

To: Warden and Members of County Council

From: Director of Corporate Services

Development Charges Annual Report - 2021

RECOMMENDATION

1. That County Council receive Report No. CS 2022-14 prepared in accordance with Section 12 of O.Reg.82/98 of the *Development Charges Act, 1997*, and authorize posting the report for public information.

REPORT HIGHLIGHTS

- Total development charges collected amounted to \$8,193,579 (\$8,753,181 – 2020)
- Accrued interest earned by the development charges accounts was \$132,041 (\$174,131 – 2020)
- Total development charges funds used for capital and operating projects was \$5,826,732 (\$9,512,099 – 2020)

Implementation Points

In accordance with 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 charge revenues based on actual expenditures incurred in 2021 for projects identified in the current Development Charges Background Study. Development Charge Reserve Funds Statement of Continuity, attached as Attachment 1, illustrates the total contributions to and from each reserve fund by service that occurred in the year. Attachment 2 presents details of funding sources for the growth related projects included in the Development Charge Background Study.







The Treasurer confirms that the County is in compliance with subsection 59.1(1) of the *Development Charges Act, 1997*¹.

¹ 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

Communications

This report will be posted on the County’s website for public information.

Strategic Plan (2015-2018)

					
WORKS WELL TOGETHER	WELL CONNECTED	SHAPES THE FUTURE	INFORMS & ENGAGES	PERFORMS & DELIVERS	POSITIVE IMPACT
		3.iii.	4.ii.		

DISCUSSION

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 1 provides the development charge continuity 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. In addition, Attachment 2 provides project specific information pursuant to Section 12 of O.Reg.82/98 under section 43 of the Act.

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. Nevertheless, over time municipal projects and Council priorities change; 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* expire five years after the day it comes into force. As such, the County’s development charges background study was reviewed over the course of 2018 and 2019 resulting in the enactment of new by-laws taking effect June 26, 2019. Due to recent amendments to the *Development Charges Act, 1997*, the County’s development charge by-laws were updated on March 24, 2021, which came into force and effect on April 1, 2021, and will expire on June 26, 2024.

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, waste diversion 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 26, 2019 and were subsequently amended as of April 1, 2021.

Development Charge Exemptions

Notwithstanding statutory exemptions set out in the *Development Charges Act, (1997)*, the Act allows municipalities to exempt from development charges certain types of development. The Act does not permit capital funding shortfalls created by development charge exemptions to be funded through other development charge eligible sources. Within this reporting year, the cost of non-statutory development charge exemptions funded by reserves, user rates/fees or taxation are illustrated in Table 1.

Table 1 – 2021 Development Charge Exemptions

Non-Statutory Exemption	County	Library	Water	Wastewater	Total
Industrial buildings	\$385,548	\$1,499	\$205,786	\$402,844	\$995,677
Farm buildings	43,292	1,420	-	-	44,712
Places of worship	-	-	-	-	-
Public hospitals	-	-	-	-	-
Private schools	-	-	-	-	-
Lands in CBD and ED ¹	23,754	-	13,128	23,646	60,528
Temporary buildings or structures	-	-	-	-	-
Temporary dwelling units	-	-	-	-	-
Long term care homes	19,639	651	9,470	44,702	74,462
Affordable housing	103,148	4,546	84,164	196,152	388,010
Total	\$575,381	\$8,116	\$312,548	\$667,344	\$1,563,389

Note 1: Central Business District (CBD) and Entrepreneurial District (ED)

Indexing

The County schedule of Development Charges as summarized in the tables found on Attachment 3 includes indexing of the development charges implemented on April 1, 2022, in

accordance with the Statistics Canada Construction Price Statistics. 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 of gross floor area. To determine the total County charge, the county-wide charge is added to the applicable area-specific charges for water and wastewater services. Only the county-wide development charge will apply for development occurring in areas that are not serviced by municipal water and/or wastewater.

Conclusions

Growth related capital projects have been funded using development charge revenues based on actual expenditures incurred in 2021 for projects identified in the current Development Charges Background Study.

