

To: Warden and Members of County Council

From: Director of Corporate Services

Development Charges Annual Report - 2022

RECOMMENDATION

1. That County Council receive Report No. CS 2023-13 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 \$7,620,916 (\$8,193,579 – 2021)
- Accrued interest earned by the development charges accounts was \$381,174 (\$132,041 – 2021)
- Total development charges funds used for capital and operating projects was \$7,924,186 (\$5,826,732 – 2021)

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 2022 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 (2020-2012)

					
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. 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 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. The next Development Charge Background Study will commence in 2023 with the intent for updated by-laws to be considered by Council in the second quarter of 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 development charge exemptions funded by reserves, user rates/fees or taxation are illustrated in Table 1.

Table 1 – 2022 Development Charge Exemptions

Exemption	County	Library	Water	Wastewater	Total
Industrial buildings	\$860,691	\$15,198	\$427,817	\$1,077,321	\$2,381,027
Farm buildings	63,224	2,083	-	-	65,307
Places of worship	804	26	-	-	830
Public hospitals	-	-	-	-	-
Private schools	-	-	-	-	-
Lands in CBD and ED ¹	-	-	-	-	-
Temporary buildings or structures	-	-	-	-	-
Temporary dwelling units	-	-	-	-	-
Long term care homes	-	-	-	-	-
Affordable housing	24,552	3,420	12,240	36,954	77,166
Total	\$949,271	\$20,727	\$440,057	\$1,114,275	\$2,524,330

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, 2023, 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.

Development Charges Debt

In some cases, growth-related capital projects are completed prior to having fully collected the necessary DCs to fund the project. In these situations, external debt is permitted under the *Development Charges Act, (1997)*, to cash flow the capital costs of the project and is repaid by the future DC collections. In 2022 \$1,483,000 of debt was issued for unfinanced DCs related to the construction of the Mount Elgin Graydon Well. Additional debt issuance is anticipated in 2023 towards watermain extension projects on County Road 4, Lansdowne Ave and County Road 17 in Woodstock. The unfinanced DCs related to the Drumbo Wastewater Treatment Plant will be reviewed as part of the upcoming background study to determine the appropriate timing for debenture issuance to ensure future DC cash flows are sufficient to meet debenture repayment obligations.

Conclusions

Growth related capital projects have been funded using development charge revenues based on actual expenditures incurred in 2022 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

Benjamin R. Addley
Chief Administrative Officer

ATTACHMENTS

- Attachment 1 – Development Charge Reserve Funds Continuity Statement, December 31, 2022
- Attachment 2 – Growth-Related Projects Funding Sources, 2022
- Attachment 3 – County Development Charges Schedule, April 1, 2023

Report No. CS 2023-13
Attachment 1



Development Charge Reserve Funds Statement
For the Year Ended December 31, 2022

Description of Service	Fund	Opening Balance	Collections	Interest Earned	Exemptions Funded	Repaymt of Borrowed Funds incl. Interest	Transferred to Capital Projects	Transferred to Operating	Amounts Refunded	Amounts Loaned to other Service Category	Credits	Amounts Borrowed from Fund for Other Munic Purposes	Closing Balance
Roads	91230	1,165,701	2,319,525	32,797	807,684	-	(3,759,617)	-	-	-	-	-	566,090
Water*		896,161	1,731,371	25,255	440,057	-	(1,320,322)	-	-	-	-	-	1,772,523
Sanitary Sewer*		12,365,113	2,958,313	292,810	1,114,275	-	(1,914,591)	(514,000)	-	-	-	-	14,301,921
Library	91600	446,189	207,374	10,404	20,727	-	-	(187,450)	-	-	-	-	497,245
Land Ambulance	91500	331,163	287,061	7,961	95,841	-	-	(133,092)	-	-	-	-	588,933
Administration	91100	470,522	89,525	11,571	34,042	-	-	(80,266)	-	-	-	-	525,394
Waste Diversion	91231	7,645	27,747	376	11,705	-	-	(14,849)	-	-	-	-	32,625
		15,682,496	7,620,916	381,174	2,524,329	-	(6,994,529)	(929,657)	-	-	-	-	18,284,730

