



Staff Report

Report No. PDS-023-25

To: Mayors and Members of Council

From: Director of Planning & Development Services

Meeting Date: May 12, 2025

Subject: Development Charges Comparative Report

Recommendation:

THAT Report No. PDS-023-25 **BE RECEIVED** for information.

Purpose:

The report compares the [Development Charges](#) (DC's) for the Municipality of Thames Centre required by the [Development Charges Act](#) (DCA), 1997, as amended, to the surrounding municipalities as requested as part of a discussion at a council meeting.

Background:

Development Charges (DC's) provide for the recovery of growth-related capital expenditures from new developments. The Development Charge Act (DCA) is the statutory basis for recovering these charges. The Municipality's DC's collections are reserved in eight separate reserve funds: Services related to a highway, fire protection services, indoor recreation services, outdoor recreation services, library services, waste diversion, water services, and wastewater services.

The Council of the Municipality of Thames Centre passed a municipal-wide development charges By-law No. 17-2022 on the 7th day of March, 2022 under Section 2(1) of the *Development Charges Act, 1997, S.O., 1997 c. 27*, as amended. See applicable Schedule of Development Charges on next page.

| Service/Class of Service | RESIDENTIAL | | | | | NON-RESIDENTIAL |
|--|-----------------------------------|-----------------|---------------------------|-------------------------------------|----------------------------|----------------------------------|
| | Single and Semi-Detached Dwelling | Other Multiples | Apartments - 2 Bedrooms + | Apartments - Bachelor and 1 Bedroom | Nursing Home Bedroom Units | (per sq.ft. of Gross Floor Area) |
| Municipal Wide Services/Class of Service: | | | | | | |
| Services Related to a Highway | 2,938 | 1,916 | 1,829 | 1,153 | 991 | 1.14 |
| Public Works | 1,161 | 757 | 723 | 455 | 392 | 0.43 |
| Fire Protection Services | 1,237 | 807 | 770 | 485 | 417 | 0.46 |
| Parks and Recreation Services | 6,175 | 4,027 | 3,844 | 2,423 | 2,084 | 0.58 |
| Library Services | 444 | 290 | 276 | 174 | 150 | 0.04 |
| Growth Studies | 554 | 361 | 345 | 217 | 187 | 0.20 |
| Waste Diversion | 168 | 110 | 105 | 66 | 57 | 0.01 |
| Total Municipal Wide Services/Class of Services | 12,677 | 8,268 | 7,892 | 4,973 | 4,278 | 2.86 |
| Urban Services | | | | | | |
| Wastewater Services | 15,162 | 9,888 | 9,437 | 5,949 | 5,116 | 7.17 |
| Water Services | 9,483 | 6,184 | 5,902 | 3,720 | 3,200 | 4.48 |
| Total Urban Services | 24,645 | 16,072 | 15,339 | 9,669 | 8,316 | 11.65 |
| GRAND TOTAL RURAL AREA | 12,677 | 8,268 | 7,892 | 4,973 | 4,278 | 2.86 |
| GRAND TOTAL URBAN AREA | 37,322 | 24,340 | 23,231 | 14,642 | 12,594 | 14.51 |

Asset Management Plan

The Development Charge background study must include an asset management plan (AMP). The AMP must deal with all assets that are proposed to be funded, in whole or in part, by DC's. The link to our Asset Management Plan is currently under further review and can be viewed through the following link: <https://www.thamescentre.on.ca/sites/default/files/2024-07/Municipality%20of%20Thames%20Centre AMP%202024.pdf>.

Redevelopment Allowance

As a result of the demolition of all or a part of a residential building or structure: (1) a credit shall be allowed, provided that the land was improved by occupied structures (or structures capable of occupancy) within the five years prior to the issuance of the building permit, and the building permit has been issued for the development or redevelopment within five years from the date the demolition permit has been issued; and (2) if a development or redevelopment involves the demolition of and replacement of a residential building or structure, a credit shall be allowed equivalent to the number of dwelling units demolished multiplied by the applicable residential development charge in place at the time the development charge is payable. If a development or redevelopment involves the demolition and replacement of a non-residential building or structure, a credit shall be allowed equivalent to the gross floor area demolished multiplied by the applicable non-residential development charge in place at the time the development charge is payable. A credit can, in no case, exceed the amount of the development charge that would otherwise be payable, and no credit is available if the existing land use is exempt under this bylaw.

Exemptions:

Discretionary exemptions are provided in the by-law where full D.C.s are not imposed on the following: college or university, cemetery or place of worship, non-residential farm buildings constructed for bona fide farm uses, industrial development, and now additional residential units through the Provincial Planning Statement. You can view our current Development Charges By-law for further information here: https://www.thamescentre.on.ca/sites/default/files/2025-02/017-2022-Development%20Charges%20By-law%20-%20Amended_1.pdf.

Additional Payment Options:

Under the Development Charges Act, 1997, as amended, and the Municipality of Thames Centre's Development Charges By-law 017-2022, developers may be eligible to pay development charges (DCs) in installments under specific circumstances.

Eligibility for Installment Payments: Installment payment options are available for certain types of developments, such as rental housing, institutional developments, and non-profit housing projects.

Interest on Installment Payments: When DCs are paid in installments, interest may be applied to the outstanding balance. The interest rate is determined based on Statistics Canada Construction Price Index, which may be amended from time to time. This policy ensures that the municipality recovers the time value of money over the installment period.

Timing of Determination: The amount of DCs payable is typically determined at the time of building permit issuance and/or planning approval.

Indexing: DCs are subject to annual indexing to account for inflation.

Agreements: Developers may enter into agreements with the municipality to facilitate installment payments, subject to the terms and conditions specified in the DC By-law and the Development Charges Act.

For detailed information on eligibility, interest rates, and payment schedules, inquiries should first be directed to the applicable municipality. In Thames Centre, you can view our [Development Charges By-law 017-2022](#) and the [2021 Development Charges Background Study](#) for further information. It is also advisable to contact the Municipality of Thames Centre's Planning, Building, and/or Finance Department for guidance specific to individual projects.

Since 2021, Ontario has enacted several legislative changes affecting municipal lower-tier development charges (DCs), particularly through amendments to the Development Charges Act, 1997. These reforms aim to balance the need for housing development with the financial requirements of municipalities. Below is a summary of the applicable legislative changes:

Bill 23: More Homes Built Faster Act, 2022

Enacted in November 2022, Bill 23 introduced several significant changes:

Mandatory Phase-In of DC Rates: Development charges were required to be phased in over five years for by-laws passed on or after January 1, 2022. This meant municipalities could initially collect only 80% of the calculated DCs, increasing by 5% annually until reaching 100% in the fifth year.

Discounts for Rental Units: Introduced tiered discounts for purpose-built rental housing—15% for one-bedroom units, 20% for two-bedroom units, and 25% for units with three or more bedrooms.

Exemptions for Non-Profit Housing: Non-profit housing developments were exempted from paying development charges.

Bill 185: Cutting Red Tape to Build More Homes Act, 2024

Passed in June 2024, Bill 185 reversed some provisions of Bill 23 and introduced new measures:

Repeal of Mandatory Phase-In: Eliminated the requirement to phase in development charges, allowing municipalities to collect the full calculated rates immediately.

Reinstatement of Studies as Eligible Costs: Restored the ability for municipalities to include the costs of studies (e.g., background studies) in their development charges.

Reduced DC Freeze Period: Shortened the period during which DC rates are frozen from two years to 18 months following certain planning applications.

Streamlined By-Law Amendments: Permitted municipalities to amend existing DC by-laws without the standard public meeting and background study requirements, provided amendments were made by December 6, 2024.

These legislative changes reflect Ontario's ongoing efforts to facilitate housing development while ensuring municipalities can fund necessary infrastructure. Municipalities have had to adapt their development charges frameworks accordingly to comply with the evolving legislative landscape.

Comments:

Comparing development charges, background studies, growth projections, capital projects, and levels of services across municipalities can be challenging due to the diverse circumstances that shape each community's planning approach. Development charges are determined based on factors unique to the municipality, including population trends, geographic characteristics, existing infrastructure capacity, servicing constraints, and servicing categories. Growth projections are influenced by local and regional economic conditions, land availability, and provincial policy frameworks, all of which impact the scale and type of infrastructure investments required. Capital projects and infrastructure plans vary in scope and cost depending on the condition of existing assets, environmental factors, and local priorities. As a result, these differences mean that direct comparisons may not fully reflect the context behind each municipality's decisions, making such analyses complex and potentially inconsistent without considering the broader planning environment.

In Thames Centre, the highest costing DC-funded projects listed in the Development Charges Background Study are the water and wastewater categories, mostly due to the North of the Thames River servicing constraints and other servicing deficiencies within the municipality.

In the following pages of this report, there are images and links of southwestern single, lower, and upper-tiers to compare the development charges and categories of services based on their websites' current information.

| Municipality | County | Structure | 2021 Population | Single/Semi Family Detached DC Urban (\$) |
|---------------------|-----------|------------|-----------------|---|
| - | Middlesex | Upper-tier | 500,563 | 5,665 |
| Thames Centre | Middlesex | Lower-tier | 13,980 | 49,025 |
| Middlesex Centre | Middlesex | Lower-tier | 18,928 | 40,194.99 |
| Lucan Biddulph | Middlesex | Lower-tier | 5,680 | 38,804 |
| Strathroy-Caradoc | Middlesex | Lower-tier | 23,871 | 31,125 |
| Adelaide Metcalfe | Middlesex | Lower-tier | 3,223 | 15,738 |
| North Middlesex | Middlesex | Lower-tier | 6,307 | 31,748 |
| Southwest Middlesex | Middlesex | Lower-tier | 5,893 | N/A |
| Central Elgin | Elgin | Lower-tier | 13,746 | 16,971 |
| Southwold | Elgin | Lower-tier | 4,851 | 9,100 |
| Malahide | Elgin | Lower-tier | 9,308 | 10,957 |

| Municipality | County | Structure | 2021 Population | Single/Semi Family Detached DC Urban (\$) |
|---------------------|---------------|------------------|------------------------|--|
| Dutton/Dunwich | Elgin | Lower-tier | 3,866 | 9,635.37 |
| Bayham (Burwell) | Elgin | Lower-tier | 7,096 | 19,677.52 |
| Aylmer | Elgin | Lower-tier | 7,492 | 20,669 |
| Woodstock | Oxford | Single-tier | 46,705 | 32,852 |
| Norwich | Oxford | Lower-tier | 11,001 | 9,738 |
| Perth East | Perth | Lower-tier | 12,261 | 12,168 |
| Chatham-Kent | Chatham-Kent | Single-tier | 103,988 | 7,000 |
| Windsor | Windsor | Single-tier | 229,660 | 67,994 |
| London | London | Single-tier | 422,324 | 48,526 |
| St. Thomas | Elgin | Single-tier | 42,918 | 19,015 |
| Norfolk County | Norfolk | Single-tier | 64,044 | 23,882 |
| City of Toronto | Toronto | Single-tier | 2,974 | 137,846 |
| City of Guelph | Guelph | Single-tier | 146,000 | 69,164 |

The estimated average of the Development Charges for a Single-Detached or Semi-Detached Dwelling in the above collected data is \$31,630

Not including the Development Charges for a Single-Detached or Semi-Detached Dwelling outliers under \$10,000 the average and not including single-tiers: \$21,580

Note that the above analysis was randomly picked, and to caution the comparisons as each has different structures, services, and needs.

