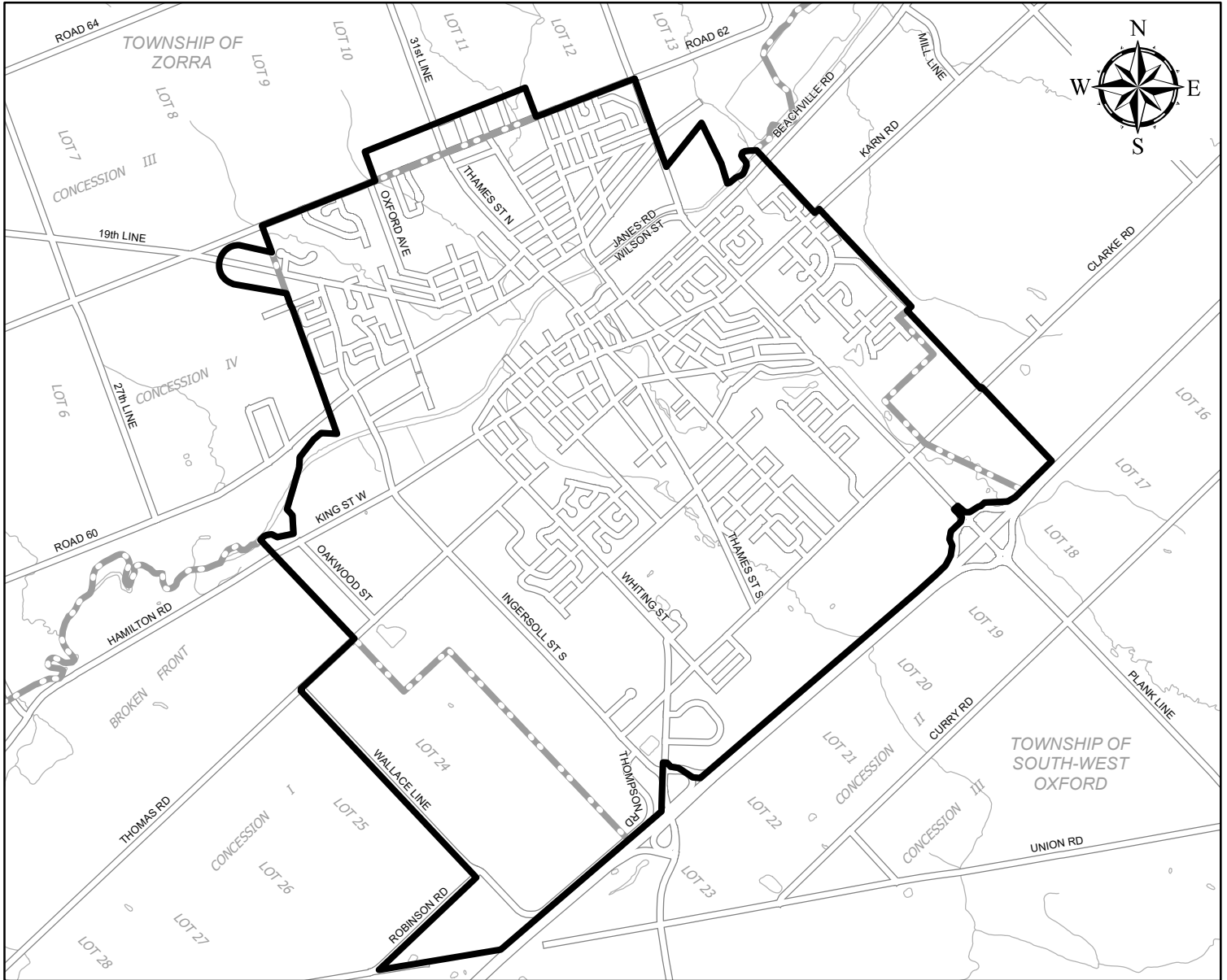
SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per sq.m. of Gross Floor Area)	(per Wind Turbine)
Water	1,360	725	491	854	4.52	-
Wastewater	5,409	2,884	1,951	3,398	17.99	-
Total	6,769	3,609	2,442	4,252	22.51	-

SCHEDULE "C"
TO BY-LAW No. XXXX-2019

**SCHEDULE OF LANDS ON WHICH THE
INGERSOLL WATER AND WASTEWATER
AREA-SPECIFIC DEVELOPMENT CHARGE IS IMPOSED**

COUNTY OF OXFORD



LANDS TO WHICH BY-LAW XXXX-2019 APPLIES
FOR THE PURPOSES OF WATER AND WASTEWATER DEVELOPMENT CHARGE

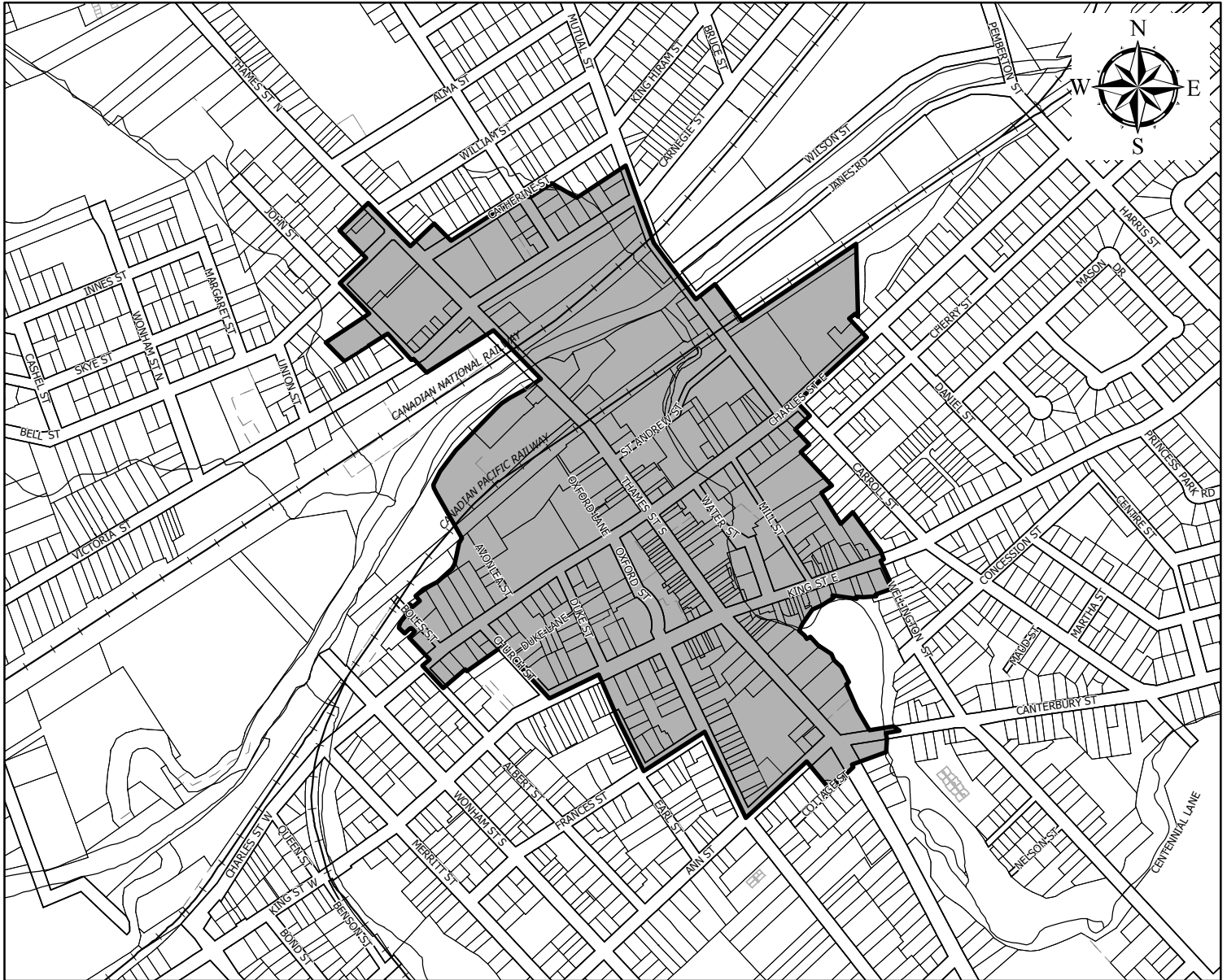


CORPORATE LIMITS

SCHEDULE "D"
TO BY-LAW No. XXXX-2019

**SCHEDULE OF LANDS EXEMPT FROM THE
INGERSOLL WATER AND WASTEWATER
AREA-SPECIFIC DEVELOPMENT CHARGE**

COUNTY OF OXFORD - TOWN OF INGERSOLL



LANDS TO WHICH BY-LAW XXXX-2019 DOES NOT APPLY
FOR THE PURPOSES OF THE WATER WASTEWATER DEVELOPMENT CHARGE



Appendix J

Proposed Area-Specific D.C. By-law the Township of Blandford Blenheim (Plattsville)

County of Oxford

By-Law No. XXXX-2019

A By-law to Establish Plattsville Water and Wastewater Area-Specific Development Charges for the County of Oxford

WHEREAS subsection 2(1) of the *Development Charges Act, 1997*, S.O. 1997, c.27 (hereinafter called “the Act”) provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for Services arising from the Development of the area to which the By-law applies;

AND WHEREAS Council has before it a report entitled “Development Charges Background Study”, the County of Oxford, hereinafter referred to as the “County”, dated April 23, 2019 by Watson & Associates Economists Ltd. (the “Study”), wherein it is indicated that the Development of any land within the County will increase the need for Services as defined herein;

AND WHEREAS Council gave notice to the public and held a public meeting pursuant to section 12 of the Act on May 22, 2019 prior to and at which the Study and the proposed Development Charge By-law were made available to the public in accordance with the Act and regulations thereto and Council heard comments and representations from all persons who applied to be heard (the “Public Meeting”);

AND WHEREAS Council intends to ensure that the increase in the need for services attributable to the anticipated development, including any capital costs, will be met, by updating its capital budget and forecast where appropriate;

AND WHEREAS by approval of the Development Charges Background Study, dated April 23, 2019, Council has indicated its intent that the future excess capacity identified in the Study, shall be paid for by the development charges or other similar charges.

NOW THEREFORE THE COUNCIL OF THE COUNTY OF OXFORD ENACTS AS FOLLOWS:

1. DEFINITIONS

In this by-law,

- (1) “**Act**” means the *Development Charges Act, 1997*, c. 27, as amended;
- (2) “**Affordable housing**” means dwelling units and incidental facilities, primarily for persons of low and moderate income, that meet the requirements of any program for such purpose as administered by any agency of the Federal or Provincial government, the County of Oxford and/or the Area Municipality and for which an agreement has been entered into with the County of Oxford with respect to the provision of such dwelling units and facilities;

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- (3) “**Apartment Dwelling**” means any dwelling unit within a building containing more than four dwelling units where the units are connected by an interior corridor. Notwithstanding the foregoing, an Apartment Dwelling includes a Stacked Townhouse Dwelling;
- (4) “**Area Municipality**” means a lower-tier municipality that forms part of the County of Oxford;
- (5) “**Back-to-back Townhouse Dwelling**” means a building containing four (4) or more Dwelling Units separated vertically by a common wall, including a rear common wall, that does not have a rear yard with amenity area;
- (6) “**Bedroom**” means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen;
- (7) “**Board of Education**” means a board defined in s.s. 1(1) of the *Education Act*, R.S.O. 1990, c. E,2, as amended;
- (8) “**Building Code Act**” means the *Building Code Act*, R.S.O. 1992, S.O. 1992, c. 23, as amended;
- (9) “**Building**” means a permanent enclosed structure occupying an area greater than ten square metres (10 m²) and, notwithstanding the generality of the foregoing, includes, but is not limited to:
 - (a) An above-grade storage tank;
 - (b) An air-supported structure;
 - (c) An industrial tent;
 - (d) A roof-like structure over a gas-bar or service station; and
 - (e) An area attached to and ancillary to a retail Development delineated by one or more walls or part walls, a roof-like structure, or any one or more of them;
- (10) “**Capital Cost**” means costs incurred or proposed to be incurred by the County or a local board thereof directly or by others on behalf of, and as authorized by, the County or local board,
 - (a) to acquire land or an interest in land, including a leasehold interest;
 - (b) to improve land;

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- (c) to acquire, lease, construct or improve buildings and structures;
- (d) to acquire, lease, construct or improve facilities including (but not limited to),
 - (i) rolling stock with an estimated useful life of seven years or more;
 - (ii) furniture and equipment, other than computer equipment; and
 - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act, 1990, R.S.O. 1990, c. 44, as amended*;
- (e) to undertake studies in connection with any of the matters referred to in clauses (a) to (d);
- (f) to complete the Development Charge background study under Section 10 of the Act; and
- (g) interest on money borrowed to pay for costs in (a) to (d);

required for provision of services designated in this by-law within or outside the County;

- (11) “**Council**” means the Council of the County of Oxford;
- (12) “**Development**” means any activity or proposed activity in respect of land that requires one or more of the actions referred to in section 5 of this by-law and including the redevelopment of land or the redevelopment, expansion, extension or alteration of a use, building or structure except interior alterations to an existing building or structure which do not change or intensify the use of land;
- (13) “**Development Charge**” means a charge imposed pursuant to this By-law;
- (14) “**Dwelling**” or “**Dwelling Unit**” means any part of a building or structure with a room or suite of rooms used, or designed or intended for use, by one person or persons living together, in which sanitary facilities and a separate kitchen may or may not be provided for the exclusive use of such person or persons;
- (15) “**Farm Building**” means a Building or structure associated with and located on land devoted to the practice of farming and that is used essentially for the housing of farm equipment or livestock, or the production, storage or processing of agricultural and horticultural produce or feeds, and as part of or

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in connection with a bona fide farming operation and includes barns, silos and other buildings or structures ancillary to that farming operation, but excludes:

- (a) a Residential Use, with the exception of a bunk house for seasonal farm workers required for that farm operation; and
 - (b) any Building or portion thereof used or intended to be used for any other Non-Residential Use, including, but not limited to: retail sales; commercial services; restaurants; banquet facilities; hospitality and accommodation facilities; gift shops; contractors shops; services related to grooming, boarding, or breeding of household pets; and alcohol or marijuana production facilities.
- (16) “**Grade**” means the average level of finished ground adjoining a building or structure at all exterior walls;
- (17) “**Gross Floor Area**” means the total floor area measured between the outside of exterior walls, or between the outside of exterior walls and the centre line of party walls dividing the Building from another Building, of all floors above the average level of finished ground adjoining the building at its exterior walls;
- (18) “**Industrial Building**” means a building used for or in connection with,
- (a) manufacturing, producing, processing, storing or distributing something;
 - (b) research or development in connection with manufacturing, producing or processing something;
 - (c) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production, or processing takes place;
 - (d) office or administrative purposes, if they are;
 - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
 - (ii) in or attached to the Building or structure used for that manufacturing, producing, processing, storage or distribution;
- and shall not include self-storage facilities or retail warehouses.
- (19) “**Local Board**” means a municipal service board, public utility commission, public library board, board of health, police services board or any other board,

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commission, committee or body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of the County or any part or parts thereof, excluding a conservation authority, any municipal business corporation not deemed to be a local board under O.Reg. 168/03 under the Municipal Act, 2001, S.O. 2001, c. 25, as amended, and any corporation enacted under the Electricity Act, 1998, S.O. 1998, c. 15, Sched. A, as amended, or successor legislation;

- (20) “**Local Services**” means those services or facilities which are under the jurisdiction of the County and are related to a plan of subdivision or within the area to which the plan relates, required as a condition of approval under s.51 of the *Planning Act*, or as a condition of approval under s.53 of the *Planning Act*;
- (21) “**Long-Term Care Home**” means the floor area of a facility directly related to beds that are licensed, regulated or funded by the Ministry of Health and Long-Term Care, in an approved charitable home for the aged (as defined in the Charitable Institutions Act, R.S.O. 1990, c. C.9), a home (as defined in the Homes for the Aged and Rest Homes Act, R.S.O. 1990, c. H.13), or a nursing home (as defined in the Nursing Homes Act, R.S.O. 1990, c. N.7);
- (22) “**Mezzanine**” means an intermediate floor assembly between the floor and ceiling of any room or storey and includes an interior balcony;
- (23) “**Multiple Dwelling**” means all dwellings other than single detached dwellings, semi-detached dwellings, and apartment dwellings, and shall include Park Model Trailers;
- (24) “**Non-Residential Uses**” means a building or structure, or portions thereof, used, or designed or intended for a use other than a Residential Use;
- (25) “**Official Plan**” means the Official Plan of the County of Oxford and any amendments thereto;
- (26) “**Owner**” means the owner of land or a person who has made application for an approval for the development of land upon which a Development Charge is imposed;
- (27) “**Park Model Trailer**” means a trailer conforming to National Standard of Canada CAN CSA-Z241.0-92, CAN CSA-Z240 or similar standard that is up to a maximum size of 50 square metres and designed to facilitate relocation from time to time.
- (28) “**Planning Act**” means the *Planning Act, 1990*, R.S.O. 1990, c.P.13, as amended;

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- (29) **“Private School”** means an academic education school to which all of the following apply:
- (a) registered with the Province as a “private school” under section 16 of the Education Act;
 - (b) non-publicly funded;
 - (c) operated on a not-for-profit basis;
 - (d) operated by a non-share non-profit corporation, or an established or a “religious organization” as defined by the Religious Organizations’ Land Act; and
 - (e) offering elementary or secondary academic education.
- (30) **“Regulation”** means any regulation made pursuant to the Act;
- (31) **“Residential Uses”** means lands, Buildings or structures or portions thereof used, or designed or intended for use as a home or residence of one or more individuals, and shall include Single Detached Dwelling, Semi-Detached Dwelling, Multiple Dwelling, Apartment Dwelling, and the residential portion of a mixed-use Building or structure;
- (32) **“Row Townhouse Dwelling”** means a building vertically divided into three or more Dwelling Units by common walls extending from the base of the foundation to the roof. Each Dwelling Unit shall have separate entrance directly to the outside
- (33) **“Semi-Detached Dwelling”** means a building divided vertically into two Dwelling Units each of which has a separate entrance and access to grade;
- (34) **“Services”** means services set out in Schedule “A” to this By-law;
- (35) **“Single Detached Dwelling”** means a completely detached Building containing only one Dwelling Unit;
- (36) **“Special Care/Special Need Dwelling”** means a Building, or part of a Building:
- (a) containing two or more Dwelling Units which units have a common entrance from street level;
 - (b) where the occupants have the right to use in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;

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- (c) that is designed to accommodate persons with specific needs, including but not limited to independent permanent living arrangements; and
- (d) where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at any one or more various levels,

and includes, but is not limited to, retirement homes or lodges, charitable dwellings, group homes (including correctional group homes) and hospices.

Special Care/Special Needs Dwellings will be charged the D.C. rate for Bachelor and 1 Bedroom Apartment Units.

- (37) **“Stacked Townhouse Dwelling”** means a building, other than a Row Townhouse or Back to Back Townhouse, containing at least 3 Dwelling Units; each Dwelling Unit separated from the other vertically and/or horizontally and each Dwelling Unit having a separate entrance to grade;
- (38) **“Temporary Building or Structure”** means a Building or structure constructed or erected or placed on land for a continuous period not exceeding twelve months, or an addition or alteration to a Building or structure that has the effect of increasing the total floor area thereof for a continuous period not exceeding twelve months;
- (39) **“Temporary Dwelling Unit”** means a dwelling unit, which is:
 - (a) designed to be portable (e.g. mobile home);
 - (b) clearly ancillary to, and fully detached from, an existing permanent dwelling unit located on the same lot;
 - (c) only permitted to be in place for a limited period of time; and
 - (d) subject to an agreement with the Area Municipality specifying the maximum period of time the dwelling unit is to be permitted and any other matters that may be deemed necessary or appropriate by the Area Municipality, such as installation, maintenance and removal provisions, financial security requirements and restrictions on occupancy;
- (40) **“Total Floor Area”** means, the sum total of the total areas of all floors in a building or structure whether at above or below grade measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating two uses or from the outside edge of

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a floor where the outside edge of the floor does not meet an exterior or common wall, and;

- (a) includes the floor area of a mezzanine, atrium, or air supported structure, and the space occupied by interior wall partitions;
- (b) excludes those areas used exclusively for parking garages or structures; and
- (c) where a building or structure does not have any walls, the total floor area of the building or structure shall be the total of the area of all floors including the ground floor that are directly beneath the roof of the building or structure;

(41) **“Wind Turbine”** means any wind energy conversion system with a nameplate generating capacity greater than 300 kilowatts, that converts wind energy into electricity for sale to an electrical utility or intermediary.

2. CALCULATION OF DEVELOPMENT CHARGES

- (1) Subject to the provisions of this By-law, the Development Charges against land in the County shall be imposed, calculated and collected in accordance with the rates set out in Schedule “B” relating to the services set out in Schedule “A”
- (2) Council hereby determines that the Development of land, Buildings or structures for Residential and Non-Residential uses will require the provision, enlargement or expansion of the Services referenced in Schedule “A”; and shall be calculated as follows:
 - (a) In the case of Residential Development, or a Residential portion of a mixed-use Development or redevelopment, the Development Charge shall be the sum of the products of:
 - (i) the number of Dwelling Units of each type, multiplied by,
 - (ii) the corresponding total dollar amount for such Dwelling Unit as set out in Schedule “B”, further adjusted by section 13; and
 - (b) In the case of Non-Residential Development, or a Non-Residential portion of a mixed-use Development or redevelopment, the Development Charge shall be the sum of the products of
 - (i) the Total Floor Area of Non-Residential Development or Non-Residential portion of mixed-use Development multiplied by,

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- (ii) the corresponding total dollar amount per square metre of Total Floor Area, as set out in Schedule “B”, further adjusted by section 13; and
- (c) In the case of Wind Turbines, the sum of the number of wind turbines multiplied by the corresponding amount for each wind turbine as set out in Schedule “B”, further adjusted by section 13.