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	Transferred to Operating	Amounts Refunded	Amounts Loaned to other Service Category	Credits	Amounts Borrowed from Fund for Other Munic Purposes	Closing Balance
Water													
Blandford-Blenheim - Drumbo	91268	21,733	-	461	-	-	(2,215)	-	-	-	-	-	19,979
Blandford-Blenheim - Plattsville	91266	0	-	-	13,077	-	(13,077)	-	-	-	-	-	1
EZT - Tavistock	91265	574,915	22,390	13,349	-	-	(44,023)	-	-	-	-	-	566,631
Ingersoll	91263	0	27,801	78	64,873	-	(92,749)	-	-	-	-	-	2
Mt Elgin	91269	3	137,752	65	-	-	(10,971)	-	-	-	-	-	126,849
Norwich	91264	1	115,280	775	6,806	-	(122,861)	-	-	-	-	-	0
Tillsonburg	91262	234,134	299,746	6,063	133,012	-	(134,368)	-	-	-	-	-	538,587
Woodstock	91261	3	665,320	20	222,289	-	(887,628)	-	-	-	-	-	5
Zorra - Thamesford	91267	65,373	463,083	4,444	-	-	(12,429)	-	-	-	-	-	520,470
		896,161	1,731,371	25,255	440,057	-	(1,320,322)	-	-	-	-	-	1,772,523
Sanitary Sewer													
Blandford-Blenheim - Drumbo	91258	4	4,224	31	-	-	(4,257)	-	-	-	-	-	2
Blandford-Blenheim - Plattsville	91256	1	-	-	33,992	-	(8,750)	(25,243)	-	-	-	-	1
EZT - Tavistock	91255	1	200,921	1,405	-	-	(35,151)	(167,171)	-	-	-	-	4
Ingersoll	91253	1	107,037	693	257,957	-	(44,100)	(321,586)	-	-	-	-	1
Mt Elgin	91259	206	1,433	9	-	-	(1,645)	-	-	-	-	-	2
Norwich	91254	2,819,006	544,369	68,837	32,124	-	(87,825)	-	-	-	-	-	3,376,511
Tillsonburg	91252	6,772,597	903,373	150,618	400,764	-	(1,614,866)	-	-	-	-	-	6,612,487
Woodstock	91251	2,542,401	1,196,956	65,842	389,438	-	(114,660)	-	-	-	-	-	4,079,977
Zorra - Thamesford	91257	230,897	-	5,375	-	-	(3,336)	-	-	-	-	-	232,936
		12,365,113	2,958,313	292,810	1,114,275	-	(1,914,591)	(514,000)	-	-	-	-	14,301,921
		13,261,275	4,689,685	318,065	1,554,331	-	(3,234,912)	(514,000)	-	-	-	-	16,074,443

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.

Transferred to Operating – funds taken from the reserve funds to meet growth-related eligible costs within operating for which the development charge was imposed, along with payment of principle and interest for debt issued related to eligible capital costs.