GTA and Outside of GTA Comparisons Article (2023/2024)

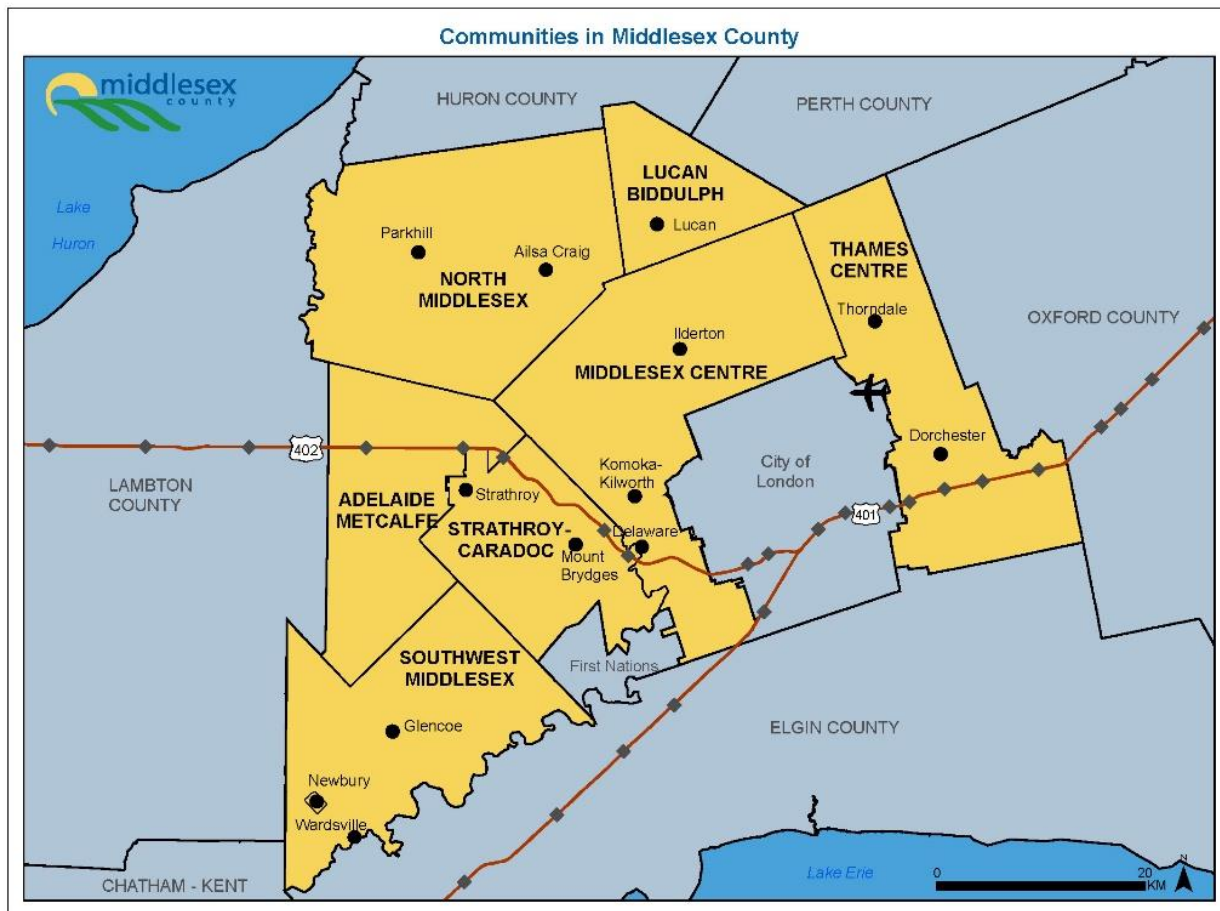
On January 2025, the Misssing Middle Initiative posted an article called 'The State of Development Charges in Ontario' stating, "BILD, in conjunction with the Ontario Home Builders' Association, released the report The State of DCs in Ontario authored by Keleher Planning & Economic Consulting showing the comparison of DC rates and affordable price thresholds by Municipality inside and outside the GTA from 2023/2024:

| | <u>DC Rates (per SDU) - 2023</u> | <u>Affordable Price Threshold (2024)</u> | <u>DC Rates as % of APT</u> |
|---------------------|--------------------------------------|--|---------------------------------|
| GTA | | | |
| City of Toronto | \$ 97,041 | \$ 366,500 | 26.5% |
| Oakville | \$ 103,832 | \$ 564,100 | 18.4% |
| Burlington | \$ 77,835 | \$ 474,300 | 16.4% |
| Oshawa | \$ 100,115 | \$ 362,900 | 27.6% |
| Brampton | \$ 130,593 | \$ 463,500 | 28.2% |
| Mississauga | \$ 124,025 | \$ 434,800 | 28.5% |
| Markham | \$ 132,419 | \$ 456,300 | 29.0% |
| Richmond Hill | \$ 101,802 | \$ 452,700 | 22.5% |
| Vaughan | \$ 144,941 | \$ 531,800 | 27.3% |
| Barrie | \$ 89,498 | \$ 391,600 | 22.9% |
| WEIGHTED AVG | \$ 113,258 | \$ 446,415 | 25.4% |
| Outside GTA | | | |
| Ottawa | \$ 46,993 | \$ 438,300 | 10.7% |
| Hamilton | \$ 66,964 | \$ 370,100 | 18.1% |
| London | \$ 44,067 | \$ 330,600 | 13.3% |
| Kitchener | \$ 68,761 | \$ 370,100 | 18.6% |
| Windsor | \$ 41,386 | \$ 301,800 | 13.7% |
| Greater Sudbury | \$ 22,162 | \$ 366,500 | 6.0% |
| Guelph | \$ 64,813 | \$ 398,800 | 16.3% |
| Cambridge | \$ 71,938 | \$ 391,600 | 18.4% |
| St. Catharines | \$ 36,014 | \$ 309,000 | 11.7% |
| Kingston | \$ 31,026 | \$ 341,300 | 9.1% |
| WEIGHTED AVG | \$ 52,207 | \$ 396,362 | 13.2% |

Note (1) - averages presented are weighted average to avoid bias in average towards jurisdictions with smaller numbers of higher priced single-detached homes

Source: KPEC based on CMHC data and municipal DC rates, Province of Ontario Annual Bulletin

Middlesex County



County of Middlesex Development Charges under By-law No. 7291-2024 Effective Rates January 1, 2025

| Service/Class of Service | RESIDENTIAL (Per Unit) | | | | | NON-RESIDENTIAL (per sq. ft. of Gross Floor Area) |
|---|-----------------------------------|-----------------|--------------------------|-------------------------------------|----------------------------|--|
| | Single and Semi-Detached Dwelling | Other Multiples | Apartments - 2 Bedrooms+ | Apartments - Bachelor and 1 Bedroom | Nursing Home Bedroom Units | |
| County of Middlesex Development Charges | | | | | | |
| County Services Related to a Highway | 5,642 | 4,326 | 3,904 | 2,484 | 2,020 | 3.76 |
| Growth Studies | 23 | 18 | 16 | 10 | 8 | 0.01 |
| TOTAL COUNTY OF MIDDLESEX DEVELOPMENT CHARGES | 5,665 | 4,344 | 3,919 | 2,495 | 2,028 | 3.77 |
| **County of Middlesex Development Charges are collected by Thames Centre Municipality on behalf of the County.** | | | | | | |

Middlesex County Development Charges:

<https://www.middlesex.ca/sites/default/files/documents/07291%20-%20Establish%20Development%20Charges%20for%20Middlesex%20County%20-%20Final.pdf>

Thames Centre

Municipality of Thames Centre Development Charges under By-law No. 17-2022, as amended by Bill 185 Effective Rates January 1, 2025

| Service/Class of Service | | RESIDENTIAL (Per Unit) | | | | | NON-RESIDENTIAL |
|---|-------------------------------|-----------------------------------|-----------------|--------------------------|-------------------------------------|----------------------------|-----------------------------------|
| | | Single and Semi-Detached Dwelling | Other Multiples | Apartments - 2 Bedrooms+ | Apartments - Bachelor and 1 Bedroom | Nursing Home Bedroom Units | (per sq. ft. of Gross Floor Area) |
| Municipal Wide Services / Class of Service: | | | | | | | |
| | Services Related to a Highway | 3,859 | 2,517 | 2,402 | 1,515 | 1,302 | 1.50 |
| | Public Works | 1,525 | 994 | 950 | 598 | 515 | 0.57 |
| | Fire Protection Services | 1,625 | 1,060 | 1,011 | 637 | 548 | 0.60 |
| | Parks and Recreation Services | 8,111 | 5,290 | 5,050 | 3,183 | 2,737 | 0.76 |
| | Library Services | 583 | 381 | 362 | 228 | 184 | 0.05 |
| | Growth Studies | 727 | 474 | 453 | 285 | 245 | 0.26 |
| | Waste Diversion | 220 | 144 | 137 | 86 | 75 | 0.01 |
| Total Municipal Wide Services / Class of Services | | 16,651 | 10,860 | 10,367 | 6,533 | 5,607 | 3.75 |
| Urban Services | | | | | | | |
| | Wastewater Services | 19,917 | 12,990 | 12,397 | 7,815 | 6,720 | 9.42 |
| | Water Services | 12,457 | 8,124 | 7,753 | 4,886 | 4,203 | 5.89 |
| Total Urban Services | | 32,374 | 21,113 | 20,150 | 12,701 | 10,924 | 15.31 |
| TOTAL RURAL AREA DEVELOPMENT CHARGES | | 16,651 | 10,860 | 10,367 | 6,533 | 5,607 | 3.75 |
| TOTAL URBAN AREA DEVELOPMENT CHARGES | | 49,025 | 31,974 | 30,517 | 19,234 | 16,531 | 19.06 |

Thames Centre Development Charges Pamphlet:

<https://www.thamescentre.on.ca/sites/default/files/2025-01/2025%20Municipality%20of%20Thames%20Centre%20Development%20Charges%20Pamphlet%20.pdf>

The 2021 Development Charges (DC) Background Study for Thames Centre, prepared by Watson & Associates Economists Ltd., outlines the municipality's capital projects planned to support growth-related infrastructure. These projects are funded through DCs and are essential for accommodating anticipated residential and non-residential development. See [Thames Centre Capital Projects List](#) for further reference.

Key Capital Projects Identified in the 2021 DC Study

Roads and Related Infrastructure

- Urbanization and Widening Projects: Enhancements to existing roadways to improve traffic flow and safety.
- Intersection Improvements: Upgrades to intersections to handle increased traffic volumes.
- New Road Construction: Development of new roads to serve expanding residential and commercial areas.

