



Development Charges Background Study

Town of Arnprior

January 10, 2023

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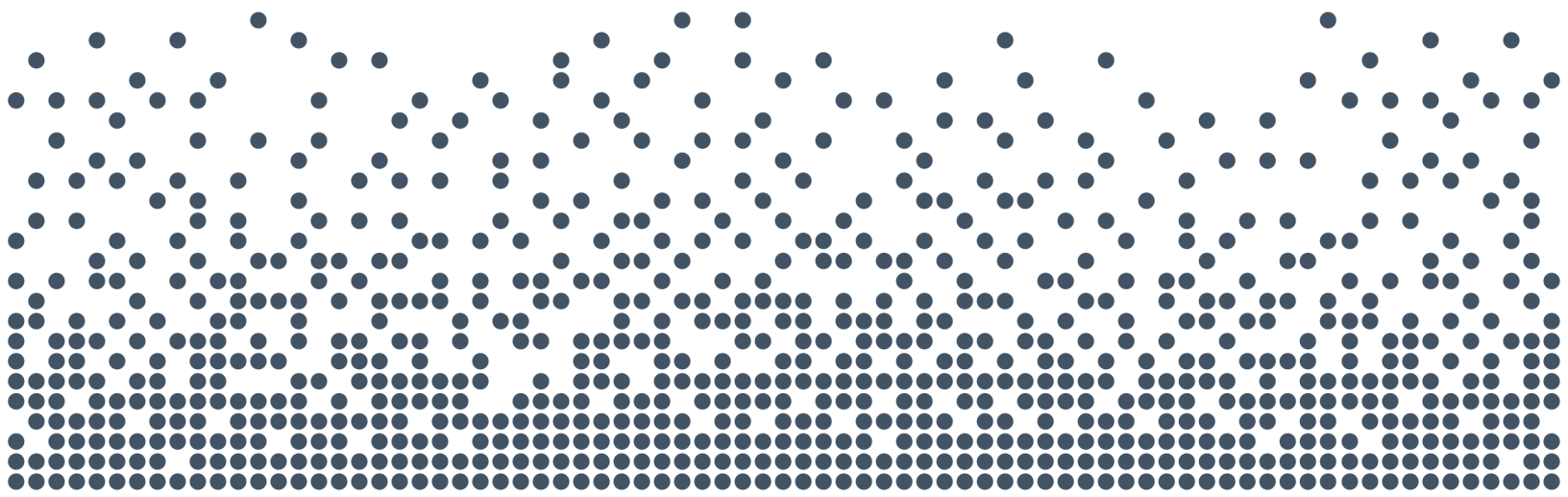
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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
A.M.P.	Asset management plan
CANSIM	Canadian Socio-Economic Information Management System (Statistics Canada)
D.C.	Development charge
D.C.A.	Development Charges Act, 1997, as amended
F.I.R.	Financial Information Return
G.F.A.	Gross floor area
LPAT	Local Planning Appeal Tribunal
N.F.P.O.W.	No fixed place of work
N.R.B.C.P.I	Non-Residential Building construction Price Index
OLT	Ontario Land Tribunal
O.M.B.	Ontario Municipal Board
O.P.A.	Official Plan Amendment
O. Reg.	Ontario Regulation
P.P.U.	Persons per unit
S.D.E.	Single detached equivalent
S.D.U.	Single detached unit
sq.ft.	square foot
sq.m	square metre



Executive Summary



Executive Summary

1. The report provided herein represents the Development Charges (D.C.) Background Study for the Town of Arnprior required by the *Development Charges Act, 1997*, as amended (D.C.A.). This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:
 - Chapter 1 – Overview of the legislative requirements of the Act;
 - Chapter 2 – Review of present D.C. policies of the Town;
 - Chapter 3 – Summary of the residential and non-residential growth forecasts for the Town;
 - Chapter 4 – Approach to calculating the D.C.;
 - Chapter 5 – Review of historical service standards and identification of future capital requirements to service growth and related deductions and allocations;
 - Chapter 6 – Calculation of the D.C.s;
 - Chapter 7 – D.C. policy recommendations and rules; and
 - Chapter 8 – By-law implementation.
2. D.C.s provide for the recovery of growth-related capital expenditures from new development. The D.C.A. is the statutory basis to recover these charges. The methodology is detailed in Chapter 3; a simplified summary is provided below.
 - 1) Identify amount, type and location of growth.
 - 2) Identify servicing needs to accommodate growth.
 - 3) Identify capital costs to provide services to meet the needs.
 - 4) Deduct:
 - Grants, subsidies and other contributions;
 - Benefit to existing development;
 - Amounts in excess of 15-year historical service calculation;
 - D.C. reserve funds (where applicable);
 - 5) Net costs are then allocated between residential and non-residential benefit.



- 6) Net costs divided by growth to provide the D.C.
3. The D.C. process needs to address a number of items that were established through the *Smart Growth for Our Communities Act, 2015* (Bill 73). These items have been incorporated throughout the report and in the draft by-law, as necessary. These items include:
 - a) Area-rating: Council must consider the use of area-specific charges.
 - b) Asset Management Plan for New Infrastructure: The D.C. background study must include an asset management plan (A.M.P.) that deals with all assets proposed to be funded, in whole or in part, by D.C.s. The A.M.P. must show that the assets are financially sustainable over their full lifecycle.
 - c) 60-day Circulation Period: The D.C. background study must be released to the public at least 60-days prior to passage of the D.C. by-law.
 - d) Timing of Collection of Development Charges: The D.C.A. now requires D.C.s to be collected at the time of the first building permit.
 4. Further changes to the D.C.A. were introduced through five bills passed in the Ontario legislature: Bill 108, Bill 138, Bill 197, 213 and Bill 23. The following provides a brief summary of the proposed changes and are further discussed in sections 1.3 and 1.4 of this report.

Bill 108: More Homes, More Choice: Ontario's Housing Supply Action Plan

In May 2019, the Province introduced Bill 108, the *More Homes, More Choice Act, 2019* which would make changes to the current D.C. legislation. The Bill was passed and given Royal Assent on June 6, 2019. While the legislation has been passed, much of the detailed changes were to be implemented by Regulation, however, these changes were not implemented (subject to Bill 197 discussed later). The following items are currently in effect:

- a. Effective January 1, 2020, rental housing and institutional developments shall pay D.C.s in six (6) equal annual payments commencing at first occupancy. Non-profit housing developments shall pay D.C.s in 21 equal annual payments. Interest may be charged on the instalments, and any



unpaid amounts inclusive of interest payable shall be added to the property tax roll and collected in the same manner as taxes.

- b. Effective January 1, 2020, the D.C. amount for all developments occurring within two years of a Site Plan or Zoning By-law Amendment planning approval (for applications made after January 1, 2020), shall be determined based on the D.C. by-law in effect on the day of Site Plan or Zoning By-law Amendment application.

Other key elements of the changes that were not proclaimed and were dealt with subsequently through Bill 197 are provided below:

- The D.C. would be refined to only allow for the following services to remain within the D.C.: water, wastewater, storm water, roads, fire, policing, ambulance, waste diversion, parks development, recreation, public libraries, long-term care, and public health.
- The mandatory 10% deduction would be removed for all services that remain eligible in the D.C.
- A new community benefits charge (C.B.C.) would be introduced to include formerly eligible D.C. services that are not included in the above listing, parkland dedication, and bonus zoning contributions.

Bill 138: Plan to Build Ontario Together Act, 2019

On November 6, 2019, the Province released Bill 138 which provided further amendments to the D.C.A. and Planning Act. This Bill received Royal Assent on December 10, 2019, and was proclaimed which resulted in sections related to the D.C.A. (schedule 10) becoming effective on January 1, 2020. With respect to the D.C.A., this Bill removed instalment payments for commercial and industrial developments that were originally identified in Bill 108.

Bill 197: COVID-19 Economic Recovery Act, 2020

In March 2020, Canada was impacted by the COVID-19 global pandemic. As a result, the economy was put into a state of emergency in an effort to slow the spread of the virus. In response, the Province tabled legislation on July 8, 2020, which amended a number of Acts, including the D.C.A. and the *Planning Act*. With Bill 197, many changes proposed in Bill 108 have now been revised. With



respect to the above noted changes from Bill 108, the following changes are provided in Bill 197:

- **Eligible Services:** The list of eligible services for the D.C. has now been expanded to include most services eligible under the D.C.A. prior to Bill 108. For the Town of Arnprior, this means that services currently provided in the D.C. by-law remain eligible.
- **Mandatory 10% Deduction:** The mandatory 10% deduction is removed (consistent with Bill 108). This applies to all D.C.-eligible services.
- **Community Benefits Charges:** Based on the wording in the legislation, it appears that Upper-tier governments will not be able to impose a C.B.C.

Bill 213: Better for People, Smarter for Business Act, 2020

On December 8, 2020, Bill 213 received Royal Assent. One of the changes of the Bill that took effect upon Royal Assent included amending the *Ministry of Training, Colleges and Universities Act* by introducing a new section that would exempt the payment of D.C.s for developments of land intended for use by a university that receives operating funds from the Government.

Bill 109: More Homes for Everyone Act, 2022

On April 14, 2022, Bill 109 received Royal Assent. One of the changes of the Bill and Ontario Regulation (O. Reg.) 438/22 that took effect upon Royal Assent included amending the D.C.A. and O. Reg. 82/98 related to the requirements for the information which is to be included in the annual Treasurer's statement on D.C. reserve funds and the requirement for publication of the statement.

These changes to the D.C.A. are further discussed in section 1.3 of this report.

Bill 23: More Homes Built Faster Act, 2022

On November 28, 2022, Bill 23 received Royal Assent. The Bill provides the following changes (further details provided in section 1.4 of this report):

- Additional Residential Unit Exemption;
- Removal of Housing as an Eligible D.C. Service;



- New Statutory Exemptions for Affordable Units, Attainable Units, Inclusionary Zoning Units, and Non-Profit Housing developments;
 - Historical Level of Service extended to 15-year period instead of the current 10-year period;
 - Capital Cost definition revised to remove studies and prescribe services for which land or an interest in land will be restricted;
 - Mandatory Phase-in of a D.C. passed after January 1, 2022, as follows:
 - Year 1 – 80% of the maximum charge;
 - Year 2 – 85% of the maximum charge;
 - Year 3 – 90% of the maximum charge;
 - Year 4 – 95% of the maximum charge; and
 - Year 5 to expiry – 100% of the maximum charge.
 - D.C. By-laws now have a maximum life of 10 years after the date the by-law comes into force;
 - D.C. for Rental Housing developments to receive a discount as follows:
 - Three or more bedrooms – 25% reduction;
 - Two bedrooms – 20% reduction; and
 - All other bedroom quantities – 15% reduction.
 - Maximum Interest Rate for Installments and Determination of Charge for Eligible Site Plan and Zoning By-law Amendment Applications to be set at the average prime rate plus 1%; and
 - Requirement to Allocate Funds Received – municipalities are required to spend or allocate at least 60% of their reserve fund at the beginning of the year for water, wastewater, and services related to a highway.
5. The growth forecast (Chapter 3) on which the Town-wide D.C. is based, projects the following population, housing, and non-residential floor area for the 10-year (2023 to 2032), 20-year (2023-2042), and 20-year (2023-2042) with industrial buildout periods.



Table ES-1
Summary of Growth Forecast by Planing Period

Measure	10-year 2023 to 2032	20-year 2023 to 2042	20-year with Industrial Buildout 2023 to 2042
(Net) Population Increase	1,125	2,660	2,660
Residential Unit Increase	619	1,419	1,419
Non-Residential Gross Floor Area Increase (sq.ft.)	200,600	438,000	1,073,700

Source: Watson & Associates Economists Ltd. Forecast 2022

6. On March 12, 2018, the Town of Arnprior passed By-law 6805-18 under the D.C.A, and was amended with By-law 6983-19 on July 8, 2019. The by-law imposes D.C.s on residential uses and non-residential uses. The Town is undertaking a D.C. public process. The mandatory public meeting has been set for February 13, 2023 with adoption of the by-law on March 13, 2023.
7. The Town's D.C. currently in effect is \$18,285 for single detached dwelling units for full services and \$8.93 per square foot (sq.ft.) for non-residential. Additionally area specific charges for Staye Court (water and wastewater) are also imposed in the amounts of \$1,297 for a single detached dwelling and \$3.32 per sq.ft. for non-residential development. This report has undertaken a recalculation of the charges based on future identified needs (presented in Schedule ES-3 for residential and non-residential development). Charges have been provided on a Town-wide basis for all services. The corresponding single detached unit charge is \$27,340 and the non-residential charge is \$9.95 per sq.ft. of building area. The Staye Court area charges are an additional \$1,297 for a single detached dwelling and \$1.57 per sq.ft. for non-residential development. These rates are submitted to Council for its consideration.
8. The D.C.A. requires a summary be provided of the gross capital costs and the net costs to be recovered over the life of the by-law. This calculation is provided by service and is presented in Table 6-4. A summary of these costs is provided below:



Table ES-2
Summary of Expenditures Anticipated Over the Life of the By-law

Summary of Expenditures Anticipated Over the Life of the By-law	Expenditure Amount
Total gross expenditures planned over the next ten years	\$47,397,434
Less: Benefit to existing development	\$15,811,347
Less: Post planning period benefit	\$1,930,000
Less: Ineligible re: Level of Service	\$0
Less: Grants, subsidies and other contributions	\$2,706,418
Net costs to be recovered from development charges	\$26,949,669

This suggests that for the non-D.C. cost over the 10-year D.C. by-law (benefit to existing development, and grants, subsidies and other contributions), \$18.52 million (or an annual amount of \$1.85 million) will need to be contributed from taxes and rates, or other sources. With respect to the post period benefit amount of \$1.93 million, it will be included in subsequent D.C. study updates to reflect the portion of capital that benefits growth in the post period D.C. forecasts.

Based on the above table, the Town plans to spend \$47.40 million over the next 10 years, of which \$26.95 million (57%) is recoverable from D.C.s. Of this net amount, \$21.42 million is recoverable from residential development and \$5.53 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further.

9. Considerations by Council – The background study represents the service needs arising from residential and non-residential growth over the forecast periods.

The following services are calculated based on a 20-year forecast with an industrial buildout forecast:

- Water Services; and
- Wastewater Services.

The following services are calculated based on a 20-year forecast:

- Services related to a highway; and
- Fire Protection Services.



All other services are calculated based on a 10-year forecast. These include:

- Parks and Recreation Services; and
- Library Services.

In addition, a class of service has been established for Public Works (which is calculated based on a Town-wide 20-year forecast).

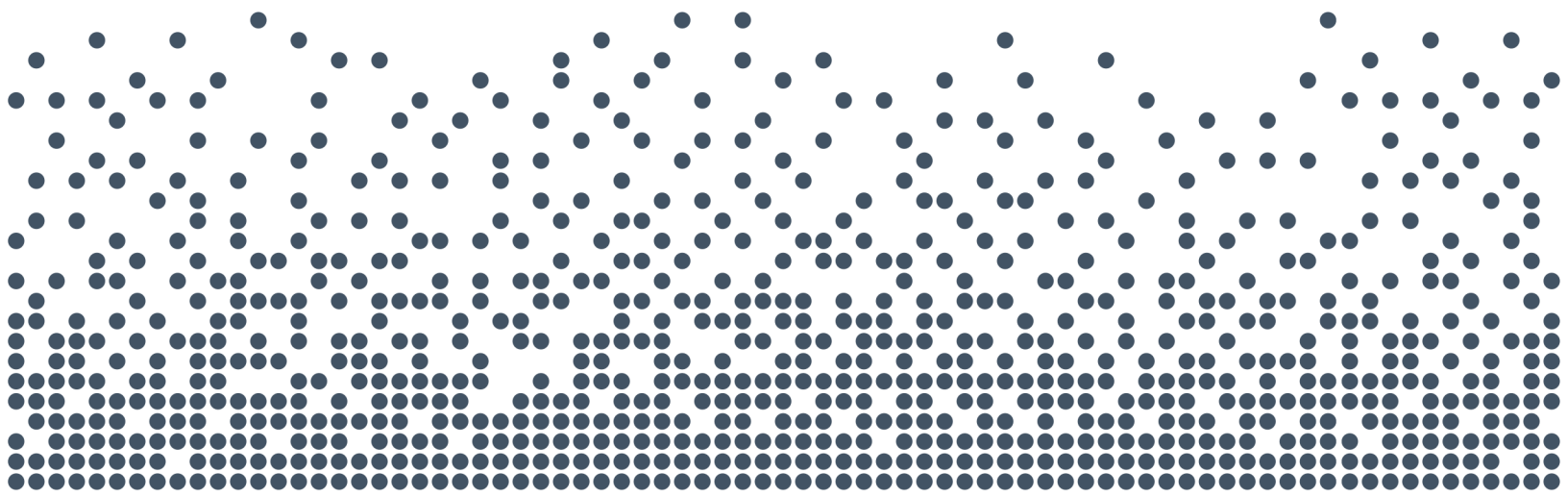
Council will consider the findings and recommendations provided in the report and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-law which is appended in Appendix G. These decisions may include:

- adopting the charges and policies recommended herein;
- considering additional exemptions to the by-law; and
- considering reductions in the charge by class of development (obtained by removing certain services on which the charge is based and/or by a general reduction in the charge).



Table ES-3
Schedule of Development Charges

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)
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



Report



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

This background study has been prepared pursuant to the requirements of the *Development Charges Act, 1997*, as amended, (D.C.A.) (section 10) and, accordingly, recommends new development charges (D.C.s) and policies for the Town of Arnprior.

The Town retained Watson & Associates Economists Ltd. (Watson), to undertake the D.C. study process in the summer of 2022. Watson worked with Town staff in preparing the D.C. analysis and policy recommendations.

This D.C. background study, containing the proposed D.C. by-law, will be distributed to members of the public in order to provide interested parties with sufficient background information on the legislation, the study's recommendations, and an outline of the basis for these recommendations.

This report has been prepared, in the first instance, to meet the statutory requirements applicable to the Town's D.C. background study, as summarized in Chapter 4. It also addresses the requirement for "rules" (contained in Chapter 7) and the proposed by-law to be made available as part of the approval process (included as Appendix G).

In addition, the report is designed to set out sufficient background on the legislation (Chapter 4), Arnprior's current D.C. policies (Chapter 2) and the policies underlying the proposed by-law, to make the exercise understandable to those who are involved.

Finally, it addresses post-adoption implementation requirements (Chapter 8) which are critical to the successful application of the new policy.

The chapters in the report are supported by Appendices containing the data required to explain and substantiate the calculation of the charge. A full discussion of the statutory requirements for the preparation of a background study and calculation of a D.C. is provided herein.



1.2 Summary of the Process

The public meeting required under section 12 of the D.C.A. has been scheduled for February 13, 2023. Its purpose is to present the study to the public and to solicit public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology, and the proposed modifications to the Town's D.C.s.

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review on January 10, 2023.

The process to be followed in finalizing the report and recommendations includes:

- consideration of responses received prior to, at, or immediately following the public meeting; and
- finalization of the report and Council consideration of the by-law subsequent to the public meeting.

Figure 1-1 outlines the proposed schedule to be followed with respect to the D.C. by-law adoption process.

Figure 1-1
Schedule of Key D.C. Process Dates for the Town of Arnprior

Schedule of Study Milestone	Dates
1. Data collection, staff review, engineering work, D.C. calculations and policy work	September 2021 to November 2022
2. Public release of final D.C. Background study and proposed by-law	January 10, 2023
3. Public meeting advertisement placed in newspaper(s)	At least 21 days prior to the public meeting
4. Public meeting of Council	February 13, 2023
5. Council considers adoption of background study and passage of by-law	March 13, 2023
6. Newspaper notice given of by-law passage	By 20 days after passage
7. Last day for by-law appeal	40 days after passage
8. Town makes pamphlet available (where by-law not appealed)	By 60 days after in force date



1.3 Changes to the D.C.A.: Bills 108, 138, 197, 213, and 109

1.3.1 ***Bill 108: More Homes, More Choice Act – An Act to Amend Various Statutes with Respect to Housing, Other Development, and Various Matters***

On May 2, 2019, the Province introduced Bill 108, which proposed changes to the D.C.A. The Bill was introduced as part of the Province's "More Homes, More Choice: Ontario's Housing Supply Action Plan." The Bill received Royal Assent on June 6, 2019.

While having received royal assent, many of the amendments to the D.C.A. would not come into effect until they are proclaimed by the Lieutenant Governor (many of these changes were revised through Bill 197). At the time of writing, the following provisions have been proclaimed:

- Effective January 1, 2020, rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments. Interest may be charged on the instalments, and any unpaid amounts may be added to the property and collected as taxes.
- Effective January 1, 2020, the D.C. amount for all developments occurring within 2 years of a Site Plan or Zoning By-law Amendment planning approval (for application submitted after this section is proclaimed), shall be determined based on the D.C. in effect on the day of Site Plan or Zoning By-law Amendment application. If the development is not proceeding via these planning approvals, then the amount is determined the earlier of the date of issuance of a building permit.

On February 28, 2020, the Province released updated draft regulations related to the D.C.A. and the *Planning Act*. A summary of these changes to take effect upon proclamation by the Lieutenant Governor is provided below:

Changes to Eligible Services – Prior to Bill 108, the D.C.A. provided a list of ineligible services whereby municipalities could include growth related costs for any service that was not listed. With Bill 108, the changes to the D.C.A. would now specifically list the services that are eligible for inclusion in the by-law. Furthermore, the initial list of



eligible services under Bill 108 was limited to “hard services,” with the “soft services” being removed from the D.C.A. These services would be considered as part of a new community benefits charge (discussed below) imposed under the *Planning Act*. As noted in the next section this list of services has been amended through Bill 197.

Mandatory 10% deduction – The amending legislation would have removed the mandatory 10% deduction for all services that remain eligible under the D.C.A.

Remaining Services to be Included in a New Community Benefits Charge (C.B.C.) Under the *Planning Act* – It is proposed that a municipality may, by by-law, impose a C.B.C. against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies. The C.B.C. was proposed to include formerly eligible D.C. services that are not included in the above listing, in addition to parkland dedication and bonus zoning contributions.

1.3.2 Bill 138: Plan to Build Ontario Together Act, 2019

On November 6, 2019, the Province release Bill 138 which provided further amendments to the D.C.A. and *Planning Act*. This Bill received Royal Assent on December 10, 2019, and was proclaimed which resulted in sections related to the D.C.A. (schedule 10) becoming effective on January 1, 2020. The amendments to the D.C.A. included removal of instalment payments for commercial and industrial developments that were originally included in Bill 108.

1.3.3 Bill 197: COVID-19 Economic Recovery Act, 2020

In response to the global pandemic that began affecting Ontario in early 2020, the Province released Bill 197 which provided amendments to a number of Acts, including the D.C.A. and *Planning Act*. This Bill also revised some of the proposed changes identified in Bill 108. Bill 197 was tabled on July 8, 2020, received Royal Assent on July 21, 2020, and was proclaimed on September 18, 2020. The following provides a summary of the changes:



1.3.3.1 D.C.-Related Changes

List of D.C.-Eligible Services

- As noted above, under Bill 108 some services were to be included under the D.C.A. and some would be included under the C.B.C. authority. Bill 197, however, revised this proposed change and has included all services (with some exceptions) under the D.C.A. These services are as follows:
 - Water supply services, including distribution and treatment services;
 - Wastewater services, including sewers and treatment services.
 - Storm water drainage and control services.
 - Services related to a highway.
 - Electrical power services.
 - Toronto-York subway extension.
 - Transit services.
 - Waste diversion services.
 - Policing services.
 - Fire protection services.
 - Ambulance services.
 - Library services.
 - Long-term Care services
 - Parks and Recreation services, but not the acquisition of land for parks.
 - Public Health services.
 - Childcare and early years services.
 - Housing services.
 - *Provincial Offences Act* services.
 - Services related to emergency preparedness.
 - Services related to airports, but only in the Regional Municipality of Waterloo.
 - Additional services as prescribed.

Classes of Services – D.C.

Pre-Bill 108/197 legislation (i.e., D.C.A., 1997) allowed for categories of services to be grouped together into a minimum of two categories (90% and 100% services).



The Act (as amended) repeals and replaces the above with the four following subsections:

- A D.C. by-law may provide for any eligible service or capital cost related to any eligible service to be included in a class, set out in the by-law.
- A class may be composed of any number or combination of services and may include parts or portions of the eligible services or parts or portions of the capital costs in respect of those services.
- A D.C. by-law may provide for a class consisting of studies in respect of any eligible service whose capital costs are described in paragraphs 5 and 6 of section 5 of the D.C.A.
- A class of service set out in the D.C. by-law is deemed to be a single service with respect to reserve funds, use of monies, and credits.

Note: An initial consideration of “class” appears to mean any group of services.

Mandatory 10% Deduction

As well, the removal of the 10% deduction for soft services under Bill 108 has been maintained.

1.3.3.2 C.B.C. Related Changes

C.B.C. Eligibility

- The C.B.C. is limited to lower-tier and single tier municipalities; upper-tier municipalities will not be allowed to impose this charge.

1.3.3.3 Combined D.C. and C.B.C. Impacts

D.C. vs. C.B.C. Capital Cost

- A C.B.C. may be imposed with respect to the services listed in subsection 2 (4) of the D.C.A. (eligible services), “provided that the capital costs that are intended to be funded by the community benefits charge are not capital costs that are intended to be funded under a development charge by-law.”



As a result of the passage of Bill 197, and subsequent proclamation on September 18, 2020, this report has provided the D.C. calculations without the 10% mandatory deduction.

1.3.4 Bill 213: Better for People, Smarter for Business Act, 2020

On December 8, 2020, Bill 213 received Royal Assent. One of the changes of the Bill that took effect upon Royal Assent included amending the *Ministry of Training, Colleges and Universities Act* by introducing a new section that would exempt the payment of D.C.s for developments of land intended for use by a university that receives operating funds from the Government. As a result, this mandatory exemption will be included in the D.C. by-law.

1.3.5 Bill 109: More Homes for Everyone Act, 2022

On April 14, 2022, Bill 109 received Royal Assent. One of the changes of the Bill and Ontario Regulation (O. Reg.) 438/22 that took effect upon Royal Assent included amending the D.C.A. and O. Reg. 82/98 related to the requirements for the information which is to be included in the annual Treasurer's statement on D.C. reserve funds and the requirement for publication of the statement. The following additional information must be provided for each D.C. service being collected for during the year:

- a) whether, as of the end of the year, the municipality expects to incur the amount of capital costs that were estimated, in the relevant development charge background study, to be incurred during the term of the applicable development charge by-law;
- b) if the answer to a) is no, the amount the municipality now expects to incur and a statement as to why this amount is expected; and
- c) if no money was spent from the reserve fund during the year, a statement as to why there was no spending during the year.

