

**DEVELOPMENT CHARGES
BY-LAW #5394-05**

**THE CORPORATION OF THE TOWN OF ARNPRIOR
BY-LAW NUMBER 5394-05**

BEING A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGES

WHEREAS the Town of Arnprior will experience growth through development and re-development;

AND WHEREAS development and re-development require the provision of physical and social services by the Town of Arnprior;

AND WHEREAS Council desires to ensure that the capital cost of meeting growth-related demands for, or burdens on, municipal services does not place an excessive financial burden on the Town of Arnprior or its existing taxpayers, while at the same time ensuring new taxpayers contribute no more than the net capital cost attributable to providing the current level of municipal services;

AND WHEREAS the *Development Charges Act, 1997* (the "Act") provides that the Council of the Town of Arnprior may impose development charges against land to pay for increased capital costs required because of increased needs for services;

AND WHEREAS a Development Charge Background Study has been completed in accordance with the Act;

AND WHEREAS the Council of the Corporation of the Town of Arnprior has given notice and held a public meeting on the 22nd day of November 2005, in accordance with the Act and the regulations thereto;

NOW THEREFORE THE CORPORATION OF THE TOWN OF ARNPRIOR ENACTS AS FOLLOWS:

1. INTERPRETATION

1.1 In this By-Law, the following items shall have corresponding meanings:

"Act" means the *Development Charges Act* of the Province of Ontario, as amended, or any successor thereof;

"Accessory use" means, where used to describe a use, building, or structure, that the use, building or structure is naturally or normally incidental, subordinate in purpose of floor area or both, and exclusively devoted to a principal use, building or structure;

“Bedroom” means a habitable room larger than seven square metres, including a den, study or other similar area, but does not include a bathroom, living room, dining room or kitchen;

“Benefiting area” means an area defined by map, plan or legal description in a front-ending agreement as an area that will benefit from the construction of a service;

“Board of Education” has the same meaning as set out in the *Education Act*, R.S.O. 1990, Chapter E.2, as amended, or any successor thereof;

“Building Code Act” means the *Building Code Act*, S.O. 1992, as amended, or any successor thereof;

“Capital cost” means costs incurred or proposed to be incurred by the Town or a local board thereof directly or by others on behalf of and as authorized by the Town or local board,

1. to acquire land or an interest in land, including leasehold interest;
2. to improve land;
3. to acquire, lease, construct or improve buildings and structures;
4. to acquire, construct or improve facilities, including
 - a) furniture and equipment other than computer equipment, and
 - b) material acquire for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990, Chap P.44, as amended, or any successor thereof; and
 - c) rolling stock with an estimated useful life of seven years or more; and
5. to undertake studies in connection with any matter under the Act and any of the matters in clauses 1 to 5 above, including the Development Charges Background Study

required for the provision of services designated in this By-Law within or outside the Town, including interest on borrowing for those expenditures under clauses 1 to 5 above that are growth-related;

“Commercial” means any use of land, structures or buildings for the purposes of buying or selling commodities and services, but does not include industrial or agricultural uses, but does include hotels, motels, motor inns and boarding, lodging and rooming houses;

“Council” means the Council of the Town of Arnprior;

“Development” means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes redevelopment;

“Development Charge” means a charge imposed with respect to this By-Law;

“Duplex dwelling” means a building or structure divided horizontally into two dwelling units, in which each unit has an independent entrance either directly from the outside or through a common vestibule;

“Dwelling unit” means any part of a building or structure used, designed or intended to be used as a domestic establishment in which one or more persons may sleep and are provided with culinary and sanitary facilities for their exclusive use; except in the case of a care home as defined in the *Tenant Protection Act, 1997*, or group home as defined in subsection 166(1) of the *Municipal Act, 2001*, or senior citizen’s home as defined in this By-Law, or retirement home or lodge as defined in this By-Law, in which case “dwelling unit” means:

- (i) a room or suite of rooms designated for residential occupancy with or without exclusive sanitary and/or culinary facilities;
- (ii) a room or suite of rooms used, or designed or intended for use, by more than one person with no more than two persons sharing a bedroom and with sanitary facilities directly connected and accessible to each room; or
- (iii) every six (6) square metres of bedroom area within a room or suite of rooms used, or designed or intended for use, by more than one person with more than two persons sharing a bedroom.