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, 2022**

CAPITAL PROJECT	PROJECT DESCRIPTION	YTD EXPENDITURES	UNFINANCED CAPITAL	TOTAL	TAXATION	W/WW RATES & RESERVES **	RESERVES **	DEVELOPMENT CHARGES	OTHER SOURCES*
ROADS									
930000 TRANSPORTATION MASTER PLAN	Development of a 20 year transportation strategy that accommodates growth and change.	290,977	-	290,977	-	-	72,744	218,233	-
930004 COUNTY ROAD 4	Corridor Master Plan to identify preferred alternative to effectively move traffic from the 401/403 to north Oxford	97,936	-	97,936	-	-	-	97,936	-
930003 COUNTY ROAD 3	CR 3 Princeton From Roper St to CR 2 - Design for Urbanization.	179,838	-	179,838	-	-	89,919	89,919	-
EAST WOODSTOCK	Prior Project Recovery - road improvements.	-	-	-	-	-	(1,543,732)	1,543,732	-
930016 COUNTY ROAD 16	Road improvements on CR 16 from Kintore to Zorra 31st Line - Phase 2 Design & Construction From 27th Line to east limit of Kintore.	124,613	-	124,613	-	-	62,306	62,306	-
930059 COUNTY ROAD 59	Intersection Upgrades between CR 35 Devonshire Ave and CR 17.	1,686,457	-	1,686,457	-	-	-	1,686,457	-
930150 URBANIZATION	2022 Design for CR 22 / CR 8 in Bright	61,096	-	61,096	-	-	30,548	30,548	-
930071 CYCLING MASTER PLAN	County-wide 20 year plan to expand cycling infrastructure and promote active transportation.	19,185	-	19,185	-	-	3,811	11,432	3,942
930300 TRAFFIC SIGNALS	CR 35 and Clarke St - Design and Construction for new signals	38,107	-	38,107	-	-	19,053	19,053	-
		2,498,209	-	2,498,209	-	-	(1,265,350)	3,759,617	3,942
WATER									
900016 SCADA MASTER PLAN	Development of SCADA and instrumentation/control standards and purchase of hardware to extend SCADA system for water/wastewater infrastructure.	396,574	-	396,574	-	343,043	-	53,531	-
900018 WATER MODEL	Completion of the migration of the existing hydraulic water models to new platform with extended capabilities.	39,234	-	39,234	-	9,773	-	29,460	-
900025 W/WW MASTER PLAN	2024 Master Plan for W&WW infrastructure to address existing and future servicing needs of the communities of Oxford County	154,616	-	154,616	-	38,654	-	115,962	-
960170 WOODSTOCK CR4 & LANSDOWNE WATERMAIN	Extension of Watermain to service development.	4,391,609	(2,939,730)	1,451,878	-	469,998	-	786,685	195,195
960171 WOODSTOCK - CR17 WATERMAIN	Construction of watermain to service development lands north of Pittock reservoir in Woodstock.	3,169,596	(3,169,596)	-	-	-	-	-	-
960230 TILLSONBURG IN DISTRIBUTION WATER STORAGE	Study to determine preferred location of additional storage (reservoir or tower).	5,940	-	5,940	-	1,485	-	4,455	-
CONCESSION STREET	Prior Project Recovery - Construction of the Tillsonburg watermain on Concession Street to West Town limits.	-	-	-	-	(107,643)	-	107,643	-
HARRIS STREET WATERMAIN	Prior Project Recovery - Upgrades to the Harris Street Watermain	-	-	-	-	(69,615)	-	69,615	-
960437 TAVISTOCK WELL 4	Initiate a Class EA Study to determine the preferred means of bringing Well 4 online.	35,717	-	35,717	-	8,929	-	26,788	-
PHASE 1 TRANSMISSION MAIN	Prior Project Recovery - Construction of the phase 1 transmission main in Norwich.	-	-	-	-	(117,569)	-	117,569	-
PLATTSVILLE WATER TOWER	Prior Project Recovery - Construction of the Plattsville Water Tower.	-	-	-	-	(1,067)	-	1,067	-
960403 MT ELGIN GRAYDON WELL	Construction of the Mount Elgin Graydon Well.	204,002	1,354,546	1,558,548	-	68,001	-	7,546	1,483,000
		8,397,287	(4,754,780)	3,642,507	-	643,990	-	1,320,322	1,678,195



**Growth-Related Projects Funding Sources
For the Year Ended December 31, 2022**

CAPITAL PROJECT	PROJECT DESCRIPTION	YTD EXPENDITURES	UNFINANCED CAPITAL	TOTAL	TAXATION	WWW RATES & RESERVES **	RESERVES **	DEVELOPMENT CHARGES	OTHER SOURCES*
WASTEWATER									
900016 SCADA MASTER PLAN	Development of SCADA and instrumentation/control standards and purchase of hardware to extend SCADA system for water/wastewater infrastructure	396,574	-	396,574	-	343,085	-	53,489	-
900025 W/WW MASTER PLAN	2024 Master Plan for W&WW infrastructure to address existing and future servicing needs of the communities of Oxford County	154,616	-	154,616	-	40,086	-	114,530	-
950141 TRUNK SEWER JACK POOLE	Upsizing of the existing sewer to accommodate growth.	1,201	-	1,201	-	240	-	961	-
950163 WOODSTOCK LANSDOWNE PUMPING STATION	New sewage pumping station to service development	2,859	-	2,859	-	-	-	2,859	-
950172 WOODSTOCK NORTH TRUNK SEWER I/I	Study to determine the source of inflow and infiltration within the north trunk sewer.	59,529	-	59,529	-	49,632	-	9,897	-
950200 WWTP UPGRADE	Multi-year upgrade and expansion of the Tillsonburg Wastewater Treatment Plant	2,275,138	-	2,275,138	-	682,541	-	1,592,596	-
INGERSOLL WWTP	Debt Recovery - Ingersoll Wastewater Treatment Plant Expansion - By-Law 6061-2018	516,612	-	516,612	-	195,026	-	321,586	-
950350 NEW LINEAR	Prior Project - South Ingersoll extension project	-	-	-	-	(22,165)	-	22,165	-
950412 NORWICH LAGOON UPGRADES	Class EA Study and Design for Capacity Expansion of Norwich Lagoon	82,532	-	82,532	-	-	-	82,532	-
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	-	-	-	-	(27,925)	-	27,925	-
PLATTSVILLE LAGOON UPGRADES	Prior Project - Plattsville Lagoon Upgrades.	-	-	-	-	(5,305)	-	5,305	-
PLATTSVILLE LAGOON UPGRADES	Debt Recovery - Plattsville Lagoon Upgrades - By-Law 5113-2009.	31,553	-	31,553	-	6,311	-	25,243	-
950810 DRUMBO - WWTP	Multi-year expansion of the Drumbo Wastewater Treatment Plant	5,820,245	(4,887,915)	932,330	-	930,000	-	2,330	-
		9,619,479	(4,887,915)	4,731,564	-	2,302,973	-	2,428,591	-
LIBRARY									
TILLSONBURG LIBRARY	Debt Recovery - Tillsonburg Library Renovations Project - By-Law 5503-2013.	88,200	-	88,200	-	-	-	88,200	-
NORWICH LIBRARY	Debt Recovery - Norwich Library Building Project - By-Law 4799-2007.	27,601	-	27,601	-	-	-	27,601	-
COLLECTION MATERIAL	Collection material	-	-	-	(71,649)	-	-	71,649	-
		115,801	-	115,801	(71,649)	-	-	187,450	-
LAND AMBULANCE									
915010 EMS MILL ST	Debt Recovery - Construction EMS Mill Street Station - By-Law 5503-2013.	190,131	-	190,131	57,039	-	-	133,092	-
		190,131	-	190,131	57,039	-	-	133,092	-
WASTE DIVERSION									
WASTE DIVERSION COLLECTION	Provision for Waste Diversion Collection Contract	14,849	-	14,849	-	-	-	14,849	-
		14,849	-	14,849	-	-	-	14,849	-

