

**To: Warden and Members of County Council**

**From: Director of Corporate Services**

## Development Charges Annual Report - 2018

### RECOMMENDATION

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1. That County Council hereby receives Report No. CS 2019-14 prepared in accordance with Section 12 of O.Reg.82/98 of the *Development Charges Act, 1997*, and authorizes posting the report for public information.

### REPORT HIGHLIGHTS

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- Total development charges collected amounted to \$7,706,522 (\$7,066,791 – 2017)
- Accrued interest earned by the development charges accounts was \$296,713 (\$166,207 – 2017)
- Total development charges funds used for capital projects was \$8,357,647 (\$4,988,154 – 2017)

### Implementation Points

In order to satisfy subsection 43(2.1) of the *Development Charges Act, 1997*, following adoption of the recommendation contained in this report, the Treasurer will make the report available to the public by posting it to the County website.

### Financial Impact

Growth related capital projects have been funded using development charges revenues based on actual expenditures in 2018 in accordance with projects identified in the current Development Charges Background Study.

The Treasurer has reviewed this report and confirms that the County is in compliance with subsection 59.1(1) of the *Development Charges Act, 1997*<sup>1</sup>.

### Risks/Implications

There are no risks or implications that will result by adopting the recommendation contained in this report.

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<sup>1</sup> Subsection 59.1(1) A municipality shall not impose, directly or indirectly, a charge related to a development or a requirement to construct a service related to development, except as permitted by this Act or another Act. 2015, c.26, s.8

### Strategic Plan (2015-2018)

County Council adopted the County of Oxford Strategic Plan (2015-2018) at its regular meeting held May 27, 2015. The initiative contained within this report supports the Values and Strategic Directions as set out in the Strategic Plan as it pertains to the following Strategic Directions:

3. iii. **A County that Thinks Ahead and Wisely Shapes the Future** - Demonstrated commitment to sustainability by:
  - *Ensuring that all significant decisions are informed by assessing all options with regard to the community, economic and environmental implications including:*
    - o *Life cycle costs and benefit/costs, including debt, tax and reserve levels and implications*
4. ii. **A County that Informs and Engages** - Inform the public about County programs, services and activities through planned communication that includes:
  - *A County Report Card that engages and informs our community and celebrates our successes and our history*

## DISCUSSION

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### Background

In accordance with Section 12 of O.Reg.82/98, of the *Development Charges Act, 1997*, the Treasurer of the municipality shall provide to Council a financial statement relating to the reserve funds established under a by-law to collect development charges. The statement provided by the Treasurer is required to be made available to the public and to the Minister of Municipal Affairs and Housing on request.

Attachment No. 1 provides the following information prescribed in Section 12 of O.Reg.82/98 as information to be included in the statement of the treasurer of a municipality under section 43 of the Act:

- **Description of the Service** – service for which the fund was established.
- **Opening Balance** – balance of the reserve fund at the beginning of the year.
- **Collections** – funds received from property owners/developers usually at the date that a building permit is issued.
- **Accrued Interest** – interest earned on the fund balance.
- **Repayment of Borrowed Funds, Including Interest** – receipt of principal and interest of funds previously loaned.
- **Transferred to Capital or Other Funds** – funds taken from the reserve funds to meet growth-related net capital costs for which the development charge was imposed.
- **Amounts Refunded** – if the development charge is amended by Council or by the Municipal Board, the County shall immediately refund the difference.
- **Amounts Loaned to other Service Category** – the transfer of funds to finance another service i.e. water, sewer, etc. – to be repaid bearing interest.
- **Credits** – if a property owner/developer paid all or any portion of a charge relating to development prior to the development charge by-law coming into force, a credit is applied to offset the previous payment.
- **Amounts Borrowed from Fund for Other Municipal Purposes** - the transfer of funds to finance another municipal service.

