



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:

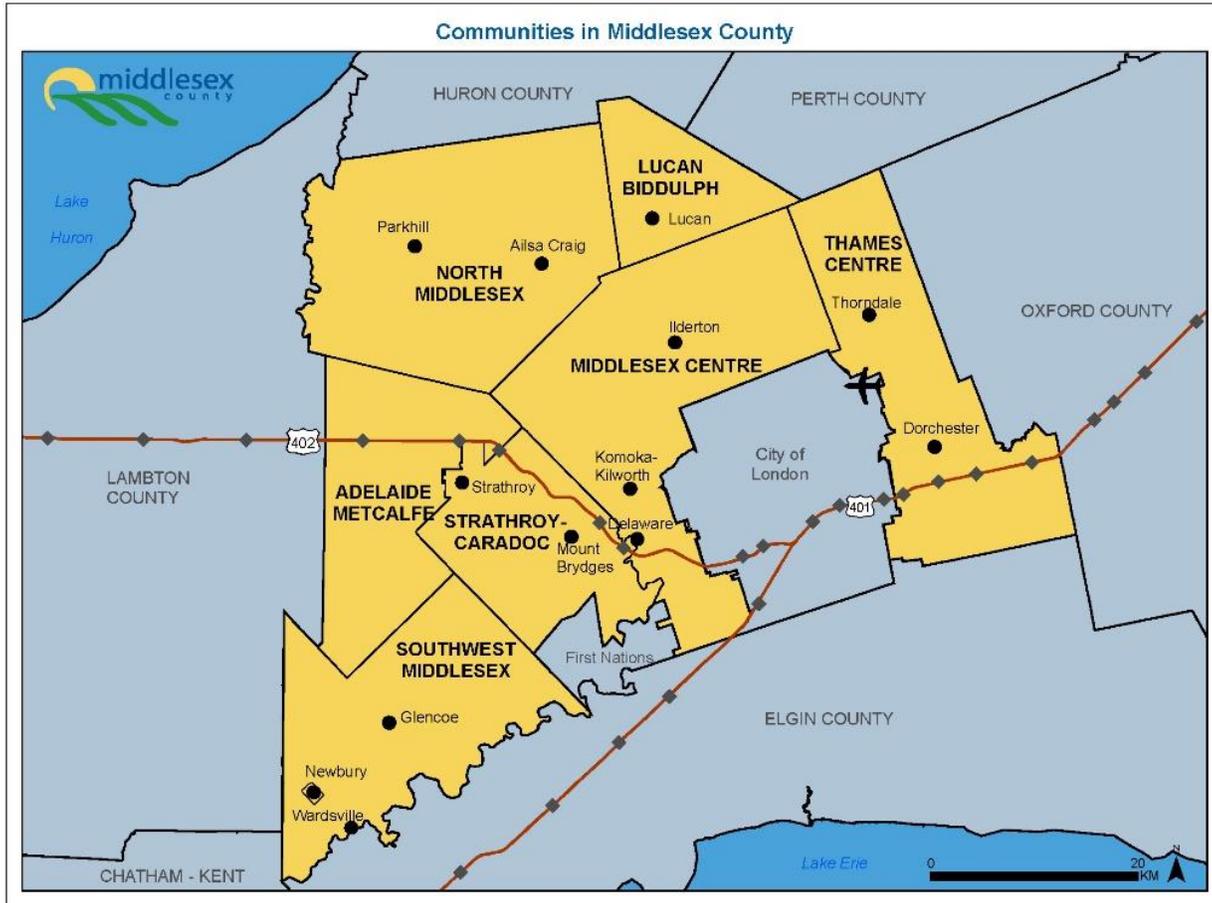


	<u>DC Rates (per SDU) - 2023</u>	<u>Affordable Price Threshold (2024)</u>	<u>DC Rates as % of APT</u>
GTA			
City of Toronto	\$ 97,041	\$ 366,500	26.5%
Oakville	\$ 103,832	\$ 564,100	18.4%
Burlington	\$ 77,835	\$ 474,300	16.4%
Oshawa	\$ 100,115	\$ 362,900	27.6%
Brampton	\$ 130,593	\$ 463,500	28.2%
Mississauga	\$ 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
	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)
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 (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	
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.



