

**The Corporation of the
Town of Arnprior**

By-law Number 6804-18

A by-law of the Corporation of the Town of Arnprior to approve the Development Charge Background Study

Whereas copies of a report entitled Town of Arnprior Development Charge Background Study date December 29, 2017 prepared by Watson & Associates Economists Ltd. and the proposed development charges by-law were made available to the public and Council on December 29, 2017; and

Whereas Watson & Associates Economists Ltd. provided a review of the Background Study and proposed by-law at a Public Meeting held on February 12, 2017.

Therefore the Council of the Corporation of the Town of Arnprior enacts as follows:

1. **That** the Development Charge Background Study dated December 29, 2017 prepared by Watson & Associates Economists Ltd., be hereby adopted.
2. **That** this By-law shall come into force and effect on the day of its passing.

Enacted and Passed this 12th day of March, 2018.

David Reid, Mayor

Maureen Spratt, Clerk



Town of Arnprior Development Charge Background Study

December 29, 2017



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 Planning for growth

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List of Acronyms and Abbreviations

A.M.P.	Asset Management Plan
D.C.	Development Charge
D.C.A.	Development Charges Act, 1997, as amended
G.F.A.	Gross floor area
N.F.P.O.W.	No Fixed Place of Work
N.R.B.C.P.I.	Non-Residential Building Construction Price Index
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
s.s.	Subsection
sq.ft.	Square foot

Executive Summary

1. The report provided herein represents the Development Charge (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 development charge;
 - 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 development charges;
 - Chapter 7 – Development charge policy recommendations and rules; and
 - Chapter 8 – By-law implementation.

2. Development charges 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 4; 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;
 - Statutory 10% deduction (soft services);
 - Amounts in excess of 10-year historical service calculation;
 - D.C. reserve funds (where applicable);

- 5) Net costs are then allocated between residential and non-residential benefit; and
 - 6) Net costs divided by growth to provide the D.C. charge.
3. A number of changes to the D.C. process need to be addressed as a result of Bill 73. These changes have been incorporated throughout the report and in the updated 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 that deals with all assets proposed to be funded, in whole or in part, by D.C.s. The asset management plan 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 required D.C.s to be collected at the time of the first building permit.
4. The growth forecast (Chapter 3) on which the Municipal-wide development charge is based, projects the following population, housing and non-residential floor area for the 10-year (2017-2026), 20-year (2017-2036) and industrial land buildout periods.

Measure	10 Year 2017-2026	20 Year 2017-2036	20 Year 2017-2036 (With Industrial Buildout)
(Net) Population Increase	1,796	2,921	2,921
Residential Unit Increase	934	1,601	1,601
Non-Residential Gross Floor Area Increase (ft ²)	410,500	954,100	1,402,600

Source: Watson & Associates Economists Ltd. Forecast 2017

5. On January 13, 2014, the Town of Arnprior's D.C. By-law 6296-14 came into effect under the D.C.A. The by-law imposes development charges on residential and non-residential uses and will expire on January 14, 2019. The Town is undertaking a development charge public process and anticipates passing a new by-law in advance of the expiry date. The mandatory public meeting has been

set for February 12, 2018 with adoption of the by-law subsequently (March 12, 2018).

6. Throughout the study process, results from the findings of the current D.C. study regarding the use of area rating and the associated calculations have been discussed with staff. It was recommended to staff that an area specific charge be continued for Staye Court for water and wastewater, while the remainder of the municipal-wide services be continued to be applied to the rest of the Town. This decision is expected to be affirmed upon consideration of the D.C. background study to Council.
7. The Town's current development charges have been phased-in (currently at 90% of the full charge). The charges for all services are \$11,840 for single detached dwelling units and \$4.98 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 \$844 for a single detached dwelling and \$1.02 per sq.ft. for non-residential development. This report has undertaken a recalculation of the charge based on future identified needs (presented in Schedule ES-1 for residential and non-residential). Charges have been provided on a Municipal-wide basis for all services, as well as on an area-specific basis for the Staye Court area for water and wastewater services only. The corresponding single-detached unit charge is \$13,590. The non-residential charge is \$6.64 per sq.ft. of gross floor area (G.F.A.). The Staye Court area charges are an additional \$964 for single detached units and an additional \$1.17 per square foot of building area for non-residential (note: Staye Court details have been included as a separate analysis in Appendix H). 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 Chapter 6 (Table 6-5). A summary of these costs is provided below:

Total gross expenditures planned over the next five years	\$ 10,496,693
Less:	
Benefit to existing development	\$ 4,723,923
Post planning period benefit	\$ -
Ineligible re: Level of Service	\$ -
Mandatory 10% deduction for certain services	\$ 65,035
Grants, subsidies and other contributions	\$ -
Net Costs to be recovered from development charges	\$ 5,707,734

Hence, \$4.79 million (or an annual amount of \$0.96 million) will need to be contributed from taxes and rates, or other sources.

Based on the above table, the Town plans to spend \$10.50 million over the next five years, of which \$5.71 million (54%) is recoverable from development charges. Of this net amount, \$4.09 million is recoverable from residential development and \$1.62 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 the urban industrial land buildout for the 2017-2036 forecast:

- Water Services; and
- Wastewater Services.

The following services are calculated based on a 2017-2036 forecast:

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

All other services are calculated based on a 2017-2026 forecast. These include:

- Recreation Services;
- Library Services; and
- Administration (Studies).

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-1

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	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	2,661	1,559	1,382	2,308	1.75
Fire Protection Services	177	104	92	153	0.11
Recreation Services	282	165	147	245	0.03
Library Services	303	178	157	263	0.03
Administration	833	488	433	722	0.55
Total Municipal Wide Services	4,256	2,494	2,211	3,691	2.47
Urban Services					
Wastewater Services	4,793	2,808	2,490	4,156	2.14
Water Services	4,541	2,661	2,359	3,938	2.03
Total Urban Services	9,334	5,469	4,849	8,094	4.17
Staye Court Area Specific Charges					
Wastewater Services	451	264	234	391	0.56
Water Services	513	301	267	445	0.61
Total Area Specific Services	964	565	501	836	1.17
GRAND TOTAL MUNICIPAL WIDE AREA	4,256	2,494	2,211	3,691	2.47
GRAND TOTAL URBAN AREA	13,590	7,963	7,060	11,785	6.64
GRAND TOTAL WITH STAYE COURT	14,554	8,528	7,561	12,621	7.81

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.) and, accordingly, recommends new development charges and policies for the Town of Arnprior.

The Town retained Watson & Associates Economists Ltd. (Watson), to undertake the development charges (D.C.) study process in August, 2017. Since that time, Watson has 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 development charge 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. policy (Chapter 2) and the policies underlying the proposed by-law (Chapter 7), 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 12, 2018. 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.

To date, the following process has taken place:

- Data collection, staff review, D.C. calculations and policy work (April 2016 - September 2017);
- Staff interviews (December 1, 2017)
- Background study and draft D.C. by-law released to the public (December 29, 2017); and
- Public meeting advertisement placed in newspaper(s) in accordance with the requirements of the D.C.A. (at least 20 days prior to the public meeting)

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

- Public meeting of Council (February 12, 2018);
- Consideration of responses received prior to, at, or immediately following the Public Meeting;
- Council approval of Background Study & Draft By-law;
- Council passage of the D.C. by-law (March 12, 2018);
- Implementation of the D.C. by-law – effective date of new by-law and rates (March 13, 2018);
- Notices in the newspaper(s), to the Clerk of the County, the secretary of every School Board having jurisdiction within the municipality, and any person or organization who has provided the clerk with a written request for notice (given of by-law passage within 20 days of passage);
- Last day for by-law appeal is 40 days after by-law passage;

Town makes pamphlet available (where by-law is not appealed) within 60 days after the by-law comes into force.

1.3 Changes to the Development Charges Act: Bill 73

With the amendment of the D.C.A. (as a result of Bill 73 and O.Reg. 428/15), there are a number of areas that must be addressed to ensure that the Town is in compliance with the D.C.A., as amended. The following provides an explanation of the changes to the Act that affect the Town's Background Study and how they have been dealt with to ensure compliance with the amended legislation.

1.3.1 Area Rating

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

- 1) Section 2(9) of the Act 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) Section 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.

1.3.2 Asset Management Plan for New Infrastructure

The new legislation now requires that a D.C. background study must include an Asset Management Plan (s.10 (2) c.2). The asset management plan 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 asset management plan related to transit services; however, they are silent with respect to how the asset management plan is to be provided for all other services. As part of any asset management plan, the examination should be consistent with the municipality’s existing assumptions, approaches and policies on asset management planning. This examination may include both qualitative and quantitative measures such as examining the annual future lifecycle contributions needs (discussed further in Appendix F of this report).

1.3.3 60-Day Circulation of D.C. Background Study

Previously the legislation required that a D.C. background study be made available to the public at least two weeks prior to the public meeting. The amended legislation now provides that the D.C. background study must be made available to the public (including posting on the municipal website) at least 60 days prior to passage of the D.C. by-law. No other changes were made to timing requirements for such things as notice of the public meeting and notice of by-law passage.

This D.C. study is being provided to the public on December 29, 2017 to ensure the new requirements for release of the study is met.

1.3.4 Timing of Collection of Development Charges

The D.C.A. has been refined by Bill 73 to require that D.C.s are collected at the time of the first building permit. For the majority of development, this will not impact the Town's present process. However, there may be instances where several building permits are to be issued and either the size of the development or the uses will not be definable at the time of the first building permit. In these instances, the Town may enter into a delayed payment agreement in order to capture the full development.

1.3.5 Other Changes

It is also noted that a number of other changes were made through Bill 73 and O.Reg. 428/15 including changes to the inclusion of Waste Diversion and the restriction for collection of additional levies.

2. Current Town of Arnprior Policy

2.1 Schedule of Charges

The Town of Arnprior's D.C. By-law 6296-14 came into effect on the 13th day of January, 2014. The following summarizes the service categories for which D.C.s are collected pursuant to this By-law:

Municipal-wide services include; Roads System Services, Public Works Housing, Public Works Equipment, Fire Protection Services, Recreation Services, Library Services and Administration. Additionally, Municipal-wide urban and area-specific services for Staye Court includes Water Services and Wastewater Services.

The following table shows the development charges currently in effect (January 14, 2017):

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per ft ² of Gross Floor Area)
Municipal Wide Services:					
Roads System Services	2,375	1,428	1,025	2,050	1.42
Public Works Housing	147	89	63	127	0.08
Public Works Equipment	118	71	51	102	0.07
Fire Protection Services	432	260	187	373	0.25
Recreation Services	694	417	299	599	0.06
Library Services	658	395	284	568	0.06
Administration	363	219	157	313	0.23
Total Municipal Wide Services	4,787	2,879	2,066	4,133	2.16
Urban Services					
Wastewater Services	3,810	2,289	1,645	3,290	1.53
Water Services	3,242	1,950	1,400	2,800	1.29
Total Urban Services	7,053	4,239	3,045	6,090	2.82
Staye Court Area Specific Charges					
Wastewater Services	395	341	237	170	0.49
Water Services	449	388	270	193	0.53
Total Area Specific Services	844	729	507	363	1.02
GRAND TOTAL MUNICIPAL WIDE AREA	4,787	2,879	2,066	4,133	2.16
GRAND TOTAL URBAN AREA	11,840	7,118	5,111	10,223	4.98
GRAND TOTAL WITH STAYE COURT	12,684	7,846	5,618	10,587	6.00

The residential charges are imposed based on the number and type of dwelling units. Non-residential charges are based on a per sq.ft. of gross floor area basis.

2.2 Timing of D.C. Calculation and Payment

Development charges are payable at the time of building permit issuance and are collected by the Town of Arnprior Building Department.

2.3 Indexing

The by-law provides for annual indexing of the charge on the anniversary year of the by-law for each year without amendment of the by-law using the Non-Residential Construction Price Index produced by Statistics Canada.

2.4 Phasing of the Rates

The by-law provides for the phasing-in of the D.C. over five years:

Time Period	% of Full Charge
Year 1	60%
Year 2	70%
Year 3	80%
Year 4	90%
Year 5	100%

Currently, the Town is in Year 4 (90% phasing) of the by-law.

2.5 Redevelopment Allowance

The follow redevelopment allowance is contained within the Town's current D.C. By-law:

Despite any other provisions of the 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.

2.6 Exemptions

The following non-statutory exemptions are provided under By-law 6296-14:

- Buildings used as hospitals as governed by the Public Hospitals Act; and
- Where a 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 Section 3.8 (of the D.C. by-law) shall apply to the enlarged area only.

3. Anticipated Development in the Town of Arnprior

3.1 Requirements of the Act

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 section 5 (1) of the D.C.A. that “the anticipated amount, type and location of development, for which D.C.s can be imposed, must be estimated.”

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 a ten-year, and longer-term time horizon.

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

The D.C. growth forecast has been derived based on discussions with Town staff regarding historical development trends, development phasing, land availability and market demand. In compiling the growth forecast, the following information sources were also relied upon to assess residential and non-residential development potential for the Town of Arnprior over the forecast period, including:

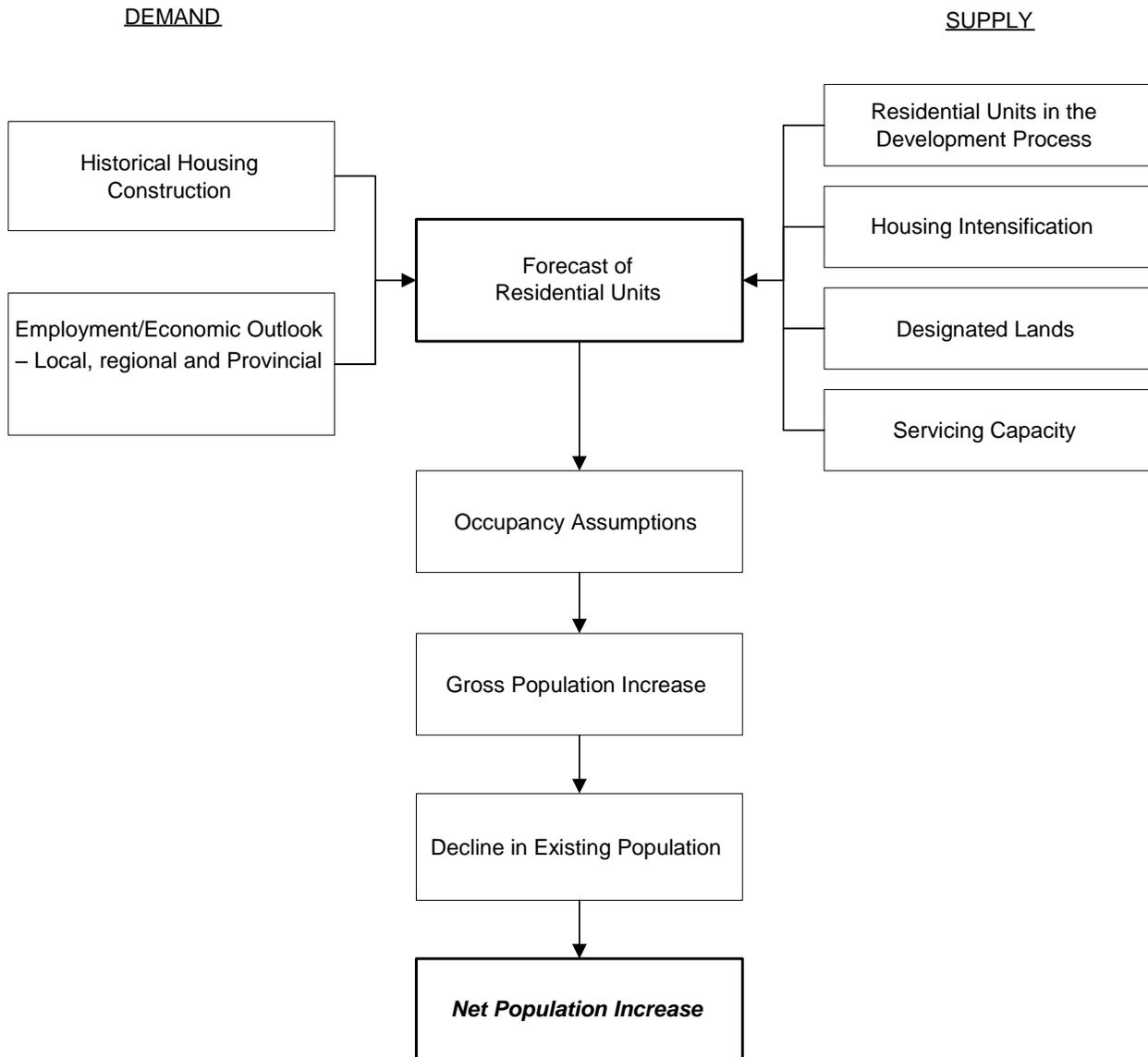
- Town of Arnprior Official Plan, 2017;
- Town of Arnprior – Development Charges Background Study, 2013;
- 2001, 2006, 2011, and 2016 Census Data;
- A review of historical residential and non-residential development activity over the past 10 years;
- A review of residential and non-residential land supply; and
- Discussions with Town staff regarding the anticipated residential and non-residential development trends.