The changes to the D.C.A. has also been amended to now require that the annual Treasurer's statement be made available to the public on the website of the municipality or, if there is no such website, in the municipal office.



1.4 Changes to the D.C.A. – Bill 23: More Homes Built Faster Act, 2022

On November 28, 2022, Bill 23 received Royal Assent. This Bill amends a number of pieces of legislation including the *Planning Act* and D.C.A. The following provides a summary of the changes to the D.C.A.:

1.4.1 *Additional Residential Unit Exemption*

The rules for these exemptions are now provided in the D.C.A., rather than the regulations and are summarized as follows:

- Exemption for residential units in existing rental residential buildings – For rental residential buildings with four or more residential units, the greater of one unit or 1% of the existing residential units will be exempt from D.C.
- Exemption for additional residential units in existing and new residential buildings – The following developments will be exempt from a D.C.:
 - A second unit in a detached, semi-detached, or rowhouse if all buildings and ancillary structures cumulatively contain no more than one residential unit;
 - A third unit in a detached, semi-detached, or rowhouse if no buildings or ancillary structures contain any residential units; and
 - One residential unit in a building or structure ancillary to a detached, semi-detached, or rowhouse on a parcel of urban land, if the detached, semi-detached, or rowhouse contains no more than two residential units and no other buildings or ancillary structures contain any residential units.

1.4.2 *Removal of Housing as an Eligible D.C. Service*

Housing services is removed as an eligible service. Municipalities with by-laws that include a charge for housing services can no longer collect for this service.

1.4.3 *New Statutory Exemptions for Affordable Units, Attainable Units, Inclusionary Zoning Units, and Non-Profit Housing developments*

Affordable units, attainable units, inclusionary zoning units and non-profit housing developments are exempt from the payment of D.C.s, as follows:



- Affordable Rental Units: Where rent is no more than 80% of the average market rent as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
- Affordable Owned Units: Where the price of the unit is no more than 80% of the average purchase price as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
- Attainable Units: Excludes affordable units and rental units; will be defined as prescribed development or class of development and sold to a person who is at “arm’s length” from the seller.
 - Note: for affordable and attainable units, the municipality shall enter into an agreement that ensures the unit remains affordable or attainable for 25 years.
- Inclusionary Zoning Units: Affordable housing units required under inclusionary zoning by-laws are exempt from a D.C.
- Non-Profit Housing: Non-profit housing units are exempt from D.C.s and D.C. instalment payments due after November 28, 2022.

It is noted that the exemptions with respect to Affordable Rental units, Affordable Owned Units, and Attainable Units are not yet in effect until proclamation of the Bill.

1.4.4 Historical Level of Service extended to 15-year period instead of the historical 10-year period

Currently, the increase in need for service is limited by the average historical level of service calculated over the 10-year period preceding the preparation of the D.C. background study. This average is now extended to the historical 15-year period.

1.4.5 Revised Definition of Capital Costs

The definition of capital costs has been revised to remove studies. Furthermore, the regulations to the Act will prescribe services for which land or an interest in land will be restricted. As at the time of writing, no services have been prescribed

1.4.6 Mandatory Phase-in of a D.C.

For all D.C. by-laws passed after January 1, 2022, the charge must be phased-in annually over the first five years the by-law is in force, as follows:



- Year 1 – 80% of the maximum charge;
- Year 2 – 85% of the maximum charge;
- Year 3 – 90% of the maximum charge;
- Year 4 – 95% of the maximum charge; and
- Year 5 to expiry – 100% of the maximum charge.

1.4.7 D.C. By-law Expiry

A D.C. by-law now expires ten years after the day it comes into force (unless the by-law provides for an earlier expiry date). This extends the by-law's life from five years, currently.

1.4.8 Instalment Payments

Non-profit housing development has been removed from the instalment payment section of the Act (subsection 26.1), as these units are now exempt from the payment of a D.C.

1.4.9 Rental Housing Discount

The D.C. payable for rental housing development will be reduced based on the number of bedrooms in each unit as follows:

- Three or more bedrooms – 25% reduction;
- Two bedrooms – 20% reduction; and
- All other bedroom quantities – 15% reduction.

1.4.10 Maximum Interest Rate for Instalments and Determination of Charge for Eligible Site Plan and Zoning By-law Amendment Applications

No maximum interest rate was previously prescribed. As per Bill 23, the maximum interest rate is set at the average prime rate plus 1%. This maximum interest rate provision would apply to all instalment payments and eligible site plan and zoning by-law amendment applications occurring after November 28, 2022.



1.4.11 Requirement to Allocate Funds Received

Annually, beginning in 2023, municipalities will be required to spend or allocate at least 60% of the monies in a reserve fund at the beginning of the year for water, wastewater, and services related to a highway. Other services may be prescribed by the regulation.



Chapter 2

Current Town of Arnprior Policy



2. Current Town of Arnprior Policy

2.1 Schedule of Charges

On March 12, 2018, the Town of Arnprior passed By-law 6805-18 under the D.C.A., with an enforcement date of March 13, 2018, and was amended with By-law 6983-19 on July 8, 2019.

This by-law imposes D.C.s for residential and non-residential uses. Table 2-1 below provides the rates currently in effect, as of March 13, 2022.

Table 2-1
Town of Arnprior
Current D.C. Rates
March 13, 2022

Service	Residential				Non-Residential
	Single & Semi Detached	Multiples	Apartments with ≥ 2 Bedrooms	Apartments with < 2 Bedrooms	per sq.ft.
Services Related to a Highway	3,580	3,105	2,097	1,859	2.35
Fire Protection Services	238	206	140	124	0.15
Parks and Recreation Services	379	330	222	198	0.04
Library Services	408	354	239	211	0.04
Administration	1,121	971	657	583	0.74
Total Municipal Wide Services/Class of Service	5,726	4,966	3,355	2,975	3.32
Urban Services					
Wastewater Services	6,449	5,592	3,778	3,350	2.88
Water Services	6,110	5,298	3,580	3,174	2.73
Total Urban Services	12,559	10,890	7,358	6,524	5.61
Staye Court Area Specific Charges					
Wastewater Services	607	526	355	315	0.75
Water Services	690	599	405	359	0.82
Total Urban Services	1,297	1,125	760	674	1.57
GRAND TOTAL RURAL AREA	5,726	4,966	3,355	2,975	3.32
GRAND TOTAL URBAN AREA	18,285	15,856	10,713	9,499	8.93
GRAND TOTAL WITH STAYE COURT	19,582	16,981	11,473	10,173	10.51

2.2 Services Covered

The following services are covered under By-law 6805-18 (as amended with By-law 6893-19):

- Services Related to a Highway;
- Fire Protection Services;



- Parks and Recreation Services (Recreation Services);
- Library Services;
- Growth Studies (Administration);
- Wastewater Services; and
- Water Services.

2.3 Timing of D.C. Calculation and Payment

D.C.s are payable at the time of first building permit issuance and are collected by the Town of Arnprior Building Department.

2.4 Indexing

Rates shall be adjusted, without amendment to the By-law, annually on the anniversary year of the by-law for each, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0135-01).¹

2.5 Redevelopment Allowance

As a result of the redevelopment of land, a building or structure existing on the same land within 60 months prior to the date of payment of D.C.s 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 D.C.s otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) 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 D.C. by the number,

¹ O. Reg. 82/98 referenced “The Statistics Canada Quarterly, Construction Price Statistics, catalogue number 62-007” as the index source. Since implementation, Statistics Canada has modified this index twice and the above-noted index is the most current. The draft by-law provided herein refers to O. Reg. 82/98 to ensure traceability should this index continue to be modified over time.



according to type, of dwelling units that have been or will be demolished or converted to another principal use; and

- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable D.C.s by the gross floor area (G.F.A.) 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 D.C.s otherwise payable with respect to the redevelopment.

2.6 Exemptions

The following non-statutory exemptions are provided under By-law 6850-18, (as amended with By-law 6893-19):

- Buildings used as hospitals as governed by the *Public Hospitals Act*; and
- Where residential or non-residential building or structure is destroyed or damaged by causes beyond the owner's control (e.g. 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 subsection 3.12 (of the D.C. by-law) shall apply to the enlarged area only.
- Buildings used as Long-Term Care Homes that are non-profit institutions and are licensed under the *Long-term Care Homes Act, 2007, S.O. 2007, c.8*.



Chapter 3

Anticipated Development in the Town of Arnprior



3. Anticipated Development in the Town of Arnprior

3.1 Requirement of the Act

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Town of Arnprior will be required to provide services, over the 2023 to 2032 and 2023 –2042-time horizon.

Chapter 4 provides the methodology for calculating a D.C. as per the D.C.A. Figure 4-1 presents this methodology graphically. It is noted in the first box of the schematic that in order to determine the D.C. that may be imposed, it is a requirement of subsection 5 (1) of the D.C.A. that “the anticipated amount, type and location of development, for which development charges can be imposed, must be estimated.”

3.2 Basis of Population, Household and Non-Residential Gross Floor Area Forecast

The D.C. growth forecast has been derived by Watson. In preparing the growth forecast, the following information sources were consulted to assess the residential and non-residential development potential for the Town over the forecast period, including:

- Town of Arnprior Official Plan;
- Town of Arnprior Growth Management Strategy, June 2022 (Medium or reference growth scenario has been utilized to prepare the growth forecast);
- 2006, 2011, 2016, 2021 population, household, and 2006, 2011, and 2016 employment Census data;
- Historical residential and non-residential building permit data over the 2011 to 2022 period;
- Development applications data; and
- Discussions with Town staff regarding anticipated residential and non-residential development and land supply in the Town of Arnprior.

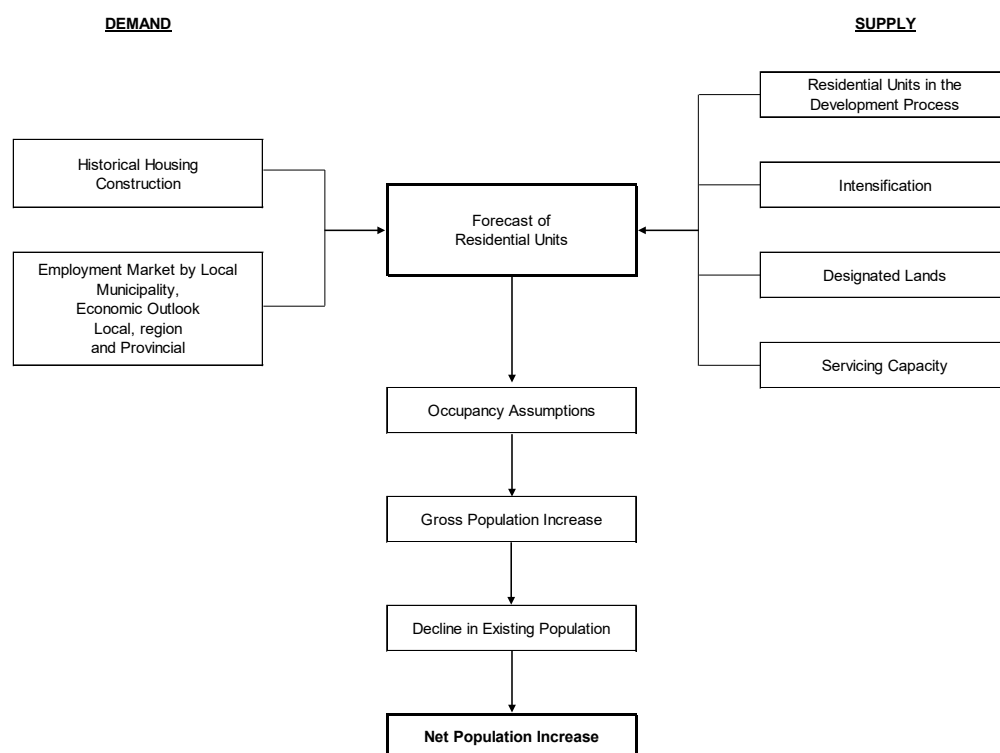


3.3 Summary of Growth Forecast

A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in **Error! Not a valid bookmark self-reference.** Figure 3-1. The discussion provided herein summarizes the anticipated growth for the Town and describes the basis for the forecast. The results of the residential growth forecast analysis are summarized in Table 3-1 below, and *Schedule 1* in Appendix A.

As identified in Table 3-1 and Appendix A, *Schedule 1*, population in Town of Arnprior is anticipated to reach approximately 11,290 by early-2032 and 12,830 by early-2042, resulting in an increase of approximately 1,130 and 2,660.¹

Figure 3-1
Population and Household Forecast Model



¹ The population figures used in the calculation of the 2023 D.C. exclude the net Census undercount, which is estimated at approximately 2.6%.



Table 3-1
Town of Arnprior
Residential Growth Forecast Summary

Year		Population (Including Census Undercount) ¹	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ²	Apartments ³	Other	Total Households	
Historical	Mid 2006	7,340	7,158	103	7,055	1,970	270	880	30	3,150	2.272
	Mid 2011	8,320	8,114	284	7,830	2,283	313	1,019	25	3,640	2.229
	Mid 2016	9,020	8,795	280	8,515	2,465	490	935	20	3,910	2.249
	Mid 2021	9,950	9,693	309	9,384	2,661	674	980	20	4,335	2.236
Forecast	Early 2023	10,430	10,165	329	9,836	2,794	749	1,049	20	4,612	2.204
	Early 2032	11,580	11,290	358	10,932	3,150	900	1,160	20	5,230	2.159
	Early 2042	13,160	12,825	407	12,418	3,510	1,100	1,400	20	6,030	2.127
Incremental	Mid 2006 - Mid 2011	980	956	181	775	313	43	139	-5	490	
	Mid 2011 - Mid 2016	700	681	-4	685	182	177	-84	-5	270	
	Mid 2016 - Early 2023	1,410	1,370	49	1,321	329	259	114	0	702	
	Early 2023 - Early 2032	1,150	1,125	29	1,096	356	151	112	0	619	
	Early 2023 - Early 2042	2,730	2,660	78	2,582	716	351	352	0	1,419	

Watson & Associates Economists Ltd., 2023

¹ Census undercount estimated at approximately 2.6%. Note: Population including the undercount has been rounded.

² Includes townhouses and apartments in duplexes.

³ Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



Provided below is a summary of the key assumptions and findings regarding the Town of Arnprior D.C. growth forecast:

1. Housing Unit Mix (Appendix A – Schedules 1, 6 and 7)

- The housing unit mix for the Town was derived from a detailed review of historical development activity (as per Schedule 7), as well as active residential development applications (as per Schedule 6), as well as discussions with Town staff regarding anticipated development trends for Town of Arnprior.
- Based on the above indicators, the 2023 to 2042 household growth forecast for the Town is comprised of a unit mix of 51% low density units (single detached and semi-detached), 24% medium density (multiples except apartments) and 25% high density (bachelor, 1-bedroom and 2-bedroom apartments).

2. Planning Period

- Short- and longer-term time horizons are required for the D.C. process. The D.C.A. limits the planning horizon for transit services to a 10-year planning horizon. All other services can utilize a longer planning period if the municipality has identified the growth-related capital infrastructure needs associated with the longer-term growth planning period.

3. Population in New Housing Units (Appendix A – Schedules 3, 4 and 5)

- Population in new units is derived from Schedules 3, 4, and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedule 8 summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2016 custom Census data for the Town of Arnprior. The total calculated 25-year adjusted average P.P.U.s by dwelling type are as follows:
 - Low density: 2.434
 - Medium density: 1.967
 - High density:¹ 1.376

¹ Includes bachelor, 1-bedroom and 2-or-more bedroom apartments.



4. Existing Units and Population Change (Appendix A – Schedules 3, 4 and 5)

- Existing households for early-2023 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 and mid-2022, assuming a 6-month lag between construction and occupancy (see Schedule 3).
- The decline in average occupancy levels for existing housing units is calculated in Schedules 3 through 5, by aging the existing population over the forecast period. The forecast population decline in existing households over the 2023 to 2042 forecast period is approximately 335.

5. Employment (Appendix A – Schedules 9a, 9b)

- The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in the Town divided by the number of residents. Key employment sectors include primary, industrial, commercial/ population-related, institutional, and work at home, which are considered individually below.
- 2016 employment data¹ (place of work) for the Town of Arnprior is outlined in Schedule 10a. The 2016 employment base is comprised of the following sectors:
 - 10 primary (0%);
 - 175 work at home employment (4%);
 - 1,413 industrial (33%);
 - 1,688 commercial/population related (39%); and
 - 1,025 institutional (24%).
- The 2016 employment by usual place of work, including work at home, is 4,208. An additional 345 employees have been identified for the Town in 2016 that have no fixed place of work (N.F.P.O.W.).²
- Total employment, including work at home and N.F.P.O.W. for the Town is anticipated to reach approximately 5,060 by early 2032; 5,580 by early 2042; and 6,070 at industrial buildout time period. This represents an employment increase

¹ 2016 employment is based on Statistics Canada 2016 Place of Work Employment dataset by Watson & Associates Economists Ltd.

² No fixed place of work is defined by Statistics Canada as "persons who do not go from home to the same workplace location at the beginning of each shift". Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.



of approximately 460 for the 2023 - 2032, 1,010 for the 2023 - 2042 forecast period and 1,480 for industrial buildout.

- Schedule 10b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e. employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential gross floor area (G.F.A.) calculation.

6. Non-Residential Sq.ft. Estimates (G.F.A., Appendix A, Schedule 10b)

- Square footage estimates were calculated in Schedule 10b based on the following employee density assumptions:
 - 1,300 sq.ft. per employee for industrial;
 - 550 sq.ft. per employee for commercial/population-related; and
 - 670 sq.ft. per employee for institutional employment.
- The Town-wide incremental Gross Floor Area (G.F.A.) is anticipated to increase by about 200,600 sq.ft. over the 2023 - 2032, 438,000 sq. ft over 2023 - 2042 and 1,073,700 sq.ft. over the industrial buildout forecast period.
- In terms of percentage growth, the 2023 to 2042 incremental G.F.A. forecast by sector is broken down as follows:
 - industrial – 79%;
 - commercial/population-related – 18%; and
 - institutional – 3%.



Chapter 4

The Approach to the Calculation of the Charge



4. The Approach to the Calculation of the Charge

4.1 Introduction

This chapter addresses the requirements of subsection 5 (1) of the D.C.A. with respect to the establishment of the need for service which underpins the D.C. calculation. These requirements are illustrated schematically in Figure 4-1.

4.2 Services Potentially Involved

Table 4-1 lists the full range of municipal services that are provided within the Town.

A number of these services are not listed as eligible services for inclusion in the D.C. by-law as per subsection 2 (4) of the D.C.A. These are shown as “ineligible” on Table 4-1. Two ineligible costs defined in subsection 5 (3) of the D.C.A. are “computer equipment” and “rolling stock with an estimated useful life of (less than) seven years.” In addition, local roads are covered separately under subdivision agreements and related means (as are other local services). Services that are potentially eligible for inclusion in the Town’s D.C. are indicated with a “Yes.”

4.3 Increase in the Need for Service

The D.C. calculation commences with an estimate of “the increase in the need for service attributable to the anticipated development,” for each service to be covered by the by-law. There must be some form of link or attribution between the anticipated development and the estimated increase in the need for service. While the need could conceivably be expressed generally in terms of units of capacity, subsection 5 (1) 3, which requires that Town Council indicate that it intends to ensure that such an increase in need will be met, suggests that a project-specific expression of need would be most appropriate.



Figure 4-1
The Process of Calculating a Development Charge under the Act that Must be Followed

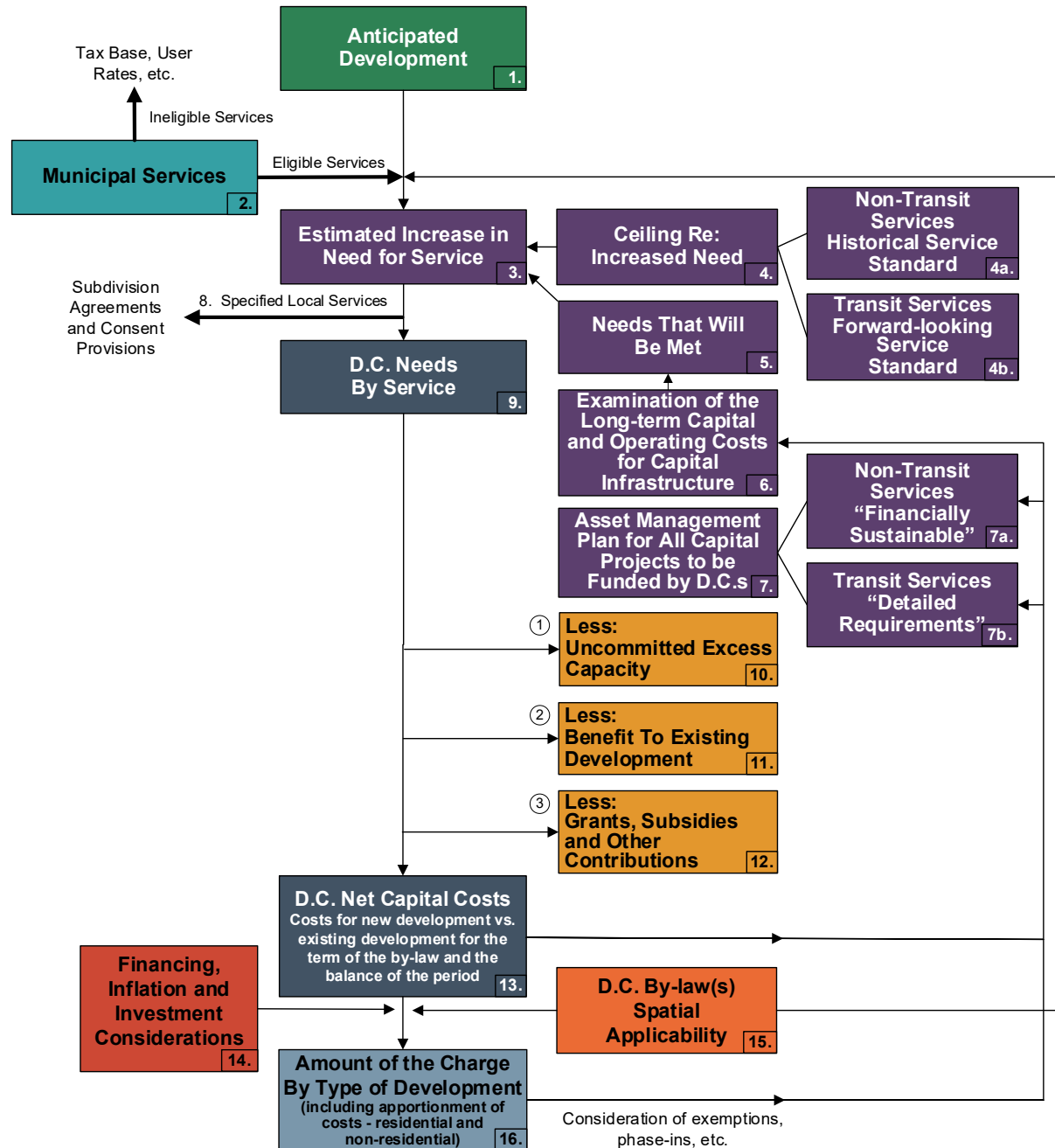




Table 4-1
Categories of Municipal Services to be Addressed as Part of the Calculation

Eligibility for Inclusion in the D.C. Calculation	Description
Yes	Municipality provides the service – service has been included in the D.C. calculation.
No	Municipality provides the service – service has not been included in the D.C. calculation.
n/a	Municipality does not provide the service.
Ineligible	Service is ineligible for inclusion in the D.C. calculation.

Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
1. Services Related to a Highway	Yes	1.1 Arterial roads	100
	Yes	1.2 Collector roads	100
	Yes	1.3 Bridges, culverts and roundabouts	100
	No	1.4 Local roads (within subdivisions)	0
	Yes	1.5 Traffic signals	100
	Yes	1.6 Sidewalks and streetlights	100
	Yes	1.7 Active transportation	100
2. Other Transportation Services	n/a	2.1 Transit vehicles ¹ & facilities	100
	n/a	2.2 Other transit infrastructure	100
	Ineligible	2.3 Municipal parking spaces - indoor	0
	Ineligible	2.4 Municipal parking spaces - outdoor	0
	Yes	2.5 Works yards	100
	Yes	2.6 Rolling stock ¹	100
	n/a	2.7 Ferries	100
	n/a	2.8 Airport	100

¹ with 7+ year lifetime

* same percentage as service component to which it pertains
computer equipment excluded throughout



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
3. Stormwater Drainage and Control Services	No	3.1 Main channels and drainage trunks	100
	No	3.2 Channel connections	100
	No	3.3 Retention/detention ponds	100
4. Fire Protection Services	Yes	4.1 Fire stations	100
	Yes	4.2 Fire pumpers, aerials and rescue vehicles ¹	100
	Yes	4.3 Small equipment and gear	100
5. Parks Services (i.e. Parks and Open Space)	Ineligible	5.1 Acquisition of land for parks, woodlots and E.S.A.s	0
	Yes	5.2 Development of area municipal parks	100
	Yes	5.3 Development of district parks	100
	Yes	5.4 Development of municipal-wide parks	100
	Yes	5.5 Development of special purpose parks	100
	Yes	5.6 Parks rolling stock ¹ and yards	100
6. Recreation Services	Yes	6.1 Arenas, indoor pools, fitness facilities, community centres, etc. (including land)	100
	Yes	6.2 Recreation vehicles and equipment ¹	100
7. Library Services	Yes	7.1 Public library space (incl. furniture and equipment)	100
	No	7.2 Library vehicles ¹	100
	Yes	7.3 Library materials	100
8. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres	Ineligible	8.1 Cultural space (e.g. art galleries, museums and theatres)	0
	Ineligible	8.2 Tourism facilities and convention centres	0

¹with 7+ year lifetime



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
9. Wastewater Services	Yes	9.1 Treatment plants	100
	Yes	9.2 Sewage trunks	100
	n/a	9.3 Local systems	0
	Yes	9.4 Vehicles and equipment ¹	100
10. Water Supply Services	Yes	10.1 Treatment plants	100
	Yes	10.2 Distribution systems	100
	n/a	10.3 Local systems	0
	Yes	10.4 Vehicles and equipment ¹	100
11. Waste Management Services	Ineligible	11.1 Landfill collection, transfer vehicles and equipment	0
	Ineligible	11.2 Landfills and other disposal facilities	0
	n/a	11.3 Waste diversion facilities	100
	n/a	11.4 Waste diversion vehicles and equipment ¹	100
12. Policing Services	n/a	12.1 Policing detachments	100
	n/a	12.2 Policing rolling stock ¹	100
	n/a	12.3 Small equipment and gear	100
13. Homes for the Aged	n/a	13.1 Homes for the aged space	100
	n/a	13.2 Vehicles ¹	100
14. Child Care	n/a	14.1 Child care space	100
	n/a	14.2 Vehicles ¹	100
15. Health	n/a	15.1 Health department space	100
	n/a	15.2 Health department vehicles ¹	100
16. Social Housing	Ineligible	16.1 Social housing space	0
17. Provincial Offences Act (P.O.A.)	n/a	17.1 P.O.A. space	100
18. Social Services	n/a	18.1 Social service space	100
19. Ambulance	n/a	19.1 Ambulance station space	100
	n/a	19.2 Vehicles ¹	100
20. Hospital Provision	Ineligible	20.1 Hospital capital contributions	0

¹ with 7+ year life-time



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
21. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible Ineligible Ineligible	21.1 Office space 21.2 Office furniture 21.3 Computer equipment	0 0 0
22. Other Services	Ineligible Yes	22.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land ² and facilities, including the D.C. background study cost 22.2 Interest on money borrowed to pay for growth-related capital	0 0-100

¹ with a 7+ year life-time

² same percentage as service component to which it pertains

4.4 Local Service Policy

Some of the need for services generated by additional development consists of local services related to a plan of subdivision. As such, they will be required as a condition of subdivision agreements or consent conditions. The Town's detailed Local Service Policy is provided in Appendix E.

