



Addendum to 2024 Development Charges Background Study

County of Oxford

For Public Circulation and Comment

June 10, 2024

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Table of Contents

	Page
1. Summary of Revisions to the April 10, 2024 Development Charges Background Study.....	1-1
2. Addendum.....	2-3
2.1 Growth-Related Studies.....	2-3
2.2 Impacts on the Calculated D.C.	2-11
3. Changes to the D.C.B.S.....	3-1
4. Process for Adoption of the D.C. By-law.....	4-1
Appendix A Amended Pages.....	A-1



1. Summary of Revisions to the April 10, 2024 Development Charges Background Study

Commensurate with the provisions of the *Development Charges Act* (D.C.A.), 1997, the County of Oxford (County) has undertaken a Development Charges Background Study (D.C.B.S.) and has distributed the study and draft by-law to the public. The following provides a summary of the key dates in the Development Charges (D.C.s) by-law process:

- April 12, 2024 – Release D.C.B.S. and draft by-law
- May 8, 2024 – Public Meeting of Council
- June 12, 2024 – Anticipated passage of D.C. By-law

On June, 6, 2024, Bill 185 (Cutting Red Tape to Build More Homes Act, 2024) received Royal Assent and includes the following changes to the D.C.A.:

- The removal of the Mandatory Phase-in for D.C. by-laws passed after Bill 185 comes into effect;
- A reduction to the D.C. rate freeze timelines for developments proceeding through site plan and zoning by-law amendment applications under the Planning Act. Charges are currently held at rates in place on the date the application is made until building permit issuance, provided the building permit is issued within two (2) years of the approval of the application. This time period is proposed to be reduced to 18 months under Bill 185 (note that the two (2) year timeline will still apply to applications received prior to Bill 185 receiving Royal Assent);
- Inclusion of growth-related studies, including the D.C. background study, as a D.C.-eligible costs;
- Provide a provision of the D.C. by-law specifying the date the by-law expires or to amend the provision to extend the expiry date;
- To allow minor amendments related to the imposition of studies, removal of the mandatory phase-in, and extension of by-law expiry dates (subject to the 10-year limitations provided in the D.C.A.) to be undertaken for by-laws passed after November 28, 2022 and before Bill 185 takes effect; and
- To modernize public notice requirements.



The purpose of the addendum to the April 12, 2024 D.C.B.S. is to include D.C. eligible costs for growth-related studies, reflect other changes in the D.C.A. made through Bill 185 (such as reducing the D.C. “freeze” from 2-years to 18 months and removal of the statutory phase-in of the charge in new by-laws), and other housekeeping amendments.

The refinements to the calculation of the charge are detailed in this report and will form part of the D.C.B.S., for Council’s consideration and approval prior to adoption of the D.C. By-law.



2. Addendum

2.1 Growth-Related Studies

The D.C.A. permits the inclusion of studies undertaken to facilitate the completion of the County's capital works program. These studies have either been included within Services Related to a Highway, Library Services, Ambulance Services, Long-Term Care Services, Waste Diversion Services, the area-specific water and wastewater services, and within a Growth-Related Studies class of service based on each County-wide service to which the studies relate.

Table 2-1 summarizes the studies that have been included within each service or class of service with the D.C.B.S., as amended, including the anticipated timing, gross capital costs, and D.C. eligible costs included in the calculation of the charge.