3.3 Summary of Growth Forecast

A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A. The discussion provided herein summarizes the anticipated growth for the

Town of Arnprior and describes the basis for the forecast. The results of the residential growth forecast analysis are summarized in Figure 3-1 below, and Schedule 1 in Appendix A.

**Figure 3-1
Population and Household Forecast Model**



As identified in Table 3-1 and Schedule 1 (Appendix A), the Town's population is anticipated to reach approximately 9,610 by 2022, 10,650 by 2027 and 11,770 by 2036. This represents an increase of approximately 760, 1,800 and 2,920 persons, respectively, over the ten-year, and longer-term forecast period. The population forecast summarized herein from Schedule 1 excludes the net Census undercount, which is estimated at approximately 4%. The Census undercount represents the net number of persons missed during Census enumeration. In calculating the D.C., the net Census undercount has been excluded from the growth forecast. Accordingly, all references provided herein to the population forecast exclude the net Census undercount. 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 through 7)

- The housing unit mix for the Town was derived from historical development activity, designated urban land supply, (as per Schedule 7), Town of Arnprior Official Plan and discussions with Town staff regarding anticipated development trends for the Town.
- Based on the above, the long-term (2017 to 2036) household growth forecast is comprised of a housing unit mix of approximately 55% low density (single detached and semi-detached), 37% medium density (multiples except apartments) and 9% high density (bachelor, 1 bedroom and 2+ bedroom apartments).

**Table 3-1
Town of Arnprior
Residential Growth Forecast Summary**

Year		Including Census Undercount ¹	Excluding Census Undercount			Housing Units					
		Population	Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings ²	Apartments ³	Other	Total Households	Person Per Unit (PPU)
Historical	Mid 2001	7,480	7,195	160	7,035	1,960	260	775	25	3,020	2.38
	Mid 2006	7,440	7,158	103	7,055	2,005	250	880	20	3,155	2.27
	Mid 2011	8,440	8,114	279	7,835	2,285	310	1,025	20	3,640	2.23
	Mid 2016	9,150	8,795	280	8,515	2,465	495	940	20	3,920	2.24
Forecast	Mid 2017	9,210	8,852	282	8,570	2,515	499	945	20	3,979	2.22
	Mid 2022	9,990	9,609	306	9,303	2,778	631	995	20	4,425	2.17
	Mid 2027	11,070	10,648	339	10,309	3,049	806	1,039	20	4,913	2.17
	Mid 2036	12,240	11,773	375	11,398	3,388	1,084	1,088	20	5,580	2.11
Incremental	Mid 2001 - Mid 2006	-40	-37	-57	20	45	-10	105	-5	135	
	Mid 2006 - Mid 2011	1,000	956	176	780	280	60	145	0	485	
	Mid 2011 - Mid 2016	710	681	1	680	180	185	-85	0	280	
	Mid 2016 - Mid 2017	60	57	2	55	50	4	5	0	59	
	Mid 2017 - Mid 2022	780	757	24	733	263	132	50	0	446	
	Mid 2017 - Mid 2027	1,860	1,796	57	1,739	534	307	94	0	934	
	Mid 2017 - Mid 2036	3,030	2,921	93	2,828	873	585	143	0	1,601	

Source: Watson & Associates Economists Ltd., August 2017. Forecast based on the Town of Arnprior Official Plan, 2017.

1. Census Undercount estimated at approximately 4%. Note: Population Including the Undercount has been rounded.
2. Includes townhomes and apartments in duplexes.
3. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.
4. Numbers may not add up due to rounding.

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 certain services, such as parks, recreation and libraries, to a ten-year planning horizon. Services related to a highway, police and fire services utilize a longer planning horizon, and water, wastewater and stormwater services utilize a longer urban forecast period.

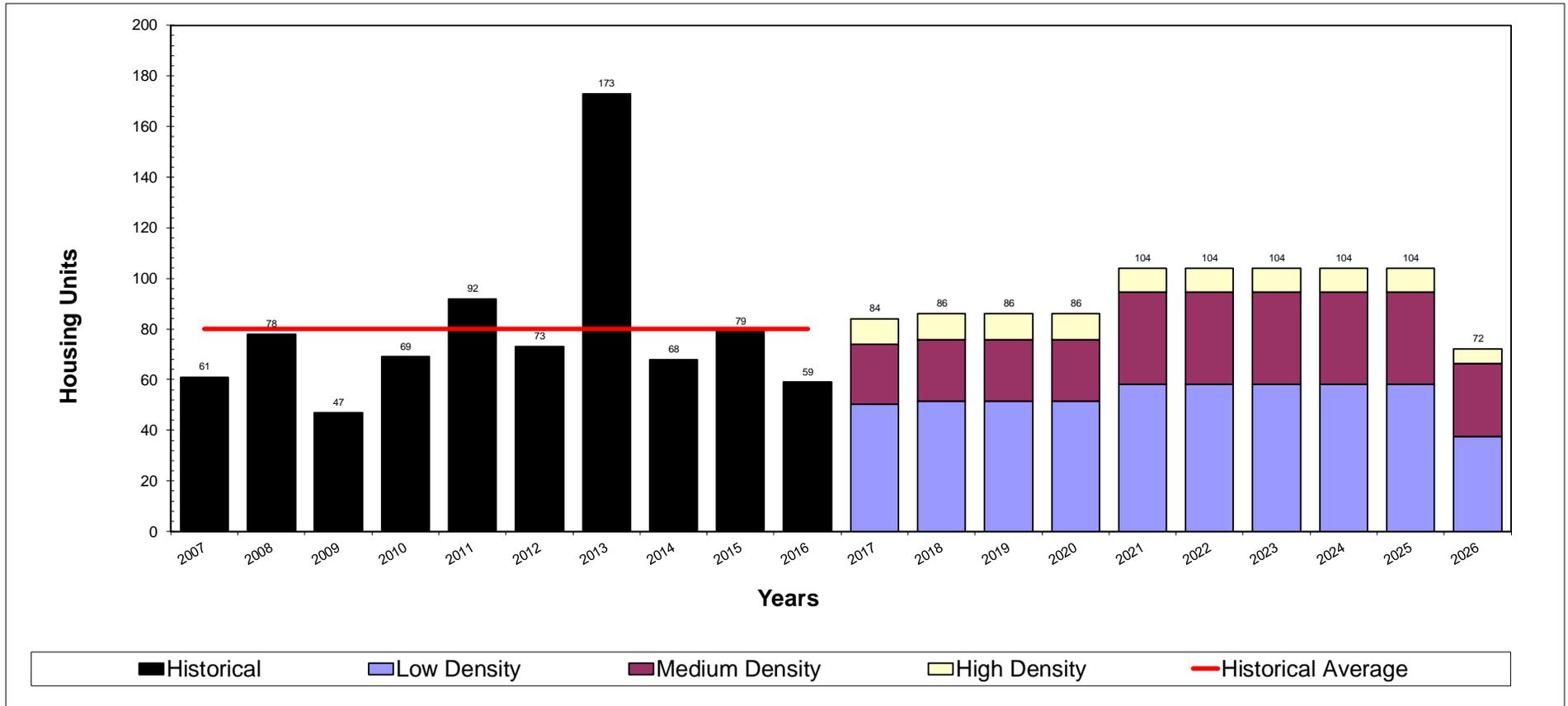
3. Population in New Units (Appendix A – Schedules 2 through 9)

- The number of housing units to be constructed in the Town of Arnprior during the planning periods is presented on Figure 3-2. Over the 2017 to 2036 forecast period, the Town is anticipated to average 80 new housing units per year.
- Population in new units is derived from Schedules 3 through 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit by dwelling type for new households.
- Schedules 8a and 8b summarize the average number of persons per unit (P.P.U.) for the new housing units by age and type of dwelling, based on 2011 custom Census data for the Town of Arnprior and Renfrew County. The 20-year average P.P.U.s by dwelling type are as follows:
 - Low density (Town of Arnprior): 2.56
 - Medium density (Renfrew County): 2.22
 - High density (Renfrew County): 1.49

4. Existing Units and Population Change (Appendix A – Schedules 2, 3, 4, and 5)

- Existing households as of 2017 are based on the 2016 Census households, plus estimated residential units constructed between 2016 and 2017, assuming a 6-month lag between construction and occupancy (see Schedule 2).
- 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 2017 to 2036 forecast period is estimated at approximately 920.

**Figure 3-2
Town of Arnprior
Annual Housing Forecast**



Source: Historical housing activity (2007-2016) based on Statistics Canada building permits, Catalogue 64-001-XIB
 2017 housing growth derived by Watson & Associates Economist Ltd.
 1. Growth Forecast represents calendar year.

5. Employment (Appendix A – Schedules 10a, 10b and 10c)

- Employment projections are largely based on the activity rate method, which is defined as the number of jobs in the Town of Arnprior 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.
- The Town's 2011¹ employment base by place of work is outlined in Schedule 10. The 2011 employment base is comprised of the following sectors:
 - 40 primary (approximately <1%);
 - 170 work at home employment (approximately 4%);
 - 1,736 industrial (approximately 36%);
 - 1,771 commercial/population-related (approximately 37%); and
 - 1,100 institutional (approximately 23%).
- The 2011 employment base by usual place of work, including work at home, is approximately 4,816 jobs.
- The Town's 2017 employment base is estimated at 4,219 based 2016 Census data².
- Arnprior's employment base (excluding NFPOW³) is anticipated to reach approximately 4,810 by 2027, 5,530 by 2036 and 5,880 at industrial buildout.
- Schedule 10b, Appendix A, summarizes the employment forecast, excluding work at home employment, which is the basis for the D.C.A. employment forecast. The impact on the Town's services from work at home employees has already been included in the population forecast. Accordingly, work at home employees have been removed from the D.C.A. employment forecast and calculation.
- Total employment for the Town of Arnprior (excluding work at home employment) is anticipated to reach approximately 4,590 by 2027, 5,290

¹ 2011 Employment is based on Statistics Canada 2011 Places of Work Employment dataset.

² 2016 Census employment data by sector not available at the time of writing.

³ No Fixed Place of Work (NFPOW) 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

by 2036, and 5,630 at industrial buildout. This represents an employment increase of approximately 560, 1,250, and 1,600 additional jobs over the ten-year, and longer-term (2017-2036) period, and industrial buildout period, respectively.

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

- Square footage estimates are calculated in Schedule 10b based on the following employee density assumptions:¹
 - 1,300 sq.ft. per employee for industrial;
 - 550 sq.ft. per employee for commercial/population-related; and
 - 700 sq.ft. per employee for institutional employment.
- Town-wide incremental non-residential G.F.A. increase is forecast to approximately 410,500 sq.ft. over ten-year forecast period, 954,100 sq.ft. over the longer-term forecast period (2017 to 2036) and 1,402,600 sq.ft. over the industrial buildout forecast period.
- In terms of percentage growth, the 2017 to 2036 incremental G.F.A. forecast by sector is broken down as follows:
 - Industrial – approximately 47%;
 - Commercial/population-related – approximately 49%; and
 - Institutional – approximately 4%.

¹ Based on Watson & Associates Economists Ltd. employment surveys.

4. The Approach to Calculation of the Charge

4.1 Introduction

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

4.2 Services Potentially Involved

Table 4-1 lists the full range of Town service categories which are provided within the Town.

A number of these services are defined in s.s.2(4) of the D.C.A. as being ineligible for inclusion in development charges. These are shown as “ineligible” on Table 4-1. Two ineligible costs defined in s.s.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 which are potentially eligible for inclusion in the Town’s development charge are indicated with a “Yes.”

4.3 Increase in the Need for Service

The development charge 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, s.s.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.

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.

Figure 4-1
The Process of Calculating a Development Charge under the D.C.A., 1997

The Process of Calculating a Development Charge under the Act that must be followed

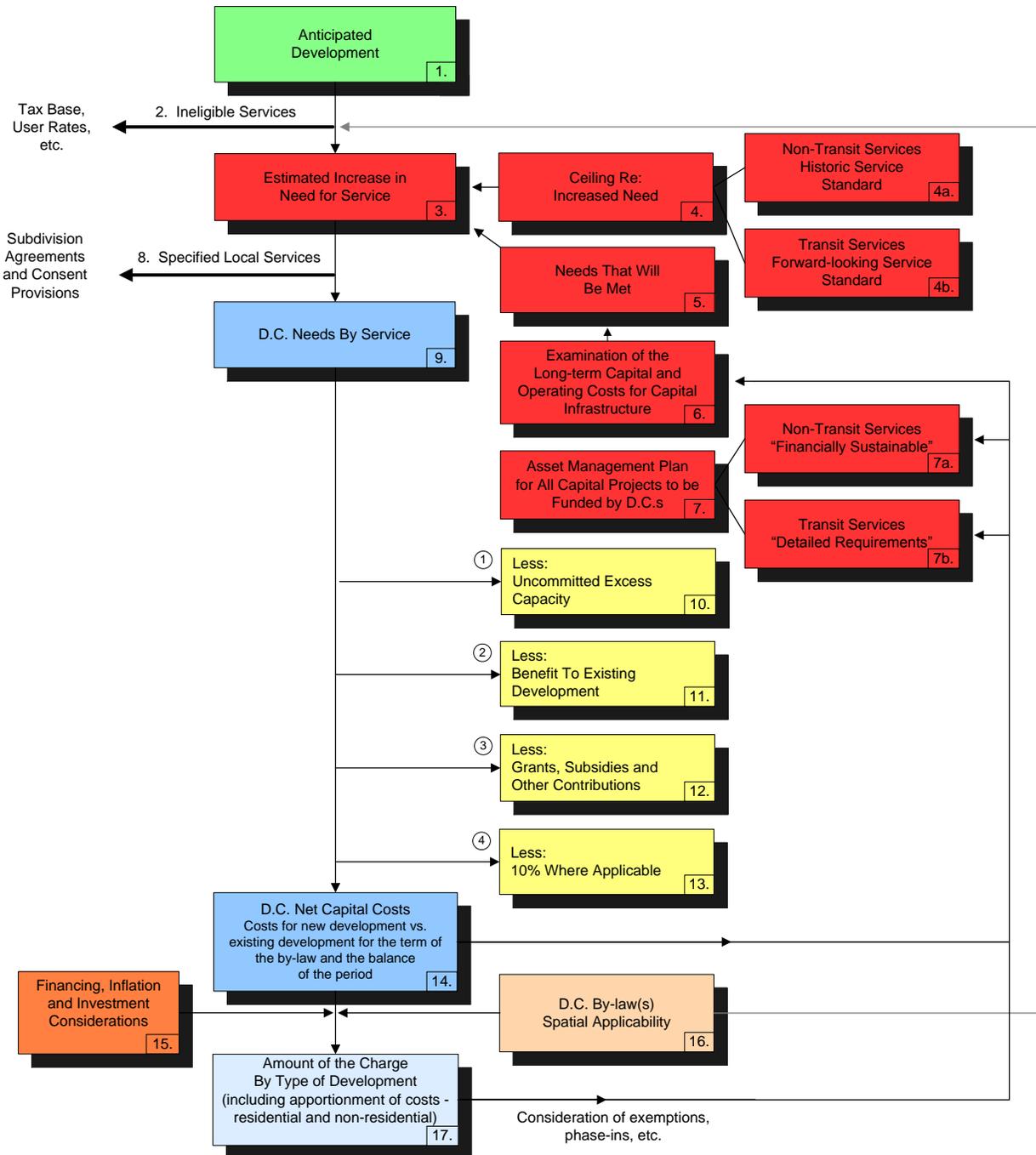


Table 4-1
Categories of Municipal Services to be Addressed as Part of the Calculation

