



County of Oxford 2021 Development Charges Update Study – Area-Specific By-laws

Public Meeting

February 24, 2021



Introduction

Public Meeting Purpose

- This meeting is a mandatory requirement under the *Development Charges Act* (D.C.A.)
- Prior to Council's consideration of a by-law, a background study must be prepared and available to the public a minimum of 2 weeks prior to a public meeting and provided on the municipality's website 60 days prior to by-law passage
- Purpose of the public meeting is to provide an overview of the proposed amendment and to receive public input on the matter

Introduction

Summary of Oxford County Area-Specific D.C. By-laws



Service Area	By-law Number	Services Covered	
		Water	Wastewater
Woodstock	6122-2019	✓	✓
Tilsonburg	6123-2019	✓	✓
Ingersoll	6124-2019	✓	✓
East Zorra-Tavistock (Tavistock)	6125-2019	✓	✓
Norwich (Norwich)	6126-2019	✓	✓
Zorra (Thamesford)	6127-2019	✓	
Blandford-Blenheim (Plattsville)	6128-2019	✓	✓
Blandford-Blenheim (Drumbo)	6129-2019		✓
South-West Oxford (Mt. Elgin)	6130-2019	✓	✓

Introduction



Development Charges Update Study and By-law Amendment

- Development Charges (D.C.) Update Study prepared to amend the County's 2019 D.C. Background Study and Area-Specific By-laws
- Purpose of the proposed D.C. by-law amendments is to:
 - Reflect recent amendments to the D.C.A. made through the *More Homes, More Choice Act*, and *COVID-19 Economic Recovery Act*, including:
 - Changes to the timing of calculation and collection of D.C.s and statutory exemptions
- All other components of the 2019 D.C. Background Study and Area-Specific D.C. By-laws remain unchanged



D.C. By-law Policies



D.C. By-Law Policies

Calculation and Collection

- Rental housing and institutional developments will pay D.C.s in 6 equal annual payments, commencing from the date of occupancy
- Non-profit housing will pay D.C.s in 21 equal annual payments, commencing from the date of occupancy
- D.C. for developments proceeding through Site Plan or Zoning By-law Amendment will be determined based on the charges in effect on the day the application is made
 - Charges to be frozen for a maximum period of 2 years after planning application approval

D.C. By-Law Policies

Interest Charges



- Interest on installment payments and charges calculated at Site Plan or Zoning By-Law Amendment application will be imposed as identified the County's amending by-law. Proposed policy is consistent with that of the area-municipalities (excl. Woodstock).
 - Interest to be charged at the Bank of Canada Prime lending rate + 2%
 - Interest rate to be determined at April 1st of each year
 - This interest rate is to be fixed throughout the duration of the installment payments

D.C. By-Law Policies

Statutory Exemptions



- Residential intensification (within existing residential buildings or structures ancillary to existing residential buildings):
 - May add up to two apartments for a single detached home as long as size of home doesn't double
 - Add one additional unit in medium & high density buildings
- The creation of a second dwelling unit in prescribed classes of new residential buildings, including structures ancillary to dwellings



Next Steps

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- Council will receive input from the public and consider any amendments to the D.C Update Study and draft amending By-law
- Council to approve D.C Update Study and consider adoption of amending D.C. By-law – March 24, 2021
- By-law effective date – April 1, 2021