- **Closing Balance** – balance of the reserve fund at the end of the year.
- **Other Development Charge By-law Rules**

Attachment No. 2 provides project specific information prescribed in Section 12 of O.Reg.82/98 that is to be included in the statement of the treasurer of a municipality under section 43 of the Act:

- **Capital Project Funded from Reserve Fund** – the amount of money from each development charge reserve fund used to fund the project.
- **Capital Project Costs Funded from Other Sources** – the amount and source of any other money used to fund the project.
- **Timing of Collection** – the development charge will be collected at the time of subdivision agreement for sewer and water services and at the time of issuance of the first building permit for all remaining services.
- **Indexing** – automatic indexing of the development charges will be implemented on April 1 of each year, in accordance with the Statistics Canada Construction Price Statistics.
- **10% Reduction** – capital costs must be reduced by 10% with the exception of water supply services, waste water services, storm water drainage and control services, services related to a highway and to electrical power, transit, waste diversion, police and fire protection services – the primary services that the 10% reduction applies to are parks, recreation and libraries.

## Comments

### Development Charge Eligible Cost Analysis

The nature of capital projects and timing identified when the by-law was passed reflected the intentions of the Council at that time. 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. The development related capital requirements are established over a ten year planning period. By-laws passed under the *Development Charges Act* are required to be reviewed every five years. The County's development charges by-law was, therefore, reviewed over the course of 2013 and 2014 resulting in the enactment of new by-laws taking effect June 25, 2014.

The next five-year by-law review commenced in 2018 with the intent for updated by-laws to be considered by Council in the second quarter of 2019.

Development Charges are used to finance capital works required for new housing and non-residential development. The county-wide by-laws apply to most new residential and some forms of non-residential development on lands within the boundaries of Oxford County. Development Charges generated from the county-wide charge go toward growth-related costs associated with general government, roads, land ambulance and library services. The water and wastewater by-laws apply specifically to development of lands within a geographic area defined in each by-law that generally corresponds to the jurisdiction named in the title. Development Charges generated from these by-laws go toward growth-related costs associated with the provision of water and wastewater infrastructure. All current County Development Charge by-laws under the authority of the *Development Charges Act*, (1997) came into effect on June 25, 2014.

## **Conclusions**

The County schedule of Development Charges is summarized in the tables found on Attachment No. 3. The schedule sets out the charges that are applicable to residential development by unit type: single and semi-detached dwelling units; apartments; and other multiples. Charges applicable to non-residential development are levied based on square meter (or foot) of gross floor area. To determine the total County charge, add the county-wide charges to the applicable area-specific charges for water and wastewater. For areas not serviced by municipal sewer and water services, only the county-wide charge applies. The County Development Charges are indexed on April 1st of each year in accordance with the annual change in the Statistics Canada Construction Price Index.

## **SIGNATURES**

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### **Report Author:**

Original signed by

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Carolyn King, CPA, CA  
Manager of Finance

### **Departmental Approval:**

Original signed by

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Lynn S. Buchner, CPA, CGA  
Director of Corporate Services

### **Approved for submission:**

Original signed by

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Peter M. Crockett, P.Eng.  
Chief Administrative Officer

## **ATTACHMENTS**

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Attachment No. 1 - Development Charge Reserve Funds Statement, December 31, 2018  
Attachment No. 2 – Growth-Related Projects Funding Sources, 2018  
Attachment No. 3 – County Development Charges Schedule, April 1, 2019