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 municipal roads	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
	No	2.3 Municipal parking spaces - indoor	90
	No	2.4 Municipal parking spaces - outdoor	90
	Yes	2.5 Works Yards	100
	Yes	2.6 Rolling stock ¹	100
	n/a	2.7 Ferries	90
	n/a	2.8 Airport	90
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

¹with 7+ year life time

*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 %
5. Outdoor Recreation 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	90
	Yes	5.3 Development of district parks	90
	Yes	5.4 Development of municipal-wide parks	90
	Yes	5.5 Development of special purpose parks	90
	Yes	5.6 Parks rolling stock ¹ and yards	90
6. Indoor Recreation Services	Yes	6.1 Arenas, indoor pools, fitness facilities, community centres, etc. (including land)	90
	Yes	6.2 Recreation vehicles and equipment ¹	90
7. Library Services	Yes	7.1 Public library space (incl. furniture and equipment)	90
	No	7.2 Library vehicles ¹	90
	Yes	7.3 Library materials	90
8. Electrical Power Services	Ineligible	8.1 Electrical substations	0
	Ineligible	8.2 Electrical distribution system	0
	Ineligible	8.3 Electrical system rolling stock	0
9. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres	Ineligible	9.1 Cultural space (e.g. art galleries, museums and theatres)	0
	Ineligible	9.2 Tourism facilities and convention centres	0
10. Wastewater Services	Yes	10.1 Treatment plants	100
	Yes	10.2 Sewage trunks	100
	n/a	10.3 Local systems	0
	No	10.4 Vehicles and equipment ¹	100

¹with 7+ year life time

Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
11. Water Supply Services	Yes Yes n/a No	11.1 Treatment plants 11.2 Distribution systems 11.3 Local systems 11.4 Vehicles and equipment ¹	100 100 0 100
12. Waste Management Services	Ineligible Ineligible n/a n/a	12.1 Landfill collection, transfer vehicles and equipment 12.2 Landfills and other disposal facilities 12.3 Waste diversion facilities 12.4 Waste diversion vehicles and equipment ¹	0 0 90 90
13. Police Services	n/a n/a n/a	13.1 Police detachments 13.2 Police rolling stock ¹ 13.3 Small equipment and gear	100 100 100
14. Homes for the Aged	n/a n/a	14.1 Homes for the aged space 14.2 Vehicles ¹	90 90
15. Child Care	n/a n/a	15.1 Child care space 15.2 Vehicles ¹	90 90
16. Health	n/a n/a	16.1 Health department space 16.2 Health department vehicles ¹	90 90
17. Social Housing	n/a	17.1 Social Housing space	90
18. Provincial Offences Act (P.O.A.)	n/a	18.1 P.O.A. space	90
19. Social Services	n/a	19.1 Social service space	90
20. Ambulance	n/a n/a	20.1 Ambulance station space 20.2 Vehicles ¹	90 90
21. Cemeteries	n/a n/a	21.1 Cemetery facilities 21.2 Cemetery equipment	90 90

¹with 7+ year life time

Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
22. Hospital Provision	Ineligible	23.1 Hospital capital contributions	0
23. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible	23.1 Office space	0
	Ineligible	23.2 Office furniture	0
	Ineligible	23.3 Computer equipment	0
24. Other Services	Yes	24.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land ² and facilities, including the D.C. background study cost	0-100
	Yes	24.2 Interest on money borrowed to pay for growth-related capital	0-100

¹with a 7+ year life time

²same percentage as service component to which it pertains

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.

4.5 Capital Forecast

Paragraph 7 of s.s.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;
- e) interest on money borrowed to pay for the above-referenced costs;
- f) costs to undertake studies in connection with the above-referenced matters; and
- g) costs of the development charge background study.

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” (s.s.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 s.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 para. 5 of O.Reg. 82/98 indicates that a development charge background study must set out “the estimated value of credits that are being carried forward relating to the service.” s.s.17 para. 4 of the same Regulation indicates that “...the value of the credit cannot be recovered from future development charges,” if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future development charges. As a result, this provision should be made in the

calculation, in order to avoid a funding shortfall with respect to future service needs. The Town has no outstanding credits that are required to be included in the D.C. calculations undertaken within this study.

4.7 Eligible Debt and Committed Excess Capacity

Section 66 of the D.C.A. states that, for the purposes of developing a development charge by-law, a debt incurred with respect to an eligible service may be included as a capital cost, subject to any limitations or reductions in the Act. Similarly, s.18 of O.Reg. 82/98 indicates that debt with respect to an ineligible service may be included as a capital cost, subject to several restrictions.

In order for such costs to be eligible, two conditions must apply. First, they must have funded excess capacity which is able to meet service needs attributable to the anticipated development. Second, the excess capacity must be “committed,” that is, either before or at the time it was created, Council must have expressed a clear intention that it would be paid for by development charges or other similar charges; for example, this may have been done as part of previous development charge processes.

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 8 of subsection 5(1).”

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

For services which 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 which contributed them (rather than to future development, which will generate the need for additional facilities directly proportionate to future growth).

The Town's Development Charge Reserve Fund Balance by service as of December 31, 2016 is shown below. We have adjusted the balances to reflect the current commitments and to reconcile the unaccounted revenues to each reserve fund based on the Town's prior years (2016 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):

Service	Balance as of December 31, 2016	Adjustment for Commitments or Revenues	Net Balance
Services Related to a Highway	\$772,230.21	(\$1,079,593.51)	(\$307,363.30)
Public Works Facility	\$59,150.11	\$9,538.39	\$68,688.51
Public Works Vehicles	\$94,463.85	\$7,630.72	\$102,094.57
Fire Protection Services	\$116,327.90	\$18,440.89	\$134,768.79
Recreation Services	\$96,581.74	\$21,862.00	\$118,443.74
Library Services	\$192,100.49	\$17,246.01	\$209,346.50
Administration	(\$226,055.19)	\$14,736.82	(\$211,318.38)
Wastewater Services	\$816,811.66	(\$816,811.66)	\$0.00
Water Services	(\$393,452.19)	(\$461,028.81)	(\$854,481.01)
Total	\$1,528,158.58	(\$2,267,979.15)	(\$739,820.57)

Note: Amounts in brackets are Deficit balances.

4.9 Deductions

The D.C.A. potentially requires that five 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;
- anticipated grants, subsidies and other contributions; and
- 10% reduction for certain services.

The requirements behind each of these reductions are addressed as follows:

4.9.1 Reduction Required by Level of Service Ceiling

This is designed to ensure that the increase in need included in 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 10-year period immediately preceding the preparation of the background study...” O.Reg. 82.98 (s.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 factor are multiplied together, they produce a measure of the level of service, which meets the requirements of the Act, i.e. cost per unit.

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 s.s.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” (discussed above in 4.6).

“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

Section 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 following:

- 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 services cap in 4.4 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 municipal-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 Wednesday in one arena and Thursday 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. Further, 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 s.6).

4.9.5 The 10% Reduction

Paragraph 8 of s.s.(1) of the D.C.A. requires that, “the capital costs must be reduced by 10 percent.” This paragraph does not apply to water supply services, waste water services, storm water drainage and control services, services related to a highway, police, fire protection services, and transit. The primary services to which the 10% reduction does apply include services such as parks, recreation, libraries, childcare/social services, ambulance, homes for the aged, health and parking.

The 10% is to be netted from the capital costs necessary to provide the increased services, once the other deductions have been made, as per the infrastructure costs sheets in Chapter 5.

4.10 Municipal-Wide vs. Area Rating

This step involves determining whether all of 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 Section 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 new legislation now requires that a D.C. Background Study must include an Asset Management Plan (s. 10 (2)c.2). The asset management plan 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 asset management plan related to transit services (as noted in the subsequent subsection) however, are silent with respect to how the asset management plan is to be provided for all other services. As part of any asset management plan, 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

The most significant changes to the Act relate to the transit service. 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 (section 5.2.(i) of the D.C.A.).
- B. The Background Study requires the following in regard to transit costs (as per section 8(2) of the Regulations):
 - 1. The calculations that were used to prepare the estimate for the planned level of service for the 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 development charge over the 10-year period immediately following the preparation of the background study, categorized by development types, and whether the forecasted 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 6.1(2) of the Regulations):
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 (section 6.1(3) of the Regulation) that includes lifecycle costs, action plans that will enable the assets to be sustainable, summary of how to achieve the proposed level of service, discussion on procurement measures and risk.

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

5. Development Charge Eligible Cost Analysis by Service

5.1 Introduction

This chapter outlines the basis for calculating eligible costs for the D.C. to be applied on a uniform basis. In each case, the required calculation process set out in s.5(1) paragraphs 2 to 8 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. However, over time, Town projects and Council priorities change and accordingly, Council's intentions may alter and different capital projects (and timing) may be required 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 all of the "softer" services over a 10-year planning period. Each service component is evaluated on two format sheets: the average historical 10-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 Recreation Services

Parks

The Town currently has 106 acres of parkland within its jurisdiction. This parkland consists of various sized neighbourhood and community parks. Over the historical 10-year period, the Town has averaged 12.8 acres of parkland per 1,000 persons. The Town has also provided a level of service of 1,736.3 linear metres (1.7 kilometres) of trails and 4.9 parks amenities (e.g. play structures, gazebos, ball diamonds, etc.) per 1,000 persons over the historical 10-year period. Including parkland, trails, and park amenities, the level of service provided is approximately \$885/capita. When applied over the forecast period, this average level of service for this service subcomponent translates into a D.C. eligible amount of \$1.59 million.

Based on the projected growth over the 10-year forecast period (2017-2026), the Town has identified \$491,000 in future capital costs for parkland development, of which \$274,500 is existing benefit. In addition, the surplus reserve fund of \$118,444 has been applied to the capital projects. After taking the 10% statutory deduction, the amount of \$76,406 has been included in the D.C. calculation.

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

Indoor Recreation

With respect to recreation facilities, the Town currently operates out of the Nick Smith Centre which has 96,850 sq.ft. of building space. This facility provides residents with a level of service equating to 11.62 sq.ft. per capita or \$2,592 per capita. This level of investment for this service subcomponent provides the Town with \$4.66 million for eligible future D.C. funding, over the 10-year period.

The Town has identified the need to improve the current facility by; paving the parking lot, constructing a pool viewing area, and obtaining other equipment. The total cost of these items is \$680,000. Reductions to the gross amount includes \$25,000 in post period benefit, \$458,500 in existing benefit, and the 10% mandatory deduction totalling \$19,650. Therefore, \$176,850 has been included in the D.C. calculation.

The associated vehicles and equipment that the Town presently maintains for the recreation facility totals 11 items. These items include; tractors, ice machines, pick-up trucks, and other various recreation equipment which provides the Town with a level of investment of \$59 per capita. This results in a D.C. eligible amount of \$105,407.

No additional capital for recreation vehicles and equipment was identified for this study.

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

5.2.2 Library Services

The Town currently operates its library services out of 14,266 sq.ft. of library space. Over the past 10 years, the average level of service was 1.82 sq.ft. of space per capita or an investment of \$526 per capita. Based on the service standard over the past 10 years, the Town would be eligible to collect a total of \$944,660 from D.C.s for library facilities.

The Town has a current inventory of library collection items totaling 118,207 materials. These collection items include various materials including books, periodicals, reference holdings, electronic materials, etc., all of which have a total value of approximately \$4.2 million. Over the past 10 years, the average level of service is approximately 10.66 collection items per capita or an investment of \$388 per capita. Based on this service standard, the Town would be eligible to collect \$696,112 from D.C.s for library collection items (over the 10-year period).

Therefore, the total D.C.-eligible amount for library services is \$1,640,772.

Based on the projected growth within the Town, a provision for additional library space and equipment have been identified for inclusion in the D.C. The gross cost of the provisions totals \$212,700, with an existing benefit of \$35,000 identified to recognize the replacement of current shelving units. Therefore, the net growth capital cost after the mandatory 10% deduction is \$159,930.

In conjunction with the identified provisions for library space, a provision to expand the collection materials have been identified in the amount of \$125,000. The net growth-related capital cost to be included in the D.C. is \$112,500 (after the mandatory 10% deduction).

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.

5.2.3 Administration (Studies)

The D.C.A. permits the inclusion of studies undertaken to facilitate the completion of the Town's capital works program. The Town has made provisions for the inclusion of new studies undertaken to facilitate this D.C. process, as well as other studies which benefit growth (in whole or in part). The list of studies includes the following:

- Strategic Plans;
- Official Plan updates;
- Zoning By-law updates;
- Airport Lands Study;
- Waterfront Master Plan;
- Recreation Master Plan;
- Stormwater Study;
- Water and Wastewater Studies; and
- Development Charge studies.

The gross cost of these studies is \$960,000. In addition, the deficit in the reserve fund of \$211,318 has been included. With a benefit to existing amount of \$185,000, the net growth-related capital cost after the mandatory 10% deduction is \$935,693 and has been included in the D.C. calculation.

These costs have been allocated 76% residential and 24% non-residential based on the incremental growth in population to employment for the 10-year forecast period.

Town of Amprior
 Service: Administration Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2017\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less:	Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non-Residential Share
	2017-2026										76%	24%	
1	Strategic Plan	2019	10,000	-		10,000	5,000		5,000	500	4,500	3,420	1,080
2	Strategic Plan	2023	10,000	-		10,000	5,000		5,000	500	4,500	3,420	1,080
3	Official Plan - 5 Year Update	2021	55,000	-		55,000	-		55,000	5,500	49,500	37,620	11,880
4	Official Plan - 5 Year Update	2026	55,000	-		55,000	-		55,000	5,500	49,500	37,620	11,880
5	Zoning By-Law - 5 Year Update	2022	35,000	-		35,000	-		35,000	3,500	31,500	23,940	7,560
6	Airport Lands Special Study	2019	150,000	-		150,000	-		150,000	15,000	135,000	102,600	32,400
7	Waterfront Master Plan	2019	100,000	-		100,000	25,000		75,000	7,500	67,500	51,300	16,200
8	Development Charge Background Study	2017	35,000	-		35,000	-		35,000	3,500	31,500	23,940	7,560
9	Development Charge Background Study	2023	35,000	-		35,000	-		35,000	3,500	31,500	23,940	7,560
10	Recreation Master Plan	2025	75,000	-		75,000	18,750		56,250	5,625	50,625	38,475	12,150
11	Storm Water Study	2025	125,000	-		125,000	62,500		62,500	-	62,500	47,500	15,000
12	Water and Wastewater Model Update	2017-2026	150,000	-		150,000	37,500		112,500	-	112,500	85,500	27,000
13	Water and Wastewater Study	2023	125,000	-		125,000	31,250		93,750	-	93,750	71,250	22,500
14	Reserve Fund Adjustment		211,318	-		211,318	-		211,318	-	211,318	160,602	50,716
	Total		1,171,318	-	-	1,171,318	185,000	-	986,318	50,625	935,693	711,127	224,566

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 Fire Protection Services

Arnprior currently operates its fire services from the Stanley Tourangeau Fire Hall totaling 8,956 sq.ft. of facility space, providing for a per capita average level of service of 1.10 sq.ft. per capita or \$285 per capita. This level of service provides the Town with a maximum D.C.-eligible amount for recovery over the forecast period of \$831,112.

The fire department has a current inventory of 10 vehicles. The total D.C.-eligible amount calculated for fire vehicles over the forecast period is \$1,266,955, based on a standard of \$434 per capita.

The fire department provides 146 items of equipment and gear for their 34 firefighters. This results in a calculated average level of service for the historical 10-year period of \$78 per capita, providing for a D.C.-eligible amount over the forecast period of \$226,845 for small equipment and gear.

Therefore, the total D.C.-eligible amount is \$2,324,912.

