



Town of Arnprior Development Charges Pamphlet

Charges Effective March 13, 2023

This pamphlet summarizes the Town of Arnprior's policy with respect to development charges. The information contained herein is intended only as a guide. Applicants should review the relevant By-laws and consult with the Building Services to determine the charges that may apply to specific development proposals.

Development charges by-laws are available for inspection at the Municipal Office during regular office hours, Monday to Friday, 8:30 a.m. to 4:30 p.m. and on the Town's website at www.arnprior.ca.

Purpose of Development Charges

Development charges are levies against new development imposed to assist in financing the infrastructure required to meet the increased need for services resulting from growth and development. Development charges help protect existing taxpayers by having growth pay for growth. They may only be used for the purpose for which they are collected.

Background

The Development Charges Act, 1997 and Ontario Regulation 82/98 require that a development charges study be undertaken that includes:

- A forecast of the amount, type and location of future development;
- The average service levels provided by the Town over the 10-year period immediately following the preparation of the background study;
- Capital cost calculations for each eligible development charge service;
- An examination of the long term capital and operating costs for the infrastructure required to service the forecasted development;
- An asset management plan to demonstrate that all assets included in the study are financially sustainable over the full life cycle.

Watson and Associates Economists Ltd prepared the Town's Development Charges Background Study, dated January 10, 2023 and serves as a basis for the development charge rates. The Town of Arnprior passed By-law No. 7369-23 on March 13, 2023, establishing Town-wide and Staye Court area specific development charges, under section 2 of the Development Charges Act, 1997.

Services Covered

Services covered include Services Related to a Highway, Public Works, Fire Protection, Parks and Recreation, Library Services, Water and Wastewater Services.

Indexing of Development Charges

The development charges will be adjusted annually on March 13th of each year, without amendment to the by-law, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index.

Purpose of the Treasurer's Statement

The Town Treasurer is required to produce an annual statement showing detailed information about each reserve fund established to account for development charges and can be found on the Town's website at www.arnprior.ca.

For Further Information, please contact:

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Schedule of Development Charges (March 13, 2023 – March 12, 2024)

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 ft ² of Gross Floor Area)
Municipal Wide Services / Class of Service						
Services Related to a Highway	5,076	4,102	3,351	2,294	2,294	2.85
Public Works (Facilities and Fleet)	645	521	426	291	291	0.36
Fire Protection Services	219	177	145	99	99	0.12
Parks and Recreation Services	3,866	3,124	2,552	1,747	1,747	0.55
Library Services	550	444	363	249	249	0.08
Total Municipal Wide Services / Class of Services	10,356	8,368	6,837	4,680	4,680	3.96
Urban Services						
Wastewater Services	6,468	5,227	4,270	2,923	2,923	2.28
Water Services	10,516	8,498	6,943	4,753	4,753	3.71
Total Urban Services	16,984	13,725	11,213	7,676	7,676	5.99
Staye Court Area Specific Charges						
Wastewater Services	607	491	401	274	274	0.75
Water Services	690	558	456	312	312	0.82
Total Staye Court	1,297	1,049	857	586	586	1.57
Grand Total Rural Area	10,356	8,368	6,837	4,680	4,680	3.96
Grand Total Urban Area	27,340	22,093	18,050	12,356	12,356	9.95
Grand Total with Staye Court	28,637	23,142	18,907	12,942	12,942	11.52