



Town of Arnprior Development Charges Pamphlet

Charges Effective November 25, 2024

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

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

Purpose of Development Charges

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

Background

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

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

Watson and Associates Economists Ltd prepared the Town's Development Charges Background Study, dated January 10, 2023 and serves as a basis for the development charge rates. The Town of Arnprior passed By-law No. 7369-23 on March 13, 2023, establishing Town-wide and Staye Court area specific development charges, under section 2 of the Development Charges Act, 1997. The Development Charges By-Law was further amended on November 25, 2024 to

add costs related to growth-related studies into the Development Charges framework and remove the five-year phase-in of approved rates, as permitted by Bill 185, *Cutting Red Tape to Build More Homes Act, 2024*.

Services Covered

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

Indexing of Development Charges

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

Purpose of the Treasurer's Statement

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

For Further Information, please contact:

Jennifer Morawiec, Treasurer
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(613) 623-4231 ext. 1820
www.arnprior.ca

Schedule of Development Charges for November 25, 2024 – March 12, 2025

Service / Class of Service	Residential					Non-Residential
	Single and Semi-Detached Dwelling	Multiples	Apartments – 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per ft ² of Gross Floor Area)
Municipal Wide Services / Class of Service						
Services Related to a Highway	5,472	4,422	3,612	2,473	2,473	3.07
Public Works (Facilities and Fleet)	695	562	459	314	314	0.39
Fire Protection Services	236	191	156	107	107	0.13
Parks and Recreation Services	4,168	3,368	2,751	1,883	1,883	0.59
Library Services	593	479	391	268	268	0.09
Growth Studies	1,240	1,001	818	561	561	0.78
Total Municipal Wide Services / Class of Services	12,403	10,022	8,188	5,606	5,606	5.05
Urban Services						
Wastewater Services	6,973	5,635	4,603	3,151	3,151	2.46
Water Services	11,336	9,161	7,485	5,124	5,124	4.00
Total Urban Services	18,309	14,796	12,088	8,275	8,275	6.46
Staye Court Area Specific Charges						
Wastewater Services	654	529	432	295	295	0.81
Water Services	744	602	492	336	336	0.88
Total Staye Court	1,398	1,131	924	632	632	1.69
Grand Total Municipal Wide Area	12,403	10,022	8,188	5,606	5,606	5.05
Grand Total Urban Area	30,712	24,818	20,276	13,880	13,880	11.50
Grand Total with Staye Court	32,110	25,949	21,200	14,512	14,512	13.19