3. APPLICABLE LANDS

- (1) Subject to the exceptions and exemptions described in the following subsections, this By-law applies to all lands within the boundaries designated in Schedule “C” of this by-law, whether or not the land or use is exempt from taxation under Section 3 of the Assessment Act, R.S.O. 1990, c.A.31, as amended. The By-law shall also apply to any additional lands that may be designated as settlement (Village of Plattsville) on Schedule B-1 of the County of Oxford Official Plan through an Official Plan amendment.
- (2) This By-law shall not apply to land that is owned by and used for the purposes of:
 - (a) a Board of Education;
 - (b) any municipality or Local Board thereof;
 - (c) a Place of Worship exempt under s.3 of the Assessment Act, R.S.O. 1990, c. A31, as amended;
 - (d) a Public Hospital under the Public Hospitals Act, R.S.O. 1990, c. P.40, as amended;
- (3) This by-law shall not apply to:
 - (a) Farm Buildings as defined herein;
 - (b) Industrial Buildings as defined herein;
 - (c) Private Schools as defined herein;
 - (d) Temporary Buildings or structures as defined herein;
 - (e) Affordable Housing as defined herein;
 - (f) Temporary Dwelling Units as defined herein;
 - (g) Long-Term Care home, as defined herein;

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4. **RULES WITH RESPECT TO EXEMPTIONS FOR INTENSIFICATION OF EXISTING HOUSING**

- (1) Notwithstanding Section 3 above, no Development Charge shall be imposed with respect to Developments or portions of Developments as follows:
 - (a) the enlargement of an existing Residential Dwelling Unit;
 - (b) the creation of one or two additional Residential Dwelling Units in an existing Single Detached Dwelling;
 - (c) the creation of one additional Dwelling Unit in any other existing residential building.
- (2) Notwithstanding subsection 4(1)(b), Development Charges shall be calculated and collected in accordance with Schedule “B” where the total Residential Gross Floor Area of the additional one or two Dwelling Units is greater than the Gross Floor Area of the existing Single Detached Dwelling Unit.
- (3) Notwithstanding subsection 4(1)(c), Development Charges shall be calculated and collected in accordance with Schedule “B” where the additional Dwelling Unit has a Residential Gross Floor Area greater than,
 - (a) in the case of Semi-Detached Dwelling or Multiple Dwelling, the Gross Floor Area of the smallest existing Dwelling Unit, and
 - (b) in the case of any other Residential Building, the Residential Gross Floor Area of the smallest existing Dwelling Unit.

5. **TIMING OF CALCULATION FOR DEVELOPMENT CHARGES**

- (1) Subject to subsection 5(2), Development Charges shall be calculated and collected in accordance with the provisions of this by-law and be imposed on land to be developed for Residential and Non-Residential Use, where, the development requires,
 - (a) the passing of a zoning by-law or an amendment thereto under Section 34 of the Planning Act, R.S.O. 1990, c.P13;
 - (b) the approval of a minor variance under Section 45 of the *Planning Act*, R.S.O. 1990, c.P.13;
 - (c) conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act*, R. S.O. 1990, c.P.13 applies;

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- (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*, R.S.O. 1990, c.P. 13;
 - (e) a consent under Section 53 of the *Planning Act*, R.S.O. 1990, c.P. 13;
 - (f) the approval of a description under Section 9 of the *Condominium Act*, S.O. 1998, c.9, as amended; or
 - (g) the issuing of a permit under the *Building Code Act*, 1992, S.O. 1992, c.23, as amended in relation to a Building or structure.
- (2) Subsection 5(1) shall not apply in respect to
- (a) Local Services installed or paid for by the owner within a plan of subdivision or within the area to which the plan relates, as a condition of approval under Section 51 of the *Planning Act*, R.S.O. 1990, c.P. 13;
 - (b) Local Services installed or paid for by the owner as a condition of approval under Section 53 of the *Planning Act*, R.S.O. 1990 c.P.13.
- (3) A Development Charge shall be calculated and payable in full in money or by provision of Services as may be agreed upon, or by credit granted pursuant to the Act or this By-law, on the date that the first building permit is issued in relation to a Building or structure on land to which a Development Charge applies.
- (4) Where a Development Charge applies to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.

6. LOCAL SERVICE INSTALLATION

- (1) Nothing in this by-law prevents Council from requiring, as a condition of an agreement under Section 51 or 53 of the *Planning Act* that the Owner, at his or her own expense, shall install or pay for such Local Services, within the Plan of Subdivision or within the area to which the plan relates, as Council may require.

7. MULTIPLE CHARGES

- (1) Where two or more of the actions described in subsection 5(1) are required before land to which a Development Charge applies can be developed, only one Development Charge shall be calculated and collected in accordance with the provisions of this By-law, as prescribed in Section 5.

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- (2) Notwithstanding subsection 7(1), if two or more of the actions described in subsection 5(1) occur at different times, and if the subsequent action has the effect of a net increase in the number of Residential Dwelling Units and/or a net increase in the amount of Non-Residential Gross Floor Area, additional Development Charges shall be calculated and collected in accordance with the provisions of this By-law.

8. SERVICES IN LIEU

- (1) Council may authorize an Owner, through an agreement under Section 38 of the Act, to substitute such part of the Development Charge applicable to the Owner's Development as may be specified in the agreement, by the provision at the sole expense of the Owner, of services in lieu. Such agreement shall further specify that where the Owner provides services in lieu in accordance with the agreement, Council shall give to the Owner a credit against the Development Charge in accordance with the agreement provisions and the provisions of Section 39 of the Act, equal to the reasonable cost to the Owner of providing the services in lieu. In no case shall the agreement provide for a credit which exceeds the total Development Charge payable by an Owner to the County in respect of the Development to which the agreement relates.
- (2) In any agreement under subsection 8(1), Council may also give a further credit to the Owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, than would be required under this By-law.
- (3) The credit provided for in subsection 8(2) shall not be charged to any Development Charge reserve fund.

9. FRONT-ENDING AGREEMENTS

- (1) Council may authorize a front-ending agreement in accordance with the provisions of Part III of the Act, upon such terms as Council may require, in respect of the Development of land.

10. DEMOLITION AND CONVERSION CREDITS FOR REDEVELOPMENT OF LAND

- (1) If a Development involves the demolition of and replacement of all or part of a building or structure, or the conversion from one principal use to another, a credit shall be allowed, provided that the land was improved by occupied structures, or structures capable of being occupied without structural improvement, within the five years prior to the issuance of the building permit, and the building permit has been issued for the development within five years from the date the demolition permit has been issued; and;
- (2) subject to section 10(3), the credit shall be calculated:

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- (a) in the case of the demolition or conversion of a Building, or a part of a Building, used for a Residential purpose, by multiplying the number and type of Dwelling Units demolished or converted by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law; or
 - (b) in the case of the demolition or conversion of a Building, or part of a Building, used for a Non-Residential purpose, by multiplying the Non-Residential Total Floor Area demolished or converted, by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law;
- (3) A credit can, in no case, exceed the amount of the development charge that would otherwise be payable. No credit is available if the use for which the demolished/converted buildings or structures was last lawfully occupied is exempt under this by-law.
- (4) Notwithstanding subsection 10(1) above, where the Building cannot be demolished until the new Building has been erected, the Owner shall notify the County in writing and pay the applicable Development Charge for the new Building in full and, if the existing Building is demolished not later than twelve (12) months from the date a building permit is issued for the new Building, the County shall provide a refund calculated in accordance with this section to the Owner without interest. If more than twelve (12) months is required to demolish the existing Building, the Owner may make a written request to the County, and the County's Treasurer or designate, in his or her sole and absolute discretion and upon such terms and conditions as he or she considers necessary or appropriate, may extend the time in which the existing Building must be demolished, and such decision shall be made prior to the issuance of the first building permit for the new Building.

11. RESERVE FUNDS

- (1) Monies received from payment of Development Charges under this by-law shall be maintained in a separate reserve fund for each Service category set out in Schedule "A".
- (2) Monies received for the payment of Development Charges shall be used only in accordance with the provisions of Section 35 of the Act.
- (3) Council directs the County Treasurer to divide the reserve fund created hereunder into separate accounts in accordance with the Service categories

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set out in Schedule "A" to which the Development Charge payments, together interest earned thereon, shall be credited.

- (4) Where any Development Charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll for the property on which the Development occurred and shall be collected as taxes.
- (5) Where any unpaid Development Charges are collected as taxes under subsection 13(4), the monies so collected shall be credited to the development charge reserve funds referred to in subsection 13(1).
- (6) The County Treasurer shall in each year commencing in 2020 for the 2019 year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in Section 12 of O.Reg. 82/98.

12. BY-LAW AMENDMENT OR APPEAL

- (1) Where this By-law or any Development Charge prescribed thereunder is amended or repealed either by order of the Local Planning Appeal Tribunal (LPAT) or by resolution of Council, the County Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.
- (2) Refunds that are required to be paid under subsection 12(1) shall be paid with interest to be calculated as follows:
 - (a) Interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;
 - (b) The Bank of Canada interest rate in effect on the date of enactment of this by-law shall be used.
- (3) Refunds that are required to be paid under subsection 112(1) shall include the interest owed under this section.

13. BY-LAW INDEXING

- (1) The Development Charges set out in Schedule "B" to this By-law shall be adjusted annually as of April 1, without amendment to this By-law, in accordance with the most recent twelve month change in the Statistics Canada Quarterly, "Construction Price Statistics".

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14. **SEVERABILITY**

- (1) In the event any provision, or part thereof, of this By-law is found by a court of competent jurisdiction to be void, voidable, unenforceable or ultra vires, such provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of this By-law shall remain in full force and effect.

15. **BY-LAW ADMINISTRATION**

- (1) This by-law shall be administered by the County Treasurer.

16. **SCHEDULES TO THE BY-LAW**

- (1) The following Schedules to this By-law form an integral part of this By-law:
 - Schedule A – Schedule of Municipal Services
 - Schedule B – Schedule of Development Charges
 - Schedule C – Schedule of Lands on which the By-law is imposed

17. **DATE BY-LAW EFFECTIVE**

- (1) This By-law shall come into force and effect on the day of by-law passage.

18. **EXISTING BY-LAW REPEAL**

- (1) By-law 5585-2014 is repealed as of the day of by-law passage.

19. **SHORT TITLE**

- (1) This by-law may be cited as the “2019 Plattsville Water and Wastewater County of Oxford Development Charge By-law”.

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BY-LAW NO. XXXX-2019

READ a first and second time this 26th day of June, 2019.

READ a third time and finally passed in Open Council this 26th day of June, 2019.

WARDEN

CLERK

SCHEDULE “A”

TO BY-LAW NO. XXXX-2019

DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

- (1) Water Services
- (2) Wastewater Services



SCHEDULE "B"

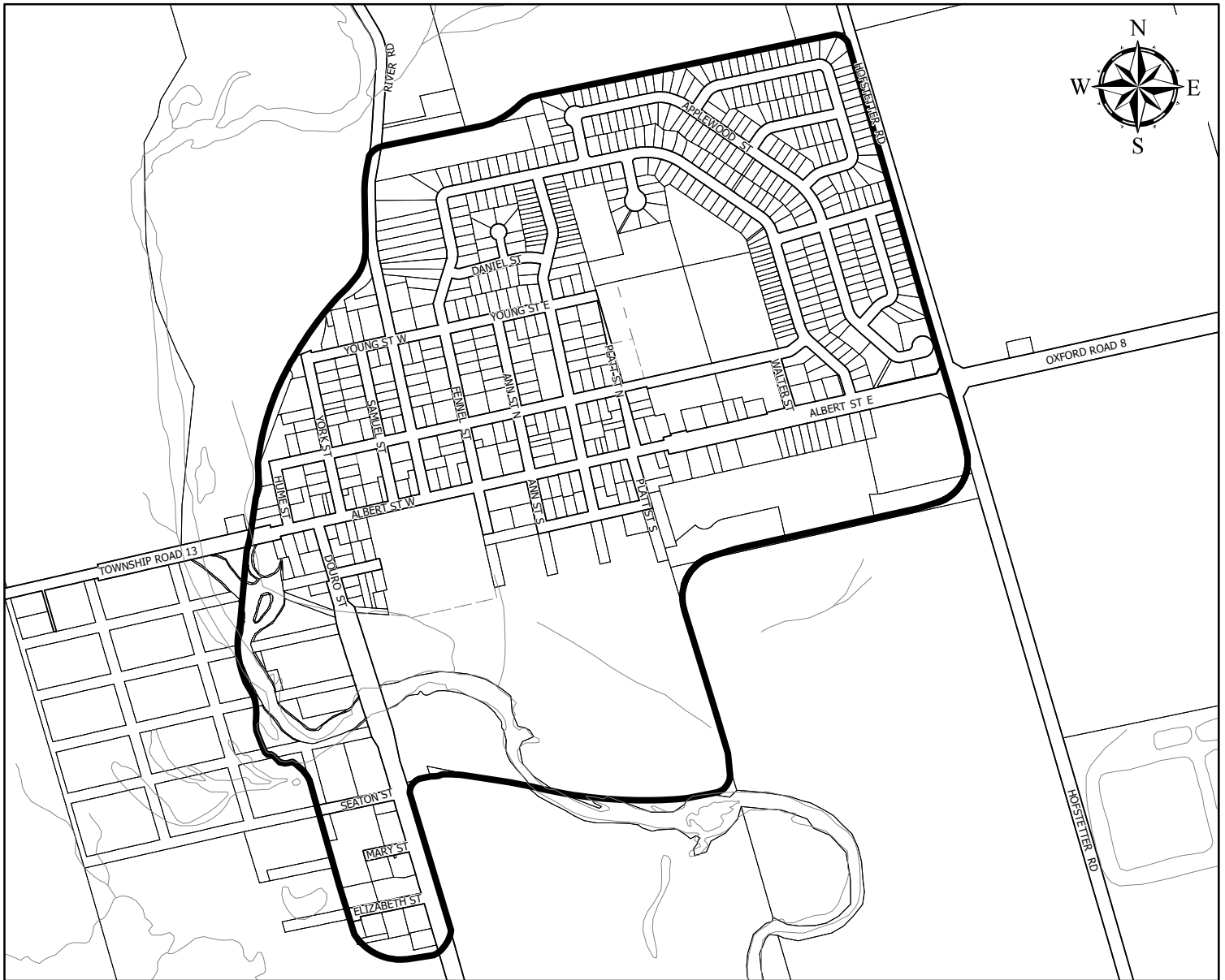
TO BY-LAW NO. XXXX-2019

SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per sq.m. of Gross Floor Area)	(per Wind Turbine)
Water	5,399	2,879	1,947	3,392	25.20	-
Wastewater	14,034	7,482	5,062	8,817	65.50	-
Total	19,433	10,361	7,009	12,209	90.70	-

SCHEDULE "C"
TO BY-LAW No. XXXX-2019
SCHEDULE OF LANDS ON WHICH THE
PLATTSVILLE WATER AND WASTEWATER
AREA-SPECIFIC DEVELOPMENT CHARGE IS IMPOSED

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LANDS TO WHICH BY-LAW XXXX-2019 APPLIES
FOR THE PURPOSES OF WATER AND WASTEWATER DEVELOPMENT CHARGE



Appendix K

Proposed Area-Specific D.C. By-law for Township of Blandford Blenheim (Drumbo)

County of Oxford

By-Law No. XXXX-2019

A By-law to Establish Drumbo Water and Wastewater Area-Specific Development Charges for the County of Oxford

WHEREAS subsection 2(1) of the *Development Charges Act, 1997*, S.O. 1997, c.27 (hereinafter called “the Act”) provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for Services arising from the Development of the area to which the By-law applies;

AND WHEREAS Council has before it a report entitled “Development Charges Background Study”, the County of Oxford, hereinafter referred to as the “County”, dated April 23, 2019 by Watson & Associates Economists Ltd. (the “Study”), wherein it is indicated that the Development of any land within the County will increase the need for Services as defined herein;

AND WHEREAS Council gave notice to the public and held a public meeting pursuant to section 12 of the Act on May 22, 2019 prior to and at which the Study and the proposed Development Charge By-law were made available to the public in accordance with the Act and regulations thereto and Council heard comments and representations from all persons who applied to be heard (the “Public Meeting”);

AND WHEREAS Council intends to ensure that the increase in the need for services attributable to the anticipated development, including any capital costs, will be met, by updating its capital budget and forecast where appropriate;

AND WHEREAS by approval of the Development Charges Background Study, dated April 23, 2019, Council has indicated its intent that the future excess capacity identified in the Study, shall be paid for by the development charges or other similar charges.

NOW THEREFORE THE COUNCIL OF THE COUNTY OF OXFORD ENACTS AS FOLLOWS:

1. DEFINITIONS

In this by-law,

- (1) “**Act**” means the *Development Charges Act, 1997*, c. 27, as amended;
- (2) “**Affordable housing**” means dwelling units and incidental facilities, primarily for persons of low and moderate income, that meet the requirements of any program for such purpose as administered by any agency of the Federal or Provincial government, the County of Oxford and/or the Area Municipality and for which an agreement has been entered into with the County of Oxford with respect to the provision of such dwelling units and facilities;

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- (3) “**Apartment Dwelling**” means any dwelling unit within a building containing more than four dwelling units where the units are connected by an interior corridor. Notwithstanding the foregoing, an Apartment Dwelling includes a Stacked Townhouse Dwelling;
- (4) “**Area Municipality**” means a lower-tier municipality that forms part of the County of Oxford;
- (5) “**Back-to-back Townhouse Dwelling**” means a building containing four (4) or more Dwelling Units separated vertically by a common wall, including a rear common wall, that does not have a rear yard with amenity area;
- (6) “**Bedroom**” means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen;
- (7) “**Board of Education**” means a board defined in s.s. 1(1) of the *Education Act*, R.S.O. 1990, c. E,2, as amended;
- (8) “**Building Code Act**” means the *Building Code Act*, R.S.O. 1992, S.O. 1992, c. 23, as amended;
- (9) “**Building**” means a permanent enclosed structure occupying an area greater than ten square metres (10 m²) and, notwithstanding the generality of the foregoing, includes, but is not limited to:
 - (a) An above-grade storage tank;
 - (b) An air-supported structure;
 - (c) An industrial tent;
 - (d) A roof-like structure over a gas-bar or service station; and
 - (e) An area attached to and ancillary to a retail Development delineated by one or more walls or part walls, a roof-like structure, or any one or more of them;
- (10) “**Capital Cost**” means costs incurred or proposed to be incurred by the County or a local board thereof directly or by others on behalf of, and as authorized by, the County or local board,
 - (a) to acquire land or an interest in land, including a leasehold interest;
 - (b) to improve land;

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- (c) to acquire, lease, construct or improve buildings and structures;
- (d) to acquire, lease, construct or improve facilities including (but not limited to),
 - (i) rolling stock with an estimated useful life of seven years or more;
 - (ii) furniture and equipment, other than computer equipment; and
 - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act, 1990, R.S.O. 1990, c. 44, as amended*;
- (e) to undertake studies in connection with any of the matters referred to in clauses (a) to (d);
- (f) to complete the Development Charge background study under Section 10 of the Act; and
- (g) interest on money borrowed to pay for costs in (a) to (d);

required for provision of services designated in this by-law within or outside the County;

- (11) “**Council**” means the Council of the County of Oxford;
- (12) “**Development**” means any activity or proposed activity in respect of land that requires one or more of the actions referred to in section 5 of this by-law and including the redevelopment of land or the redevelopment, expansion, extension or alteration of a use, building or structure except interior alterations to an existing building or structure which do not change or intensify the use of land;
- (13) “**Development Charge**” means a charge imposed pursuant to this By-law;
- (14) “**Dwelling**” or “**Dwelling Unit**” means any part of a building or structure with a room or suite of rooms used, or designed or intended for use, by one person or persons living together, in which sanitary facilities and a separate kitchen may or may not be provided for the exclusive use of such person or persons;
- (15) “**Farm Building**” means a Building or structure associated with and located on land devoted to the practice of farming and that is used essentially for the housing of farm equipment or livestock, or the production, storage or processing of agricultural and horticultural produce or feeds, and as part of or

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in connection with a bona fide farming operation and includes barns, silos and other buildings or structures ancillary to that farming operation, but excludes:

