



# Oxford County Development Charge By-Law Amendment

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Public Meeting Presentation  
February 12, 2025



# Introduction

## Public Meeting Purpose/Background

- Municipalities are empowered to impose these charges via the *Development Charges Act (D.C.A.)*
- Oxford County passed development charges (D.C.) by-law 6639-2024 on June 12, 2024
- Since the passing of the by-law, changes have been identified that are to be reflected in an amendment to the D.C. by-law
- Section 11 of the D.C.A. allows for a D.C. by-law to be passed within one year of the completion of the D.C. background study and section 19 allows for amendments to be made to D.C. by-laws
- This public meeting is a requirement of the D.C.A. prior to passing the proposed amending D.C. by-law and provides an opportunity for public input on the proposed policies and charges



# Introduction

## Rationale for D.C. By-law Amendment

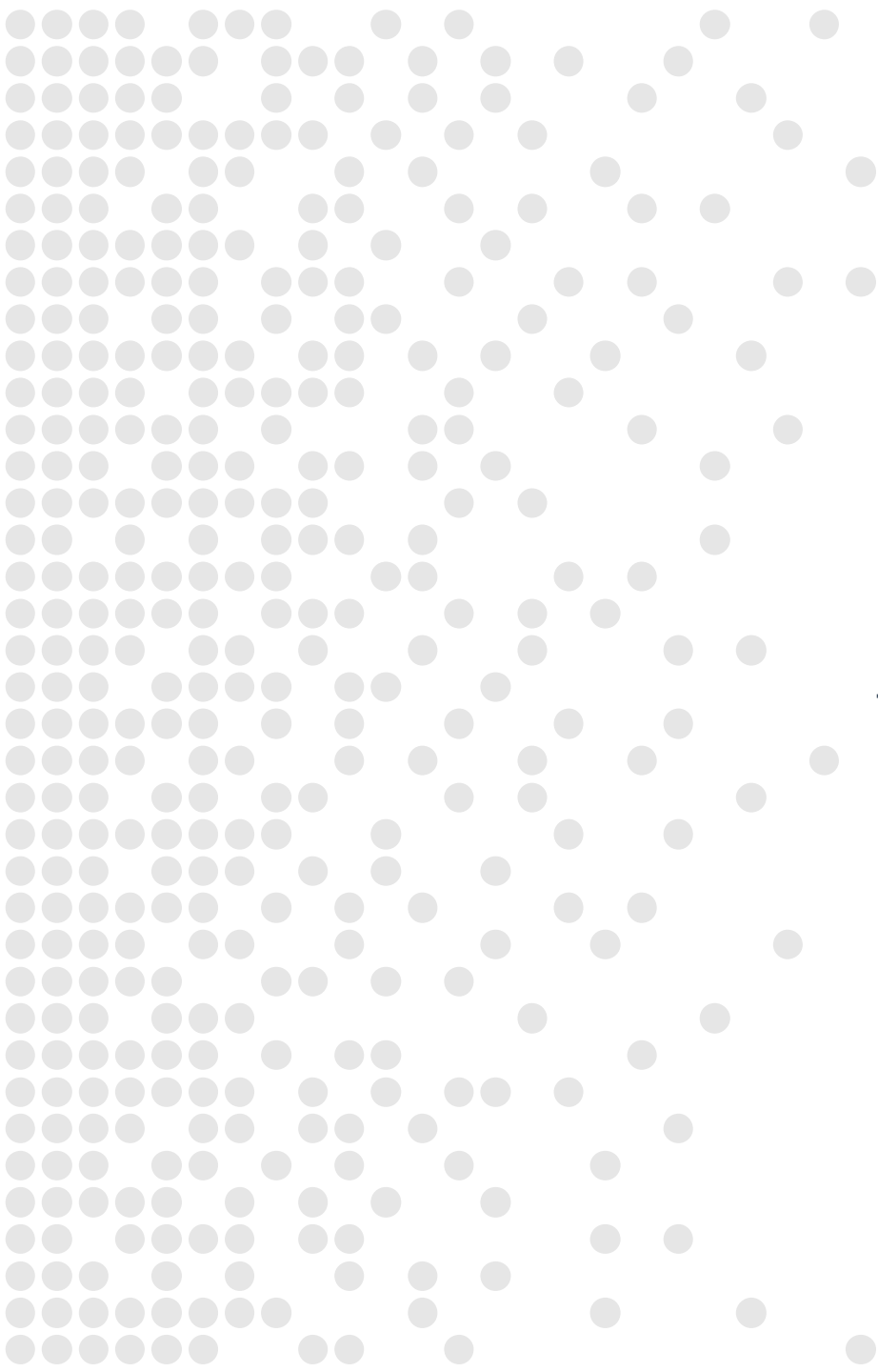
- Changes to D.C. eligible capital costs included in the calculation of the charge:
  - Removal of growth-related costs for Long-Term Care
  - Updates to anticipated capital needs for Services Related to a Highway, Ambulance, Water, Wastewater, and Study costs (\$5.5 million total reduction in D.C. recoverable costs)
- Industrial uses are proposed to be removed from the current non-statutory D.C. exemptions due to financial impact of revenue foregone
  - Industrial expansions of <50% of existing floor area would continue to be exempt (statutory exemption)