4.5 Capital Forecast

Paragraph 7 of subsection 5 (1) of the D.C.A. requires that "the capital costs necessary to provide the increased services must be estimated." The Act goes on to require two potential cost reductions and the regulation sets out the way in which such costs are to be presented. These requirements are outlined below.



These estimates involve capital costing of the increased services discussed above. This entails costing actual projects or the provision of service units, depending on how each service has been addressed.

The capital costs include:

- a) costs to acquire land or an interest therein (including a leasehold interest);
- b) costs to improve land;
- c) costs to acquire, lease, construct or improve buildings and structures;
- d) costs to acquire, lease or improve facilities, including rolling stock (with a useful life of 7 or more years), furniture and equipment (other than computer equipment), materials acquired for library circulation, reference, or information purposes; and
- e) interest on money borrowed to pay for the above-referenced costs.

In order for an increase in need for service to be included in the D.C. calculation, Town Council must indicate “that it intends to ensure that such an increase in need will be met” (subsection 5 (1) 3). This can be done if the increase in service forms part of a Council-approved Official Plan, capital forecast, or similar expression of the intention of Council (O. Reg. 82/98 section 3). The capital program contained herein reflects the Town’s approved and proposed capital budgets and master servicing/needs studies.

4.6 Treatment of Credits

Section 8, paragraph 5, of O. Reg. 82/98 indicates that a D.C. background study must set out “the estimated value of credits that are being carried forward relating to the service.” Subsection 17, paragraph 4, of the same regulation indicates that “the value of the credit cannot be recovered from future D.C.s,” if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs. There are no outstanding credit obligations to be included in the D.C. calculations.

4.7 Classes of Services

Section 7 of the D.C.A. states that a D.C. by-law may provide for any D.C.-eligible service or the capital costs with respect to those services. Furthermore, a class may be



composed of any number or combination of services and may include parts or portions of each D.C.-eligible service

These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds. The D.C. calculations and by-law provided herein include a class of service for public works. This class is comprised of the following services:

- Services Related to a Highway;
- Water Services; and
- Wastewater Services.

4.8 Existing Reserve Funds

Section 35 of the D.C.A. states that:

“The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 7 of subsection 5 (1).”

There is no explicit requirement under the D.C.A. calculation method set out in subsection 5 (1) to net the outstanding reserve fund balance as part of making the D.C. calculation; however, section 35 does restrict the way in which the funds are used in future.

For services that are subject to a per capita based, service level “cap,” the reserve fund balance should be applied against the development-related costs for which the charge was imposed once the project is constructed (i.e. the needs of recent growth). This cost component is distinct from the development-related costs for the next 10-year period, which underlie the D.C. calculation herein.

The alternative would involve the Town spending all reserve fund monies prior to renewing each by-law, which would not be a sound basis for capital budgeting. Thus, the Town will use these reserve funds for the Town’s cost share of applicable development-related projects, which are required but have not yet been undertaken, as a way of directing the funds to the benefit of the development that contributed them (rather than to future development, which will generate the need for additional facilities directly proportionate to future growth).



Furthermore, the changes as a result of Bill 23 require that certain reserve funds need to be allocated as set out in section 35, paragraph 2, which states that:

“Beginning in 2023 and in each calendar year thereafter, a municipality shall spend or allocate at least 60 per cent of the monies that are in a reserve fund for the following services at the beginning of the year:

1. Water supply services, including distribution and treatment services.
2. Waste water services, including sewers and treatment services.
3. Services related to a highway as defined in subsection 1 (1) of the *Municipal Act, 2001* or subsection 3 (1) of the *City of Toronto Act, 2006*, as the case may be.”

The Town’s D.C. Reserve Fund balances by service at December 31, 2021, are shown below. We have adjusted the balances to reflect the current commitments to each reserve fund based on the Town’s prior years (2022 and prior) capital budgets for which capital works are currently underway. The adjusted reserve fund balances are rationalized as part of the D.C. calculations (Chapter 5):

Table 4-2
Summary of Development Charges Reserve Fund Balances

Service/Class of Service	Reserve Fund Balances at December 31, 2021	Adjustments for Commitments	Net Balance for December 31, 2022
Services Related to a Highway	(\$881,122)	(\$295,000)	(\$1,176,122)
Public Works Facilities	\$210,782	-	\$210,782
Public Works Vehicles	\$152,322	-	\$152,322
Fire Protection Services	\$37,414	-	\$37,414
Parks and Recreation Services	(\$45,350)	(\$99,200)	(\$53,850)
Library Services	\$200,881	(\$146,430)	\$54,451
Administration	(\$239,233)	(\$147,500)	(\$386,733)
Wastewater Services	\$4,144,747	(\$396,030)	\$3,748,717
Water Services	\$1,561,769	(\$374,139)	\$1,187,630
Total	\$5,232,909	(\$1,458,299)	\$3,774,610

Note: Amounts in brackets are deficit balances.



4.9 Deductions

The D.C.A. potentially requires that four deductions be made to the increase in the need for service. These relate to:

- the level of service ceiling;
- uncommitted excess capacity;
- benefit to existing development; and
- anticipated grants, subsidies, and other contributions.

The requirements behind each of these reductions are addressed below.

4.9.1 Reduction Required by Level of Service Ceiling

This is designed to ensure that the increase in need included in section 4.3 does “not include an increase that would result in the level of service [for the additional development increment] exceeding the average level of the service provided in the municipality over the 15-year period immediately preceding the preparation of the background study” (D.C.A., subsection 5 (1) 4). O. Reg. 82/98 (section 4) goes further to indicate that “both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service.”

In many cases, this can be done by establishing a quantity measure in terms of units as floor area, land area, or road length per capita and a quality measure, in terms of the average cost of providing such units based on replacement costs, engineering standards, or recognized performance measurement systems, depending on circumstances. When the quantity and quality factors are multiplied together, they produce a measure of the level of service, which meets the requirements of the Act, i.e. cost per unit.

With respect to transit services, the changes to the Act as a result of Bill 73 have provided for an alternative method for calculating the service standard ceiling. Transit services must now utilize a forward-looking service standard analysis, described later in this section.

The average service level calculation sheets for each service component in the D.C. calculation are set out in Appendix B.



4.9.2 Reduction for Uncommitted Excess Capacity

Paragraph 5 of subsection 5 (1) requires a deduction from the increase in the need for service attributable to the anticipated development that can be met using the Town's "excess capacity," other than excess capacity which is "committed."

"Excess capacity" is undefined, but in this case must be able to meet some or all of the increase in need for service, in order to potentially represent a deduction. The deduction of uncommitted excess capacity from the future increase in the need for service would normally occur as part of the conceptual planning and feasibility work associated with justifying and sizing new facilities, e.g. if a road widening to accommodate increased traffic is not required because sufficient excess capacity is already available, then widening would not be included as an increase in need, in the first instance.

4.9.3 Reduction for Benefit to Existing Development

Subsection 5 (1) 6 of the D.C.A. provides that, "The increase in the need for service must be reduced by the extent to which an increase in service to meet the increased need would benefit existing development." The general guidelines used to consider benefit to existing development included:

- the repair or unexpanded replacement of existing assets that are in need of repair;
- an increase in average service level of quantity or quality (compare water as an example);
- the elimination of a chronic servicing problem not created by growth; and
- providing services where none previously existed (generally considered for water or wastewater services).

This step involves a further reduction in the need, by the extent to which such an increase in service would benefit existing development. The level of service cap in subsection 4.9.1 is related but is not the identical requirement. Sanitary, storm, and water trunks are highly localized to growth areas and can be more readily allocated in this regard than other services such as services related to a highway, which do not have a fixed service area.



Where existing development has an adequate service level which will not be tangibly increased by an increase in service, no benefit would appear to be involved. For example, where expanding existing library facilities simply replicates what existing residents are receiving, they receive very limited (or no) benefit as a result. On the other hand, where a clear existing service problem is to be remedied, a deduction should be made accordingly.

In the case of services such as recreation facilities, community parks, libraries, etc., the service is typically provided on a Town-wide system basis. For example, facilities of the same type may provide different services (i.e., leisure pool vs. competitive pool), different programs (i.e., hockey vs. figure skating), and different time availability for the same service (i.e., leisure skating available on Wednesdays in one arena and Thursdays in another). As a result, residents will travel to different facilities to access the services they want at the times they wish to use them, and facility location generally does not correlate directly with residence location. Even where it does, displacing users from an existing facility to a new facility frees up capacity for use by others and generally results in only a very limited benefit to existing development. Furthermore, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.

4.9.4 Reduction for Anticipated Grants, Subsidies and Other Contributions

This step involves reducing the capital costs necessary to provide the increased services by capital grants, subsidies, and other contributions (including direct developer contributions required due to the local service policy) made or anticipated by Council and in accordance with various rules such as the attribution between the share related to new vs. existing development. That is, some grants and contributions may not specifically be applicable to growth or where Council targets fundraising as a measure to offset impacts on taxes (O. Reg. 82/98, section 6).

4.10 Town-wide vs. Area Rating

This step involves determining whether all the subject costs are to be recovered on a uniform municipal-wide basis or whether some or all are to be recovered on an area-specific basis. Under the amended D.C.A., it is now mandatory to “consider” area rating



of services (providing charges for specific areas and services), however, it is not mandatory to implement area rating. Further discussion is provided in subsection 7.4.4.

4.11 Allocation of Development

This step involves relating the costs involved to anticipated development for each period under consideration and using allocations between residential and non-residential development and between one type of development and another, to arrive at a schedule of charges.

4.12 Asset Management

The legislation now requires that a D.C. background study must include an asset management plan (A.M.P.) (subsection 10 (2) c. 2). The A.M.P. must deal with all assets that are proposed to be funded, in whole or in part, by D.C.s. The current regulations provide very extensive and specific requirements for the A.M.P. related to transit services (as noted in the subsequent subsection); however, they are silent with respect to how the A.M.P. is to be provided for all other services. As part of any A.M.P., the examination should be consistent with the municipality's existing assumptions, approaches, and policies on the asset management planning. This examination has been included in Appendix F.

4.13 Transit

In 2015, significant changes were made to the D.C.A. for transit services. These changes relate to four areas of the calculations, as follows:

- A. Transit no longer requires the statutory 10% mandatory deduction from the net capital cost (subsection 5.2 (i) of the D.C.A.).
- B. The background study requires the following in regard to transit costs (as per subsection 8 (2) of the regulations):
 - 1. The calculations that were used to prepare the estimate for the planned level of service for transit services, as mentioned in subsection 5.2 (3) of the Act.



2. An identification of the portion of the total estimated capital cost relating to the transit services that would benefit,
 - i. the anticipated development over the 10-year period immediately following the preparation of the background study, or
 - ii. the anticipated development after the 10-year period immediately following the preparation of the background study.
 3. An identification of the anticipated excess capacity that would exist at the end of the 10-year period immediately following the preparation of the background study.
 4. An assessment of ridership forecasts for all modes of transit services proposed to be funded by the D.C. over the 10-year period immediately following the preparation of the background study, categorized by development types, and whether the forecast ridership will be from existing or planned development.
 5. An assessment of the ridership capacity for all modes of transit services proposed to be funded by the development charge over the 10-year period immediately following the preparation of the background study.
- C. A new forward-looking service standard (as per subsection 6.1 (2) of the regulations) requires the following:
1. The service is a discrete service.
 2. No portion of the service that is intended to benefit anticipated development after the 10-year period immediately following the preparation of the background study may be included in the estimate.
 3. No portion of the service that is anticipated to exist as excess capacity at the end of the 10-year period immediately following the preparation of the background study may be included in the estimate.
- D. A very detailed asset management strategy and reporting requirements (subsection 6.1 (3) of the regulation) that includes lifecycle costs, action plans that will enable the assets to be sustainable, a summary of how to achieve the



proposed level of service, discussion on procurement measures and risk are required.

The Town of Arnprior currently does not provide a transit service.

4.14 Mandatory Phase-in of a D.C.

For all D.C. by-laws passed after January 1, 2022, the charge must be phased-in relative to the maximum charge that could be imposed under the by-law. The phase-in for the first 5-years that the by-law is in force, is as follows:

- Year 1 – 80% of the maximum charge;
- Year 2 – 85% of the maximum charge;
- Year 3 – 90% of the maximum charge;
- Year 4 – 95% of the maximum charge; and
- Year 5 to expiry – 100% of the maximum charge



Chapter 5

D.C.-Eligible Cost Analysis by Service



5. D.C.-Eligible Cost Analysis by Service

5.1 Introduction

This chapter outlines the basis for calculating eligible costs for the D.C.s to be applied on a uniform basis. In each case, the required calculation process set out in subsection 5 (1) paragraphs 2 to 7 in the D.C.A. and described in Chapter 4 was followed in determining D.C.-eligible costs.

The nature of the capital projects and timing identified in the Chapter reflects Council's current intention. Over time, however, Town projects and Council priorities change; accordingly, Council's intentions may alter and different capital projects (and timing) may be necessary to meet the need for services required by new growth.

5.2 Service Levels and 10-Year Capital Costs for D.C. Calculation

This section evaluates the development-related capital requirements for parks and recreation services and library services over a 10-year planning period. Each service component is evaluated on two format sheets: the average historical 15-year level of service calculation (see Appendix B), which “caps” the D.C. amounts; and, the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

5.2.1 *Parks and Recreation Services*

The Town currently provides a variety of parks and recreation-related assets to service the community and is summarized below:

- Approximately 92 acres of parkland;
- 59 parkland amenities that include items such as marina docks, baseball diamonds, basketball courts, playground structures, bleachers, etc.;
- 22 parks and recreation related vehicles and equipment (tractors, resurfacers, floor scrubbers, etc.);
- 2,040 linear metres of waterfront trails;
- 96,850 sq.ft. of recreation facility space (Nick Smith Centre).



In total, the Town's parks and recreation service has provided a 15-year historical level of service that equates to an investment of \$8,953 per capita. This level of investment provides the Town with a D.C.-eligible amount of approximately \$10.07 million towards future parks and recreation capital.

Based on the projected growth over the 10-year forecast period, the Town has identified \$10.17 million in future growth capital costs for Parks & Recreation. The projects include provisions for additional parkland development, waterfront development, vehicles and equipment, and additional parks and park upgrades, and upgrading and expanding the current pool family room changerooms. An inclusion of \$53,850 was made to account for the Town's existing reserve fund balance deficit, for a total gross cost of \$10.23 million. Of this amount a deduction of approximately \$6.76 million has been made to recognize existing benefit to the community. Additionally, a reduction to recognize the benefit to future development outside of the 10-year planning horizon of \$1.26 million has been included. After the deductions, the net growth-related costs included in the D.C. calculation totals approximately \$2.20 million.

As the predominant users of parks and recreation tend to be residents of the Town, the forecast growth-related costs have been allocated 95% to residential and 5% to non-residential.



Table 5-1
Infrastructure Cost Included in the Development Charges Calculation
Parks and Recreation Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non- Residential Share
	2023-2032									95%	5%
	Parkland										
1	Provision for Parkland Development	2023	120,000	-		120,000	-		120,000	114,000	6,000
2	Provision for Waterfront Development	2032	8,400,000	1,260,000		7,140,000	5,880,000		1,260,000	1,197,000	63,000
3	Dog Park	2026	42,400	-		42,400	-		42,400	40,280	2,120
4	McLean Field Transition	2025	420,000	-		420,000	210,000		210,000	199,500	10,500
5	Fairview Park	2024	120,000	-		120,000	-		120,000	114,000	6,000
6	Marshall's Bay Park	2024	170,000	-		170,000	-		170,000	161,500	8,500
7	CN Park	2024	120,000	-		120,000	85,000		35,000	33,250	1,750
							-				
	Recreation						-				
8	Pool - Family Change Rooms	2027	735,000	-		735,000	588,000		147,000	139,650	7,350
9	Provision for Vehicles and Equipment	2023-2032	44,000	-		44,000	-		44,000	41,800	2,200
10	Reserve Fund Adjustment	Reserve	53,850	-		53,850	-		53,850	51,157	2,692
	Total		10,225,250	1,260,000	-	8,965,250	6,763,000	-	2,202,250	2,092,137	110,112



5.2.2 Library Services

The Town provides one library facility which totals 14,266 sq.ft. in library space. Over the past 15 years, the average level of service was 1.66 sq.ft. of space per capita or an investment of \$1,010 per capita. Based on the service standard over the past 15 years, the Town would be eligible to collect a total of \$1,136,183 from D.C.s for library facilities.

The Town has a current inventory of library collection materials totalling 57,936 items that are available to the public. The collection includes various materials including books, subscriptions, periodicals, CDs, DVDs, etc., all of which have a total value of approximately \$2.05 million. Over the past 15 years, the average level of service is approximately 6.14 collection items per capita, or an investment of \$216 per capita. Based on the service standard, the Town would be eligible to collect \$242,460 from D.C.s for library collection items (over the 10-year forecast period).

Therefore, the total D.C.-eligible amount for library services is \$1,378,643.

To service the growth in the Town, staff have identified an expansion to its current facility at an estimated cost of \$540,000. Provisions totaling approximately \$150,000 million has also been included to purchase equipment and materials for the new library space, for a total gross capital amount of \$690,000. A deduction of \$52,500 has been made to recognize existing benefit to the community, as well as a reduction to recognize the benefit to future development outside of the 10-year planning horizon of \$270,000. Furthermore, a deduction of \$54,451 was made to account for the Town's existing library reserve fund balance. Therefore, the net growth-related capital cost to be included in the D.C. is \$313,049.

While library usage is predominately residential based, there is some use of the facilities by non-residential users, for the purpose of research. To acknowledge this use of the growth-related capital costs have been allocated 95% residential and 5% non-residential.



5.3 Service Levels and 20-Year Capital Costs for Arnprior's D.C. Calculation

This section evaluates the development-related capital requirements for those services with 20-year capital costs.

5.3.1 *Services Related to a Highway*

The Town of Arnprior currently owns and maintains:

- 59.94 km of roadways (paved collector, unpaved collector, paved local -external to development, unpaved local- external to development)
- 138,341 of linear metre of sidewalks and curbs; and
- 1,240 light standards and streetlights.

The level of service provided over the historical 15-year period translates to an average investment of \$11,152 per capita and a maximum D.C.-eligible amount of approximately \$29.66 million for recovery over the 20-year forecast period.

With respect to future needs, the forecasted road program includes projects that include construction of new sidewalks, roadways, intersection signalization and realignment, and provisions for roads and sidewalks in order to service growth, all of which totals \$10,347,880. In addition, \$1,176,122 has been included for current reserve fund deficit, for a total gross cost of \$11.52 million. Reductions in the amount of \$3,495,500 and \$700,000 have been made to recognize the existing benefit to the Town, as well as other contributions, respectively. Therefore, the D.C. calculations results in a net growth-related capital cost of \$7,328,502.

The residential/non-residential allocation for all services related to a highway is 83% residential and 17% non-residential based on the forecast population to employment anticipated over the forecast period.



Table 5-3
Infrastructure Cost Included in the Development Charges Calculation
Services Related to a Highway

Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 83%	Non-Residential Share 17%
	2023-2042										
1	Sidewalks - Winners Circle (Daniel St. to Mall Entrance - 125m)	2023	34,800	-		34,800	3,500		31,300	25,979	5,321
2	Sidewalks - McNab Street (Madawaska Blvd. to McLean Ave. – 850m)	2023	236,800	-		236,800	23,700		213,100	176,873	36,227
3	Sidewalks - Madawasaka Boulevard (Moe Robillard St. to Decosta St. – 500m)	2023	139,200	-		139,200	13,900		125,300	103,999	21,301
4	Baskin Drive West (800m) - Daniel North Property Line of School	2028	2,307,700	-		2,307,700	692,300		1,615,400	1,340,782	274,618
5	Provision for Roads	2023-2042	1,500,000	-		1,500,000	-		1,500,000	1,245,000	255,000
6	Provision for Sidewalks	2023-2042	190,000	-		190,000	-		190,000	157,700	32,300
7	Staye Court Drive - urban cross section	2031	1,426,300	-		1,426,300	356,600		1,069,700	887,851	181,849
8	Madawaska Street (Elgin to Daniel) Full Reconstruction - Road & Sidewalk	2037	2,494,500	-		2,494,500	1,746,200		748,300	621,089	127,211
9	Daniel St, Edey St, Galvin St Intersection Signalization and Realignment	2028	2,018,580	-		2,018,580	659,300	700,000	659,280	547,202	112,078
			-	-		-	-		-	-	-
10	Reserve Fund Adjustment	Reserve	1,176,122	-		1,176,122	-		1,176,122	976,182	199,941
	Total		11,524,002	-	-	11,524,002	3,495,500	700,000	7,328,502	6,082,657	1,245,845



5.3.2 Public Works Facilities, Fleet & Equipment

The Town operates its public works department out of 12,135 sq.ft. of facility space. The sq.ft. of facility space provided over the previous 15-year period results in an average level of service of 1.39 sq.ft. per capita, which equates to an investment of \$411 per capita. Based on this service standard, the Town would be eligible to collect approximately \$1.09 million from D.C.s for public works facility space.

The public works service has a variety of vehicles and major equipment with a value totalling approximately \$3.91 million. The number of vehicle and equipment provided over the previous 15-year period results in an average level of service of 7.20 vehicles and equipment per 1,000 population or a per capita level of investment of \$357. Over the forecast period, the D.C.-eligible amount for vehicles and equipment is approximately \$950,711.

Therefore, based on these service standard calculations, the total D.C.-eligible amount over the 20-year forecast period related to public works is approximately \$2.04 million.

Based on the projected growth over the 20-year forecast period, the Town has identified capital totalling \$2.69 million. These items include the purchase of a snowplow, 1-ton truck, engineering vehicle, snow disposal facility, a vehicle for wastewater services, and a provision for the expansion to the public works facility and salt dome. A reduction in the amount of \$1.01 million has been made to recognize the existing benefit to the Town, as well as a reduction to recognize the benefit to future development outside of the 20-year planning horizon of \$400,000 has been included. Furthermore, the reserve fund balance of \$363,104 has also been applied. Therefore, the net D.C.-eligible amount to be recovered over the forecast period is \$930,896.

The residential and non-residential capital cost allocation for public works of 83% residential and 17% non-residential is based on the incremental growth in population to employment for the 20-year forecast period.



Table 5-4
Infrastructure Cost Included in the Development Charges Calculation
Public Works

Prj .No	Increased Service Needs Attributable to Anticipated Development 2023-2042	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 83%	Non-Residential Share 17%
1	Snow Disposal Facility	2029	1,280,000	-		1,280,000	960,000		320,000	265,600	54,400
2	Snow plow	2032	271,000	-		271,000	-		271,000	224,930	46,070
3	1-Ton Truck Addition to Fleet	2027	60,000	-		60,000	45,000		15,000	12,450	2,550
4	Engineering Vehicle	2024	44,000	-		44,000	-		44,000	36,520	7,480
5	Provision for Expansion to the Public Works Facility & Salt Shed Dome	2029	1,000,000	400,000		600,000	-		600,000	498,000	102,000
6	WPCC vehicle fleet expansion	2028	44,000	-		44,000	-		44,000	36,520	7,480
7	Reserve Fund Adjustment	Reserve	-	-		-	363,104		(363,104)	(301,376)	(61,728)
									-	-	-
	Total		2,699,000	400,000	-	2,299,000	1,368,104	-	930,896	772,644	158,252



5.3.3 Fire Protection Services

Arnprior currently operates its fire services from the Stanley Tourangeau Fire Hall, totalling 8,956 sq.ft. of facility space. Over the historical 15-year period, the per capita average level of service was 1.03 sq.ft. which equates to an investment of \$490 per capita. This level of service provides the Town with a maximum D.C.-eligible amount of \$1.30 million for recovery over the forecast period.

The fire department has a current inventory of 8 vehicles, resulting in a calculated average level of service of 1.10 vehicles per 1,000 population, and an average level of investment of \$452 per capita. This level of service provides for a D.C.-eligible amount of \$1.20 million over the forecast period.

In addition to the vehicles, the Town also provides 133 items of equipment and gear for use in the fire services, with a total value of approximately \$1.04 million. This results in a calculated average level of service for the historical 15-year period of \$107 per capita, providing for a D.C.-eligible amount over the forecast period of \$284,168 for equipment and gear.

Based on the above, the maximum D.C.-eligible amount for recovery over the 20-year forecast period for fire services is approximately \$2.8 million.

Based on growth-related needs, a need for a new tanker/pumper and provisions for four (4) additional full time equivalent employee's equipment and for training facility equipment has been identified to service growth over the forecast period at a combined cost of \$1.01 million. Reductions in the amounts of \$651,700 and \$37,414 has been made to recognize the existing benefit to the Town and the reserve fund surplus, respectively. Therefore, the D.C. calculations results in a net growth-related capital cost of \$316,886.

These costs are shared between residential and non-residential based on the population to employment ratio over the forecast period, resulting in 83% being allocated to residential development and 17% being allocated to non-residential development.



Table 5-5
Infrastructure Cost Included in the Development Charges Calculation
Fire Protection Services

Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 83%	Non-Residential Share 17%
	2023-2042										
1	9711 Tanker/Pumper Replacement	2031	750,000	-		750,000	575,000		175,000	145,250	29,750
2	Vehicle Equipment (Tanker/Pumper)	2031	100,000	-		100,000	76,700		23,300	19,339	3,961
3	Provision for Equipment - 4 additional FTE's	2025	56,000	-		56,000	-		56,000	46,480	9,520
4	Provision for new Training Equipment	2032	100,000	-		100,000	-		100,000	83,000	17,000
5	Reserve Fund Adjustment	Reserve	-	-		-	37,414		(37,414)	(31,054)	(6,360)
	Total		1,006,000	-	-	1,006,000	689,114	-	316,886	263,015	53,871



5.4 Service Levels and Urban Buildout Capital Costs for Arnprior' D.C. Calculation

This section evaluates the development-related capital requirements for those services with a 20-year urban industrial land buildout capital costs.