Water Services

- Watermain Extensions: Expansion of water distribution networks to new development areas.
- Storage Facilities: Construction of additional water storage to ensure adequate supply and pressure.
- Treatment Plant Upgrades: Improvements to existing water treatment facilities to meet higher demand and regulatory standards.

Wastewater Services

- Sewage Treatment Plant Expansions: Increasing the capacity of treatment plants to accommodate growth.
- Sanitary Sewer Extensions: Extending sewer lines to service new developments.
- Pump Station Enhancements: Upgrading pump stations to handle increased wastewater flows.

Stormwater Management

- New Stormwater Ponds: Creation of ponds to manage runoff from new developments.
- Drainage System Improvements: Upgrades to existing systems to prevent flooding and erosion.
- Infrastructure for Climate Resilience: Projects aimed at mitigating the impacts of extreme weather events.

Parks and Recreation

- New Park Development: Establishment of parks in newly developed neighborhoods.
- Recreational Facility Enhancements: Upgrades to community centers, sports fields, and playgrounds.
- Trail System Expansion: Development of walking and biking trails to promote active transportation.

Fire Protection Services

- New Fire Stations: Construction of additional stations to improve response times.
- Equipment Acquisition: Purchase of fire trucks and other essential firefighting equipment.
- Training Facility Improvements: Enhancements to training centers for fire personnel.

Library Services

- Library Branch Expansions: Enlargement of existing libraries to serve a growing population.
- Technology Upgrades: Investment in digital resources and infrastructure.

- Community Program Development: Introduction of new programs to meet diverse community needs.

These projects are strategically planned to ensure that Thames Centre can effectively manage and support its anticipated growth, maintaining a high quality of life for its residents. For detailed information on each project, including timelines and specific locations, you can refer to the full [2021 Development Charges Background Study](#)

Middlesex Centre: Middlesex Centre Development Charges:

https://www.middlesexcentre.ca/sites/default/files/2024-12/Middlesex_Centre_Development_Charges_DC_2025.pdf

Table 1: Residential Development Charges – IN EFFECT FOR 2025.

| Service | Single and Semi-Detached Dwelling | Other Multiples | Apartments - 2 Bedrooms + | Apartments - Bachelor & 1 Bedroom |
|--------------------------------------|-----------------------------------|--------------------|---------------------------|-----------------------------------|
| Municipal Wide Services: | | | | |
| Services Related to a Highway | \$6,716.03 | \$4,960.61 | \$4,684.91 | \$2,983.18 |
| Fire Protection Services | \$1,971.23 | \$1,455.97 | \$1,375.42 | \$875.64 |
| Parks & Recreation Services | \$5,527.51 | \$4,082.90 | \$3,855.73 | \$2,455.52 |
| Growth-related Studies | \$611.30 | \$451.25 | \$426.46 | \$271.57 |
| Total Municipal Wide Services | \$14,826.07 | \$10,950.73 | \$10,342.52 | \$6,585.91 |
| Urban Services: | | | | |
| Wastewater | \$19,047.34 | \$14,069.18 | \$13,287.50 | \$8,461.12 |
| Water | \$6,321.58 | \$4,669.42 | \$4,410.23 | \$2,807.64 |
| Total Urban Services | \$25,368.92 | \$18,738.60 | \$17,697.73 | \$11,268.76 |
| GRAND TOTAL RURAL AREA | \$14,826.07 | \$10,950.73 | \$10,342.52 | \$6,585.91 |
| GRAND TOTAL URBAN AREA | \$40,194.99 | \$29,689.33 | \$28,040.25 | \$17,854.67 |

Table 2: Non-Residential Development Charges (per m² of gross floor area) – IN EFFECT FOR 2025.

| Service | Other Non-residential | Agricultural |
|--------------------------------------|-----------------------|----------------|
| Municipal Wide Services: | | |
| Services Related to a Highway | \$22.71 | \$17.03 |
| Fire Protection Services | \$6.48 | \$4.86 |
| Parks & Recreation Services | \$4.68 | \$ - |
| Growth-related Studies | \$1.95 | \$1.47 |
| Total Municipal Wide Services | \$35.82 | \$23.36 |
| Urban Services: | | |
| Wastewater | \$77.54 | \$ - |
| Water | \$25.72 | \$ - |
| Total Urban Services | \$103.26 | \$ - |
| GRAND TOTAL RURAL AREA | \$35.82 | \$23.36 |
| GRAND TOTAL URBAN AREA | \$139.08 | \$23.36 |

Lucan-Biddulph

Township of Lucan Biddulph
By-Law #26-2023 Development Charges
Amended by By-Law #25-2024

Effective January 1, 2025 through December 31, 2025

Schedule "A"

Lucan Urban Area

| Service Category | Single & Semi-Detached (per unit) | Multi-Units & Townhouses (per unit) | Apartments - 2 or more bedrooms (per unit) | Apartments - 1 bedroom, bachelor (per unit) | Non-Residential (per sqft) |
|--------------------|-----------------------------------|-------------------------------------|--|---|----------------------------|
| Sewage Services | 23,599 | 22,569 | 12,871 | 9,440 | 4.73 |
| Water Services | 270 | 257 | 148 | 107 | 0.09 |
| Transportation | 10,765 | 10,295 | 5,872 | 4,306 | 1.91 |
| Stormwater | 213 | 202 | 116 | 85 | 0.02 |
| Parks & Recreation | 3,368 | 3,221 | 1,838 | 1,347 | - |
| Fire Services | 177 | 168 | 96 | 70 | 0.03 |
| Library | 412 | 394 | 224 | 165 | - |
| TOTAL | 38,804 | 37,106 | 21,165 | 15,520 | 6.78 |

Granton Urban Area

| Service Category | Single & Semi-Detached (per unit) | Multi-Units & Townhouses (per unit) | Apartments - 2 or more bedrooms (per unit) | Apartments - 1 bedroom, bachelor (per unit) | Non-Residential (per sqft) |
|--------------------|-----------------------------------|-------------------------------------|--|---|----------------------------|
| Sewage Services | 2,415 | 2,310 | 1,318 | 967 | 0.18 |
| Water Services | 1,117 | 1,068 | 609 | 447 | 0.02 |
| Transportation | 838 | 802 | 457 | 336 | 0.47 |
| Parks & Recreation | 2,569 | 2,458 | 1,402 | 1,027 | - |
| Fire Services | 177 | 168 | 96 | 70 | 0.03 |
| Library | 412 | 394 | 224 | 165 | - |
| TOTAL | 7,528 | 7,200 | 4,106 | 3,012 | 0.70 |

Remainder of Township

| Service Category | Single & Semi-Detached (per unit) | Multi-Units & Townhouses (per unit) | Apartments - 2 or more bedrooms (per unit) | Apartments - 1 bedroom, bachelor (per unit) | Non-Residential (per sqft) |
|--------------------|-----------------------------------|-------------------------------------|--|---|----------------------------|
| Transportation | 838 | 802 | 457 | 336 | 0.47 |
| Parks & Recreation | 2,569 | 2,458 | 1,402 | 1,027 | - |
| Fire Services | 177 | 168 | 96 | 70 | 0.03 |
| Library | 412 | 394 | 224 | 165 | - |
| TOTAL | 3,996 | 3,823 | 2,180 | 1,598 | 0.50 |

Strathroy-Caradoc

Development Charges Schedule Effective July 1, 2024 – March 1, 2025

*Bill 23 90% reduction on Development Charge By-law 34-22

| | Residential Charge by Dwelling Unit | | | Non-Residential Charge by Gross Floor Area (m ²) | |
|--------------------------|-------------------------------------|-------------|-------------|--|------------|
| | Single & Semi-Detached | Multiples | Apartments | Commercial/ Institutional | Industrial |
| -STRATHROY- | | | | | |
| Total Development Charge | \$31,125.05 | \$25,658.60 | \$16,174.66 | \$132.02 | \$132.02 |
| -MOUNT BRYDGES- | | | | | |
| Total Development Charge | \$35,311.89 | \$27,924.76 | \$18,351.44 | \$233.98 | \$186.51 |
| -RURAL AREAS- | | | | | |
| Total Development Charge | \$11,761.21 | \$9,695.21 | \$6,112.23 | \$23.93 | \$23.93 |

Strathroy-Caradoc Residential Development Charges Pamphlet: https://www.strathroy-caradoc.ca/media/pdkg3oij/dc-pamplet- 2024_reformatted.pdf

Adelaide-Metcalf

| Township of Adelaide Metcalfe Development Charges under By-law No. 57-2022 Effective Rates – January 1 to December 31, 2025 | | | | | | |
|--|-----------------------------------|------------------|---------------------------|-------------------------------------|-------------------------------------|----------------------------------|
| A list of the services for which development charges are imposed and the amount of the charge by development type is as follows: | | | | | | |
| Service/Class of Service | RESIDENTIAL | | | | | NON-RESIDENTIAL |
| | Single and Semi-Detached Dwelling | Multiples | Apartments - 2 Bedrooms + | Apartments - Bachelor and 1 Bedroom | Special Care/Special Dwelling Units | (Per sq.ft. of Gross Floor Area) |
| Township Wide Services/Class of Service: | | | | | | |
| Services Related to a Highway | \$ 9,915 | \$ 6,558 | \$ 6,259 | \$ 3,946 | \$ 3,394 | \$ 2.63 |
| Fire Protection Services | \$ 3,006 | \$ 1,988 | \$ 1,897 | \$ 1,196 | \$ 1,028 | \$ 0.80 |
| Parks and Recreation Services | \$ 1,839 | \$ 1,216 | \$ 1,160 | \$ 732 | \$ 630 | \$ 0.11 |
| Growth Studies | \$ 979 | \$ 648 | \$ 617 | \$ 389 | \$ 335 | \$ 0.27 |
| Total Township Wide Services/Class of Services | \$ 15,738 | \$ 10,410 | \$ 9,934 | \$ 6,263 | \$ 5,386 | \$ 3.82 |

Adelaide-Metcalf Development Charges Pamphlet: <https://www.adelaidemetcalf.on.ca/sites/default/files/2024-12/2025%20DC%20Pamphlet.pdf>