Table 2-1
Growth-Related Studies

Increased Service Needs Attributable to Anticipated Development 2024-2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
					Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
								Service Specific Share	
Services Related to a Highway									
Intersection Control Feasibility Studies	2024-2033	710,000		710,000	177,500		532,500	383,400	149,100
Transportation Master Plan	2027-2028	400,000		400,000	100,000		300,000	216,000	84,000
Transportation Master Plan	2032-2033	400,000		400,000	100,000		300,000	216,000	84,000
Cycling Master Plan	2026	300,000		300,000	75,000		225,000	162,000	63,000
Cycling Master Plan	2031	300,000		300,000	75,000		225,000	162,000	63,000
Transportation Development Charges Technical Study	2033	100,000		100,000	-		100,000	72,000	28,000
Road Rationalization Study	2026	50,000		50,000	12,500		37,500	27,000	10,500
Goods Movement Priority Network Study	2026	200,000		200,000	50,000		150,000	108,000	42,000
Class Environmental Assessment Studies	2030-2033	1,800,000		1,800,000	900,000		900,000	648,000	252,000
Subtotal		4,260,000	-	4,260,000	1,490,000	-	2,770,000	1,994,400	775,600
Library Services									
Library Strategic Plan	2028	40,000		40,000	10,000		30,000	28,500	1,500
Library Strategic Plan	2033	42,000		42,000	10,500		31,500	29,925	1,575
Facilities Plan	2024	85,000		85,000	21,300		63,700	60,515	3,185
Subtotal		167,000	-	167,000	41,800	-	125,200	118,940	6,260
Ambulance Services Studies									
Master Plan	2027	90,000	-	90,000	22,500	-	67,500	48,600	18,900
Master Plan	2032	100,000	-	100,000	25,000	-	75,000	54,000	21,000
Subtotal		190,000	-	190,000	47,500	-	142,500	102,600	39,900



Table 2-1 (cont'd)
Growth-Related Studies

Increased Service Needs Attributable to Anticipated Development 2024-2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
					Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
								Service Specific Share	
Woodstock Water Services									
Master Plan W/WW	2028	99,005	-	99,005	24,800	-	74,205	43,247	30,958
Master Plan W/WW	2033	99,005	-	99,005	24,800	-	74,205	43,247	30,958
D.C. Technical Study W/WW	2029	23,031	-	23,031	-	-	23,031	13,423	9,608
Subtotal		221,041	-	221,041	49,600	-	171,441	99,917	71,524
Woodstock Wastewater Services									
Master Plan W/WW	2028	110,479	-	110,479	27,600	-	82,879	48,011	34,868
Master Plan W/WW	2033	110,479	-	110,479	27,600	-	82,879	48,011	34,868
D.C. Technical Study W/WW	2029	24,549	-	24,549	-	-	24,549	14,221	10,328
Wastewater Model	2024	12,276	-	12,276	3,100	-	9,176	5,316	3,860
Wastewater Model	2025	12,276	-	12,276	3,100	-	9,176	5,316	3,860
Wastewater Model	2026	64,276	-	64,276	16,100	-	48,176	27,908	20,268
Subtotal		334,335	-	334,335	77,500	-	256,835	148,782	108,053
Tillsonburg Water Services									
Master Plan W/WW	2028	44,269	-	44,269	11,100	-	33,169	23,420	9,749
Master Plan W/WW	2033	44,269	-	44,269	11,100	-	33,169	23,420	9,749
D.C. Technical Study W/WW	2029	10,299	-	10,299	-	-	10,299	7,272	3,027
Subtotal		98,837	-	98,837	22,200	-	76,637	54,112	22,525
Tillsonburg Wastewater Services									
Master Plan W/WW	2028	43,048	-	43,048	10,800	-	32,248	23,776	8,472
Master Plan W/WW	2033	43,048	-	43,048	10,800	-	32,248	23,776	8,472
D.C. Technical Study W/WW	2029	9,566	-	9,566	-	-	9,566	7,053	2,513
Wastewater Model	2024	4,783	-	4,783	1,200	-	3,583	2,642	941
Wastewater Model	2025	44,783	-	44,783	11,200	-	33,583	24,760	8,823
Wastewater Model	2026	4,783	-	4,783	1,200	-	3,583	2,642	941
Subtotal		150,011	-	150,011	35,200	-	114,811	84,649	30,162