**Growth-Related Projects Funding Sources
For the Year Ended December 31, 2022**

CAPITAL PROJECT	PROJECT DESCRIPTION	YTD EXPENDITURES	UNFINANCED CAPITAL		TOTAL	TAXATION	W/WW RATES & RESERVES **	RESERVES **	DEVELOPMENT CHARGES	OTHER SOURCES*
ADMINISTRATION										
SECONDARY PLANNING AND SERVICING STUDIES	Secondary planning and servicing study.	69,689	-		69,689	17,422	-	-	52,266	-
ADMINISTRATION BUILDING	Prior Project Recovery - Construction of the Oxford County Administration Building.	-	-		-	(28,000)	-	-	28,000	-
		69,689	-		69,689	(10,578)	-	-	80,266	-
Total		20,905,444	(9,642,695)		11,262,749	(25,187)	2,946,964	(1,265,350)	7,924,186	1,682,137

* **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, Canada Community Building Fund, 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: [Oxford County Development Charges](#).

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 meter 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 1 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, 2023

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	143	76	52	89	0.52	143
Land Ambulance	457	244	164	286	1.77	457
Roads and Related	3,691	1,967	1,332	2,319	14.23	3,691
Waste Diversion	44	23	15	29	0.21	0
Library Service ¹	605	322	218	380	0.55	0
Total	\$4,940	\$2,632	\$1,781	\$3,103	\$17.28	\$4,291

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, 2023

		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	\$2,361	\$1,258	\$852	\$1,483	\$9.32
	Wastewater	\$4,254	\$2,267	\$1,533	\$2,672	\$16.33
Tillsonburg	Water	\$2,164	\$1,154	\$779	\$1,358	\$10.10
	Wastewater	\$6,520	\$3,475	\$2,351	\$4,096	\$30.42
Ingersoll	Water	\$1,893	\$1,010	\$684	\$1,190	\$6.30
	Wastewater	\$7,532	\$4,016	\$2,717	\$4,731	\$25.04
Thamesford	Water	\$8,528	\$4,547	\$3,075	\$5,357	\$28.32
	Wastewater	\$0	\$0	\$0	\$0	\$0.00
Norwich	Water	\$2,276	\$1,214	\$821	\$1,430	\$8.06
	Wastewater	\$10,748	\$5,730	\$3,877	\$6,753	\$38.07
Tavistock	Water	\$1,643	\$877	\$593	\$1,034	\$5.78
	Wastewater	\$14,745	\$7,862	\$5,317	\$9,264	\$51.78
Plattsville	Water	\$7,518	\$4,009	\$2,710	\$4,722	\$35.09
	Wastewater	\$19,542	\$10,417	\$7,049	\$12,278	\$91.21
Drumbo	Water	\$0	\$0	\$0	\$0	\$0.00
	Wastewater	\$5,576	\$2,974	\$2,011	\$3,504	\$14.23
Mt. Elgin	Water	\$8,017	\$4,274	\$2,891	\$5,037	\$23.19
	Wastewater	\$84	\$44	\$31	\$52	\$0.23

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
Phone: 519-539-9800 | 1-800-755-0394 | Fax: 519-421-4713
www.oxfordcounty.ca | customerservice@oxfordcounty.ca