North Middlesex

Amended Schedule "B"
To By-law 58 of 2024
Schedule of Development Charges

| Service / Class of Service | RESIDENTIAL | | | | | NON-RESIDENTIAL | |
|---|-----------------------------------|-----------------|---------------------------|-------------------------------------|---------------------------------------|--|---|
| | Single and Semi-Detached Dwelling | Other Multiples | Apartments - 2 Bedrooms + | Apartments - Bachelor and 1 Bedroom | Special Care / Special Dwelling Units | Commercial, Institutional, and Small Industrial (per sq. ft of Gross Floor Area) | Large Industrial (per sq. ft of Gross Floor Area) |
| Municipal Wide Services / Class of Service | | | | | | | |
| Services Related to a Highway | 1,956 | 1,395 | 1,331 | 840 | 722 | 0.71 | 0.71 |
| Fire Protection Services | 1,802 | 1,285 | 1,226 | 773 | 664 | 0.64 | 0.64 |
| Parks and Recreation Services | 773 | 551 | 527 | 332 | 286 | 0.08 | 0.08 |
| Growth Studies | 0 | 0 | 0 | 0 | 0 | 0.00 | 0.00 |
| Total Municipal Wide Services / Class of Service | 4,531 | 3,231 | 3,084 | 1,945 | 1,672 | 1.43 | 1.43 |
| Urban Services | | | | | | | |
| Wastewater Treatment | 17,387 | 12,404 | 11,839 | 7,463 | 6,418 | 6.49 | 17.13 |
| Wastewater Sewers | 2,187 | 1,560 | 1,489 | 939 | 807 | 0.82 | 0.82 |
| Water Storage | 5,641 | 4,025 | 3,840 | 2,421 | 2,082 | 2.10 | 2.10 |
| Water Distribution | 2,002 | 1,429 | 1,363 | 859 | 739 | 0.74 | 0.74 |
| Total Urban Services | 27,217 | 19,418 | 18,531 | 11,682 | 10,046 | 10.15 | 20.79 |
| GRAND TOTAL RURAL AREA | 4,531 | 3,231 | 3,084 | 1,945 | 1,672 | 1.43 | 1.43 |
| GRAND TOTAL - URBAN | 31,748 | 22,649 | 21,615 | 13,627 | 11,718 | 11.58 | 22.22 |

https://www.northmiddlesex.on.ca/sites/default/files/2025-03/25%20of%202025%20Establish%20Fees%20and%20Charges_0.pdf

Southwest Middlesex – DC Study & Approval in Progress

Oxford County

COUNTY-WIDE DEVELOPMENT CHARGE RATES SCHEDULE - RESIDENTIAL AND NON-RESIDENTIAL

EFFECTIVE FEBRUARY 26, 2025

| Service Component | RESIDENTIAL DWELLINGS ¹ | | | | NON-RESIDENTIAL | | |
|-------------------------------|------------------------------------|--------------------|----------------------|-----------------|------------------------------|------------------------------|------------------|
| | 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 | 4,528 | 2,579 | 1,637 | 3,206 | 16.39 | 1,451 | 4,528 |
| Waste Diversion | 139 | 79 | 50 | 98 | - | - | - |
| Ambulance services | 160 | 91 | 58 | 113 | 0.58 | 51 | 160 |
| Growth-Related Studies | 137 | 78 | 50 | 97 | 0.42 | 44 | 137 |
| Library Service ¹ | 1,556 | 886 | 563 | 1,102 | 0.86 | 499 | - |
| Total | \$6,520 | \$3,713 | \$2,358 | \$4,616 | \$18.25 | \$2,045 | \$4,825 |

¹The charge for library service is not applicable in Woodstock

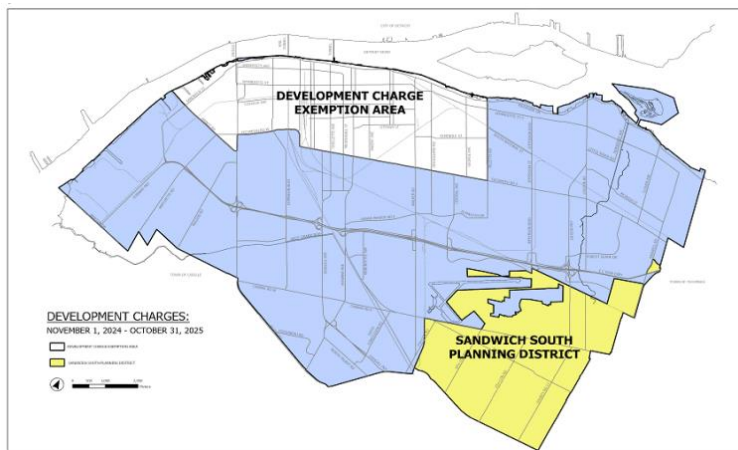
AREA-SPECIFIC DEVELOPMENT CHARGE RATES SCHEDULE - RESIDENTIAL AND NON-RESIDENTIAL

EFFECTIVE FEBRUARY 26, 2025

| Area | Service | RESIDENTIAL DWELLINGS¹ | | | | NON-RESIDENTIAL | |
|-------------|------------|---------------------------------|--------------------|----------------------|-----------------|------------------------|------------------------------|
| | | 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 | \$3,348 | \$1,737 | \$1,103 | \$2,200 | \$17.96 | \$1,073 |
| | Wastewater | \$5,522 | \$2,866 | \$1,820 | \$3,628 | \$30.05 | \$1,770 |
| Tillsonburg | Water | \$5,028 | \$3,210 | \$2,039 | \$4,008 | \$33.35 | \$1,612 |
| | Wastewater | \$1,199 | \$766 | \$486 | \$956 | \$6.81 | \$384 |
| Ingersoll | Water | \$5,531 | \$3,319 | \$2,107 | \$4,143 | \$12.90 | \$1,773 |
| | Wastewater | \$10,259 | \$6,155 | \$3,909 | \$7,684 | \$36.43 | \$3,288 |
| Plattsville | Water | \$5,139 | \$2,843 | \$1,806 | \$3,549 | \$24.63 | \$1,647 |
| | Wastewater | \$6,771 | \$3,746 | \$2,379 | \$4,677 | \$10.82 | \$2,170 |
| Drumbo | Water | \$2,390 | \$1,323 | \$840 | \$1,651 | \$4.94 | \$766 |
| | Wastewater | \$31,003 | \$17,153 | \$10,893 | \$21,414 | \$97.87 | \$9,937 |
| Tavistock | Water | \$7,325 | \$4,181 | \$2,655 | \$5,219 | \$26.27 | \$2,348 |
| | Wastewater | \$33,029 | \$18,851 | \$11,971 | \$23,534 | \$95.40 | \$10,586 |
| Innerkip | Water | \$156 | \$89 | \$56 | \$111 | \$0.98 | \$50 |
| | Wastewater | \$16,198 | \$9,245 | \$5,871 | \$11,542 | \$63.41 | \$5,192 |
| Norwich | Water | \$3,926 | \$2,165 | \$1,375 | \$2,703 | \$11.82 | \$1,258 |
| | Wastewater | \$6,060 | \$3,343 | \$2,123 | \$4,173 | \$37.98 | \$1,942 |
| Thamesford | Water | \$1,507 | \$889 | \$564 | \$1,110 | \$9.65 | \$483 |
| | Wastewater | \$9,156 | \$5,399 | \$3,429 | \$6,740 | \$26.64 | \$2,935 |
| Embro | Water | \$2,706 | \$1,596 | \$1,013 | \$1,992 | \$6.70 | \$867 |
| | Wastewater | \$7,860 | \$4,634 | \$2,943 | \$5,786 | \$8.84 | \$2,519 |
| Mount Elgin | Water | \$3,398 | \$1,619 | \$1,028 | \$2,021 | \$6.98 | \$1,089 |
| | Wastewater | \$11,736 | \$5,592 | \$3,551 | \$6,982 | \$26.78 | \$3,762 |

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

City of Windsor



| CITY WIDE except SANDWICH SOUTH PLANNING DISTRICT | | | | | | | |
|--|---------------------------------|-----------------|-------------------|---|------------|-----------------|----------------|
| Service | Residential Charge By Unit Type | | | Non-Residential Charge Per Sq.M. of GFA | | | |
| | Single Detached | Semis, Rows | Other Residential | Industrial ⁽¹⁾ | | Non-Industrial | |
| | \$/unit | \$/unit | \$/unit | \$/sq.m | \$/sq.ft | \$/sq.m | \$/sq.ft |
| Library Services | \$415 | \$234 | \$193 | \$0 | \$0 | \$0 | \$0 |
| Fire Services | \$1029 | \$578 | \$477 | \$0 | \$0 | \$3.26 | \$0.30 |
| Police Services | \$534 | \$300 | \$247 | \$0 | \$0 | \$1.70 | \$0.16 |
| Indoor Recreation | \$394 | \$221 | \$183 | \$0 | \$0 | \$0 | \$0 |
| Park Development | \$170 | \$96 | \$78 | \$0 | \$0 | \$0 | \$0 |
| Transit | \$775 | \$437 | \$358 | \$0 | \$0 | \$2.50 | \$0.23 |
| Waste Diversion | \$343 | \$193 | \$158 | \$0 | \$0 | \$0 | \$0 |
| Sub-Total General Services Charge | \$3,660 | \$2,059 | \$1,694 | \$0 | \$0 | \$7.46 | \$0.69 |
| Services Related To A Highway: | | | | | | | |
| • Roads & Related | \$30,255 | \$17,012 | \$14,000 | \$0 | \$0 | \$154.53 | \$14.35 |
| • Buildings & Fleet | \$370 | \$208 | \$171 | \$0 | \$0 | \$1.21 | \$0.11 |
| • City-Wide Engineering | \$50 | \$27 | \$23 | \$0 | \$0 | \$0.17 | \$0.01 |
| Sewage Treatment | \$1,412 | \$794 | \$654 | \$0 | \$0 | \$6.22 | \$0.58 |
| Sanitary Sewer | \$871 | \$490 | \$403 | \$0 | \$0 | \$4.83 | \$0.45 |
| Storm Sewer & Municipal Drains | \$1,560 | \$876 | \$722 | \$0 | \$0 | \$7.95 | \$0.74 |
| Water | \$5,194 | \$2,921 | \$2,404 | \$0 | \$0 | \$26.50 | \$2.46 |
| Sub-Total Engineered Services | \$39,712 | \$22,328 | \$18,377 | \$0 | \$0 | \$201.41 | \$18.70 |
| TOTAL DEVELOPMENT CHARGE | \$43,372 | \$24,387 | \$20,071 | \$0 | \$0 | \$208.87 | \$19.39 |

| SANDWICH SOUTH PLANNING DISTRICT | | | | | | | |
|--|---------------------------------|-----------------|-------------------|---|------------|-----------------|----------------|
| Service | Residential Charge By Unit Type | | | Non-Residential Charge Per Sq.M. of GFA | | | |
| | Single Detached | Semis, Rows | Other Residential | Industrial ⁽¹⁾ | | Non-Industrial | |
| | \$/unit | \$/unit | \$/unit | \$/sq.m | \$/sq.ft | \$/sq.m | \$/sq.ft |
| Library Services | \$415 | \$234 | \$193 | \$0 | \$0 | \$0 | \$0 |
| Fire Services | \$1029 | \$578 | \$477 | \$0 | \$0 | \$3.26 | \$0.30 |
| Police Services | \$534 | \$300 | \$247 | \$0 | \$0 | \$1.70 | \$0.16 |
| Indoor Recreation | \$394 | \$221 | \$183 | \$0 | \$0 | \$0 | \$0 |
| Park Development | \$170 | \$96 | \$78 | \$0 | \$0 | \$0 | \$0 |
| Transit | \$775 | \$437 | \$358 | \$0 | \$0 | \$2.50 | \$0.23 |
| Waste Diversion | \$343 | \$193 | \$158 | \$0 | \$0 | \$0 | \$0 |
| Sub-Total General Services Charge | \$3,660 | \$2,059 | \$1,694 | \$0 | \$0 | \$7.46 | \$0.69 |
| Services Related To A Highway: | | | | | | | |
| • Roads & Related | \$41,657 | \$23,423 | \$19,276 | \$0 | \$0 | \$191.12 | \$17.75 |
| • Buildings & Fleet | \$370 | \$208 | \$171 | \$0 | \$0 | \$1.21 | \$0.11 |
| • City-Wide Engineering | \$50 | \$27 | \$23 | \$0 | \$0 | \$0.17 | \$0.01 |
| Sewage Treatment | \$1,412 | \$794 | \$654 | \$0 | \$0 | \$6.22 | \$0.58 |
| Sanitary Sewer | \$3,590 | \$2,018 | \$1,662 | \$0 | \$0 | \$16.20 | \$1.51 |
| Storm Sewer & Municipal Drains | \$13,511 | \$7,596 | \$6,251 | \$0 | \$0 | \$63.45 | \$5.89 |
| Water | \$3,744 | \$2,106 | \$1,733 | \$0 | \$0 | \$16.42 | \$1.53 |
| Sub-Total Engineered Services | \$64,334 | \$36,172 | \$29,770 | \$0 | \$0 | \$294.79 | \$27.38 |
| TOTAL DEVELOPMENT CHARGE | \$67,994 | \$38,231 | \$31,464 | \$0 | \$0 | \$302.25 | \$28.07 |

Note:

(1) As per section 13 of the by-law, industrial land uses are exempt from the payment of these charges.