Table 2-1 (cont'd)
Growth-Related Studies

Increased Service Needs Attributable to Anticipated Development 2024-2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
					Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
								Service Specific Share	
Ingersoll Water Services									
Master Plan W/WW	2028	33,936	-	33,936	8,500	-	25,436	17,114	8,322
Master Plan W/WW	2033	33,936	-	33,936	8,500	-	25,436	17,114	8,322
D.C. Technical Study W/WW	2029	7,895	-	7,895	-	-	7,895	5,312	2,583
Subtotal		75,767	-	75,767	17,000	-	58,767	39,540	19,227
Ingersoll Wastewater Services									
Master Plan W/WW	2028	34,171	-	34,171	8,500	-	25,671	14,747	10,924
Master Plan W/WW	2033	34,171	-	34,171	8,500	-	25,671	14,747	10,924
D.C. Technical Study W/WW	2029	7,594	-	7,594	-	-	7,594	4,362	3,232
Wastewater Model	2024	43,797	-	43,797	10,900	-	32,897	18,898	13,999
Wastewater Model	2025	3,797	-	3,797	949	-	2,848	1,636	1,212
Wastewater Model	2026	3,797	-	3,797	949	-	2,848	1,636	1,212
Subtotal		127,327	-	127,327	29,798	-	97,529	56,027	41,502
Plattsville Water Services									
Master Plan W/WW	2028	3,743	-	3,743	936	-	2,807	2,682	125
Master Plan W/WW	2033	3,743	-	3,743	936	-	2,807	2,682	125
D.C. Technical Study W/WW	2029	871	-	871	-	-	871	832	39
Subtotal		8,357	-	8,357	1,872	-	6,485	6,195	290
Plattsville Wastewater Services									
Master Plan W/WW	2028	3,938	-	3,938	985	-	2,953	2,908	45
Master Plan W/WW	2033	3,938	-	3,938	985	-	2,953	2,908	45
D.C. Technical Study W/WW	2029	875	-	875	-	-	875	862	13
Wastewater Model	2024	438	-	438	110	-	328	323	5
Wastewater Model	2025	438	-	438	110	-	328	323	5
Wastewater Model	2026	438	-	438	110	-	328	323	5
Wastewater Model	2028	13,000	-	13,000	3,250	-	9,750	9,600	150
Subtotal		23,065	-	23,065	5,550	-	17,515	17,246	269



Table 2-1 (cont'd)
Growth-Related Studies

Increased Service Needs Attributable to Anticipated Development 2024-2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
					Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
								Service Specific Share	
Drumbo Water Services									
Master Plan W/WW	2028	2,205	-	2,205	551	-	1,654	1,569	85
Master Plan W/WW	2033	2,205	-	2,205	551	-	1,654	1,569	85
D.C. Technical Study W/WW	2029	513	-	513	-	-	513	487	26
Subtotal		4,923	-	4,923	1,102	-	3,821	3,624	197
Drumbo Wastewater Services									
Master Plan W/WW	2028	2,272	-	2,272	568	-	1,704	1,574	130
Master Plan W/WW	2033	2,272	-	2,272	568	-	1,704	1,574	130
D.C. Technical Study W/WW	2029	505	-	505	-	-	505	466	39
Wastewater Model	2024	252	-	252	63	-	189	175	14
Wastewater Model	2025	252	-	252	63	-	189	175	14
Wastewater Model	2026	252	-	252	63	-	189	175	14
Wastewater Model	2027	20,000	-	20,000	5,000	-	15,000	13,852	1,148
Subtotal		25,805	-	25,805	6,325	-	19,480	17,989	1,491
Tavistock Water Services									
Master Plan W/WW	2028	8,192	-	8,192	2,000	-	6,192	5,304	888
Master Plan W/WW	2033	8,192	-	8,192	2,000	-	6,192	5,304	888
D.C. Technical Study W/WW	2029	1,906	-	1,906	-	-	1,906	1,633	273
Subtotal		18,290	-	18,290	4,000	-	14,290	12,242	2,048
Tavistock Wastewater Services									
Master Plan W/WW	2028	8,263	-	8,263	2,100	-	6,163	5,472	691
Master Plan W/WW	2033	8,263	-	8,263	2,100	-	6,163	5,472	691
D.C. Technical Study W/WW	2029	1,836	-	1,836	-	-	1,836	1,630	206
Wastewater Model	2024	918	-	918	230	-	688	611	77
Wastewater Model	2025	22,918	-	22,918	5,700	-	17,218	15,287	1,931
Wastewater Model	2026	918	-	918	230	-	688	611	77
Subtotal		43,116	-	43,116	10,360	-	32,756	29,081	3,675