- (a) a Residential Use, with the exception of a bunk house for seasonal farm workers required for that farm operation; and
 - (b) any Building or portion thereof used or intended to be used for any other Non-Residential Use, including, but not limited to: retail sales; commercial services; restaurants; banquet facilities; hospitality and accommodation facilities; gift shops; contractors shops; services related to grooming, boarding, or breeding of household pets; and alcohol or marijuana production facilities.
- (16) “**Grade**” means the average level of finished ground adjoining a building or structure at all exterior walls;
- (17) “**Gross Floor Area**” means the total floor area measured between the outside of exterior walls, or between the outside of exterior walls and the centre line of party walls dividing the Building from another Building, of all floors above the average level of finished ground adjoining the building at its exterior walls;
- (18) “**Industrial Building**” means a building used for or in connection with,
- (a) manufacturing, producing, processing, storing or distributing something;
 - (b) research or development in connection with manufacturing, producing or processing something;
 - (c) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production, or processing takes place;
 - (d) office or administrative purposes, if they are;
 - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
 - (ii) in or attached to the Building or structure used for that manufacturing, producing, processing, storage or distribution;
- and shall not include self-storage facilities or retail warehouses.
- (19) “**Local Board**” means a municipal service board, public utility commission, public library board, board of health, police services board or any other board,

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commission, committee or body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of the County or any part or parts thereof, excluding a conservation authority, any municipal business corporation not deemed to be a local board under O.Reg. 168/03 under the Municipal Act, 2001, S.O. 2001, c. 25, as amended, and any corporation enacted under the Electricity Act, 1998, S.O. 1998, c. 15, Sched. A, as amended, or successor legislation;

- (20) “**Local Services**” means those services or facilities which are under the jurisdiction of the County and are related to a plan of subdivision or within the area to which the plan relates, required as a condition of approval under s.51 of the *Planning Act*, or as a condition of approval under s.53 of the *Planning Act*;
- (21) “**Long-Term Care Home**” means the floor area of a facility directly related to beds that are licensed, regulated or funded by the Ministry of Health and Long-Term Care, in an approved charitable home for the aged (as defined in the Charitable Institutions Act, R.S.O. 1990, c. C.9), a home (as defined in the Homes for the Aged and Rest Homes Act, R.S.O. 1990, c. H.13), or a nursing home (as defined in the Nursing Homes Act, R.S.O. 1990, c. N.7);
- (22) “**Mezzanine**” means an intermediate floor assembly between the floor and ceiling of any room or storey and includes an interior balcony;
- (23) “**Multiple Dwelling**” means all dwellings other than single detached dwellings, semi-detached dwellings, and apartment dwellings, and shall include Park Model Trailers;
- (24) “**Non-Residential Uses**” means a building or structure, or portions thereof, used, or designed or intended for a use other than a Residential Use;
- (25) “**Official Plan**” means the Official Plan of the County of Oxford and any amendments thereto;
- (26) “**Owner**” means the owner of land or a person who has made application for an approval for the development of land upon which a Development Charge is imposed;
- (27) “**Park Model Trailer**” means a trailer conforming to National Standard of Canada CAN CSA-Z241.0-92, CAN CSA-Z240 or similar standard that is up to a maximum size of 50 square metres and designed to facilitate relocation from time to time.
- (28) “**Planning Act**” means the *Planning Act, 1990*, R.S.O. 1990, c.P.13, as amended;

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- (29) **“Private School”** means an academic education school to which all of the following apply:
- (a) registered with the Province as a “private school” under section 16 of the Education Act;
 - (b) non-publicly funded;
 - (c) operated on a not-for-profit basis;
 - (d) operated by a non-share non-profit corporation, or an established or a “religious organization” as defined by the Religious Organizations’ Land Act; and
 - (e) offering elementary or secondary academic education.
- (30) **“Regulation”** means any regulation made pursuant to the Act;
- (31) **“Residential Uses”** means lands, Buildings or structures or portions thereof used, or designed or intended for use as a home or residence of one or more individuals, and shall include Single Detached Dwelling, Semi-Detached Dwelling, Multiple Dwelling, Apartment Dwelling, and the residential portion of a mixed-use Building or structure;
- (32) **“Row Townhouse Dwelling”** means a building vertically divided into three or more Dwelling Units by common walls extending from the base of the foundation to the roof. Each Dwelling Unit shall have separate entrance directly to the outside
- (33) **“Semi-Detached Dwelling”** means a building divided vertically into two Dwelling Units each of which has a separate entrance and access to grade;
- (34) **“Services”** means services set out in Schedule “A” to this By-law;
- (35) **“Single Detached Dwelling”** means a completely detached Building containing only one Dwelling Unit;
- (36) **“Special Care/Special Need Dwelling”** means a Building, or part of a Building:
- (a) containing two or more Dwelling Units which units have a common entrance from street level;
 - (b) where the occupants have the right to use in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;

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- (c) that is designed to accommodate persons with specific needs, including but not limited to independent permanent living arrangements; and
- (d) where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at any one or more various levels,

and includes, but is not limited to, retirement homes or lodges, charitable dwellings, group homes (including correctional group homes) and hospices.

Special Care/Special Needs Dwellings will be charged the D.C. rate for Bachelor and 1 Bedroom Apartment Units.

- (37) **“Stacked Townhouse Dwelling”** means a building, other than a Row Townhouse or Back to Back Townhouse, containing at least 3 Dwelling Units; each Dwelling Unit separated from the other vertically and/or horizontally and each Dwelling Unit having a separate entrance to grade;
- (38) **“Temporary Building or Structure”** means a Building or structure constructed or erected or placed on land for a continuous period not exceeding twelve months, or an addition or alteration to a Building or structure that has the effect of increasing the total floor area thereof for a continuous period not exceeding twelve months;
- (39) **“Temporary Dwelling Unit”** means a dwelling unit, which is:
 - (a) designed to be portable (e.g. mobile home);
 - (b) clearly ancillary to, and fully detached from, an existing permanent dwelling unit located on the same lot;
 - (c) only permitted to be in place for a limited period of time; and
 - (d) subject to an agreement with the Area Municipality specifying the maximum period of time the dwelling unit is to be permitted and any other matters that may be deemed necessary or appropriate by the Area Municipality, such as installation, maintenance and removal provisions, financial security requirements and restrictions on occupancy;
- (40) **“Total Floor Area”** means, the sum total of the total areas of all floors in a building or structure whether at above or below grade measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating two uses or from the outside edge of

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a floor where the outside edge of the floor does not meet an exterior or common wall, and;

- (a) includes the floor area of a mezzanine, atrium, or air supported structure, and the space occupied by interior wall partitions;
- (b) excludes those areas used exclusively for parking garages or structures; and
- (c) where a building or structure does not have any walls, the total floor area of the building or structure shall be the total of the area of all floors including the ground floor that are directly beneath the roof of the building or structure;

(41) “**Wind Turbine**” means any wind energy conversion system with a nameplate generating capacity greater than 300 kilowatts, that converts wind energy into electricity for sale to an electrical utility or intermediary.

2. CALCULATION OF DEVELOPMENT CHARGES

- (1) Subject to the provisions of this By-law, the Development Charges against land in the County shall be imposed, calculated and collected in accordance with the rates set out in Schedule “B” relating to the services set out in Schedule “A”
- (2) Council hereby determines that the Development of land, Buildings or structures for Residential and Non-Residential uses will require the provision, enlargement or expansion of the Services referenced in Schedule “A”; and shall be calculated as follows:
 - (a) In the case of Residential Development, or a Residential portion of a mixed-use Development or redevelopment, the Development Charge shall be the sum of the products of:
 - (i) the number of Dwelling Units of each type, multiplied by,
 - (ii) the corresponding total dollar amount for such Dwelling Unit as set out in Schedule “B”, further adjusted by section 13; and
 - (b) In the case of Non-Residential Development, or a Non-Residential portion of a mixed-use Development or redevelopment, the Development Charge shall be the sum of the products of
 - (i) the Total Floor Area of Non-Residential Development or Non-Residential portion of mixed-use Development multiplied by,

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- (ii) the corresponding total dollar amount per square metre of Total Floor Area, as set out in Schedule “B”, further adjusted by section 13; and
- (c) In the case of Wind Turbines, the sum of the number of wind turbines multiplied by the corresponding amount for each wind turbine as set out in Schedule “B”, further adjusted by section 13.

3. APPLICABLE LANDS

- (1) Subject to the exceptions and exemptions described in the following subsections, this By-law applies to all lands within the boundaries designated in Schedule “C” of this by-law, whether or not the land or use is exempt from taxation under Section 3 of the Assessment Act, R.S.O. 1990, c.A.31, as amended. The By-law shall also apply to any additional lands that may be designated as settlement (Village of Drumbo) on Schedule B-1 of the County of Oxford Official Plan through an Official Plan amendment.
- (2) This By-law shall not apply to land that is owned by and used for the purposes of:
 - (a) a Board of Education;
 - (b) any municipality or Local Board thereof;
 - (c) a Place of Worship exempt under s.3 of the Assessment Act, R.S.O. 1990, c. A31, as amended;
 - (d) a Public Hospital under the Public Hospitals Act, R.S.O. 1990, c. P.40, as amended;
- (3) This by-law shall not apply to:
 - (a) Farm Buildings as defined herein;
 - (b) Industrial Buildings as defined herein;
 - (c) Private Schools as defined herein;
 - (d) Temporary Buildings or structures as defined herein;
 - (e) Affordable Housing as defined herein;
 - (f) Temporary Dwelling Units as defined herein;
 - (g) Long-Term Care home, as defined herein;

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4. **RULES WITH RESPECT TO EXEMPTIONS FOR INTENSIFICATION OF EXISTING HOUSING**

- (1) Notwithstanding Section 3 above, no Development Charge shall be imposed with respect to Developments or portions of Developments as follows:
 - (a) the enlargement of an existing Residential Dwelling Unit;
 - (b) the creation of one or two additional Residential Dwelling Units in an existing Single Detached Dwelling;
 - (c) the creation of one additional Dwelling Unit in any other existing residential building.
- (2) Notwithstanding subsection 4(1)(b), Development Charges shall be calculated and collected in accordance with Schedule “B” where the total Residential Gross Floor Area of the additional one or two Dwelling Units is greater than the Gross Floor Area of the existing Single Detached Dwelling Unit.
- (3) Notwithstanding subsection 4(1)(c), Development Charges shall be calculated and collected in accordance with Schedule “B” where the additional Dwelling Unit has a Residential Gross Floor Area greater than,
 - (a) in the case of Semi-Detached Dwelling or Multiple Dwelling, the Gross Floor Area of the smallest existing Dwelling Unit, and
 - (b) in the case of any other Residential Building, the Residential Gross Floor Area of the smallest existing Dwelling Unit.

5. **TIMING OF CALCULATION FOR DEVELOPMENT CHARGES**

- (1) Subject to subsection 5(2), Development Charges shall be calculated and collected in accordance with the provisions of this by-law and be imposed on land to be developed for Residential and Non-Residential Use, where, the development requires,
 - (a) the passing of a zoning by-law or an amendment thereto under Section 34 of the Planning Act, R.S.O. 1990, c.P13;
 - (b) the approval of a minor variance under Section 45 of the *Planning Act*, R.S.O. 1990, c.P.13;
 - (c) conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act*, R. S.O. 1990, c.P.13 applies;

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- (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*, R.S.O. 1990, c.P. 13;
 - (e) a consent under Section 53 of the *Planning Act*, R.S.O. 1990, c.P. 13;
 - (f) the approval of a description under Section 9 of the *Condominium Act*, S.O. 1998, c.9, as amended; or
 - (g) the issuing of a permit under the *Building Code Act*, 1992, S.O. 1992, c.23, as amended in relation to a Building or structure.
- (2) Subsection 5(1) shall not apply in respect to
- (a) Local Services installed or paid for by the owner within a plan of subdivision or within the area to which the plan relates, as a condition of approval under Section 51 of the *Planning Act*, R.S.O. 1990, c.P. 13;
 - (b) Local Services installed or paid for by the owner as a condition of approval under Section 53 of the *Planning Act*, R.S.O. 1990 c.P.13.
- (3) A Development Charge shall be calculated and payable in full in money or by provision of Services as may be agreed upon, or by credit granted pursuant to the Act or this By-law, on the date that the first building permit is issued in relation to a Building or structure on land to which a Development Charge applies.
- (4) Where a Development Charge applies to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.

6. LOCAL SERVICE INSTALLATION

- (1) Nothing in this by-law prevents Council from requiring, as a condition of an agreement under Section 51 or 53 of the *Planning Act* that the Owner, at his or her own expense, shall install or pay for such Local Services, within the Plan of Subdivision or within the area to which the plan relates, as Council may require.

7. MULTIPLE CHARGES

- (1) Where two or more of the actions described in subsection 5(1) are required before land to which a Development Charge applies can be developed, only one Development Charge shall be calculated and collected in accordance with the provisions of this By-law, as prescribed in Section 5.

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- (2) Notwithstanding subsection 7(1), if two or more of the actions described in subsection 5(1) occur at different times, and if the subsequent action has the effect of a net increase in the number of Residential Dwelling Units and/or a net increase in the amount of Non-Residential Gross Floor Area, additional Development Charges shall be calculated and collected in accordance with the provisions of this By-law.

8. SERVICES IN LIEU

- (1) Council may authorize an Owner, through an agreement under Section 38 of the Act, to substitute such part of the Development Charge applicable to the Owner's Development as may be specified in the agreement, by the provision at the sole expense of the Owner, of services in lieu. Such agreement shall further specify that where the Owner provides services in lieu in accordance with the agreement, Council shall give to the Owner a credit against the Development Charge in accordance with the agreement provisions and the provisions of Section 39 of the Act, equal to the reasonable cost to the Owner of providing the services in lieu. In no case shall the agreement provide for a credit which exceeds the total Development Charge payable by an Owner to the County in respect of the Development to which the agreement relates.
- (2) In any agreement under subsection 8(1), Council may also give a further credit to the Owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, than would be required under this By-law.
- (3) The credit provided for in subsection 8(2) shall not be charged to any Development Charge reserve fund.

9. FRONT-ENDING AGREEMENTS

- (1) Council may authorize a front-ending agreement in accordance with the provisions of Part III of the Act, upon such terms as Council may require, in respect of the Development of land.

10. DEMOLITION AND CONVERSION CREDITS FOR REDEVELOPMENT OF LAND

- (1) If a Development involves the demolition of and replacement of all or part of a building or structure, or the conversion from one principal use to another, a credit shall be allowed, provided that the land was improved by occupied structures, or structures capable of being occupied without structural improvement, within the five years prior to the issuance of the building permit, and the building permit has been issued for the development within five years from the date the demolition permit has been issued; and;
- (2) subject to section 10(3), the credit shall be calculated:

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- (a) in the case of the demolition or conversion of a Building, or a part of a Building, used for a Residential purpose, by multiplying the number and type of Dwelling Units demolished or converted by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law; or
 - (b) in the case of the demolition or conversion of a Building, or part of a Building, used for a Non-Residential purpose, by multiplying the Non-Residential Total Floor Area demolished or converted, by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law;
- (3) A credit can, in no case, exceed the amount of the development charge that would otherwise be payable. No credit is available if the use for which the demolished/converted buildings or structures was last lawfully occupied is exempt under this by-law.
- (4) Notwithstanding subsection 10(1) above, where the Building cannot be demolished until the new Building has been erected, the Owner shall notify the County in writing and pay the applicable Development Charge for the new Building in full and, if the existing Building is demolished not later than twelve (12) months from the date a building permit is issued for the new Building, the County shall provide a refund calculated in accordance with this section to the Owner without interest. If more than twelve (12) months is required to demolish the existing Building, the Owner may make a written request to the County, and the County's Treasurer or designate, in his or her sole and absolute discretion and upon such terms and conditions as he or she considers necessary or appropriate, may extend the time in which the existing Building must be demolished, and such decision shall be made prior to the issuance of the first building permit for the new Building.

11. RESERVE FUNDS

- (1) Monies received from payment of Development Charges under this by-law shall be maintained in a separate reserve fund for each Service category set out in Schedule "A".
- (2) Monies received for the payment of Development Charges shall be used only in accordance with the provisions of Section 35 of the Act.
- (3) Council directs the County Treasurer to divide the reserve fund created hereunder into separate accounts in accordance with the Service categories

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set out in Schedule "A" to which the Development Charge payments, together interest earned thereon, shall be credited.

- (4) Where any Development Charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll for the property on which the Development occurred and shall be collected as taxes.
- (5) Where any unpaid Development Charges are collected as taxes under subsection 13(4), the monies so collected shall be credited to the development charge reserve funds referred to in subsection 13(1).
- (6) The County Treasurer shall in each year commencing in 2020 for the 2019 year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in Section 12 of O.Reg. 82/98.

12. BY-LAW AMENDMENT OR APPEAL

- (1) Where this By-law or any Development Charge prescribed thereunder is amended or repealed either by order of the Local Planning Appeal Tribunal (LPAT) or by resolution of Council, the County Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.
- (2) Refunds that are required to be paid under subsection 12(1) shall be paid with interest to be calculated as follows:
 - (a) Interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;
 - (b) The Bank of Canada interest rate in effect on the date of enactment of this by-law shall be used.
- (3) Refunds that are required to be paid under subsection 112(1) shall include the interest owed under this section.

13. BY-LAW INDEXING

- (1) The Development Charges set out in Schedule "B" to this By-law shall be adjusted annually as of April 1, without amendment to this By-law, in accordance with the most recent twelve month change in the Statistics Canada Quarterly, "Construction Price Statistics".

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14. **SEVERABILITY**

- (1) In the event any provision, or part thereof, of this By-law is found by a court of competent jurisdiction to be void, voidable, unenforceable or ultra vires, such provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of this By-law shall remain in full force and effect.

15. **BY-LAW ADMINISTRATION**

- (1) This by-law shall be administered by the County Treasurer.

16. **SCHEDULES TO THE BY-LAW**

- (1) The following Schedules to this By-law form an integral part of this By-law:
 - Schedule A – Schedule of Municipal Services
 - Schedule B – Schedule of Development Charges
 - Schedule C – Schedule of Lands on which the By-law is imposed

17. **DATE BY-LAW EFFECTIVE**

- (1) This By-law shall come into force and effect on the day of by-law passage.

18. **EXISTING BY-LAW REPEAL**

- (1) By-law 5586-2014 is repealed as of the day of by-law passage.

19. **SHORT TITLE**

- (1) This by-law may be cited as the “2019 Drumbo Water and Wastewater County of Oxford Development Charge By-law”.

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READ a first and second time this 26th day of June, 2019.

READ a third time and finally passed in Open Council this 26th day of June, 2019.

WARDEN

CLERK

SCHEDULE “A”

TO BY-LAW NO. XXXX-2019

DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

- (1) Water Services
- (2) Wastewater Services



SCHEDULE "B"

TO BY-LAW NO. XXXX-2019

SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per sq.m. of Gross Floor Area)	(per Wind Turbine)
Water	-	-	-	-	0.00	-
Wastewater	4,005	2,135	1,444	2,516	10.22	-
Total	4,005	2,135	1,444	2,516	10.22	-

SCHEDULE "C"
TO BY-LAW No. XXXX-2019
SCHEDULE OF LANDS ON WHICH THE
DRUMBO WATER AND WASTEWATER
AREA-SPECIFIC DEVELOPMENT CHARGE IS IMPOSED

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LANDS TO WHICH BY-LAW XXXX-2019 APPLIES
FOR THE PURPOSES OF WATER AND WASTEWATER DEVELOPMENT CHARGE



Appendix L

Proposed Area-Specific D.C. By-law for Township of East Zorra-Tavistock (Tavistock)

County of Oxford

By-Law No. XXXX-2019

A By-law to Establish Tavistock Water and Wastewater Area-Specific Development Charges for the County of Oxford

WHEREAS subsection 2(1) of the *Development Charges Act, 1997*, S.O. 1997, c.27 (hereinafter called “the Act”) provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for Services arising from the Development of the area to which the By-law applies;

AND WHEREAS Council has before it a report entitled “Development Charges Background Study”, the County of Oxford, hereinafter referred to as the “County”, dated April 23, 2019 by Watson & Associates Economists Ltd. (the “Study”), wherein it is indicated that the Development of any land within the County will increase the need for Services as defined herein;

AND WHEREAS Council gave notice to the public and held a public meeting pursuant to section 12 of the Act on May 22, 2019 prior to and at which the Study and the proposed Development Charge By-law were made available to the public in accordance with the Act and regulations thereto and Council heard comments and representations from all persons who applied to be heard (the “Public Meeting”);

AND WHEREAS Council intends to ensure that the increase in the need for services attributable to the anticipated development, including any capital costs, will be met, by updating its capital budget and forecast where appropriate;

AND WHEREAS by approval of the Development Charges Background Study, dated April 23, 2019, Council has indicated its intent that the future excess capacity identified in the Study, shall be paid for by the development charges or other similar charges.