Based on growth-related needs, a need for a new quint and Jaws of Life has been identified to service growth over the forecast period at a combined cost of \$1,050,000. Reductions in the amounts of \$545,000 and \$134,769 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 \$370,231.

These costs have been allocated 70% residential and 30% non-residential based on the incremental growth in population to employment for the 20-year forecast period.

5.3.2 Services Related to a Highway

The Town owns and maintains 76 km of roads, which includes 1,231 street lights, 1 traffic signal, and 14.98 km of curbs and sidewalks. The total value of this network is \$93.44 million. This level of service translates to an average investment of \$8,616 per capita and a maximum D.C. eligible amount of approximately \$25.17 million for recovery over the 20-year forecast period.

With respect to future needs, the forecasted road program includes projects carried over from the previous D.C. study, as well as added components identified throughout this D.C. study in order to service growth, all of which totals \$12,685,642. In addition, \$307,363 has been included to recover the current reserve fund deficit. A reduction in the amount of \$8,049,949 has been made to recognize the existing benefit to the Town. Therefore, the D.C. calculations result in a net growth-related capital cost of \$4,943,056.

The Town's public works department currently operates out of three facilities utilizing 12,135 sq.ft. of facility space. This results in a calculated average level of service for the historical 10-year period of \$246 per capita, providing for a D.C.-eligible amount over the forecast period of \$717,252.

Over the forecast period, the Town has identified the need for a Snow Disposal facility and a provision for additional depots and domes. The gross cost of these projects is \$1,200,000, with a reduction of \$675,000 to recognize benefit to existing development and \$68,689 to account for the surplus in the reserve fund. This results in growth-related capital cost of \$456,311 which has been included in the D.C. calculations.

The Town's public works department currently maintains a fleet that includes 78 vehicles and equipment. The calculated average level of service for the historical 10-year period of \$373 per capita, providing for a D.C.-eligible amount over the forecast period of \$1,089,650.

An additional snow plow and an upgraded $\frac{3}{4}$ ton truck has been identified for the forecast period to support the associated facilities. The gross costs of the additional vehicles are \$299,500, with a reduction of \$37,500 to account for existing benefit and \$102,095 to recognize the reserve fund surplus. Therefore, the total amount of \$159,905 is to be included in the D.C. calculation.

These costs have been allocated 70% residential and 30% non-residential based on the incremental growth in population to employment for the 20-year forecast period.

Town of Arnprior

Service: Services Related to a Highway - Roads

Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2017\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 70%	Non-Residential Share 30%
	2017-2036										
1	Sidewalks - Winners Circle (Daniel St. to Mall Entrance - 125m)	2023+	24,400	-		24,400	2,440		21,960	15,372	6,588
2	Sidewalks - McNab Street (Madawaska Blvd. to McLean Ave. – 850m)	2023+	166,000	-		166,000	16,600		149,400	104,580	44,820
3	Sidewalks - Madawasaka Boulevard (Moe Robillard St. to Decosta St. – 500m)	2023+	97,600	-		97,600	9,760		87,840	61,488	26,352
4	Baskin Drive West (800m) - Daniel North Property Line of School	2027	1,618,000	-		1,618,000	485,400		1,132,600	792,820	339,780
5	Provision for Roads	2017-2036	1,000,000	-		1,000,000	-		1,000,000	700,000	300,000
6	Provision for Sidewalks	2017-2036	100,000	-		100,000	-		100,000	70,000	30,000
7	Staye Court Drive - urban cross section	2031	1,000,000	-		1,000,000	250,000		750,000	525,000	225,000
8	Madawaska Street (Elgin to Daniel) Full Reconstruction - Road & Sidewalk	2026-2027	1,748,947	-		1,748,947	1,224,263		524,684	367,279	157,405
9	Rolling Road Rehabilitation Program (incl. Preventative Maintenance & Sidewalks)	2018-2027	6,050,000	-		6,050,000	5,445,000		605,000	423,500	181,500
10	William St. W. - Reconstruction	2018-2019	880,695	-		880,695	616,487		264,209	184,946	79,263
11	Reserve Adjustment		307,363			307,363	-		307,363	215,154	92,209
	Total		12,993,005	-	-	12,993,005	8,049,949	-	4,943,056	3,460,139	1,482,917

5.4 Service Levels and 20-Year Urban Industrial Land Buildout Capital Costs for Arnprior's 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 Wastewater Services

For wastewater services, the Town has included \$23.17 million in gross costs which includes a debenture repayment, an expansion to the Water Pollution Control Centre (WPCC), and wastewater main redevelopments. With regards to the debt, the Town's WPCC was built in 2011 and is currently being debt financed with a remaining principal and interest (discounted) balance of \$5.94 million. The Town has been cash-flowing the payments of the debenture through their general wastewater reserve, and therefore, any proceeds to the wastewater reserve fund has been used to pay back the general wastewater reserve.

Further to the gross cost identified above, reductions in the amounts of \$9.8 million for post period benefit and \$3.36 million to recognize the existing benefit to the Town have been made for the WPCC expansion and the wastewater main redevelopments. Therefore, the D.C. calculations results in a net growth-related capital cost of \$10.01 million.

These costs have been allocated 70% residential and 30% non-residential based on the incremental growth in urban buildout population wastewater flows for the 20-year (urban industrial land buildout) forecast period.

5.4.2 Water Services

For water services, the Town has included \$21.15 million in gross costs which includes a debenture repayment, a provision for watermain reliability links, and upsizing several watermains throughout the Town. With regards to the debt, the Town's Water Filtration Plant was built in 2011 and is currently being debt financed with a remaining principal and interest (discounted) balance of \$5.61 million. In addition to these costs, the adjusted reserve fund deficit of \$854,481 has also been included for recovery. A reduction in the amount of \$12.51 million to recognize the existing benefit to the Town has been made for all the projects identified (excluding debt). Therefore, the D.C. calculations results in a net growth-related capital cost of \$9.49 million.

These costs have been allocated 70% residential and 30% non-residential based on the incremental growth in urban buildout population water flows for the 20-year (urban industrial land buildout) forecast period.

Town of Amprior
Service: Water Services

Prj.No	Increased Service Needs Attributable to Anticipated Development 2017-2036 (With Industrial Buildout)	Timing (year)	Gross Capital Cost Estimate (2017\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 70%	Non-Residential Share 30%
1	Water Filtration Plant - Outstanding Debt	2017-2031	4,642,958	-		4,642,958	-		4,642,958	3,250,071	1,392,887
2	Water Filtration Plant - Discounted Interest	2017-2031	969,134	-		969,134	-		969,134	678,393	290,740
3	Daniel Street Watermain Replacement - Charles St. to Staye Court Dr. (400mm) - Part 2 Design	2022	75,000	-		75,000	57,547		17,453	12,217	5,236
4	Daniel Street Watermain Replacement - Charles St. to Staye Court Dr. (400mm) - Part 2	2023	1,723,600	-		1,723,600	1,322,511		401,089	280,763	120,327
5	Staye Court (Daniel to Hwy 17) - Upsize Watermain 400mm	2031	2,076,000	-		2,076,000	1,868,400		207,600	145,320	62,280
6	Victoria (John to Elgin) - Upsize Watermain 300mm	2030	2,007,000	-		2,007,000	1,806,300		200,700	140,490	60,210
7	Elgin (Victoria to Norma) - Upsize Watermain 300mm	2029	1,032,000	-		1,032,000	928,800		103,200	72,240	30,960
8	Norma (Elgin to Caruso) - Upsize Watermain 300mm	2028	1,266,000	-		1,266,000	1,139,400		126,600	88,620	37,980
9	Caruso (Norma to Ida) - Upsize Watermain 300mm	2027	240,000	-		240,000	216,000		24,000	16,800	7,200
10	Madawaska Street - Water Component	2027	612,700	-		612,700	428,890		183,810	128,667	55,143
11	Provisional Reliability Links - Watermains	2025	1,500,000	-		1,500,000	750,000		750,000	525,000	225,000
	Added:										
12	Replace 400mm River Crossing	2022	1,700,000	-		1,700,000	1,190,000		510,000	357,000	153,000
13	Field Water Main (Design & Construction)	2020	470,000	-		470,000	423,000		47,000	32,900	14,100
14	Clearwell No. 1	2032	2,000,000	-		2,000,000	1,800,000		200,000	140,000	60,000
15	Water Meter Reading Equipment	2021	12,000	-		12,000	8,400		3,600	2,520	1,080
16	William St. W. - Water Component	2018-2019	821,500	-		821,500	575,050		246,450	172,515	73,935
17	Reserve Adjustment		854,481	-		854,481	-		854,481	598,137	256,344
	Total		22,002,372	-	-	22,002,372	12,514,298	-	9,488,075	6,641,652	2,846,422

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 2013 study have been indexed as part of this D.C. study:

Water

In the 2013 study, the debentured water costs identified for inclusion into the cash-flow recovery was \$709,967. This amount has been indexed by the Non-Res Building Construction Price Index (N.R.B.C.P.I.) of 2.8%, which equals \$729,846 and has been included in the D.C. calculations. See Appendix H for more details.

Wastewater

Similar to water, the 2013 debentured wastewater costs identified for inclusion into the cash-flow recovery was \$793,036. This amount has been indexed by the N.R.B.C.P.I. of 2.8%, which equals \$815,241 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.

6. Development Charge Calculation

Table 6-1 calculates the proposed development charge to be imposed on anticipated development in the Town for municipal-wide services over a 20-year urban industrial land buildout planning horizon. Table 6-2 calculates the proposed uniform development charge to be imposed on anticipated development in the Town for municipal-wide services over a 20-year planning horizon. Table 6-3 calculates the proposed uniform development charge to be imposed on anticipated development in the Town for municipal-wide services over a 10-year planning horizon.

The calculation for residential development is generated on a per capita basis and is based upon four forms of housing types (single and semi-detached, apartments 2+ bedrooms, apartment's bachelor and 1 bedroom, and all other multiples). The non-residential development charge for the non-infrastructure services have been calculated on a per sq.ft. of gross floor area basis for all types of non-residential development (industrial, commercial and institutional).

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 7) to calculate the charge in Tables 6-1, 6-2 and 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 gross floor area.

As noted in Appendix H, the Town presently imposes area-specific charge for the Staye Court area. These figures have been carried forward within this study by indexing the previous charges,

Table 6-4 summarizes the total development charge 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 5-year life of the by-law.

Table 6-1
TOWN OF ARNPRIOR
DEVELOPMENT CHARGE CALCULATION
Municipal-wide Services
2017-2036 (With Industrial Buildout)

SERVICE	2017 \$ DC Eligible Cost		2017 \$ DC Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
1. <u>Wastewater Services</u>				
1.1 Treatment plants & Sewers	7,009,228	3,003,955	4793	2.14
	7,009,228	3,003,955	4,793	2.14
2. <u>Water Services</u>				
2.1 Treatment, storage and distribution systems	6,641,652	2,846,422	4541	2.03
	6,641,652	2,846,422	4,541	2.03
TOTAL	\$13,650,880	\$5,850,377	\$9,334	4.17
DC ELIGIBLE CAPITAL COST	\$13,650,880	\$5,850,377		
Build out Gross Population / GFA Growth (ft ²)	3,744	1,402,600		
Cost Per Capita / Non-Residential GFA (ft ²)	\$3,646	\$4.17		
By Residential Unit Type	p.p.u			
Single and Semi-Detached Dwelling	2.56	\$9,334		
Apartments - 2 Bedrooms +	1.50	\$5,469		
Apartments - Bachelor and 1 Bedroom	1.33	\$4,849		
Other Multiples	2.22	\$8,094		

Table 6-2
TOWN OF ARNPRIOR
DEVELOPMENT CHARGE CALCULATION
Municipal-wide Services
2017-2036

SERVICE	2017 \$ DC Eligible Cost		2017 \$ DC Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
3. <u>Services Related to a Highway</u>				
3.1 Roads	3,460,139	1,482,917	2,366	1.56
3.2 PW Facilities	319,418	136,893	218	0.14
3.3 PW Vehicles	111,934	47,972	77	0.05
	3,891,491	1,667,782	2,661	1.75
4. <u>Fire Protection Services</u>				
4.1 Fire facilities	0	0	0	0.00
4.2 Fire vehicles	255,662	109,569	175	0.11
4.3 Small equipment and gear	3,500	1,500	2	0.00
	259,162	111,069	177	0.11
TOTAL	\$4,150,653	\$1,778,851	\$2,838	\$1.86
DC ELIGIBLE CAPITAL COST	\$4,150,653	\$1,778,851		
20 Year Gross Population / GFA Growth (ft ²)	3,744	954,100		
Cost Per Capita / Non-Residential GFA (ft ²)	\$1,109	\$1.86		
<u>By Residential Unit Type</u>	<u>D.P.U.</u>			
Single and Semi-Detached Dwelling	2.56	\$2,838		
Apartments - 2 Bedrooms +	1.50	\$1,663		
Apartments - Bachelor and 1 Bedroom	1.33	\$1,474		
Other Multiples	2.22	\$2,461		

Table 6-3
TOWN OF ARNPRIOR
DEVELOPMENT CHARGE CALCULATION
Municipal-wide Services
2017-2026

SERVICE	2017 \$ DC Eligible Cost		2017 \$ DC Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
5. <u>Recreation Services</u>				
5.1 Parkland development, amenities & trails	72,586	3,820	85	0.01
5.2 Recreation facilities	168,008	8,843	197	0.02
5.3 Recreation vehicles and equipment	0	0	0	0.00
	240,593	12,663	282	0.03
6. <u>Library Services</u>				
6.1 Library facilities	151,934	7,997	178	0.02
6.2 Library materials	106,875	5,625	125	0.01
	258,809	13,622	303	0.03
7. <u>Administration</u>				
7.1 Studies	711,127	224,566	833	0.55
TOTAL	\$1,210,529	\$250,851	\$1,418	\$0.61
DC ELIGIBLE CAPITAL COST	\$1,210,529	\$250,851		
10 Year Gross Population / GFA Growth (ft ² .)	2,185	410,500		
Cost Per Capita / Non-Residential GFA (ft ² .)	\$554	\$0.61		
<u>By Residential Unit Type</u>	<u>D.P.U</u>			
Single and Semi-Detached Dwelling	2.56	\$1,418		
Apartments - 2 Bedrooms +	1.50	\$831		
Apartments - Bachelor and 1 Bedroom	1.33	\$737		
Other Multiples	2.22	\$1,230		

Table 6-4
TOWN OF ARNPRIOR
DEVELOPMENT CHARGE CALCULATION
TOTAL ALL SERVICES

	2017 \$ DC Eligible Cost		2017 \$ DC Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
Municipal-wide Services 20 Year (With Industrial Buildout)	\$13,650,880	\$5,850,377	\$9,334	\$4.17
Municipal-wide Services 20 Year	\$4,150,653	\$1,778,851	\$2,838	\$1.86
Municipal-wide Services 10 Year	\$1,210,529	\$250,851	\$1,418	\$0.61
MUNICIPAL-WIDE SUBTOTAL	\$19,012,062	\$7,880,079	\$13,590	\$6.64
Staye Court Area Specific	\$168,555	\$1,376,532	\$964	1.17
TOTAL	\$19,180,616	\$9,256,611	\$14,554	\$7.81

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	TOTAL GROSS COST	SOURCES OF FINANCING							
		TAX BASE OR OTHER NON-DC SOURCE				POST DC PERIOD BENEFIT	DC RESERVE FUND		
		OTHER DEDUCTIONS	BENEFIT TO EXISTING	OTHER FUNDING	LEGISLATED REDUCTION		RESIDENTIAL	NON-RESIDENTIAL	
1. Wastewater Services									
1.1 Treatment plants & Sewers	2,642,951	0	543,237	0	0	0	1,469,800	629,914	
2. Water Services									
2.1 Treatment, storage and distribution systems	3,174,197	0	1,006,450	0	0	0	1,517,423	650,324	
3. Services Related to a Highway									
3.1 Roads	3,575,695	0	2,794,487	0	0	0	546,846	234,363	
3.2 PW Facilities	0	0	0	0	0	0	0	0	
3.3 PW Vehicles	50,000	0	37,500	0	0	0	8,750	3,750	
4. Fire Protection Services									
4.1 Fire facilities	0	0	0	0	0	0	0	0	
4.2 Fire vehicles	0	0	0	0	0	0	0	0	
4.3 Small equipment and gear	50,000	0	45,000	0	0	0	3,500	1,500	
5. Recreation Services									
5.1 Parkland development, amenities & trails	80,000	0	0	0	8,000	0	68,400	3,600	
5.2 Recreation facilities	330,000	0	231,000	0	9,900	0	84,645	4,455	
5.3 Recreation vehicles and equipment	0	0	0	0	0	0	0	0	
6. Library Services									
6.1 Library facilities	106,350	0	17,500	0	8,885	0	75,967	3,998	
6.2 Library materials	62,500	0	0	0	6,250	0	53,438	2,813	
7. Administration									
7.1 Studies	425,000	0	48,750	0	32,000	0	261,630	82,620	
TOTAL EXPENDITURES & REVENUES	\$10,496,693	\$0	\$4,723,923	\$0	\$65,035	\$0	\$4,090,398	\$1,617,337	

7. Development Charge Policy Recommendations and Development Charge By-law Rules

7.1 Introduction

s.s.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.

s.s.5(6) establishes the following restrictions on the rules:

- the total of all development charges that would be imposed on anticipated development must not exceed the capital costs determined under 5(1) 2-8 for all services involved;
- if the rules expressly identify a type of development, they must not provide for it to pay development charges 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 development charge than is allowed, the rules for determining development charges 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 s.s.5(1) para. 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; however, there are items under consideration at this time and these may be refined prior to adoption of the by-law.