Table 2-1 (cont'd)
Growth-Related Studies

Increased Service Needs Attributable to Anticipated Development 2024-2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
					Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
								Service Specific Share	
Innerkip Water Services									
Master Plan W/WW	2028	3,660	-	3,660	915	-	2,745	2,709	36
Master Plan W/WW	2033	3,660	-	3,660	915	-	2,745	2,709	36
D.C. Technical Study W/WW	2029	852	-	852	-	-	852	841	11
Subtotal		8,172	-	8,172	1,830	-	6,342	6,260	82
Innerkip Wastewater Services									
Master Plan W/WW	2028	3,625	-	3,625	906	-	2,719	2,697	22
Master Plan W/WW	2033	3,625	-	3,625	906	-	2,719	2,697	22
D.C. Technical Study W/WW	2029	806	-	806	-	-	806	799	7
Wastewater Model	2024	403	-	403	101	-	302	300	2
Wastewater Model	2025	403	-	403	101	-	302	300	2
Wastewater Model	2026	19,403	-	19,403	4,900	-	14,503	14,385	118
Subtotal		28,265	-	28,265	6,914	-	21,351	21,177	174
Norwich Water Services									
Master Plan W/WW	2028	8,554	-	8,554	2,100	-	6,454	5,628	826
Master Plan W/WW	2033	8,554	-	8,554	2,100	-	6,454	5,628	826
D.C. Technical Study W/WW	2029	1,990	-	1,990	-	-	1,990	1,735	255
Subtotal		19,098	-	19,098	4,200	-	14,898	12,991	1,907
Norwich Wastewater Services									
Master Plan W/WW	2028	8,756	-	8,756	2,200	-	6,556	5,021	1,535
Master Plan W/WW	2033	8,756	-	8,756	2,200	-	6,556	5,021	1,535
D.C. Technical Study W/WW	2029	1,946	-	1,946	-	-	1,946	1,490	456
Wastewater Model	2024	973	-	973	243	-	730	559	171
Wastewater Model	2025	973	-	973	243	-	730	559	171
Wastewater Model	2026	973	-	973	243	-	730	559	171
Wastewater Model	2028	22,000	-	22,000	5,500	-	16,500	12,637	3,863
Subtotal		44,377	-	44,377	10,629	-	33,748	25,848	7,900



Table 2-1 (cont'd)
Growth-Related Studies

Increased Service Needs Attributable to Anticipated Development 2024-2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
					Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
								Service Specific Share	
Thamesford Water Services									
Master Plan W/WW	2028	7,518	-	7,518	1,900	-	5,618	5,333	285
Master Plan W/WW	2033	7,518	-	7,518	1,900	-	5,618	5,333	285
D.C. Technical Study W/WW	2029	1,749	-	1,749	-	-	1,749	1,660	89
Subtotal		16,785	-	16,785	3,800	-	12,985	12,326	659
Thamesford Wastewater Services									
Master Plan W/WW	2028	6,870	-	6,870	1,700	-	5,170	5,047	123
Master Plan W/WW	2033	6,870	-	6,870	1,700	-	5,170	5,047	123
D.C. Technical Study W/WW	2029	1,527	-	1,527	-	-	1,527	1,491	36
Wastewater Model	2024	763	-	763	191	-	572	558	14
Wastewater Model	2025	763	-	763	191	-	572	558	14
Wastewater Model	2026	763	-	763	191	-	572	558	14
Wastewater Model	2027	21,000	-	21,000	5,300	-	15,700	15,327	373
Subtotal		38,556	-	38,556	9,273	-	29,283	28,588	695
Embro Water Services									
Master Plan W/WW	2028	2,237	-	2,237	559	-	1,678	1,355	323
Master Plan W/WW	2033	2,237	-	2,237	559	-	1,678	1,355	323
D.C. Technical Study W/WW	2029	520	-	520	-	-	520	420	100
Subtotal		4,994	-	4,994	1,118	-	3,876	3,131	745
Embro Wastewater Services									
Master Plan W/WW	2028	2,199	-	2,199	550	-	1,649	1,488	161
Master Plan W/WW	2033	2,199	-	2,199	550	-	1,649	1,488	161
D.C. Technical Study W/WW	2029	489	-	489	-	-	489	441	48
Wastewater Model	2024	244	-	244	61	-	183	165	18
Wastewater Model	2025	244	-	244	61	-	183	165	18
Wastewater Model	2026	20,244	-	20,244	5,100	-	15,144	13,665	1,479
Subtotal		25,619	-	25,619	6,322	-	19,297	17,413	1,884