¹ <https://citywindsor.ca/documents/residents/building/building-information/Nov%201%202024-Oct%2031%202025%20-%20Development%20Charges%20Pamphlet.pdf>

Chatham-Kent



2

Development Charge Rates
Effective from January 1, 2025 to December 31, 2025

| Service/Class of Service | Residential | | | | | | Non-Residential (per square foot of gross floor area) | |
|--|-----------------------------------|-------------------|---------------------------|------------------------------------|-------------------------------------|-----------------------|--|---------------|
| | Single and Semi-Detached Dwelling | Multiples | Apartments - 2 Bedrooms + | Apartments- Bachelor and 1 Bedroom | Special Care/Special Dwelling Units | Bunk Houses (per bed) | Commercial/ Institutional | Greenhouses |
| Municipal Wide Service/Class of Service | | | | | | | | |
| Services Related to a Highway | \$ 3,885.00 | \$ 3,627.00 | \$ 3,878.10 | \$ 2,003.40 | \$ 1,960.20 | \$ 490.50 | \$ 2.60 | \$ 0.10 |
| Fire Protection Services | \$ 364.00 | \$ 341.10 | \$ 364.50 | \$ 188.10 | \$ 184.50 | \$ 45.90 | \$ 0.24 | \$ 0.01 |
| Policing Services | \$ 21.00 | \$ 18.90 | \$ 20.70 | \$ 10.80 | \$ 10.80 | \$ 2.70 | \$ 0.02 | \$ - |
| Parks and Recreation Services | \$ 2,205.00 | \$ 2,067.30 | \$ 2,210.40 | \$ 1,141.20 | \$ 1,116.90 | \$ 279.00 | \$ 0.18 | \$ 0.01 |
| Library Services | \$ 434.00 | \$ 408.60 | \$ 436.50 | \$ 225.90 | \$ 220.50 | \$ 54.90 | \$ 0.04 | \$ - |
| Ambulance | \$ 49.00 | \$ 48.60 | \$ 52.20 | \$ 27.00 | \$ 26.10 | \$ 6.30 | \$ 0.01 | \$ - |
| Waste Diversion | \$ 42.00 | \$ 40.50 | \$ 43.20 | \$ 22.50 | \$ 21.60 | \$ 5.40 | \$ - | \$ - |
| Total Municipal Wide Services/Class of Services | \$7,000.00 | \$6,552.00 | \$7,005.60 | \$3,618.90 | \$3,540.60 | \$884.70 | \$3.09 | \$0.12 |

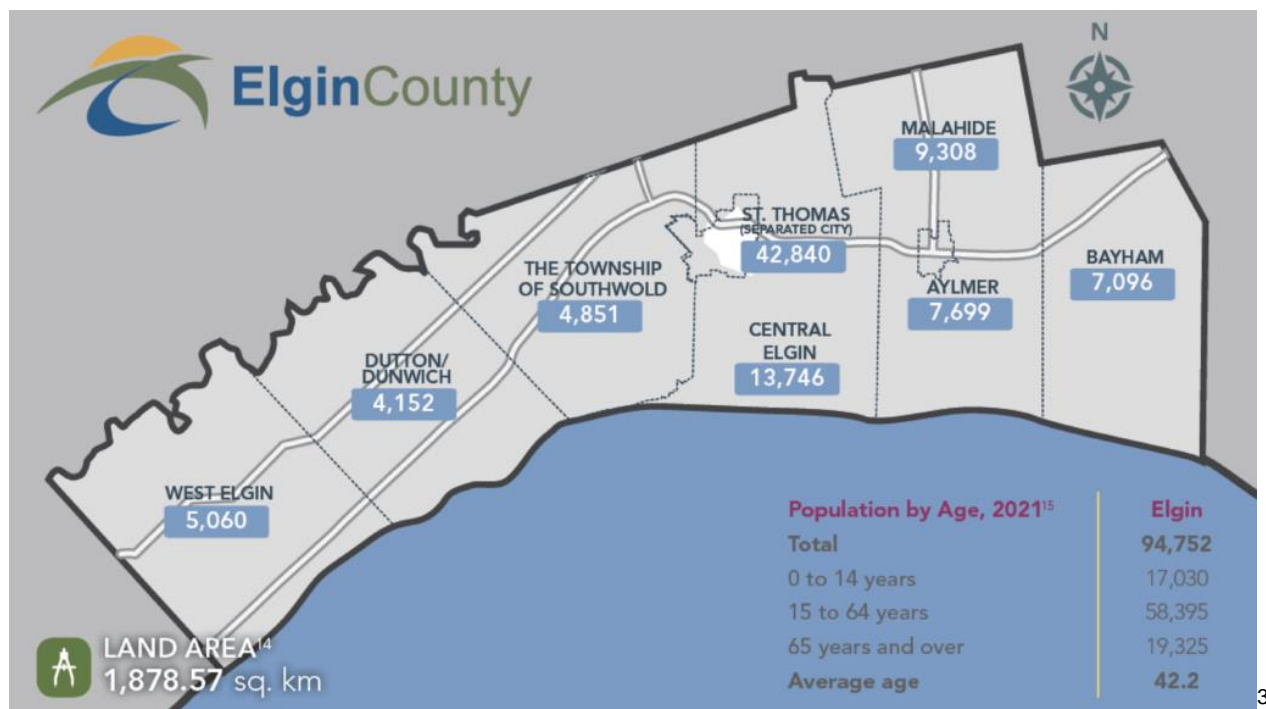
1. Rental Housing with fifty (50) or more Dwelling Units - 50% D.C. reduction.

2. A development charge for a residential unit intended for use as a rented residential premises with three or more bedrooms shall be reduced by 25 per cent.

3. A development charge for a residential unit intended for use as a rented residential premises with two bedrooms shall be reduced by 20 per cent.

4. A development charge for a residential unit intended for use as a rented residential premises not referred to in 2 or 3 above, shall be reduced by 15 per cent.

Elgin County



Township of Southwold

Development Charges

| 2025 Full Calculated Charge | | | | | |
|---------------------------------------|-----------------------------------|---------------------------|-------------------------------------|-----------------|-----------------------------------|
| Service/Class | Residential | | | | Non-Residential |
| | Single and Semi-Detached Dwelling | Apartments - 2 Bedrooms + | Apartments - Bachelor and 1 Bedroom | Other Multiples | (per sq. ft. of Gross Floor Area) |
| Roads and Related Services | \$4,736 | \$2,575 | \$1,650 | \$3,296 | \$2.38 |
| Fire Services | \$1,851 | \$1,005 | \$646 | \$1,288 | \$0.95 |
| Parks and Recreation Services | \$2,225 | \$1,209 | \$774 | \$1,548 | \$0.28 |
| Library Services | \$0 | \$0 | \$0 | \$0 | \$0.00 |
| Growth Studies | \$288 | \$156 | \$100 | \$199 | \$0.14 |
| Total Municipal Wide Services/Classes | \$9,100 | \$4,945 | \$3,170 | \$6,331 | \$3.75 |

<https://www.southwold.ca/en/living-here/resources/Documents/2025-Southwold-DC-Pamphlet.pdf>

³ :// <https://www.elgincounty.ca/doing-business/invest-in-elgin/communities/>

Central Elgin

SCHEDULE B-1
SCHEDULE OF MUNICIPAL-WIDE DEVELOPMENT CHARGES

| Service/Class of Service | RESIDENTIAL | | | | NON-RESIDENTIAL | |
|--------------------------------------|---------------------------------|--------------|---------------------|--------------------------------|-------------------------------------|-----------------------------------|
| | Single & Semi-Detached Dwelling | Multiples | Apartments - 2 Bdm+ | Apartments - Bachelor & 1 Bdrm | Special Care/Special Dwelling Units | (per sq. ft. of Gross Floor Area) |
| Municipal-Wide Services | | | | | | |
| Services Related to a Highway | 1,139 | 865 | 674 | 432 | 436 | 0.87 |
| Fire Protection Services | 2,372 | 1,801 | 1,406 | 900 | 910 | 1.80 |
| Parks & Recreation Services | 2,852 | 2,165 | 2,165 | 1,083 | 1,094 | 0.38 |
| Library Services | 159 | 121 | 95 | 60 | 62 | 0.03 |
| Growth Studies | 858 | 652 | 510 | 326 | 330 | 0.64 |
| Total Municipal-Wide Services | 7,380 | 5,603 | 4,850 | 2,801 | 2,832 | 3.71 |

SCHEDULE B-2
SCHEDULE OF URBAN AREA DEVELOPMENT CHARGES

| Service/Class of Service | RESIDENTIAL | | | | NON-RESIDENTIAL | |
|----------------------------------|---------------------------------|------------|---------------------|--------------------------------|-------------------------------------|-----------------------------------|
| | Single & Semi-Detached Dwelling | Multiples | Apartments - 2 Bdm+ | Apartments - Bachelor & 1 Bdrm | Special Care/Special Dwelling Units | (per sq. ft. of Gross Floor Area) |
| Urban Area Services | | | | | | |
| Growth Studies - Urban | 267 | 203 | 158 | 101 | 102 | 0.14 |
| Total Urban Area Services | 267 | 203 | 158 | 101 | 102 | 0.14 |