This report meets the annual financial reporting requirements as set out in the *Development Charges Act, 1997*.

SIGNATURES

Report Author:

Original signed by

Jennifer Lavallee, CPA, CGA
Manager of Capital Planning

Departmental Approval:

Original signed by

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

Approved for submission:

Original signed by

Michael Duben, B.A., LL.B.
Chief Administrative Officer

ATTACHMENTS

Attachment 1 – Development Charge Reserve Funds Continuity Statement, December 31, 2021
Attachment 2 – Growth-Related Projects Funding Sources, 2021
Attachment 3 – County Development Charges Schedule, April 1, 2022



**Development Charge Reserve Funds Statement
For the Year Ended December 31, 2021**

Description of Service	Fund	Opening Balance	Collections	Interest Earned	Exemptions Funded	Repaymt of Borrowed Funds incl. Interest	Transferred to Capital	Amounts Refunded	Amounts Loaned to other Service Category	Credits	Amounts Borrowed from Fund for Other Munic Purposes	Closing Balance
Non-Discounted Services												
Roads	91230	1.44	2,386,536	1,957	492,523	-	(1,715,317)	-	-	-	-	1,165,701
Water*		445,586	1,576,995	8,808	312,549	-	(1,447,776)	-	-	-	-	896,161
Sanitary Sewer*		10,271,878	3,564,955	110,653	667,344	-	(2,249,716)	-	-	-	-	12,365,113
Discounted Services												
Library	91600	389,409	256,545	4,580	8,116	-	(212,461)	-	-	-	-	446,189
Land Ambulance	91500	120,860	289,882	1,779	55,791	-	(137,149)	-	-	-	-	331,163
Administration	91100	392,452	90,222	4,211	20,322	-	(36,686)	-	-	-	-	470,522
Waste Diversion	91231	32	28,444	53	6,745	-	(27,628)	-	-	-	-	7,645
		11,620,218	8,193,579	132,041	1,563,389	-	(5,826,732)	-	-	-	-	15,682,496

Notes

* see supplementary table for system specific details.

Description of Service	Fund	Opening Balance	Collections	Interest Earned	Exemptions Funded	Repaymt of Borrowed Funds incl. Interest	Transferred to Capital	Amounts Refunded	Amounts Loaned to other Service Category	Credits	Amounts Borrowed from Fund for Other Munic Purposes	Closing Balance
Water												
Blandford-Blenheim - I	91268	21,994	-	226	-	-	(487)	-	-	-	-	21,733
Blandford-Blenheim - I	91266	4	84,655	203	45,166	-	(130,027)	-	-	-	-	0
EZT - Tavistock	91265	650,884	62,160	6,022	3,587	-	(147,739)	-	-	-	-	574,915
Ingersoll	91263	9	76,818	163	1,773	-	(78,763)	-	-	-	-	0
Mt Elgin	91269	(374,699)	17,775	(887)	-	-	357,814	-	-	-	-	3
Norwich	91264	3	56,141	117	9,471	-	(65,730)	-	-	-	-	1
Tillsonburg	91262	7	456,944	930	9,945	-	(233,692)	-	-	-	-	234,134
Woodstock	91261	147,383	463,311	1,080	242,607	-	(854,377)	-	-	-	-	3
Zorra - Thamesford	91267	1	359,191	955	-	-	(294,774)	-	-	-	-	65,373
		445,586	1,576,995	8,808	312,549	-	(1,447,776)	-	-	-	-	896,161
Sanitary Sewer												
Blandford-Blenheim - I	91258	315,636	-	2,915	-	-	(318,547)	-	-	-	-	4
Blandford-Blenheim - I	91256	3	220,052	528	125,906	-	(346,488)	-	-	-	-	1
EZT - Tavistock	91255	6	557,634	569	32,121	-	(590,330)	-	-	-	-	1
Ingersoll	91253	5	305,613	702	7,049	-	(313,369)	-	-	-	-	1
Mt Elgin	91259	533	183	6	-	-	(516)	-	-	-	-	206
Norwich	91254	2,566,706	265,090	26,856	44,702	-	(84,347)	-	-	-	-	2,819,006
Tillsonburg	91252	5,683,561	1,376,979	61,391	29,952	-	(379,285)	-	-	-	-	6,772,597
Woodstock	91251	1,476,310	839,404	15,326	427,613	-	(216,252)	-	-	-	-	2,542,401
Zorra - Thamesford	91257	229,117	-	2,360	-	-	(581)	-	-	-	-	230,897
		10,271,878	3,564,955	110,653	667,344	-	(2,249,716)	-	-	-	-	12,365,113
		10,717,464	5,141,950	119,461	979,892	-	(3,697,492)	-	-	-	-	13,261,275

