



Town of Arnprior Development Charges Pamphlet

Charges Effective March 13, 2022

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

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

Purpose of Development Charges

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

Background

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

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

Watson and Associates Economists Ltd prepared the Town's Development Charges Background Study, dated December 29, 2017 and serves as a basis for the development charge rates. The Town of Arnprior passed By-law No. 6805-18 on March 13, 2018, establishing Town-wide development charges, under section 2 of the Development Charges Act, 1997.

Services Covered

Services covered include General Government, Fire, Water, Sanitary Sewer, Recreation, Library and Services Related to a Highway.

Indexing of Development Charges

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

Purpose of the Treasurer's Statement

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

For Further Information, please contact:

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105 Elgin Street W.
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www.arnprior.ca

Schedule of Development Charges (March 13, 2022 – March 12, 2023)

Service	Residential				Non-Residential
	Single & Semi-Detached	Apartments – 2 Bedrooms +	Apartments – Bachelor and 1 Bedroom	Other Multiples	(per ft ² of Gross Floor Area)
Municipal Wide Services					
Services Related to a Highway	3,580	2,097	1,859	3,105	2.35
Fire Protection Services	238	140	124	206	0.15
Recreation Services	379	222	198	330	0.04
Library Services	408	239	211	354	0.04
Administration	1,121	657	583	971	0.74
Total Municipal Wide Services	5,726	3,355	2,975	4,966	3.32
Urban Services					
Wastewater Services	6,449	3,778	3,350	5,592	2.88
Water Services	6,110	3,580	3,174	5,298	2.73
Total Urban Services	12,558	7,358	6,524	10,890	5.61
Staye Court Area Specific Charges					
Wastewater Services	607	355	315	526	0.75
Water Services	690	405	359	599	0.82
Total Area Specific Services	1,297	760	576	1,125	1.57
Grand Total Municipal Wide Area	5,726	3,355	2,975	4,966	3.32
Grand Total Urban Area	18,284	10,713	9,499	15,856	8.93
Grand Total with Staye Court	19,581	11,474	10,075	16,980	10.51