*Note: Urban Areas are municipally serviced with water and/or wastewater

| Service/Class of Service | RESIDENTIAL | | | | NON-RESIDENTIAL | |
|--|---------------------------------|--------------|---------------------|--------------------------------|-------------------------------------|-----------------------------------|
| | Single & Semi-Detached Dwelling | Multiples | Apartments - 2 Bdm+ | Apartments - Bachelor & 1 Bdrm | Special Care/Special Dwelling Units | (per sq. ft. of Gross Floor Area) |
| Belmont Area Specific Services | | | | | | |
| Water Services | 1,078 | 818 | 639 | 409 | 413 | 0.62 |
| Wastewater Services | 8,246 | 6,256 | 4,888 | 3,131 | 3,162 | 7.12 |
| Total Belmont Area Specific Services | 9,324 | 7,074 | 5,526 | 3,540 | 3,576 | 7.74 |
| Port Stanley Area Specific Services | | | | | | |
| Water Services | 1,078 | 818 | 639 | 409 | 413 | 0.62 |
| Wastewater Services | 8,246 | 6,256 | 4,888 | 3,131 | 3,162 | 7.12 |
| Total Port Stanley Area Specific Services | 9,324 | 7,074 | 5,526 | 3,540 | 3,576 | 7.74 |
| Union Area Specific Services | | | | | | |
| Water Services | 1,078 | 818 | 639 | 409 | 413 | 0.62 |
| Wastewater Services | 8,246 | 6,256 | 4,888 | 3,131 | 3,162 | 7.12 |
| Total Union Area Specific Services | 9,324 | 7,074 | 5,526 | 3,540 | 3,576 | 7.74 |
| Norman/Lyndale Area Specific Services | | | | | | |
| Water Services | 1,078 | 818 | 639 | 409 | 413 | 0.62 |
| Wastewater Services | 8,246 | 6,256 | 4,888 | 3,131 | 3,162 | 7.12 |
| Total Norman/Lyndale Area Specific Services | 9,324 | 7,074 | 5,526 | 3,540 | 3,576 | 7.74 |
| Lynhurst Area Specific Services | | | | | | |
| Water Services | 1,078 | 818 | 639 | 409 | 413 | 0.62 |
| Wastewater Services | 8,246 | 6,256 | 4,888 | 3,131 | 3,162 | 7.12 |
| Total Lynhurst Area Specific Services | 9,324 | 7,074 | 5,526 | 3,540 | 3,576 | 7.74 |
| Meadowgreen Area Specific Services | | | | | | |
| Water Services | 1,078 | 818 | 639 | 409 | 413 | - |
| Wastewater Services | - | - | - | - | - | - |
| Total Meadowgreen Area Specific Services | 1,078 | 818 | 639 | 409 | 413 | - |
| Southblock Area Specific Services | | | | | | |
| Water Services | 1,078 | 818 | 639 | 409 | 413 | - |
| Wastewater Services | 8,246 | 6,256 | 4,888 | 3,131 | 3,162 | - |
| Total Southblock Area Specific Services | 9,324 | 7,074 | 5,526 | 3,540 | 3,576 | - |

Malahide

Municipal-wide Development Charges under By-law No. 21-63

The residential and non-residential charge are being phased in annually under provisions of the by-law.

EFFECTIVE September 3, 2024 – September 2, 2025

A list of the municipal services for which municipal-wide development charges are imposed and the amount of the charge by development type is as follows:

| Service | RESIDENTIAL | | | | | NON-RESIDENTIAL |
|--------------------------------------|-----------------------------------|-----------------|---------------------------|-------------------------------------|-------------------------------------|-----------------------------------|
| | Single and Semi-Detached Dwelling | Other Multiples | Apartments - 2 Bedrooms + | Apartments - Bachelor and 1 Bedroom | Special Care/Special Dwelling Units | (per sq. ft. of Gross Floor Area) |
| Municipal-wide Services: | | | | | | |
| Services Related to a Highway | 4,079 | 3,226 | 2,494 | 1,598 | 1,314 | 1.70 |
| Fire Protection Services | 4,088 | 3,171 | 2,450 | 1,571 | 1,291 | 1.68 |
| Parks and Recreation Services | 2,264 | 1,790 | 1,383 | 888 | 729 | 0.4 |
| Library Services | 56 | 44 | 34 | 22 | 18 | 0.01 |
| Growth Studies | 550 | 434 | 336 | 216 | 177 | 0.19 |
| Total Municipal-wide Services | 10,957 | 8,665 | 6,697 | 4,295 | 3,529 | 3.98 |

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⁵ <https://www.malahide.ca/en/business-and-development/resources/2021---2026-Pamphlet--Township-of-Malahide.pdf>

Dutton-Dunwich

Schedule of Development Charges

| Municipal Wide Services: | Residential | | | | Non-Residential | |
|--|---------------------------------|-----------------|---------------------------|--------------------|-------------------------------------|--------------------------------|
| | Single & Semi Detached Dwelling | Multiples | Apartments Bedrooms 2+ | Studio & 1 Bedroom | Special Care/Special Dwelling Units | per sq ft of Gross Floor Space |
| Services related to a Highway | 5,413.72 | 4,236.92 | 3,375.69 | 1,986.12 | 1,986.12 | 4.39 |
| Fire Protection Services | 2,051.27 | 1,605.39 | 1,278.61 | 752.30 | 752.30 | 1.66 |
| Parks & Recreation Services | 2,170.38 | 1,698.02 | 1,352.92 | 796.08 | 796.08 | 0.42 |
| C Total Municipal Wide Services | 9,635.37 | 7,540.33 | 6,007.22 | 3,534.50 | 3,534.50 | 6.46 |

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Bayham

Schedule B to By-Law 2022-067 - Schedule of Development Charges

| Settlement Area | Singles & Semi-Detached | | Multiples | | Apartments 2+ Bedrooms | | Apartment 1 Bedroom or Less | |
|-----------------------------|-------------------------|------------------|-----------|------------------|------------------------|------------------|-----------------------------|-----------------|
| <i>Port Burwell</i> | | | | | | | | |
| Water Services | \$ | 5,091.90 | \$ | 3,537.94 | \$ | 2,500.25 | \$ | 1,590.01 |
| Wastewater Services | \$ | 14,585.62 | \$ | 10,132.30 | \$ | 7,160.85 | \$ | 4,552.45 |
| Total Burwell | \$ | 19,677.52 | \$ | 13,670.24 | \$ | 9,661.09 | \$ | 6,142.47 |
| <i>Vienna</i> | | | | | | | | |
| Water Services | \$ | 5,169.15 | \$ | 3,590.72 | \$ | 2,537.58 | \$ | 1,613.19 |
| Wastewater Services | \$ | 16,673.88 | \$ | 11,583.27 | \$ | 8,185.66 | \$ | 5,205.20 |
| Total Vienna | \$ | 21,843.03 | \$ | 15,173.99 | \$ | 10,723.24 | \$ | 6,818.38 |
| <i>Straffordville</i> | | | | | | | | |
| Wastewater Services | \$ | 16,673.88 | \$ | 11,583.27 | \$ | 8,185.66 | \$ | 5,205.20 |
| Total Straffordville | \$ | 16,673.88 | \$ | 11,583.27 | \$ | 8,185.66 | \$ | 5,205.20 |
| <i>Eden</i> | | | | | | | | |
| Wastewater Services | \$ | 16,673.88 | \$ | 11,583.27 | \$ | 8,185.66 | \$ | 5,205.20 |
| Total Eden | \$ | 16,673.88 | \$ | 11,583.27 | \$ | 8,185.66 | \$ | 5,205.20 |
| <i>Richmond</i> | | | | | | | | |
| Water Services | \$ | 17,388.42 | \$ | 12,078.94 | \$ | 8,535.85 | \$ | 5,427.93 |
| Total Richmond | \$ | 17,388.42 | \$ | 12,078.94 | \$ | 8,535.85 | \$ | 5,427.93 |

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⁶ <https://www.duttondunwich.on.ca/en/business-and-development/resources/Building-Documents/Copy-of-DC-Charges-Landscape-print.pdf>

⁷ <https://www.bayham.on.ca/media/oethmlwt/dc-2025-rates.pdf>

Aylmer

Schedule of Residential Development Charges

| Dwelling Unit Type | Charge per Residential Unit |
|------------------------------------|-----------------------------|
| Single and Semi-Detached Dwellings | \$ 20,668.71 |
| Other Multiples | \$ 18,109.30 |
| Apartments – 2 Bedrooms + | \$ 12,686.18 |
| Apartments – Bachelor + 1 Bedroom | \$ 8,125.57 |

**Indexed to 2025 Dollars*

Schedule of Non-Residential Development Charges

| | Charge per Sq. Ft of Gross Floor Area |
|------|---------------------------------------|
| 2025 | 100% of full charge |
| | \$ 8.97 per square foot |

**Indexed to 2025 Dollars*

Supplementary Information

Local Services and 2025 Indexed Rates

| | Residential | | | | Non-Residential |
|-------------------------------|--------------------------|-----------------|-------------------|------------------|------------------|
| Service/ Class of Service | Single and Semi-Detached | Other Multiples | Apt. 2 Bedrooms + | Apt. >2 Bedrooms | Per sq. ft. GFA* |
| Services Related to a Highway | 4,082 | 3,576 | 2,505 | 1,605 | 2.28 |
| Public Works | 761 | 667 | 466 | 299 | 0.43 |
| Fire Protection Services | 1,922 | 1,685 | 1,180 | 756 | 1.07 |
| Policing Services | 1,010 | 884 | 620 | 397 | 0.55 |
| Parks and Recreation Services | 4,694 | 4,112 | 2,881 | 1,846 | 0.37 |
| Library Services | 348 | 306 | 213 | 137 | 0.03 |
| Growth Studies | 483 | 424 | 297 | 191 | 0.24 |
| Wastewater Services | 4,101 | 3,593 | 2,517 | 1,612 | 2.23 |
| Water Services | 3,268 | 2,862 | 2,006 | 1,285 | 1.78 |
| TOTAL (\$) | \$ 20,669 | 18,109 | 12,686 | 8,128 | 8.97 |

**Denotes full charge*

8

West Elgin – DC Study & Approval In Progress

⁸ <https://aylmer.ca/wp-content/uploads/2025/01/2025-Development-Charges-Information-Sheet.pdf>

⁹City of St Thomas

**CORPORATION OF THE CITY OF ST. THOMAS
DEVELOPMENT CHARGES
effective April 1, 2025 to March 31, 2026**

| | Residential Charge by Unit Types | | | | | Non-Residential Charge per Square Metre of GFA | |
|------------------------|----------------------------------|----------------------|---------------------------|-----------------------------|---------------------|---|--------------------|
| | Single & Semi Detached | Multiple Dwelling | Apartments 2+ Bedrooms | Apartments Bach & 1 Bdrm | Residential Care | Industrial | Non- Industrial |
| | (\$ per Unit) | (\$ per Unit) | (\$ per Unit) | (\$ per Unit) | (\$ per Bed) | (\$ per sq. m.) | (\$ per sq. m.) |
| CITY-WIDE | | | | | | | |
| By-Law 156-2021 | | | | | | | |
| Administration | 135 | 109 | 84 | 54 | 55 | 0.62 | 1.23 |
| Library | 1,279 | 1,026 | 803 | 514 | 519 | - | - |
| Fire Protection | 804 | 645 | 504 | 323 | 326 | 3.69 | 7.30 |
| Police Services | 538 | 430 | 338 | 218 | 217 | 2.48 | 4.87 |
| Recreation | 3,375 | 2,708 | 2,116 | 1,358 | 1,369 | - | - |
| Water Services | 18 | 13 | 10 | 8 | 8 | 0.07 | 0.13 |
| Transit | 196 | 156 | 123 | 78 | 80 | 0.90 | 1.78 |
| Public Health | 188 | 151 | 117 | 75 | 77 | 0.87 | 1.71 |
| Roads | 11,117 | 8,919 | 6,968 | 4,483 | 4,510 | 50.14 | 98.99 |
| Sanitary Sewer | 1,317 | 1,058 | 828 | 529 | 535 | 5.52 | 10.88 |
| Waste Diversion | 52 | 42 | 33 | 21 | 22 | - | - |
| | 19,015 | 15,255 | 11,921 | 7,635 | 7,715 | 64.28 | 126.89 |
| | | | 9,537 | 8,490 | | | |
| | | | 8,941 | | | | |