# Changes to D.C. recoverable costs

## Change in D.C. recoverable costs

- Services Related to a Highway: + \$906,000 (+1.5%)
- Ambulance: + \$1.4 million (+185%)
- Long Term Care: - \$16.8 million
- Woodstock Wastewater: + \$13.6 million (+56%)
- Tillsonburg Water: - \$4.8 million (-23%)
- Tillsonburg Wastewater: - \$384,000 (-11%)
- Ingersoll Water: - \$422,000 (-5%)
- Ingersoll Wastewater: +\$2.2 million (+15%)
- Thamesford Water: - \$1.2 million (-66%)
- Studies: + \$63,000 (+4%)



# Development Charges

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## D.C. Calculation

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## County-Wide



### Single Detached - Residential

County Wide	Current Charge	Calculated Charge	Change (\$)	Change (%)
Growth-Related Studies	141	137	(4)	-3%
Ambulance Services	58	160	102	174%
Services Related to a Highway	4,462	4,528	66	1%
Waste Diversion Services	139	139	-	0%
Library Services	1,556	1,556	-	0%
Long-term Care Facilities	1,857	-	(1,857)	-100%
<b>Total</b>	<b>8,213</b>	<b>6,521</b>	<b>(1,692)</b>	<b>-21%</b>

### Non-Residential per sq.m.

County Wide	Current Charge	Calculated Charge	Change (\$)	Change (%)
Growth-Related Studies	0.33	0.42	0.09	28%
Ambulance Services	0.21	0.58	0.37	174%
Services Related to a Highway	16.16	16.39	0.24	1%
Waste Diversion Services	-	-	-	n/a
Library Services	0.86	0.86	-	0%
Long-term Care Facilities	-	-	-	n/a
<b>Total</b>	<b>17.56</b>	<b>18.26</b>	<b>0.70</b>	<b>4%</b>

# Calculated Schedule of D.C.s & Comparison Single & Semi-Detached



Service Area		Current Charge	Calculated Charge	Change (\$)	Change (%)
County Wide		8,213	6,521	(1,692)	-21%
Woodstock <sup>1</sup>	Water and Wastewater	6,882	8,869	1,987	29%
	<b>Total (including County-Wide)</b>	<b>13,539</b>	<b>13,834</b>	<b>295</b>	<b>2%</b>
Tillsonburg	Water and Wastewater	7,710	6,227	(1,483)	-19%
	<b>Total (including County-Wide)</b>	<b>15,923</b>	<b>12,748</b>	<b>(3,175)</b>	<b>-20%</b>
Ingersoll	Water and Wastewater	14,785	15,790	1,005	7%
	<b>Total (including County-Wide)</b>	<b>22,999</b>	<b>22,311</b>	<b>(688)</b>	<b>-3%</b>
Blandford-Blenheim (Plattsville)	Water and Wastewater	11,910	11,910	-	0%
	<b>Total (including County-Wide)</b>	<b>20,124</b>	<b>18,431</b>	<b>(1,692)</b>	<b>-8%</b>
Blandford-Blenheim (Drumbo)	Water and Wastewater	33,394	33,394	-	0%
	<b>Total (including County-Wide)</b>	<b>41,607</b>	<b>39,914</b>	<b>(1,692)</b>	<b>-4%</b>
East Zorra-Tavistock (Tavistock)	Water and Wastewater	40,353	40,353	-	0%
	<b>Total (including County-Wide)</b>	<b>48,566</b>	<b>46,874</b>	<b>(1,692)</b>	<b>-3%</b>
East Zorra-Tavistock (Innerkip)	Water and Wastewater	16,354	16,354	-	0%
	<b>Total (including County-Wide)</b>	<b>24,567</b>	<b>22,875</b>	<b>(1,692)</b>	<b>-7%</b>
Norwich (Norwich)	Water and Wastewater	9,986	9,986	-	0%
	<b>Total (including County-Wide)</b>	<b>18,199</b>	<b>16,507</b>	<b>(1,692)</b>	<b>-9%</b>
Zorra (Thamesford)	Water and Wastewater	12,742	10,664	(2,078)	-16%
	<b>Total (including County-Wide)</b>	<b>20,955</b>	<b>17,185</b>	<b>(3,771)</b>	<b>-18%</b>
Zorra (Embros)	Water and Wastewater	10,566	10,566	-	0%
	<b>Total (including County-Wide)</b>	<b>18,779</b>	<b>17,086</b>	<b>(1,692)</b>	<b>-9%</b>
South-West Oxford (Mt. Elgin)	Water and Wastewater	15,134	15,134	-	0%
	<b>Total (including County-Wide)</b>	<b>23,347</b>	<b>21,654</b>	<b>(1,692)</b>	<b>-7%</b>