Definitions

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.

Interest Earned – interest earned on the fund balance.

Exemptions Funded – the amount of funds contributed to the reserves based on non-statutory exemptions granted throughout the year.

Repayment of Borrowed Funds, Including Interest – receipt of principal and interest of funds previously loaned.

Transferred to Capital – 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



**Growth-Related Projects Funding Sources
For the Year Ended December 31, 2021**

CAPITAL PROJECT	PROJECT DESCRIPTION	YTD EXPENDITURES	UNFINANCED CAPITAL	TOTAL	TAXATION	WWW RATES & RESERVES **	RESERVES **	DEVELOPMENT CHARGES	OTHER SOURCES*
ROADS									
930000 TRANSPORTATION MASTER PLAN	Development of a 20 year transportation strategy that accommodates growth and change.	8,605	-	8,605	-	-	2,151	6,454	-
930003 COUNTY ROAD 3	CR 3 Princeton From Roper St to CR 2 - Design for Urbanization.	9,784		9,784	-	-	4,892	4,892	-
930015 COUNTY ROAD 15	Prior Project Recovery - road improvements.	-	-	-	-	-	(416,168)	416,168	-
930016 COUNTY ROAD 16	Road improvements on CR 16 from Kintore to Zorra 31st Line - Phase 1 Construction From 31st Line to 27th Line and Phase 2 2021 Design & 2022 Construction From 27th Line to east limit of Kintore.	446,881	-	446,881	-	-	223,440	223,440	-
930059 COUNTY ROAD 59	Norwich Ave and Juliana Intersection Construction. Intersection Upgrades between CR 35 Devonshire Ave and CR 17.	1,002,250	-	1,002,250	-	-	-	1,002,250	-
930119 CR 119	RD 119 (Bell St – Ingersoll) from Thames St. to Ingersoll St., Reconstruction and accommodation of pedestrian and cycling infrastructure.	27,810	-	27,810	-	-	13,905	13,905	-
930150 URBANIZATION	2021 Design for CR 9 Hamilton Rd Ingersoll - from CR 10 to Ingersoll West limit, and CR 22 / CR 8 in Bright	68,270	-	68,270	-	-	34,135	34,135	-
930071 CYCLING MASTER PLAN	County-wide 20 year plan to expand cycling infrastructure and promote active transportation.	52,439	-	52,439	-	-	3,517	10,550	38,372
930300 TRAFFIC SIGNALS	CR 35 and Clarke St - Design for new signals	7,045		7,045	-	-	3,523	3,523	-
		1,623,084	-	1,623,084	-	-	(130,605)	1,715,317	38,372
WATER									
900016 SCADA MASTER PLAN	Development of SCADA and instrumentation/control standards and purchase of hardware to extend SCADA system for water/wastewater infrastructure.	389,454	-	389,454	-	336,925	-	52,529	-
900018 WATER MODEL	Completion of the migration of the existing hydraulic water models to new platform with extended capabilities.	5,221	-	5,221	-	1,305	-	3,916	-
960170 WOODSTOCK CR4 & LANSDOWNE WATERMAIN	Extension of Watermain to service development.	2,400,572	(1,395,448)	1,005,124		268,864	-	736,260	-
960171 WDSTK - CR17 BPS	Construction of a pumping station and associated watermains to service development lands north of Pittock reservoir in Woodstock.	82,185	-	82,185	-	-	-	82,185	-
960230 TILLSONBURG IN DISTRIBUTION WATER STORAGE	Study to determine preferred location of additional storage (reservoir or tower).	32,467	-	32,467	-	10,436	-	22,031	-
BOOSTED PRESSURE ZONE	Prior Project Recovery - Construction of the Tillsonburg North Area Boosted Pressure Zone.	-	-	-	-	(206,501)	-	206,501	-
PUMPHOUSE UPGRADES	Prior Project Recovery - Upgrades to the Ingersoll pumphouse and H2S Removal.	-	-	-	-	(61,840)	-	61,840	-
HARRIS STREET WATERMAIN	Prior Project Recovery - Upgrades to the Harris Street Watermain	-	-	-	-	(8,716)	-	8,716	-