CPI 4.04%

Rental Discount Unit Rates
for "Rental Housing Developments"






8,941 Units with 3+ bedrooms
9,537 Units with 2 bedrooms
8,490 Units with 1 bedroom

"rental housing development" means:
development of a building or structure
with four or more residential units, all
of which are intended for use as
rented residential premises, then the
indexed D.C. is discounted based on
the number of bedrooms in each unit
(i.e., 25% discount for 3+ bedrooms,
20% discount for 2 bedrooms, and
15% discount for 1 bedroom or less)






| | Residential Charge by Unit Types | | | | | Non-Residential | |
|--------------------------|----------------------------------|--------------------|---------------------------|-----------------------------|---------------------|----------------------------|-----------------|
| | Single & Semi Detached | Other Multiples | Apartments 2+ Bedrooms | Apartments Bach & 1 Bdrm | Residential Care | Commercial / Industrial | Industrial |
| | (\$ per Unit) | (\$ per Unit) | (\$ per Unit) | (\$ per Unit) | (\$ per Bed) | (\$ per sq. m.) | (\$ per sq. m.) |
| LANDS OF DALEWOOD | | | | | | | |
| By-Law 157-2021 | | | | | | | |
| Wastewater Services | 0 | 0 | 0 | 0 | 0 | 58.24 | 58.00 |
| Administration | 0 | 0 | 0 | 0 | 0 | 11.10 | - |
| | 0 | 0 | 0 | 0 | 0 | 69.33 | 58.00 |

⁹ https://cdnsnm5-hosted.civiclive.com/UserFiles/Servers/Server_12189721/File/City%20Hall/Planning%20and%20Building%20Services/Building%20Services/Development%20Charges/By-Law%20Indexing%20effective%20April%201%202025%20With%20Rental%20Development%20Discount.pdf

City of London

| |  |  |  |  |  |
|---------------|---|---|---|---|---|
| | Service Component | Single & Semi Detached (per dwelling unit) | Multiples/ Row Housing (per dwelling unit) | Apartments with < 2 Bedrooms (per dwelling unit) | Apartments with ≥ 2 Bedrooms (per dwelling unit) |
| City Services | Fire | \$95.68 | \$64.71 | \$42.32 | \$57.35 |
| | Police | \$708.27 | \$478.99 | \$313.27 | \$424.51 |
| | Library | - | - | - | - |
| | Parks & Recreation | \$5,655.02 | \$3,824.39 | \$2,501.26 | \$3,389.39 |
| | Transit | \$208.43 | \$140.96 | \$92.19 | \$124.93 |
| | Waste Diversion | \$370.71 | \$250.70 | \$163.97 | \$222.19 |
| | Roads & Related Services | \$24,136.53 | \$16,323.10 | \$10,675.77 | \$14,466.45 |
| | Wastewater | \$4,955.58 | \$3,351.37 | \$2,191.89 | \$2,970.17 |
| | Stormwater | \$9,827.34 | \$6,646.05 | \$4,346.71 | \$5,890.10 |
| | Water Distribution | \$2,568.08 | \$1,736.74 | \$1,135.88 | \$1,539.20 |
| Totals | Inside Urban Growth Area | \$48,526 | \$32,817 | \$21,463 | \$29,084 |
| | Outside Urban Growth Area (1) | \$31,174 | \$21,084 | \$13,789 | \$18,686 |

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| |  |  |  |  |  |
|---------------|---|---|---|---|--|
| | Service Component | Commercial (\$/m2) | Institutional (\$/m2) | 50% Institutional (\$/m2) (2) | Industrial (\$/m2) (3) |
| City Services | Fire | \$0.74 | \$0.38 | \$0.19 | \$0.07 |
| | Police | \$4.70 | \$2.38 | \$1.19 | \$0.45 |
| | Library | - | - | - | - |
| | Parks & Recreation | \$0.31 | \$0.19 | \$0.10 | \$0.13 |
| | Transit | \$1.92 | \$1.20 | \$0.60 | \$0.34 |
| | Waste Diversion | - | - | - | - |
| | Roads & Related Services | \$242.72 | \$150.87 | \$75.44 | \$106.25 |
| | Wastewater | \$38.09 | \$22.71 | \$11.35 | \$63.62 |
| | Stormwater | \$96.64 | \$59.77 | \$29.89 | \$94.46 |
| | Water Distribution | \$25.91 | \$16.06 | \$8.03 | \$27.70 |
| Totals | Inside Urban Growth Area | \$411.04 | \$253.56 | \$126.78 | \$293.02 |
| | Outside Urban Growth Area (1) | \$250.39 | \$155.02 | \$77.51 | \$107.25 |

¹⁰ https://london.ca/sites/default/files/2024-11/CofL-DcRates-Brochure-11-24_0.pdf

Oxford County



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COUNTY-WIDE DEVELOPMENT CHARGE RATES SCHEDULE - RESIDENTIAL AND NON-RESIDENTIAL EFFECTIVE FEBRUARY 26, 2025

| Service Component | RESIDENTIAL DWELLINGS ¹ | | | | NON-RESIDENTIAL | | |
|-------------------------------|------------------------------------|--------------------|----------------------|-----------------|-----------------------------|------------------------------|------------------|
| | 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 | 4,528 | 2,579 | 1,637 | 3,206 | 16.39 | 1,451 | 4,528 |
| Waste Diversion | 139 | 79 | 50 | 98 | - | - | - |
| Ambulance services | 160 | 91 | 58 | 113 | 0.58 | 51 | 160 |
| Growth-Related Studies | 137 | 78 | 50 | 97 | 0.42 | 44 | 137 |
| Library Service ¹ | 1,556 | 886 | 563 | 1,102 | 0.86 | 499 | - |
| Total | \$6,520 | \$3,713 | \$2,358 | \$4,616 | \$18.25 | \$2,045 | \$4,825 |

¹The charge for library service is not applicable in Woodstock

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¹¹ https://www.tourismoxford.ca/about_oxford_county.aspx/

¹² <https://webresources.oxfordcounty.ca/documents/FACT%20SHEET%20Development%20Charges%202025-02-26.pdf>



City of Woodstock

City of Woodstock / County of Oxford
Development Charges Effective April 1, 2025

4% increase as of April 1, 2025
New County By-law as of February 26, 2025

| MUNICIPAL DEVELOPMENT CHARGES | | | | | | | |
|-----------------------------------|-----------------|------------------------------|-------------------------------------|-------------------------------------|---|-------------------------------|-------------------------|
| Service Component | Account Number | Singles & Semis ¹ | Rows & Other Multiples ¹ | Apartments 2+ Bedrooms ¹ | Apartments Bachelor or 1 Bedroom ¹ | Non Industrial ^{2/3} | Industrial ² |
| Library Services | 0180-52017-0532 | 1668.00 | 1324.00 | 932.00 | 760.00 | 0.00 | 0.00 |
| Fire Protection | 0180-52018-0544 | 714.00 | 565.00 | 399.00 | 324.00 | 2.77 | 2.77 |
| Police Protection | 0180-52018-0537 | 940.00 | 745.00 | 526.00 | 428.00 | 3.63 | 3.63 |
| Parks and Recreation | 0180-52017-0538 | 9756.00 | 7737.00 | 5450.00 | 4440.00 | 0.00 | 0.00 |
| Transit Services | 0180-52018-0536 | 516.00 | 409.00 | 290.00 | 236.00 | 2.00 | 2.00 |
| Waste Diversion | 0180-52017-0535 | 17.00 | 14.00 | 10.00 | 9.00 | 0.13 | 0.00 |
| Development-Related Studies | 0180-52017-0531 | 145.00 | 115.00 | 81.00 | 66.00 | 0.58 | 0.58 |
| Public Works Related to a Highway | 0180-52018-0533 | 889.00 | 705.00 | 497.00 | 405.00 | 3.42 | 3.42 |
| Roads & Related Services | 0180-52018-0534 | 4373.00 | 3468.00 | 2442.00 | 1990.00 | 32.82 | 13.45 |
| Subtotal | None | \$19,018.00 | \$15,082.00 | \$10,627.00 | \$8,658.00 | \$45.35 | \$25.85 |

| COUNTY WATER AND SEWER DEVELOPMENT CHARGES | | | | | | | |
|--|-----------------|------------------------------|-------------------------------------|-------------------------------------|---|-------------------------------|-------------------------|
| County Charges | Account Number | Singles & Semis ¹ | Rows & Other Multiples ¹ | Apartments 2+ Bedrooms ¹ | Apartments Bachelor or 1 Bedroom ¹ | Non Industrial ^{2/3} | Industrial ² |
| Sewer | 0150-41054-0000 | 5522.00 | 3628.00 | 2866.00 | 1820.00 | 30.05 | 30.05 |
| Water | 0150-41053-0000 | 3348.00 | 2200.00 | 1737.00 | 1103.00 | 17.96 | 17.96 |
| Subtotal | None | 8870.00 | 5828.00 | 4603.00 | 2923.00 | 48.01 | 48.01 |

| COUNTY DEVELOPMENT CHARGES | | | | | | | |
|------------------------------------|-----------------|------------------------------|-------------------------------------|-------------------------------------|---|-------------------------------|-------------------------|
| County Charges | Account Number | Singles & Semis ¹ | Rows & Other Multiples ¹ | Apartments 2+ Bedrooms ¹ | Apartments Bachelor or 1 Bedroom ¹ | Non Industrial ^{2/3} | Industrial ² |
| Growth Related Studies | 0150-41038-0000 | 137.00 | 97.00 | 78.00 | 50.00 | 0.42 | 0.42 |
| Roads & Related Services | 0150-41037-0000 | 4528.00 | 3206.00 | 2579.00 | 1637.00 | 16.39 | 16.39 |
| Ambulance Services | 0150-41058-0000 | 160.00 | 113.00 | 91.00 | 58.00 | 0.58 | 0.58 |
| Waste Diversion | 0150-41082-0000 | 139.00 | 98.00 | 79.00 | 50.00 | 0.00 | 0.00 |
| Subtotal | None | 4964.00 | 3514.00 | 2827.00 | 1795.00 | 17.39 | 17.39 |
| TOTAL (Water & Sewer & DC Charges) | None | \$32,852.00 | \$24,424.00 | \$18,057.00 | \$13,376.00 | \$110.75 | \$91.25 |

Annotation Description

¹ - per unit

² - per sq.m. of gross floor area

³ - Institutional exemptions applied as per City of Woodstock and County of Oxford development charge by-laws.