**Development Charge Reserve Funds Statement  
For the Year Ended December 31, 2018**

Fund	Opening Balance	Collections	Accrued Interest	Repaymt of Borrowed Funds incl. Interest	Transferred to Capital or Other Funds	Amounts Refunded	Amounts Loaned to other Service Category	Credits	Amounts Borrowed from Fund for Other Munic Purposes	Closing Balance
<b>Non-Discounted Services</b>										
Roads 91230	1,453,162	1,510,104	37,221	-	(2,101,540)	-	-	-	-	898,948
Water* 91230	1,482,896	1,678,628	37,982	-	(2,020,041)	-	-	-	-	1,179,465
Sanitary Sewer* 91230	7,530,975	4,142,829	192,897	-	(3,928,504)	-	-	-	-	7,938,197
<b>Discounted Services</b>										
Library 91600	439,707	144,174.00	11,262.64	-	(78,200)	-	-	-	-	516,944
Land Ambulance 91500	149,474	177,792	3,828	-	(40,000)	-	-	-	-	291,094
Facilities 91210	25,881	48,928	663	-	(28,000)	-	-	-	-	47,472
Administration 91100	502,002	4,068	12,859	-	(161,362)	-	-	-	-	357,567
	<b>11,584,097</b>	<b>7,706,522</b>	<b>296,713</b>	<b>-</b>	<b>(8,357,647)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>11,229,686</b>

Notes  
\* see supplementary table for system specific details.

Fund	Opening Balance	Collections	Accrued Interest	Repaymt of Borrowed Funds incl. Interest	Transferred to Capital or Other Funds	Amounts Refunded	Amounts Loaned to other Service Category	Credits	Amounts Borrowed from Fund for Other Munic Purposes	Closing Balance
<b>Water</b>										
Blandford-Blenheim 91268	88,260		2,261	-	(400)	-	-	-	-	90,121
Blandford-Blenheim 91266	12,978	31,589	332	-	(41,357)	-	-	-	-	3,542
EZT - Tavistock 91265	533,311	34,983	13,660	-	(1,836)	-	-	-	-	580,118
Ingersoll 91263	122,077	74,789	3,127	-	(104,630)	-	-	-	-	95,363
Norwich 91264	152,090	164,734	3,896	-	(236,167)	-	-	-	-	84,552
Tillsonburg 91262	38,126	180,958	976	-	(154,949)	-	-	-	-	65,111
Woodstock 91261	491,910	1,150,468	12,600	-	(1,418,147)	-	-	-	-	236,830
Zorra - Thamesford 91267	44,145	41,107	1,131	-	(62,555)	-	-	-	-	23,828
	<b>1,482,896</b>	<b>1,678,628</b>	<b>37,982</b>	<b>-</b>	<b>(2,020,041)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,179,465</b>
<b>Sanitary Sewer</b>										
Blandford-Blenheim 91258	374,394	60,067	9,590	-	(51,210)	-	-	-	-	392,840
Blandford-Blenheim 91256	53,568	89,689	1,372	-	(140,000)	-	-	-	-	4,629
EZT - Tavistock 91255	204,323	349,737	5,233	-	(480,000)	-	-	-	-	79,294
Ingersoll 91253	143,179	442,201	3,667	-	(584,227)	-	-	-	-	4,820
Norwich 91254	1,274,426	603,387	32,643	-	-	-	-	-	-	1,910,456
Tillsonburg 91252	4,150,885	1,234,038	106,320	-	(417,019)	-	-	-	-	5,074,224
Woodstock 91251	1,220,020	1,246,231	31,250	-	(2,254,900)	-	-	-	-	242,600
Zorra - Thamesford 91257	110,180	117,480	2,822	-	(1,148)	-	-	-	-	229,334
	<b>7,530,975</b>	<b>4,142,829</b>	<b>192,897</b>	<b>-</b>	<b>(3,928,504)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,938,197</b>
	<b>9,013,870</b>	<b>5,821,457</b>	<b>230,879</b>	<b>-</b>	<b>(5,948,545)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>9,117,662</b>