**Growth-Related Projects Funding Sources
For the Year Ended December 31, 2021**

CAPITAL PROJECT	PROJECT DESCRIPTION	YTD EXPENDITURES	UNFINANCED CAPITAL	TOTAL	TAXATION	WWW RATES & RESERVES **	RESERVES **	DEVELOPMENT CHARGES	OTHER SOURCES*
960437 TAVISTOCK WELL 4	Initiate a Class EA Study to determine the preferred means of bringing Well 4 online.	194,643	-	194,643	-	48,661	-	145,982	-
960439 THAMESFORD ADDITIONAL SUPPLY	Increase in firm water supply required to meet ICI demand.	14,191	-	14,191	-	-	-	14,191	-
PHASE 1 TRANSMISSION MAIN	Prior Project Recovery - Construction of the phase 1 transmission main in Norwich.	-	-	-	-	(62,797)	-	62,797	-
PLATTSVILLE WATER TOWER	Prior Project Recovery - Construction of the Plattsville Water Tower.	-	-	-	-	(129,157)	-	129,157	-
WATER UPGRADES (OSTAR)	Prior Project Recovery - Water upgrades.	-	-	-	-	(280,003)	-	280,003	-
960403 MT ELGIN GRAYDON WELL	Construction of the Mount Elgin Graydon Well.	1,494,323	(1,354,545) ²	139,778	-	498,108	-	(358,330)	-
		4,613,054	(2,749,993)	1,863,061	-	415,284	-	1,447,776	-
WASTEWATER									
900016 SCADA MASTER PLAN	Development of SCADA and instrumentation/control standards and purchase of hardware to extend SCADA system for water/wastewater infrastructure	389,454	-	389,454	-	336,925	-	52,529	-
950141 TRUNK SEWER JACK POOLE	Upsizing of the existing sewer to accommodate growth.	216,972	-	216,972	-	43,394	-	173,578	-
950172 WOODSTOCK NORTH TRUNK SEWER I/I	Study to determine the source of inflow and infiltration within the north trunk sewer.	40,548	-	40,548	-	33,806	-	6,741	-
950200 WWTP UPGRADE	Engineering for the upgrade/expansion of the Tillsonburg Wastewater Treatment Plant.	534,464	-	534,464	-	160,339	-	374,125	-
INGERSOLL WWTP	Debt Recovery - Ingersoll Wastewater Treatment Plant Expansion - By-Law 6061-2018	528,052	- ¹	528,052	-	221,030	-	307,022	-
950412 NORWICH LAGOON UPGRADES	Class EA Study and Design for Capacity Expansion of Norwich Lagoon	83,469	-	83,469	-	-	-	83,469	-
TAVISTOCK WWTP EXPANSION / UPGRADE	Prior Project Recovery - Expansion of the Tavistock Wastewater Treatment Plant.	-	-	-	-	(92,310)	-	92,310	-
TAVISTOCK LAGOON UPGRADES	Debt Recovery - Tavistock Lagoon Upgrades - By-Law 5256-2011.	278,619	-	278,619	-	111,447	-	167,171	-
TAVISTOCK LAGOON UPGRADES	Prior Project Recovery - Tavistock Lagoon Upgrades	-	-	-	-	(329,092)	-	329,092	-
PLATTSVILLE LAGOON UPGRADES	Prior Project - Plattsville Lagoon Upgrades.	-	-	-	-	(312,599)	-	312,599	-
PLATTSVILLE LAGOON UPGRADES	Debt Recovery - Plattsville Lagoon Upgrades - By-Law 5113-2009.	41,275	-	41,275	-	8,255	-	33,020	-
950810 DRUMBO - WWTP	Expansion of the Drumbo WWTP.	1,833,497	(904,273) ²	929,224	-	611,164	-	318,060	-
		3,946,349	(904,273)	3,042,077	-	792,360	-	2,249,716	-
LIBRARY									
TILLSONBURG LIBRARY	Debt Recovery - Tillsonburg Library Renovations Project - By-Law 5503-2013.	90,888	-	90,888	-	-	-	90,888	-
NORWICH LIBRARY	Debt Recovery - Norwich Library Building Project - By-Law 4799-2007.	57,089	-	57,089	-	-	-	57,089	-
COLLECTION MATERIAL	Collection material	-	-	-	(64,484)	-	-	64,484	-
		147,977	-	147,977	(64,484)	-	-	212,461	-