# Calculated Schedule of D.C.s & Comparison Non-Residential



Service Area		Current Charge	Calculated Charge	Change (\$)	Change (%)
County Wide		17.56	18.26	0.70	4%
Woodstock <sup>1</sup>	Water and Wastewater	37.20	48.01	10.82	29%
	<b>Total (including County-Wide)</b>	<b>53.89</b>	<b>65.41</b>	<b>11.52</b>	<b>21%</b>
Tillsonburg	Water and Wastewater	49.89	40.16	(9.73)	-20%
	<b>Total (including County-Wide)</b>	<b>67.45</b>	<b>58.42</b>	<b>(9.03)</b>	<b>-13%</b>
Ingersoll	Water and Wastewater	45.41	49.33	3.92	9%
	<b>Total (including County-Wide)</b>	<b>62.97</b>	<b>67.59</b>	<b>4.62</b>	<b>7%</b>
Blandford-Blenheim (Plattsville)	Water and Wastewater	35.45	35.45	-	0%
	<b>Total (including County-Wide)</b>	<b>53.00</b>	<b>53.70</b>	<b>0.70</b>	<b>1%</b>
Blandford-Blenheim (Drumbo)	Water and Wastewater	102.81	102.81	-	0%
	<b>Total (including County-Wide)</b>	<b>120.37</b>	<b>121.07</b>	<b>0.70</b>	<b>1%</b>
East Zorra-Tavistock (Tavistock)	Water and Wastewater	121.67	121.67	-	0%
	<b>Total (including County-Wide)</b>	<b>139.23</b>	<b>139.93</b>	<b>0.70</b>	<b>1%</b>
East Zorra-Tavistock (Innerkip)	Water and Wastewater	64.39	64.39	-	n/a
	<b>Total (including County-Wide)</b>	<b>81.95</b>	<b>82.65</b>	<b>0.70</b>	<b>1%</b>
Norwich (Norwich)	Water and Wastewater	49.79	49.79	-	0%
	<b>Total (including County-Wide)</b>	<b>67.35</b>	<b>68.05</b>	<b>0.70</b>	<b>1%</b>
Zorra (Thamesford)	Water and Wastewater	49.59	36.29	(13.30)	-27%
	<b>Total (including County-Wide)</b>	<b>67.14</b>	<b>54.54</b>	<b>(12.60)</b>	<b>-19%</b>
Zorra (Embro)	Water and Wastewater	15.54	15.54	-	n/a
	<b>Total (including County-Wide)</b>	<b>33.09</b>	<b>33.80</b>	<b>0.70</b>	<b>2%</b>
South-West Oxford (Mt. Elgin)	Water and Wastewater	33.76	33.76	-	0%
	<b>Total (including County-Wide)</b>	<b>51.32</b>	<b>52.02</b>	<b>0.70</b>	<b>1%</b>