Table 2-1 (cont'd)
Growth-Related Studies

Increased Service Needs Attributable to Anticipated Development 2024-2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
					Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
								Service Specific Share	
Mt. Elgin Water Services									
Master Plan W/WW	2028	1,608	-	1,608	402	-	1,206	1,105	101
Master Plan W/WW	2033	1,608	-	1,608	402	-	1,206	1,105	101
D.C. Technical Study W/WW	2029	374	-	374	-	-	374	343	31
Subtotal		3,590	-	3,590	804	-	2,786	2,553	233
Mt. Elgin Wastewater Services									
Master Plan W/WW	2028	1,379	-	1,379	345	-	1,034	939	95
Master Plan W/WW	2033	1,379	-	1,379	345	-	1,034	939	95
D.C. Technical Study W/WW	2029	307	-	307	-	-	307	279	28
Wastewater Model	2024	153	-	153	38	-	115	104	11
Wastewater Model	2025	153	-	153	38	-	115	104	11
Wastewater Model	2026	153	-	153	38	-	115	104	11
Wastewater Model	2028	19,000	-	19,000	4,800	-	14,200	12,890	1,310
Subtotal		22,524	-	22,524	5,604	-	16,920	15,359	1,561
Growth-Related Studies									
Development Charges Background Study	2028	70,000	-	70,000	-	-	70,000	56,063	13,937
Development Charges Background Study	2033	75,000	-	75,000	-	-	75,000	60,067	14,933
Comprehensive Review – Phase 1	2024	208,000	15,600	192,400	52,000	-	140,400	112,446	27,954
Comp. Review Phase 1 - Update	2028	150,000	11,250	138,750	37,500	-	101,250	81,091	20,159
New County OP & Related Studies	2025-2026	800,000	40,000	760,000	400,000	-	360,000	288,323	71,677
OP Review – Growth related studies	2030-2031	250,000	18,750	231,250	62,500	-	168,750	135,152	33,598
Secondary Planning/Area Studies	2025	300,000	22,500	277,500	75,000	-	202,500	162,182	40,318
Secondary Planning Studies	2025-2026	1,000,000	75,000	925,000	250,000	-	675,000	540,606	134,394
Secondary Planning Studies	2030	400,000	30,000	370,000	100,000	-	270,000	216,243	53,757
Reserve Fund Adjustment							(345,748)	(276,909)	(68,839)
Subtotal		3,253,000	213,100	3,039,900	977,000	-	1,717,152	1,375,264	341,888
Total		9,212,854	213,100	8,999,754	2,867,301	-	5,786,705	4,306,254	1,480,451



In aggregate, the study costs that have been identified total \$9.2 million. A deduction of \$213,100 has been made to recognize the portion of planning studies related to D.C.-ineligible services. After deducting \$2.9 million for the benefit to existing share and deducting \$346,000 for the existing D.C. reserve fund surplus for growth-related studies, the D.C. eligible costs for studies that have been considered within the calculation of the charge within each service or class of service total \$5.8 million.

2.2 Impacts on the Calculated D.C.

Based on the identified changes, the amended schedule of charges, reflecting the maximum D.C.s by residential dwelling type, per sq.m. of G.F.A. for non-residential development, per bed for farm bunk houses, and per wind turbine. Table 2-2 presents the summary of charges.