**Growth-Related Projects Funding Sources  
For the Year Ended December 31, 2018**

CAPITAL PROJECT	PROJECT DESCRIPTION	YTD EXPENDITURES	UNFINANCED CAPITAL	TOTAL	TAXATION	WWW RATES & RESERVES **	RESERVES **	DEVELOPMENT CHARGES	OTHER SOURCES*
<b>ROADS</b>									
CR4 - CNR BRIDGE	Prior Project Recovery - Grade separation and improvements.	-	-	-	-	-	(1,300,000)	1,300,000	-
930000 TRANSPORTATION MASTER PLAN	Development of a 20 year transportation strategy that accommodates growth and change.	52,824	-	52,824	-	-	26,412	26,412	-
930012 CR 12	RD 12 Mill St - Constructing an urban road cross section between Parkinson Road and Pember's Pass, ID# 12127.	2,020,021	-	2,020,021	-	-	1,080,307	586,787	352,927
930020 CR 20	Constructing an urban road cross section.	396,476	166,258	562,733	-	-	156,734	184,059	221,940
930119 CR 119	RD 119 (Bell St – Ingersoll) from Thames St. to Ingersoll St., Reconstruction and accommodation of pedestrian and cycling infrastructure, ID# 194053.	60,184	-	60,184	-	-	56,161	4,024	-
930300 TRAFFIC SIGNALS	Intersection improvements at CR 59 and Lakeview (growth related). Replacement/Repair to existing traffic signals.	229,176	-	229,176	-	-	228,918	258	-
		<b>2,758,681</b>	<b>166,258</b>	<b>2,924,939</b>	-	-	<b>248,532</b>	<b>2,101,540</b>	<b>574,867</b>
<b>WATER</b>									
960165 COMMERCE WAY BPS	Prior Project Recovery - Construction of the Booster Pumping Station on Commerce Way.	-	-	-	-	(589,663)	-	589,663	-
WATER MODEL	Implementation of new water modelling software.	8,153	-	8,153	-	(31,761)	-	39,914	-
960171 WDSTK - CR17 BPS	Construction of a pumping station and associated watermains to service development lands north of Pittock reservoir in Woodstock.	807,490	-	807,490	-	-	-	807,490	-
BOOSTED PRESSURE ZONE	Prior Project Recovery - Construction of the Tillsonburg North Area Boosted Pressure Zone.	-	-	-	-	(150,000)	-	150,000	-
PUMPHOUSE UPGRADES	Prior Project Recovery - Upgrades to the Ingersoll pumphouse and H2S Removal.	-	-	-	-	(100,000)	-	100,000	-
SOUTH SERVICING WATERMAIN	Prior Project Recovery - Constructing of the south servicing watermain in Norwich.	-	-	-	-	(132,974)	-	132,974	-
PHASE 1 TRANSMISSION MAIN	Prior Project Recovery - Construction of the phase 1 transmission main in Norwich.	-	-	-	-	(100,000)	-	100,000	-
PLATTSVILLE WATER TOWER	Prior Project Recovery - Construction of the Plattsville Water Tower.	-	-	-	-	(40,000)	-	40,000	-
CR 2 / BANNER ROAD WATERMAIN	Prior Project Recovery - Construction of the County Road 2 / Banner Road Watermain through Thamesford.	-	-	-	-	(60,000)	-	60,000	-
		<b>815,643</b>	-	<b>815,643</b>	-	<b>(1,204,398)</b>	-	<b>2,020,041</b>	-
<b>WASTEWATER</b>									
950141 TRUNK SEWER JACK POOLE	Replacing and upsizing portions of the Northeast Trunk Sanitary Sewer in Woodstock.	2,698,389	-	2,698,389	-	540,633	-	2,157,756	-