7.2 Development Charge By-law Structure

It is recommended that:

- the Town uses a uniform municipal-wide D.C. calculation for all services except for the Staye Court water and wastewater services;
- water and wastewater servicing be imposed on the Staye Court area of the Town; and
- one Municipal D.C. by-law be used for all services.

7.3 Development Charge By-law Rules

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

It is recommended that the following sections provide the basis for the development charges:

7.3.1 Payment in any Particular Case

In accordance with the D.C.A., s.2(2), a development charge 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 section 50(7) of the Planning Act applies;
- d) the approval of a plan of subdivision under Section 51 of the Planning Act;
- e) a consent under Section 53 of the Planning Act;
- f) the approval of a description under section 50 of the Condominium Act; or
- g) the issuing of a building permit under the Building Code Act 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 sq.ft. 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 Administration (Studies), the costs have been based on a population vs. employment growth ratio (76%/24%) for residential and non-residential, respectively) over the 10-year forecast period;
 - for Recreation and Library services, a 5% non-residential attribution has been made to recognize use by the non-residential sector;
 - for Fire Protection Services and Services Related to a Highway, a 70% residential/30% non-residential allocation has been made based on the population to employment growth ratio over the 20-year forecast period;
 - for Water and Wastewater services, a 70% residential/30% 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; and
 - for the Stave Court area-specific Water and Wastewater services, a 11% residential/89% non-residential allocation has been made based on the demand flows by development type for the remaining developable land available.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

If a development involves the demolition of and replacement of a building or structure on the same site, 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 development charge in place at the time the development charge is payable; and/or
- 2) the gross floor area of the building demolished/converted multiplied by the current non-residential development charge in place at the time the development charge is payable.

The demolition credit is allowed only if the land was improved by occupied structures, and if the demolition permit related to the site was issued less than 60 months prior to the issuance of a building permit. If a development or redevelopment involves the demolition of and replacement of a residential building or structure, a credit shall be allowed equivalent to the number of dwelling units demolished multiplied by the applicable residential development charge in place at the time the development charge is payable. If a development or redevelopment involves the demolition of and replacement of a non-residential building or structure, a credit shall be allowed equivalent to the gross floor area demolished multiplied by the applicable non-residential development charge in place at the time the development charge is payable. In no case, can the credit exceed the amount of development charges that would otherwise be payable.

7.3.4 Exemptions (full or partial)

a) Statutory exemptions

- industrial building additions of up to and including 50% of the existing gross floor area (defined in O.Reg. 82/98, s.1) of the building; for industrial building additions which exceed 50% of the existing gross floor area, only the portion of the addition in excess of 50% is subject to development charges (s.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 (s.3);
- residential 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 s.2 of O.Reg. 82/98).

b) Non-statutory exemptions

- a place of worship;
- buildings used as hospitals as governed by the Public Hospital Act;
- where a 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 sixty (60) months of the date on which the building or structure was destroyed or damaged. Where a non-residential building or structure is reconstructed and the gross floor area will exceed the gross floor area of the building or structure prior to its

destruction, the provisions of Section 3.8 shall apply to the enlarged area only.

7.3.5 Phasing in

No provisions for phasing in the D.C. are provided in the draft D.C. by-law (Appendix G).

7.3.6 Timing of Collection

A development charge that is applicable under Section 5 of the D.C.A. shall be calculated and payable;

- in full in money or by provision of services as may be agreed upon, or by credit granted by the Act, on the date that the first building permit is issued in relation to a building or structure on land to which a development charge applies, or in a manner or at a time otherwise lawfully agreed upon; and
- Despite above, 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.

7.3.7 Indexing

Indexing of the development charges shall be implemented on a mandatory basis annually commencing on the anniversary date of the by-law (similar to the current D.C. by-law) and each anniversary date thereafter, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (CANSIM Table 327-0043)¹ for the most recent year-over-year period.

7.3.8 The Applicable Areas

The charges developed herein shall be imposed as follows:

- All municipal-wide services - the residential and non-residential charge will be imposed on all lands within the Town;

¹ O.Reg 82/98 referenced “The Statistics Canada Quarterly, Construction Price Statistics, catalogue number 62-007” as the index source. As of the end of December, 2013 this catalogue has been discontinued and replaced by this web based table.

- All urban services – the residential and non-residential charge will be imposed on all urban lands within the Town; and
- Staye Court Area Specific Water and Wastewater services – the full residential and non-residential charge will be imposed on all lands within the area-specific portion of the Town.

7.4 Other Development Charge By-law Provisions

It is recommended that:

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

The Town's D.C. collections are currently reserved in ten separate reserve funds: i) Roads, ii) Fire Protection Services, iii) Recreation Services, iv) Public Works Housing, v) Public Works Equipment, vi) Library services, vii) Administration (Studies), viii) Water services, ix) Wastewater services, and x) Staye Court Water and Wastewater servicing. It is recommended that the Town combine roads, public works housing and public works equipment into one reserve fund titled Services Related to a Highway. Appendix D outlines the reserve fund policies that the Town is required to follow as per the D.C.A.

7.4.2 By-law In-force Date

A by-law under the D.C.A., 1997 comes into force on the day after which the by-law is passed by Council unless Council chooses to set a later date. It is recommended that the new by-law come into effect on March 13, 2018.

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 s.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. Section 2(9) of the Act 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. Section 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.

Presently, the Town’s by-law does provide for area rating. All Town 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 area rating for water and wastewater while all other services be continued on the same uniform basis as it is currently imposed on.

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;”

“Continue the D.C. approach to calculate the charges on a uniform municipal-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 Development Charges Background Study dated December 29, 2017, subject to further annual review during the capital budget process;”

“Approve the Development Charges Background Study dated December 29, 2017, as amended (if applicable);”

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

“Approve the Development Charge By-law as set out in Appendix G.”

8. By-law Implementation

8.1 Public Consultation Process

8.1.1 Introduction

This chapter addresses the mandatory, formal public consultation process (Section 8.1.2), as well as the optional, informal consultation process (Section 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 8.1.4 addresses the anticipated impact of the development charge 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 development charge 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 O.M.B.).

8.1.3 Other Consultation Activity

There are three broad groupings of the public who are generally the most concerned with municipal development charge 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 development charge revenues. Others, such as realtors, are directly

impacted by development charge 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's development charge policy. Their primary concern is frequently with the quantum of the charge, gross floor area 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 development charge policy often requires the achievement of an acceptable balance between two competing realities. The first is that high non-residential development charges 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 development charges 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, development charges 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 which follow overview the requirements in each case.

8.3.2 Notice of Passage

In accordance with s.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;
- s.s.10(4) lists the persons/organizations who must be given notice; and
- s.s.10(5) lists the eight items which the notice must cover.

8.3.3 By-law Pamphlet

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

- a description of the general purpose of the development charges;

- 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 development charges relate; and
- a general 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 O.M.B., 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 13-19 of the D.C.A. set out the requirements relative to making and processing a D.C. by-law appeal and O.M.B. Hearing in response to an appeal. Any person or organization may appeal a D.C. by-law to the O.M.B. 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 which 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 development charge, 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 development charge was incorrectly determined; or
- there was an error in the application of the development charge.

Sections 20-25 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 City Council to the O.M.B.

8.3.6 Credits

Sections 38-41 of the D.C.A. set out a number of credit requirements, which apply where a municipality 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 development charges 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 development charge is payable.

8.3.7 Front-Ending Agreements

The Town and one or more landowners may enter into a front-ending agreement which 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 44-58) 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 s.51 or s.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 s.s.59(4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under s.s.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 development charges related to the development, at the time the land is transferred.

In this regard, if the municipality 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 development charges related to the site.

If the municipality 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 which can impose a development charge.

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.

Appendix A – Background Information on Residential and Non-residential Growth Forecast

**Schedule 1
Town of Amprior
Residential Growth Forecast Summary**

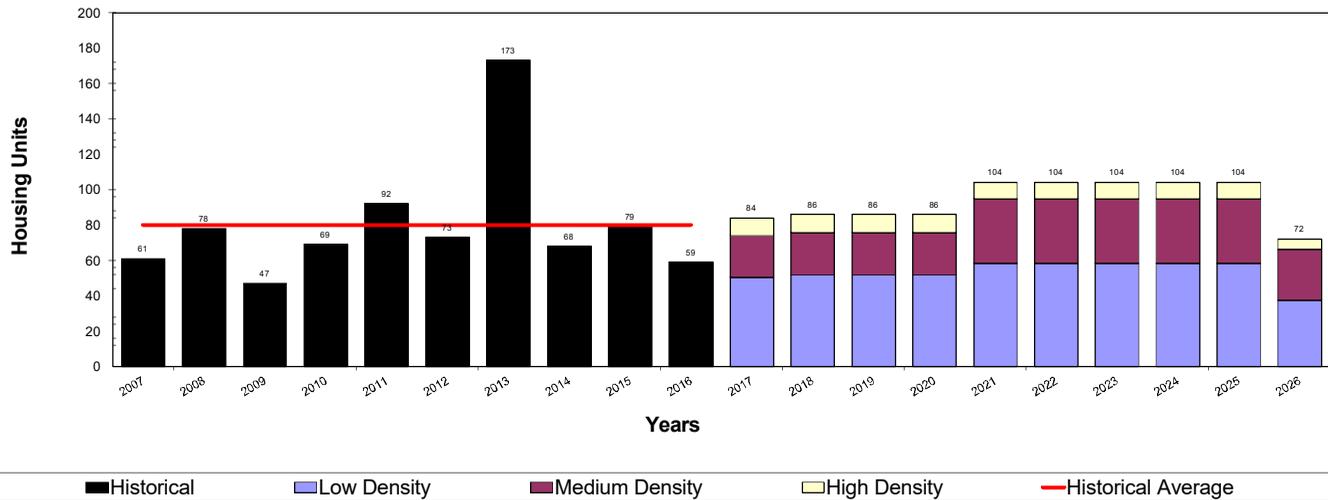
Year		Including Census Undercount ¹	Excluding Census Undercount			Housing Units					
		Population	Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings ²	Apartments ³	Other	Total Households	Person Per Unit (PPU)
Historical	Mid 2001	7,480	7,195	160	7,035	1,960	260	775	25	3,020	2.38
	Mid 2006	7,440	7,158	103	7,055	2,005	250	880	20	3,155	2.27
	Mid 2011	8,440	8,114	279	7,835	2,285	310	1,025	20	3,640	2.23
	Mid 2016	9,150	8,795	280	8,515	2,465	495	940	20	3,920	2.24
Forecast	Mid 2017	9,210	8,852	282	8,570	2,515	499	945	20	3,979	2.22
	Mid 2022	9,990	9,609	306	9,303	2,778	631	995	20	4,425	2.17
	Mid 2027	11,070	10,648	339	10,309	3,049	806	1,039	20	4,913	2.17
	Mid 2036	12,240	11,773	375	11,398	3,388	1,084	1,088	20	5,580	2.11
Incremental	Mid 2001 - Mid 2006	-40	-37	-57	20	45	-10	105	-5	135	
	Mid 2006 - Mid 2011	1,000	956	176	780	280	60	145	0	485	
	Mid 2011 - Mid 2016	710	681	1	680	180	185	-85	0	280	
	Mid 2016 - Mid 2017	60	57	2	55	50	4	5	0	59	
	Mid 2017 - Mid 2022	780	757	24	733	263	132	50	0	446	
	Mid 2017 - Mid 2027	1,860	1,796	57	1,739	534	307	94	0	934	
	Mid 2017 - Mid 2036	3,030	2,921	93	2,828	873	585	143	0	1,601	

Source: Watson & Associates Economists Ltd., August 2017. Forecast based on the Town of Amprior Official Plan, 2017.

1. Census Undercount estimated at approximately 4%. Note: Population Including the Undercount has been rounded.
2. Includes townhomes and apartments in duplexes.
3. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.
4. Numbers may not add up due to rounding.

Figure A-1

Annual Housing Forecast¹



Source: Historical housing activity (2007-2016) based on Statistics Canada building permits, Catalogue 64-001-XIB

2017 housing growth derived by Watson & Associates Economist Ltd.

1. Growth Forecast represents calendar year.

**Schedule 2
Town of Amprior
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	Institutional Population	Net Population Including Institutional
Town of Amprior	2017-2027	534	307	94	934	2,185	(446)	1,739	57	1,796
	2017-2036	873	585	143	1,601	3,744	(916)	2,828	93	2,921

Source: Watson & Associates Economists Ltd., 2017

Residential distribution based on a combination of historical permit activity, available housing supply and discussions with Town staff regarding future development prospects.

- 1. Includes townhomes and apartments in duplexes.
- 2. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

**Schedule 3
Town of Arnprior
Current Year Growth Forecast
Mid 2016 to Mid 2017**

		Population
Mid 2016 Population		8,795
Occupants of New Housing Units, Mid 2016 to Mid 2017	<i>Units (2)</i>	59
	<i>multiplied by persons per unit (3)</i>	2.51
	<i>gross population increase</i>	148
		148
Occupants of New Equivalent Institutional Units, Mid 2016 to Mid 2017	<i>Units (3)</i>	2
	<i>multiplied by persons per unit</i>	1.10
	<i>gross population increase</i>	2
		2
Decline in Housing Unit Occupancy, Mid 2016 to Mid 2017	<i>Units (4)</i>	3,920
	<i>multiplied by ppu decline rate (5)</i>	-0.0382
	<i>total decline in population</i>	-150
		-150
Population Estimate to Mid 2017		8,852
<i>Net Population Increase, Mid 2016 to Mid 2017</i>		57

- (1) 2016 population based on StatsCan 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 (ppu) is assumed to be:

Structural Type	Persons Per Unit ¹	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.62	85%	2.22
<i>Multiples (6)</i>	1.98	7%	0.13
<i>Apartments (7)</i>	1.81	8%	0.15
Total		100%	2.51

¹ Based on 2011 Census custom database

² Based on Building permit/completion activity

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

**Schedule 4
Town of Arnprior
Ten Year Growth Forecast
Mid 2017 to Mid 2027**

		Population
Mid 2017 Population		8,852
Occupants of New Housing Units, Mid 2017 to Mid 2027	<i>Units (2)</i>	934
	<i>multiplied by persons per unit (3)</i>	2.34
	<i>gross population increase</i>	2,185
		2,185
Occupants of New Equivalent Institutional Units, Mid 2017 to Mid 2027	<i>Units (3)</i>	52
	<i>multiplied by persons per unit</i>	1.10
	<i>gross population increase</i>	57
		57
Decline in Housing Unit Occupancy, Mid 2017 to Mid 2027	<i>Units (4)</i>	3,979
	<i>multiplied by ppu decline rate (5)</i>	-0.1121
	<i>total decline in population</i>	-446
		-446
Population Estimate to Mid 2027		10,648
<i>Net Population Increase, Mid 2017 to Mid 2027</i>		1,796

(1) Mid 2017 Population based on:

2016 Population (8,795) + Mid 2016 to Mid 2017 estimated housing units to beginning of forecast period (59 x 2.51 = 148) + (3,920 x -0.0382 = -150) = 8,852

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

(3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit ¹	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.56	57%	1.46
<i>Multiples (6)</i>	2.22	33%	0.73
<i>Apartments (7)</i>	1.49	10%	0.15
<i>one bedroom or less</i>	1.33		
<i>two bedrooms or more</i>	1.50		
Total		100%	2.34

¹ Persons per unit based on adjusted Statistics Canada Custom 2011 Census database.