“Existing” means the number, use and size that existed as of the date this By-Law was passed;

“Gross floor area” means:

1. in the case of a residential building or structure, the total area of all floors above and/or below grade of a dwelling unit, measures between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls

dividing the dwelling unit from any other dwelling unit or other portion of a building; and

2. in the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total areas of all building floors above or below grade, measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use, except for:
 - a) a room or enclosed area within the building or structure above or below that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;
 - b) loading facilities above or below grade; and
 - c) a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use;

“Industrial” means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehousing club;

“Institutional” means land, buildings, structures or any part thereof used by any organization, group or association for promotion of charitable, educational or benevolent objectives and not for profit or gain;

“Local Board” means a school board, public utility, commission, transportation commission, public library board, board of park management, local board of health, board of commissioners of police, planning board, or any other board, commission, committee, body or local authority established for exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of the Town of Arnprior or any part or parts thereof;

“Local services” means those services, facilities or things which are under the jurisdiction of the Town and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41, 51 and 53 of the *Planning Act*, R.S.O. 1990, Chap. P.13 as amended, or any successor thereof;

“Multiple dwellings” means all dwellings other than single-detached, semi-detached and duplex;

“Municipal water and sewer serviced area” means all lands within the Town of Arnprior connecting into the municipal water and sewer system;

“Non-residential use” means land, building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use;

“Official Plan” means the Official Plan adopted for the Town, as amended and approved;

“Owner” means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed;

“Place of Worship” means that part of a building or structure that is exempt from taxation as a place of worship under the *Assessment Act*, R.S.O. 1990, Chap. A31, as amended, or any successor thereof;

“Rate” means the interest rate established weekly by the Bank of Canada based on Treasury Bills having a term of 91 days;

“Regulation” means any regulation made pursuant to the Act;

“Residential use” means lands, buildings or structures, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, containing one or more dwelling units, but not including motels, hotels, tents, truck campers, tourist trailers, mobile camper trailers or boarding, lodging or rooming houses;

“Retirement home or lodge” means a residential building or structure or the residential portion of a mixed-use building or structure which provides accommodation primarily for retired persons or couples where each private bedroom or living accommodation has a separate private bathroom and separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, and common lounges, recreation rooms and medical care facilities may also be provided;

“Row dwelling” means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;

"Semi-detached dwelling" means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall or one horizontal wall, but not other parts, attached or another dwelling unit where the residential units are not connected by an interior corridor;

"Senior citizen's home" means any home for senior citizens sponsored and administered by any public agency or any service club, church or other profit or non-profit organization, either of which obtains its financing from Federal, Provincial or municipal Governments or agencies, or by public subscription, donation or residents payments, or by any combination thereof, and such homes shall include auxiliary uses such as club, kitchen, dining and/or lounge facilities, usually associated with Senior Citizens development.

"Service" means a service designated in Section 2.1 and in Schedule "A" to this By-Law, and "services" shall have a corresponding meaning;

"Servicing agreement" means an agreement between a landowner and the Town relative to the provisions of municipal services to specified land within the Town;

"Single detached dwelling unit" means a residential building consisting of one dwelling unit and not attached to another structure;

"Town" means the Corporation of the Town of Arnprior; and the area within the geographic limits of the Corporation of the Town of Arnprior.

2. DESIGNATION OF SERVICES

2.1 The designated services for which Development Charges are imposed under this By-Law are as follows:

1. General Government;
2. Fire Services;
3. Police Services;
4. Water Services;
5. Wastewater Services;
6. Recreation Services;
7. Library Services;
8. Roads Services;
9. Public Works Services.