**Growth-Related Projects Funding Sources  
For the Year Ended December 31, 2018**

CAPITAL PROJECT	PROJECT DESCRIPTION	YTD EXPENDITURES	UNFINANCED CAPITAL		TOTAL	TAXATION	WWW RATES & RESERVES **	RESERVES **	DEVELOPMENT CHARGES	OTHER SOURCES*
950163 WDSTK - LANSDOWNE PS	Design costs for the Lansdowne pumping station in anticipation of growth needs.	61	-		61	-	-	-	61	-
950165 SANITARY OVERSIZING	Costs to oversize sanitary linear to accommodate future growth needs.	29,713			29,713		-		29,713	
950227 TBURG - NORTH ST TRUNK SEWER	Construction of a trunk sewer and pumping station to service lands around North Street Tillsonburg.	422,866	-		422,866	-	24,930	-	397,936	-
950200 WWTP UPGRADE	Engineering for the upgrade/expansion of the Tillsonburg Wastewater Treatment Plant.	5,252			5,252	-	1,575	-	3,677	-
950311 ING - WWTP	Expansion of the Ingersoll Wastewater Treatment Plant.	956,634	7,175,611	<sup>1</sup>	8,132,245	-	1,062,245	-	570,000	6,500,000
TAVISTOCK WWTP EXPANSION / UPGRADE	Prior Project Recovery - Expansion of the Tavistock Wastewater Treatment Plant.	-	-		-	-	(80,000)	-	80,000	-
TAVISTOCK LAGOON UPGRADES	Prior Project Debt Recovery - Tavistock Lagoon Upgrades - By-Law 5256-2011.	-	-		-	-	(13,000)	-	13,000	-
TAVISTOCK WWTP UPGRADES	Prior Project Debt Recovery - Tavistock Wastewater Treatment Plant Upgrades - By-Law 5504-2013.	-	-		-	-	(387,000)	-	387,000	-
PLATTSVILLE LAGOON UPGRADES	Prior Project Debt Recovery - Plattsville Lagoon Upgrades - By-Law 5113-2009.	-	-		-	-	(140,000)	-	140,000	-
950810 DRUMBO - WWTP	Expand the existing Wastewater Treatment Plant to treat projected future wastewater flows.	74,768	-		74,768	-	24,922	-	49,846	-
BIOSOLIDS CENTRALIZED STORAGE FACILITY	Expansion of the Dewatered Biosolids Winter Storage Building.	1,008,911	-		1,008,911	-	334,043	-	99,515	575,353
		<b>5,196,594</b>	<b>7,175,611</b>		<b>12,372,205</b>	<b>-</b>	<b>1,368,348</b>	<b>-</b>	<b>3,928,504</b>	<b>7,075,353</b>
<b>LIBRARY</b>										
TILLSONBURG LIBRARY	Prior Project Debt Recovery - Tillsonburg Library Renovations Project - By-Law 5503-2013.	-	-		-	(24,242)	-	-	24,242	-
NORWICH LIBRARY	Prior Project Debt Recovery - Norwich Library Building Project - By-Law 4799-2007.	-	-		-	(53,958)	-	-	53,958	-
		-	-		-	<b>(78,200)</b>	-	-	<b>78,200</b>	-
<b>LAND AMBULANCE</b>										
915010 EMS MILL ST	Prior Project Debt Recovery - Construction EMS Mill Street Station - By-Law 5503-2013.	-	-		-	(40,000)	-	-	40,000	-
<b>FACILITIES</b>										
ADMINISTRATION BUILDING	Prior Project Recovery - Construction of the Oxford County Administration Building.	-	-		-	(28,000)	-	-	28,000	-
<b>ADMINISTRATION</b>										



**Growth-Related Projects Funding Sources  
For the Year Ended December 31, 2018**

CAPITAL PROJECT	PROJECT DESCRIPTION	YTD EXPENDITURES	UNFINANCED CAPITAL	TOTAL	TAXATION	WWW RATES & RESERVES **	RESERVES **	DEVELOPMENT CHARGES	OTHER SOURCES*
SUSTAINABLE COMMUNITY SERVICING PLAN	Development of a Sustainable Community Servicing Tool to guide the decision making on any proposed extension to existing or creation of new water and wastewater systems.	26,910	-	26,910	-	-	13,455	13,455	-
DEVELOPMENT CHARGE STUDY UPDATE	Development charges study as part of the 5 year review of DC charges.	103,352	-	103,352	10,335	-	-	93,017	-
SECONDARY PLANNING AND SERVICING STUDIES	Secondary planning and servicing study as a result of the Norwich lands being annexed into the City of Woodstock.	60,989	-	60,989	-	-	6,099	54,890	-
		<b>191,252</b>	<b>-</b>	<b>191,252</b>	<b>10,335</b>	<b>-</b>	<b>19,554</b>	<b>161,362</b>	<b>-</b>
<b>Total</b>		<b>8,962,169</b>	<b>7,341,869</b>	<b>16,304,038</b>	<b>(135,865)</b>	<b>163,950</b>	<b>268,086</b>	<b>8,357,647</b>	<b>7,650,220</b>

