

OXFORD COUNTY DEVELOPMENT CHARGES

This document summarizes the Development Charges according to by-law 6639-2024, as amended through by-law 6709-2025.

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, all 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.

PURPOSE OF DEVELOPMENT CHARGES

Development Charges are used to finance capital works required for new housing and non-residential development. The county-wide charges apply to most new residential and non-residential development on lands within the boundaries of Oxford County. Development Charges applied county-wide go toward growth-related costs associated with services related to a highway, waste diversion, ambulance and library services. The water and wastewater charges apply specifically to development of lands within a geographic area defined in schedules to the by-law that generally corresponds to the service area named in the title. Development Charges generated from these areas go toward growth-related costs associated with the provision of water and wastewater infrastructure. The County Development Charge amending by-law was passed under the authority of the Development Charges Act, (1997) on June 13, 2025.

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 meter of gross floor area, per bed for farm bunk houses 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 water and wastewater services, only the county-wide charge applies. The County Development Charges will be indexed on June 13 of each year in accordance with the annual change in the Statistics Canada Construction Price Index.

EXEMPTIONS

Certain exemptions apply and reference should be made to the applicable by-law, concerning exemptions.

COUNTY-WIDE DEVELOPMENT CHARGE RATES SCHEDULE - RESIDENTIAL AND NON-RESIDENTIAL EFFECTIVE JUNE 13, 2025

	RESIDENTIAL DWELLINGS ¹				NON-RESIDENTIAL		
Service Component	Single Detached & Semi Detached	APARTMENTS		Other Multiples	\$/sq m of Gross Floor Area	Per bed for Farm Bunk Houses	Per Wind Turbine
		2-Bedroom & Larger	Bachelor & 1-Bedroom				
Services related to a highway	4,700	2,677	1,699	3,328	17.01	1,506	4,700
Waste Diversion	144	82	52	102	-	-	-
Ambulance services	166	94	60	117	0.60	53	166
Growth-Related Studies	142	81	52	101	0.44	46	142
Library Service ¹	1,615	920	584	1,144	0.89	518	-
Total	\$6,767	\$3,854	\$2,447	\$4,792	\$18.94	\$2,123	\$5,008

¹The charge for library service is not applicable in Woodstock

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

EFFECTIVE JUNE 13, 2025

		RESIDENTIAL DWELLINGS ¹				NON-RESIDENTIAL	
Area	Service	Single Detached & Semi Detached	APARTMENTS		Other Multiples	\$/sq m of Floor Area	Per bed for Farm Bunk Houses
			2-Bedroom & Larger	Bachelor & 1-Bedroom			
Woodstock	Water	\$3,475	\$1,803	\$1,145	\$2,284	\$18.64	\$1,114
	Wastewater	\$5,732	\$2,975	\$1,889	\$3,766	\$31.19	\$1,837
Tillsonburg	Water	\$5,219	\$3,332	\$2,116	\$4,160	\$34.62	\$1,673
	Wastewater	\$1,245	\$795	\$504	\$992	\$7.07	\$399
Ingersoll	Water	\$5,741	\$3,445	\$2,187	\$4,300	\$13.39	\$1,840
	Wastewater	\$10,649	\$6,389	\$4,058	\$7,976	\$37.81	\$3,413
Plattsville	Water	\$5,334	\$2,951	\$1,875	\$3,684	\$25.57	\$1,710
	Wastewater	\$7,028	\$3,888	\$2,469	\$4,855	\$11.23	\$2,252
Drumbo	Water	\$2,481	\$1,373	\$872	\$1,714	\$5.13	\$795
	Wastewater	\$32,181	\$17,805	\$11,307	\$22,228	\$101.59	\$10,315
Tavistock	Water	\$7,603	\$4,340	\$2,756	\$5,417	\$27.27	\$2,437
	Wastewater	\$34,284	\$19,567	\$12,426	\$24,428	\$99.03	\$10,988
Innerkip	Water	\$162	\$92	\$58	\$115	\$1.02	\$52
	Wastewater	\$16,814	\$9,596	\$6,094	\$11,981	\$65.82	\$5,389
Norwich	Water	\$4,075	\$2,247	\$1,427	\$2,806	\$12.27	\$1,306
	Wastewater	\$6,290	\$3,470	\$2,204	\$4,332	\$39.42	\$2,016
Thamesford	Water	\$1,564	\$923	\$585	\$1,152	\$10.02	\$501
	Wastewater	\$9,504	\$5,604	\$3,559	\$6,996	\$27.65	\$3,047
Embro	Water	\$2,809	\$1,657	\$1,051	\$2,068	\$6.95	\$900
	Wastewater	\$8,159	\$4,810	\$3,055	\$6,006	\$9.18	\$2,615
Mount Elgin	Water	\$3,527	\$1,681	\$1,067	\$2,098	\$7.25	\$1,130
	Wastewater	\$12,182	\$5,804	\$3,686	\$7,247	\$27.80	\$3,905

¹For exemptions that may apply, check applicable by-law

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

COLLECTION

Development Charges imposed by the County are to be calculated and payable in accordance with the by-laws, 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 the development charge by-laws, during the year and the manner in which any capital cost not funded under the by-laws, 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