2.2 The categories of the services designated in Section 2.1 are described in Schedule "A".

3. APPLICATION OF BY-LAW RULES

- 3.1 Development Charges shall be payable in the amounts set out in the By-Law where:
1. the lands are located in the area described in Section 3.2; and
 2. the development of the lands requires any of the approvals set out in Section 3.4 (1).

Area to Which By-law Applies

- 3.2 Subject to Section 3.3, this By-Law applies to all lands in the Town, whether or not the land or use thereof is exempt from taxation under Section 13 of the *Assessment Act*.
- 3.3 Notwithstanding Section 3.2 above, this By-Law shall not apply to lands that are owned by and used for the purposes of:
1. the Town or a local board thereof;
 2. a board of education; or
 3. the Corporation of the County of Renfrew or a local board thereof.

Approvals for Development

- 3.4 Development Charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
- a) the passing of a Zoning By-Law or of an amendment to a Zoning By-Law under Section 34 of the *Planning Act*;
 - b) the approval of a Minor Variance under Section 45 of the *Planning Act*;
 - c) a conveyance of land to which a by-law passed under Subsection 50 (7) of the *Planning Act* applies;
 - d) the approval of a plan of subdivision under Section 51 of the *Planning Act*;
 - e) a Consent under Section 53 of the *Planning Act*;
 - f) the approval of a Description under Section 50 of the *Condominium Act*, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or
 - g) the issuing of a permit under the *Building Code Act*, in relation to a building or structure.

- 3.5 No more than one Development Charge for each service designated in Section 2.1 shall be imposed upon any lands, buildings or structures to which this By-Law applies, even though two or more of the actions described in Section 3.4 are required before the lands, buildings or structures can be developed.
- 3.6 Despite Section 3.5, if two or more of the actions described in Section 3.4 occur at different times, additional Development Charges shall be imposed if the subsequent action has the effect of increasing the need for services.

Exemptions

- 3.7 Notwithstanding the provisions of this By-Law, Development Charges shall not be imposed with respect to:
1. an enlargement to an existing dwelling unit;
 2. one or two additional dwelling units in an existing single detached dwelling; or
 3. one additional dwelling unit in any other existing residential building.
- 3.8 Notwithstanding Section 3.7 (2), Development Charges shall be imposed if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing dwelling unit.
- 3.9 Notwithstanding Section 3.7, Development Charges shall be imposed if the additional unit has a gross floor area greater than:
1. in the case of semi-detached, duplex or row dwelling, the gross floor area of the existing dwelling unit; and
 2. in the case of any other residential building, the gross floor area of the smallest dwelling unit contained in the residential building.

Exemption for Industrial and Commercial Development

- 3.10 Notwithstanding any other provision of this By-Law, no Development Charge is payable with respect to an enlargement of the gross floor area of an existing industrial or commercial building, where the gross floor area is enlarged by 50 percent or less.
- 3.11 If the gross floor area of an existing industrial or commercial building is enlarged by greater than 50 percent, the amount of the Development Charge payable in respect of the enlargement is the amount of the Development Charge that would otherwise be payable multiplied by the fraction as determined as follows:

1. determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
2. divide the amount determined under Subsection (1) by the amount of the enlargement.

3.12 For the purpose of Section 3.10 herein, "existing industrial building" is used as defined in the Regulations made pursuant to the Act.

Other Exemptions

3.13 Notwithstanding the provisions of this By-Law, Development Charges shall not be imposed with respect to:

1. buildings used as hospitals as governed by the *Public Hospitals Act*;
2. where a residential or non-residential building or structure is destroyed or damaged by causes beyond the owner's control (eg. fire, tornado, etc.) such building or structure shall be exempted from a development charge provided that the building or structure is reconstructed or restored and that such reconstruction or restoration is started within twenty-four (24) months of the date on which the building or structure was destroyed or damaged. Where a non-residential building or structure is reconstructed and the gross floor area will exceed the gross floor area of the building or structure prior to its destruction, the provisions of Section 3.8 shall apply to the enlarged area only.

