

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.

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 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, 2016 TO MARCH 31, 2017

Service Component	RESIDENTIAL DWELLINGS ¹				NON-RESIDENTIAL ²
	Single Detached & Semi Detached	APARTMENTS		Other Multiples	\$/sq m of Floor Area
		2-Bedroom & Larger	Bachelor & 1-Bedroom		
General Government	\$5	\$3	\$2	\$4	\$0.03
Land Ambulance	132	72	54	92	0.64
Administration Building	64	36	26	45	0.33
Roads & Related	2,090	1,140	855	1,446	9.82
Library Service ¹	406	222	166	281	0.00
Total	\$2,697	\$1,473	\$1,103	\$1,868	\$10.82

¹The charge for library service is not applicable in Woodstock

² Industrial buildings exempt

CONTINUED ON REVERSE

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

Effective April 1, 2016 to March 31, 2017

Area	Service	RESIDENTIAL DWELLINGS ¹				NON-RESIDENTIAL ²
		Single Detached & Semi Detached	APARTMENTS		Other Multiples	\$/sq m of Floor Area
			2-Bedroom & Larger	Bachelor & 1-Bedroom		
Woodstock	Water	\$2,753	\$1,712	\$1,299	\$2,308	\$7.14
	Wastewater	\$2,983	\$1,854	\$1,407	\$2,501	\$7.74
Tillsonburg	Water	\$1,323	\$906	\$679	\$1,246	\$6.86
	Wastewater	\$9,022	\$6,179	\$4,634	\$8,497	\$47.17
Ingersoll	Water	\$1,741	\$937	\$703	\$1,289	\$8.44
	Wastewater	\$10,292	\$5,539	\$4,153	\$7,615	\$49.89
Thamesford	Water	\$2,179	\$1,080	\$810	\$1,484	\$9.02
	Wastewater	\$6,229	\$3,087	\$2,314	\$4,243	\$25.66
Norwich	Water	\$2,310	\$1,220	\$915	\$1,678	\$9.97
	Wastewater	\$8,460	\$4,471	\$3,352	\$6,147	\$36.53
Tavistock	Water	\$1,008	\$645	\$484	\$887	\$5.28
	Wastewater	\$10,076	\$6,448	\$4,837	\$8,867	\$52.68
Plattsville	Water	\$4,302	\$1,860	\$1,395	\$2,558	\$34.22
	Wastewater	\$12,216	\$5,283	\$3,962	\$7,263	\$97.08
Drumbo	Water	\$0	\$0	\$0	\$0	\$0.00
	Wastewater	\$8,057	\$3,484	\$2,613	\$4,790	\$28.45

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:

- 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.

ADDITIONAL INFORMATION

Oxford County

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