**Table 2-2
Schedule of Calculated D.C.s**

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	(per bed for Farm Bunk Houses)	(per Wind Turbine)
County Wide Services/Class of Services:							
Services Related to a Highway	4,462	3,159	2,541	1,613	16.16	1,430	4,462
Library Services ¹	1,556	1,102	886	563	0.86	499	
Ambulance Services	58	41	33	21	0.21	19	58
Long-term Care Facilities	1,857	1,314	1,057	671	0.00		
Waste Diversion Services	139	98	79	50	0.00		
Growth-Related Studies	141	100	80	51	0.33	45	141
Total County Wide Services/Class of Services	8,213	5,814	4,676	2,969	17.56	1,993	4,662
Area-Specific Services							
Woodstock							
Water	3,348	2,200	1,737	1,103	17.96	1,073	
Wastewater	3,534	2,322	1,834	1,165	19.24	1,133	
Tiltsongburg							
Water	6,401	5,102	4,087	2,595	42.46	2,052	
Wastewater	1,309	1,043	836	531	7.43	420	
Ingersoll							
Water	5,819	4,359	3,491	2,217	13.57	1,865	
Wastewater	8,966	6,716	5,380	3,416	31.84	2,874	
Plattsville							
Water	5,139	3,549	2,843	1,806	24.63	1,647	
Wastewater	6,771	4,677	3,746	2,379	10.82	2,170	
Drumbo							
Water	2,390	1,651	1,323	840	4.94	766	
Wastewater	31,003	21,414	17,153	10,893	97.87	9,937	
Tavistock							
Water	7,325	5,219	4,181	2,655	26.27	2,348	
Wastewater	33,029	23,534	18,851	11,971	95.40	10,586	
Innkerip							
Water	156	111	89	56	0.98	50	
Wastewater	16,198	11,542	9,245	5,871	63.41	5,192	
Norwich							
Water	3,926	2,703	2,165	1,375	11.82	1,258	
Wastewater	6,060	4,173	3,343	2,123	37.98	1,942	
Thamesford							
Water	3,586	2,640	2,114	1,343	22.95	1,149	
Wastewater	9,156	6,740	5,399	3,429	26.64	2,935	
Embro							
Water	2,706	1,992	1,596	1,013	6.70	867	
Wastewater	7,860	5,786	4,634	2,943	8.84	2,519	
Mount Elgin							
Water	3,398	2,021	1,619	1,028	6.98	1,089	
Wastewater	11,736	6,982	5,592	3,551	26.78	3,762	

1. The charge for library service is not applicable in Woodstock

The average charge across all service areas for a single and semi-detached residential unit would increase by \$484 (+2.0%) in this addendum vs. the charges presented in the April 12, D.C.B.S. (i.e. increase from \$23,935 to \$24,419). The updated charges presented herein are compared to the current charges that are in effect in Table 2-3 for a single-detached residential dwelling unit and per sq.m. of gross floor area (G.F.A.) for non-residential development.



Table 2-3
Comparison of Current and Calculated D.C.s (per single and semi-detached dwelling unit)

Service Area		Current Charge	Calculated Charge	Change (\$)	Change (%)
County Wide		5,211	8,213	3,002	58%
Woodstock	Water	2,491	3,348	857	34%
	Wastewater	4,488	3,534	(954)	-21%
	Total (including County-Wide)	11,552	13,539	1,987	17%
Tillsonburg	Water	2,283	6,401	4,118	180%
	Wastewater	6,879	1,309	(5,570)	-81%
	Total (including County-Wide)	14,373	15,923	1,550	11%
Ingersoll	Water	1,997	5,819	3,822	191%
	Wastewater	7,946	8,966	1,020	13%
	Total (including County-Wide)	15,154	22,999	7,845	52%
Blandford-Blenheim (Plattsville)	Water	7,931	5,139	(2,792)	-35%
	Wastewater	20,617	6,771	(13,846)	-67%
	Total (including County-Wide)	33,759	20,124	(13,635)	-40%
Blandford-Blenheim (Drumbo)	Water	-	2,390	2,390	n/a
	Wastewater	5,883	31,003	25,120	427%
	Total (including County-Wide)	11,094	41,607	30,513	275%
East Zorra-Tavistock (Tavistock)	Water	1,733	7,325	5,592	323%
	Wastewater	15,556	33,029	17,473	112%
	Total (including County-Wide)	22,500	48,566	26,066	116%
East Zorra-Tavistock (Innerkip)	Water	1,500	156	(1,344)	-90%
	Wastewater	5,000	16,198	11,198	224%
	Total (including County-Wide)	11,711	24,567	12,856	110%
Norwich (Norwich)	Water	2,401	3,926	1,525	64%
	Wastewater	11,339	6,060	(5,279)	-47%
	Total (including County-Wide)	18,951	18,199	(752)	-4%
Zorra (Thamesford)	Water	8,997	3,586	(5,411)	-60%
	Wastewater	-	9,156	9,156	n/a
	Total (including County-Wide)	14,208	20,955	6,747	47%
Zorra (Embro)	Water	1,500	2,706	1,206	80%
	Wastewater	5,000	7,860	2,860	57%
	Total (including County-Wide)	11,711	18,779	7,068	60%
South-West Oxford (Mt. Elgin)	Water	8,458	3,398	(5,060)	-60%
	Wastewater	89	11,736	11,647	13086%
	Total (including County-Wide)	13,758	23,347	9,589	70%



Table 2-4
Comparison of Current and Calculated D.C.s (per sq.m. of non-residential G.F.A.)