4. AMOUNT OF CHARGES

Residential

4.1 The Development Charges set out in Schedule "B" to this By-Law shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed use building or structure, on the residential uses in the mixed used building or structure, according to the type of residential unit, and calculated with respect to each of the services according to the type of residential use.

Non-Residential

4.2 The Development Charges described in Schedule "B" to this By-Law shall be imposed on non-residential uses of lands, buildings or structures and, in the case of a mixed use building or structure, on the non-residential uses in the mixed use building or structure, and calculated with respect to

each of the services according to the total floor area of the non-residential use.

Reduction of Development Charges for Redevelopment

4.3 Despite any other provisions of this By-Law, where, as the result of the redevelopment of land, a building or structure existing on the same land within 24 months prior to the date of payment of Development Charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the Development Charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

1. in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable Development Charge under Section 4.1 by the number, according to type of dwelling units that have been or will be demolished or converted to another principal use; and
2. in the case of a non-residential building or structure, or in the case of a mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable Development Charges under Section 4.2, by the gross floor area that has been or will be demolished or converted to another principal use;

provided that such amounts shall not exceed, in total, the amount of the Development Charges otherwise payable with respect to the redevelopment.

4.4 If an owner or former owner has paid all or any portion of a charge related to development pursuant to an agreement under Section 51 or 53 of the *Planning Act*, 1990, or a predecessor thereof, with respect to land within the area to which the By-Law applies, a credit for the amount of the charge already paid shall be granted within the calculation of the Development Charge applied, provided a receipt of prior payment has been produced by the owner.

Time of Payment of Development Charge

4.5 Development Charges imposed under this By-Law are calculated, payable and collected upon issuance of a building permit with respect to each dwelling unit, building or structure.

4.6 Despite Section 4.5, Council from time to time, and at any time, may enter into agreements providing for all or any part of a Development Charge to be paid before or after it would otherwise be payable, in accordance with Section 27 of the Act.

5. PAYMENT BY SERVICES

5.1 Despite the payment required under Sections 4.1 and 4.2, Council may, by agreement, give a credit towards a Development Charge in exchange for works or services to which a Development Charge relates under this By-Law.

6. INDEXING

Residential

6.1 Development Charges imposed for Residential uses shall be adjusted annually in accordance with Schedule "B" to this By-law, on the anniversary date of this By-law, without amendment to this By-Law.

6.2 Notwithstanding Section 6.1, the Development Charges imposed for Residential uses pursuant to this By-law shall only be adjusted annually if the number of residential building permits is 50 or more units per year on the anniversary date of the By-law. Should the number of residential building permits be less than 50 units per year on the anniversary date of the By-law, the Development Charge will stay the same as the previous year.

Industrial and Commercial

6.3 Development Charges imposed for Industrial and Commercial uses shall be adjusted annually in accordance with the prescribed index in the Act, on the anniversary date of this By-law, without amendment to this By-law

7. RESERVES FUNDS

7.1 Development Charges reserve funds for revenues received from development charges shall be established for two categories of services as provided in Schedule "A".

7.2 The Development Charges reserve funds shall be used to meet the net capital costs for which the Development Charge was levied under this By-Law.

- 7.3 The Treasurer of the municipality shall maintain separate accounts under the Development Charges reserve funds including interest earned thereof for each service designated in Section 2.1 of this By-Law.
- 7.4 Income received from investments of the Development Charge reserve funds shall be credited to the Development Charges reserve fund accounts for the designated service in relation to which the investment income applies.
- 7.5 The Treasurer is hereby directed to prepare an annual financial statement for the Development Charges funds as prescribed under Section 12 of *Ontario Regulation 82/98* and to submit the statement for Council's consideration and within 60 days thereafter, to submit such statement to the Minister of Municipal Affairs and Housing.