5.4.1 Water Services

For water services, the Town has included \$41.48 million in gross costs which includes a debenture repayment, a water filtration plant expansion, upsizing several watermain throughout the Town, and a provision for water main links and upsizing for future growth needs. With regards to the debt, the Town's Water Filtration Plant was built in 2011 and is currently being debt financed with an unfunded principal and interest (discounted) balance of \$7.29 million. The Town has been cash-flowing the payments of the debenture through their general water reserve, and therefore, any unfunded D.C.-eligible amounts have been included for recovery.

Further to the gross costs above, a reduction in the amount of \$8.15 million to recognize the existing benefit to the Town has been made for all the projects identified (excluding debt), as well as a reduction to recognize the benefit to future development outside of the 20-year planning horizon of \$11.90 million has been included. Additionally, a reduction of \$3.66 million from grants and contributions has been included. Furthermore, a reduction due to the reserve fund surplus balance of \$1.19 (less commitments) has also been applied. Therefore, the D.C. calculations results in a net growth-related capital cost of \$16.58 million.

These costs have been allocated 76% residential and 24% non-residential based on the incremental growth in urban buildout population water flows for the 20-year (urban industrial land buildout) forecast period.



Table 5-6
Infrastructure Cost Included in the Development Charges Calculation
Water Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2023-Urban Buildout									76%	24%
1	WFP Expansion Class EA	2033-2043	311,000	185,000		126,000	46,700		79,300	60,268	19,032
2	WFP Expansion Design	2033-2043	1,791,000	1,065,600		725,400	268,700		456,700	347,092	109,608
3	WFP Expansion	2033-2043	17,910,000	10,656,500		7,253,500	2,686,500		4,567,000	3,470,920	1,096,080
4	Water Filtration Plant - Unfunded Principal Payments	2023-2032	5,131,166	-		5,131,166	-		5,131,166	3,899,686	1,231,480
5	Water Filtration Plant - Unfunded Discounted Interest	2023-2032	2,165,086	-		2,165,086	-		2,165,086	1,645,466	519,621
6	Daniel Street Watermain Replacement - Charles St. to Staye Court Dr. (400mm) - Part 2 (incl design)	2024-2025	542,800	-		542,800	237,500		305,300	232,028	73,272
7	Staye Court (Daniel to Hwy 17) - Upsize Watermain 400mm	2031	750,000	-		750,000	205,100		544,900	414,124	130,776
8	Victoria (John to Elgin) - Upsize Watermain 300mm	2030	600,000	-		600,000	87,500		512,500	389,500	123,000
9	Elgin (Victoria to Norma) - Upsize Watermain 300mm	2029	350,000	-		350,000	122,500		227,500	172,900	54,600
10	Norma (Elgin to Caruso) - Upsize Watermain 300mm	2028	425,000	-		425,000	77,000		348,000	264,480	83,520
11	Caruso (Norma to Ida) - Upsize Watermain 300mm	2027	110,000	-		110,000	42,600		67,400	51,224	16,176
12	Madawaska Street - Elgin to Daniel	2037	627,000	-		627,000	99,300		527,700	401,052	126,648
13	River Crossing Phase 1 Replace 400mm	2023	5,500,000	-		5,500,000	2,445,500	2,006,418	1,048,082	796,542	251,540
14	River Crossing Phase 2	2022	1,500,000	-		1,500,000	1,050,000		450,000	342,000	108,000
15	Clearwell No. 1	2032	2,500,000	-		2,500,000	765,100	1,649,925	84,975	64,581	20,394
16	Water Meter Reading Equipment	2028	16,000	-		16,000	11,200		4,800	3,648	1,152
17	Provision for Water Main Links & Upsizing	2023-2042	1,250,000	-		1,250,000	-		1,250,000	950,000	300,000
18	Reserve Fund Adjustment	Reserve	-	-		-	1,187,630		(1,187,630)	(902,599)	(285,031)
	Total		41,479,052	11,907,100	-	29,571,952	9,332,830	3,656,343	16,582,779	12,602,912	3,979,867



5.4.2 Wastewater Services

For wastewater services, the Town has included \$25.69 million in gross costs which includes a debenture repayment, an expansion to the Water Pollution Control Centre (WPCC), wastewater main redevelopments, and a provision for sewer main upsizing. With regards to the debt, the Town's WPCC was built in 2011 and is currently being debt financed with an unfunded growth-related principal and interest (discounted) balance of \$6.96 million. The Town has been cash-flowing the payments of the debenture through their general wastewater reserve, and therefore, any unfunded D.C.-eligible amounts have been included for recovery.

Further to the gross cost identified above, reductions in the amounts of \$8.99 million for post period benefit and \$2.75 million to recognize the existing benefit to the Town have been made for the WPCC expansion and the wastewater main redevelopments. Furthermore, a reduction of \$3.75 million from the reserve fund surplus has been applied. Therefore, the D.C. calculations results in a net growth-related capital cost of \$10.19 million.

These costs have been allocated 76% residential and 24% non-residential based on the incremental growth in urban buildout population wastewater flows for the 20-year (urban industrial land buildout) forecast period.



Table 5-7
Infrastructure Cost Included in the Development Charges Calculation
Wastewater Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2023-Urban Buildout									76%	24%
1	WPCC Expansion - unfunded principal payments	2023-2032	4,895,394	-		4,895,394	-		4,895,394	3,720,499	1,174,895
2	WPCC Expansion - unfunded discounted interest	2023-2032	2,065,603	-		2,065,603	-		2,065,603	1,569,858	495,745
3	New WPCC Expansion	2033-2043	15,120,000	8,996,400		6,123,600	2,268,000		3,855,600	2,930,256	925,344
4	New WPCC Expansion Schedule C Class EA	2033-2043	262,500	-		262,500	-		262,500	199,500	63,000
5	New WPCC Expansion - Design & Engineering	2033-2043	1,512,000	-		1,512,000	-		1,512,000	1,149,120	362,880
6	Daniel Street at William Street Storm Sewer Culvert Repalcement (Twinning) and Atkinson St Culvert - Atkinson Full Reconstruction w/ sewer sep, Daniel St Reconstruction	2025	590,000	-		590,000	483,800		106,200	80,712	25,488
7	Provisional Sewer main Upsizing	2023-2042	1,250,000	-		1,250,000	-		1,250,000	950,000	300,000
8	Reserve Fund Adjustment	Reserve	-	-		-	3,748,717		(3,748,717)	(2,849,025)	(899,692)
	Total		25,695,497	8,996,400	-	16,699,097	6,500,517	-	10,198,580	7,750,921	2,447,659



5.4.3 Staye Court Water and Wastewater Servicing

The recovery of the Staye Court area-specific D.C.s has been carried historically over from the prior D.C. studies. The recovery amounts identified in the 2017 study have been indexed as part of this D.C. study:

Water

In the 2017 study, the debentured water costs identified for inclusion into the cash-flow recovery was \$729,846. This amount has been indexed by the Non-Res Building Construction Price Index (N.R.B.C.P.I.) of 34.5%, which equals \$981,987 and has been included in the D.C. calculations. See Appendix H for more details.

Wastewater

Similar to water, the 2017 debentured wastewater costs identified for inclusion into the cash-flow recovery was \$815,241. This amount has been indexed by the N.R.B.C.P.I. of 34.5%, which equals \$1,096,884 and has been included in the D.C. calculations. See Appendix H for more details.

These costs have been allocated 11% residential and 89% non-residential based on the demand flows by development type for the remaining developable land available.



Chapter 6

D.C. Calculation



6. D.C. Calculation

Tables 6-1 calculates the proposed uniform D.C. to be imposed on anticipated development in the Town for Town-wide services over 20-year (with an industrial land buildout) planning horizon. Tables 6-2 calculates the proposed uniform D.C. to be imposed on anticipated development in the Town for Town-wide services over a 20-year planning horizon. Table 6-3 calculates the proposed uniform D.C. to be imposed on anticipated development in the Town for Town-wide services over a 10-year planning horizon.

The calculation for residential development is generated on a per capita basis and is based upon five forms of housing types (singles and semi-detached, apartments 2+ bedrooms, apartments 1 bedroom, all other multiples, and special care/special dwelling units). The non-residential D.C. has been calculated on a per sq.ft. of G.F.A. basis for all types of non-residential development.

The D.C.-eligible costs for each service component were developed in Chapter 5 for all Town services, based on their proposed capital programs.

For the residential calculations, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The eligible-D.C. cost calculations set out in Chapter 5 are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). The cost per capita is then multiplied by the average occupancy of the new units (Appendix A, Schedule 5) to calculate the charge in Tables 6-1 to 6-3.

With respect to non-residential development, the total costs in the uniform charge allocated to non-residential development (based on need for service) have been divided by the anticipated development over the planning period to calculate a cost per sq.ft. of G.F.A.

Table 6-4 summarizes the total D.C. that is applicable for municipal-wide services and Table 6-5 summarizes the gross capital expenditures and sources of revenue for works to be undertaken during the 10-year life of the by-law.



Table 6-1
Town of Arnprior
Development Charge Calculation
Town-wide Services and Classes of Services
2023 to 2042 with Industrial Land Buildout

SERVICE/CLASS	2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. <u>Wastewater Services</u>	\$	\$	\$	\$
1.1 Treatment plants & Sewers	7,750,921	2,447,659	6,468	2.28
	7,750,921	2,447,659	6,468	2.28
2. <u>Water Services</u>				
2.1 Treatment, storage and distribution systems	12,602,912	3,979,867	10,516	3.71
	12,602,912	3,979,867	10,516	3.71
TOTAL	\$20,353,833	\$6,427,526	\$16,984	5.99
D.C.-Eligible Capital Cost	\$20,353,833	\$6,427,526		
20-Year Gross Population/Buildout GFA Growth (sq.ft.)	2,917	1,073,700		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$6,977.66	\$5.99		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.434	\$16,984		
Multiples	1.967	\$13,725		
Apartments - 2 Bedrooms +	1.607	\$11,213		
Apartments - Bachelor and 1 Bedroom	1.100	\$7,675		
Special Care/Special Dwelling Units	1.100	\$7,675		

Table 6-2
Town of Arnprior
Development Charge Calculation
Town-wide Services and Classes of Services
2023 to 2042

SERVICE/CLASS	2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
3. <u>Services Related to a Highway</u>	\$	\$	\$	\$
3.1 Roads and Related	6,082,657	1,245,845	5,076	2.85
	6,082,657	1,245,845	5,076	2.85
4. <u>Public Works (Facilities and Fleet)</u>				
4.1 Services Related to a Highway	746,372	152,871	623	0.35
4.2 Water Services	-	-	-	-
4.3 Wastewater Services	26,272	5,381	22	0.01
	772,644	158,252	645	0.36
5. <u>Fire Protection Services</u>				
5.1 Fire facilities, vehicles & equipment	263,015	53,871	219	0.12
	263,015	53,871	219	0.12
TOTAL	\$7,118,316	\$1,457,968	\$5,940	\$3.33
D.C.-Eligible Capital Cost	\$7,118,316	\$1,457,968		
20-Year Gross Population/GFA Growth (sq.ft.)	2,917	438,000		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$2,440.29	\$3.33		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.434	\$5,940		
Multiples	1.967	\$4,800		
Apartments - 2 Bedrooms +	1.607	\$3,922		
Apartments - Bachelor and 1 Bedroom	1.100	\$2,684		
Special Care/Special Dwelling Units	1.100	\$2,684		



Table 6-3
Town of Arnprior
Development Charge Calculation
Town-wide Services and Classes of Services
2023 to 2032

SERVICE/CLASS	2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
6. <u>Parks and Recreation Services</u>	\$	\$	\$	\$
6.1 Park development, amenities, trails and recreation facilities	2,092,137	110,112	3,866	0.55
	2,092,137	110,112	3,866	0.55
7. <u>Library Services</u>				
7.1 Library facilities and materials	297,396	15,652	550	0.08
	297,396	15,652	550	0.08
TOTAL	\$2,389,534	\$125,765	\$4,416	\$0.63
D.C.-Eligible Capital Cost	\$2,389,534	\$125,765		
10-Year Gross Population/GFA Growth (sq.ft.)	1,317	200,600		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$1,814.38	\$0.63		
<u>By Residential Unit Type</u>	<u>P.P.U.</u>			
Single and Semi-Detached Dwelling	2.434	\$4,416		
Multiples	1.967	\$3,569		
Apartments - 2 Bedrooms +	1.607	\$2,916		
Apartments - Bachelor and 1 Bedroom	1.100	\$1,996		
Special Care/Special Dwelling Units	1.100	\$1,996		

Table 6-4
Town of Arnprior
Development Charge Calculation
Total all Services and Classes of Services

	2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
Urban-wide Services/Classes Build out	20,353,833	6,427,526	16,984	5.99
Municipal-wide Services/Classes 20 Year	7,118,316	1,457,968	5,940	3.33
Municipal-wide Services/Classes 10 Year	2,389,534	125,765	4,416	0.63
TOTAL	29,861,683	8,011,260	27,340	9.95



Table 6-5
Town of Arnprior
Gross Expenditure and Sources of Revenue Summary
For Costs to be Incurred over the Life of the By-law

Service/Class	Total Gross Cost	Sources of Financing					
		Tax Base or Other Non-D.C. Source			Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Other Funding		Residential	Non-Residential
1. Wastewater Services 1.1 Treatment plants & Sewers	7,550,997	0	483,800	0	0	5,371,069	1,696,127
2. Water Services 2.1 Treatment, storage and distribution systems	17,090,052	0	4,278,900	2,006,418	0	8,211,598	2,593,136
3. Services Related to a Highway 3.1 Roads and Related	8,189,985	0	2,576,447	700,000	0	4,078,236	835,301
4. Public Works (Facilities and Fleet) 4.1 Services Related to a Highway	2,655,000	0	1,005,000	0	400,000	1,037,500	212,500
4.2 Water Services	0	0	0	0	0	0	0
4.3 Wastewater Services	44,000	0	0	0	0	36,520	7,480
5. Fire Protection Services 5.1 Fire facilities, vehicles & equipment	1,006,000	0	651,700	0	0	294,069	60,231
6. Parks and Recreation Services 6.1 Park development, amenities, trails and recreation facilities	10,171,400	0	6,763,000	0	1,260,000	2,040,980	107,420
7. Library Services 7.1 Library facilities and materials	690,000	0	52,500	0	270,000	349,125	18,375
Total Expenditures & Revenues	\$47,397,434	\$0	\$15,811,347	\$2,706,418	\$1,930,000	\$21,419,098	\$5,530,571



Chapter 7

D.C. Policy Recommendations and D.C. By-law Rules



7. D.C. Policy Recommendations and D.C. By-law Rules

7.1 Introduction

Subsection 5 (1) 9 states that rules must be developed:

“to determine if a development charge is payable in any particular case and to determine the amount of the charge, subject to the limitations set out in subsection (6).”

Paragraph 10 of the section goes on to state that the rules may provide for exemptions, phasing in and/or indexing of D.C.s.

Subsection 5 (6) establishes the following restrictions on the rules:

- the total of all D.C.s that would be imposed on anticipated development must not exceed the capital costs determined under subsection 5 (1) 2-7 for all services involved;
- if the rules expressly identify a type of development, they must not provide for it to pay D.C.s that exceed the capital costs that arise from the increase in the need for service for that type of development; however, this requirement does not relate to any particular development; and
- if the rules provide for a type of development to have a lower D.C. than is allowed, the rules for determining D.C.s may not provide for any resulting shortfall to be made up via other development.

With respect to “the rules,” section 6 states that a D.C. by-law must expressly address the matters referred to above re subsection 5 (1) paragraphs 9 and 10, as well as how the rules apply to the redevelopment of land.

The rules provided are based on the Town’s existing policies; with some modifications and consideration for the changes to the D.C.A. resulting from Bills 108, 197, 213, and 23.



7.2 D.C. By-law Structure

It is recommended that:

- A class of service be established for public works;
- the Town uses a uniform Town-wide D.C. calculation for all municipal services, except for the Stave Court water and wastewater services
- specific water and wastewater services be imposed on the Stave Court area of the Town; and
- one municipal D.C. by-law be used for all services.

Note that the D.C. by-law provided in Appendix G currently consolidates all of the D.C. services under one by-law. However, council can consider passing individual by-laws for each D.C. service presented in this report.

7.3 D.C. By-law Rules

The following subsections set out the recommended rules governing the calculation, payment and collection of D.C.s in accordance with section 6 of the D.C.A.

It is recommended that the following sections provide the basis for the D.C.s.:

7.3.1 Payment in any Particular Case

In accordance with the D.C.A., subsection 2 (2), a D.C. be calculated, payable, and collected where the development requires one or more of the following:

- “(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 9 of the *Condominium Act, 1998*; or
- (g) the issuing of a permit under the *Building Code Act, 1992* in relation to a building or structure.”

7.3.2 Determination of the Amount of the Charge

The following conventions be adopted:

- 1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned based on the amount of square feet of G.F.A. constructed for eligible uses (i.e. industrial, commercial, and institutional).
- 2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, e.g.
 - for parks and recreation services, and library services, a 5% non-residential attribution has been made to recognize use by the non-residential sector;
 - for services related to a highway, public works, and fire protection services, an 83% residential/17% non-residential attribution has been made based on a population vs. employment growth ratio over the 20-year forecast period; and
 - for water and wastewater services, a 76% residential/24% non-residential allocation has been made based on the incremental growth for urban demand flows over the 20-year (urban industrial land buildout) forecast period.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

If a development involves the demolition and replacement of a building or structure on the same site (within 60 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 the conversion from one principal use to another, the developer shall be allowed a credit equivalent to:



- 1) the number of dwelling units demolished/converted multiplied by the applicable residential D.C. in place at the time the D.C. is payable; and/or
- 2) the G.F.A. of the building demolished/converted multiplied by the current non-residential D.C. in place at the time the D.C. is payable;

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

7.3.4 Exemptions (full or partial)

a) Statutory exemptions:

- industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, section 1) of the building; for industrial building additions that exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s (subsection 4 (3) of the D.C.A.);
- buildings or structures owned by and used for the purposes of any municipality, local board, or Board of Education (section 3);
- residential development in existing buildings: development that results only in the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in section 2 of O. Reg. 82/98);
- residential development in new dwellings: development that includes the creation of up to two detached dwelling units (based on prescribed limits set out in section 2 of O. Reg. 82/98);
- a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario;
- affordable units, attainable units, inclusionary zoning units, and non-profit housing developments; and
- discount for rental housing units based on bedroom size (i.e. three or more bedrooms – 25% reduction, two bedrooms – 20% reduction, and all others – 15% reduction).

b) Non-statutory exemptions:

- buildings used as hospitals as governed by the *Public Hospital Act*.



- buildings used as Long-Term Care Homes that are non-profit institutions and are licensed under the *Long-term Care Homes Act, 2007*, S.O. 2007, c.8.

7.3.5 Phasing in

As required by Bill 23, the calculated D.C. will be phased-in over a five-year period as follows:

- Year 1 – 80% of the maximum charge;
- Year 2 – 85% of the maximum charge;
- Year 3 – 90% of the maximum charge;
- Year 4 – 95% of the maximum charge; and
- Year 5 to expiry – 100% of the maximum charge.

7.3.6 Timing of Collection

The D.C.s for all services and classes are payable upon issuance of a building permit for each dwelling unit, building, or structure, subject to early or late payment agreements entered by the Town and an owner under section 27 of the D.C.A.

Rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Moreover, the D.C. amount for all developments occurring within two years of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted after January 1, 2020) shall be determined based on the D.C. in effect on the day of the applicable Site Plan or Zoning By-law Amendment application.

Instalment payments and payments determined at the time of Site Plan or Zoning By-law Amendment application are subject to annual interest charges calculated based on the Town's D.C. Interest Rate Policy, as may be amended from time to time.

7.3.7 Indexing

Indexing of the D.C.s shall be implemented on a mandatory basis annually commencing on the anniversary date thereafter, in accordance with the Statistics Canada Quarterly,



Non-Residential Building Construction Price Index (Table 18-10-0135-01)¹ for the most recent year-over-year period.

7.3.8 The Applicable Areas

The charges developed herein provide for varying charges within the Town, as follows:

- all Town-wide services – the full residential and non-residential charge will be imposed on all lands within the Town.

7.4 Other D.C. By-law Provisions

It is recommended that:

7.4.1 Categories of Services/Classes of Services for Reserve Fund and Credit Purposes

The Town's D.C. collections are currently reserved in nine (9) separate reserve funds: services related to a highway, public works facilities, public works fleet, water services, wastewater services, fire protection services, recreation services, library services, and administration.

It is recommended:

- that the Town rename the recreation services reserve fund to “Parks and Recreation Services;
- that the Town address the deficit in the administration reserve fund as it is no longer considered an eligible service under the D.C.A., as amended.

Appendix D outlines the reserve fund policies that the Town is required to follow as per the D.C.A.

¹ O. Reg. 82/98 referenced “The Statistics Canada Quarterly, Construction Price Statistics, catalogue number 62-007” as the index source. Since implementation, Statistics Canada has modified this index twice and the above-noted index is the most current. The draft by-law provided herein refers to O. Reg. 82/98 to ensure traceability should this index continue to be modified over time.



7.4.2 By-law In-force Date

A by-law under the D.C.A. comes into force on the day after which the by-law is passed by Council, or at a later date, determined by Council.

7.4.3 Minimum Interest Rate Paid on Refunds and Charged for Inter-Reserve Fund Borrowing

The minimum interest rate is the Bank of Canada rate on the day on which the by-law comes into force (as per section 11 of O. Reg. 82/98).

7.4.4 Area Rating

As noted earlier, Bill 73 has introduced two new sections where Council must consider the use of area specific charges:

1. Subsection 2 (9) of the D.C.A. now requires a municipality to implement area-specific D.C.s for either specific services which are prescribed and/or for specific municipalities which are to be regulated (note that at this time, no municipalities or services are prescribed by the regulations).
2. Subsection 10 (2) c.1 of the D.C.A. requires that “the development charges background study shall include consideration of the use of more than one development charge by-law to reflect different needs for services in different areas.”

In regard to the first item, there are no services or specific municipalities identified in the regulations which must be area rated. The second item requires Council to consider the use of area rating.

At present, the Town’s services are recovered based on a uniform, municipal-wide basis except for localized water and wastewater servicing for the Staye Court area. An area charge has been in place for many years.

It will be recommended to Council that the use of the area rating for water and wastewater be continued, while all other services be continued on the same uniform basis.



7.5 Other Recommendations

It is recommended that Council:

“Whenever appropriate, request that grants, subsidies and other contributions be clearly designated by the donor as being to the benefit of existing development or new development, as applicable;”

“Adopt the assumptions contained herein as an ‘anticipation’ with respect to capital grants, subsidies and other contributions;”

“A Class of service be established for public works;”

“Continue the D.C. approach to calculate the charges on a uniform Town-wide basis for all municipal services;”

“Continue the D.C. approach to calculate the Staye Court water and wastewater servicing charges on an area-specific basis;”

“Approve the capital project listing set out in Chapter 5 of the D.C.s Background Study dated January 10, 2023, subject to further annual review during the capital budget process;”

“Approve the D.C.s Background Study dated January 10, 2023, as amended (if applicable);”

“Determine that no further public meeting is required;” and

“Approve the D.C. By-law as set out in Appendix G.”



Chapter 8

By-law Implementation



8. By-law Implementation

8.1 Public Consultation Process

8.1.1 Introduction

This chapter addresses the mandatory, formal public consultation process (subsection 8.1.2), as well as the optional, informal consultation process (subsection 8.1.3). The latter is designed to seek the co-operation and participation of those involved, in order to produce the most suitable policy. Section 8.2 addresses the anticipated impact of the D.C. on development from a generic viewpoint.

8.1.2 Public Meeting of Council

Section 12 of the D.C.A. indicates that before passing a D.C. by-law, Council must hold at least one public meeting, giving at least 20 clear days' notice thereof, in accordance with the regulation. Council must also ensure that the proposed by-law and background report are made available to the public at least two weeks prior to the (first) meeting.

Any person who attends such a meeting may make representations related to the proposed by-law.

If a proposed by-law is changed following such a meeting, Council must determine whether a further meeting (under this section) is necessary (i.e. if the proposed by-law which is proposed for adoption has been changed in any respect, Council should formally consider whether an additional public meeting is required, incorporating this determination as part of the final by-law or associated resolution. It is noted that Council's decision, once made, is final and not subject to review by a Court or the Ontario Land Tribunal (OLT) (formerly the Local Planning Appeal Tribunal (LPAT)).

8.1.3 Other Consultation Activity

There are three broad groupings of the public who are generally the most concerned with Town D.C. policy:

1. The first grouping is the residential development community, consisting of land developers and builders, who are typically responsible for generating the majority of the D.C. revenues. Others, such as realtors, are directly impacted by D.C.



policy. They are, therefore, potentially interested in all aspects of the charge, particularly the quantum by unit type, projects to be funded by the D.C. and the timing thereof, and Town policy with respect to development agreements, D.C. credits, and front-ending requirements.

2. The second public grouping embraces the public at large and includes taxpayer coalition groups and others interested in public policy.
3. The third grouping is the industrial/commercial/institutional development sector, consisting of land developers and major owners or organizations with significant construction plans, such as hotels, entertainment complexes, shopping centres, offices, industrial buildings, and institutions. Also involved are organizations such as Industry Associations, the Chamber of Commerce, the Board of Trade, and the Economic Development Agencies, who are all potentially interested in Town D.C. policy. Their primary concern is frequently with the quantum of the charge, G.F.A. exclusions such as basements, mechanical or indoor parking areas, or exemptions and phase-in or capping provisions in order to moderate the impact.

8.2 Anticipated Impact of the Charge on Development

The establishment of sound D.C. policy often requires the achievement of an acceptable balance between two competing realities. The first is that high non-residential D.C.s can, to some degree, represent a barrier to increased economic activity and sustained industrial/commercial growth, particularly for capital intensive uses. Also, in many cases, increased residential D.C.s can ultimately be expected to be recovered via higher housing prices and can impact project feasibility in some cases (e.g. rental apartments).

On the other hand, D.C.s or other Town capital funding sources need to be obtained in order to help ensure that the necessary infrastructure and amenities are installed. The timely installation of such works is a key initiative in providing adequate service levels and in facilitating strong economic growth, investment, and wealth generation.