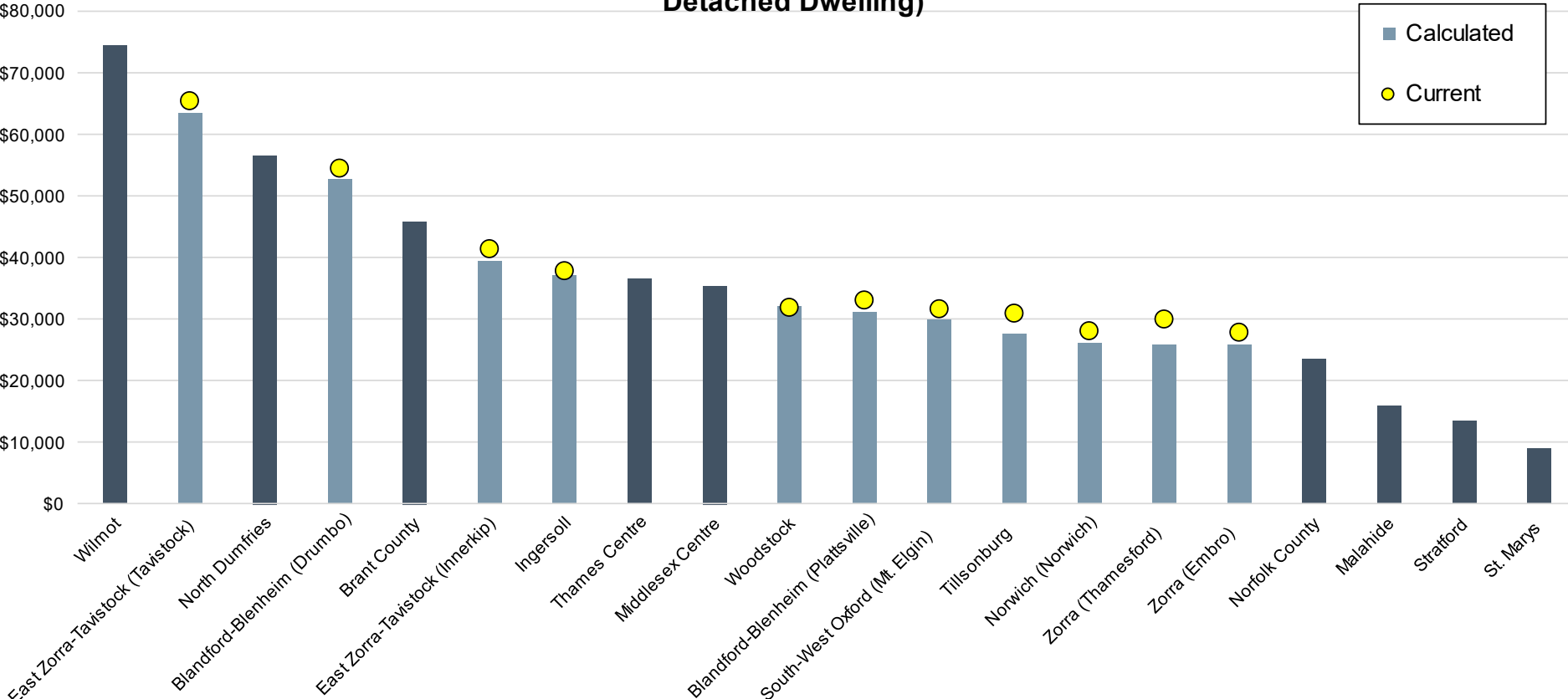


# Municipal Comparison

## Per Single Detached Residential Dwelling Unit



**Residential - Includes Oxford County and Area Municipality Development Charges (per Single Detached Dwelling)**





## Development Charges

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Non-Statutory D.C. Exemptions  
and Financial Impact of Removing  
Industrial Exemption



# Financial Impact of Removal of Industrial Exemption

- The shortfall in D.C. revenue as a result of the current statutory and non-statutory D.C. exemption policies were estimated to total \$85 million over the 10-year forecast period or 37% of D.C. recoverable costs.
- If the current policy to exempt industrial development is discontinued the shortfall would decrease from \$85 million to \$42 million (i.e., \$4.3 million per year increase in D.C. revenue)



## Next Steps

### Passage of Amending By-law February 2025

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- ❖ Receive feedback from Council and public
- ❖ Revise draft by-law based on Council feedback
- ❖ Council consideration of amending by-law for passage – February 26, 2025