8. SCHEDULES

- 8.1 The following Schedules shall form part of this By-Law:

Schedule A – Categories of Services Designated in Section 2.1

Schedule B – Residential and Non-Residential Development Charges

9. CONFLICTS

- 9.1 Where the Town and an owner or former owner have entered into an agreement with respect to land within the area to which this By-Law applies, and a conflict exists between the provisions of this By-Law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.
- 9.2 Notwithstanding Section 9.1, where a development which is the subject of an agreement to which Section 9.1 applies is subsequently the subject of one or more of the actions described in Section 3.4, an additional Development Charge in respect of the development permitted by the action shall be calculated, payable, and collected in accordance with the provisions of this By-Law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

10. SEVERABILITY

- 10.1 If, for any reason, any provision of this By-Law is held to be invalid, it is hereby declared to be the intention of Council that all the remainder of this By-Law shall continue in full force and effect until repealed, re-enacted, amended or modified.


11. DATE BY-LAW IN FORCE

11.1 This By-Law shall come into effect on the date of passage hereof

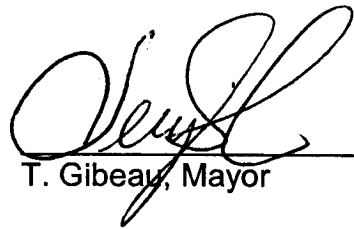
12. DATE BY-LAW EXPIRES

12.1 This By-Law shall continue in force and effect for a term not to exceed five years from the date of its enactment.

ENACTED and PASSED this 28th day of November, 2005.



C. Rousselle, Town Clerk



T. Gibeau, Mayor

**Schedule "A" to By-law Number 5394-05
The Corporation of the Town of Arnprior**

Uses of Land, Buildings or Structures Subject to Development Charges indicated by an "X"

Categories of Service	Services	Residential Uses	Commercial/ Industrial Uses
1. 100% Eligible Services	Fire Protection Services Police Services Water Services Wastewater Services Road Systems Services Public Works Services -Housing -Equipment	X X X X X X X	X X X X X X X
2. 90% Eligible Services	General Government -Development Charge Study Recreation Services Library Services	X X X	X X X

Schedule "B" to By-law Number 5394-05
The Corporation of the Town of Arnprior
Year 1 of 5

Development Charge for Designated Uses of Land, Buildings or Structures
Effective November 28, 2005 to November 27, 2006
Residential Uses
Rate per Dwelling Unit

Categories of Service	Services	Type of Dwelling			Proportionate Share %
		Single Detached Semi-detached & Duplex	Multiples 2 or more bedrooms	Multiples less than 2 bedrooms	
1. 100% Eligible Services	Fire Protection Services	\$ 64.0	\$ 54.0	\$ 26.0	1.6%
	Police Services	52.0	43.9	21.1	1.3%
	Water Services	307.5	259.5	124.9	7.7%
	Wastewater Services	684.5	577.7	277.9	17.1%
	Road Systems Services	1,804.0	1,522.6	732.4	45.1%
	Public Works Services -Housing -Equipment	80.0 184.0	67.5 155.3	32.5 74.7	2.0% 4.6%
2. 90% Eligible Services	General Government -Development Charge Study	32.0	27.0	13.0	0.8%
	Recreation Services	476.0	401.7	193.3	11.9%
	Library Services	316.0	266.7	128.3	7.9%
	Total Charge Per Dwelling Unit	\$ 4,000.0	\$ 3,376.0	\$ 1,624.0	100.0%

Commercial/Industrial Uses
Rate per Square Foot (Sq. Ft.)

Categories of Service	Services	Up to 10,000 Sq. Ft.	10,000 to 15,000 Sq. Ft.	15,000 to 20,000 Sq. Ft.	Over 20,000 Sq. Ft.	Proportionate Share %
1. 100% Eligible Services	Fire Protection Services	\$ 0.03	\$ 0.02	\$ 0.01	\$ 0.01	1.6%
	Police Services	0.02	0.02	0.01	0.01	1.3%
	Water Services	0.14	0.09	0.07	0.05	7.7%
	Wastewater Services	0.31	0.21	0.15	0.10	17.1%
	Road Systems Services	0.81	0.54	0.41	0.27	45.1%
	Public Works Services -Housing -Equipment	0.04 0.08	0.02 0.06	0.02 0.04	0.01 0.03	2.0% 4.6%
2. 90% Eligible Services	General Government -Development Charge Study	0.01	0.01	0.01	0.00	0.8%
	Recreation Services	0.21	0.14	0.11	0.07	11.9%
	Library Services	0.14	0.09	0.07	0.05	7.9%
	Total Charge per Square Foot	\$ 1.80	\$ 1.20	\$ 0.90	\$ 0.60	100.0%