8.3 Implementation Requirements

8.3.1 Introduction

Once the Town has calculated the charge, prepared the complete background study, carried out the public process, and passed a new by-law, the emphasis shifts to implementation matters. These include notices, potential appeals and complaints, credits, front-ending agreements, subdivision agreement conditions, and finally the collection of revenues and funding of projects.

The sections that follow present an overview of the requirements in each case.

8.3.2 Notice of Passage

In accordance with section 13 of the D.C.A., when a D.C. by-law is passed, the Town clerk shall give written notice of the passing and of the last day for appealing the by-law (the day that is 40 days after the day it was passed). Such notice must be given no later than 20 days after the day the by-law is passed (i.e. as of the day of newspaper publication or the mailing of the notice).

Section 10 of O. Reg. 82/98 further defines the notice requirements which are summarized as follows:

- notice may be given by publication in a newspaper which is (in the clerk's opinion) of sufficient circulation to give the public reasonable notice, or by personal service, fax or mail to every owner of land in the area to which the by-law relates;
- subsection 10 (4) lists the persons/organizations who must be given notice; and
- subsection 10 (5) lists the eight items that the notice must cover.

8.3.3 By-law Pamphlet

In addition to the "notice" information, the Town must prepare a "pamphlet" explaining each D.C. by-law in force, setting out:

- a description of the general purpose of the D.C.s;
- the "rules" for determining if a charge is payable in a particular case and for determining the amount of the charge;



- the services to which the D.C.s relate; and
- a description of the general purpose of the Treasurer's statement and where it may be received by the public.

Where a by-law is not appealed to the OLT, the pamphlet must be readied within 60 days after the by-law comes into force. Later dates apply to appealed by-laws.

The Town must give one copy of the most recent pamphlet without charge to any person who requests one.

8.3.4 Appeals

Sections 13 to 19 of the D.C.A. set out the requirements relative to making and processing a D.C. by-law appeal and OLT hearing in response to an appeal. Any person or organization may appeal a D.C. by-law to the OLT by filing a notice of appeal with the Town clerk, setting out the objection to the by-law and the reasons supporting the objection. This must be done by the last day for appealing the by-law, which is 40 days after the by-law is passed.

The Town is carrying out a public consultation process, in order to address the issues that come forward as part of that process, thereby avoiding or reducing the need for an appeal to be made.

8.3.5 Complaints

A person required to pay a D.C., or his agent, may complain to the Town Council imposing the charge that:

- the amount of the charge was incorrectly determined;
- the reduction to be used against the D.C. was incorrectly determined; or
- there was an error in the application of the D.C.

Sections 20 to 25 of the D.C.A. set out the requirements that exist, including the fact that a complaint may not be made later than 90 days after a D.C. (or any part of it) is payable. A complainant may appeal the decision of Town Council to the OLT.



8.3.6 Credits

Sections 38 to 41 of the D.C.A. set out a number of credit requirements, which apply where a Town agrees to allow a person to perform work in the future that relates to a service in the D.C. by-law.

These credits would be used to reduce the amount of D.C.s to be paid. The value of the credit is limited to the reasonable cost of the work which does not exceed the average level of service. The credit applies only to the service to which the work relates, unless the Town agrees to expand the credit to other services for which a D.C. is payable.

8.3.7 Front-Ending Agreements

The Town and one or more landowners may enter into a front-ending agreement that provides for the costs of a project which will benefit an area in the Town to which the D.C. by-law applies. Such an agreement can provide for the costs to be borne by one or more parties to the agreement who are, in turn, reimbursed in future by persons who develop land defined in the agreement.

Part III of the D.C.A. (sections 44 to 58) addresses front-ending agreements and removes some of the obstacles to their use which were contained in the D.C.A., 1989. Accordingly, the Town assesses whether this mechanism is appropriate for its use, as part of funding projects prior to Town funds being available.

8.3.8 Severance and Subdivision Agreement Conditions

Section 59 of the D.C.A. prevents a municipality from imposing, directly or indirectly, a charge related to development or a requirement to construct a service related to development, by way of a condition or agreement under section 51 or section 53 of the *Planning Act*, except for:

- “local services, related to a plan of subdivision or within the area to which the plan relates, to be installed or paid for by the owner as a condition of approval under section 51 of the *Planning Act*,” and
- “local services to be installed or paid for by the owner as a condition of approval under section 53 of the *Planning Act*.”

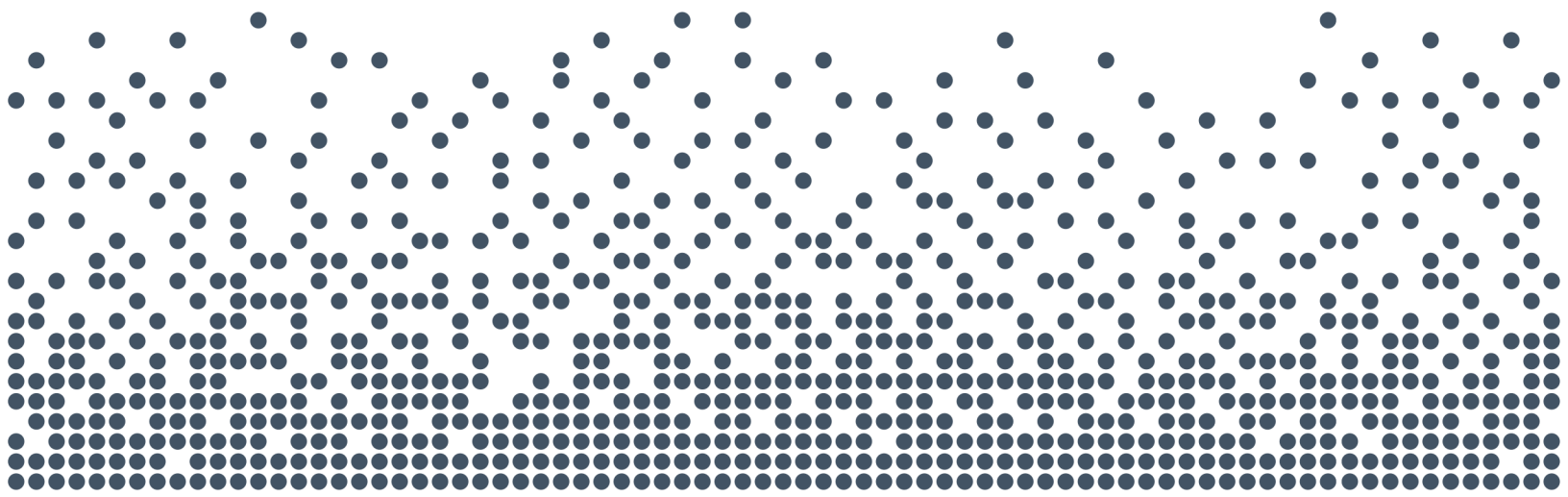


It is also noted that subsection 59 (4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under subsection 51 (31) of the *Planning Act*, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s related to the development, at the time the land is transferred.

In this regard, if the Town in question is a commenting agency, in order to comply with subsection 59 (4) of the D.C.A. it would need to provide to the approval authority, information regarding the applicable Town D.C.s related to the site.

If the Town is an approval authority for the purposes of section 51 of the *Planning Act*, it would be responsible to ensure that it collects information from all entities that can impose a D.C.

The most effective way to ensure that purchasers are aware of this condition would be to require it as a provision in a registered subdivision agreement, so that any purchaser of the property would be aware of the charges at the time the title was searched prior to closing a transaction conveying the lands.



Appendices



Appendix A

Background Information on Residential and Non- Residential Growth Forecast



Schedule 1 Town of Arnprior Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) ¹	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ²	Apartments ³	Other	Total Households	
Historical	Mid 2006	7,340	7,158	103	7,055	1,970	270	880	30	3,150	2.272
	Mid 2011	8,320	8,114	284	7,830	2,283	313	1,019	25	3,640	2.229
	Mid 2016	9,020	8,795	280	8,515	2,465	490	935	20	3,910	2.249
	Mid 2021	9,950	9,693	309	9,384	2,661	674	980	20	4,335	2.236
Forecast	Early 2023	10,430	10,165	329	9,836	2,794	749	1,049	20	4,612	2.204
	Early 2032	11,580	11,290	358	10,932	3,150	900	1,160	20	5,230	2.159
	Early 2042	13,160	12,825	407	12,418	3,510	1,100	1,400	20	6,030	2.127
Incremental	Mid 2006 - Mid 2011	980	956	181	775	313	43	139	-5	490	
	Mid 2011 - Mid 2016	700	681	-4	685	182	177	-84	-5	270	
	Mid 2016 - Early 2023	1,410	1,370	49	1,321	329	259	114	0	702	
	Early 2023 - Early 2032	1,150	1,125	29	1,096	356	151	112	0	619	
	Early 2023 - Early 2042	2,730	2,660	78	2,582	716	351	352	0	1,419	

Watson & Associates Economists Ltd., 2023

¹ Census undercount estimated at approximately 2.6%. Note: Population including the undercount has been rounded.

² Includes townhouses and apartments in duplexes.

³ Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



Schedule 2
Town of Arnprior
Estimate of the Anticipated Amount, Type and Location of
Residential Development for Which Development Charges can be Imposed

Development Location	Timing	Single & Semi-Detached	Multiples ¹	Apartments ²	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Urban	2023 - 2032	356	151	112	619	1,317	(221)	1,096	29	1,125
	2023 - 2042	716	351	352	1,419	2,917	(335)	2,582	78	2,660

Watson & Associates Economists Ltd., 2023

¹ Includes townhouses and apartments in duplexes.

² Includes accessory apartments, bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.



Schedule 3 Town of Arnprior Current Year Growth Forecast 2016 to 2023

		Population
Mid 2016 Population		8,795
Occupants of New Housing Units, Mid 2016 to Early 2023	Units (2)	702
	multiplied by P.P.U. (3)	2,318
	gross population increase	1,626
Occupants of New Equivalent Institutional Units, Mid 2016 to Early 2023	Units	44
	multiplied by P.P.U. (3)	1,100
	gross population increase	48
Decline in Housing Unit Occupancy, Mid 2016 to Early 2023	Units (4)	3,910
	multiplied by P.P.U. decline rate (5)	-0.078
	total decline in population	-304
Population Estimate to Early 2023		10,165
Net Population Increase, Mid 2016 to Early 2023		1,370

- (1) 2016 population based on Statistics Canada Census unadjusted for Census undercount.
- (2) Estimated residential units constructed, Mid-2016 to the beginning of the growth period assuming a six-month lag between construction and occupancy.
- (3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.651	47%	1.243
<i>Multiples (6)</i>	2.254	37%	0.832
<i>Apartments (7)</i>	1.500	16%	0.243
Total		100%	2.318

¹ Based on 2016 Census custom database

² Based on Building permit/completion activity

- (4) 2016 households taken from Statistics Canada Census.
- (5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.
- (6) Includes townhouses and apartments in duplexes.
- (7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.



Schedule 4a Town of Arnprior Ten Year Growth Forecast 2023 to 2032

			Population
Early 2023 Population			10,165
Occupants of New Housing Units, Early 2023 to Early 2032	Units (2)	619	
	multiplied by P.P.U. (3)	2.129	
	gross population increase	1,317	1,317
Occupants of New Equivalent Institutional Units, Early 2023 to Early 2032	Units	26	
	multiplied by P.P.U. (3)	1.100	
	gross population increase	29	29
Decline in Housing Unit Occupancy, Early 2023 to Early 2032	Units (4)	4,612	
	multiplied by P.P.U. decline rate (5)	-0.048	
	total decline in population	-221	-221
Population Estimate to Early 2032			11,290
Net Population Increase, Early 2023 to Early 2032			1,125

(1) Early 2023 Population based on:

2016 Population (8,795) + Mid 2016 to Early 2023 estimated housing units to beginning of forecast period (702 x 2.318 = 1,626) + (44 x 1.1 = 48) + (3,910 x -0.078 = -304) = 10,165

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.434	58%	1.401
<i>Multiples (6)</i>	1.967	24%	0.480
<i>Apartments (7)</i>	1.376	18%	0.248
<i>one bedroom or less</i> 1.100			
<i>two bedrooms or more</i> 1.607			
Total		100%	2.129

¹ Persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

² Forecast unit mix based upon historical trends and housing units in the development process.

(4) Early 2023 households based upon 2016 Census (3,910 units) + Mid 2016 to Early 2023 unit estimate (702 units) = 4,612 units.

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.



Schedule 5 Town of Arnprior 20 Year Growth Forecast 2023 to 2042

		Population
Early 2023 Population		10,165
Occupants of New Housing Units, Early 2023 to Early 2042	<i>Units (2)</i>	1,419
	<i>multiplied by P.P.U. (3)</i>	2,056
	<i>gross population increase</i>	2,917
Occupants of New Equivalent Institutional Units, Early 2023 to Early 2042	<i>Units</i>	71
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	78
Decline in Housing Unit Occupancy, Early 2023 to Early 2042	<i>Units (4)</i>	4,612
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.073
	<i>total decline in population</i>	-335
Population Estimate to Early 2042		12,825
Net Population Increase, Early 2023 to Early 2042		2,660

(1) Early 2023 Population based on:

2016 Population (8,795) + Mid 2016 to Early 2023 estimated housing units to beginning of forecast period (702 x 2.318 = 1,626) + (44 x 1.1 = 48) + (3,910 x -0.078 = -304) = 10,165

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.434	50%	1.228
<i>Multiples (6)</i>	1.967	25%	0.487
<i>Apartments (7)</i>	1.376	25%	0.341
<i>one bedroom or less</i>	1.100		
<i>two bedrooms or more</i>	1.607		
Total		100%	2.056

¹ Persons per unit based on Statistics Canada Custom 2016 Census database.

² Forecast unit mix based upon historical trends and housing units in the development process.

(4) Early 2023 households based upon 2016 Census (3,910 units) + Mid 2016 to Early 2023 unit estimate (702 units) = 4,612 units.

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.



Schedule 6
Town of Arnprior
Summary Of Units in Development Process

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples ¹	Apartments ²	Total
Registered Not Built and Draft Approved	337	180	354	871
<i>% Breakdown</i>	<i>39%</i>	<i>21%</i>	<i>41%</i>	<i>100%</i>
Application Under Review	432	382	605	1,419
<i>% Breakdown</i>	<i>30%</i>	<i>27%</i>	<i>43%</i>	<i>100%</i>
Vacant lands designated for Residential	399	383	638	1,420
<i>% Breakdown</i>	<i>28%</i>	<i>27%</i>	<i>45%</i>	<i>100%</i>
Total	1,206	945	1,597	3,748
<i>% Breakdown</i>	<i>32%</i>	<i>25%</i>	<i>43%</i>	<i>100%</i>

Source: Data provided by the Town of Arnprior, 2022.

² Includes townhomes and apartments in duplexes.

³ Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



Schedule 7
Town of Arnprior
Historical Residential Building Permits
Years 2007 to 2022

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ¹	Apartments ²	Total
2007	54	7	0	61
2008	58	17	3	78
2009	39	4	4	47
2010	51	15	3	69
2011	71	14	7	92
Sub-total	273	57	17	347
Average (2007 - 2011)	55	11	3	69
% Breakdown	78.7%	16.4%	4.9%	100.0%
2012	44	10	19	73
2013	40	133	0	173
2014	30	36	2	68
2015	33	40	6	79
2016	50	4	5	59
Sub-total	197	223	32	452
Average (2012 - 2016)	39	45	6	90
% Breakdown	43.6%	49.3%	7.1%	100.0%
2018	17	55	0	72
2019	46	59	14	119
2020	39	61	2	102
2021	115	75	65	255
2022	36	0	7	43
Sub-total	253	250	88	591
Average (2018 - 2022)	51	50	18	118
% Breakdown	42.8%	42.3%	14.9%	100.0%
2012 - 2022				
Total	450	473	120	1,043
Average	45	47	12	104
% Breakdown	43.1%	45.3%	11.5%	100.0%

¹ Includes townhouses and apartments in duplexes.

² Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Source: Historical housing activity derived from Statistics Canada building permit data (2007 to 2021), by Watson & Associates Economists Ltd.



Schedule 8a
Town of Arnprior
Person Per Unit by Age and Type of Dwelling
(2016 Census)

Age of Dwelling	Singles and Semi-Detached						25 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	-	2.909	-	2.651	
6-10	-	-	-	2.538	-	2.469	
11-15	-	-	-	2.632	-	2.440	
16-20	-	-	-	2.417	-	2.158	
20-25	-	-	-	2.353	-	2.450	2.434
25-35	-	-	-	2.878	-	2.867	
35+	-	-	1.639	2.464	3.818	2.344	
Total	-	1.909	1.659	2.559	4.000	2.434	

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	1.857	2.695	-	2.443
6-10	-	-	2.000	2.429	-	2.429
11-15	-	-	-	2.435	-	2.265
16-20	-	-	-	2.316	-	2.200
20-25	-	-	-	2.417	-	2.222
25-35	-	1.059	1.595	2.935	-	2.126
35+	-	1.183	1.736	2.485	3.818	2.101
Total	-	1.163	1.743	2.539	4.167	2.182



Schedule 8b
Renfrew County
Person Per Unit by Age and Type of Dwelling
(2016 Census)

Age of Dwelling	Multiples ¹						25 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	1.762	2.553	-	2.254	
6-10	-	-	1.750	2.037	-	1.868	
11-15	-	-	-	-	-	1.882	
16-20	-	-	-	2.136	-	2.000	
20-25	-	-	1.813	2.056	-	1.833	1.967
25-35	-	-	1.720	2.259	-	1.982	
35+	-	1.148	1.887	2.615	-	2.255	
Total	-	1.429	1.826	2.447	-	2.128	

Age of Dwelling	Apartments ²						25 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	-	-	-	1.500	
6-10	-	-	-	-	-	1.500	
11-15	-	-	1.429	-	-	1.333	
16-20	-	-	1.417	-	-	1.250	
20-25	-	1.077	1.577	-	-	1.298	1.376
25-35	-	1.083	1.418	-	-	1.281	
35+	-	1.141	1.634	2.582	-	1.477	
Total	1.100	1.126	1.568	2.493	-	1.426	

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.211	1.741	2.763	4.710	2.627
6-10	-	2.000	1.851	2.794	4.211	2.740
11-15	-	1.444	1.797	2.740	4.040	2.571
16-20	-	1.294	1.688	2.642	3.833	2.499
20-25	-	1.132	1.789	2.658	3.500	2.432
25-35	-	1.128	1.695	2.502	3.625	2.264
35+	-	1.239	1.757	2.476	3.406	2.227
Total	0.909	1.240	1.754	2.545	3.694	2.320

¹ Includes townhouses and apartments in duplexes.

² Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

Note: Does not include Statistics Canada data classified as 'Other'

P.P.U. Not calculated for samples less than or equal to 50 dwelling units, and does not include institutional population.



Schedule 9a
Town of Arnprior
Employment Forecast, 2023 to Industrial Buildout

Period	Population	Activity Rate								Employment								Employment Total (Excluding Work at Home and N.F.P.O.W.)
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ¹	Total Including NFPOW	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ¹	Total Employment (Including N.F.P.O.W.)	
Mid 2006	7,158	0.000	0.020	0.320	0.285	0.127	0.752	0.054	0.806	0	145	2,293	2,038	910	5,385	386	5,771	5,240
Mid 2011	8,114	0.005	0.014	0.217	0.222	0.136	0.593	0.050	0.643	40	110	1,758	1,803	1,105	4,815	404	5,219	4,705
Mid 2016	8,795	0.001	0.020	0.161	0.192	0.117	0.490	0.039	0.529	10	175	1,413	1,688	1,025	4,310	345	4,655	4,135
Early 2023	10,165	0.001	0.025	0.140	0.147	0.103	0.415	0.037	0.452	10	253	1,420	1,498	1,042	4,223	373	4,596	3,970
Early 2032	11,290	0.001	0.030	0.131	0.149	0.096	0.407	0.041	0.448	10	342	1,482	1,678	1,085	4,597	460	5,057	4,255
Early 2042	12,825	0.001	0.038	0.124	0.143	0.088	0.394	0.042	0.435	10	485	1,586	1,837	1,129	5,047	536	5,583	4,562
Industrial Buildout	12,825	0.001	0.038	0.162	0.143	0.088	0.432	0.042	0.473	10	485	2,075	1,837	1,129	5,536	536	6,072	5,051
Incremental Change																		
Mid 2006 - Mid 2011	956	0.005	-0.007	-0.104	-0.062	0.009	-0.159	-0.004	-0.163	40	-35	-535	-235	195	-570	18	-552	-535
Mid 2011 - Mid 2016	681	-0.0038	0.0063	-0.0560	-0.0303	-0.0196	-0.1034	-0.0106	-0.1140	-30	65	-345	-115	-80	-505	-59	-564	-570
Mid 2016 - Early 2023	1,370	-0.0002	0.0050	-0.0209	-0.0445	-0.0140	-0.0746	-0.0025	-0.0771	0	78	8	-190	17	-87	28	-59	-165
Early 2023 - Early 2032	1,125	-0.0001	0.0054	-0.0084	0.0013	-0.0064	-0.0083	0.0040	-0.0042	0	89	62	180	43	374	87	461	285
Early 2023 - Early 2042	2,660	-0.0002	0.0129	-0.0160	-0.0041	-0.0145	-0.0219	0.0051	-0.0168	0	232	166	339	87	824	163	987	592
Early 2023 - Industrial Buildout	2,660	-0.0002	0.0129	0.0339	0.0144	-0.0145	0.0162	0.0051	0.0213	0	232	655	339	87	1,313	163	1,476	1,081
Annual Average																		
Mid 2006 - Mid 2011	191	0.00099	-0.00134	-0.02073	-0.01250	0.00181	-0.03178	-0.00082	-0.03260	8	-7	-107	-47	39	-114	4	-110	-107
Mid 2011 - Mid 2016	136	-0.0008	0.0013	-0.0112	-0.0061	-0.0039	-0.0207	-0.0021	-0.0228	-6	13	-69	-23	-16	-101	-12	-113	-114
Mid 2016 - Early 2023	211	0.0000	0.0008	-0.0032	-0.0068	-0.0022	-0.0115	-0.0004	-0.0119	0	12	1	-29	3	-13	4	-9	-25
Early 2023 - Early 2032	125	-0.00001	0.00060	-0.00094	0.00014	-0.00071	-0.00092	0.00045	-0.00047	0	10	7	20	5	42	10	51	32
Early 2023 - Early 2042	140	-0.00001	0.00068	-0.00084	-0.00022	-0.00076	-0.00115	0.00027	-0.00089	0	12	9	18	5	43	9	52	31

Watson & Associates Economists Ltd., 2023

¹ Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as "persons who do not go from home to the same work place location at the beginning of each shift". Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.



Schedule 9b
Town of Arnprior
Employment and Gross Floor Area (G.F.A.) Forecast, 2023 to Industrial Buildout

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ¹			
		Primary	Industrial	Commercial/ Population Related	Institutional ³	Total	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2006	7,158	0	2,293	2,038	910	5,240				
Mid 2011	8,114	40	1,758	1,803	1,105	4,705				
Mid 2016	8,795	10	1,413	1,688	1,025	4,135				
Early 2023	10,165	10	1,420	1,498	1,019	3,947				
Early 2032	11,290	10	1,482	1,678	1,049	4,219	1,926,600	922,900	734,300	3,583,800
Early 2042	12,825	10	1,586	1,837	1,070	4,503	2,061,800	1,010,400	749,000	3,821,200
Industrial Buildout	12,825	10	2,075	1,837	1,070	4,992	2,697,500	1,010,400	749,000	4,456,900
Incremental Change										
Mid 2006 - Mid 2011	956	40	-535	-235	195	-535				
Mid 2011 - Mid 2016	681	-30	-345	-115	-80	-570				
Mid 2016 - Early 2023	1,370	0	8	-190	-6	-188				
Early 2023 - Early 2032	1,125	0	62	180	30	272	80,600	99,000	21,000	200,600
Early 2023 - Early 2042	2,660	0	166	339	51	556	215,800	186,500	35,700	438,000
Early 2023 - Industrial Buildout	2,660	0	655	339	51	1,045	851,500	186,500	35,700	1,073,700
Annual Average										
Mid 2006 - Mid 2011	191	8	-107	-47	39	-107				
Mid 2011 - Mid 2016	136	-6	-69	-23	-16	-114				
Mid 2016 - Early 2023	211	0	1	-29	-1	-29				
Early 2023 - Early 2032	113	0	7	20	3	30	8,956	11,000	2,333	22,289
Early 2023 - Early 2042	140	0	9	18	3	29	11,358	9,816	1,879	23,053

Watson & Associates Economists Ltd., 2023

¹ Square Foot Per Employee Assumptions

Industrial 1,300

Commercial/ Population Related 550

Institutional 670

³ Forecast institutional employment and gross floor area has been adjusted downward to account for employment associated with special care units

* Reflects Early 2023 to Buildout forecast period

Note: Numbers may not add to totals due to rounding.