- o 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

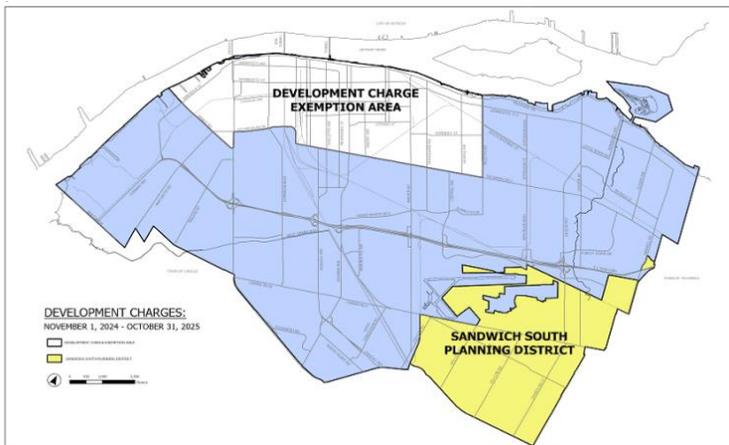
¹The charge for library service is not applicable in Woodstock

AREA-SPECIFIC DEVELOPMENT CHARGE RATES SCHEDULE - RESIDENTIAL AND NON-RESIDENTIAL
 EFFECTIVE FEBRUARY 26, 2025

Area	Service	RESIDENTIAL DWELLINGS ¹				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



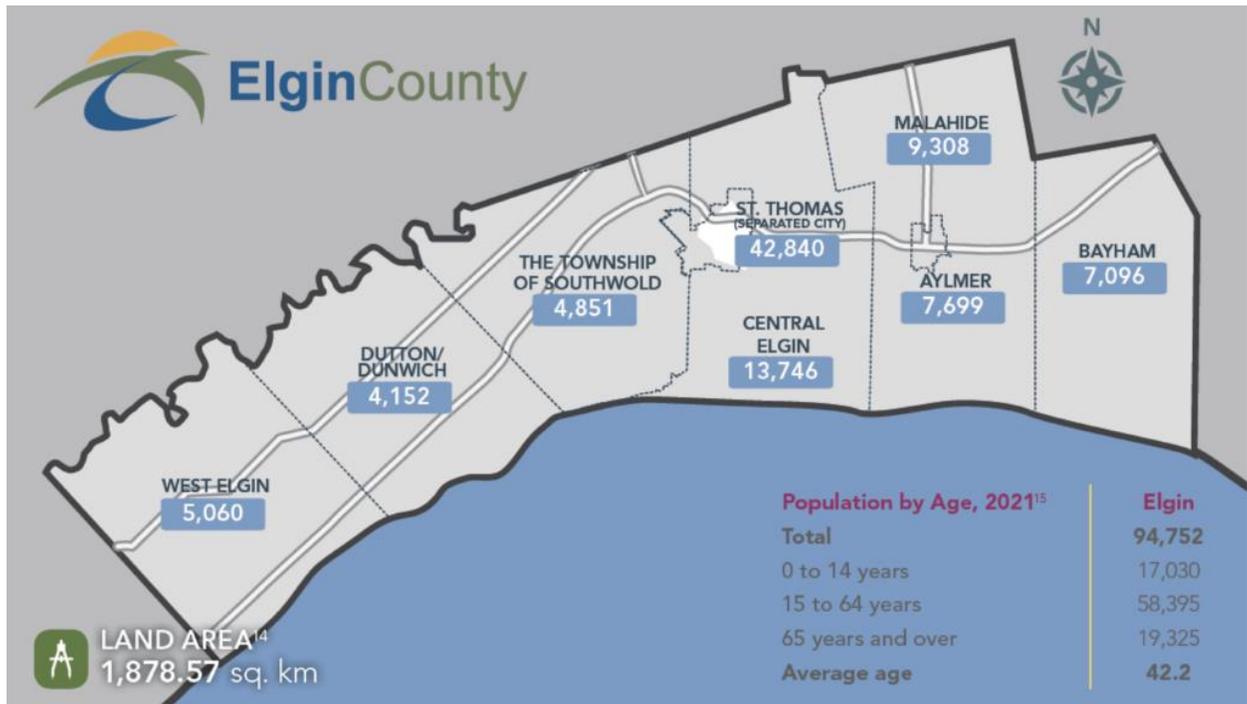
2

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 (per sq. ft. of Gross Floor Area)
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	
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/](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				Special Care/ Special Dwelling Units	NON-RESIDENTIAL (per sq. ft. of Gross Floor Area)
	Single & Semi- Detached Dwelling	Multiples	Apartments - 2 Bdm+	Apartments - Bachelor & 1 Bdrm		
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	1,084	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				Special Care/ Special Dwelling Units	NON-RESIDENTIAL (per sq. ft. of Gross Floor Area)
	Single & Semi- Detached Dwelling	Multiples	Apartments - 2 Bdm+	Apartments - Bachelor & 1 Bdrm		
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				Special Care/ Special Dwelling Units	NON-RESIDENTIAL (per sq. ft. of Gross Floor Area)
	Single & Semi- Detached Dwelling	Multiples	Apartments - 2 Bdm+	Apartments - Bachelor & 1 Bdrm		
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		Special Care/Special Dwelling Units	per sq ft of Gross Floor Space
			Bedrooms 2+	Studio & 1 Bedroom		
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