\* Other Revenue Sources includes Capital Contributions, other Municipal contributions, Federal Gas Tax, CWWF funding and Debenture financing.

\*\* Negative reserve amounts represent a replenishment of previous funding from reserves.

<sup>1</sup> Debentured \$6,500,000 in 2018 - By-Law 6061-2018; \$3,911,260 (60%) of the debenture is recoverable from future development charges collected

<sup>2</sup> Funded by the Town of Tillsonburg and future development in accordance with PW2017-51 Storm Drainage Channel Cost Sharing Agreement, Town of Tillsonburg and County of Oxford.



# OXFORD COUNTY DEVELOPMENT CHARGES

This document summarizes the Development Charges according to the following by-laws:

5578-2014	County-Wide	5583-2014	Norwich Water & Wastewater
5579-2014	Woodstock Water & Wastewater	5584-2014	Tavistock Water & Wastewater
5580-2014	Tillsonburg Water & Wastewater	5585-2014	Plattsville Water & Wastewater
5581-2014	Ingersoll Water & Wastewater	5586-2014	Drumbo Water & Wastewater
5582-2014	Thamesford Water & Wastewater		

This document is intended as a guide.

Refer to the approved by-law and consult with County or municipal staff to determine charges that apply to specific development proposals. The by-laws are available in full at Customer Service in the Oxford County Administration Building during regular business hours (weekdays from 8:00 a.m. to 4:30 p.m.). They are also available on the County website at: [www.oxfordcounty.ca/developmentcharges](http://www.oxfordcounty.ca/developmentcharges).

In addition to the County Development Charges, most area municipalities in Oxford County also have Development Charges by-laws. Refer to the Building Department of the area municipality or follow the website link above to the summary tables for information regarding the municipal Development Charges, where provided.

## PURPOSE OF DEVELOPMENT CHARGES

Development Charges are used to finance capital works required for new housing and non-residential development. The county-wide by-law applies to most new residential and some forms of non-residential development on lands within the boundaries of Oxford County. Development Charges generated from the county-wide charge go toward growth-related costs associated with general government, roads, administration building, land ambulance and library services. The water and wastewater by-laws apply specifically to development of lands within a geographic area defined in each by-law that generally corresponds to the service area named in the title. Development Charges generated from these by-laws go toward growth-related costs associated with the provision of water and wastewater infrastructure. All County Development Charge by-laws were passed under the authority of the Development Charges Act, (1997) on June 25, 2014.

## SCHEDULE OF CHARGES

The County schedule of Development Charges is summarized in the tables below and on the following page. For area municipal charges, please refer to the appropriate municipal by-law. The schedule sets out the charges that are applicable to residential development by unit type: single and semi-detached dwelling units; apartments; and other multiples. Charges applicable to non-residential development are levied per square metre of gross floor area. To determine the total County charge, add the county-wide charges to the applicable area-specific charges for water and wastewater. For areas not serviced by municipal sewer and water services, only the county-wide charge applies. The County Development Charges will be indexed on April 1<sup>st</sup> of each year in accordance with the annual change in the Statistics Canada Construction Price Index.