Schedule "B" to By-law Number 5394-05
The Corporation of the Town of Arnprior
Year 2 of 5

Development Charge for Designated Uses of Land, Buildings or Structures
Effective November 28, 2006 to November 27, 2007
Residential Uses
Rate per Dwelling Unit

Categories of Service	Services	Type of Dwelling			Proportionate Share %
		Single Detached Semi-detached & Duplex	Multiples 2 or more bedrooms	Multiples less than 2 bedrooms	
1. 100% Eligible Services	Fire Protection Services	\$ 72.0	\$ 60.8	\$ 29.2	1.6%
	Police Services	58.5	49.4	23.8	1.3%
	Water Services	346.0	292.0	140.5	7.7%
	Wastewater Services	770.0	649.9	312.6	17.1%
	Road Systems Services	2,029.5	1,712.9	824.0	45.1%
	Public Works Services -Housing	90.0	76.0	36.5	2.0%
	-Equipment	207.0	174.7	84.0	4.6%
2. 90% Eligible Services	General Government -Development Charge Study	36.0	30.4	14.6	0.8%
	Recreation Services	535.5	452.0	217.4	11.9%
	Library Services	355.5	300.0	144.3	7.9%
	Total Charge Per Dwelling Unit	\$ 4,500.0	\$ 3,798.0	\$ 1,827.0	100.0%

Commercial/Industrial Uses
Rate per Square Foot (Sq. Ft.) plus annual indexing as per Section 6.3 of By-law 5394-05

Categories of Service	Services	Up to 10,000 Sq. Ft.	10,000 to 15,000 Sq. Ft.	15,000 to 20,000 Sq. Ft.	Over 20,000 Sq. Ft.	Proportionate Share %
1. 100% Eligible Services	Fire Protection Services	\$ 0.03	\$ 0.02	\$ 0.01	\$ 0.01	1.6%
	Police Services	0.02	0.02	0.01	0.01	1.3%
	Water Services	0.14	0.09	0.07	0.05	7.7%
	Wastewater Services	0.31	0.21	0.15	0.10	17.1%
	Road Systems Services	0.81	0.54	0.41	0.27	45.1%
	Public Works Services -Housing	0.04	0.02	0.02	0.01	2.0%
	-Equipment	0.08	0.06	0.04	0.03	4.6%
2. 90% Eligible Services	General Government -Development Charge Study	0.01	0.01	0.01	0.00	0.8%
	Recreation Services	0.21	0.14	0.11	0.07	11.9%
	Library Services	0.14	0.09	0.07	0.05	7.9%
	Total Charge per Square Foot	\$ 1.80	\$ 1.20	\$ 0.90	\$ 0.60	100.0%
		Plus Annual Indexing	Plus Annual Indexing	Plus Annual Indexing	Plus Annual Indexing	Plus Annual Indexing

Schedule "B" to By-law Number 5394-05
The Corporation of the Town of Arnprior
Year 3 of 5

Development Charge for Designated Uses of Land, Buildings or Structures
Effective November 28, 2007 to November 27, 2008
Residential Uses
Rate per Dwelling Unit