NOW THEREFORE THE COUNCIL OF THE COUNTY OF OXFORD ENACTS AS FOLLOWS:

1. DEFINITIONS

In this by-law,

- (1) “**Act**” means the *Development Charges Act, 1997*, c. 27, as amended;
- (2) “**Affordable housing**” means dwelling units and incidental facilities, primarily for persons of low and moderate income, that meet the requirements of any program for such purpose as administered by any agency of the Federal or Provincial government, the County of Oxford and/or the Area Municipality and for which an agreement has been entered into with the County of Oxford with respect to the provision of such dwelling units and facilities;

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- (3) “**Apartment Dwelling**” means any dwelling unit within a building containing more than four dwelling units where the units are connected by an interior corridor. Notwithstanding the foregoing, an Apartment Dwelling includes a Stacked Townhouse Dwelling;
- (4) “**Area Municipality**” means a lower-tier municipality that forms part of the County of Oxford;
- (5) “**Back-to-back Townhouse Dwelling**” means a building containing four (4) or more Dwelling Units separated vertically by a common wall, including a rear common wall, that does not have a rear yard with amenity area;
- (6) “**Bedroom**” means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen;
- (7) “**Board of Education**” means a board defined in s.s. 1(1) of the *Education Act*, R.S.O. 1990, c. E,2, as amended;
- (8) “**Building Code Act**” means the *Building Code Act*, R.S.O. 1992, S.O. 1992, c. 23, as amended;
- (9) “**Building**” means a permanent enclosed structure occupying an area greater than ten square metres (10 m²) and, notwithstanding the generality of the foregoing, includes, but is not limited to:
 - (a) An above-grade storage tank;
 - (b) An air-supported structure;
 - (c) An industrial tent;
 - (d) A roof-like structure over a gas-bar or service station; and
 - (e) An area attached to and ancillary to a retail Development delineated by one or more walls or part walls, a roof-like structure, or any one or more of them;
- (10) “**Capital Cost**” means costs incurred or proposed to be incurred by the County or a local board thereof directly or by others on behalf of, and as authorized by, the County or local board,
 - (a) to acquire land or an interest in land, including a leasehold interest;
 - (b) to improve land;

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- (c) to acquire, lease, construct or improve buildings and structures;
- (d) to acquire, lease, construct or improve facilities including (but not limited to),
 - (i) rolling stock with an estimated useful life of seven years or more;
 - (ii) furniture and equipment, other than computer equipment; and
 - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act, 1990, R.S.O. 1990, c. 44, as amended*;
- (e) to undertake studies in connection with any of the matters referred to in clauses (a) to (d);
- (f) to complete the Development Charge background study under Section 10 of the Act; and
- (g) interest on money borrowed to pay for costs in (a) to (d);

required for provision of services designated in this by-law within or outside the County;

- (11) “**Council**” means the Council of the County of Oxford;
- (12) “**Development**” means any activity or proposed activity in respect of land that requires one or more of the actions referred to in section 5 of this by-law and including the redevelopment of land or the redevelopment, expansion, extension or alteration of a use, building or structure except interior alterations to an existing building or structure which do not change or intensify the use of land;
- (13) “**Development Charge**” means a charge imposed pursuant to this By-law;
- (14) “**Dwelling**” or “**Dwelling Unit**” means any part of a building or structure with a room or suite of rooms used, or designed or intended for use, by one person or persons living together, in which sanitary facilities and a separate kitchen may or may not be provided for the exclusive use of such person or persons;
- (15) “**Farm Building**” means a Building or structure associated with and located on land devoted to the practice of farming and that is used essentially for the housing of farm equipment or livestock, or the production, storage or processing of agricultural and horticultural produce or feeds, and as part of or

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in connection with a bona fide farming operation and includes barns, silos and other buildings or structures ancillary to that farming operation, but excludes:

- (a) a Residential Use, with the exception of a bunk house for seasonal farm workers required for that farm operation; and
 - (b) any Building or portion thereof used or intended to be used for any other Non-Residential Use, including, but not limited to: retail sales; commercial services; restaurants; banquet facilities; hospitality and accommodation facilities; gift shops; contractors shops; services related to grooming, boarding, or breeding of household pets; and alcohol or marijuana production facilities.
- (16) “**Grade**” means the average level of finished ground adjoining a building or structure at all exterior walls;
- (17) “**Gross Floor Area**” means the total floor area measured between the outside of exterior walls, or between the outside of exterior walls and the centre line of party walls dividing the Building from another Building, of all floors above the average level of finished ground adjoining the building at its exterior walls;
- (18) “**Industrial Building**” means a building used for or in connection with,
- (a) manufacturing, producing, processing, storing or distributing something;
 - (b) research or development in connection with manufacturing, producing or processing something;
 - (c) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production, or processing takes place;
 - (d) office or administrative purposes, if they are;
 - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
 - (ii) in or attached to the Building or structure used for that manufacturing, producing, processing, storage or distribution;
- and shall not include self-storage facilities or retail warehouses.
- (19) “**Local Board**” means a municipal service board, public utility commission, public library board, board of health, police services board or any other board,

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commission, committee or body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of the County or any part or parts thereof, excluding a conservation authority, any municipal business corporation not deemed to be a local board under O.Reg. 168/03 under the Municipal Act, 2001, S.O. 2001, c. 25, as amended, and any corporation enacted under the Electricity Act, 1998, S.O. 1998, c. 15, Sched. A, as amended, or successor legislation;

- (20) “**Local Services**” means those services or facilities which are under the jurisdiction of the County and are related to a plan of subdivision or within the area to which the plan relates, required as a condition of approval under s.51 of the *Planning Act*, or as a condition of approval under s.53 of the *Planning Act*;
- (21) “**Long-Term Care Home**” means the floor area of a facility directly related to beds that are licensed, regulated or funded by the Ministry of Health and Long-Term Care, in an approved charitable home for the aged (as defined in the Charitable Institutions Act, R.S.O. 1990, c. C.9), a home (as defined in the Homes for the Aged and Rest Homes Act, R.S.O. 1990, c. H.13), or a nursing home (as defined in the Nursing Homes Act, R.S.O. 1990, c. N.7);
- (22) “**Mezzanine**” means an intermediate floor assembly between the floor and ceiling of any room or storey and includes an interior balcony;
- (23) “**Multiple Dwelling**” means all dwellings other than single detached dwellings, semi-detached dwellings, and apartment dwellings, and shall include Park Model Trailers;
- (24) “**Non-Residential Uses**” means a building or structure, or portions thereof, used, or designed or intended for a use other than a Residential Use;
- (25) “**Official Plan**” means the Official Plan of the County of Oxford and any amendments thereto;
- (26) “**Owner**” means the owner of land or a person who has made application for an approval for the development of land upon which a Development Charge is imposed;
- (27) “**Park Model Trailer**” means a trailer conforming to National Standard of Canada CAN CSA-Z241.0-92, CAN CSA-Z240 or similar standard that is up to a maximum size of 50 square metres and designed to facilitate relocation from time to time.
- (28) “**Planning Act**” means the *Planning Act, 1990*, R.S.O. 1990, c.P.13, as amended;

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- (29) **“Private School”** means an academic education school to which all of the following apply:
- (a) registered with the Province as a “private school” under section 16 of the Education Act;
 - (b) non-publicly funded;
 - (c) operated on a not-for-profit basis;
 - (d) operated by a non-share non-profit corporation, or an established or a “religious organization” as defined by the Religious Organizations’ Land Act; and
 - (e) offering elementary or secondary academic education.
- (30) **“Regulation”** means any regulation made pursuant to the Act;
- (31) **“Residential Uses”** means lands, Buildings or structures or portions thereof used, or designed or intended for use as a home or residence of one or more individuals, and shall include Single Detached Dwelling, Semi-Detached Dwelling, Multiple Dwelling, Apartment Dwelling, and the residential portion of a mixed-use Building or structure;
- (32) **“Row Townhouse Dwelling”** means a building vertically divided into three or more Dwelling Units by common walls extending from the base of the foundation to the roof. Each Dwelling Unit shall have separate entrance directly to the outside
- (33) **“Semi-Detached Dwelling”** means a building divided vertically into two Dwelling Units each of which has a separate entrance and access to grade;
- (34) **“Services”** means services set out in Schedule “A” to this By-law;
- (35) **“Single Detached Dwelling”** means a completely detached Building containing only one Dwelling Unit;
- (36) **“Special Care/Special Need Dwelling”** means a Building, or part of a Building:
- (a) containing two or more Dwelling Units which units have a common entrance from street level;
 - (b) where the occupants have the right to use in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;

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- (c) that is designed to accommodate persons with specific needs, including but not limited to independent permanent living arrangements; and
- (d) where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at any one or more various levels,

and includes, but is not limited to, retirement homes or lodges, charitable dwellings, group homes (including correctional group homes) and hospices.

Special Care/Special Needs Dwellings will be charged the D.C. rate for Bachelor and 1 Bedroom Apartment Units.

- (37) **“Stacked Townhouse Dwelling”** means a building, other than a Row Townhouse or Back to Back Townhouse, containing at least 3 Dwelling Units; each Dwelling Unit separated from the other vertically and/or horizontally and each Dwelling Unit having a separate entrance to grade;
- (38) **“Temporary Building or Structure”** means a Building or structure constructed or erected or placed on land for a continuous period not exceeding twelve months, or an addition or alteration to a Building or structure that has the effect of increasing the total floor area thereof for a continuous period not exceeding twelve months;
- (39) **“Temporary Dwelling Unit”** means a dwelling unit, which is:
 - (a) designed to be portable (e.g. mobile home);
 - (b) clearly ancillary to, and fully detached from, an existing permanent dwelling unit located on the same lot;
 - (c) only permitted to be in place for a limited period of time; and
 - (d) subject to an agreement with the Area Municipality specifying the maximum period of time the dwelling unit is to be permitted and any other matters that may be deemed necessary or appropriate by the Area Municipality, such as installation, maintenance and removal provisions, financial security requirements and restrictions on occupancy;
- (40) **“Total Floor Area”** means, the sum total of the total areas of all floors in a building or structure whether at above or below grade measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating two uses or from the outside edge of

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a floor where the outside edge of the floor does not meet an exterior or common wall, and;

- (a) includes the floor area of a mezzanine, atrium, or air supported structure, and the space occupied by interior wall partitions;
- (b) excludes those areas used exclusively for parking garages or structures; and
- (c) where a building or structure does not have any walls, the total floor area of the building or structure shall be the total of the area of all floors including the ground floor that are directly beneath the roof of the building or structure;

(41) **“Wind Turbine”** means any wind energy conversion system with a nameplate generating capacity greater than 300 kilowatts, that converts wind energy into electricity for sale to an electrical utility or intermediary.

2. CALCULATION OF DEVELOPMENT CHARGES

- (1) Subject to the provisions of this By-law, the Development Charges against land in the County shall be imposed, calculated and collected in accordance with the rates set out in Schedule “B” relating to the services set out in Schedule “A”
- (2) Council hereby determines that the Development of land, Buildings or structures for Residential and Non-Residential uses will require the provision, enlargement or expansion of the Services referenced in Schedule “A”; and shall be calculated as follows:
 - (a) In the case of Residential Development, or a Residential portion of a mixed-use Development or redevelopment, the Development Charge shall be the sum of the products of:
 - (i) the number of Dwelling Units of each type, multiplied by,
 - (ii) the corresponding total dollar amount for such Dwelling Unit as set out in Schedule “B”, further adjusted by section 13; and
 - (b) In the case of Non-Residential Development, or a Non-Residential portion of a mixed-use Development or redevelopment, the Development Charge shall be the sum of the products of
 - (i) the Total Floor Area of Non-Residential Development or Non-Residential portion of mixed-use Development multiplied by,

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- (ii) the corresponding total dollar amount per square metre of Total Floor Area, as set out in Schedule “B”, further adjusted by section 13; and
- (c) In the case of Wind Turbines, the sum of the number of wind turbines multiplied by the corresponding amount for each wind turbine as set out in Schedule “B”, further adjusted by section 13.

3. APPLICABLE LANDS

- (1) Subject to the exceptions and exemptions described in the following subsections, this By-law applies to all lands within the boundaries designated in Schedule “C” of this by-law, whether or not the land or use is exempt from taxation under Section 3 of the Assessment Act, R.S.O. 1990, c.A.31, as amended. The By-law shall also apply to any additional lands that may be designated as settlement (Village of Tavistock) on Schedule E-1 of the County of Oxford Official Plan through an Official Plan amendment.
- (2) This By-law shall not apply to land that is owned by and used for the purposes of:
 - (a) a Board of Education;
 - (b) any municipality or Local Board thereof;
 - (c) a Place of Worship exempt under s.3 of the Assessment Act, R.S.O. 1990, c. A31, as amended;
 - (d) a Public Hospital under the Public Hospitals Act, R.S.O. 1990, c. P.40, as amended;
- (3) This by-law shall not apply to:
 - (a) Farm Buildings as defined herein;
 - (b) Industrial Buildings as defined herein;
 - (c) Private Schools as defined herein;
 - (d) Temporary Buildings or structures as defined herein;
 - (e) Affordable Housing as defined herein;
 - (f) Temporary Dwelling Units as defined herein;
 - (g) Long-Term Care home, as defined herein;

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4. **RULES WITH RESPECT TO EXEMPTIONS FOR INTENSIFICATION OF EXISTING HOUSING**

- (1) Notwithstanding Section 3 above, no Development Charge shall be imposed with respect to Developments or portions of Developments as follows:
 - (a) the enlargement of an existing Residential Dwelling Unit;
 - (b) the creation of one or two additional Residential Dwelling Units in an existing Single Detached Dwelling;
 - (c) the creation of one additional Dwelling Unit in any other existing residential building.
- (2) Notwithstanding subsection 4(1)(b), Development Charges shall be calculated and collected in accordance with Schedule “B” where the total Residential Gross Floor Area of the additional one or two Dwelling Units is greater than the Gross Floor Area of the existing Single Detached Dwelling Unit.
- (3) Notwithstanding subsection 4(1)(c), Development Charges shall be calculated and collected in accordance with Schedule “B” where the additional Dwelling Unit has a Residential Gross Floor Area greater than,
 - (a) in the case of Semi-Detached Dwelling or Multiple Dwelling, the Gross Floor Area of the smallest existing Dwelling Unit, and
 - (b) in the case of any other Residential Building, the Residential Gross Floor Area of the smallest existing Dwelling Unit.

5. **TIMING OF CALCULATION FOR DEVELOPMENT CHARGES**

- (1) Subject to subsection 5(2), Development Charges shall be calculated and collected in accordance with the provisions of this by-law and be imposed on land to be developed for Residential and Non-Residential Use, where, the development requires,
 - (a) the passing of a zoning by-law or an amendment thereto under Section 34 of the Planning Act, R.S.O. 1990, c.P13;
 - (b) the approval of a minor variance under Section 45 of the *Planning Act*, R.S.O. 1990, c.P.13;
 - (c) conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act*, R. S.O. 1990, c.P.13 applies;

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- (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*, R.S.O. 1990, c.P. 13;
 - (e) a consent under Section 53 of the *Planning Act*, R.S.O. 1990, c.P. 13;
 - (f) the approval of a description under Section 9 of the *Condominium Act*, S.O. 1998, c.9, as amended; or
 - (g) the issuing of a permit under the *Building Code Act*, 1992, S.O. 1992, c.23, as amended in relation to a Building or structure.
- (2) Subsection 5(1) shall not apply in respect to
- (a) Local Services installed or paid for by the owner within a plan of subdivision or within the area to which the plan relates, as a condition of approval under Section 51 of the *Planning Act*, R.S.O. 1990, c.P. 13;
 - (b) Local Services installed or paid for by the owner as a condition of approval under Section 53 of the *Planning Act*, R.S.O. 1990 c.P.13.
- (3) A Development Charge shall be calculated and payable in full in money or by provision of Services as may be agreed upon, or by credit granted pursuant to the Act or this By-law, on the date that the first building permit is issued in relation to a Building or structure on land to which a Development Charge applies.
- (4) Where a Development Charge applies to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.

6. LOCAL SERVICE INSTALLATION

- (1) Nothing in this by-law prevents Council from requiring, as a condition of an agreement under Section 51 or 53 of the *Planning Act* that the Owner, at his or her own expense, shall install or pay for such Local Services, within the Plan of Subdivision or within the area to which the plan relates, as Council may require.

7. MULTIPLE CHARGES

- (1) Where two or more of the actions described in subsection 5(1) are required before land to which a Development Charge applies can be developed, only one Development Charge shall be calculated and collected in accordance with the provisions of this By-law, as prescribed in Section 5.

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- (2) Notwithstanding subsection 7(1), if two or more of the actions described in subsection 5(1) occur at different times, and if the subsequent action has the effect of a net increase in the number of Residential Dwelling Units and/or a net increase in the amount of Non-Residential Gross Floor Area, additional Development Charges shall be calculated and collected in accordance with the provisions of this By-law.

8. SERVICES IN LIEU

- (1) Council may authorize an Owner, through an agreement under Section 38 of the Act, to substitute such part of the Development Charge applicable to the Owner's Development as may be specified in the agreement, by the provision at the sole expense of the Owner, of services in lieu. Such agreement shall further specify that where the Owner provides services in lieu in accordance with the agreement, Council shall give to the Owner a credit against the Development Charge in accordance with the agreement provisions and the provisions of Section 39 of the Act, equal to the reasonable cost to the Owner of providing the services in lieu. In no case shall the agreement provide for a credit which exceeds the total Development Charge payable by an Owner to the County in respect of the Development to which the agreement relates.
- (2) In any agreement under subsection 8(1), Council may also give a further credit to the Owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, than would be required under this By-law.
- (3) The credit provided for in subsection 8(2) shall not be charged to any Development Charge reserve fund.

9. FRONT-ENDING AGREEMENTS

- (1) Council may authorize a front-ending agreement in accordance with the provisions of Part III of the Act, upon such terms as Council may require, in respect of the Development of land.

10. DEMOLITION AND CONVERSION CREDITS FOR REDEVELOPMENT OF LAND

- (1) If a Development involves the demolition of and replacement of all or part of a building or structure, or the conversion from one principal use to another, a credit shall be allowed, provided that the land was improved by occupied structures, or structures capable of being occupied without structural improvement, within the five years prior to the issuance of the building permit, and the building permit has been issued for the development within five years from the date the demolition permit has been issued; and;
- (2) subject to section 10(3), the credit shall be calculated:

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- (a) in the case of the demolition or conversion of a Building, or a part of a Building, used for a Residential purpose, by multiplying the number and type of Dwelling Units demolished or converted by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law; or
 - (b) in the case of the demolition or conversion of a Building, or part of a Building, used for a Non-Residential purpose, by multiplying the Non-Residential Total Floor Area demolished or converted, by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law;
- (3) A credit can, in no case, exceed the amount of the development charge that would otherwise be payable. No credit is available if the use for which the demolished/converted buildings or structures was last lawfully occupied is exempt under this by-law.
- (4) Notwithstanding subsection 10(1) above, where the Building cannot be demolished until the new Building has been erected, the Owner shall notify the County in writing and pay the applicable Development Charge for the new Building in full and, if the existing Building is demolished not later than twelve (12) months from the date a building permit is issued for the new Building, the County shall provide a refund calculated in accordance with this section to the Owner without interest. If more than twelve (12) months is required to demolish the existing Building, the Owner may make a written request to the County, and the County's Treasurer or designate, in his or her sole and absolute discretion and upon such terms and conditions as he or she considers necessary or appropriate, may extend the time in which the existing Building must be demolished, and such decision shall be made prior to the issuance of the first building permit for the new Building.

11. RESERVE FUNDS

- (1) Monies received from payment of Development Charges under this by-law shall be maintained in a separate reserve fund for each Service category set out in Schedule "A".
- (2) Monies received for the payment of Development Charges shall be used only in accordance with the provisions of Section 35 of the Act.
- (3) Council directs the County Treasurer to divide the reserve fund created hereunder into separate accounts in accordance with the Service categories

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set out in Schedule "A" to which the Development Charge payments, together interest earned thereon, shall be credited.

- (4) Where any Development Charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll for the property on which the Development occurred and shall be collected as taxes.
- (5) Where any unpaid Development Charges are collected as taxes under subsection 13(4), the monies so collected shall be credited to the development charge reserve funds referred to in subsection 13(1).
- (6) The County Treasurer shall in each year commencing in 2020 for the 2019 year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in Section 12 of O.Reg. 82/98.

12. BY-LAW AMENDMENT OR APPEAL

- (1) Where this By-law or any Development Charge prescribed thereunder is amended or repealed either by order of the Local Planning Appeal Tribunal (LPAT) or by resolution of Council, the County Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.
- (2) Refunds that are required to be paid under subsection 12(1) shall be paid with interest to be calculated as follows:
 - (a) Interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;
 - (b) The Bank of Canada interest rate in effect on the date of enactment of this by-law shall be used.
- (3) Refunds that are required to be paid under subsection 112(1) shall include the interest owed under this section.

13. BY-LAW INDEXING

- (1) The Development Charges set out in Schedule "B" to this By-law shall be adjusted annually as of April 1, without amendment to this By-law, in accordance with the most recent twelve month change in the Statistics Canada Quarterly, "Construction Price Statistics".

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14. **SEVERABILITY**

- (1) In the event any provision, or part thereof, of this By-law is found by a court of competent jurisdiction to be void, voidable, unenforceable or ultra vires, such provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of this By-law shall remain in full force and effect.

15. **BY-LAW ADMINISTRATION**

- (1) This by-law shall be administered by the County Treasurer.

16. **SCHEDULES TO THE BY-LAW**

- (1) The following Schedules to this By-law form an integral part of this By-law:
 - Schedule A – Schedule of Municipal Services
 - Schedule B – Schedule of Development Charges
 - Schedule C – Schedule of Lands on which the By-law is imposed

17. **DATE BY-LAW EFFECTIVE**

- (1) This By-law shall come into force and effect on the day of by-law passage.

18. **EXISTING BY-LAW REPEAL**

- (1) By-law 5584-2014 is repealed as of the day of by-law passage.

19. **SHORT TITLE**

- (1) This by-law may be cited as the “2019 Tavistock Water and Wastewater County of Oxford Development Charge By-law”.

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BY-LAW NO. XXXX-2019

READ a first and second time this 26th day of June, 2019.

READ a third time and finally passed in Open Council this 26th day of June, 2019.