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

(4) Mid 2017 households based upon 3,920 (2016 Census) + 59 (Mid 2016 to Mid 2017 unit estimate) = 3,979

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

(6) Includes townhomes and apartments in duplexes.

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

**Schedule 5
Town of Arnprior
Twenty Year Growth Forecast
Mid 2017 to Mid 2036**

		Population
Mid 2017 Population		8,852
Occupants of New Housing Units, Mid 2017 to Mid 2036	<i>Units (2)</i>	1,601
	<i>multiplied by persons per unit (3)</i>	2.34
	<i>gross population increase</i>	3,744
		3,744
Occupants of New Equivalent Institutional Units, Mid 2017 to Mid 2036	<i>Units (3)</i>	85
	<i>multiplied by persons per unit</i>	1.10
	<i>gross population increase</i>	93
		93
Decline in Housing Unit Occupancy, Mid 2017 to Mid 2036	<i>Units (4)</i>	3,979
	<i>multiplied by ppu decline rate (5)</i>	-0.2301
	<i>total decline in population</i>	-916
		-916
Population Estimate to Mid 2036		11,773
<i>Net Population Increase, Mid 2017 to Mid 2036</i>		<i>2,921</i>

(1) Mid 2017 Population based on:

2016 Population (8,795) + Mid 2016 to Mid 2017 estimated housing units to beginning of forecast period (59 x 2.51 = 148) + (3,920 x -0.0382 = -150) = 8,852

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

(3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit ¹	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.56	55%	1.40
<i>Multiples (6)</i>	2.22	37%	0.81
<i>Apartments (7)</i>	1.49	9%	0.13
<i>one bedroom or less</i>	1.33		
<i>two bedrooms or more</i>	1.50		
Total		100%	2.34

¹ Persons per unit based on adjusted Statistics Canada Custom 2011 Census database.

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

(4) Mid 2017 households based upon 3,920 (2016 Census) + 59 (Mid 2016 to Mid 2017 unit estimate) = 3,979

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

(6) Includes townhomes and apartments in duplexes.

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

Schedule 6
Town of Arnprior
Summary of Housing Units in the Development Process and Under Construction

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples ¹	Apartments ²	Total
Registered Not Built	0	0	8	8
<i>% Breakdown</i>	<i>0%</i>	<i>0%</i>	<i>100%</i>	<i>100%</i>
Draft Plans Approved	133	148	0	281
<i>% Breakdown</i>	<i>47%</i>	<i>53%</i>	<i>0%</i>	<i>100%</i>
Active Applications	0	51	0	51
<i>% Breakdown</i>	<i>0%</i>	<i>100%</i>	<i>0%</i>	<i>100%</i>
Under Construction ³	433	504	21	958
<i>% Breakdown</i>	<i>45%</i>	<i>53%</i>	<i>2%</i>	<i>100%</i>
Future Development ⁴	170	0	0	170
<i>% Breakdown</i>	<i>100%</i>	<i>0%</i>	<i>0%</i>	<i>100%</i>
Total	736	703	29	1,468
<i>% Breakdown</i>	<i>50%</i>	<i>48%</i>	<i>2%</i>	<i>100%</i>

Source: Derived from Town of Arnprior Planning Department, 2017.

1. Includes townhomes and apartments in duplexes.
2. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.
3. As of 2017, building permits have been issued for certain subdivision
4. Agricultural Society development project planned for the Town.

Schedule 7
Town of Arnprior
Historical Residential Building Permits
Years 2007 - 2016

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%
2007 - 2016				
Total	470	280	49	799
Average	47	28	5	80
% Breakdown	58.8%	35.0%	6.1%	100.0%

1. Includes townhomes and apartments in duplexes.

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

Schedule 8a
Town of Arnprior
Persons Per Unit by Age and Type of Dwelling
(2011 Census)

Age of Dwelling	Singles and Semi-Detached						20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	-	2.711	-	2.732	
6-10	-	-	-	2.613	-	2.639	
11-15	-	-	-	2.214	-	2.300	
16-20	-	-	-	2.700	-	2.565	2.56
20-25	-	-	-	2.480	-	2.536	
25-35	-	-	-	3.409	-	2.800	
35+	0.708	-	2.204	2.421	-	2.378	
Total	0.638	-	2.407	2.538	-	2.470	

Age of Dwelling	Multiples ²						20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	-	-	-	-	
6-10	-	-	-	-	-	-	
11-15	-	-	-	-	-	-	-
16-20	-	-	-	-	-	-	-
20-25	-	-	-	-	-	-	
25-35	-	-	-	-	-	-	
35+	-	-	-	-	-	-	
Total	-	-	-	4.929	-	3.281	

Age of Dwelling	Apartments ³						20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	-	-	-	-	
6-10	-	-	-	-	-	1.000	
11-15	-	-	-	-	-	-	-
16-20	-	-	-	-	-	-	
20-25	-	0.909	-	-	-	1.400	
25-35	-	1.077	1.167	-	-	1.152	
35+	1.857	1.220	1.795	-	-	1.566	
Total	1.667	1.145	1.567	-	-	1.422	

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	-	2.762	-	2.588
6-10	-	-	-	2.737	-	2.328
11-15	-	-	-	2.250	-	2.304
16-20	-	-	-	2.519	-	2.211
20-25	-	1.091	2.182	2.462	-	2.061
25-35	-	1.071	1.333	3.074	-	1.838
35+	-	1.288	1.944	2.351	-	2.131
Total	0.308	1.271	1.800	2.487	-	2.151

1. Includes townhomes and apartments in duplexes.

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

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

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

Schedule 8b
Renfrew County
Persons Per Unit by Age and Type of Dwelling
(2011 Census)

Age of Dwelling	Singles and Semi-Detached						Adjusted PPU ¹	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	2.077	2.975	3.250	2.864	-	
6-10	-	-	1.764	2.957	4.250	2.742	2.72	
11-15	-	-	1.872	2.756	3.947	2.661	2.65	
16-20	-	-	1.857	2.918	3.500	2.775	2.77	2.76
20-25	-	-	1.903	2.649	4.192	2.602	2.60	
25-35	-	-	1.813	2.804	4.000	2.652	2.65	
35+	0.625	1.774	1.915	2.487	3.624	2.395	2.39	
Total	0.688	1.830	1.902	2.614	3.699	2.507		

Age of Dwelling	Multiples ²						Adjusted PPU ¹	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.857	2.500	-	1.784	1.98	
6-10	-	-	-	-	-	3.182	3.35	
11-15	-	-	-	3.545	-	3.118	3.20	
16-20	-	-	-	2.000	-	1.962	1.99	2.22
20-25	-	-	-	-	-	-	-	
25-35	-	-	-	-	-	2.947	2.96	
35+	0.636	-	2.590	2.714	-	2.264	2.27	
Total	0.596	3.667	2.638	2.916	-	2.321		

Age of Dwelling	Apartments ³						Adjusted PPU ¹	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	-	-	1.833		
6-10	-	-	1.231	-	-	1.261		
11-15	-	-	1.316	-	-	1.419		
16-20	-	1.308	1.378	-	-	1.452		1.49
20-25	-	1.103	1.516	-	-	1.255		
25-35	-	1.125	1.350	-	-	1.315		
35+	0.619	1.191	1.547	2.176	-	1.428		
Total	0.822	1.185	1.485	2.466	-	1.399		

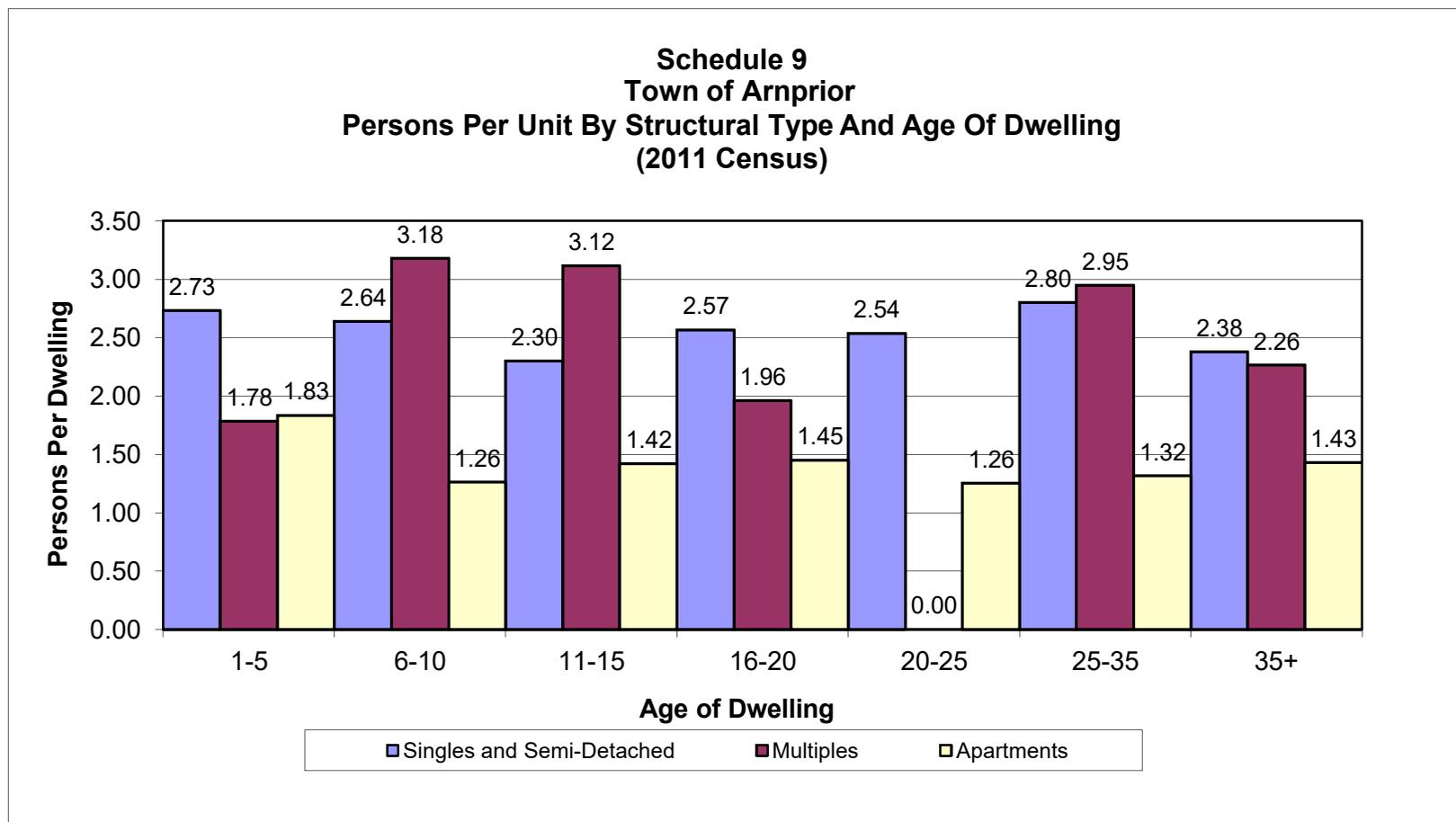
Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.333	1.965	2.930	3.250	2.726
6-10	-	1.471	1.697	2.975	4.000	2.660
11-15	-	1.667	1.763	2.747	3.750	2.556
16-20	-	1.313	1.624	2.855	3.360	2.517
20-25	-	1.159	1.823	2.658	3.545	2.373
25-35	-	1.288	1.673	2.779	4.000	2.381
35+	0.950	1.397	1.842	2.474	3.458	2.272
Total	1.000	1.369	1.807	2.597	3.514	2.359

1. Includes townhomes and apartments in duplexes.

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

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

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



Multiple and Apartment PPU's are based on Renfrew County.

Schedule 10a
Town of Arnprior
Employment Forecast, 2017 to 2036

Period	Population	Activity Rate							Employment							
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	NFPOW	Total	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	NFPOW ¹	Total Employment (Excluding NFPOW)	Total
Mid 2001	7,195	0.007	0.017	0.344	0.243	0.110	0.033	0.721	50	125	2,475	1,750	790	240	5,190	5,430
Mid 2006	7,158	0.000	0.020	0.320	0.285	0.127	0.048	0.752	0	145	2,293	2,038	910	345	5,385	5,730
Mid 2011	8,114	0.005	0.021	0.214	0.218	0.136	0.049	0.594	40	170	1,736	1,771	1,100	400	4,816	5,216
Mid 2017	8,852	0.005	0.021	0.214	0.218	0.136	0.049	0.593	40	185	1,069	1,806	1,119	436	4,219	4,656
Mid 2022	9,609	0.004	0.020	0.117	0.205	0.117	0.049	0.464	40	195	1,125	1,970	1,129	474	4,459	4,933
Mid 2027	10,648	0.004	0.020	0.113	0.208	0.107	0.050	0.452	40	216	1,201	2,210	1,143	536	4,810	5,346
Mid 2036	11,773	0.003	0.021	0.120	0.226	0.099	0.051	0.470	40	247	1,414	2,663	1,168	604	5,532	6,136
Mid 2036 with Industrial Buildout	11,773	0.003	0.021	0.149	0.226	0.099	0.051	0.550	40	247	1,759	2,663	1,168	604	5,877	6,481
Incremental Change																
Mid 2001 - Mid 2006	-37	-0.007	0.003	-0.024	0.041	0.017	0.015	0.031	-50	20	-183	288	120	105	195	300
Mid 2006 - Mid 2011	956	0.0049	0.0007	-0.1064	-0.0664	0.0084	0.0011	-0.1588	40	25	-557	-267	190	55	-569	-514
Mid 2011 - Mid 2017	738	-0.0004	0.0000	0.0000	0.0000	0.0000	0.0000	-0.0004	0	15	-666	35	19	36	-597	-560
Mid 2017 - Mid 2022	757	-0.0004	-0.0007	-0.0968	-0.0132	-0.0181	0.0000	-0.1291	0	10	56	164	10	37	240	277
Mid 2017 - Mid 2027	1,797	-0.0008	-0.0007	-0.1011	-0.0107	-0.0282	0.0010	-0.1414	0	31	132	404	24	99	591	690
Mid 2017 - Mid 2036	2,922	-0.0011	0.0000	-0.0938	0.0080	-0.0364	0.0020	-0.1233	0	62	345	857	49	168	1,313	1,480
Mid 2017 - Mid 2036 with Industrial Buildout	2,922	-0.001	0.000	-0.064	0.008	-0.036	0.002	-0.043	0	62	690	857	49	168	1,658	1,825
Annual Average																
Mid 2001 - Mid 2006	-7	-0.00139	0.00058	-0.00474	0.00828	0.00347	0.00297	0.00619	-10	4	-37	58	24	21	39	60
Mid 2006 - Mid 2011	191	0.0010	0.0001	-0.0213	-0.0133	0.0017	0.0002	-0.0318	8	5	-111	-53	38	11	-114	-103
Mid 2011 - Mid 2017	123	-0.0001	0.0000	0.0000	0.0000	0.0000	0.0000	-0.0001	0	3	-111	6	3	6	-99	-93
Mid 2017 - Mid 2022	151	-0.00007	-0.00013	-0.01936	-0.00264	-0.00361	0.00000	-0.02581	0	2	11	33	2	7	48	55
Mid 2017 - Mid 2027	180	-0.00008	-0.00007	-0.01011	-0.00107	-0.00282	0.00010	-0.01414	0	3	13	40	2	10	59	69
Mid 2017 - Mid 2036	154	-0.00006	0.00000	-0.00494	0.00042	-0.00191	0.00011	-0.00649	0	3	18	45	3	9	69	78

Source: Watson & Associates Economists Ltd., August 2017. Forecast based on the Town of Arnprior Official Plan, 2017.