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Norwich

Rates

The development charges currently in effect in the Township of Norwich as established through By-Law No. 32-2024 as amended By-Law No. 37-2024 passed on the 9th day of July, 2024 are:

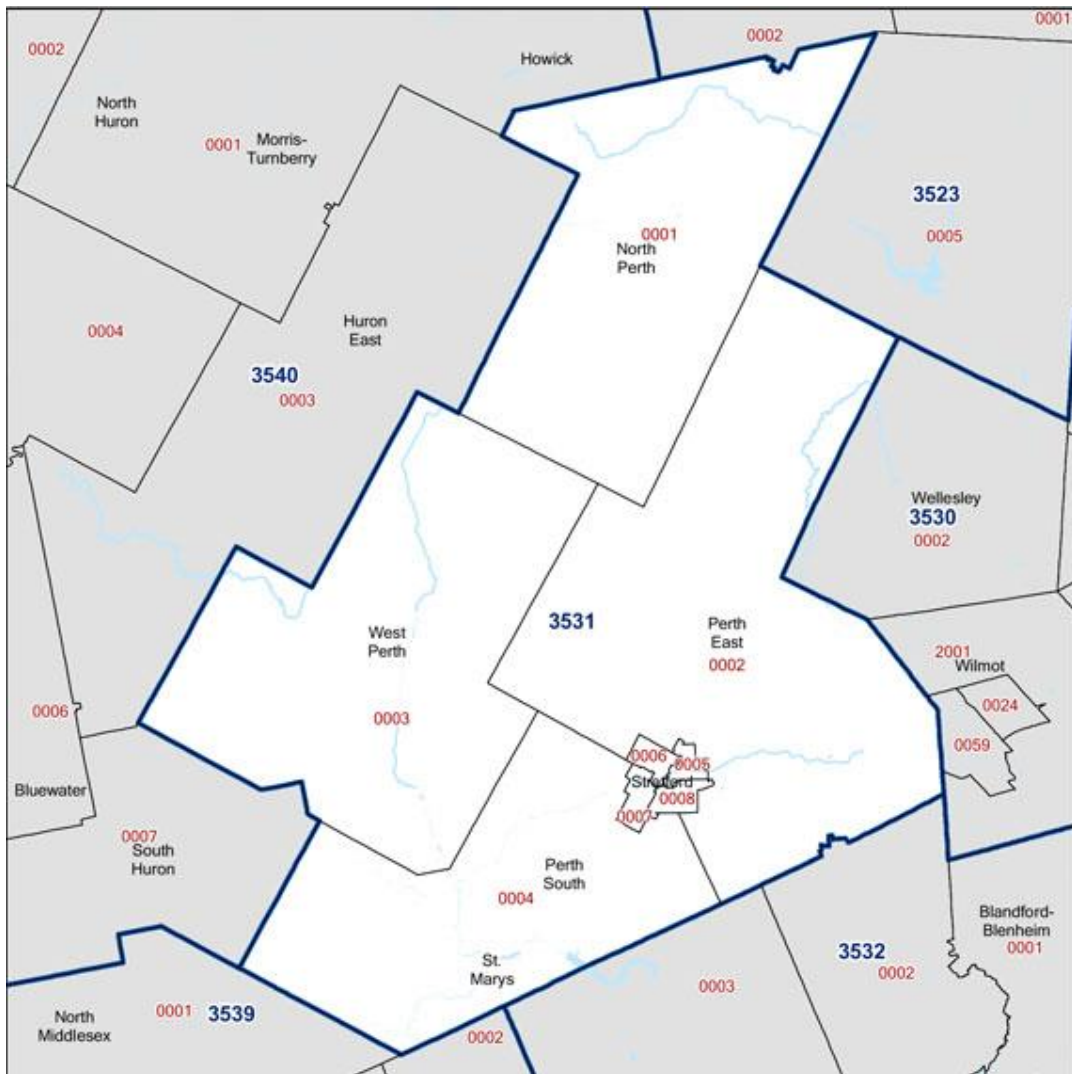
| | |
|--|-------------|
| Single & Semi-Detached Family Dwelling | \$ 9,738.00 |
| Other Multiples | \$ 6,707.00 |
| 2 Bedrooms or Larger | \$ 5,372.00 |
| Bachelor and 1 Bedroom | \$ 3,411.00 |
| Charge per Wind Turbine | \$ 8,000.00 |
| Non-Residential Per M ² | \$ 32.16 |

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¹³ <https://www.cityofwoodstock.ca/en/residential-services/resources/Building/Development-Charges/DC-Charges-April-1-2025.pdf>

¹⁴ <https://www.norwich.ca/media/0cupu3lk/development-charges-pamphlet-july-2024-amended.pdf>

Perth County



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Perth East

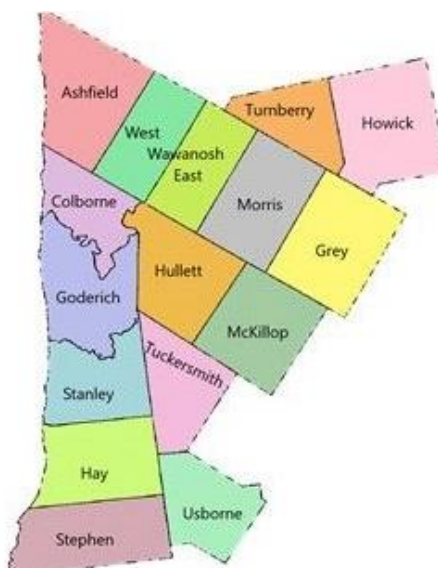
16

DEVELOPMENT CHARGE RATES

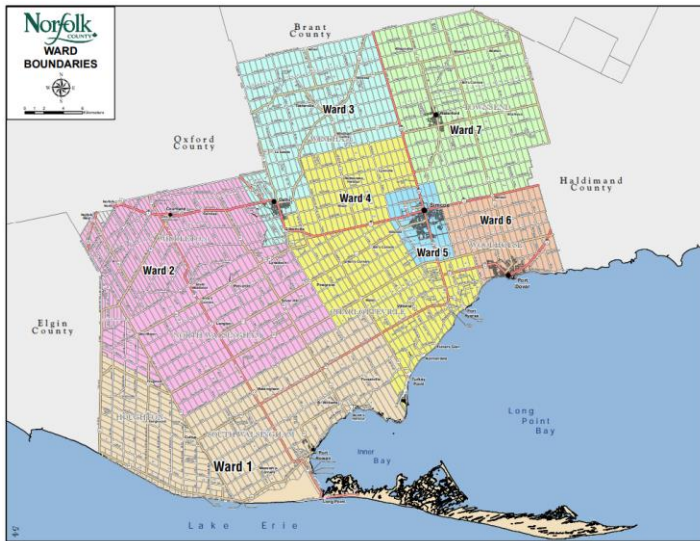
| Service | Charge per Unit Type | | | Non-Residential Charge (\$/sq.m.) |
|--|------------------------|-----------------|-----------------|-----------------------------------|
| | Single & Semi Detached | Multiples | Apartments | |
| Fire Services | \$ 1,600 | \$ 1,092 | \$ 818 | \$ 9.07 |
| Library Services | \$ 188 | \$ 129 | \$ 97 | \$ 0.00 |
| Parks & Recreation | \$ 2,660 | \$ 1,815 | \$ 1,363 | \$ 0.00 |
| Development Related Studies | \$ 530 | \$ 361 | \$ 271 | \$ 3.01 |
| Services Related to a Highway: Public Works | \$ 971 | \$ 662 | \$ 497 | \$ 5.32 |
| Services Related to a Highway: Roads & Related | \$ 2,222 | \$ 1,516 | \$ 1,136 | \$ 12.17 |
| Sub-Total Municipal-Wide (Rural) | \$ 8,171 | \$ 5,575 | \$ 4,182 | \$ 29.57 |
| Water Services | \$ 593 | \$ 403 | \$ 303 | \$ 3.31 |
| Wastewater Services | \$ 3,404 | \$ 2,322 | \$ 1,741 | \$ 18.72 |
| Sub-Total Urban Engineered Service Charge | \$ 3,997 | \$ 2,725 | \$ 2,044 | \$ 22.03 |
| Total Development Charge (Urban Services) | \$12,168 | \$ 8,300 | \$ 6,226 | \$ 51.60 |

Huron County

No County-Level Bylaw: Huron County council has voted against implementing a county-level development charges bylaw.



Norfolk County



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Residential Charges (Charge per Unit Type Unless Specified Otherwise)

| SERVICE | Dev. Charge (Per Capita) | Single and Semi-Detached | Other Multiples | Apartment 2+ Bedrooms | Apartment Bach. & 1 Bedroom |
|--|--------------------------|--------------------------|-----------------|-----------------------|-----------------------------|
| Library | 481 | 1,276 | 891 | 817 | 539 |
| Fire Protection | 345 | 918 | 642 | 587 | 387 |
| Parks and Recreation | 897 | 2,382 | 1,665 | 1,525 | 1,005 |
| Parking | 76 | 201 | 141 | 129 | 85 |
| Ambulance Services | 69 | 180 | 127 | 116 | 78 |
| General Government (Administration) | 46 | 124 | 85 | 79 | 50 |
| Roads and Related | 960 | 2,550 | 1,782 | 1,633 | 1,076 |
| Total – County-Wide Services | \$2,874 | \$7,631 | \$5,333 | \$4,886 | \$3,220 |
| Water | 3,843 | 10,192 | 7,120 | 6,524 | 4,305 |
| Wastewater | 2,286 | 6,059 | 4,233 | 3,880 | 2,560 |
| Total Water & Wastewater Services | \$6,129 | \$16,251 | \$11,353 | \$10,404 | \$6,865 |
| TOTAL DEVELOPMENT CHARGE | \$9,003 | \$23,882 | \$16,686 | \$15,290 | \$10,085 |

Non-Residential Charges

| SERVICE | Development Charge (\$/sq.m) |
|--|------------------------------|
| Fire Protection | 8.94 |
| Parking | 1.89 |
| Ambulance Services | 1.71 |
| General Government (Administration) | 1.19 |
| Roads and Related | 24.29 |
| Total – County-Wide Services | \$38.02 |
| Water | 75.24 |
| Wastewater | 44.84 |
| Total Water & Wastewater Services | \$120.08 |
| TOTAL DEVELOPMENT CHARGE | \$158.10 |

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17 <https://www.norfolkcounty.ca/media/y3lj3ewa/norfolkcountymapbook.pdf>

18 https://www.norfolkcounty.ca/media/vlpobzhu/development-charges-pamphlet_jan-dec-2024_accessible.pdf

Financial Implications:

None.

Strategic Plan Link:

Pillar: *Smart Planning*

Goal: *Increase communications between the municipality (Council and Staff) and the public*

Consultation:

None.

References:

As listed within the content of this report.
Information in this report is to be confirmed with the appropriate jurisdiction prior to use.

Attachments:

2025 Thames Centre & County Development Charges Final.pdf

Prepared by: Amanda Storrey, Director of Planning and Development Services

Reviewed by: David Barrick, Chief Administrative Officer