WARDEN

CLERK

SCHEDULE “A”

TO BY-LAW NO. XXXX-2019

DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

- (1) Water Services
- (2) Wastewater Services



SCHEDULE "B"

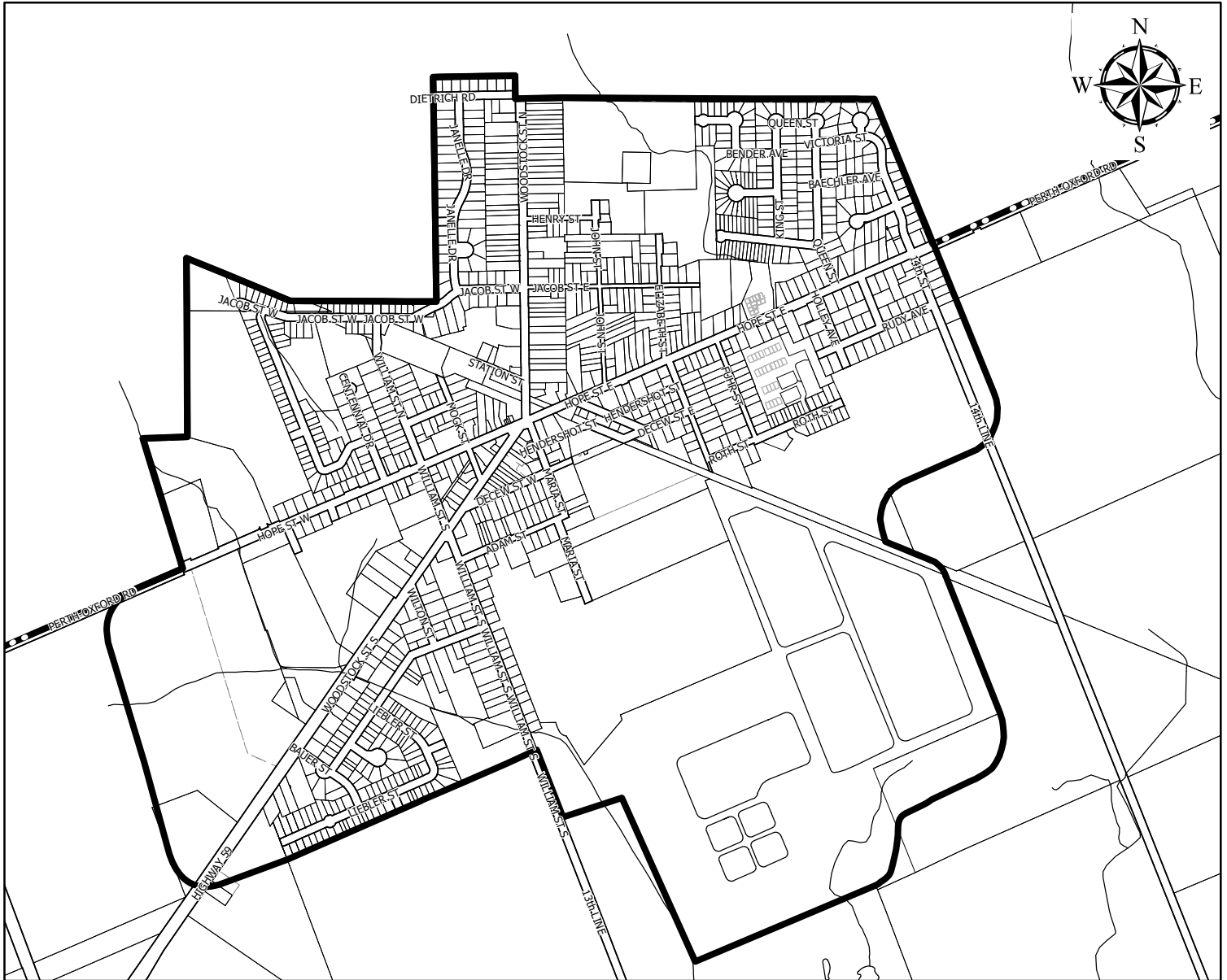
TO BY-LAW NO. XXXX-2019

SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per sq.m. of Gross Floor Area)	(per Wind Turbine)
Water	1,181	630	426	742	4.15	-
Wastewater	10,590	5,646	3,819	6,653	37.19	-
Total	11,771	6,276	4,245	7,395	41.33	-

SCHEDULE "C"
TO BY-LAW No. XXXX-2019
SCHEDULE OF LANDS ON WHICH THE
TAVISTOCK WATER AND WASTEWATER
AREA-SPECIFIC DEVELOPMENT CHARGE IS IMPOSED

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LANDS TO WHICH BY-LAW XXXX-2019 APPLIES
 FOR THE PURPOSES OF WATER AND WASTEWATER DEVELOPMENT CHARGE



Appendix M

Proposed Area-Specific D.C. By-law for the Township of Norwich (Norwich)

County of Oxford

By-Law No. XXXX-2019

A By-law to Establish Norwich Water and Wastewater Area-Specific Development Charges for the County of Oxford

WHEREAS subsection 2(1) of the *Development Charges Act, 1997*, S.O. 1997, c.27 (hereinafter called “the Act”) provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for Services arising from the Development of the area to which the By-law applies;

AND WHEREAS Council has before it a report entitled “Development Charges Background Study”, the County of Oxford, hereinafter referred to as the “County”, dated April 23, 2019 by Watson & Associates Economists Ltd. (the “Study”), wherein it is indicated that the Development of any land within the County will increase the need for Services as defined herein;

AND WHEREAS Council gave notice to the public and held a public meeting pursuant to section 12 of the Act on May 22, 2019 prior to and at which the Study and the proposed Development Charge By-law were made available to the public in accordance with the Act and regulations thereto and Council heard comments and representations from all persons who applied to be heard (the “Public Meeting”);

AND WHEREAS Council intends to ensure that the increase in the need for services attributable to the anticipated development, including any capital costs, will be met, by updating its capital budget and forecast where appropriate;

AND WHEREAS by approval of the Development Charges Background Study, dated April 23, 2019, Council has indicated its intent that the future excess capacity identified in the Study, shall be paid for by the development charges or other similar charges.

NOW THEREFORE THE COUNCIL OF THE COUNTY OF OXFORD ENACTS AS FOLLOWS:

1. DEFINITIONS

In this by-law,

- (1) “**Act**” means the *Development Charges Act, 1997*, c. 27, as amended;
- (2) “**Affordable housing**” means dwelling units and incidental facilities, primarily for persons of low and moderate income, that meet the requirements of any program for such purpose as administered by any agency of the Federal or Provincial government, the County of Oxford and/or the Area Municipality and for which an agreement has been entered into with the County of Oxford with respect to the provision of such dwelling units and facilities;

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- (3) “**Apartment Dwelling**” means any dwelling unit within a building containing more than four dwelling units where the units are connected by an interior corridor. Notwithstanding the foregoing, an Apartment Dwelling includes a Stacked Townhouse Dwelling;
- (4) “**Area Municipality**” means a lower-tier municipality that forms part of the County of Oxford;
- (5) “**Back-to-back Townhouse Dwelling**” means a building containing four (4) or more Dwelling Units separated vertically by a common wall, including a rear common wall, that does not have a rear yard with amenity area;
- (6) “**Bedroom**” means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen;
- (7) “**Board of Education**” means a board defined in s.s. 1(1) of the *Education Act*, R.S.O. 1990, c. E,2, as amended;
- (8) “**Building Code Act**” means the *Building Code Act*, R.S.O. 1992, S.O. 1992, c. 23, as amended;
- (9) “**Building**” means a permanent enclosed structure occupying an area greater than ten square metres (10 m²) and, notwithstanding the generality of the foregoing, includes, but is not limited to:
 - (a) An above-grade storage tank;
 - (b) An air-supported structure;
 - (c) An industrial tent;
 - (d) A roof-like structure over a gas-bar or service station; and
 - (e) An area attached to and ancillary to a retail Development delineated by one or more walls or part walls, a roof-like structure, or any one or more of them;
- (10) “**Capital Cost**” means costs incurred or proposed to be incurred by the County or a local board thereof directly or by others on behalf of, and as authorized by, the County or local board,
 - (a) to acquire land or an interest in land, including a leasehold interest;
 - (b) to improve land;

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- (c) to acquire, lease, construct or improve buildings and structures;
- (d) to acquire, lease, construct or improve facilities including (but not limited to),
 - (i) rolling stock with an estimated useful life of seven years or more;
 - (ii) furniture and equipment, other than computer equipment; and
 - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act, 1990, R.S.O. 1990, c. 44, as amended*;
- (e) to undertake studies in connection with any of the matters referred to in clauses (a) to (d);
- (f) to complete the Development Charge background study under Section 10 of the Act; and
- (g) interest on money borrowed to pay for costs in (a) to (d);

required for provision of services designated in this by-law within or outside the County;

- (11) “**Council**” means the Council of the County of Oxford;
- (12) “**Development**” means any activity or proposed activity in respect of land that requires one or more of the actions referred to in section 5 of this by-law and including the redevelopment of land or the redevelopment, expansion, extension or alteration of a use, building or structure except interior alterations to an existing building or structure which do not change or intensify the use of land;
- (13) “**Development Charge**” means a charge imposed pursuant to this By-law;
- (14) “**Dwelling**” or “**Dwelling Unit**” means any part of a building or structure with a room or suite of rooms used, or designed or intended for use, by one person or persons living together, in which sanitary facilities and a separate kitchen may or may not be provided for the exclusive use of such person or persons;
- (15) “**Farm Building**” means a Building or structure associated with and located on land devoted to the practice of farming and that is used essentially for the housing of farm equipment or livestock, or the production, storage or processing of agricultural and horticultural produce or feeds, and as part of or

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in connection with a bona fide farming operation and includes barns, silos and other buildings or structures ancillary to that farming operation, but excludes:

- (a) a Residential Use, with the exception of a bunk house for seasonal farm workers required for that farm operation; and
 - (b) any Building or portion thereof used or intended to be used for any other Non-Residential Use, including, but not limited to: retail sales; commercial services; restaurants; banquet facilities; hospitality and accommodation facilities; gift shops; contractors shops; services related to grooming, boarding, or breeding of household pets; and alcohol or marijuana production facilities.
- (16) “**Grade**” means the average level of finished ground adjoining a building or structure at all exterior walls;
- (17) “**Gross Floor Area**” means the total floor area measured between the outside of exterior walls, or between the outside of exterior walls and the centre line of party walls dividing the Building from another Building, of all floors above the average level of finished ground adjoining the building at its exterior walls;
- (18) “**Industrial Building**” means a building used for or in connection with,
- (a) manufacturing, producing, processing, storing or distributing something;
 - (b) research or development in connection with manufacturing, producing or processing something;
 - (c) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production, or processing takes place;
 - (d) office or administrative purposes, if they are;
 - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
 - (ii) in or attached to the Building or structure used for that manufacturing, producing, processing, storage or distribution;
- and shall not include self-storage facilities or retail warehouses.
- (19) “**Local Board**” means a municipal service board, public utility commission, public library board, board of health, police services board or any other board,

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commission, committee or body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of the County or any part or parts thereof, excluding a conservation authority, any municipal business corporation not deemed to be a local board under O.Reg. 168/03 under the Municipal Act, 2001, S.O. 2001, c. 25, as amended, and any corporation enacted under the Electricity Act, 1998, S.O. 1998, c. 15, Sched. A, as amended, or successor legislation;

- (20) “**Local Services**” means those services or facilities which are under the jurisdiction of the County and are related to a plan of subdivision or within the area to which the plan relates, required as a condition of approval under s.51 of the *Planning Act*, or as a condition of approval under s.53 of the *Planning Act*;
- (21) “**Long-Term Care Home**” means the floor area of a facility directly related to beds that are licensed, regulated or funded by the Ministry of Health and Long-Term Care, in an approved charitable home for the aged (as defined in the Charitable Institutions Act, R.S.O. 1990, c. C.9), a home (as defined in the Homes for the Aged and Rest Homes Act, R.S.O. 1990, c. H.13), or a nursing home (as defined in the Nursing Homes Act, R.S.O. 1990, c. N.7);
- (22) “**Mezzanine**” means an intermediate floor assembly between the floor and ceiling of any room or storey and includes an interior balcony;
- (23) “**Multiple Dwelling**” means all dwellings other than single detached dwellings, semi-detached dwellings, and apartment dwellings, and shall include Park Model Trailers;
- (24) “**Non-Residential Uses**” means a building or structure, or portions thereof, used, or designed or intended for a use other than a Residential Use;
- (25) “**Official Plan**” means the Official Plan of the County of Oxford and any amendments thereto;
- (26) “**Owner**” means the owner of land or a person who has made application for an approval for the development of land upon which a Development Charge is imposed;
- (27) “**Park Model Trailer**” means a trailer conforming to National Standard of Canada CAN CSA-Z241.0-92, CAN CSA-Z240 or similar standard that is up to a maximum size of 50 square metres and designed to facilitate relocation from time to time.
- (28) “**Planning Act**” means the *Planning Act, 1990*, R.S.O. 1990, c.P.13, as amended;

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- (29) **“Private School”** means an academic education school to which all of the following apply:
- (a) registered with the Province as a “private school” under section 16 of the Education Act;
 - (b) non-publicly funded;
 - (c) operated on a not-for-profit basis;
 - (d) operated by a non-share non-profit corporation, or an established or a “religious organization” as defined by the Religious Organizations’ Land Act; and
 - (e) offering elementary or secondary academic education.
- (30) **“Regulation”** means any regulation made pursuant to the Act;
- (31) **“Residential Uses”** means lands, Buildings or structures or portions thereof used, or designed or intended for use as a home or residence of one or more individuals, and shall include Single Detached Dwelling, Semi-Detached Dwelling, Multiple Dwelling, Apartment Dwelling, and the residential portion of a mixed-use Building or structure;
- (32) **“Row Townhouse Dwelling”** means a building vertically divided into three or more Dwelling Units by common walls extending from the base of the foundation to the roof. Each Dwelling Unit shall have separate entrance directly to the outside
- (33) **“Semi-Detached Dwelling”** means a building divided vertically into two Dwelling Units each of which has a separate entrance and access to grade;
- (34) **“Services”** means services set out in Schedule “A” to this By-law;
- (35) **“Single Detached Dwelling”** means a completely detached Building **“Special Care/Special Need Dwelling”** means a Building, or part of a Building:
- (a) containing two or more Dwelling Units which units have a common entrance from street level;
 - (b) where the occupants have the right to use in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;

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- (c) that is designed to accommodate persons with specific needs, including but not limited to independent permanent living arrangements; and
- (d) where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at any one or more various levels,

and includes, but is not limited to, retirement homes or lodges, charitable dwellings, group homes (including correctional group homes) and hospices.

Special Care/Special Needs Dwellings will be charged the D.C. rate for Bachelor and 1 Bedroom Apartment Units.

- (36) **“Stacked Townhouse Dwelling”** means a building, other than a Row Townhouse or Back to Back Townhouse, containing at least 3 Dwelling Units; each Dwelling Unit separated from the other vertically and/or horizontally and each Dwelling Unit having a separate entrance to grade;
- (37) **“Temporary Building or Structure”** means a Building or structure constructed or erected or placed on land for a continuous period not exceeding twelve months, or an addition or alteration to a Building or structure that has the effect of increasing the total floor area thereof for a continuous period not exceeding twelve months;
- (38) **“Temporary Dwelling Unit”** means a dwelling unit, which is:
- (39) designed to be portable (e.g. mobile home);
 - (a) clearly ancillary to, and fully detached from, an existing permanent dwelling unit located on the same lot;
 - (b) only permitted to be in place for a limited period of time; and
 - (c) subject to an agreement with the Area Municipality specifying the maximum period of time the dwelling unit is to be permitted and any other matters that may be deemed necessary or appropriate by the Area Municipality, such as installation, maintenance and removal provisions, financial security requirements and restrictions on occupancy;
- (40) **“Total Floor Area”** means, the sum total of the total areas of all floors in a building or structure whether at above or below grade measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating two uses or from the outside edge of

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a floor where the outside edge of the floor does not meet an exterior or common wall, and;

- (a) includes the floor area of a mezzanine, atrium, or air supported structure, and the space occupied by interior wall partitions;
- (b) excludes those areas used exclusively for parking garages or structures; and
- (c) where a building or structure does not have any walls, the total floor area of the building or structure shall be the total of the area of all floors including the ground floor that are directly beneath the roof of the building or structure;

(41) **“Wind Turbine”** means any wind energy conversion system with a nameplate generating capacity greater than 300 kilowatts, that converts wind energy into electricity for sale to an electrical utility or intermediary.

2. CALCULATION OF DEVELOPMENT CHARGES

- (1) Subject to the provisions of this By-law, the Development Charges against land in the County shall be imposed, calculated and collected in accordance with the rates set out in Schedule “B” relating to the services set out in Schedule “A”
- (2) Council hereby determines that the Development of land, Buildings or structures for Residential and Non-Residential uses will require the provision, enlargement or expansion of the Services referenced in Schedule “A”; and shall be calculated as follows:
 - (a) In the case of Residential Development, or a Residential portion of a mixed-use Development or redevelopment, the Development Charge shall be the sum of the products of:
 - (i) the number of Dwelling Units of each type, multiplied by,
 - (ii) the corresponding total dollar amount for such Dwelling Unit as set out in Schedule “B”, further adjusted by section 13; and
 - (b) In the case of Non-Residential Development, or a Non-Residential portion of a mixed-use Development or redevelopment, the Development Charge shall be the sum of the products of
 - (i) the Total Floor Area of Non-Residential Development or Non-Residential portion of mixed-use Development multiplied by,

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- (ii) the corresponding total dollar amount per square metre of Total Floor Area, as set out in Schedule “B”, further adjusted by section 13; and
- (c) In the case of Wind Turbines, the sum of the number of wind turbines multiplied by the corresponding amount for each wind turbine as set out in Schedule “B”, further adjusted by section 13.

3. APPLICABLE LANDS

- (1) Subject to the exceptions and exemptions described in the following subsections, this By-law applies to all lands within the boundaries designated in Schedule “C” of this by-law, whether or not the land or use is exempt from taxation under Section 3 of the Assessment Act, R.S.O. 1990, c.A.31, as amended. The By-law shall also apply to any additional lands that may be designated as settlement (Village of Norwich) on Schedule N-1 of the County of Oxford Official Plan through an Official Plan amendment
- (2) This By-law shall not apply to land that is owned by and used for the purposes of:
 - (a) a Board of Education;
 - (b) any municipality or Local Board thereof;
 - (c) a Place of Worship exempt under s.3 of the Assessment Act, R.S.O. 1990, c. A31, as amended;
 - (d) a Public Hospital under the Public Hospitals Act, R.S.O. 1990, c. P.40, as amended;
- (3) This by-law shall not apply to:
 - (a) Farm Buildings as defined herein;
 - (b) Industrial Buildings as defined herein;
 - (c) Private Schools as defined herein;
 - (d) Temporary Buildings or structures as defined herein;
 - (e) Affordable Housing as defined herein;
 - (f) Temporary Dwelling Units as defined herein;
 - (g) Long-Term Care home, as defined herein;

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4. **RULES WITH RESPECT TO EXEMPTIONS FOR INTENSIFICATION OF EXISTING HOUSING**

- (1) Notwithstanding Section 3 above, no Development Charge shall be imposed with respect to Developments or portions of Developments as follows:
 - (a) the enlargement of an existing Residential Dwelling Unit;
 - (b) the creation of one or two additional Residential Dwelling Units in an existing Single Detached Dwelling;
 - (c) the creation of one additional Dwelling Unit in any other existing residential building.
- (2) Notwithstanding subsection 4(1)(b), Development Charges shall be calculated and collected in accordance with Schedule "B" where the total Residential Gross Floor Area of the additional one or two Dwelling Units is greater than the Gross Floor Area of the existing Single Detached Dwelling Unit.
- (3) Notwithstanding subsection 4(1)(c), Development Charges shall be calculated and collected in accordance with Schedule "B" where the additional Dwelling Unit has a Residential Gross Floor Area greater than,
 - (a) in the case of Semi-Detached Dwelling or Multiple Dwelling, the Gross Floor Area of the smallest existing Dwelling Unit, and
 - (b) in the case of any other Residential Building, the Residential Gross Floor Area of the smallest existing Dwelling Unit.

5. **TIMING OF CALCULATION FOR DEVELOPMENT CHARGES**

- (1) Subject to subsection 5(2), Development Charges shall be calculated and collected in accordance with the provisions of this by-law and be imposed on land to be developed for Residential and Non-Residential Use, where, the development requires,
 - (a) the passing of a zoning by-law or an amendment thereto under Section 34 of the Planning Act, R.S.O. 1990, c.P13;
 - (b) the approval of a minor variance under Section 45 of the *Planning Act*, R.S.O. 1990, c.P.13;
 - (c) conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act*, R. S.O. 1990, c.P.13 applies;

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- (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*, R.S.O. 1990, c.P. 13;
 - (e) a consent under Section 53 of the *Planning Act*, R.S.O. 1990, c.P. 13;
 - (f) the approval of a description under Section 9 of the *Condominium Act*, S.O. 1998, c.9, as amended; or
 - (g) the issuing of a permit under the *Building Code Act*, 1992, S.O. 1992, c.23, as amended in relation to a Building or structure.
- (2) Subsection 5(1) shall not apply in respect to
- (a) Local Services installed or paid for by the owner within a plan of subdivision or within the area to which the plan relates, as a condition of approval under Section 51 of the *Planning Act*, R.S.O. 1990, c.P. 13;
 - (b) Local Services installed or paid for by the owner as a condition of approval under Section 53 of the *Planning Act*, R.S.O. 1990 c.P.13.
- (3) A Development Charge shall be calculated and payable in full in money or by provision of Services as may be agreed upon, or by credit granted pursuant to the Act or this By-law, on the date that the first building permit is issued in relation to a Building or structure on land to which a Development Charge applies.
- (4) Where a Development Charge applies to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.