1. Statistics Canada defines no fixed place of work (NFPOW) 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 10b
Town of Arnprior
Employment and Gross Floor Area (GFA) Forecast, 2017 to 2036

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ¹			
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2001	7,195	50	2,475	1,750	790	5,065				
Mid 2006	7,158	0	2,293	2,038	910	5,240				
Mid 2011	8,114	40	1,736	1,771	1,100	4,646				
Mid 2017	8,852	40	1,069	1,806	1,119	4,034				
Mid 2022	9,609	40	1,125	1,970	1,129	4,264				
Mid 2027	10,648	40	1,201	2,210	1,143	4,594				
Mid 2036	11,773	40	1,414	2,663	1,168	5,285				
Mid 2036 with Industrial Buildout	11,773	40	1,759	2,663	1,168	5,630				
Incremental Change										
Mid 2001 - Mid 2006	-37	-50	-183	288	120	175				
Mid 2006 - Mid 2011	956	40	-557	-267	190	-594				
Mid 2011 - Mid 2017	738	0	-666	35	19	-612				
Mid 2017 - Mid 2022	757	0	56	164	10	230	72,200	90,500	7,200	169,900
Mid 2017 - Mid 2027	1,797	0	132	404	24	560	171,000	222,500	17,000	410,500
Mid 2017 - Mid 2036	2,922	0	345	857	49	1,251	447,900	471,700	34,500	954,100
Mid 2017 - Mid 2036 with Industrial Buildout	2,922	0	690	857	49	1,596	896,400	471,700	34,500	1,402,600
Annual Average										
Mid 2001 - Mid 2006	-7	-10	-37	58	24	35				
Mid 2006 - Mid 2011	191	8	-111	-53	38	-119				
Mid 2011 - Mid 2017	123	0	-111	6	3	-102				
Mid 2017 - Mid 2022	151	0	11	33	2	46	14,440	18,100	1,440	33,980
Mid 2017 - Mid 2027	180	0	13	40	2	56	17,100	22,250	1,700	41,050
Mid 2017 - Mid 2036	97	0	11	29	2	42	23,574	24,826	1,816	50,216

Source: Watson & Associates Economists Ltd., August 2017. Forecast based on the Town of Arnprior Official Plan, 2017.

1. Square Foot Per Employee Assumptions

Industrial	1,300
Commercial/ Population Related	550
Institutional	700

Schedule 10c
Estimate of the Anticipated Amount, Type and Location of
Non-Residential Development for Which Development Charges can be Imposed

Development Location	Timing	Industrial	Commercial	Institutional	Total Non-Res	Employment
		GFA S.F.	GFA S.F.	GFA S.F.	GFA S.F.	Increase
Town of Arnprior	2017-2027	171,000	222,500	17,000	410,500	560
	2017-2036	447,900	471,700	34,500	954,100	1,251
	2017 - 2036 with Industrial Buildout	896,400	471,700	34,500	1,402,600	1,596

Source: Watson & Associates Economists Ltd., 2017

Square feet per employee assumptions:

Industrial	1,300
Commercial	550
Institutional	700

Schedule 11
Town of Arnprior
Non-Residential Construction Value
Years 2007 - 2016
(000's 2017 \$)

YEAR	Industrial				Commercial				Institutional				Total			
	New	Improve	Additions	Total	New	Improve	Additions	Total		Improve	Additions	Total	New	Improve	Additions	Total
2007	267	0	144	412	2,497	0	52	2,549	316	1,672	1,781	3,768	3,080	1,672	1,978	6,729
2008	296	0	0	296	182	0	414	596	2	0	476	478	480	0	889	1,370
2009	153	8,840	0	8,993	832	0	17	849	9,606	0	28	9,634	10,591	8,840	45	19,476
2010	169	10,032	0	10,200	260	814	28	1,102	133	488	102	723	562	11,334	130	12,026
2011	14	0	9	23	1,088	0	0	1,088	523	0	590	1,113	1,625	0	599	2,224
2012	0	0	0	0	885	0	112	997	1,059	0	1,087	2,145	1,944	0	1,198	3,142
2013	0	0	11	11	392	0	1,001	1,393	1,172	997	0	2,169	1,564	997	1,012	3,573
2014	111	47	0	158	517	455	0	972	0	584	0	584	627	1,087	0	1,714
2015	428	11	0	440	0	1,966	0	1,966	0	0	605	605	428	1,977	605	3,010
2016	0	187	125	311	0	2,813	0	2,813	0	0	0	0	0	3,000	125	3,125
Subtotal	1,438	19,117	289	20,844	6,654	6,048	1,623	14,325	12,810	3,741	4,669	21,221	20,902	28,906	6,581	56,389
Percent of Total	7%	92%	1%	100%	46%	42%	11%	100%	60%	18%	22%	100%	37%	51%	12%	100%
Average	144	1,912	29	2,084	665	605	162	1,433	1,281	416	467	2,122	2,090	2,891	658	5,639
2007 - 2011 Period Total				19,924				6,184				15,717				41,825
2007 - 2011 Average				3,985				1,237				3,143				8,365
% Breakdown				47.6%				14.8%				37.6%				100.0%
2012 - 2016 Period Total				920				8,141				5,504				14,565
2012 - 2016 Average				184				1,628				1,101				2,913
% Breakdown				6.3%				55.9%				37.8%				100.0%
2007 - 2016 Period Total				20,844				14,325				21,221				56,389
2007 - 2016 Average				2,084				1,433				2,122				5,639
% Breakdown				37.0%				25.4%				37.6%				100.0%

Source: Statistics Canada Publication, 64-001-XIB

Note: Inflated to year-end 2016 (January, 2017) dollars using Reed Construction Cost Index

Schedule 12
Town of Arnprior

Employment to Population Ratio by Major Employment Sector, 2001 to 2011

NAICS		Year			Change		Comments
		2001	2006	2011	01-06	06-11	
Employment by industry							
	<u>Primary Industry Employment</u>						
11	<i>Agriculture, forestry, fishing and hunting</i>	65	10	40	-55	30	Categories which relate to local land-based resources.
21	<i>Mining and oil and gas extraction</i>	0	0	0	0	0	
Sub-total		65	10	40	-55	30	
<u>Industrial and Other Employment</u>							
22	<i>Utilities</i>	60	95	90	35	-5	Categories which relate primarily to industrial land supply and demand.
23	<i>Construction</i>	165	185	190	20	5	
31-33	<i>Manufacturing</i>	1,970	1,670	1,200	-300	-470	
41	<i>Wholesale trade</i>	200	240	145	40	-95	
48-49	<i>Transportation and warehousing</i>	65	105	100	40	-5	
56	<i>Waste management and remediation services</i>	30	30	33	20 Year Aver	3	
Sub-total		2,490	2,325	1,758	-165	-567	
<u>Population Related Employment</u>							
44-45	<i>Retail trade</i>	675	755	735	1,540	-20	Categories which relate primarily to population growth within the municipality.
51	<i>Information and cultural industries</i>	50	50	125	0	75	
52	<i>Finance and insurance</i>	110	155	105	45	-50	
53	<i>Real estate and rental and leasing</i>	70	110	95	40	-15	
54	<i>Professional, scientific and technical services</i>	110	135	135	25	0	
55	<i>Management of companies and enterprises</i>	10	0	0	-10	0	
56	<i>Administrative and support</i>	30	30	33	0	3	
71	<i>Arts, entertainment and recreation</i>	75	85	35	20 Year Aver	-50	
72	<i>Accommodation and food services</i>	465	545	400	80	-145	
81	<i>Other services (except public administration)</i>	215	240	225	25	-15	
Sub-total		1,810	2,105	1,888	1,745	-217	
<u>Institutional</u>							
61	<i>Educational services</i>	310	295	325	-15	30	
62	<i>Health care and social assistance</i>	420	535	675	115	140	
91	<i>Public administration</i>	95	115	130	20	15	
Sub-total		825	945	1,130	120	185	
Total Employment		5,190	5,385	4,816	1,645	-569	
Population		7,195	7,158	8,114	-37	956	
<u>Employment to Population Ratio</u>							
Industrial and Other Employment		0.35	0.32	0.22	-0.02	-0.11	
Population Related Employment		0.25	0.29	0.23	0.04	-0.06	
Institutional Employment		0.11	0.13	0.14	0.02	0.01	
Primary Industry Employment		0.01	0.00	0.00	-0.01	0.00	
Total		0.72	0.75	0.59	0.03	-0.16	

Source: Statistics Canada Employment by Place of Work

Note: 2001-2011 employment figures are classified by North American Industry Classification System (NAICS) Code

Appendix B – Level of Service

TOWN OF ARNPRIOR
SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED

Service Category	Sub-Component	10 Year Average Service Standard					Maximum Ceiling LOS
		Cost (per capita)		Quantity (per capita)	Quality (per capita)		
Services Related to a Highway	Services Related to a Highway - Roads	\$7,330.60	0.0073	km of roadways	1,004,192	per km	21,412,683
	Services Related to a Highway - Sidewalks	\$1,099.50	10.1808	linear metres of sidewalks and curbs	108	per lin m.	3,211,640
	Services Related to a Highway - Traffic Signals & Streetlights	\$186.30	0.0637	No. of Traffic Signals	2,925	per item	544,182
	Services Related to a Highway - Public Works Facilities	\$245.55	1.4944	ft² of building area	164	per sq.ft.	717,252
	Services Related to a Highway - Public Works Vehicles and Equipment	\$373.04	0.0091	No. of vehicles and equipment	40,993	per vehicle	1,089,650
Fire Protection Services	Fire Facilities	\$284.53	1.1028	ft² of building area	258	per sq.ft.	831,112
	Fire Vehicles	\$433.74	0.0012	No. of vehicles	361,450	per vehicle	1,266,955
	Fire Small Equipment and Gear	\$77.66	0.0093	No. of equipment and gear	8,351	per item	226,845
Recreation Services	Parkland Development	\$592.78	0.0128	Acres of Parkland	46,311	per acre	1,064,633
	Parkland Amenities	\$263.52	0.0049	No. of parkland amenities	53,780	per amenity	473,282
	Parkland Trails	\$27.97	1.7363	Linear Metres of Paths and Trails	16	per lin m.	50,234
	Indoor Recreation Facilities	\$2,591.64	11.6217	ft² of building area	223	per sq.ft.	4,654,585
	Recreation Vehicles and Equipment	\$58.69	0.0014	No. of vehicles and equipment	41,921	per vehicle	105,407
Library Services	Library Facilities	\$525.98	1.8200	ft² of building area	289	per sq.ft.	944,660
	Library Collection Materials	\$387.59	10.6646	No. of library collection items	36	per collection item	696,112

**Town of Arnprior
Service Standard Calculation Sheet**

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 Value (\$/item)
Light Standards											\$0
Fluorescent Supersaver Bulb-42 Wattage Decorative Pole Type	33	33	33	33	33	33	33	33	33	14	\$8,100
High Pressure Sodium Bulb-70 Wattage Decorative Pole Type	46	46	46	46	46	46	46	46	46	20	\$8,100
High Pressure Sodium Bulb-100 Wattage Concrete Pole Type	19	19	19	20	20	20	20	-	-	-	\$2,700
High Pressure Sodium Bulb-150 Wattage Concrete Pole Type	55	55	55	80	80	80	80	-	-	-	\$2,700
High Pressure Sodium Bulb-150 Wattage Spun Aluminum Pole Type	-	2	2	6	6	6	6	-	-	-	\$4,600
High Pressure Sodium Bulb-150 Wattage Wood Pole Type	13	13	13	10	10	10	10	-	-	-	\$1,800
High Pressure Sodium Bulb-250 Wattage Concrete Pole Type	49	49	49	49	49	49	49	-	-	-	\$1,800
Traffic Signals				1	1	1	1	1	1	1	\$135,000
LED Cobrahead Streetlights											
43W LED @15kWh	-	-	-	-	-	-	-	345	345	345	\$1,000
72W LED @26kWh	-	-	-	-	-	-	-	347	347	347	\$1,000
101W LED @36kWh	-	-	-	-	-	-	-	24	24	24	\$1,000
42W LED @15kWh	-	-	-	-	-	-	-	112	112	112	\$1,000
LED StreetLight Poles	-	-	-	-	-	-	-	350	350	350	\$3,000
Decorative LED Lighting (Downtown - All Components Combined)	-	-	-	-	-	-	-			19	\$15,416
Total	215	217	217	245	245	245	245	1,258	1,258	1,232	

Population	7,412	7,586	7,794	7,929	8,114	8,223	8,309	8,600	8,688	8,795
Per Capita Standard	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.15	0.14	0.14

10 Year Average	2007-2016
Quantity Standard	0.0637
Quality Standard	\$2,925
Service Standard	\$186

DC Amount (before deductions)	20 Year
Forecast Population	2,921
\$ per Capita	\$186
Eligible Amount	\$544,182

**Town of Arnprior
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Sidewalks
Unit Measure: linear metres of sidewalks and curbs

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 Value (\$/lin/metre)
Curbs											
Barrier Curb	14,890	14,927	15,589	22,901	22,901	22,901	22,901	22,901	39,032	39,032	\$108
Barrier Curb w/ Gutter	3,841	3,841	3,841	5,734	5,734	5,734	5,734	5,734	5,279	5,279	\$108
Mountable Curb w/ Gutter	7,434	8,149	8,149	14,326	14,326	14,326	14,326	14,326	14,203	14,203	\$108
Sidewalks											
Concrete Monolithic - 36 In.	96	96	96	430	430	430	430	430	220	220	\$108
Concrete Monolithic - 48 In.	8,487	8,736	8,780	3,644	3,644	3,644	3,644	3,644	25,379	38,978	\$108
Concrete Monolithic - 54 In.	327	418	781	1,166	1,166	1,166	1,166	1,166	1,166	1,166	\$108
Concrete Monolithic - 60 In.	7,584	10,287	18,525	14,419	14,419	14,419	14,419	14,419	35,408	27,854	\$108
Concrete Monolithic - 98 In.			327	78	78	78	-	-	-	-	\$108
Concrete Monolithic - 108 In.	1,053	1,053	1,053	789	789	789	789	789	2,073	1,625	\$108
Concrete Monolithic - 114 In.	82	82	82	578	578	578	578	578	2,512	774	\$108
Concrete Monolithic - 50 In.	-	-	-	-	-	-	-	-	134	189	\$108
Concrete Monolithic - 66 In.	-	-	-	-	-	-	-	-	172	215	\$108
Concrete Monolithic - 55 In.	-	-	-	-	-	-	-	-	384	1,072	\$108
Concrete Monolithic - 90 In.	-	-	-	-	-	-	-	-	277	163	\$108
144 In.	-	-	-	-	-	-	-	-	1,018	-	\$108
120 In.	-	-	-	-	-	-	-	-	214	-	\$108
168 In.	-	-	-	-	-	-	-	-	375	-	\$108
Concrete Sidewalk - 48 In.	560	560	560	1,524	1,524	1,524	1,524	1,524	1,524	3,115	\$108
Concrete Sidewalk - 54 In.	-	552	552	308	308	308	308	308	1,072	626	\$108
Concrete Sidewalk - 60 In.	5,057	6,026	6,026	8,640	8,640	8,640	8,640	8,640	8,640	14,390	\$108
Concrete w/ Brick Inlay	2,210	2,210	2,210	770	770	770	770	770	193	859	\$108
Total	51,620	56,936	66,570	75,307	75,307	75,307	75,229	75,229	139,273	149,759	

Population	7,412	7,586	7,794	7,929	8,114	8,223	8,309	8,600	8,688	8,795
Per Capita Standard	6.96	7.51	8.54	9.50	9.28	9.16	9.05	8.75	16.03	17.03