**Growth-Related Projects Funding Sources
For the Year Ended December 31, 2021**

CAPITAL PROJECT	PROJECT DESCRIPTION	YTD EXPENDITURES	UNFINANCED CAPITAL	TOTAL	TAXATION	WWW RATES & RESERVES **	RESERVES **	DEVELOPMENT CHARGES	OTHER SOURCES*
LAND AMBULANCE									
915010 EMS MILL ST	Debt Recovery - Construction EMS Mill Street Station - By-Law 5503-2013.	195,927	-	195,927	58,778	-	-	137,149	-
		195,927	-	195,927	58,778	-	-	137,149	-
WASTE DIVERSION									
WASTE DIVERSION COLLECTION	Provision for Waste Diversion Collection Contract	14,849	-	14,849	1,485	-	-	13,364	-
WASTE RECOVERY TECHNOLOGY	Prior Project Recovery - Waste Recovery and Reduction Technology Procurement Vendor Evaluation.	-	-	-	-	-	(14,264)	14,264	-
		14,849	-	14,849	1,485	-	(14,264)	27,628	-
ADMINISTRATION									
SECONDARY PLANNING AND SERVICING STUDIES	Secondary planning and servicing study.	12,867	-	12,867	4,182	-	-	8,686	-
ADMINISTRATION BUILDING	Prior Project Recovery - Construction of the Oxford County Administration Building.	-	-	-	(28,000)	-	-	28,000	-
		12,867	-	12,867	(23,818)	-	-	36,686	-
Total		10,554,107	(3,654,266)	6,899,841	(28,039)	1,207,645	(144,869)	5,826,732	38,372

* **Capital Project Costs Funded from Other Sources** – the amount and source of any other money used to fund the project. Other Revenue Sources includes Capital Contributions, other Municipal contributions, Federal Gas Tax, and Debenture financing.

** **Capital Project Funded from Reserve Fund** – the amount of money from each development charge reserve fund used to fund the project. Negative reserve amounts represent a replenishment of previous funding from reserves.

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

² A debenture is expected to be issued for unfinanced development charges. The debenture will be recoverable from future development charges collected

OXFORD COUNTY DEVELOPMENT CHARGES

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

6121-2019 / 6323-2021	County-Wide	6126-2019 / 6328-2021	Norwich Water & Wastewater
6122-2019 / 6324-2021	Woodstock Water & Wastewater	6125-2019 / 6327-2021	Tavistock Water & Wastewater
6123-2019 / 6325-2021	Tillsonburg Water & Wastewater	6128-2019 / 6330-2021	Plattsville Water & Wastewater
6124-2019 / 6326-2021	Ingersoll Water & Wastewater	6129-2019 / 6331-2021	Drumbo Water & Wastewater
6127-2019 / 6329-2021	Thamesford Water & Wastewater	6130-2019 / 6332-2021	Mt. Elgin Water & Wastewater

Original by-laws passed in 2019 are amended as set out in by-laws passed in 2021 as listed above.