6. LOCAL SERVICE INSTALLATION

- (1) Nothing in this by-law prevents Council from requiring, as a condition of an agreement under Section 51 or 53 of the *Planning Act* that the Owner, at his or her own expense, shall install or pay for such Local Services, within the Plan of Subdivision or within the area to which the plan relates, as Council may require.

7. MULTIPLE CHARGES

- (1) Where two or more of the actions described in subsection 5(1) are required before land to which a Development Charge applies can be developed, only one Development Charge shall be calculated and collected in accordance with the provisions of this By-law, as prescribed in Section 5.

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- (2) Notwithstanding subsection 7(1), if two or more of the actions described in subsection 5(1) occur at different times, and if the subsequent action has the effect of a net increase in the number of Residential Dwelling Units and/or a net increase in the amount of Non-Residential Gross Floor Area, additional Development Charges shall be calculated and collected in accordance with the provisions of this By-law.

8. SERVICES IN LIEU

- (1) Council may authorize an Owner, through an agreement under Section 38 of the Act, to substitute such part of the Development Charge applicable to the Owner's Development as may be specified in the agreement, by the provision at the sole expense of the Owner, of services in lieu. Such agreement shall further specify that where the Owner provides services in lieu in accordance with the agreement, Council shall give to the Owner a credit against the Development Charge in accordance with the agreement provisions and the provisions of Section 39 of the Act, equal to the reasonable cost to the Owner of providing the services in lieu. In no case shall the agreement provide for a credit which exceeds the total Development Charge payable by an Owner to the County in respect of the Development to which the agreement relates.
- (2) In any agreement under subsection 8(1), Council may also give a further credit to the Owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, than would be required under this By-law.
- (3) The credit provided for in subsection 8(2) shall not be charged to any Development Charge reserve fund.

9. FRONT-ENDING AGREEMENTS

- (1) Council may authorize a front-ending agreement in accordance with the provisions of Part III of the Act, upon such terms as Council may require, in respect of the Development of land.

10. DEMOLITION AND CONVERSION CREDITS FOR REDEVELOPMENT OF LAND

- (1) If a Development involves the demolition of and replacement of all or part of a building or structure, or the conversion from one principal use to another, a credit shall be allowed, provided that the land was improved by occupied structures, or structures capable of being occupied without structural improvement, within the five years prior to the issuance of the building permit, and the building permit has been issued for the development within five years from the date the demolition permit has been issued; and;
- (2) subject to section 10(3), the credit shall be calculated:

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- (a) in the case of the demolition or conversion of a Building, or a part of a Building, used for a Residential purpose, by multiplying the number and type of Dwelling Units demolished or converted by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law; or
 - (b) in the case of the demolition or conversion of a Building, or part of a Building, used for a Non-Residential purpose, by multiplying the Non-Residential Total Floor Area demolished or converted, by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law;
- (3) A credit can, in no case, exceed the amount of the development charge that would otherwise be payable. No credit is available if the use for which the demolished/converted buildings or structures was last lawfully occupied is exempt under this by-law.
- (4) Notwithstanding subsection 10(1) above, where the Building cannot be demolished until the new Building has been erected, the Owner shall notify the County in writing and pay the applicable Development Charge for the new Building in full and, if the existing Building is demolished not later than twelve (12) months from the date a building permit is issued for the new Building, the County shall provide a refund calculated in accordance with this section to the Owner without interest. If more than twelve (12) months is required to demolish the existing Building, the Owner may make a written request to the County, and the County's Treasurer or designate, in his or her sole and absolute discretion and upon such terms and conditions as he or she considers necessary or appropriate, may extend the time in which the existing Building must be demolished, and such decision shall be made prior to the issuance of the first building permit for the new Building.

11. RESERVE FUNDS

- (1) Monies received from payment of Development Charges under this by-law shall be maintained in a separate reserve fund for each Service category set out in Schedule "A".
- (2) Monies received for the payment of Development Charges shall be used only in accordance with the provisions of Section 35 of the Act.
- (3) Council directs the County Treasurer to divide the reserve fund created hereunder into separate accounts in accordance with the Service categories

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set out in Schedule "A" to which the Development Charge payments, together interest earned thereon, shall be credited.

- (4) Where any Development Charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll for the property on which the Development occurred and shall be collected as taxes.
- (5) Where any unpaid Development Charges are collected as taxes under subsection 13(4), the monies so collected shall be credited to the development charge reserve funds referred to in subsection 13(1).
- (6) The County Treasurer shall in each year commencing in 2020 for the 2019 year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in Section 12 of O.Reg. 82/98.

12. BY-LAW AMENDMENT OR APPEAL

- (1) Where this By-law or any Development Charge prescribed thereunder is amended or repealed either by order of the Local Planning Appeal Tribunal (LPAT) or by resolution of Council, the County Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.
- (2) Refunds that are required to be paid under subsection 12(1) shall be paid with interest to be calculated as follows:
 - (a) Interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;
 - (b) The Bank of Canada interest rate in effect on the date of enactment of this by-law shall be used.
- (3) Refunds that are required to be paid under subsection 112(1) shall include the interest owed under this section.

13. BY-LAW INDEXING

- (1) The Development Charges set out in Schedule "B" to this By-law shall be adjusted annually as of April 1, without amendment to this By-law, in accordance with the most recent twelve month change in the Statistics Canada Quarterly, "Construction Price Statistics".

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14. **SEVERABILITY**

- (1) In the event any provision, or part thereof, of this By-law is found by a court of competent jurisdiction to be void, voidable, unenforceable or ultra vires, such provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of this By-law shall remain in full force and effect.

15. **BY-LAW ADMINISTRATION**

- (1) This by-law shall be administered by the County Treasurer.

16. **SCHEDULES TO THE BY-LAW**

- (1) The following Schedules to this By-law form an integral part of this By-law:
 - Schedule A – Schedule of Municipal Services
 - Schedule B – Schedule of Development Charges
 - Schedule C – Schedule of Lands on which the By-law is imposed

17. **DATE BY-LAW EFFECTIVE**

- (1) This By-law shall come into force and effect on the day of by-law passage.

18. **EXISTING BY-LAW REPEAL**

- (1) By-law 5583-2014 is repealed as of the day of by-law passage.

19. **SHORT TITLE**

- (1) This by-law may be cited as the “2019 Norwich Water and Wastewater County of Oxford Development Charge By-law”.

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BY-LAW NO. XXXX-2019

READ a first and second time this 26th day of June, 2019.

READ a third time and finally passed in Open Council this 26th day of June, 2019.

WARDEN

CLERK

SCHEDULE “A”

TO BY-LAW NO. XXXX-2019

DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

- (1) Water Services
- (2) Wastewater Services



SCHEDULE "B"

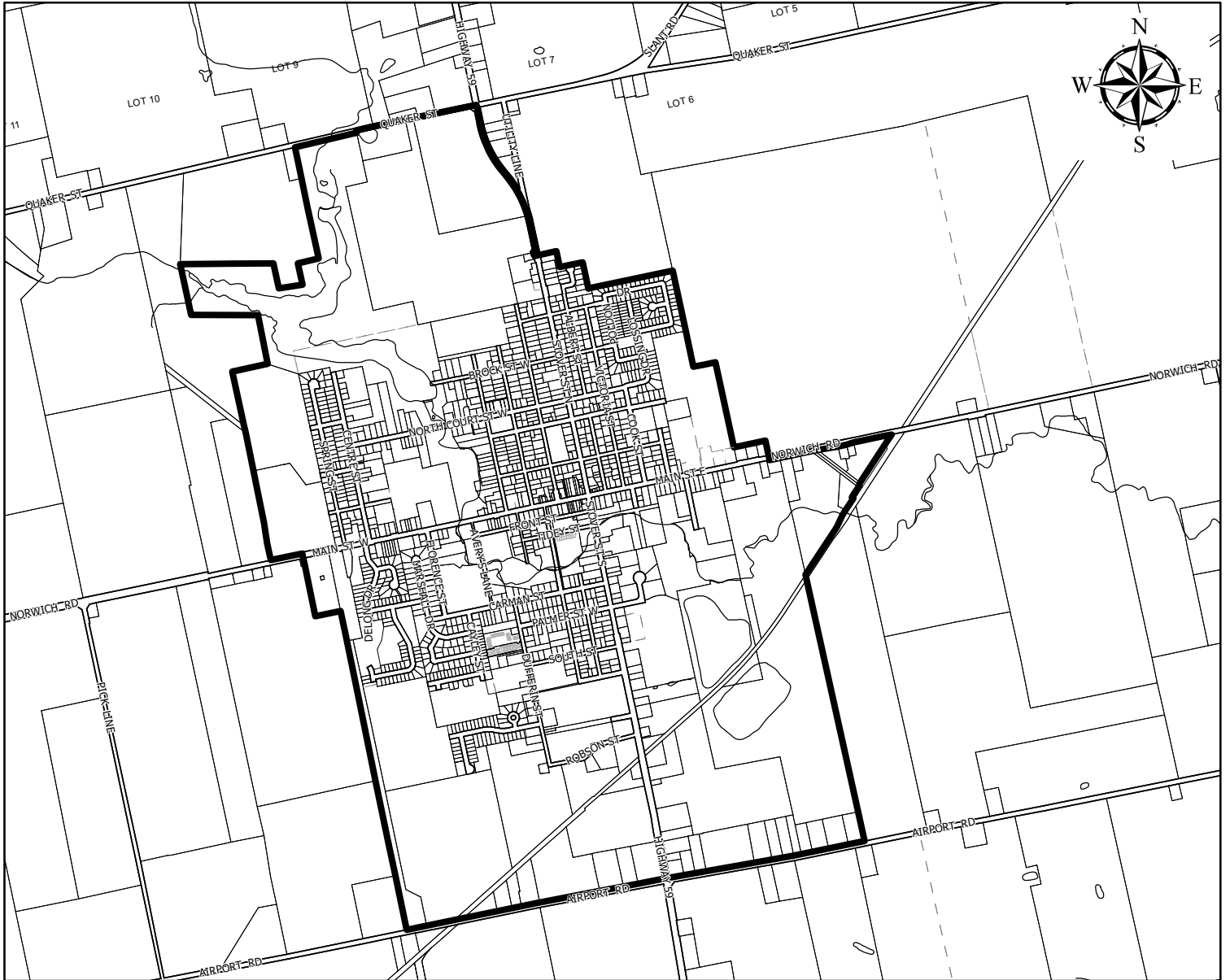
TO BY-LAW NO. XXXX-2019

SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per sq.m. of Gross Floor Area)	(per Wind Turbine)
Water	1,635	872	590	1,027	5.79	-
Wastewater	7,718	4,115	2,784	4,849	27.35	-
Total	9,353	4,987	3,374	5,876	33.14	-

SCHEDULE "C"
TO BY-LAW No. XXXX-2019
SCHEDULE OF LANDS ON WHICH THE
NORWICH WATER AND WASTEWATER
AREA-SPECIFIC DEVELOPMENT CHARGE IS IMPOSED

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LANDS TO WHICH BY-LAW XXXX-2019 APPLIES
FOR THE PURPOSES OF WATER AND WASTEWATER DEVELOPMENT CHARGE



Appendix N

Proposed Area-Specific D.C. By-law for the Township of Zorra (Thamesford)

County of Oxford

By-Law No. XXXX-2019

A By-law to Establish Thamesford Water and Wastewater Area-Specific Development Charges for the County of Oxford

WHEREAS subsection 2(1) of the *Development Charges Act, 1997*, S.O. 1997, c.27 (hereinafter called “the Act”) provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for Services arising from the Development of the area to which the By-law applies;

AND WHEREAS Council has before it a report entitled “Development Charges Background Study”, the County of Oxford, hereinafter referred to as the “County”, dated April 23, 2019 by Watson & Associates Economists Ltd. (the “Study”), wherein it is indicated that the Development of any land within the County will increase the need for Services as defined herein;

AND WHEREAS Council gave notice to the public and held a public meeting pursuant to section 12 of the Act on May 22, 2019 prior to and at which the Study and the proposed Development Charge By-law were made available to the public in accordance with the Act and regulations thereto and Council heard comments and representations from all persons who applied to be heard (the “Public Meeting”);

AND WHEREAS Council intends to ensure that the increase in the need for services attributable to the anticipated development, including any capital costs, will be met, by updating its capital budget and forecast where appropriate;

AND WHEREAS by approval of the Development Charges Background Study, dated April 23, 2019, Council has indicated its intent that the future excess capacity identified in the Study, shall be paid for by the development charges or other similar charges.

NOW THEREFORE THE COUNCIL OF THE COUNTY OF OXFORD ENACTS AS FOLLOWS:

1. DEFINITIONS

In this by-law,

- (1) “**Act**” means the *Development Charges Act, 1997*, c. 27, as amended;
- (2) “**Affordable housing**” means dwelling units and incidental facilities, primarily for persons of low and moderate income, that meet the requirements of any program for such purpose as administered by any agency of the Federal or Provincial government, the County of Oxford and/or the Area Municipality and for which an agreement has been entered into with the County of Oxford with respect to the provision of such dwelling units and facilities;

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- (3) “**Apartment Dwelling**” means any dwelling unit within a building containing more than four dwelling units where the units are connected by an interior corridor. Notwithstanding the foregoing, an Apartment Dwelling includes a Stacked Townhouse Dwelling;
- (4) “**Area Municipality**” means a lower-tier municipality that forms part of the County of Oxford;
- (5) “**Back-to-back Townhouse Dwelling**” means a building containing four (4) or more Dwelling Units separated vertically by a common wall, including a rear common wall, that does not have a rear yard with amenity area;
- (6) “**Bedroom**” means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen;
- (7) “**Board of Education**” means a board defined in s.s. 1(1) of the *Education Act*, R.S.O. 1990, c. E,2, as amended;
- (8) “**Building Code Act**” means the *Building Code Act*, R.S.O. 1992, S.O. 1992, c. 23, as amended;
- (9) “**Building**” means a permanent enclosed structure occupying an area greater than ten square metres (10 m²) and, notwithstanding the generality of the foregoing, includes, but is not limited to:
 - (a) An above-grade storage tank;
 - (b) An air-supported structure;
 - (c) An industrial tent;
 - (d) A roof-like structure over a gas-bar or service station; and
 - (e) An area attached to and ancillary to a retail Development delineated by one or more walls or part walls, a roof-like structure, or any one or more of them;
- (10) “**Capital Cost**” means costs incurred or proposed to be incurred by the County or a local board thereof directly or by others on behalf of, and as authorized by, the County or local board,
 - (a) to acquire land or an interest in land, including a leasehold interest;
 - (b) to improve land;

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- (c) to acquire, lease, construct or improve buildings and structures;
- (d) to acquire, lease, construct or improve facilities including (but not limited to),
 - (i) rolling stock with an estimated useful life of seven years or more;
 - (ii) furniture and equipment, other than computer equipment; and
 - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act, 1990, R.S.O. 1990, c. 44, as amended*;
- (e) to undertake studies in connection with any of the matters referred to in clauses (a) to (d);
- (f) to complete the Development Charge background study under Section 10 of the Act; and
- (g) interest on money borrowed to pay for costs in (a) to (d);

required for provision of services designated in this by-law within or outside the County;

- (11) “**Council**” means the Council of the County of Oxford;
- (12) “**Development**” means any activity or proposed activity in respect of land that requires one or more of the actions referred to in section 5 of this by-law and including the redevelopment of land or the redevelopment, expansion, extension or alteration of a use, building or structure except interior alterations to an existing building or structure which do not change or intensify the use of land;
- (13) “**Development Charge**” means a charge imposed pursuant to this By-law;
- (14) “**Dwelling**” or “**Dwelling Unit**” means any part of a building or structure with a room or suite of rooms used, or designed or intended for use, by one person or persons living together, in which sanitary facilities and a separate kitchen may or may not be provided for the exclusive use of such person or persons;
- (15) “**Farm Building**” means a Building or structure associated with and located on land devoted to the practice of farming and that is used essentially for the housing of farm equipment or livestock, or the production, storage or processing of agricultural and horticultural produce or feeds, and as part of or

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in connection with a bona fide farming operation and includes barns, silos and other buildings or structures ancillary to that farming operation, but excludes:

- (a) a Residential Use, with the exception of a bunk house for seasonal farm workers required for that farm operation; and
 - (b) any Building or portion thereof used or intended to be used for any other Non-Residential Use, including, but not limited to: retail sales; commercial services; restaurants; banquet facilities; hospitality and accommodation facilities; gift shops; contractors shops; services related to grooming, boarding, or breeding of household pets; and alcohol or marijuana production facilities.
- (16) “**Grade**” means the average level of finished ground adjoining a building or structure at all exterior walls;
- (17) “**Gross Floor Area**” means the total floor area measured between the outside of exterior walls, or between the outside of exterior walls and the centre line of party walls dividing the Building from another Building, of all floors above the average level of finished ground adjoining the building at its exterior walls;
- (18) “**Industrial Building**” means a building used for or in connection with,
- (a) manufacturing, producing, processing, storing or distributing something;
 - (b) research or development in connection with manufacturing, producing or processing something;
 - (c) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production, or processing takes place;
 - (d) office or administrative purposes, if they are;
 - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
 - (ii) in or attached to the Building or structure used for that manufacturing, producing, processing, storage or distribution;
- shall not include self-storage facilities or retail warehouses.
- (19) “**Local Board**” means a municipal service board, public utility commission, public library board, board of health, police services board or any other board,

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commission, committee or body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of the County or any part or parts thereof, excluding a conservation authority, any municipal business corporation not deemed to be a local board under O.Reg. 168/03 under the Municipal Act, 2001, S.O. 2001, c. 25, as amended, and any corporation enacted under the Electricity Act, 1998, S.O. 1998, c. 15, Sched. A, as amended, or successor legislation;

- (20) “**Local Services**” means those services or facilities which are under the jurisdiction of the County and are related to a plan of subdivision or within the area to which the plan relates, required as a condition of approval under s.51 of the *Planning Act*, or as a condition of approval under s.53 of the *Planning Act*;
- (21) “**Long-Term Care Home**” means the floor area of a facility directly related to beds that are licensed, regulated or funded by the Ministry of Health and Long-Term Care, in an approved charitable home for the aged (as defined in the Charitable Institutions Act, R.S.O. 1990, c. C.9), a home (as defined in the Homes for the Aged and Rest Homes Act, R.S.O. 1990, c. H.13), or a nursing home (as defined in the Nursing Homes Act, R.S.O. 1990, c. N.7);
- (22) “**Mezzanine**” means an intermediate floor assembly between the floor and ceiling of any room or storey and includes an interior balcony;
- (23) “**Multiple Dwelling**” means all dwellings other than single detached dwellings, semi-detached dwellings, and apartment dwellings, and shall include Park Model Trailers;
- (24) “**Non-Residential Uses**” means a building or structure, or portions thereof, used, or designed or intended for a use other than a Residential Use;
- (25) “**Official Plan**” means the Official Plan of the County of Oxford and any amendments thereto;
- (26) “**Owner**” means the owner of land or a person who has made application for an approval for the development of land upon which a Development Charge is imposed;
- (27) “**Park Model Trailer**” means a trailer conforming to National Standard of Canada CAN CSA-Z241.0-92, CAN CSA-Z240 or similar standard that is up to a maximum size of 50 square metres and designed to facilitate relocation from time to time.
- (28) “**Planning Act**” means the *Planning Act, 1990*, R.S.O. 1990, c.P.13, as amended;

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- (29) **“Private School”** means an academic education school to which all of the following apply:
- (a) registered with the Province as a “private school” under section 16 of the Education Act;
 - (b) non-publicly funded;
 - (c) operated on a not-for-profit basis;
 - (d) operated by a non-share non-profit corporation, or an established or a “religious organization” as defined by the Religious Organizations’ Land Act; and
 - (e) offering elementary or secondary academic education.
- (30) **“Regulation”** means any regulation made pursuant to the Act;
- (31) **“Residential Uses”** means lands, Buildings or structures or portions thereof used, or designed or intended for use as a home or residence of one or more individuals, and shall include Single Detached Dwelling, Semi-Detached Dwelling, Multiple Dwelling, Apartment Dwelling, and the residential portion of a mixed-use Building or structure;
- (32) **“Row Townhouse Dwelling”** means a building vertically divided into three or more Dwelling Units by common walls extending from the base of the foundation to the roof. Each Dwelling Unit shall have separate entrance directly to the outside
- (33) **“Semi-Detached Dwelling”** means a building divided vertically into two Dwelling Units each of which has a separate entrance and access to grade;
- (34) **“Services”** means services set out in Schedule “A” to this By-law;
- (35) **“Single Detached Dwelling”** means a completely detached Building containing only one Dwelling Unit;
- (36) **“Special Care/Special Need Dwelling”** means a Building, or part of a Building:
- (a) containing two or more Dwelling Units which units have a common entrance from street level;
 - (b) where the occupants have the right to use in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;

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- (c) that is designed to accommodate persons with specific needs, including but not limited to independent permanent living arrangements; and
- (d) where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at any one or more various levels,

and includes, but is not limited to, retirement homes or lodges, charitable dwellings, group homes (including correctional group homes) and hospices.