Categories of Service	Services	Type of Dwelling			Proportionate Share %
		Single Detached Semi-detached & Duplex	Multiples 2 or more bedrooms	Multiples less than 2 bedrooms	
1. 100% Eligible Services	Fire Protection Services	\$ 80.0	\$ 67.5	\$ 32.5	1.6%
	Police Services	65.0	54.9	26.4	1.3%
	Water Services	384.4	324.4	156.1	7.7%
	Wastewater Services	855.6	722.1	347.4	17.1%
	Road Systems Services	2,255.0	1,903.2	915.5	45.1%
	Public Works Services				
	-Housing	100.0	84.4	40.6	2.0%
-Equipment	230.0	194.1	93.4	4.6%	
2. 90% Eligible Services	General Government				
	-Development Charge Study	40.0	33.8	16.2	0.8%
	Recreation Services	595.0	502.2	241.6	11.9%
	Library Services	395.0	333.4	160.4	7.9%
	Total Charge Per Dwelling Unit	\$ 5,000.0	\$ 4,220.0	\$ 2,030.0	100.0%

Commercial/Industrial Uses
Rate per Square Foot (Sq. Ft.) plus annual indexing as per Section 6.3 of By-law 5394-05

Categories of Service	Services	Up to 10,000 Sq. Ft.	10,000 to 15,000 Sq. Ft.	15,000 to 20,000 Sq. Ft.	Over 20,000 Sq. Ft.	Proportionate Share %
1. 100% Eligible Services	Fire Protection Services	\$ 0.03	\$ 0.02	\$ 0.01	\$ 0.01	1.6%
	Police Services	0.02	0.02	0.01	0.01	1.3%
	Water Services	0.14	0.09	0.07	0.05	7.7%
	Wastewater Services	0.31	0.21	0.15	0.10	17.1%
	Road Systems Services	0.81	0.54	0.41	0.27	45.1%
	Public Works Services					
	-Housing	0.04	0.02	0.02	0.01	2.0%
-Equipment	0.08	0.06	0.04	0.03	4.6%	
2. 90% Eligible Services	General Government					
	-Development Charge Study	0.01	0.01	0.01	0.00	0.8%
	Recreation Services	0.21	0.14	0.11	0.07	11.9%
	Library Services	0.14	0.09	0.07	0.05	7.9%
	Total Charge per Square Foot	\$ 1.80	\$ 1.20	\$ 0.90	\$ 0.60	100.0%
		Plus Annual Indexing	Plus Annual Indexing	Plus Annual Indexing	Plus Annual Indexing	Plus Annual Indexing

Schedule "B" to By-law Number 5394-05
 The Corporation of the Town of Arnprior
 Year 4 of 5

Development Charge for Designated Uses of Land, Buildings or Structures
 Effective November 28, 2008 to November 27, 2009
 Residential Uses
 Rate per Dwelling Unit

Categories of Service	Services	Type of Dwelling			Proportionate Share %
		Single Detached Semi-detached & Duplex	Multiples 2 or more bedrooms	Multiples less than 2 bedrooms	
1. 100% Eligible Services	Fire Protection Services	\$ 88.0	\$ 74.3	\$ 35.7	1.6%
	Police Services	71.5	60.3	29.0	1.3%
	Water Services	422.8	356.9	171.7	7.7%
	Wastewater Services	941.2	794.3	382.1	17.1%
	Road Systems Services	2,480.5	2,093.5	1,007.1	45.1%
	Public Works Services				
	-Housing	110.0	92.8	44.7	2.0%
-Equipment	253.0	213.5	102.7	4.6%	
2. 90% Eligible Services	General Government -Development Charge Study	44.0	37.1	17.9	0.8%
	Recreation Services	654.5	552.4	265.7	11.9%
	Library Services	434.5	366.7	176.4	7.9%
	Total Charge Per Dwelling Unit	\$ 5,500.0	\$ 4,642.0	\$ 2,233.0	100.0%

Commercial/Industrial Uses
 Rate per Square Foot (Sq. Ft.) plus annual indexing as per Section 6.3 of By-law 5394-05