This document is intended as a guide.

Refer to the approved by-laws 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.

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 growth-related studies, land ambulance, roads, waste diversion, 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 March 24, 2021.

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 as amended. 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 and per wind turbine. 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 1st 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, 2022

Service Component	RESIDENTIAL DWELLINGS ¹				NON-RESIDENTIAL ²	
	Single Detached & Semi Detached	APARTMENTS		Other Multiples	\$/sq m of Floor Area	Per Wind Turbine
		2-Bedroom & Larger	Bachelor & 1-Bedroom			
Growth-Related Studies	125	66	45	78	0.45	125
Land Ambulance	399	213	143	250	1.55	399
Roads and Related	3,224	1,718	1,163	2,025	12.43	3,224
Waste Diversion	38	20	13	25	0.18	0
Library Service ¹	528	281	190	332	0.48	0
Total	\$4,314	\$2,298	\$1,554	\$2,710	\$15.09	\$3,748

¹The charge for library service is not applicable in Woodstock

²Industrial buildings exempt

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

EFFECTIVE APRIL 1, 2022

		RESIDENTIAL DWELLINGS ¹				NON-RESIDENTIAL ²
Area	Service	Single Detached & Semi Detached	APARTMENTS		Other Multiples	\$/sq m of Floor Area
			2-Bedroom & Larger	Bachelor & 1-Bedroom		
Woodstock	Water	\$2,062	\$1,099	\$744	\$1,295	\$8.14
	Wastewater	\$3,715	\$1,980	\$1,339	\$2,334	\$14.26
Tillsonburg	Water	\$1,890	\$1,008	\$680	\$1,186	\$8.82
	Wastewater	\$5,694	\$3,035	\$2,053	\$3,577	\$26.57
Ingersoll	Water	\$1,653	\$882	\$597	\$1,039	\$5.50
	Wastewater	\$6,578	\$3,507	\$2,373	\$4,132	\$21.87
Thamesford	Water	\$7,448	\$3,971	\$2,686	\$4,679	\$24.73
	Wastewater	\$0	\$0	\$0	\$0	\$0.00
Norwich	Water	\$1,988	\$1,060	\$717	\$1,249	\$7.04
	Wastewater	\$9,387	\$5,004	\$3,386	\$5,898	\$33.25
Tavistock	Water	\$1,435	\$766	\$518	\$903	\$5.05
	Wastewater	\$12,878	\$6,866	\$4,644	\$8,091	\$45.22
Plattsville	Water	\$6,566	\$3,501	\$2,367	\$4,124	\$30.65
	Wastewater	\$17,067	\$9,098	\$6,156	\$10,723	\$79.66
Drumbo	Water	\$0	\$0	\$0	\$0	\$0.00
	Wastewater	\$4,870	\$2,597	\$1,756	\$3,060	\$12.43
Mt. Elgin	Water	\$7,002	\$3,733	\$2,525	\$4,399	\$20.25
	Wastewater	\$73	\$38	\$27	\$45	\$0.20

¹For exemptions that may apply, check applicable by-laws

²Industrial buildings exempt

APPLICATION

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

- 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
- Issuance of a building permit

EXEMPTIONS

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

COLLECTION

Development Charges imposed by the County are to be calculated and payable in accordance with its by-laws, as amended, and the provisions of the Development Charges Act.

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 development charge by-laws, as amended, during the year and the manner in which any capital cost not funded under the by-laws, as amended, 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 by email request to customerservice@oxfordcounty.ca.

ADDITIONAL INFORMATION

Oxford County

P.O. Box 1614, 21 Reeve Street, Woodstock, ON N4S 7Y3
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