Special Care/Special Needs Dwellings will be charged the D.C. rate for Bachelor and 1 Bedroom Apartment Units.

- (37) **“Stacked Townhouse Dwelling”** means a building, other than a Row Townhouse or Back to Back Townhouse, containing at least 3 Dwelling Units; each Dwelling Unit separated from the other vertically and/or horizontally and each Dwelling Unit having a separate entrance to grade;
- (38) **“Temporary Building or Structure”** means a Building or structure constructed or erected or placed on land for a continuous period not exceeding twelve months, or an addition or alteration to a Building or structure that has the effect of increasing the total floor area thereof for a continuous period not exceeding twelve months;
- (39) **“Temporary Dwelling Unit”** means a dwelling unit, which is:
 - (a) designed to be portable (e.g. mobile home);
 - (b) clearly ancillary to, and fully detached from, an existing permanent dwelling unit located on the same lot;
 - (c) only permitted to be in place for a limited period of time; and
 - (d) subject to an agreement with the Area Municipality specifying the maximum period of time the dwelling unit is to be permitted and any other matters that may be deemed necessary or appropriate by the Area Municipality, such as installation, maintenance and removal provisions, financial security requirements and restrictions on occupancy;
- (40) **“Total Floor Area”** means, the sum total of the total areas of all floors in a building or structure whether at above or below grade measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating two uses or from the outside edge of

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a floor where the outside edge of the floor does not meet an exterior or common wall, and;

- (a) includes the floor area of a mezzanine, atrium, or air supported structure, and the space occupied by interior wall partitions;
- (b) excludes those areas used exclusively for parking garages or structures; and
- (c) where a building or structure does not have any walls, the total floor area of the building or structure shall be the total of the area of all floors including the ground floor that are directly beneath the roof of the building or structure;

(41) **“Wind Turbine”** means any wind energy conversion system with a nameplate generating capacity greater than 300 kilowatts, that converts wind energy into electricity for sale to an electrical utility or intermediary.

2. CALCULATION OF DEVELOPMENT CHARGES

- (1) Subject to the provisions of this By-law, the Development Charges against land in the County shall be imposed, calculated and collected in accordance with the rates set out in Schedule “B” relating to the services set out in Schedule “A”
- (2) Council hereby determines that the Development of land, Buildings or structures for Residential and Non-Residential uses will require the provision, enlargement or expansion of the Services referenced in Schedule “A”; and shall be calculated as follows:
 - (a) In the case of Residential Development, or a Residential portion of a mixed-use Development or redevelopment, the Development Charge shall be the sum of the products of:
 - (i) the number of Dwelling Units of each type, multiplied by,
 - (ii) the corresponding total dollar amount for such Dwelling Unit as set out in Schedule “B”, further adjusted by section 13; and
 - (b) In the case of Non-Residential Development, or a Non-Residential portion of a mixed-use Development or redevelopment, the Development Charge shall be the sum of the products of
 - (i) the Total Floor Area of Non-Residential Development or Non-Residential portion of mixed-use Development multiplied by,

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- (ii) the corresponding total dollar amount per square metre of Total Floor Area, as set out in Schedule “B”, further adjusted by section 13; and
- (c) In the case of Wind Turbines, the sum of the number of wind turbines multiplied by the corresponding amount for each wind turbine as set out in Schedule “B”, further adjusted by section 13.

3. APPLICABLE LANDS

- (1) Subject to the exceptions and exemptions described in the following subsections, this By-law applies to all lands within the boundaries designated in Schedule “C” of this by-law, whether or not the land or use is exempt from taxation under Section 3 of the Assessment Act, R.S.O. 1990, c.A.31, as amended. The By-law shall also apply to any additional lands that may be designated as settlement (Village of Thamesford) on Schedule Z-1 of the County of Oxford Official Plan through an Official Plan amendment.
- (2) This By-law shall not apply to land that is owned by and used for the purposes of:
 - (a) a Board of Education;
 - (b) any municipality or Local Board thereof;
 - (c) a Place of Worship exempt under s.3 of the Assessment Act, R.S.O. 1990, c. A31, as amended;
 - (d) a Public Hospital under the Public Hospitals Act, R.S.O. 1990, c. P.40, as amended;
- (3) This by-law shall not apply to:
 - (a) Farm Buildings as defined herein;
 - (b) Industrial Buildings as defined herein;
 - (c) Private Schools as defined herein;
 - (d) Temporary Buildings or structures as defined herein;
 - (e) Affordable Housing as defined herein;
 - (f) Temporary Dwelling Units as defined herein;
 - (g) Long-Term Care home, as defined herein;

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4. **RULES WITH RESPECT TO EXEMPTIONS FOR INTENSIFICATION OF EXISTING HOUSING**

- (1) Notwithstanding Section 3 above, no Development Charge shall be imposed with respect to Developments or portions of Developments as follows:
 - (a) the enlargement of an existing Residential Dwelling Unit;
 - (b) the creation of one or two additional Residential Dwelling Units in an existing Single Detached Dwelling;
 - (c) the creation of one additional Dwelling Unit in any other existing residential building.
- (2) Notwithstanding subsection 4(1)(b), Development Charges shall be calculated and collected in accordance with Schedule "B" where the total Residential Gross Floor Area of the additional one or two Dwelling Units is greater than the Gross Floor Area of the existing Single Detached Dwelling Unit.
- (3) Notwithstanding subsection 4(1)(c), Development Charges shall be calculated and collected in accordance with Schedule "B" where the additional Dwelling Unit has a Residential Gross Floor Area greater than,
 - (a) in the case of Semi-Detached Dwelling or Multiple Dwelling, the Gross Floor Area of the smallest existing Dwelling Unit, and
 - (b) in the case of any other Residential Building, the Residential Gross Floor Area of the smallest existing Dwelling Unit.

5. **TIMING OF CALCULATION FOR DEVELOPMENT CHARGES**

- (1) Subject to subsection 5(2), Development Charges shall be calculated and collected in accordance with the provisions of this by-law and be imposed on land to be developed for Residential and Non-Residential Use, where, the development requires,
 - (a) the passing of a zoning by-law or an amendment thereto under Section 34 of the Planning Act, R.S.O. 1990, c.P13;
 - (b) the approval of a minor variance under Section 45 of the *Planning Act*, R.S.O. 1990, c.P.13;
 - (c) conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act*, R. S.O. 1990, c.P.13 applies;

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- (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*, R.S.O. 1990, c.P. 13;
 - (e) a consent under Section 53 of the *Planning Act*, R.S.O. 1990, c.P. 13;
 - (f) the approval of a description under Section 9 of the *Condominium Act*, S.O. 1998, c.9, as amended; or
 - (g) the issuing of a permit under the *Building Code Act*, 1992, S.O. 1992, c.23, as amended in relation to a Building or structure.
- (2) Subsection 5(1) shall not apply in respect to
- (a) Local Services installed or paid for by the owner within a plan of subdivision or within the area to which the plan relates, as a condition of approval under Section 51 of the *Planning Act*, R.S.O. 1990, c.P. 13;
 - (b) Local Services installed or paid for by the owner as a condition of approval under Section 53 of the *Planning Act*, R.S.O. 1990 c.P.13.
- (3) A Development Charge shall be calculated and payable in full in money or by provision of Services as may be agreed upon, or by credit granted pursuant to the Act or this By-law, on the date that the first building permit is issued in relation to a Building or structure on land to which a Development Charge applies.
- (4) Where a Development Charge applies to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.

6. LOCAL SERVICE INSTALLATION

- (1) Nothing in this by-law prevents Council from requiring, as a condition of an agreement under Section 51 or 53 of the *Planning Act* that the Owner, at his or her own expense, shall install or pay for such Local Services, within the Plan of Subdivision or within the area to which the plan relates, as Council may require.

7. MULTIPLE CHARGES

- (1) Where two or more of the actions described in subsection 5(1) are required before land to which a Development Charge applies can be developed, only one Development Charge shall be calculated and collected in accordance with the provisions of this By-law, as prescribed in Section 5.

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- (2) Notwithstanding subsection 7(1), if two or more of the actions described in subsection 5(1) occur at different times, and if the subsequent action has the effect of a net increase in the number of Residential Dwelling Units and/or a net increase in the amount of Non-Residential Gross Floor Area, additional Development Charges shall be calculated and collected in accordance with the provisions of this By-law.

8. SERVICES IN LIEU

- (1) Council may authorize an Owner, through an agreement under Section 38 of the Act, to substitute such part of the Development Charge applicable to the Owner's Development as may be specified in the agreement, by the provision at the sole expense of the Owner, of services in lieu. Such agreement shall further specify that where the Owner provides services in lieu in accordance with the agreement, Council shall give to the Owner a credit against the Development Charge in accordance with the agreement provisions and the provisions of Section 39 of the Act, equal to the reasonable cost to the Owner of providing the services in lieu. In no case shall the agreement provide for a credit which exceeds the total Development Charge payable by an Owner to the County in respect of the Development to which the agreement relates.
- (2) In any agreement under subsection 8(1), Council may also give a further credit to the Owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, than would be required under this By-law.
- (3) The credit provided for in subsection 8(2) shall not be charged to any Development Charge reserve fund.

9. FRONT-ENDING AGREEMENTS

- (1) Council may authorize a front-ending agreement in accordance with the provisions of Part III of the Act, upon such terms as Council may require, in respect of the Development of land.

10. DEMOLITION AND CONVERSION CREDITS FOR REDEVELOPMENT OF LAND

- (1) If a Development involves the demolition of and replacement of all or part of a building or structure, or the conversion from one principal use to another, a credit shall be allowed, provided that the land was improved by occupied structures, or structures capable of being occupied without structural improvement, within the five years prior to the issuance of the building permit, and the building permit has been issued for the development within five years from the date the demolition permit has been issued; and;
- (2) subject to section 10(3), the credit shall be calculated:

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- (a) in the case of the demolition or conversion of a Building, or a part of a Building, used for a Residential purpose, by multiplying the number and type of Dwelling Units demolished or converted by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law; or
 - (b) in the case of the demolition or conversion of a Building, or part of a Building, used for a Non-Residential purpose, by multiplying the Non-Residential Total Floor Area demolished or converted, by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law;
- (3) A credit can, in no case, exceed the amount of the development charge that would otherwise be payable. No credit is available if the use for which the demolished/converted buildings or structures was last lawfully occupied is exempt under this by-law.
- (4) Notwithstanding subsection 10(1) above, where the Building cannot be demolished until the new Building has been erected, the Owner shall notify the County in writing and pay the applicable Development Charge for the new Building in full and, if the existing Building is demolished not later than twelve (12) months from the date a building permit is issued for the new Building, the County shall provide a refund calculated in accordance with this section to the Owner without interest. If more than twelve (12) months is required to demolish the existing Building, the Owner may make a written request to the County, and the County's Treasurer or designate, in his or her sole and absolute discretion and upon such terms and conditions as he or she considers necessary or appropriate, may extend the time in which the existing Building must be demolished, and such decision shall be made prior to the issuance of the first building permit for the new Building.

11. RESERVE FUNDS

- (1) Monies received from payment of Development Charges under this by-law shall be maintained in a separate reserve fund for each Service category set out in Schedule "A".
- (2) Monies received for the payment of Development Charges shall be used only in accordance with the provisions of Section 35 of the Act.
- (3) Council directs the County Treasurer to divide the reserve fund created hereunder into separate accounts in accordance with the Service categories

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set out in Schedule "A" to which the Development Charge payments, together interest earned thereon, shall be credited.

- (4) Where any Development Charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll for the property on which the Development occurred and shall be collected as taxes.
- (5) Where any unpaid Development Charges are collected as taxes under subsection 13(4), the monies so collected shall be credited to the development charge reserve funds referred to in subsection 13(1).
- (6) The County Treasurer shall in each year commencing in 2020 for the 2019 year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in Section 12 of O.Reg. 82/98.

12. BY-LAW AMENDMENT OR APPEAL

- (1) Where this By-law or any Development Charge prescribed thereunder is amended or repealed either by order of the Local Planning Appeal Tribunal (LPAT) or by resolution of Council, the County Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.
- (2) Refunds that are required to be paid under subsection 12(1) shall be paid with interest to be calculated as follows:
 - (a) Interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;
 - (b) The Bank of Canada interest rate in effect on the date of enactment of this by-law shall be used.
- (3) Refunds that are required to be paid under subsection 112(1) shall include the interest owed under this section.

13. BY-LAW INDEXING

- (1) The Development Charges set out in Schedule "B" to this By-law shall be adjusted annually as of April 1, without amendment to this By-law, in accordance with the most recent twelve month change in the Statistics Canada Quarterly, "Construction Price Statistics".

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14. **SEVERABILITY**

- (1) In the event any provision, or part thereof, of this By-law is found by a court of competent jurisdiction to be void, voidable, unenforceable or ultra vires, such provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of this By-law shall remain in full force and effect.

15. **BY-LAW ADMINISTRATION**

- (1) This by-law shall be administered by the County Treasurer.

16. **SCHEDULES TO THE BY-LAW**

- (1) The following Schedules to this By-law form an integral part of this By-law:
 - Schedule A – Schedule of Municipal Services
 - Schedule B – Schedule of Development Charges
 - Schedule C – Schedule of Lands on which the By-law is imposed

17. **DATE BY-LAW EFFECTIVE**

- (1) This By-law shall come into force and effect on the day of by-law passage.

18. **EXISTING BY-LAW REPEAL**

- (1) By-law 5582-2014 is repealed as of the day of by-law passage.

19. **SHORT TITLE**

- (1) This by-law may be cited as the “2019 Thamesford Water and Wastewater County of Oxford Development Charge By-law”.

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BY-LAW NO. XXXX-2019

READ a first and second time this 26th day of June, 2019.

READ a third time and finally passed in Open Council this 26th day of June, 2019.

WARDEN

CLERK

SCHEDULE “A”

TO BY-LAW NO. XXXX-2019

DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

- (1) Water Services
- (2) Wastewater Services



SCHEDULE "B"

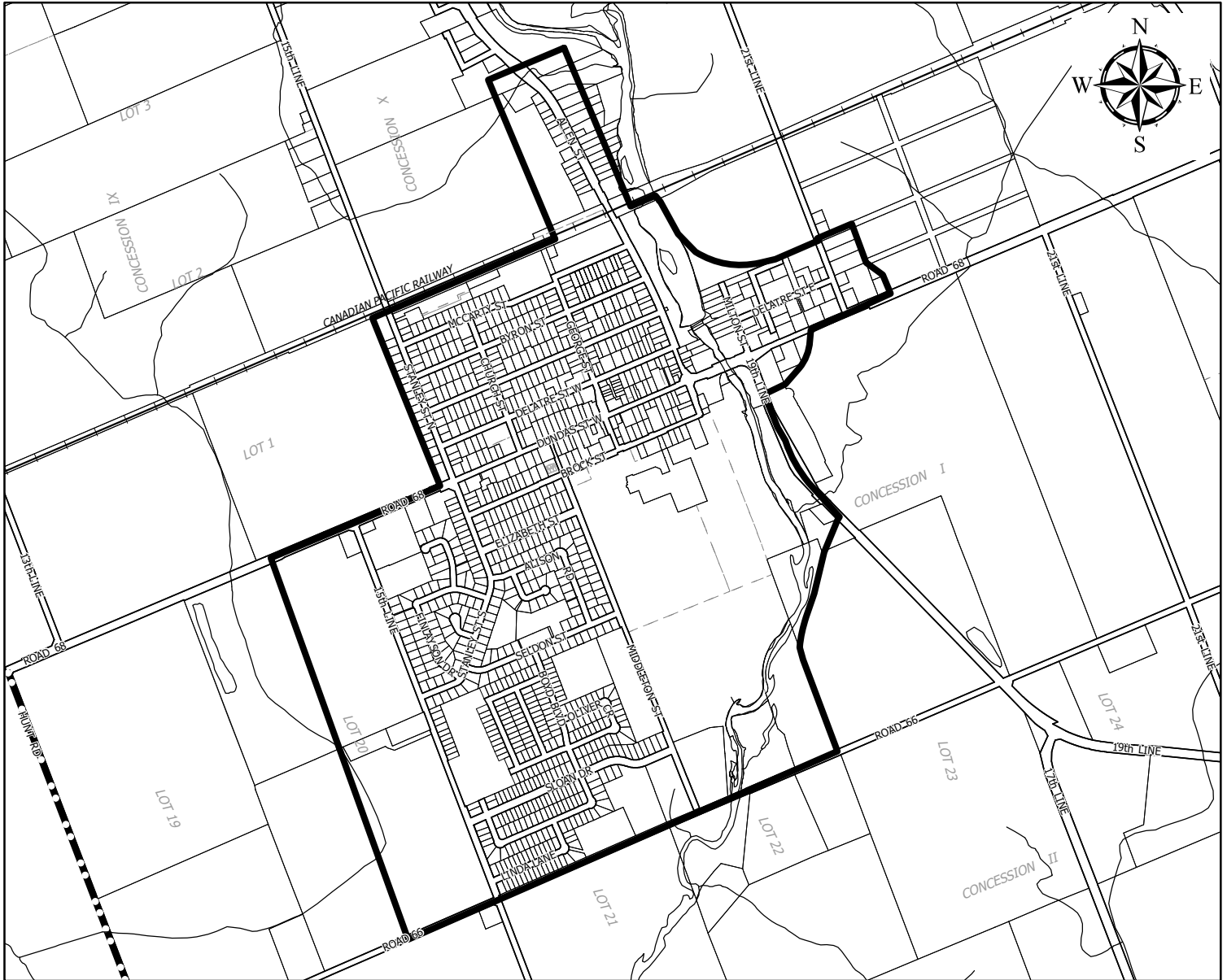
TO BY-LAW NO. XXXX-2019

SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per sq.m. of Gross Floor Area)	(per Wind Turbine)
Water	6,124	3,265	2,209	3,847	20.34	-
Wastewater	-	-	-	-	0.00	-
Total	6,124	3,265	2,209	3,847	20.34	-

SCHEDULE "C"
TO BY-LAW No. XXXX-2019
SCHEDULE OF LANDS ON WHICH THE
THAMESFORD WATER AND WASTEWATER
AREA-SPECIFIC DEVELOPMENT CHARGE IS IMPOSED

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LANDS TO WHICH BY-LAW XXXX-2019 APPLIES
FOR THE PURPOSES OF WATER AND WASTEWATER DEVELOPMENT CHARGE



Appendix O

Proposed Area-Specific D.C. By-law for the Township of South-West Oxford

County of Oxford

By-Law No. XXXX-2019

A By-law to Establish Mt. Elgin Water and Wastewater Area-Specific Development Charges for the County of Oxford

WHEREAS subsection 2(1) of the *Development Charges Act, 1997*, S.O. 1997, c.27 (hereinafter called “the Act”) provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for Services arising from the Development of the area to which the By-law applies;

AND WHEREAS Council has before it a report entitled “Development Charges Background Study”, the County of Oxford, hereinafter referred to as the “County”, dated April 23, 2019 by Watson & Associates Economists Ltd. (the “Study”), wherein it is indicated that the Development of any land within the County will increase the need for Services as defined herein;

AND WHEREAS Council gave notice to the public and held a public meeting pursuant to section 12 of the Act on May 22, 2019 prior to and at which the Study and the proposed Development Charge By-law were made available to the public in accordance with the Act and regulations thereto and Council heard comments and representations from all persons who applied to be heard (the “Public Meeting”);

AND WHEREAS Council intends to ensure that the increase in the need for services attributable to the anticipated development, including any capital costs, will be met, by updating its capital budget and forecast where appropriate;

AND WHEREAS by approval of the Development Charges Background Study, dated April 23, 2019, Council has indicated its intent that the future excess capacity identified in the Study, shall be paid for by the development charges or other similar charges.

