



## **DEVELOPMENT CHARGE INFORMATION**

By-law 55-2019 (as amended) and By-law 25-2021

Effective April 1<sup>st</sup>, 2021

The information contained herein is intended only as a guide. Interested parties should review the approved by-law and consult the Township of South-West Oxford staff to determine the applicable charges that may apply to specific development proposals.

### **PURPOSE OF DEVELOPMENT CHARGES**

Development charges assist in financing capital projects required to meet the increased need for services resulting from growth and development. Development charge funds may only be used for the purpose for which they are collected.

The Council of The Township of South-West Oxford passed uniform municipal-wide By-Law 55-2019 on June 18, 2019 to establish Development Charges under subsection 2(1) of the Development Charges Act, 1997, as amended.

The Council of The Township of South-West Oxford passed By-law No. 25-2021 on March 16, 2021 to amend By-law 55-2019 to update the development charges for Roads and Public Works, Emergency Services, Parks & Recreation.

### **BACKGROUND STUDY**

The Development Charges Act, 1997 and Ontario Regulation 82/98 require that, prior to the passing of a bylaw, a development charges background study be undertaken, with reference to:

- The forecasted amount, type and location of future development
- The average service levels provided in the Township over the 10-year period immediately preceding the preparation of the background study
- Capital cost calculations for each of eligible development charge service
- An examination of the long-term capital operating costs for the infrastructure required to service the forecasted development

Watson & Associates Economists Ltd. prepared the Development Charges Background Study for the Township dated April 15, 2019 with an updated study completed January 15, 2021. The study served as the basis for the development charge rates approved by the Township on March 16, 2021 through By-law 25-2021.

Development charges have been imposed for the following categories of the Township services in order to pay the increased capital costs required as a result of increased needs for services arising from development:

**DEVELOPMENT CHARGES FOR THE TOWNSHIP OF SOUTH-WEST OXFORD under By-law No. 55-2019 (as amended) and By-law No. 25-2021.**

**EFFECTIVE APRIL 1, 2021**

**SCHEDULE OF DEVELOPMENT CHARGES**

Municipal Service/Class	Single & Semi Detached Dwelling	Apartments – 2 Bedroom +	Apartments – bachelor and 1 Bedroom	Other Multiples	(per m2 of Gross Floor Area) for Non Residential	(per Wind Turbine) for Non Residential
Fire Services	<b>2,357</b>	<b>1,257</b>	<b>850</b>	<b>1,481</b>	<b>6.51</b>	<b>2,357</b>
Roads and Public Works	<b>1,010</b>	<b>538</b>	<b>364</b>	<b>634</b>	<b>3.33</b>	<b>1,010</b>
Parks & Recreation	<b>539</b>	<b>287</b>	<b>194</b>	<b>339</b>	<b>0.90</b>	<b>---</b>
Growth-Related Studies	<b>221</b>	<b>118</b>	<b>80</b>	<b>139</b>	<b>0.58</b>	<b>221</b>
Total Service	<b>\$4,127</b>	<b>\$2,200</b>	<b>\$1,488</b>	<b>\$2,593</b>	<b>11.33</b>	<b>\$3,588</b>

**EXEMPTIONS**

A number of exemptions to the payment of development charges are established under the Development Charges Act, S.O. 1997 and By-law No. 55-2019 (as amended) and By-law No. 25-2021.

The following uses are wholly exempt from development charges under the by-law:

- Lands owned by and used for purposes of a municipality, local board thereof, or board of education;
- An interior alteration to an existing building or structure which does not change or intensify the use of the land;
- The enlargement of an existing residential dwelling unit, or the creation of one or two additional units where specific conditions are met;

- The enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less of the original gross floor area of the industrial building prior to the first expansion;
- A public hospital exempt from taxation under section 3 of the Assessment Act;
- A non-residential farm building; except for the gross floor area in a greenhouse used for retail sales.

By-law 55-2019 (as amended) and By-law No. 25-2021 has a maximum life of 4 years and will remain in force until Jun 17, 2024 unless repealed sooner.

The Schedule of development charges will be adjusted annually as of April 1<sup>st</sup> each year, in accordance with the most recent twelve-month change in the Statistics Canada Quarterly, "Construction Price Statistics".

### **STATEMENT OF THE TREASURER**

As required by the Development Charges Act, 1997, as amended, and Bill 73, the Treasurer for The Township of South-West Oxford must prepare an annual financial statement reporting on the status and transactions relating to the development charge reserve funds for the previous year. This statement is presented to the Council of the Township of South-West Oxford for their review and may be reviewed by the public in the Clerk's Department during regular business hours at 312915 Dereham Line, Mount Elgin, Ontario N0J 1N0.

### **ADDITIONAL INFORMATION**

This pamphlet is intended to give an overview of the development charges. For more complete information, references must be made to the Development Charges Background Study and the Township's annual development charges statement. The information contained herein is intended only as a guide. Applicants should review By-law 55-2019 (as amended) and By-law No. 25-2021 and consult with the Building Department to determine the applicable charges that may apply to specific development proposals.

Development charge by-laws are available on the municipality's website at [www.swox.org](http://www.swox.org).

For further information, please contact:

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