Appendix B

Level of Service



Appendix B: Level of Service

SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED							
Service Category	Sub-Component	15 Year Average Service Standard					Maximum Ceiling LOS
		Cost (per capita)	Quantity (per capita)		Quality (per capita)		
Service Related to a Highway	Services Related to a Highway - Roads	\$8,675.27	0.0065	km of roadways	1,334,657	per km	23,076,218
	Services Related to a Highway - Sidewalks and Active Transportation	\$2,144.93	15.3352	linear metre of sidewalks and active transp	140	per km	5,705,514
	Services Related to a Highway - Traffic Signals & Streetlights	\$331.33	0.0921	No. of Traffic Signals	3,598	per signal	881,338
Public Works	Public Works - Facilities	\$411.26	1.3922	sq.ft. of building area	295	per sq.ft.	1,093,952
	Public Works - Vehicles & Equipment	\$357.41	0.0072	No. of vehicles and equipment	49,640	per vehicle	950,711
Fire Protection	Fire Protection Services - Facilities	\$490.09	1.0274	sq.ft. of building area	477	per sq.ft.	1,303,639
	Fire Protection Services - Vehicles & Equipment	\$451.87	0.0011	No. of vehicles	410,791	per vehicle	1,201,974
	Fire Protection Services - Small Equipment and Gear	\$106.83	0.0113	No. of equipment and gear	9,454	per item	284,168
Parks & Recreation	Parkland Development	\$654.01	0.0105	Acres of Parkland	62,287	per acre	735,761
	Parkland Amenities	\$900.06	0.0063	No. of parkland amenities	142,867	per amenity	1,012,568
	Parkland Trails	\$9.36	0.2340	Linear Metres of Paths and Trails	40	per linear m	10,530
	Recreation Facilities	\$7,307.79	10.9562	sq.ft. of building area	667	per sq.ft.	8,221,264
	Parks & Recreation Vehicles and Equipment	\$81.71	0.0020	No. of vehicles and equipment	40,855	per vehicle	91,924
Library	Library Services - Facilities	\$1,009.94	1.6638	sq.ft. of building area	607	per sq.ft.	1,136,183
	Library Services - Collection Materials	\$215.52	6.1399	No. of library collection items	35	per collection item	242,460



Town of Arnprior Service Standard Calculation Sheet

Service:	Fire Protection Services - Facilities
Unit Measure:	sq.ft. of building area

[illegible]

Population	7,586	7,783	7,923	8,114	8,267	8,361	8,629	8,700	8,794	9,001	9,222	9,448	9,781	10,082	10,082
Per Capita Standard	1.18	1.15	1.13	1.10	1.08	1.07	1.04	1.03	1.02	1.00	0.97	0.95	0.92	0.89	0.89

15 Year Average	2008-2022
Quantity Standard	1.03
Quality Standard	\$477
Service Standard	\$490

D.C. Amount (before deductions)	20 Year
Forecast Population	2,660
\$ per Capita	\$490
Eligible Amount	\$1,303,639



Town of Arnprior
Service Standard Calculation Sheet

Service: Fire Protection Services - Vehicles & Equipment
Unit Measure: No. of vehicles

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
1977 International C01810B Pumper	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	\$663,000
1990 GMC Emergency Van	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$175,000
1992 International Pumper	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	\$663,000
1996 Chevrolet Suburban C10906	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	\$80,000
1998 Freightliner Rescue/Pumper	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$663,000
2003 International Aerial/Pumper	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$1,400,000
2003 Ford F-250/SRW	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$71,000
2006 International 2500gal Tanker/Pumper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$575,000
2002 Polaris Inflatable Boat & Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$70,000
2004 Bombardier Sea-Doo & Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$22,000
2013 Chevrolet Tahoe	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$75,000
2013 International ERU	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$300,000
2015 Spartan Pumper	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$663,000
2018 Pierce Assendant Aerial Device	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$1,400,000
2021 Ford F250 Superduty with cap & pull-out	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$71,000
Total	10	10	10	10	10	10	10	10	10	10	9	8	8	8	8	

Population	7,586	7,783	7,923	8,114	8,267	8,361	8,629	8,700	8,794	9,001	9,222	9,448	9,781	10,082	10,147
Per Capita Standard	0.0013	0.0013	0.0013	0.0012	0.0012	0.0012	0.0012	0.0011	0.0011	0.0011	0.0010	0.0008	0.0008	0.0008	0.0008

15 Year Average	2008-2022
Quantity Standard	0.0011
Quality Standard	\$410,791
Service Standard	\$452

D.C. Amount (before deductions)	20 Year
Forecast Population	2,660
\$ per Capita	\$452
Eligible Amount	\$1,201,974



**Town of Arnprior
Service Standard Calculation Sheet**

Service: Fire Protection Services - Small Equipment and Gear
Unit Measure: No. of equipment and gear

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
Communications System	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$110,000
Cascade System	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$66,000
Portable pump	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$5,000
Fire Hose	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$284,000
Portable Kodiak Generators	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,900
Breathing Aparatus	21	21	21	21	21	21	21	21	-	-	-	-	-	-	-	\$6,000
Structural Firefighting PPE	34	34	34	34	34	34	34	34	34	34	34	34	40	40	40	\$5,500
SCBA Complete Apparatus	-	-	-	-	-	-	-	-	24	24	24	24	24	24	24	\$6,500
Spare Cylinders	-	-	-	-	-	-	-	-	39	39	39	39	39	39	39	\$1,600
Jaws of Life (Cutter, Spreader, Telescopic Ram)					1	1	1	1	1	1	1	1	1	1	1	\$45,000
RIT SCBA PAK	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$5,300
Honda EU 2000 portable inverter	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$1,700
Bunker Gear Washer/Extractor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,700
Ice & Water Rescue Ensemble (Ice suit, wet suit, pfd, helmet, rope)	6	6	6	6	6	6	6	6	6	12	12	12	12	12	12	\$2,000
Defibrillators	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$5,000
Thermal Cameras	2	2	2	2	2	2	2	2	3	3	3	3	3	3	3	\$7,000
Compressor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$8,000
Total	76	76	76	76	77	77	77	77	121	127	127	127	133	133	133	

Population	7,586	7,783	7,923	8,114	8,267	8,361	8,629	8,700	8,794	9,001	9,222	9,448	9,781	10,082	10,082
Per Capita Standard	0.010	0.010	0.010	0.009	0.009	0.009	0.009	0.009	0.014	0.014	0.014	0.013	0.014	0.013	0.013

15 Year Average	2008-2022
Quantity Standard	0.0113
Quality Standard	\$9,454
Service Standard	\$107

D.C. Amount (before deductions)	20 Year
Forecast Population	2,660
\$ per Capita	\$107
Eligible Amount	\$284,168



**Town of Arnprior
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Roads
Unit Measure: km of roadways

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/km)
Paved Arterial	4.74	4.74	1.20	1.20	-	-	-	-	-	-	-	-	-	-	-	\$1,810,000
Paved Collector	14.19	14.19	14.19	14.19	19.11	19.32	19.32	19.32	19.32	19.32	19.32	19.32	19.32	19.32	19.32	\$1,458,200
Unpaved Collector	0.04	0.04	2.10	2.10	2.10	1.89	1.89	1.89	1.89	1.89	1.89	1.89	1.89	1.89	1.89	\$998,200
Paved Local (External to Development)	27.58	32.05	33.90	33.90	34.70	37.92	37.92	37.92	37.92	37.92	37.92	37.92	37.92	37.92	37.92	\$1,276,000
Unpaved Local (External to Development)	0.40	0.40	0.40	0.40	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	\$920,700
Total	46.96	51.42	51.79	51.79	56.72	59.94	59.94	59.94	59.94	59.94	59.94	59.94	59.94	59.94	59.94	

Population	7,586	7,783	7,923	8,114	8,267	8,361	8,629	8,700	8,794	9,001	9,222	9,448	9,781	10,082	10,082
Per Capita Standard	0.0062	0.0066	0.0065	0.0064	0.0069	0.0072	0.0069	0.0069	0.0068	0.0067	0.0065	0.0063	0.0061	0.0059	0.0059

15 Year Average	2008-2022
Quantity Standard	0.0065
Quality Standard	\$1,334,657
Service Standard	\$8,675

D.C. Amount (before deductions)	20 Year
Forecast Population	2,660
\$ per Capita	\$8,675
Eligible Amount	\$23,076,218



Town of Arnprior Service Standard Calculation Sheet

Service:	Services Related to a Highway - Sidewalks and Active Transportation
Unit Measure:	linear metre of sidewalks and active transportation

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2022 Value (\$/linear metre)
Curbs	55,071	60,305	60,746	60,746	66,523	66,523	66,523	66,523	66,523	66,773	66,757	66,757	66,757	66,757	66,757	\$86
Sidewalks	59,261	64,893	65,368	65,368	71,584	71,584	71,584	71,584	71,584	71,584	71,584	71,584	71,584	71,584	71,584	\$190
Total	114,332	125,198	126,114	126,114	138,107	138,107	138,107	138,107	138,107	138,357	138,341	138,341	138,341	138,341	138,341	

Population	7,586	7,783	7,923	8,114	8,267	8,361	8,629	8,700	8,794	9,001	9,222	9,448	9,781	10,082	10,082
Per Capita Standard	15.07	16.09	15.92	15.54	16.71	16.52	16.01	15.87	15.70	15.37	15.00	14.64	14.14	13.72	13.72

15 Year Average	2008-2022
Quantity Standard	15.34
Quality Standard	\$140
Service Standard	\$2,145

D.C. Amount (before deductions)	20 Year
Forecast Population	2,660
\$ per Capita	\$2,145
Eligible Amount	\$5,705,514



Town of Arnprior
Service Standard Calculation Sheet

Service: Services Related to a Highway - Traffic Signals & Streetlights
Unit Measure: No. of Traffic Signals

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
Light Standards																
Fluorescent Supersaver Bulb-42 Wattage Decorative Pole Type	33	33	33	33	33	33	33	33	-	-	-	-	-	-	-	\$11,700
High Pressure Sodium Bulb-70 Wattage Decorative Pole Type	46	46	46	46	46	46	46	46	20	20	20	20	20	20	20	\$11,700
High Pressure Sodium Bulb-100 Wattage Concrete Pole Type	19	19	20	20	20	20	-	-	-	-	-	-	-	-	-	\$3,900
High Pressure Sodium Bulb-150 Wattage Concrete Pole Type	55	55	80	80	80	80	-	-	-	-	-	-	-	-	-	\$3,900
High Pressure Sodium Bulb-150 Wattage Spun Aluminum Pole Type	2	2	6	6	6	6	-	-	-	-	-	-	-	-	-	\$6,600
High Pressure Sodium Bulb-150 Wattage Wood Pole Type	13	13	10	10	10	10	-	-	-	-	-	-	-	-	-	\$2,700
High Pressure Sodium Bulb-250 Wattage Concrete Pole Type	49	49	49	49	49	49	-	-	-	-	-	-	-	-	-	\$2,700
Traffic Signals			1	1	1	1	1	1	1	1	1	1	1	1	1	\$192,500
LED Cobrahead Streetlights														-		
43W LED @15kWh	-	-	-	-	-	-	345	345	345	345	345	345	345	345	345	\$1,400
72W LED @26kWh	-	-	-	-	-	-	347	347	347	347	347	347	347	347	347	\$1,400
101W LED @36kWh	-	-	-	-	-	-	24	24	24	24	24	24	24	24	24	\$1,400
42W LED @15kWh	-	-	-	-	-	-	112	112	112	112	112	112	112	112	112	\$1,400
LED StreetLight Poles	-	-	-	-	-	-	350	350	350	350	350	350	350	350	350	\$4,300
Decorative LED Lighting (Downtown - All Components Combined)	-	-	-	-	-	-	-	-	19	41	41	41	41	41	41	\$22,000
Total	217	217	245	245	245	245	1,258	1,258	1,218	1,240	1,240	1,240	1,240	1,240	1,240	

Population	7,586	7,783	7,923	8,114	8,267	8,361	8,629	8,700	8,794	9,001	9,222	9,448	9,781	10,082	10,082
Per Capita Standard	0.03	0.03	0.03	0.03	0.03	0.03	0.15	0.14	0.14	0.14	0.13	0.13	0.13	0.12	0.12

15 Year Average	2008-2022
Quantity Standard	0.0921
Quality Standard	\$3,598
Service Standard	\$331

D.C. Amount (before deductions)	20 Year
Forecast Population	2,660
\$ per Capita	\$331
Eligible Amount	\$881,338



**Town of Arnprior
Service Standard Calculation Sheet**

Class of Service: Public Works - Facilities
Unit Measure: sq.ft. of building area

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Services Related to a Highway																	
Public Works Garage & Storage	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	\$250	\$424
Public Works Salt Shed	2,238	2,238	2,238	2,238	2,238	2,238	2,238	2,238	2,238	2,238	2,238	2,238	2,238	2,238	2,238	\$166	\$183
Public Works Storage Shed	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$166	\$183
Water																	
Public Works Garage & Storage	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	\$250	\$424
Public Works Salt Shed	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	\$166	\$183
Public Works Storage Shed	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	\$166	\$183
Wastewater																	
Public Works Garage & Storage	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	\$250	\$424
Public Works Salt Shed	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	\$166	\$183
Public Works Storage Shed	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	\$166	\$183
Total	12,135	12,135	12,135	12,135	12,135	12,135	12,135	12,135	12,135	12,135	12,135	12,135	12,135	12,135	12,135		

Population	7,586	7,783	7,923	8,114	8,267	8,361	8,629	8,700	8,794	9,001	9,222	9,448	9,781	10,082	10,082
Per Capita Standard	1.60	1.56	1.53	1.50	1.47	1.45	1.41	1.39	1.38	1.35	1.32	1.28	1.24	1.20	1.20

15 Year Average	2008-2022
Quantity Standard	1.39
Quality Standard	\$295
Service Standard	\$411

D.C. Amount (before deductions)	20 Year
Forecast Population	2,660
\$ per Capita	\$411
Eligible Amount	\$1,093,952



Town of Arnprior
Service Standard Calculation Sheet

Class of Service: Public Works - Vehicles & Equipment
Unit Measure: No. of vehicles and equipment

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
Services Related to a Highway																
Ripper for backhoe	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$6,800
#3 - GMC Sierra #3 (To be replaced in December) (2011)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$44,000
#8 - Truck 1 Ton (2012) (plow & salter)	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$60,000
#69 - Ford F250 (2018)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$55,000
#72 - Ford F-150 XLT Crew Cab (Roads Supervisor Truck) (2020)	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$46,000
#80 - Ford F150 XL (2021)	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$44,000
#77 - Sterling Conv Y113042S (2008) (2022 disposal)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$271,000
#78 - International WorkStar 7400 (2009) (replaced in 2022)	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$271,000
#6 - International WorkStar 7600 (2013)	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$271,000
#67 - 2020 Freightliner 108SD (2019)	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$271,000
#18 - Elgin Sweeper (2015)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$117,000
CBO Ford Focus	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$37,000
#13 - Ford 3600 Tractor/Flail	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$75,000
#41 Homemade Trailer (Yellow)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$5,000
#46 Plate Compactor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$5,498
#47 - Asphalt Cutter Husqvarna	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$4,000
#30 - CAT 430F Backhoe	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$102,838
#20 - RPM Tech 217 Snowblower	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$98,325
#79 - Falcon Asphalt Hot Box	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$29,031
#50 - Denver Air Compressor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$21,992
Hobart Welder	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,500
Mig Welder	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$5,498



Town of Arnprior
Service Standard Calculation Sheet

Class of Service: Public Works - Vehicles & Equipment
Unit Measure: No. of vehicles and equipment

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
Stick Welder	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$5,498
Pallet Fork Attachment (Komatsu)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$8,262
Automated Gate - PW Compound	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$123,256
#65 - Trackless MT7 Sidewalk Plow	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$163,205
#66 - Trackless MT7 Sidewalk Plow	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$163,205
#74 - John Deere 524L Loader (2020)	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$287,000
#63 - Generator Honda EU70000IS	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$7,500
#17-21 - John Deere 204L Loader	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$109,392
#32 - Kubota F2690 Tractor Mower	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$25,598
#12 New Holland TC40D Tractor/Loader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$41,989
Johnston Sweeper (#18)	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	\$205,100
Kubota Tractor Mower (#31) (2007)	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$31,500
#25 - Komatsu Payloader	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$327,200
#33 Kubota Tractor Mower	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$26,000
Old #32 Kubota	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$26,000
International 40s (old #6)	1	1	1	1	1	1								-		\$134,600
#4 - Chev Silverado	1	1	1	1	1	1	1	1	1	1	1	1	1	-		\$35,100
#9 - Chev Silverado	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$44,000
#5 - 2004 Sierra	1	1	1	1	1	1	1	1	1	1	1			-		\$38,700
#16 - GMC CSR Box	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$35,800
#17 - CAT Loader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$201,100
Pavemaster Roller	1	1	1	1	1	1	1	1	1	1	1			-		\$37,600
Electronic Total Station	1	1	1	1	1	1	1	1	1					-		\$20,100
Western Plow (2012)	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$12,000
Western Salter (2018)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$14,000
Western Sander/Salter	1	1	1	1	1	1	1	1	1	1				-		\$16,500
Mig Welder	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$6,500
Asphalt Cutter	1	1	1	1	1	1	1	1	1	1	1			-		\$38,500
Town Hall Kodiak Generator	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Millermatic 250 Wire Welder (2022 auction)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$5,500



**Town of Arnprior
Service Standard Calculation Sheet**

Class of Service: Public Works - Vehicles & Equipment
Unit Measure: No. of vehicles and equipment

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
Stick Welder	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$5,498
Pallet Fork Attachment (Komatsu)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$8,262
Automated Gate - PW Compound	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$123,256
#65 - Trackless MT7 Sidewalk Plow	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$163,205
Cannox Migmatic 250 Welder	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$5,500
Meteor Snow Blower	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$141,700
Jumping Jack	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,500
Blower for CAT Loader (2011)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000
Plow for Komatsu Loader	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$18,000
Breaker for Backhoe	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$25,000
Plate Packer for Backhoe	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$17,000
Magikist thawing machine	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,500
Leaf Blower (cemetery)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$700
Honda Inverter (2018)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$5,000
Honda Inverter (for #121)	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$6,900
Pneumatic Jack Hammer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,200
Pneumatic Rock Drill	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,200
Stihl Quick Cut	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$2,700
Husqvarna Quick Cut	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$2,700
Hydraulic Hoist (2006)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000
1-Ton Electric Chain Block (2020)	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$2,500
1-Ton Electric Chain Block (2000)	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$3,500
Plow & Wing	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	\$15,000
36" Flat bucket for Backhoe	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,300
30" Tooth Bucket	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,300
24" Tooth Bucket	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,300
Water																
#121 - GMC V35	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	-	-	-	-	\$20,700
#71 - Ford T350 Watermain Repair Van	-	-	-	-	-	-	-	-	-	-	-	0.5	0.5	1	0.5	\$59,811
#10 - Chevrolet Uplander	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	1	0.5	\$40,000
#68 - WFP 2019 Ford F150 COF	-	-	-	-	-	-	-	-	-	-	-	0.5	0.5	1	0.5	\$44,000
#70 - Locates Ford Transit (2018)	-	-	-	-	-	-	-	-	-	-	0.5	0.5	0.5	1	0.5	\$40,000
#26 - Thompson Steamer	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	1	0.5	\$21,992



**Town of Arnprior
Service Standard Calculation Sheet**

Class of Service: Public Works - Vehicles & Equipment
Unit Measure: No. of vehicles and equipment

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
#1 - Ford F150 COF (Waterworks)	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$34,700
#7 - Dodge Meter Van	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$38,700
Thawing Machine	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$10,800
Valve Exerciser (Pipe threading machine)	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	\$34,000
#19 Wach's Valve Exerciser	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$67,206
Water Meter Reading Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$90,000
														-		
Wastewater														-		
#121 - GMC V35	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5			-		\$20,700
#71 - Ford T350 Watermain Repair Van	-	-	-	-	-	-	-	-	-	-	-	0.5	0.5	1	0.5	\$59,811
#10 - Chevrolet Uplander	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	1	0.5	\$40,000
#68 - WFP 2019 Ford F150 COF	-	-	-	-	-	-	-	-	-	-	-	0.5	0.5	1	0.5	\$44,000
#70 - Locates Ford Transit (2018)	-	-	-	-	-	-	-	-	-	-	0.5	0.5	0.5	1	0.5	\$40,000
#26 - Thompson Steamer	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	1	0.5	\$21,992
2020 Ford F550 w/ Custom Dump Box (Cake Truck)	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$72,934
Magnum MLG20 Tow-Behind Generator	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$25,000
#16 - GMC 3 Tonne Cake Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$156,900
Sewer Camera (2015)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$36,300
3 Ton dump Box	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	\$7,100
Total	55	56	56	58	60	60	59	65	65	68	69	67	68	70	70	

Population	7,586	7,783	7,923	8,114	8,267	8,361	8,629	8,700	8,794	9,001	9,222	9,448	9,781	10,082	10,082
Per Capita Standard	0.0073	0.0072	0.0071	0.0071	0.0073	0.0072	0.0068	0.0075	0.0074	0.0076	0.0075	0.0071	0.0070	0.0069	0.0069

15 Year Average	2008-2022
Quantity Standard	0.0072
Quality Standard	\$49,640
Service Standard	\$357

D.C. Amount (before deductions)	20 Year
Forecast Population	2,660
\$ per Capita	\$357
Eligible Amount	\$950,711



**Town of Arnprior
Service Standard Calculation Sheet**

Service: Parkland Development
Unit Measure: Acres of Parkland

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Acre)
Allan Drive Park	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	-	-	-	\$62,300
Atkinson Street Park	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	\$62,300
Bell Park	14.35	14.35	14.35	14.35	14.35	14.35	14.35	14.35	14.35	14.35	14.35	14.35	14.35	14.35	14.35	\$62,300
Caruso Street Park	13.24	13.24	13.24	13.24	13.24	13.24	13.24	13.24	13.24	13.24	13.24	13.24	13.24	13.24	13.24	\$62,300
CN Trail Park	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	\$62,300
Edey Street Park - Legion Park	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	\$62,300
Fairview Crescent Park	1.36	1.36	1.36	1.36	1.36	1.36	1.36	1.36	1.36	1.36	1.36	1.36	1.36	1.36	1.36	\$62,300
Fourth Avenue Park - Optimist Park	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	\$62,300
Hydro Parks	9.77	9.77	9.77	9.77	9.77	9.77	9.77	9.77	9.77	9.77	9.77	9.77	9.77	9.77	9.77	\$62,300
Jack Crescent Park - M Sullivan & Son Park (formerly Spruce Crescent Park)	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	\$62,300
Marina and Pollution Plant	7.24	7.24	7.24	7.24	7.24	7.24	7.24	7.24	7.24	7.24	7.24	7.24	7.24	7.24	7.24	\$62,300
McLean Park - Diamonds	21.98	21.98	21.98	21.98	21.98	21.98	21.98	21.98	21.98	21.98	21.98	21.98	21.98	21.98	21.98	\$62,300
McLean Park - Waterfront	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	\$62,300
Nick Smith Centre - skateboard / playstructure	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	\$62,300
James Street	2.33	2.33	2.33	2.33	2.33	2.33	2.33	2.33	2.33	2.33	2.33	2.33	2.33	2.33	2.33	\$62,300
Robert Simpson Park	10.25	10.25	10.25	10.25	10.25	10.25	10.25	10.25	10.25	10.25	10.25	10.25	10.25	10.25	10.25	\$62,300
Veterans Park	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	\$61,600
Olympia Park - Sergeant Howard Slate Park	-	-	-	-	-	-	3	3	3	3	3	3	3	3.00	3	\$61,600
Total	90.06	90.06	90.06	90.06	90.06	90.06	93.06	93.06	93.06	93.06	93.06	93.06	91.77	91.77	91.77	

Population	7,586	7,783	7,923	8,114	8,267	8,361	8,629	8,700	8,794	9,001	9,222	9,448	9,781	10,082	10,082
Per Capita Standard	0.0119	0.0116	0.0114	0.0111	0.0109	0.0108	0.0108	0.0107	0.0106	0.0103	0.0101	0.0098	0.0094	0.0091	0.0091

15 Year Average	2008-2022
Quantity Standard	0.0105
Quality Standard	\$62,287
Service Standard	\$654

D.C. Amount (before deductions)	10 Year
Forecast Population	1,125
\$ per Capita	\$654
Eligible Amount	\$735,761



**Town of Arnprior
Service Standard Calculation Sheet**

Service: Parkland Amenities
Unit Measure: No. of parkland amenities

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
Caruso Park																
Caruso Park Play Structure	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$70,000
Caruso Park Swingset (2005)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000
Caruso Park Swingset (2005)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000
Hydro Park														-		
Hydro Park-Lights (East Park)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,000
Hydro Park-Lights (West Park)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,000
Hydro Park Fitness Stations	1	1	1	1	1	1	-	1	1	1	1	1	-	-	-	\$37,700
Marina														-		
Marina Docks	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$750,000
Marina Office	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$16,300
Marina Storage Shed	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$21,800
Lights (6)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$60,000
Boat Launch Docks	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$110,000
McLean Park & Ball Diamonds														-		
McLean Park Play Structure	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$70,000
McLean Park Scoreboard	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,000
Shade Structure	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,900
Spectator Bleachers (6)	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$48,000
Washrooms at Ball Diamonds	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$170,000
Lights (20)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
Backstops & Fencing	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Swing Set	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000
Nick Smith Centre														-		
Nick Smith Centre Storage Shed	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$225,000
NSC Dashboards	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$230,100
Play Structure at NSC	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$70,000
Skateboard Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$0
Fencing	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,000
Optimist Park														-		
Swingset	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$8,500
Play Structure (to be disposed of)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$70,000



**Town of Arnprior
Service Standard Calculation Sheet**

Service: Parkland Amenities
Unit Measure: No. of parkland amenities

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
Robert Simpson Park														-		
Gazebo	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$120,000
Play Structure	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$70,000
Washrooms & Snack Shack	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$375,000
Splash Pad	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$150,000
Lifeguard Storage Shed	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$75,000
Water Fountain	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$25,000
Veteran's Park														-		
Play Structure	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$70,000
Atkinson Street Park														-		
Basketball Court	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$30,000
Shuffleboard Court	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$29,100
Swing Set	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000
Flood Lights (2)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$17,000
Fencing	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$6,400
Atkinson St. Park Play Structure	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$70,000
Shade Structure	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$15,000
Legion Park														-		
Sullivan Rink of Dreams	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	285,000
Change Room	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$10,000
Legion Park Swing Set	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$10,000
Flood Lights (6)													1	1	1	\$65,000
Sargeant Howard Slater Park														-		
Play Structure	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$70,000
Basketball Court	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$25,000
Swing Set	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$10,000
Lights (1)								1	1	1	1	1	1	1	1	\$20,000
M. Sullivan & Son's Park														-		
Play Structure	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$70,000
Basketball Court (Multi-Directional)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$20,000



**Town of Arnprior
Service Standard Calculation Sheet**

Service: Parkland Amenities
Unit Measure: No. of parkland amenities

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
School Facilities Paid by Town														-		
John XXIII School Play Structure	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$77,900
AJ Charbonneau Play Structure	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$77,900
Total	46	50	50	50	52	53	52	57	59	59	59	59	59	59	59	

Population	7,586	7,783	7,923	8,114	8,267	8,361	8,629	8,700	8,794	9,001	9,222	9,448	9,781	10,082	10,147
Per Capita Standard	0.006	0.006	0.006	0.006	0.006	0.006	0.006	0.007	0.007	0.007	0.006	0.006	0.006	0.006	0.006

15 Year Average	2008-2022
Quantity Standard	0.0063
Quality Standard	\$142,867
Service Standard	\$900

D.C. Amount (before deductions)	10 Year
Forecast Population	1,125
\$ per Capita	\$900
Eligible Amount	\$1,012,568



Town of Arnprior Service Standard Calculation Sheet

Service:	Parkland Trails
Unit Measure:	Linear Metres of Paths and Trails

[illegible]

Population	7,586	7,783	7,923	8,114	8,267	8,361	8,629	8,700	8,794	9,001	9,222	9,448	9,781	10,082	10,082
Per Capita Standard	0.27	0.26	0.26	0.25	0.25	0.24	0.24	0.23	0.23	0.23	0.22	0.22	0.21	0.20	0.20

15 Year Average	2008-2022
Quantity Standard	0.23
Quality Standard	\$40
Service Standard	\$9

D.C. Amount (before deductions)	10 Year
Forecast Population	1,125
\$ per Capita	\$9
Eligible Amount	\$10,530



Town of Arnprior Service Standard Calculation Sheet

Service:	Recreation Facilities
Unit Measure:	sq.ft. of building area

[illegible]