NOW THEREFORE THE COUNCIL OF THE COUNTY OF OXFORD ENACTS AS FOLLOWS:

1. DEFINITIONS

In this by-law,

- (1) “**Act**” means the *Development Charges Act, 1997*, c. 27, as amended;
- (2) “**Affordable housing**” means dwelling units and incidental facilities, primarily for persons of low and moderate income, that meet the requirements of any program for such purpose as administered by any agency of the Federal or Provincial government, the County of Oxford and/or the Area Municipality and for which an agreement has been entered into with the County of Oxford with respect to the provision of such dwelling units and facilities;

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- (3) “**Apartment Dwelling**” means any dwelling unit within a building containing more than four dwelling units where the units are connected by an interior corridor. Notwithstanding the foregoing, an Apartment Dwelling includes a Stacked Townhouse Dwelling;
- (4) “**Area Municipality**” means a lower-tier municipality that forms part of the County of Oxford;
- (5) “**Back-to-back Townhouse Dwelling**” means a building containing four (4) or more Dwelling Units separated vertically by a common wall, including a rear common wall, that does not have a rear yard with amenity area;
- (6) “**Bedroom**” means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen;
- (7) “**Board of Education**” means a board defined in s.s. 1(1) of the *Education Act*, R.S.O. 1990, c. E,2, as amended;
- (8) “**Building Code Act**” means the *Building Code Act*, R.S.O. 1992, S.O. 1992, c. 23, as amended;
- (9) “**Building**” means a permanent enclosed structure occupying an area greater than ten square metres (10 m²) and, notwithstanding the generality of the foregoing, includes, but is not limited to:
 - (a) An above-grade storage tank;
 - (b) An air-supported structure;
 - (c) An industrial tent;
 - (d) A roof-like structure over a gas-bar or service station; and
 - (e) An area attached to and ancillary to a retail Development delineated by one or more walls or part walls, a roof-like structure, or any one or more of them;
- (10) “**Capital Cost**” means costs incurred or proposed to be incurred by the County or a local board thereof directly or by others on behalf of, and as authorized by, the County or local board,
 - (a) to acquire land or an interest in land, including a leasehold interest;
 - (b) to improve land;

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- (c) to acquire, lease, construct or improve buildings and structures;
- (d) to acquire, lease, construct or improve facilities including (but not limited to),
 - (i) rolling stock with an estimated useful life of seven years or more;
 - (ii) furniture and equipment, other than computer equipment; and
 - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act, 1990, R.S.O. 1990, c. 44, as amended*;
- (e) to undertake studies in connection with any of the matters referred to in clauses (a) to (d);
- (f) to complete the Development Charge background study under Section 10 of the Act; and
- (g) interest on money borrowed to pay for costs in (a) to (d);

required for provision of services designated in this by-law within or outside the County;

- (11) “**Council**” means the Council of the County of Oxford;
- (12) “**Development**” means any activity or proposed activity in respect of land that requires one or more of the actions referred to in section 5 of this by-law and including the redevelopment of land or the redevelopment, expansion, extension or alteration of a use, building or structure except interior alterations to an existing building or structure which do not change or intensify the use of land;
- (13) “**Development Charge**” means a charge imposed pursuant to this By-law;
- (14) “**Dwelling**” or “**Dwelling Unit**” means any part of a building or structure with a room or suite of rooms used, or designed or intended for use, by one person or persons living together, in which sanitary facilities and a separate kitchen may or may not be provided for the exclusive use of such person or persons;
- (15) “**Farm Building**” means a Building or structure associated with and located on land devoted to the practice of farming and that is used essentially for the housing of farm equipment or livestock, or the production, storage or processing of agricultural and horticultural produce or feeds, and as part of or

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in connection with a bona fide farming operation and includes barns, silos and other buildings or structures ancillary to that farming operation, but excludes:

- (a) a Residential Use, with the exception of a bunk house for seasonal farm workers required for that farm operation; and
 - (b) any Building or portion thereof used or intended to be used for any other Non-Residential Use, including, but not limited to: retail sales; commercial services; restaurants; banquet facilities; hospitality and accommodation facilities; gift shops; contractors shops; services related to grooming, boarding, or breeding of household pets; and alcohol or marijuana production facilities.
- (16) “**Grade**” means the average level of finished ground adjoining a building or structure at all exterior walls;
- (17) “**Gross Floor Area**” means the total floor area measured between the outside of exterior walls, or between the outside of exterior walls and the centre line of party walls dividing the Building from another Building, of all floors above the average level of finished ground adjoining the building at its exterior walls;
- (18) “**Industrial Building**” means a building used for or in connection with,
- (a) manufacturing, producing, processing, storing or distributing something;
 - (b) research or development in connection with manufacturing, producing or processing something;
 - (c) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production, or processing takes place;
 - (d) office or administrative purposes, if they are;
 - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
 - (ii) in or attached to the Building or structure used for that manufacturing, producing, processing, storage or distribution;
- and shall not include self-storage facilities or retail warehouses.
- (19) “**Local Board**” means a municipal service board, public utility commission, public library board, board of health, police services board or any other board,

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commission, committee or body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of the County or any part or parts thereof, excluding a conservation authority, any municipal business corporation not deemed to be a local board under O.Reg. 168/03 under the Municipal Act, 2001, S.O. 2001, c. 25, as amended, and any corporation enacted under the Electricity Act, 1998, S.O. 1998, c. 15, Sched. A, as amended, or successor legislation;

- (20) “**Local Services**” means those services or facilities which are under the jurisdiction of the County and are related to a plan of subdivision or within the area to which the plan relates, required as a condition of approval under s.51 of the *Planning Act*, or as a condition of approval under s.53 of the *Planning Act*;
- (21) “**Long-Term Care Home**” means the floor area of a facility directly related to beds that are licensed, regulated or funded by the Ministry of Health and Long-Term Care, in an approved charitable home for the aged (as defined in the Charitable Institutions Act, R.S.O. 1990, c. C.9), a home (as defined in the Homes for the Aged and Rest Homes Act, R.S.O. 1990, c. H.13), or a nursing home (as defined in the Nursing Homes Act, R.S.O. 1990, c. N.7);
- (22) “**Mezzanine**” means an intermediate floor assembly between the floor and ceiling of any room or storey and includes an interior balcony;
- (23) “**Multiple Dwelling**” means all dwellings other than single detached dwellings, semi-detached dwellings, and apartment dwellings, and shall include Park Model Trailers;
- (24) “**Non-Residential Uses**” means a building or structure, or portions thereof, used, or designed or intended for a use other than a Residential Use;
- (25) “**Official Plan**” means the Official Plan of the County of Oxford and any amendments thereto;
- (26) “**Owner**” means the owner of land or a person who has made application for an approval for the development of land upon which a Development Charge is imposed;
- (27) “**Park Model Trailer**” means a trailer conforming to National Standard of Canada CAN CSA-Z241.0-92, CAN CSA-Z240 or similar standard that is up to a maximum size of 50 square metres and designed to facilitate relocation from time to time.
- (28) “**Planning Act**” means the *Planning Act, 1990*, R.S.O. 1990, c.P.13, as amended;

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- (29) **“Private School”** means an academic education school to which all of the following apply:
- (a) registered with the Province as a “private school” under section 16 of the Education Act;
 - (b) non-publicly funded;
 - (c) operated on a not-for-profit basis;
 - (d) operated by a non-share non-profit corporation, or an established or a “religious organization” as defined by the Religious Organizations’ Land Act; and
 - (e) offering elementary or secondary academic education.
- (30) **“Regulation”** means any regulation made pursuant to the Act;
- (31) **“Residential Uses”** means lands, Buildings or structures or portions thereof used, or designed or intended for use as a home or residence of one or more individuals, and shall include Single Detached Dwelling, Semi-Detached Dwelling, Multiple Dwelling, Apartment Dwelling, and the residential portion of a mixed-use Building or structure;
- (32) **“Row Townhouse Dwelling”** means a building vertically divided into three or more Dwelling Units by common walls extending from the base of the foundation to the roof. Each Dwelling Unit shall have separate entrance directly to the outside
- (33) **“Semi-Detached Dwelling”** means a building divided vertically into two Dwelling Units each of which has a separate entrance and access to grade;
- (34) **“Services”** means services set out in Schedule “A” to this By-law;
- (35) **“Single Detached Dwelling”** means a completely detached Building containing only one Dwelling Unit;
- (36) **“Special Care/Special Need Dwelling”** means a Building, or part of a Building:
- (a) containing two or more Dwelling Units which units have a common entrance from street level;
 - (b) where the occupants have the right to use in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;

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- (c) that is designed to accommodate persons with specific needs, including but not limited to independent permanent living arrangements; and
- (d) where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at any one or more various levels,

and includes, but is not limited to, retirement homes or lodges, charitable dwellings, group homes (including correctional group homes) and hospices.

Special Care/Special Needs Dwellings will be charged the D.C. rate for Bachelor and 1 Bedroom Apartment Units.

- (37) **“Stacked Townhouse Dwelling”** means a building, other than a Row Townhouse or Back to Back Townhouse, containing at least 3 Dwelling Units; each Dwelling Unit separated from the other vertically and/or horizontally and each Dwelling Unit having a separate entrance to grade;
- (38) **“Temporary Building or Structure”** means a Building or structure constructed or erected or placed on land for a continuous period not exceeding twelve months, or an addition or alteration to a Building or structure that has the effect of increasing the total floor area thereof for a continuous period not exceeding twelve months;
- (39) **“Temporary Dwelling Unit”** means a dwelling unit, which is:
 - (a) designed to be portable (e.g. mobile home);
 - (b) clearly ancillary to, and fully detached from, an existing permanent dwelling unit located on the same lot;
 - (c) only permitted to be in place for a limited period of time; and
 - (d) subject to an agreement with the Area Municipality specifying the maximum period of time the dwelling unit is to be permitted and any other matters that may be deemed necessary or appropriate by the Area Municipality, such as installation, maintenance and removal provisions, financial security requirements and restrictions on occupancy;
- (40) **“Total Floor Area”** means, the sum total of the total areas of all floors in a building or structure whether at above or below grade measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating two uses or from the outside edge of

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a floor where the outside edge of the floor does not meet an exterior or common wall, and;

- (a) includes the floor area of a mezzanine, atrium, or air supported structure, and the space occupied by interior wall partitions;
- (b) excludes those areas used exclusively for parking garages or structures; and
- (c) where a building or structure does not have any walls, the total floor area of the building or structure shall be the total of the area of all floors including the ground floor that are directly beneath the roof of the building or structure;

(41) **“Wind Turbine”** means any wind energy conversion system with a nameplate generating capacity greater than 300 kilowatts, that converts wind energy into electricity for sale to an electrical utility or intermediary.

2. CALCULATION OF DEVELOPMENT CHARGES

- (1) Subject to the provisions of this By-law, the Development Charges against land in the County shall be imposed, calculated and collected in accordance with the rates set out in Schedule “B” relating to the services set out in Schedule “A”
- (2) Council hereby determines that the Development of land, Buildings or structures for Residential and Non-Residential uses will require the provision, enlargement or expansion of the Services referenced in Schedule “A”; and shall be calculated as follows:
 - (a) In the case of Residential Development, or a Residential portion of a mixed-use Development or redevelopment, the Development Charge shall be the sum of the products of:
 - (i) the number of Dwelling Units of each type, multiplied by,
 - (ii) the corresponding total dollar amount for such Dwelling Unit as set out in Schedule “B”, further adjusted by section 13; and
 - (b) In the case of Non-Residential Development, or a Non-Residential portion of a mixed-use Development or redevelopment, the Development Charge shall be the sum of the products of
 - (i) the Total Floor Area of Non-Residential Development or Non-Residential portion of mixed-use Development multiplied by,

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- (ii) the corresponding total dollar amount per square metre of Total Floor Area, as set out in Schedule “B”, further adjusted by section 13; and
- (c) In the case of Wind Turbines, the sum of the number of wind turbines multiplied by the corresponding amount for each wind turbine as set out in Schedule “B”, further adjusted by section 13.

3. APPLICABLE LANDS

- (1) Subject to the exceptions and exemptions described in the following subsections, this By-law applies to all lands within the boundaries designated in Schedule “C” of this by-law, whether or not the land or use is exempt from taxation under Section 3 of the Assessment Act, R.S.O. 1990, c.A.31, as amended. The By-law shall also apply to any additional lands that may be designated as settlement (Village of Mt. Elgin) on Schedule S-1 of the County of Oxford Official Plan through an Official Plan amendment.
- (2) This By-law shall not apply to land that is owned by and used for the purposes of:
 - (a) a Board of Education;
 - (b) any municipality or Local Board thereof;
 - (c) a Place of Worship exempt under s.3 of the Assessment Act, R.S.O. 1990, c. A31, as amended;
 - (d) a Public Hospital under the Public Hospitals Act, R.S.O. 1990, c. P.40, as amended;
- (3) This by-law shall not apply to:
 - (a) Farm Buildings as defined herein;
 - (b) Industrial Buildings as defined herein;
 - (c) Private Schools as defined herein;
 - (d) Temporary Buildings or structures as defined herein;
 - (e) Affordable Housing as defined herein;
 - (f) Temporary Dwelling Units as defined herein;
 - (g) Long-Term Care home, as defined herein;

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4. **RULES WITH RESPECT TO EXEMPTIONS FOR INTENSIFICATION OF EXISTING HOUSING**

- (1) Notwithstanding Section 3 above, no Development Charge shall be imposed with respect to Developments or portions of Developments as follows:
 - (a) the enlargement of an existing Residential Dwelling Unit;
 - (b) the creation of one or two additional Residential Dwelling Units in an existing Single Detached Dwelling;
 - (c) the creation of one additional Dwelling Unit in any other existing residential building.
- (2) Notwithstanding subsection 4(1)(b), Development Charges shall be calculated and collected in accordance with Schedule “B” where the total Residential Gross Floor Area of the additional one or two Dwelling Units is greater than the Gross Floor Area of the existing Single Detached Dwelling Unit.
- (3) Notwithstanding subsection 4(1)(c), Development Charges shall be calculated and collected in accordance with Schedule “B” where the additional Dwelling Unit has a Residential Gross Floor Area greater than,
 - (a) in the case of Semi-Detached Dwelling or Multiple Dwelling, the Gross Floor Area of the smallest existing Dwelling Unit, and
 - (b) in the case of any other Residential Building, the Residential Gross Floor Area of the smallest existing Dwelling Unit.

5. **TIMING OF CALCULATION FOR DEVELOPMENT CHARGES**

- (1) Subject to subsection 5(2), Development Charges shall be calculated and collected in accordance with the provisions of this by-law and be imposed on land to be developed for Residential and Non-Residential Use, where, the development requires,
 - (a) the passing of a zoning by-law or an amendment thereto under Section 34 of the Planning Act, R.S.O. 1990, c.P13;
 - (b) the approval of a minor variance under Section 45 of the *Planning Act*, R.S.O. 1990, c.P.13;
 - (c) conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act*, R. S.O. 1990, c.P.13 applies;

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- (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*, R.S.O. 1990, c.P. 13;
 - (e) a consent under Section 53 of the *Planning Act*, R.S.O. 1990, c.P. 13;
 - (f) the approval of a description under Section 9 of the *Condominium Act*, S.O. 1998, c.9, as amended; or
 - (g) the issuing of a permit under the *Building Code Act*, 1992, S.O. 1992, c.23, as amended in relation to a Building or structure.
- (2) Subsection 5(1) shall not apply in respect to
- (a) Local Services installed or paid for by the owner within a plan of subdivision or within the area to which the plan relates, as a condition of approval under Section 51 of the *Planning Act*, R.S.O. 1990, c.P. 13;
 - (b) Local Services installed or paid for by the owner as a condition of approval under Section 53 of the *Planning Act*, R.S.O. 1990 c.P.13.
- (3) A Development Charge shall be calculated and payable in full in money or by provision of Services as may be agreed upon, or by credit granted pursuant to the Act or this By-law, on the date that the first building permit is issued in relation to a Building or structure on land to which a Development Charge applies.
- (4) Where a Development Charge applies to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.

6. LOCAL SERVICE INSTALLATION

- (1) Nothing in this by-law prevents Council from requiring, as a condition of an agreement under Section 51 or 53 of the *Planning Act* that the Owner, at his or her own expense, shall install or pay for such Local Services, within the Plan of Subdivision or within the area to which the plan relates, as Council may require.

7. MULTIPLE CHARGES

- (1) Where two or more of the actions described in subsection 5(1) are required before land to which a Development Charge applies can be developed, only one Development Charge shall be calculated and collected in accordance with the provisions of this By-law, as prescribed in Section 5.

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- (2) Notwithstanding subsection 7(1), if two or more of the actions described in subsection 5(1) occur at different times, and if the subsequent action has the effect of a net increase in the number of Residential Dwelling Units and/or a net increase in the amount of Non-Residential Gross Floor Area, additional Development Charges shall be calculated and collected in accordance with the provisions of this By-law.

8. SERVICES IN LIEU

- (1) Council may authorize an Owner, through an agreement under Section 38 of the Act, to substitute such part of the Development Charge applicable to the Owner's Development as may be specified in the agreement, by the provision at the sole expense of the Owner, of services in lieu. Such agreement shall further specify that where the Owner provides services in lieu in accordance with the agreement, Council shall give to the Owner a credit against the Development Charge in accordance with the agreement provisions and the provisions of Section 39 of the Act, equal to the reasonable cost to the Owner of providing the services in lieu. In no case shall the agreement provide for a credit which exceeds the total Development Charge payable by an Owner to the County in respect of the Development to which the agreement relates.
- (2) In any agreement under subsection 8(1), Council may also give a further credit to the Owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, than would be required under this By-law.
- (3) The credit provided for in subsection 8(2) shall not be charged to any Development Charge reserve fund.

9. FRONT-ENDING AGREEMENTS

- (1) Council may authorize a front-ending agreement in accordance with the provisions of Part III of the Act, upon such terms as Council may require, in respect of the Development of land.

10. DEMOLITION AND CONVERSION CREDITS FOR REDEVELOPMENT OF LAND

- (1) If a Development involves the demolition of and replacement of all or part of a building or structure, or the conversion from one principal use to another, a credit shall be allowed, provided that the land was improved by occupied structures, or structures capable of being occupied without structural improvement, within the five years prior to the issuance of the building permit, and the building permit has been issued for the development within five years from the date the demolition permit has been issued; and;
- (2) subject to section 10(3), the credit shall be calculated:

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- (a) in the case of the demolition or conversion of a Building, or a part of a Building, used for a Residential purpose, by multiplying the number and type of Dwelling Units demolished or converted by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law; or
 - (b) in the case of the demolition or conversion of a Building, or part of a Building, used for a Non-Residential purpose, by multiplying the Non-Residential Total Floor Area demolished or converted, by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law;
- (3) A credit can, in no case, exceed the amount of the development charge that would otherwise be payable. No credit is available if the use for which the demolished/converted buildings or structures was last lawfully occupied is exempt under this by-law.
- (4) Notwithstanding subsection 10(1) above, where the Building cannot be demolished until the new Building has been erected, the Owner shall notify the County in writing and pay the applicable Development Charge for the new Building in full and, if the existing Building is demolished not later than twelve (12) months from the date a building permit is issued for the new Building, the County shall provide a refund calculated in accordance with this section to the Owner without interest. If more than twelve (12) months is required to demolish the existing Building, the Owner may make a written request to the County, and the County's Treasurer or designate, in his or her sole and absolute discretion and upon such terms and conditions as he or she considers necessary or appropriate, may extend the time in which the existing Building must be demolished, and such decision shall be made prior to the issuance of the first building permit for the new Building.

11. RESERVE FUNDS

- (1) Monies received from payment of Development Charges under this by-law shall be maintained in a separate reserve fund for each Service category set out in Schedule "A".
- (2) Monies received for the payment of Development Charges shall be used only in accordance with the provisions of Section 35 of the Act.
- (3) Council directs the County Treasurer to divide the reserve fund created hereunder into separate accounts in accordance with the Service categories

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set out in Schedule "A" to which the Development Charge payments, together interest earned thereon, shall be credited.

- (4) Where any Development Charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll for the property on which the Development occurred and shall be collected as taxes.
- (5) Where any unpaid Development Charges are collected as taxes under subsection 13(4), the monies so collected shall be credited to the development charge reserve funds referred to in subsection 13(1).
- (6) The County Treasurer shall in each year commencing in 2020 for the 2019 year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in Section 12 of O.Reg. 82/98.

12. BY-LAW AMENDMENT OR APPEAL

- (1) Where this By-law or any Development Charge prescribed thereunder is amended or repealed either by order of the Local Planning Appeal Tribunal (LPAT) or by resolution of Council, the County Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.
- (2) Refunds that are required to be paid under subsection 12(1) shall be paid with interest to be calculated as follows:
 - (a) Interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;
 - (b) The Bank of Canada interest rate in effect on the date of enactment of this by-law shall be used.
- (3) Refunds that are required to be paid under subsection 112(1) shall include the interest owed under this section.

13. BY-LAW INDEXING

- (1) The Development Charges set out in Schedule "B" to this By-law shall be adjusted annually as of April 1, without amendment to this By-law, in accordance with the most recent twelve month change in the Statistics Canada Quarterly, "Construction Price Statistics".

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14. SEVERABILITY

- (1) In the event any provision, or part thereof, of this By-law is found by a court of competent jurisdiction to be void, voidable, unenforceable or ultra vires, such provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of this By-law shall remain in full force and effect.

15. BY-LAW ADMINISTRATION

- (1) This by-law shall be administered by the County Treasurer.

16. SCHEDULES TO THE BY-LAW

- (1) The following Schedules to this By-law form an integral part of this By-law:
 - Schedule A – Schedule of Municipal Services
 - Schedule B – Schedule of Development Charges
 - Schedule C – Schedule of Lands on which the By-law is imposed

17. DATE BY-LAW EFFECTIVE

- (1) This By-law shall come into force and effect on the day of by-law passage.

18. SHORT TITLE

- (1) This by-law may be cited as the “2019 Mt. Elgin Water and Wastewater County of Oxford Development Charge By-law”.

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READ a first and second time this 26th day of June, 2019.

READ a third time and finally passed in Open Council this 26th day of June, 2019.

WARDEN

CLERK

SCHEDULE “A”

TO BY-LAW NO. XXXX-2019

DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

- (1) Water Services
- (2) Wastewater Services



SCHEDULE "B"

TO BY-LAW NO. XXXX-2019

SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per sq.m. of Gross Floor Area)	(per Wind Turbine)
Water	5,758	3,070	2,077	3,617	16.65	-
Wastewater	59	31	21	37	0.17	-
Total	5,817	3,101	2,098	3,654	16.82	-

SCHEDULE "C"
TO BY-LAW No. XXXX-2019
SCHEDULE OF LANDS ON WHICH THE
MOUNT ELGIN WATER AND WASTEWATER
AREA-SPECIFIC DEVELOPMENT CHARGE IS IMPOSED

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LANDS TO WHICH BY-LAW XXXX-2019 APPLIES
FOR THE PURPOSES OF WATER AND WASTEWATER DEVELOPMENT CHARGE