Service Area		Current Charge	Calculated Charge	Change (\$)	Change (%)
County Wide		18.23	17.56	(0.67)	-4%
Woodstock	Water	9.83	17.96	8.13	83%
	Wastewater	17.23	19.24	2.01	12%
	Total (including County-Wide)	44.71	53.89	9.18	21%
Tillsonburg	Water	10.66	42.46	31.80	298%
	Wastewater	32.09	7.43	(24.66)	-77%
	Total (including County-Wide)	60.98	67.45	6.47	11%
Ingersoll	Water	6.65	13.57	6.92	104%
	Wastewater	26.42	31.84	5.42	21%
	Total (including County-Wide)	51.30	62.97	11.67	23%
Blandford-Blenheim (Plattsville)	Water	37.02	24.63	(12.39)	-33%
	Wastewater	96.23	10.82	(85.41)	-89%
	Total (including County-Wide)	151.48	53.00	(98.48)	-65%
Blandford-Blenheim (Drumbo)	Water	-	4.94	4.94	n/a
	Wastewater	15.01	97.87	82.86	552%
	Total (including County-Wide)	33.24	120.37	87.13	262%
East Zorra-Tavistock (Tavistock)	Water	6.10	26.27	20.17	331%
	Wastewater	54.63	95.40	40.77	75%
	Total (including County-Wide)	78.96	139.23	60.27	76%
East Zorra-Tavistock (Innerkip)	Water	-	0.98	0.98	n/a
	Wastewater	-	63.41	63.41	n/a
	Total (including County-Wide)	18.23	81.95	63.72	350%
Norwich (Norwich)	Water	8.50	11.82	3.32	39%
	Wastewater	40.16	37.98	(2.18)	-5%
	Total (including County-Wide)	66.89	67.35	0.46	1%
Zorra (Thamesford)	Water	29.88	22.95	(6.93)	-23%
	Wastewater	-	26.64	26.64	n/a
	Total (including County-Wide)	48.11	67.14	19.03	40%
Zorra (Embro)	Water	-	6.70	6.70	n/a
	Wastewater	-	8.84	8.84	n/a
	Total (including County-Wide)	18.23	33.09	14.86	82%
South-West Oxford (Mt. Elgin)	Water	24.47	6.98	(17.49)	-71%
	Wastewater	0.24	26.78	26.54	11059%
	Total (including County-Wide)	42.94	51.32	8.38	20%

The residential County-wide charges, including Library Services, will increase by \$3,002 per unit (+58%), while the non-residential County-wide charges will decrease by \$0.67 per sq.m. (-4%). The area specific charges will increase or decrease dependent of the servicing needs identified in the Water and Wastewater Master Plan for the anticipated development.



3. Changes to the D.C.B.S.

Based on the foregoing, the following revisions are made to the April 12, 2024 D.C.B.S., as amended. Accordingly, the amended pages are appended to this report:

- Table of Contents – Updated to reflect the changes summarized below
- Executive Summary (pages i to ix) – Updated to reflect the inclusion of study costs, legislative changes, and the date of by-law passage
- Pages 1-3 to 1-8 – Section 1.3 updated to reflect legislative changes
- Page 4-1 - Section 4.2 updated to reflect the eligible funding of study costs
- Pages 4-6 to 4-12
 - Table 4-2 and Section 4.5 updated to reflect the eligible funding of study costs;
 - Table 4-3 updated to reflect D.C. reserve fund balance for growth-related studies including for funding of past D.C. eligible studies; and
 - Updated page numbering including additional pages.
- Pages 5-1 to 5-2 and 5-4 to 5-43 – Chapter 5 updated to include growth-related study costs in the calculation of the charge, and updated page numbering (including additional pages).
- Pages 6-1 to 6-11 – Chapter 6 updated to include growth-related study costs in the calculation of the charge.
- Pages 7-1 to 7-8
 - Section 7.1 updated to reflect legislative changes
 - Section 7.2 updated to include Growth-Related Studies as a class of services
 - Section 7.3.2 updated to include Growth-Related Studies as a class of services;
 - Section 7.3.4 updated to include Growth-Related Study costs in the calculation of the farm charge;
 - Section 7.3.5 updated to reflect legislative changes (removal of phase-in);
 - Section 7.3.6 updated to reflect legislative changes (decreased time for D.C. “freeze”);
 - Section 7.3.8 updated to include Growth-Related Studies as a class of service;
 - Section 7.4.1 updated to include Growth-Related Studies as class of service;



- Section 7.5 updated to reflect this addendum; and
 - Updated page numbering
- Pages C-2 to C-7, and C-10 to C-55 within Appendix C – Updated cash-flow calculations as a result of changes identified herein
- Appendix F – Updated by-law to reflect the inclusion of study costs and other legislative changes.

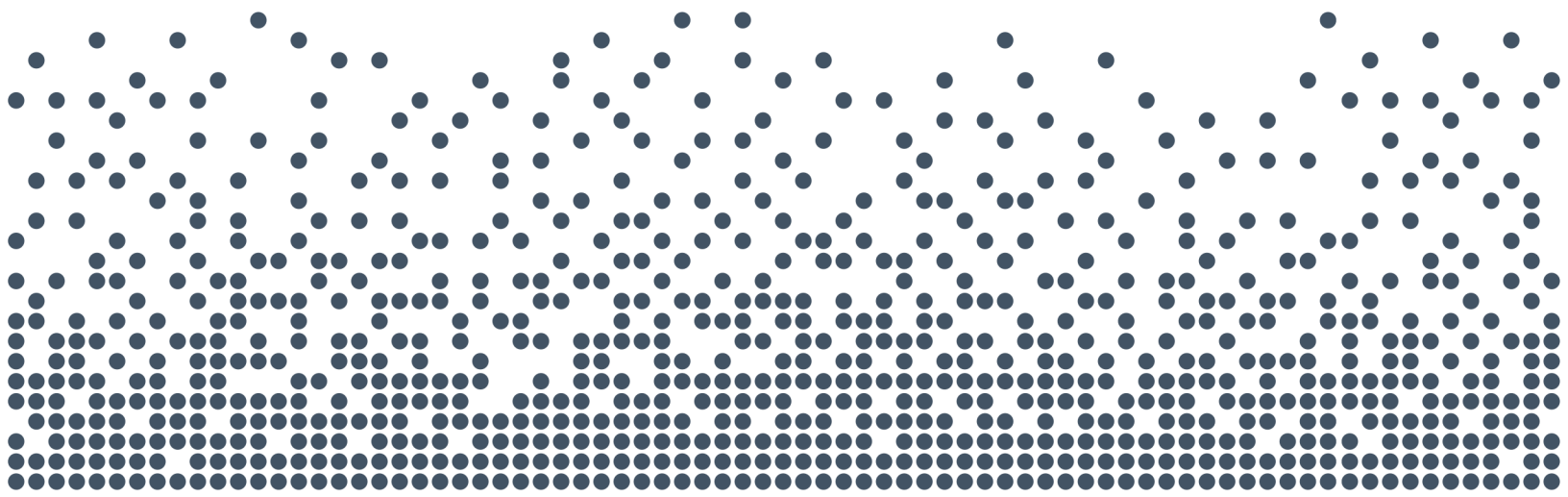


4. Process for Adoption of the D.C. By-law

The revisions provided herein form the basis for the D.C. by-law and will be incorporated into the D.C.B.S., as amended, to be provided to Council prior to Council's consideration and adoption of the proposed D.C. by-law.

If Council is satisfied with the above noted changes to the D.C.B.S. and D.C. by-law, then prior to by-law passage Council must:

- Approve the D.C.B.S., as amended;
- Determine that no further public meetings are required on the matter; and
- Adopt the new D.C. by-law.



Appendices



Appendix A

Amended Pages