Population	7,586	7,783	7,923	8,114	8,267	8,361	8,629	8,700	8,794	9,001	9,222	9,448	9,781	10,082	10,147
Per Capita Standard	12.00	11.69	11.49	11.94	11.72	11.58	11.22	11.13	11.01	10.76	10.50	10.25	9.90	9.61	9.54

15 Year Average	2008-2022
Quantity Standard	10.96
Quality Standard	\$667
Service Standard	\$7,308

D.C. Amount (before deductions)	10 Year
Forecast Population	1,125
\$ per Capita	\$7,308
Eligible Amount	\$8,221,264



Service Standard Calculation Sheet

Service: Parks & Recreation Vehicles and Equipment
Unit Measure: No. of vehicles and equipment

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
GMC Sierra (2011)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$44,000
Chevrolet Silverado	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$44,000
#73 - Ford F-150 XLT Crew Cab (Parks Supervisor Truck) (2020)	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$46,000
Ford I320 Tractor (1994) Ball Diamonds	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$42,000
New Holland 7308 Tractor (Surplus) (2001)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$40,200
New Holland Tractor (2005)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$40,000
Olympia Ice Machine (1993) Surplus	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$105,000
#31 - Kubota Tractor Mower (future Surplus) (2007)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$35,000
Nobles Floor Scrubber	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$15,000
NSC Booking Information Technology (2018 agreement)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,600
Olympia Ice Machine (2009)	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$105,000
Chevrolet Silverado (2012)	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$44,000
Zamboni Ice Machine (2021)	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$105,000
Kubota 3680 Tractor Mower (2009)	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$35,000
Kubota BX2370 Tractor Mower c/w Snow Blower (2015)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$30,000
NSC Auto Floor Scrubber (2018)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$15,000
Kubota F2690 Tractor Mower (2019)	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$30,000
Kubota LX3310 Front Loader Tractor (2021)	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$40,000
Olympia Battery Edger (2010)	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$5,500
Floor Buffers	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$1,500
Scissor Lift	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,000
Total	13	15	16	16	17	17	17	18	18	18	19	20	20	22	22	

Population	7,586	7,783	7,923	8,114	8,267	8,361	8,629	8,700	8,794	9,001	9,222	9,448	9,781	10,082	10,082
Per Capita Standard	0.0017	0.0019	0.0020	0.0020	0.0021	0.0020	0.0020	0.0021	0.0020	0.0020	0.0021	0.0021	0.0020	0.0022	0.0022

15 Year Average	2008-2022
Quantity Standard	0.0020
Quality Standard	\$40,855
Service Standard	\$82

D.C. Amount (before deductions)	10 Year
Forecast Population	1,125
\$ per Capita	\$82
Eligible Amount	\$91,924



Town of Arnprior
Service Standard Calculation Sheet

Service:	Library Services - Facilities
Unit Measure:	sq.ft. of building area

[illegible]

Population	7,586	7,783	7,923	8,114	8,267	8,361	8,629	8,700	8,794	9,001	9,222	9,448	9,781	10,082	10,147
Per Capita Standard	2.09	2.04	1.80	1.76	1.73	1.71	1.65	1.64	1.62	1.58	1.55	1.51	1.46	1.42	1.41

15 Year Average	2008-2022
Quantity Standard	1.66
Quality Standard	\$607
Service Standard	\$1,010

D.C. Amount (before deductions)	10 Year
Forecast Population	1,125
\$ per Capita	\$1,010
Eligible Amount	\$1,136,183



**Town of Arnprior
Service Standard Calculation Sheet**

Service: Library Services - Collection Materials
Unit Measure: No. of library collection items

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
English Titles (Volume)	50,988	52,165	52,712	51,891	52,853	49,604	48,055	46,483	48,080	51,087	50,533	49,897	49,740	53,704	53,704	\$35
French Titles (Volume)	250	275	300	324	341	384	386	404	561	597	648	870	1,040	1,073	1,073	\$35
Periodicals (Print)	52	57	64	62	64	64	62	65	72	69	63	64	51	55	55	\$32
Reference Holdings (Print)	201	75	75	99	76	70	70	101	101	101	101	96	95	95	95	\$55
Ebsco (12 databases in 2022)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,030
OverDrive eBooks	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,242
Flipster	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$554
Kanopy Streaming service	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$3,600
Hoopla	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$2,100
Music Subscription service (ipods)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$148
Canthook (French ebooks)	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$480
Mobile Wifi data subscription	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$1,400
Ancestry.ca	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$475
Circulating Electronic Materials (CD/DVD)	-	-	1,578	1,753	1,949	2,160	2,363	2,642	2,537	2,597	2,629	2,787	2,858	2,889	2,889	\$32
Hotspots	-	-	-	-	-	-	-	-	-	-	-	-	-	5	5	\$1,100
Explorer kits	-	-	-	-	-	-	-	-	-	-	-	-	3	3	3	\$75
Radon Detection kits	-	-	-	-	-	-	-	-	-	-	-	-	-	3	3	\$200
Watt meters	-	-	-	-	-	-	-	3	3	3	3	3	3	3	3	\$45
iPods	-	-	-	-	-	-	-	-	-	42	65	93	93	86	86	\$65
Daisy reader	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$500
Lending Chromebooks	-	-	-	-	-	-	-	-	-	-	-	-	-	4	4	\$400
Lending hotspots	-	-	-	-	-	-	-	-	-	-	-	-	-	4	4	\$210
Tech kit for homebound	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$400
Trailer- Wifi/Pop-up Library	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$7,000
Total	51,493	52,574	54,731	54,131	55,287	52,286	50,941	49,703	51,361	54,503	54,049	53,818	53,894	57,936	57,936	

Population	7,586	7,783	7,923	8,114	8,267	8,361	8,629	8,700	8,794	9,001	9,222	9,448	9,781	10,082	10,147
Per Capita Standard	6.79	6.76	6.91	6.67	6.69	6.25	5.90	5.71	5.84	6.06	5.86	5.70	5.51	5.75	5.71

15 Year Average	2008-2022
Quantity Standard	6.14
Quality Standard	\$35
Service Standard	\$216

D.C. Amount (before deductions)	10 Year
Forecast Population	1,125
\$ per Capita	\$216
Eligible Amount	\$242,460



Appendix C

Long-Term Capital and Operating Cost Examination



Appendix C: Long-Term Capital and Operating Cost Examination

Town of Arnprior Annual Capital and Operating Cost Impact

As a requirement of the *Development Charges Act, 1997*, as amended, under subsection 10 (2) (c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the development charge. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost savings attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e. sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Town's approved 2021 Financial Information Return (F.I.R.).

In addition to the operational impacts, over time the initial capital projects will require replacement. This replacement of capital is often referred to as lifecycle cost. By definition, lifecycle costs are all the costs which are incurred during the life of a physical asset, from the time its acquisition is first considered, to the time it is taken out of service for disposal or redeployment. The method selected for lifecycle costing is the sinking fund method which provides that money will be contributed annually and invested, so that those funds will grow over time to equal the amount required for future replacement. The following factors were utilized to calculate the annual replacement cost of the capital projects (annual contribution = factor X capital asset cost) and are based on an annual growth rate of 2% (net of inflation) over the average useful life of the asset:



Table C-1
Town of Arnprior
Lifecycle Cost Factors and Average Useful Lives

Asset Type	Average Useful Life	Lifecycle Factor
Water and Wastewater Infrastructure	80	0.005160705
Facilities	50	0.01182321
Services Related to a Highway	50	0.01182321
Parkland Development	40	0.016555748
Vehicles	15	0.057825472
Small Equipment & Gear	10	0.091326528
Library Materials	10	0.091326528

Table C-1 depicts the annual operating impact resulting from the proposed gross capital projects at the time they are all in place. It is important to note that, while Town program expenditures will increase with growth in population, the costs associated with the new infrastructure (i.e. facilities) would be delayed until the time these works are in place.



Table C-2
Town of Arnprior
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE/CLASS OF SERVICE	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Wastewater Services				
1.1 Treatment plants & Sewers	19,194,980	312,278	707,174	1,019,452
2. Water Services				
2.1 Treatment, storage and distribution systems	32,146,222	536,793	370,707	907,500
3. Services Related to a Highway				
3.1 Roads and Related	8,028,502	311,441	523,200	834,641
4. Public Works (Facilities and Fleet)				
4.1 Services Related to a Highway	1,650,000	73,228	161,360	234,588
4.2 Water Services	-	-	-	-
4.3 Wastewater Services	44,000	1,953	4,303	6,256
5. Fire Protection Services				
5.1 Fire facilities, vehicles & equipment	316,886	28,359	246,364	274,723
6. Parks and Recreation Services				
6.1 Park development, amenities, trails and recreation facilities	3,462,250	204,277	296,103	500,380
7. Library Services				
7.1 Library facilities and materials	583,049	24,878	81,537	106,415
Total	65,425,889	1,493,207	2,390,747	3,883,954



Appendix D

D.C. Reserve Fund Policy



Appendix D: D.C. Reserve Fund Policy

D.1 Legislative Requirements

The *Development Charges Act, 1997*, as amended (D.C.A.) requires development charge (D.C.) collections (and associated interest) to be placed in separate reserve funds. Sections 33 through 36 of the D.C.A. provide the following regarding reserve fund establishment and use:

- A municipality shall establish a reserve fund for each service to which the D.C. by-law relates; subsection 7, however, allows services to be grouped into categories of services for reserve fund (and credit) purposes, and for classes of services to be established.
- The municipality shall pay each D.C. it collects into a reserve fund or funds to which the charge relates.
- The money in a reserve fund shall be spent only for the “capital costs” determined through the legislated calculation process (as per subsection 5 (1) 2-7).
- Money may be borrowed from the fund but must be paid back with interest (O. Reg. 82/98, subsection 11 (1) defines this as Bank of Canada rate either on the day the by-law comes into force or, if specified in the by-law, the first business day of each quarter).
- D.C. reserve funds may not be consolidated with other municipal reserve funds for investment purposes and may only be used as an interim financing source for capital undertakings for which D.C.s may be spent (section 37).

Annually, the Treasurer of the municipality is required to provide Council with a financial statement related to the D.C. by-law(s) and reserve funds. This statement must be made available to the public and may be requested to be forwarded to the Minister of Municipal Affairs and Housing. The D.C.A. does not prescribe how the statement is to be made available to the public. We would recommend that a resolution of Council make the statement available on the municipality’s website or upon request.

Subsection 43 (2) and O. Reg. 82/98 prescribes the information that must be included in the Treasurer’s statement, as follows:

- opening balance;



- closing balance;
- description of each service and/or service category for which the reserve fund was established (including a list of services within a service category);
- transactions for the year (e.g. collections, draws) including each asset's capital costs to be funded from the D.C. reserve fund and the manner for funding the capital costs not funded under the D.C. by-law (i.e. non-D.C. recoverable cost share and post-period D.C. recoverable cost share);
- for projects financed by D.C.s, the amount spent on the project from the D.C. reserve fund and the amount and source of any other monies spent on the project;
- amounts borrowed, purpose of the borrowing, and interest accrued during previous year;
- amount and source of money used by the municipality to repay municipal obligations to the D.C. reserve fund;
- list of credits by service or service category (outstanding at the beginning of the year, given in the year, and outstanding at the end of the year by the holder);
- for credits granted under section 14 of the previous D.C.A., a schedule identifying the value of credits recognized by the municipality, the service to which it applies and the source of funding used to finance the credit; and
- a statement as to compliance with subsection 59 (1) of the D.C.A., whereby the municipality shall not impose, directly or indirectly, a charge related to a development or a requirement to construct a service related to development, except as permitted by the D.C.A. or another Act.

Recent changes arising from Bill 109 (*More Homes for Everyone Act, 2022*) provide that the Council shall make the statement available to the public by posting the statement on the website or, if there is no such website, in the municipal office and that other posting requirements may be provided in the regulations. In addition, Bill 109 introduced the following requirements which shall be included in the treasurer's statement.

- For each service for which a development charge is collected during the year
 - whether, as of the end of the year, the municipality expects to incur the amount of capital costs that were estimated, in the relevant development charge background study, to be incurred during the term of the applicable development charge by-law, and



- if the answer to subparagraph i is no, the amount the municipality now expects to incur and a statement as to why this amount is expected;
- For any service for which a development charge was collected during the year but in respect of which no money from a reserve fund was spent during the year, a statement as to why there was no spending during the year.

Furthermore, through Bill 23, municipalities are now required to allocation at least 60% of their opening balances each year for water, wastewater, and services related to a highway.

Based upon the above, Figure 1 and Attachments 1 and 2, set out the format for which annual reporting to Council should be provided.

D.2 D.C. Reserve Fund Application

Section 35 of the D.C.A. states that:

“The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 7 of subsection 5 (1).”

This provision clearly establishes that reserve funds collected for a specific service are only to be used for that service, or to be used as a source of interim financing of capital undertakings for which a D.C. may be spent.



Figure 1
Town of Arnprior
Annual Treasurer's Statement of Development Charge Reserve Funds

Description	Services to which the Development Charge Relates							Total
	Services Related to a Highway	Public Works (Facilities and Fleet)	Water Services	Wastewater Services	Fire Protection Services	Parks and Recreation Services	Library Services	
Opening Balance, January 1, _____								0
Plus:								
Development Charge Collections								0
Accrued Interest								0
Repayment of Monies Borrowed from Fund and Associated Interest ¹								0
Sub-Total	0	0	0	0	0	0	0	0
Less:								
Amount Transferred to Capital (or Other) Funds ²								0
Amounts Refunded								0
Amounts Loaned to Other D.C. Service Category for Interim Financing								0
Credits ³								0
Sub-Total	0	0	0	0	0	0	0	0
Closing Balance, December 31, _____	0	0	0	0	0	0	0	0

¹ Source of funds used to repay the D.C. reserve fund

² See Attachment 1 for details

³ See Attachment 2 for details

The Municipality is compliant with s.s. 59.1 (1) of the *Development Charges Act*, whereby charges are not directly or indirectly imposed on development nor has a requirement to construct a service related to development been imposed, except as permitted by the *Development Charges Act* or another Act.



Attachment 1
Town of Arnprior

Amount Transferred to Capital (or Other) Funds - Capital Fund Transactions

Capital Fund Transactions	Gross Capital Cost	D.C. Recoverable Cost Share					Non-D.C. Recoverable Cost Share				
		D.C. Forecast Period			Post D.C. Forecast Period		Other Reserve/Reserve Fund Draws	Tax Supported Operating Fund Contributions	Rate Supported Operating Fund Contributions	Debt Financing	Grants, Subsidies Other Contributions
		D.C. Reserve Fund Draw	D.C. Debt Financing	Grants, Subsidies Other Contributions	Post-Period Benefit/Capacity Interim Financing	Grants, Subsidies Other Contributions					
<u>Services Related to a Highway</u>											
Capital Cost A											
Capital Cost B											
Capital Cost C											
Sub-Total - Services Related to Highways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Water Services</u>											
Capital Cost D											
Capital Cost E											
Capital Cost F											
Sub-Total - Water	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Wastewater Services</u>											
Capital Cost G											
Capital Cost H											
Capital Cost I											
Sub-Total - Wastewater	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Amount Transferred to Operating (or Other) Funds - Operating Fund Transactions

Operating Fund Transactions	Annual Debt Repayment Amount	D.C. Reserve Fund Draw		Post D.C. Forecast Period			Non-D.C. Recoverable Cost Share		
		Principal	Interest	Principal	Interest	Source	Principal	Interest	Source
<u>Services Related to a Highway</u>									
Capital Cost J									
Capital Cost K									
Capital Cost L									
Sub-Total - Services Related to a Highway	\$0	\$0	\$0	\$0	\$0		\$0	\$0	
<u>Water Services</u>									
Capital Cost M									
Capital Cost N									
Capital Cost O									
Sub-Total - Water	\$0	\$0	\$0	\$0	\$0		\$0	\$0	
<u>Wastewater Services</u>									
Capital Cost P									
Capital Cost Q									
Capital Cost R									
Sub-Total - Wastewater	\$0	\$0	\$0	\$0	\$0		\$0	\$0	



Attachment 2
Town of Arnprior
Statement of Credit Holder Transactions

Credit Holder	Applicable D.C. Reserve Fund	Credit Balance Outstanding Beginning of Year _____	Additional Credits Granted During Year	Credits Used by Holder During Year	Credit Balance Outstanding End of Year _____
Credit Holder A					
Credit Holder B					
Credit Holder C					
Credit Holder D					
Credit Holder E					
Credit Holder F					



Appendix E

Local Service Policy



Appendix E: Local Service Policy

This Appendix sets out the Municipality's General Policy Guidelines on Development Charges (D.C.) and local service funding for Services Related to a Highway, Stormwater Management, Transit Bus Stops and Amenities, Parkland Development, and Underground Linear Services. The guidelines outline, in general terms, the size and nature of engineered infrastructure that is included in the study as a development charge project, versus infrastructure that is considered as a local service, to be emplaced separately by landowners, pursuant to a development agreement.

The following policy guidelines are general principles by which staff will be guided in considering development applications. However, each application will be considered, in the context of these policy guidelines as subsection 59 (2) of the *Development Charges Act, 1997*, on its own merits having regard to, among other factors, the nature, type and location of the development and any existing and proposed development in the surrounding area, as well as the location and type of services required and their relationship to the proposed development and to existing and proposed development in the area

A. SERVICES RELATED TO A HIGHWAY

A highway and services related to a highway are intended for the transportation of people and goods via many different modes including, but not limited to passenger automobiles, commercial vehicles, transit vehicles, bicycles and pedestrians. The highway shall consist of all land and associated infrastructure built to support (or service) this movement of people and goods regardless of the mode of transportation employed, thereby achieving a complete street. A complete street is the concept whereby a highway is planned, designed, operated and maintained to enable pedestrians, cyclists, public transit users and motorists to safely and comfortably be moved, thereby allowing for the efficient movement of persons and goods.

The associated infrastructure to achieve this concept shall include, but is not limited to: road pavement structure and curbs; grade separation/bridge structures (for any vehicles, railways and/or pedestrians); grading, drainage and retaining wall features; culvert structures; storm water drainage systems; utilities; traffic control systems; signage; gateway features; street furniture; active transportation facilities (e.g. sidewalks, bike lanes, multi-use trails which interconnect the transportation network, etc.); transit lanes &



lay-bys; roadway illumination systems; boulevard and median surfaces (e.g. sod & topsoil, paving, etc.); street trees and landscaping; parking lanes & lay-bys; (excluding on-street parking in the downtown) and driveway entrances; noise attenuation systems; railings and safety barriers.

For the purpose of interpreting this guideline the following meanings will be used:

Collector roads are designed for the movement of moderate volumes of intra-community traffic or traffic within employment or commercial districts. They can also act as local transit corridors. Right-of-way widths generally range from 20 metres to 26 metres.

Local roads are designed to accommodate low volumes of traffic and to provide access to individual properties. Right-of-way widths generally range from 16 metres to 20 metres.

Arterial roads are intended to carry moderate to high volumes of traffic, distributing traffic to other classes of roads, acting as transit corridors and connecting to the Provincial highway system. Right-of-way widths range from 26 metres to 50 metres depending on the type of arterial road.

1. Local and Collector Roads (Including Land)

- a. Collector Roads Internal to Development, inclusive of all land and associated infrastructure – direct developer responsibility under section 59 of the D.C.A. as a local service.
- b. Collector Roads External to Development, inclusive of all land and associated infrastructure – if needed to support a specific development or required to link with the area to which the plan relates, direct developer responsibility under section 59 of the D.C.A.; otherwise, included in D.C. calculation to the extent permitted under section 5 (1) of the D.C.A. (dependent on local circumstances).
- c. All local roads are considered to be the developer's responsibility.



2. Arterial Roads

- a. New, widened, extended or upgraded arterial roads, inclusive of all associated infrastructure: Included as part of road costing funded through D.C.A., subsection 5 (1).
- b. Land acquisition for arterial roads on existing rights-of-way to achieve a complete street: dedication under the *Planning Act* provisions (sections 41, 51 and 53) through development lands; in area with limited development: included in D.C.s.
- c. Land acquisition for arterial roads on new rights-of-way to achieve a complete street: dedication, where possible, under the *Planning Act* provisions (sections 51 and 53) through development lands up to the ROW specified in the Official Plan.
- d. Land acquisition beyond normal dedication requirements to achieve transportation corridors as services related to highways including grade separation infrastructure for the movement of pedestrians, cyclists, and/or railway vehicles: included in D.C.s.

3. Traffic Control Systems, Signals and Intersection Improvements

- a. On new arterial roads and arterial road improvements unrelated to a specific development: included as part of road costing funded through D.C.s.
- b. On non-arterial roads, or for any private site entrances or entrances to specific development: direct developer responsibility under section 59 of D.C.A. (as a local service).
- c. On arterial or collector road intersections with Regional/County roads: include in D.C.s or in certain circumstances, may be a direct developer responsibility
- d. Intersection improvements, new or modified signalization, signal timing & optimization plans, area traffic studies for highways attributed to growth and unrelated to a specific development: included in D.C. calculation as permitted under section 5 (1) of the D.C.A.



4. Streetlights

- a. Streetlights on new arterial roads and arterial road improvements: considered part of the complete street and included as part of the road costing funded through D.C.s or in exceptional circumstances, may be direct developer responsibility through local service provisions (s. 59 of D.C.A.).
- b. Streetlights on non-arterial roads internal to development: considered part of the complete street and included as a direct developer responsibility under section 59 of the D.C.A. (as a local service).
- c. Streetlights on non-arterial roads external to development, needed to support a specific development or required to link with the area to which the plan relates: considered part of the complete street and included as a direct developer responsibility under section 59 of the D.C.A. (as a local service).

5. Transportation Related to Pedestrian and Cycling Facilities

- a. Sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within arterial roads, Regional/County roads and provincial highway corridors: considered part of the complete street and included in D.C.s, or, in exceptional circumstances, may be direct developer responsibility through local service provisions (s.59 of D.C.A.).
- b. Sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within or linking to non-arterial road corridors internal to development: considered part of the complete street; direct developer responsibility under section 59 of D.C.A. (as a local service).
- c. Other sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within non-arterial road corridors external to development and needed to support a specific development or required to link with the area to which the plan relates: direct developer responsibility under section 59 of D.C.A. (as a local service).
- d. Multi-use trails (not associated with a road), inclusive of all land and required infrastructure, that go beyond the function of a (parkland) recreational trail



and form part of the municipality's active transportation network for cycling and/or walking: included in D.C.s

6. Noise Abatement Measures

- a. Noise abatement measures external and internal to development where it is related to, or a requirement of a specific development: direct developer responsibility under section 59 of D.C.A. (as a local service).
- b. Noise abatement measures on new arterial roads and arterial road improvements abutting an existing community and unrelated to a specific development: included as part of road costing funded through D.C.s.

B. STORMWATER MANAGEMENT

- a. Stormwater facilities for quality and/or quantity management, including downstream erosion works, inclusive of land and all associated infrastructure, such as landscaping and perimeter fencing: direct developer responsibility under section 59 of D.C.A. (as a local service).
- b. Over-sizing cost of stormwater facilities capacity, excluding land, to accommodate runoff from new, widened, extended or upgraded municipal arterial roads that are funded as a development charges project: included as part of road costing funded through D.C.s.
- c. Erosion works, inclusive of all restoration requirements, related to a development application: direct developer responsibility under section 59 of the D.C.A. (as a local service).
- d. Monitoring works: included in D.C.s consistent with the D.C.A., subsection 5 (1).
- e. Storm sewer systems and drainage works that are required for a specific development, either internal or external to the area to which the plan relates: direct developer responsibility under section 59 of the D.C.A. (as a local service).
- f. Note: for stormwater minimum pipe sizes, refer to section E.



C. PARKLAND DEVELOPMENT

1. Recreational Trail

- a. Recreational trails (multi-use trails) that do not form part of the Town's active transportation network, and their associated infrastructure (landscaping, bridges, trail surface, etc.), is included in area municipal parkland D.C.s.

2. Parkland

- a. Parkland Development for Community Parks, District Parks, Neighbourhood Parks and Village Squares: direct developer responsibility to provide at base condition, as follows:
 - Clearing and grubbing. Tree removals as per the subdivision's tree preservation and removals plan.
 - Topsoil Stripping, screening, and stockpiling.
 - Rough grading (pre-grading) to allow for positive drainage of the Park, with minimum slopes of 2%. If necessary, this may include some minor drainage tile work and grading as per the overall subdivision grading design complete with any required swales or catch basins. Runoff from the development property shall not drain into the park unless approved by the Manager, Environment Services, Public Works.
 - Spreading of topsoil to 150mm depth (import topsoil if existing on-site is insufficient to reach required depth).
 - Seeding of site with Municipality-approved seed mix. Maintenance of seed until acceptance by Municipality.
 - Parks shall be free of any contaminated soil or subsoil.
 - Parks shall not be mined for fill.
 - Parks shall be conveyed free and clear of all encumbrances.
 - 100% of 1.5m chain link perimeter fencing to the Municipal standards to separate the development lands from the Municipal lands or lands to be dedicated to the Municipality, unless the perimeter fencing is on land that will be dedicated to the Municipality to fulfil the requirement of parkland dedication under the *Planning Act*, in which case the cost shall be shared 50/50.



- When Park parcels cannot be developed in a timely manner, they shall be graded to ensure positive drainage and seeded to minimize erosion and dust. These shall be maintained by the developer until construction commences thereon.
- The Park block shall not be used for topsoil or other construction material, equipment storage, or sales pavilions.
- Required heritage features within the Park as set out within the Planning approval conditions.

b. Program facilities, amenities, and furniture, within parkland are included in D.C.s.

3. Landscape Buffer Blocks, Features, Cul-de-sac Islands, Berms, Grade Transition Areas, Walkway Connections to Adjacent Arterial Roads, Open Space, etc.

- a. The cost of developing all landscape buffer blocks, landscape features, cul-de-sac islands, berms, grade transition areas, walkway connections to adjacent arterial roads, open space and other remnant pieces of land conveyed to the municipality shall be a direct developer responsibility as a local service. Such costs include but are not limited to:
- b. pre-grading, sodding or seeding, supply and installation of amended topsoil, (to the Municipality's required depth), landscape features, perimeter fencing and amenities and all planting.
- c. Perimeter fencing to the Municipal standard located on the public property side of the property line adjacent land uses (such as but limited to arterial roads) as directed by the Municipality.

4. Infrastructure Assets Constructed by Developers

- a. All infrastructure assets constructed by Developers must be designed in accordance with the Municipality's Engineering and Parks Standards Manual as revised
- b. All infrastructure assets shall be conveyed in accordance with the Municipality's Engineering and Parks Standards Manual as revised



- c. Any Parks and Open Space infrastructure assets approved to be built by the developer on behalf of the Municipality shall be in accordance with the Municipality's Park Development Methods Policy.