Service/ Class of Service	Residential				Non-Residential
	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*

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West Elgin – DC Study & Approval In Progress



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 (\$ per Unit)	Multiple Dwelling (\$ per Unit)	Apartments 2+ Bedrooms (\$ per Unit)	Apartments Back & 1 Bdrm (\$ per Unit)	Residential Care (\$ per Bed)	Industrial (\$ per sq. m.)	Non-Industrial (\$ 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	328	3.69	7.30
Police Services	538	430	338	218	217	2.48	4.87
Recreation	3,375	2,708	2,118	1,358	1,369	-	-
Water Services	18	13	10	8	8	0.07	0.13
Transit	198	158	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	6,490			
			8,941				

CPI 4.04%

Rental Discount Unit Rates for "Rental Housing Developments"

- 8,941 Units with 3+ bedrooms
- 6,537 Units with 2 bedrooms
- 6,490 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 (\$ per Unit)	Other Multiple (\$ per Unit)	Apartments 2+ Bedrooms (\$ per Unit)	Apartments Back & 1 Bdrm (\$ per Unit)	Residential Care (\$ per Bed)	Commercial / Institutional (\$ per sq. m.)	Industrial (\$ per sq. m.)
LANDS OF DALEWOOD							
By-Law 157-2021							
Wastewater Services	0	0	0	0	0	58.24	68.00
Administration	0	0	0	0	0	11.10	-
	0	0	0	0	0	69.33	68.00

⁹ https://cdnsm5-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

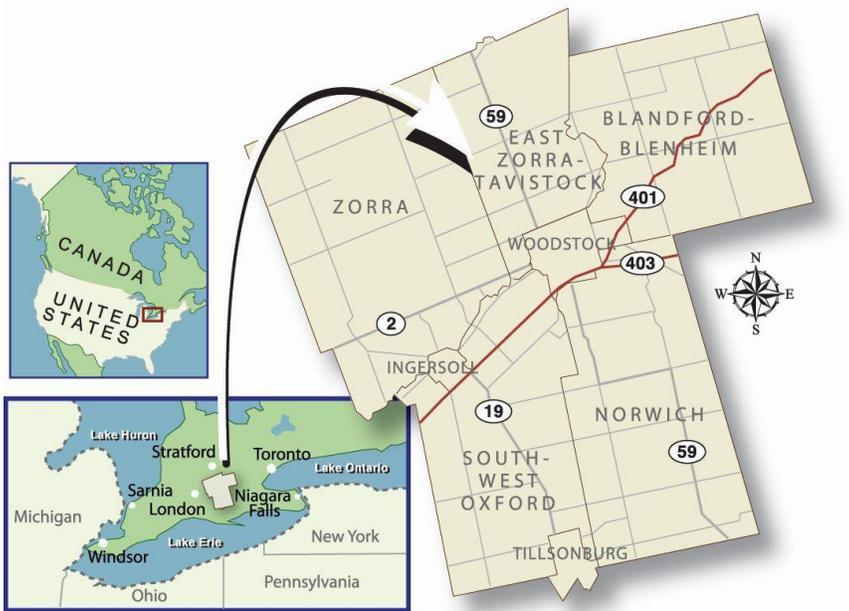
					
	Service Component	Single & Semi Detached (per dwelling unit)	Multiples/ Row Housing (per dwelling unit)	Apartments with < 2 Bedrooms (per dwelling unit)	Apartments with >= 2 Bedrooms (per dwelling unit)
City Services	Fire	\$95.68	\$64.71	\$42.32	\$57.35
	Police	\$708.27	\$478.99	\$313.27	\$424.51
	Library	-	-	-	-
	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 (\$/m ²)	Institutional (\$/m ²)	50% Institutional (\$/m ²) (2)	Industrial (\$/m ²) (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.