Categories of Service	Services	Up to 10,000 Sq. Ft.	10,000 to 15,000 Sq. Ft.	15,000 to 20,000 Sq. Ft.	Over 20,000 Sq. Ft.	Proportionate Share %
1. 100% Eligible Services	Fire Protection Services	\$ 0.03	\$ 0.02	\$ 0.01	\$ 0.01	1.6%
	Police Services	0.02	0.02	0.01	0.01	1.3%
	Water Services	0.14	0.09	0.07	0.05	7.7%
	Wastewater Services	0.31	0.21	0.15	0.10	17.1%
	Road Systems Services	0.81	0.54	0.41	0.27	45.1%
	Public Works Services					
	-Housing	0.04	0.02	0.02	0.01	2.0%
-Equipment	0.08	0.06	0.04	0.03	4.6%	
2. 90% Eligible Services	General Government -Development Charge Study	0.01	0.01	0.01	0.00	0.8%
	Recreation Services	0.21	0.14	0.11	0.07	11.9%
	Library Services	0.14	0.09	0.07	0.05	7.9%
	Total Charge per Square Foot	\$ 1.80 Plus Annual Indexing	\$ 1.20 Plus Annual Indexing	\$ 0.90 Plus Annual Indexing	\$ 0.60 Plus Annual Indexing	100.0% Plus Annual Indexing

Schedule "B" to By-law Number 5394-05
The Corporation of the Town of Arnprior
Year 5 of 5

Development Charge for Designated Uses of Land, Buildings or Structures
Effective November 28, 2009 to November 27, 2010
Residential Uses

Rate per Square Foot (Sq. Ft.) plus annual indexing as per Section 6.3 of By-law 5394-05

Categories of Service	Services	Type of Dwelling			Proportionate Share %
		Single Detached Semi-detached & Duplex	Multiples 2 or more bedrooms	Multiples less than 2 bedrooms	
1. 100% Eligible Services	Fire Protection Services	\$ 96.0	\$ 81.0	\$ 39.0	1.6%
	Police Services	78.0	65.8	31.7	1.3%
	Water Services	461.3	389.3	187.3	7.7%
	Wastewater Services	1,026.7	866.6	416.8	17.1%
	Road Systems Services	2,706.0	2,283.9	1,098.6	45.1%
	Public Works Services				
	-Housing	120.0	101.3	48.7	2.0%
-Equipment	276.0	232.9	112.1	4.6%	
2. 90% Eligible Services	General Government -Development Charge Study	48.0	40.5	19.5	0.8%
	Recreation Services	714.0	602.6	289.9	11.9%
	Library Services	474.0	400.1	192.4	7.9%
	Total Charge Per Dwelling Unit	\$ 6,000.0	\$ 5,064.0	\$ 2,436.0	100.0%

Commercial/Industrial Uses
Rate per Square Foot (Sq. Ft.)

Categories of Service	Services	Up to 10,000 Sq. Ft.	10,000 to 15,000 Sq. Ft.	15,000 to 20,000 Sq. Ft.	Over 20,000 Sq. Ft.	Proportionate Share %
1. 100% Eligible Services	Fire Protection Services	\$ 0.03	\$ 0.02	\$ 0.01	\$ 0.01	1.6%
	Police Services	0.02	0.02	0.01	0.01	1.3%
	Water Services	0.14	0.09	0.07	0.05	7.7%
	Wastewater Services	0.31	0.21	0.15	0.10	17.1%
	Road Systems Services	0.81	0.54	0.41	0.27	45.1%
	Public Works Services					
	-Housing	0.04	0.02	0.02	0.01	2.0%
-Equipment	0.08	0.06	0.04	0.03	4.6%	
2. 90% Eligible Services	General Government -Development Charge Study	0.01	0.01	0.01	0.00	0.8%
	Recreation Services	0.21	0.14	0.11	0.07	11.9%
	Library Services	0.14	0.09	0.07	0.05	7.9%
	Total Charge per Square Foot	\$ 1.80	\$ 1.20	\$ 0.90	\$ 0.60	100.0%
		Plus Annual Indexing	Plus Annual Indexing	Plus Annual Indexing	Plus Annual Indexing	Plus Annual Indexing