## COUNTY-WIDE DEVELOPMENT CHARGE RATES SCHEDULE - RESIDENTIAL AND NON-RESIDENTIAL EFFECTIVE APRIL 1, 2019

Service Component	RESIDENTIAL DWELLINGS <sup>1</sup>				NON-RESIDENTIAL <sup>2</sup>
	Single Detached & Semi Detached	APARTMENTS		Other Multiples	\$/sq m of Floor Area
		2-Bedroom & Larger	Bachelor & 1-Bedroom		
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 & Related	2,353	1,283	963	1,629	11.05
Library Service <sup>1</sup>	457	249	187	316	0.00
<b>Total</b>	<b>\$3,037</b>	<b>\$1,656</b>	<b>\$1,243</b>	<b>\$2,105</b>	<b>\$12.17</b>

<sup>1</sup>The charge for library service is not applicable in Woodstock

<sup>2</sup> Industrial buildings exempt

## AREA-SPECIFIC DEVELOPMENT CHARGE RATES SCHEDULE - RESIDENTIAL AND NON-RESIDENTIAL

Effective April 1, 2019

Area	Service	RESIDENTIAL DWELLINGS <sup>1</sup>				NON-RESIDENTIAL <sup>2</sup>
		Single Detached & Semi Detached	APARTMENTS		Other Multiples	\$/sq m of Floor Area
			2-Bedroom & Larger	Bachelor & 1-Bedroom		
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
Thamesford	Water	\$2,453	\$1,216	\$912	\$1,671	\$10.15
	Wastewater	\$7,011	\$3,474	\$2,606	\$4,777	\$28.89
Norwich	Water	\$2,600	\$1,373	\$1,031	\$1,889	\$11.23
	Wastewater	\$9,524	\$5,032	\$3,773	\$6,919	\$41.12
Tavistock	Water	\$1,134	\$726	\$545	\$999	\$5.95
	Wastewater	\$11,343	\$7,259	\$5,445	\$9,981	\$59.31
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	\$0	\$0	\$0	\$0	\$0.00
	Wastewater	\$9,070	\$3,923	\$2,942	\$5,392	\$32.03

<sup>1</sup>For exemptions that may apply, check applicable by-laws

<sup>2</sup>Industrial buildings exempt

### APPLICATION

Development Charges are imposed against all lands to be developed, where the development requires:

- Passing of a zoning by-law or zoning by-law amendment;
- Approval of a minor variance;
- Granting of part lot control;
- Approval of a plan of subdivision;
- Approval of consent to sever land;
- Approval of condominium; or
- Issuance of a building permit

### EXEMPTIONS

Certain exemptions apply and reference should be made to the applicable by-law(s) concerning exemptions.

### COLLECTION

Development Charges imposed by the County under its by-laws are to be calculated and payable in full, either in money or by the provision of services as may be agreed upon, or by credit granted by the County under the provisions of the Act, on the date that a building permit is issued. For area-specific water and wastewater services, Development Charge calculation and payment may be due on the date the owner and the municipality enter into a subdivision or consent agreement, in relation to lands where such planning approval is required.

### STATEMENT OF TREASURER

Each year, the County Treasurer will issue a statement for the preceding year including opening and closing balances of the Development Charge reserve funds and of transactions relating to the funds; identify all assets whose capital costs were funded under a development charge by-law during the year and the manner in which any capital cost not funded under the by-law was or will be funded; and a statement as to compliance with the Statement of Treasurer requirements of the Development Charges Act.

The annual statement of the County Treasurer regarding Development Charges Reserve Funds will be available by April 30th of the subsequent year. This statement may be viewed by the public at Customer Service in the Oxford County Administration Building (21 Reeve Street, Woodstock, Ontario) during regular business hours (weekdays from 8:00 a.m. to 4:30 p.m.) or on the County website at: [www.oxfordcounty.ca](http://www.oxfordcounty.ca).

### ADDITIONAL INFORMATION

#### Oxford County

P.O. Box 1614, 21 Reeve Street, Woodstock, ON N4S 7Y3  
 Phone: 519-539-9800 | 1-800-755-0394 | Fax: 519-421-4713  
[www.oxfordcounty.ca](http://www.oxfordcounty.ca) | [customerservice@oxfordcounty.ca](mailto:customerservice@oxfordcounty.ca)