Norwich

Rates

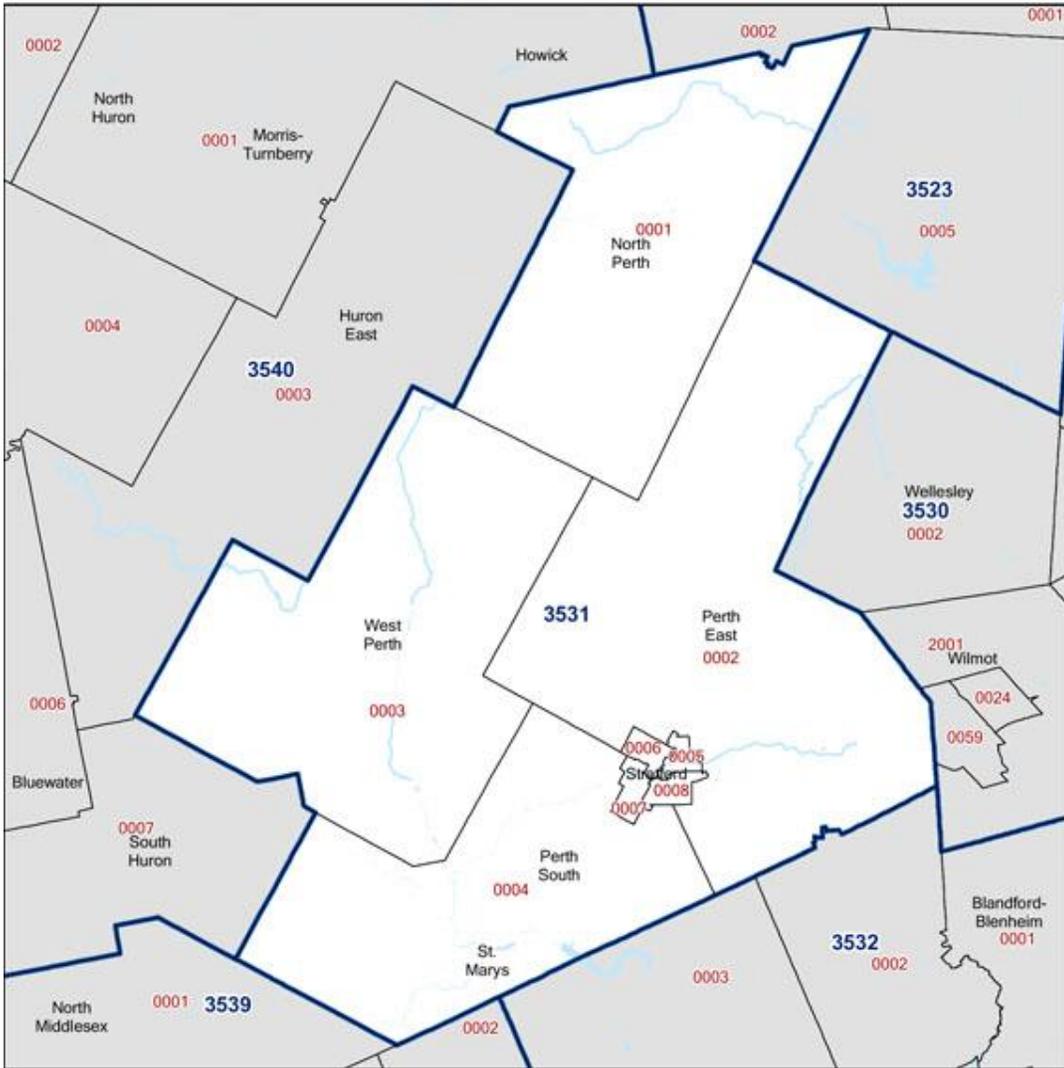
The development charges currently in effect in the Township of Norwich as established through By-Law No. 32-2024 as amended By-Law No. 37-2024 passed on the 9th day of July, 2024 are:

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

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

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DEVELOPMENT CHARGE RATES

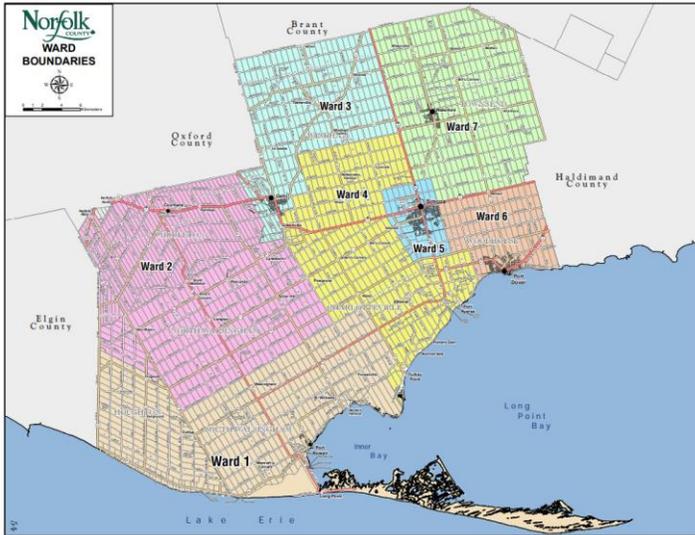
Service	Charge per Unit Type			Non-Residential Charge (\$/sq.m.)
	Single & Semi Detached	Multiples	Apartments	
Fire Services	\$ 1,600	\$ 1,092	\$ 818	\$ 9.07
Library Services	\$ 188	\$ 129	\$ 97	\$ 0.00
Parks & Recreation	\$ 2,660	\$ 1,815	\$ 1,363	\$ 0.00
Development Related Studies	\$ 530	\$ 361	\$ 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