D. UNDERGROUND SERVICES (STORMWATER, WATER AND SANITARY SEWERS)

Underground services (linear infrastructure for stormwater, water, and sanitary services) within the road allowance are not included in the cost of road infrastructure and are treated separately. The responsibility for such services as well as stormwater management ponds and pumping stations, which are undertaken as part of new developments or redevelopments, will be determined by the following principles:

The costs of the following items shall be direct developer responsibilities as a local service:

- a. providing all underground services internal to the development, including storm, water and sanitary services;
- b. providing service connections from existing underground services to the development;
- c. providing new underground services or upgrading existing underground services external to the development if the services are required to service the development, and if the pipe sizes do not exceed 300mm for water and sanitary services and 900 mm for stormwater services. If external services are required by two or more developments, the developer for the first development will be responsible for the cost of the external services and may enter into front-ending/cost-sharing agreements with other developers independent of the Municipality;
- d. providing stormwater management ponds and other facilities required by the development including all associated features such as landscaping and fencing; and
- e. water booster pumping stations, reservoir pumping stations and/or sanitary pumping stations serving individual developments.



The costs of the following items shall be paid through development charges:

- a. Water treatment, storage facilities, transmission mains, re- chlorination/ sampling stations and Wells associated with municipal service areas to be included within the D.C.;
- b. Wastewater treatment plants and transmission mains associated with municipal service areas shall be included in the D.C.;
- c. external underground services involving trunk infrastructure and pipe sizes exceeding 300mm for water and sanitary services and 900mm for stormwater services; and
- d. water, reservoir and/or sanitary pumping stations not required for the individual development.



Appendix F

Asset Management Plan



Appendix F: Asset Management Plan

The recent changes to the *Development Charges Act, 1997*, as amended (D.C.A.) (new subsection 10 (2) (c.2)) require that the background study must include an asset management plan (A.M.P.) related to new infrastructure. Subsection 10 (3) of the D.C.A. provides:

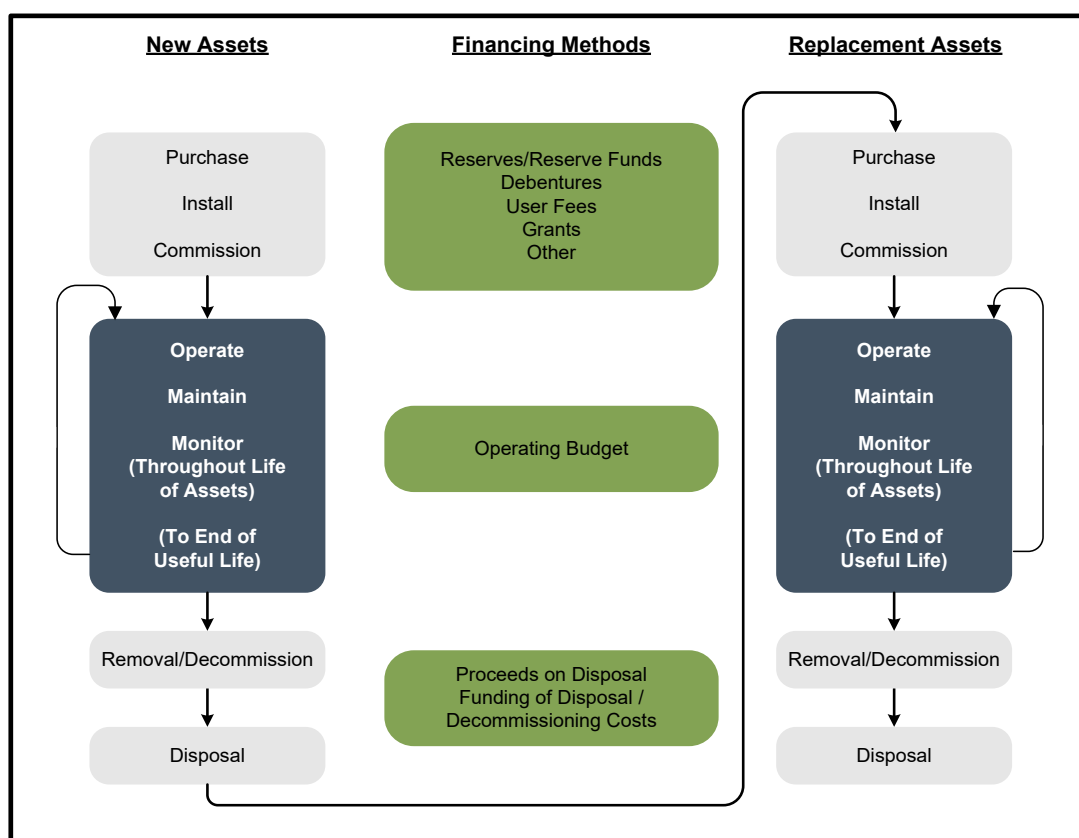
“The asset management plan shall,

- (a) deal with all assets whose capital costs are proposed to be funded under the development charge by-law;
- (b) demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;
- (c) contain any other information that is prescribed; and
- (d) be prepared in the prescribed manner.”

In regard to the above, section 8 of the regulations was amended to include subsections (2), (3), and (4) which set out specific detailed requirements for transit (only). For all services except transit, there are no prescribed requirements at this time, thus requiring the municipality to define the approach to include in the background study.

At a broad level, the A.M.P. provides for the long-term investment in an asset over its entire useful life along with the funding. The schematic below identifies the costs for an asset through its entire lifecycle. For growth-related works, the majority of capital costs will be funded by the development charge (D.C.). Non-growth-related expenditures will then be funded from non-D.C. revenues as noted below. During the useful life of the asset, there will be minor maintenance costs to extend the life of the asset along with additional program-related expenditures to provide the full services to the residents. At the end of the life of the asset, it will be replaced by non-D.C. financing sources.

It should be noted that with the recent passing of the *Infrastructure for Jobs and Prosperity Act* (I.J.P.A.) municipalities are now required to complete A.M.P.s, based on certain criteria, which are to be completed by 2022 for core municipal services and 2024 for all other services. The amendments to the D.C.A. do not require municipalities to complete these A.M.P.s (required under I.J.P.A.) for the D.C. background study, rather the D.C.A. requires that the D.C. background study include information to show the assets to be funded by the D.C. are sustainable over their full lifecycle.



In 2012, the Province developed Building Together: Guide for municipal asset management plans which outlines the key elements for an A.M.P., as follows:

State of local infrastructure: asset types, quantities, age, condition, financial accounting valuation and replacement cost valuation.

Desired levels of service: defines levels of service through performance measures and discusses any external trends or issues that may affect expected levels of service or the municipality's ability to meet them (for example, new accessibility standards, climate change impacts).

Asset management strategy: the asset management strategy is the set of planned actions that will seek to generate the desired levels of service in a sustainable way, while managing risk, at the lowest lifecycle cost.

Financing strategy: having a financial plan is critical for putting an A.M.P. into action. By having a strong financial plan, municipalities can also demonstrate that they have



made a concerted effort to integrate the A.M.P. with financial planning and municipal budgeting and are making full use of all available infrastructure financing tools.

Commensurate with the above, the Town prepared an A.M.P. in 2021 for its existing assets; however, it did not take into account future growth-related assets. As a result, the asset management requirement for the D.C. must be undertaken in the absence of this information.

In recognition to the schematic above, the following table (presented in 2023 \$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. As well, as all capital costs included in the D.C.-eligible capital costs are not included in the Town's A.M.P., the present infrastructure gap and associated funding plan have not been considered at this time. Hence the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects that will require financing from municipal financial resources (i.e. taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2023 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are \$4.88 million.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are \$4.12 million. This amount, totalled with the existing operating revenues of \$22.99 million, provide annual revenues of \$27.11 million by the end of the period.



6. In consideration of the above, the capital plan is deemed to be financially sustainable.

Town of Arnprior
Asset Management – Future Expenditures and Associated Revenues
2023\$

Future Expenditures and Associated Revenues	2042 (Total)
Annual Debt Payment on Non-Growth Related Capital ¹	\$945,592
Annual Debt Payment on Post Period Capital ²	\$49,300
Annual Lifecycle - Town-wide Services	\$1,493,207
Incremental Operating Costs (for D.C. Services)	\$2,390,747
Total Expenditures	\$4,878,846
Total Existing Revenue³	\$22,985,544
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licenses, etc.)	\$4,122,488
Total Revenues	\$27,108,032

¹ Non-Growth-Related component of Projects

² Interim Debt Financing for Post Period Benefit

³ As per Sch. 10 of F.I.R.



Appendix G

Proposed D.C. By-law



Appendix G: Proposed D.C. By-law

BY-LAW ----

THE CORPORATION OF THE TOWN OF ARNPRIOR

A by-law for the imposition of development charges

WHEREAS the Town of Arnprior has and will continue to experience growth through development;

AND WHEREAS development requires the provision of physical and other services by the Town;

AND WHEREAS Council desires to ensure that the capital cost of meeting growth related demands for, or the burden on, Town services does not place an undue financial burden on the Town or its taxpayers;

AND WHEREAS the *Development Charges Act, 1997*, as amended (the “Act”) provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services;

AND WHEREAS the Council of The Corporation of the Town of Arnprior has given Notice on February 13, 2023, according to section 12 of the Act, of its intention to pass a by-law under section 2 of the said Act;

AND WHEREAS the Council of The Town of Arnprior has given notice of and held a public meeting on the 13th day of February 2023, in accordance with the Act and the regulations thereto;

AND WHEREAS the Council of The Town of Arnprior has heard all persons who applied to be heard no matter whether in objection to, or in support of, the development charge proposal at a public meeting held on February 13, 2023;

AND WHEREAS the Council of the Town of Arnprior had before it a report entitled 2023 Development Charge Background Study dated January 10, 2023, prepared by Watson & Associates Economists Ltd., wherein it is indicated that the development of any land within the Town will increase the need for services as defined herein;

AND WHEREAS the Council of The Corporation of the Town of Arnprior on February 13, 2023, determined that no additional public meeting was required to be held as part of the approval process;



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

1. DEFINITIONS

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

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

“Act” means the *Development Charges Act, 1997*, S.O. 1997, c.27, as amended, or any successor thereof;

“Affordable Residential Unit” means a residential unit that meets the criteria set out in subsection 4.1 (2) or 4.1(3) of the Act;

“Agricultural use” means a bona fide farming operation;

“Apartment Dwelling” means a Residential Dwelling within a building containing five or more Dwelling Units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor;

“Attainable Residential Unit” means a residential unit that meets the criteria set out in subsection 4.1 (4) of the Act;

“Bedroom” means a habitable room larger than seven square meters, including a den, study, or other similar area, which can be used as sleeping quarters, 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 receive a 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, c. E.2, as amended, or any successor thereof;

“Bona Fide Farm Use” means the proposed development will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs on lands assessed in the Farmland Realty Tax Class by the Municipal Property Assessment Corporation pursuant to the Assessment Act, R.S.O. 1990, c.A.31, as amended;



“Building Code Act” means the Building Code Act, 1992, S.O. 1992, c.23, as amended, or any successor thereof;

“Capital Cost” means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of and as authorized by the municipality or local board, as required for provision of services designate in this by-law within or outside the Town,

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve buildings and structures,
- (d) to acquire, lease, construct or improve facilities including,
 - (i) rolling stock with an estimated life of seven years or more,
 - (ii) furniture and equipment other than computer equipment, and
 - (ii) material acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act, R.S.O. 1990, c. P.44, as amended, or any successor thereof; and
- (e) interest on borrowing for those expenditures under clauses (a) to (d) above that are growth-related;

"Charitable dwelling" means a residential building, a part of a residential building or the residential portion of a mixed-use building maintained and operated by a corporation approved under the Charitable Institutions Act, R.S.O. 1990, c. C.9, for persons requiring residential, specialized or group care and charitable dwelling includes a children's residence under the Child, Youth and Family Services Act, 2017, S.O. 2017, C. 14, Sched. 1, a psychiatric facility under the Mental Health Act, R.S.O. 1990, c. M.7, long-term care home under the Long-Term Care Homes Act, 2007, S.O. 2007, c. 8, c. N.7, and a home for special care under the Homes for Special Care Act, R.S.O. 1990, c. H.12;

“Class” means a grouping of services combined to create a single service for the purposes of this By-law and as provided in section 7 of the Development Charges Act;

“Commercial” means any use of land, structures or buildings or portions thereof used, designed or intended for use 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 the effect of increasing the size of 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;

“Dwelling, senior citizens” means a dwelling unit used for the purpose of providing accommodation and related facilities for persons of retirement age, and which is owned and operating by a private or government authority, but does not include a nursing home or a home for the aged as defined by the Town of Arnprior Comprehensive Zoning By-law;

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

“Existing industrial building” means a building or buildings existing on a site in the Town of Arnprior on January 1st, 2012, or the buildings or structures constructed and occupied on a vacant site pursuant to site plan approval under section 41 of the Planning Act, R.S.O. 1990, c. P.13 (the “Planning Act”) subsequent to January 1, 2012, for which full development charges were paid, and is used for or in connection with,

- (a) the production, compounding, processing, packaging, crating, bottling, packaging or assembling of raw or semi-processed goods or materials (“manufacturing”) in not less than seventy-five per cent of the total gross floor area of the building or buildings on a site (“manufacturing”) or warehousing related to the manufacturing use carried on in the building or buildings,
- (b) research or development in connection with manufacturing in not less than seventy-five per cent of the total gross floor area of the building or buildings on a site,
- (c) retail sales by a manufacturer, if the retail sales are at the site where the manufacturing is carried out, such retail sales are restricted to goods



manufactured at the site, and the building or part of a building where such retail sales are carried out does not constitute greater than twenty-five per cent of the total gross floor area of the building or buildings on the site, or

(d) office or administrative purposes, if they are,

(i) carried out with respect to the manufacturing or warehousing; and,

(ii) in or attached to the building or structure used for such manufacturing or warehousing;

“Gross floor area” means:

(a) in the case of a residential building or structure, the total area of all floors above grade of a dwelling unit measured 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

(b) 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 area 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 and a residential use, except for:

(i) 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;

(ii) loading facilities above or below grade; and

(iii) 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 warehouse 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 or 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 municipality or any part or parts thereof or any local board as defined in the Development Charges Act, 1997, S.O. 1997, c.27, as amended;

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

“Long-Term Care Home” means a place that is licensed as a long-term care home under the *Long-Term Care Homes Act, 2007*, S.O. 2007, c8;

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

“Municipality” means the Corporation of the Town of Arnprior;

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

“Non-profit housing development” means the development of a building or structure intended for use as residential premises and developed by,

(a) a corporation to which the *Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary object is to provide housing;

(b) a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing; or

(c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act, 2022*, c. 21, Sched. 3, s. 4.;

“Non-profit institution” means:

(a) a registered “charity” as defined in subsection 248 (1) of the *Income Tax Act, R.S.C. 1985, c. 1 (5th Supp.)*, as amended;

(b) a corporation that is non-profit organization for the purposes of paragraph 57 (i) (b) of the *Corporations Tax Act, R.S.O. 1990, c. C.40*; or



(c) A "religious organization: as defined in subsection 1 (1) of the *Religious Organizations' Lands Act*, R.S.O., 1990, c. R.23.

"Non-profit organization" means:

(i) a "registered charity" as defined in subsection 248 (1) of the Income Tax Act, R.S.C. 1985, c. 1 (5th Supp.), as amended;

(ii) a corporation that is a non-profit organization for the purposes of paragraph 57 (1) (b) of the *Corporations Tax Act*, R.S.O. 1990, c. C.40

"Non-residential use" means a 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. A.31, as amended, or any successor thereof;

"Planning Act" means the *Planning Act*, 1990, R.S.O. 1990, c.P.13, as amended;

"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;

"rental housing" means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;

"Residential Dwelling" means a building, 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;

"Residential use" means the use of a building or structure or portion thereof for one or more Dwelling Units. This also includes a Dwelling Unit on land that is used for an Agricultural Use;

"Retirement home or lodge" means a residential building or the portion of a mixed-use building 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 do not include private culinary facilities and instead 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 designed 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 provision of municipal services to specified land within the jurisdiction of the Town;

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

“Special care/special dwelling” means:

(a) a building containing two or more dwelling units, which units have a common entrance from street level:

(i) where the occupants have the right to use in common, halls, stairs, yards, common rooms and accessory buildings;

(ii) which may or may not have exclusive sanitary and/or culinary facilities;

(iii) that is designed to accommodate persons with specific needs, including, but not limited to, independent permanent living arrangements; and



(iv) where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at various levels;

and includes but is not limited to, retirement homes or lodges, nursing homes, charitable dwellings, group homes (including correctional group homes) and hospices;

(b) a building that is a student residence.

“Town” means the Corporation of the Town of Arnprior, and the area within the geographic limits of the Corporation of the Town of Arnprior; and

“Zoning By-Law” means the Zoning By-Law of the Town of Arnprior, or any successor thereof passed pursuant to section 34 of the *Planning Act*, S.O. 1998.

2. DESIGNATION OF SERVICES AND CLASSES OF SERVICES

2.1 The categories of services for which development charges are imposed under this By-law are as follows:

(a) Services Related to a Highway;

(b) Public Works;

(c) Fire Protection Services;

(e) Parks and Recreation Services;

(f) Library Services;

(g) Water Services; and

(j) Wastewater Services.

2.2 The components of the services designated in subsection 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 this By-law where:

(a) the lands are located in the area described in subsection 3.2; and

(b) the development of the lands requires any of the approvals set out in subsection 3.4 (a).



Area to Which By-law Applies

- 3.2 Subject to subsection 3.3, this By-law applies to all lands in the Town of Arnprior whether or not the land or use thereof is exempt from Development Charges under section 3 of this by-law or from taxation under the *Assessment Act*, R.S.O. 1990, c.A.31, as amended.
- 3.3 Notwithstanding clause 3.2 above, this by-law shall not apply to lands that are owned by and used for the purposes of:
- (a) a municipality or a local board thereof;
 - (b) a board of education as defined by the *Education Act*; or
 - (c) the Corporation of the County of Renfrew or a local board thereof;
- 3.4 (a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
- (i) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
 - (ii) the approval of a minor variance under section 45 of the *Planning Act*;
 - (iii) a conveyance of land to which a by-law passed under subsection 50 (7) of the *Planning Act* applies;
 - (iv) the approval of a plan of subdivision under section 51 of the *Planning Act*;
 - (v) a consent under section 53 of the *Planning Act*;
 - (vi) 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
 - (vii) the issuing of a permit under the Building Code Act in relation to a building or structure.
- (b) No more than one development charge for each service designated in subsection 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 subsection 3.4 (a) are required before the lands, buildings or structures can be developed.
- (c) Despite subsection 3.4 (b), if two or more of the actions described in subsection 3.4 (a) occur at different times, additional development charges shall



be imposed if the subsequent action has the effect of increasing the need for services.

Exemptions

3.5 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:

- (a) an enlargement to an existing dwelling unit;
- (b) the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;

3.6 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of any of the following in existing houses:

- (a) A second residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit.
- (b) A third residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units.
- (c) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units.

3.7 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of any of the following in new residential buildings:

- (a) A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit



(b) A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units

(c) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units

3.8 Exemption for Industrial Development:

(a) Notwithstanding any other provision of this by-law, there shall be an exemption from the payment of development charges for one or more enlargements of an existing industrial building on its site, whether attached or separate from the existing industrial building, up to a maximum of fifty per cent of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to the *Development Charges Act* or this section. Development charges shall be imposed in accordance with this by-law with respect to the amount of the floor area of an enlargement that results in the gross floor area of the industrial building being increased by greater than fifty per cent of the gross floor area of the existing industrial building.

(b) If the gross floor area of an existing industrial 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 determined as follows:

(i) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;

(ii) divide the amount determined under subsection 1) by the amount of the enlargement.

3.9 For the purpose of subsection 3.8 herein, “existing industrial building” is used as defined in section 1 herein.

3.10 Other Exemptions:

Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:



- (a) buildings used as hospitals as governed by the Public Hospitals Act;
- (b) buildings used as Long-Term Care Homes that are non-profit institutions and are licensed under the *Long-term Care Homes Act, 2007*, S.O. 2007, c.8.

3.10.1 Discounts for Rental House (for profit)

The D.C. payable for rental housing developments, where the residential units are intended to be used as a rented residential premises will be reduced based on the number of bedrooms in each unit as follows:

- (a) Three or more bedrooms – 25% reduction;
- (b) Two bedrooms – 20% reduction; and
- (c) All other bedroom quantities – 15% reduction.

3.10.2 Other Exemptions (upon Proclamation)

Once proclamation for required amendments to the Act to allow the following exemptions is received by the Lieutenant Governor, the following shall be exempt from development charges:

- (a) Affordable residential units; or
- (b) Attainable residential units.

Amount of Charges

Residential

- 3.11 The development charges set out in Schedules B 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-use 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

- 3.12 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.



Mandatory Phase-in

3.13 The amount of the development charges described in Schedule B to this by-law shall be reduced in accordance with subsection 5 (8) of the Act. Therefore the following percentages of the charges provided in Schedule B will be imposed (subject to annual indexing as per section 5 of this by-law):

- (a) Year 1 - 80 per cent;
- (b) Year 2 – 85 per cent;
- (c) Year 3 – 90 per cent;
- (d) Year 4 – 95 per cent;
- (e) Year 5 through 10 – 100 per cent.

Reduction of Development Charges for Redevelopment

3.14 Despite any other provisions of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 60 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:

(a) 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 subsection 3.11 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and

(b) in the case of a non-residential building or structure or, in the case of 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 subsection 3.12, 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.



Time of Payment of Development Charges

- 3.15 Development charges imposed under this By-law are calculated, payable, and collected upon issuance of the first building permit for the development.
- 3.16 Notwithstanding subsection 3.15 development charges for rental housing and institutional developments are due and payable in 6 equal annual payments commencing with the first instalment payable on the earlier of the date the first occupancy permit is granted or the date of first occupancy, and each subsequent instalment, including interest calculated in accordance with subsection 26.3 of the Act.
- 3.17 Where the development of land results from the approval of a site plan or zoning by-law amendment received on or after January 1, 2020, and the approval of the application occurred within two years of building permit issuance, the development charges under subsections 3.11 and 3.12 shall be calculated on the rates set out in Schedule “B” on the date of the planning application, including interest in accordance with subsection 26.3 of the Act. Where both planning applications apply, development charges under subsections 3.11 and 3.12 shall be calculated on the rates, including interest in accordance with subsection 26.3 of the Act, payable on the anniversary date each year thereafter, set out in Schedule “B” on the date of the later planning application, including interest.
- 3.18 Despite subsections 3.15 to 3.17, 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.

4. PAYMENT BY SERVICES

- 4.1 Despite the payment required under subsections 3.11 and 3.12, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this By-law.

5. INDEXING

- 5.1 Development charges imposed pursuant to this By-law shall be adjusted annually, without amendment to this By-law, commencing anniversary date and each year thereafter, in accordance with the prescribed index in the Act.

6. SCHEDULES

- 6.1 The following schedules shall form part of this By-law:

Schedule A - Components of Services Designated in subsection 2.1



Schedule B - Residential and Non-Residential Development Charges

7. CONFLICTS

- 7.1 Where the Town of Arnprior 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.
- 7.2 Notwithstanding subsection 7.1, where a development which is the subject of an agreement to which subsection 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4 (a), 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.

8. SEVERABILITY

- 8.1 If, for any reason, any provision of this By-law is held to be invalid by a court of competent jurisdiction, it is hereby declared to be the intention of Council that such provision be severable and the remainder of this By-law shall continue in full force and effect until repealed, re-enacted, amended or modified.

9. DATE BY-LAW IN FORCE

- 9.1 This By-law shall come into effect at 12:01 AM on March 13, 2023, and will be indexed as per subsection 5.1.

10. DATE BY-LAW EXPIRES

- 10.1 This By-law will expire at 12:01 AM on March 13, 2032, unless it is repealed by Council at an earlier date.

11. EXISTING BY-LAW REPEALED

- 11.1 By-law 6805-18 is hereby repealed as of the date and time of this By-law coming into force.



Read a first and second time this XXth day of Month, 2023.

Read a third and final time and passed this XXth day of Month, 2023.

Mayor

Clerk



SCHEDULE “A” TO BY-LAW __-__

COMPONENTS OF SERVICES AND CLASSES OF SERVICES DESIGNATED IN SUBSECTION 2.1

- Town-wide Services:
 - Services Related to a Highway (Roads, Sidewalks, Traffic Signals and Streetlights)
 - Public Works Facilities and Vehicles
 - Fire Protection Services (Fire Facilities, vehicles, and equipment)
 - Parks and Recreation Services (Parkland Development, Amenities, Trails, Vehicles, and Recreation Facilities).
 - Library (Facilities and Collection Materials)
- Urban Services:
 - Water Services (Supply, Treatment, Storage)
 - Wastewater Services (Treatment, Collection, Distribution and Pumping)



SCHEDULE “B”

BY-LAW NUMBER __-__

SCHEDULE OF DEVELOPMENT CHARGES

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)
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



Appendix H

Staye Court Area-Specific D.C.



Appendix H: Staye Court Area Specific D.C.

Introduction

In 2002, 2009, 2013 and then again in 2017, Watson & Associates Economists Ltd. was retained to undertake the Development Charges (D.C.) Background Study process to determine area-specific development charges, and *Municipal Act* section 221 charges as applicable, which could be used to recover the cost of capital improvements to provide water and sanitary sewer servicing to the Staye Court Drive new development area. The charges calculated in those studies provided for the recovery of costs for all existing residents and businesses along with future growth. The *Municipal Act* provided the statutory basis for recovering the costs from existing development while the *Development Charges Act* provided the basis for recovery from future development. This study provides for an update to the 2017 study.

Overview of the Staye Court Area-Specific Charges

The current D.C.s for the Staye Court area have been historically calculated on a detailed flow-demand basis for properties that were forecast to be in future development for the area. The most recent detailed calculation was provided in the 2017 D.C. study. Over the past five years, development has been limited within the Staye Court area, causing the current reserve fund deficit to grow due to the lack of D.C. revenue. The current D.C.s for the Staye Court area as of 2023 is presented in Table H-1:

Table H-1
Staye Court 2023 Development Charges

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL (per sq. ft. of Gross Floor Area)
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	
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

Recommendations for the Staye Court D.C.

As mentioned above, development within the Staye Court area has been limited. If a recalculation of the cash-flow was to be undertaken, the cost of borrowing due to the reserve fund deficit and the lack of expected development would increase the D.C. significantly, potentially creating an unfavourable environment to development in an



already slow growth area. Therefore, based on discussions with staff, it will be recommended to Council that the D.C. for Stave Court be carried forward and only be subject to future indexing.