



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.