10 Year Average	2007-2016
Quantity Standard	10.1808
Quality Standard	\$108
Service Standard	\$1,100

DC Amount (before deductions)	20 Year
Forecast Population	2,921
\$ per Capita	\$1,100
Eligible Amount	\$3,211,640

**Town of Arnprior
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Public Works Facilities
Unit Measure: ft² of building area

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 Bld'g Value (\$/ft ²)	Value/ft ² with land, site works, etc.
Public Works Garage & Storage	5,660	5,660	5,660	5,660	5,660	5,660	5,660	5,660	5,660	5,660	\$174	\$199
Public Works Salt Shed	4,475	4,475	4,475	4,475	4,475	4,475	4,475	4,475	4,475	4,475	\$115	\$134
Public Works Storage Shed	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	\$115	\$134
Total	12,135											

Population	7,412	7,586	7,794	7,929	8,114	8,223	8,309	8,600	8,688	8,795
Per Capita Standard	1.6372	1.5997	1.5570	1.5305	1.4956	1.4757	1.4605	1.4110	1.3968	1.3798

10 Year Average	2007-2016
Quantity Standard	1.4944
Quality Standard	\$164
Service Standard	\$246

DC Amount (before deductions)	20 Year
Forecast Population	2,921
\$ per Capita	\$246
Eligible Amount	\$717,252

**Town of Arnprior
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Public Works Vehicles and Equipment
Unit Measure: No. of vehicles and equipment

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 Value (\$/Vehicle)
Gallion Grader (# 11)	1	1	1	1	1	1	1	1	1	1	\$37,300
Johnston Sweeper (#18)	1	1	1	1	1	1	1	1	1	1	\$143,800
Kubota Tractor Mower (# 31)	1	1	1	1	1	1	1	1	1	1	\$22,100
Ferrec Tractor/Loader (old # 17)	1	1	1	1	-	-	-	-	-	-	\$79,500
Ford Tractor/Loader (# 12)	1	1	1	1	1	1	1	1	1	1	\$39,900
Sicard Snow Blower (# 20)	1	1	1	1	1	1	1	1	1	1	\$11,300
Kubota Tractor Mower (# 32)	1	1	1	1	1	1	1	1	1	1	\$22,500
Komatsu Payloader (# 25)	1	1	1	1	1	1	1	1	1	1	\$229,400
Kubota Tractor Mower (# 33)	1	1	1	1	1	1	1	1	1	1	\$27,200
Backhoe (# 30)	1	1	1	1	1	1	1	1	1	1	\$94,100
Asphalt Cutter (# 47)	1	1	1	1	1	1	1	1	1	1	\$6,800
Plow & Harness	1	1	1	1	1	1	1	1	1	1	\$99,900
Pallet Fork Attachment (for # 25)	-	1	1	1	1	1	1	1	1	1	\$7,800
GMC V35 (# 121)	1	1	1	1	1	1	1	1	1	1	\$14,500
International 40S (old # 6)	1	1	1	1	1	1	1	1	1	1	\$94,400
GMC Sierra (old # 3)	1	1	1	1	-	-	-	-	-	-	\$27,900
International 40S (old # 78)	1	1	-	-	-	-	-	-	-	-	\$109,700
GMC Sierra (old # 9)	1	1	-	-	-	-	-	-	-	-	\$26,500
Ford F150 COF (# 1)	1	1	1	1	1	1	1	1	1	1	\$26,300
Chevrolet Silverado (# 4)	1	1	1	1	1	1	1	1	1	1	\$24,600
Sterling Conv Y113042S (#78)	-	1	1	1	1	1	1	1	1	1	\$90,300
Chevrolet Silverado (# 9)	-	-	1	1	1	1	1	1	1	1	\$24,300
International 7400 (# 78)	-	-	1	1	1	1	1	1	1	1	\$222,600
Dodge Meter Van (# 7)	1	1	1	1	1	1	1	1	1	1	\$27,100
2004 Sierra (# 5)	1	1	1	1	1	1	1	1	1	1	\$27,100
2011 Sierra (# 3)	-	-	-	-	1	1	1	1	1	1	\$27,100
2009 Chev Van (# 10)	-	-	1	1	1	1	1	1	1	1	\$27,100
1995 International Tandem (# 77)	1	-	-	-	-	-	-	-	-	-	\$108,500
1979 Ford Tractor (# 13)	1	1	1	1	1	1	1	1	1	1	\$43,400

**Town of Arnprior
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Public Works Vehicles and Equipment
Unit Measure: No. of vehicles and equipment

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 Value (\$/Vehicle)
1999 GMC 3 tonne (# 16)	1	1	1	1	1		-	-	-	-	\$130,200
Cat Loader (# 17)	-	-	-	-	1	1	1	1	1	1	\$141,000
5 Ton Sewage Truck (# 15)	1	1	1	1	1	1	1	1	1	1	\$110,000
GMC CSR - Box Liner (# 16)	-	-	-	-	-	-	-	-	1	1	\$25,100
Cemetery Truck 1 Ton (# 8)	-	-	-	-	-	1	1	1	1	1	\$44,500
Thompson Steamer	1	1	1	1	1	1	1	1	1	1	\$15,770
Air Compressor	1	1	1	1	1	1	1	1	1	1	\$17,870
Plow & Harness	1	1	1	1	1	1	1	1	1	1	\$99,860
Plow & Harness	1	1	1	1	1	1	1	1	1	1	\$99,860
Hobart Welder	1	1	1	1	1	1	1	1	1	1	\$5,260
Homemade Trailer	1	1	1	1	1	1	1	1	1	1	\$10,930
Mig Welder	1	1	1	1	1	1	1	1	1	1	\$21,760
Mig Welder	1	1	1	1	1	1	1	1	1	1	\$222,210
Pavemaster Roller	1	1	1	1	1	1	1	1	1	1	\$26,380
Plate Compactor	1	1	1	1	1	1	1	1	1	1	\$91,130
Shop Generator	1	1	1	1	1	1	1	1	1	1	\$6,620
Stick Welder	1	1	1	1	1	1	1	1	1	1	\$96,810
Thawing Machine	1	1	1	1	1	1	1	1	1	1	\$7,570
Electronic Total Station	1	1	1	1	1	1	1	1	1	1	\$14,090
Sicard Snow Blower	1	1	1	1	1	1	1	1	1	1	\$91,450
Asphalt Cutter	-	1	1	1	1	1	1	1	1	1	\$27,010
Plow & Harness	-	-	-	1	1	1	1	1	1	1	\$106,270
Portable Kodiak Generator (Town Hall)	1	1	1	1	1	1	1	1	1	1	\$25,650
Sewer Camera	-	-	1	1	1	1	1	1	1	1	\$25,440
Valve Exerciser	1	1	1	1	1	1	1	1	1	1	\$23,860
Water Meter Reading Equipment	1	1	1	1	1	1	1	1	1	1	\$87,450
Milleromatic 250 wire welder	1	1	1	1	1	1	1	1	1	1	\$5,260
Dynapac 75 stick welder	1	1	1	1	1	1	1	1	1	1	\$3,050
Conox migmatic 250 welder	1	1	1	1	1	1	1	1	1	1	\$3,050
Meteor Snow Blower	1	1	1	1	1	1	1	1	1	1	\$99,330
Jumping Jack	1	1	1	1	1	1	1	1	1	1	\$3,360
Blower for CAT loader	-	-	-	1	1	1	1	1	1	1	\$9,460

**Town of Arnprior
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Public Works Vehicles and Equipment
Unit Measure: No. of vehicles and equipment

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 Value (\$/Vehicle)
Forks for CAT loader	-	-	-	1	1	1	1	1	1	1	\$6,310
Plow for Komatsu loader	1	1	1	1	1	1	1	1	1	1	\$12,610
Breaker for backhoe	1	1	1	1	1	1	1	1	1	1	\$22,070
Plate packer for backhoe	1	1	1	1	1	1	1	1	1	1	\$14,720
Magikist thawing machine	1	1	1	1	1	1	1	1	1	1	\$3,000
Western Plow and Harness (for 1-ton)	-	-	-	1	1	1	1	1	1	1	\$8,410
Western salter/sander (for 1-ton)	-	-	-	1	1	1	1	1	1	1	\$11,560
Leaf blower (cemetery)	1	1	1	1	1	1	1	1	1	1	\$2,940
Honda Inverter (for #121)	-	-	-	-	-	-	-	-	1	1	\$4,840
Pneumatic Jackhammer	1	1	1	1	1	1	1	1	1	1	\$3,150
Pneumatic Rock Drill	1	1	1	1	1	1	1	1	1	1	\$4,200
Stihl Quick Cut	-	-	-	-	-	-	-	-	-	1	\$2,100
Husqvarna Quick Cut	-	-	-	-	-	-	-	-	1	1	\$2,520
Hydraulic Hoist	1	1	1	1	1	1	1	1	1	1	\$8,410
1-ton electric chain block	1	1	1	1	1	1	1	1	1	1	\$2,440
Plow and Wing	1	1	1	1	1	1	1	-	-	-	\$5,000
3-ton dump box (surplus)	1	1	1	1	1	1	1	-	-	-	\$5,000
Snow blower (surplus)	1	1	1	1	1	1	1	1	1	1	\$10,000
30" flat bucket for backhoe	1	1	1	1	1	1	1	1	1	1	\$6,310
30" tooth bucket	1	1	1	1	1	1	1	1	1	1	\$8,410
24" tooth bucket	1	1	1	1	1	1	1	1	1	1	\$6,310
24" flat bucket	1	1	1	1	1	1	1	1	1	1	\$5,260
30" flat bucket (sewage plant)	-	-	-	-	1	1	1	1	1	1	\$6,310

**Town of Arnprior
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Public Works Vehicles and Equipment
Unit Measure: No. of vehicles and equipment

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 Value (\$/Vehicle)
Ripper for backhoe	1	1	1	1	1	1	1	1	1	1	\$4,730
Monument lifter (cemetery)	1	1	1	1	1	1	1	1	1	1	\$1,790
Total	66	68	70	75	76	76	76	74	77	78	

Population	7,412	7,586	7,794	7,929	8,114	8,223	8,309	8,600	8,688	8,795
Per Capita Standard	0.0089	0.0090	0.0090	0.0095	0.0094	0.0092	0.0091	0.0086	0.0089	0.0089

10 Year Average	2007-2016
Quantity Standard	0.0091
Quality Standard	\$40,993
Service Standard	\$373

DC Amount (before deductions)	20 Year
Forecast Population	2,921
\$ per Capita	\$373
Eligible Amount	\$1,089,650

**Town of Arnprior
Service Standard Calculation Sheet**

Service: Fire Vehicles
Unit Measure: No. of vehicles

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 Value (\$/Vehicle)
1977 International C01810B Pumper	1	1	1	1	1	1	-	-	-	-	\$542,500
1990 GMC Emergency Van	1	1	1	1	1	1	1	1	1	1	\$130,200
1992 International Pumper	1	1	1	1	1	1	1	1	-	-	\$542,500
1996 Chevrolet C10906	1	1	1	1	1	1	-	-	-	-	\$45,600
1998 Freightliner Rescue/Pumper	1	1	1	1	1	1	1	1	1	1	\$596,700
2003 International Aerial/Pumper	1	1	1	1	1	1	1	1	1	1	\$1,085,000
2003 Ford F-250/SRW	1	1	1	1	1	1	1	1	1	1	\$47,700
2006 International 2500gal Tanker/Pumper	1	1	1	1	1	1	1	1	1	1	\$542,500
2002 Polaris Inflatable Boat & Trailer	1	1	1	1	1	1	1	1	1	1	\$52,100
2004 Bombardier Sea-Doo & Trailer	1	1	1	1	1	1	1	1	1	1	\$16,300
2013 Chevrolet Tahoe	-	-	-	-	-	-	1	1	1	1	\$60,000
2013 International ERU	-	-	-	-	-	-	1	1	1	1	\$291,100
2015 Spartan Pumper	-	-	-	-	-	-	-	-	1	1	\$600,000
Total	10										

Population	7,412	7,586	7,794	7,929	8,114	8,223	8,309	8,600	8,688	8,795
Per Capita Standard	0.00130	0.00130	0.00130	0.00130	0.00120	0.00120	0.00120	0.00120	0.00120	0.00110

10 Year Average	2007-2016
Quantity Standard	0.0012
Quality Standard	\$361,450
Service Standard	\$434

DC Amount (before deductions)	20 Year
Forecast Population	2,921
\$ per Capita	\$434
Eligible Amount	\$1,266,955

**Town of Arnprior
Service Standard Calculation Sheet**

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 Value (\$/item)
Communications System	1	1	1	1	1	1	1	1	1	1	\$108,500
Cascade System	1	1	1	1	1	1	1	1	1	1	\$56,000
Portable pump	2	2	2	2	2	2	2	2	2	2	\$9,900
Fire Hose	1	1	1	1	1	1	1	1	1	1	\$117,200
Portable Kodiak Generators	8	8	8	8	8	8	8	8	8	8	\$2,700
Breathing Aparatus	21	21	21	21	21	21	21	21	21	-	\$6,100
Protective Gear	34	34	34	34	34	34	34	34	34	34	\$5,000
SCBA Complete Apparatus	-	-	-	-	-	-	-	-	-	24	\$6,200
63 Additional Cylinders	-	-	-	-	-	-	-	-	-	63	\$1,100
Additional SCBA Masks	-	-	-	-	-	-	-	-	-	12	\$1,000
Total	68	146									

Population	7,412	7,586	7,794	7,929	8,114	8,223	8,309	8,600	8,688	8,795
Per Capita Standard	0.0092	0.0090	0.0087	0.0086	0.0084	0.0083	0.0082	0.0079	0.0078	0.0166

10 Year Average	2007-2016
Quantity Standard	0.0093
Quality Standard	\$8,351
Service Standard	\$78

DC Amount (before deductions)	20 Year
Forecast Population	2,921
\$ per Capita	\$78
Eligible Amount	\$226,845

**Town of Arnprior
Service Standard Calculation Sheet**

Service: Parkland Development
Unit Measure: Acres of Parkland

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 Value (\$/Acre)
Allan Drive Park	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	\$46,500
Atkinson Street Park	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	\$46,500
Bell Park	14.4	14.4	14.4	14.4	14.4	14.4	14.4	14.4	14.4	14.4	\$46,500
Caruso Street Park	13.2	13.2	13.2	13.2	13.2	13.2	13.2	13.2	13.2	13.2	\$46,500
CN Trail Park	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	\$46,500
Edey Street Park	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	\$46,500
Fairview Crescent Park	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	\$46,500
Fourth Avenue Park	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	\$46,500
Hydro Parks	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	\$46,500
Jack Crescent Park	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	\$46,500
Marina and Pollution Plant	4.7	4.7	4.7	4.7	4.7	4.7	4.7	4.7	4.7	4.7	\$46,500
McLean Park - Diamonds	22.0	22.0	22.0	22.0	22.0	22.0	22.0	22.0	22.0	22.0	\$46,500
McLean Park - Waterfront	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	\$46,500
Nick Smith Centre, Garage, WFP	17.0	17.0	17.0	17.0	17.0	17.0	17.0	17.0	17.0	17.0	\$46,500
Robert Simpson Park	10.3	10.3	10.3	10.3	10.3	10.3	10.3	10.3	10.3	10.3	\$46,500
Spruce Crescent Park	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	\$46,500
Veterans Park (Ashbury Street)	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	\$46,500
Olympia Park								3.0	3.0	3.0	\$46,500
Total	103	106	106	106							

Population	7,412	7,586	7,794	7,929	8,114	8,223	8,309	8,600	8,688	8,795
Per Capita Standard	0.0139	0.0135	0.0132	0.0129	0.0127	0.0125	0.0124	0.0123	0.0122	0.0120

10 Year Average	2007-2016
Quantity Standard	0.0128
Quality Standard	\$46,311
Service Standard	\$593

DC Amount (before deductions)	10 Year
Forecast Population	1,796
\$ per Capita	\$593
Eligible Amount	\$1,064,633

**Town of Arnprior
Service Standard Calculation Sheet**

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 Value (\$/item)
Caruso Park Play Structure	1	1	1	1	1	1	1	1	1	1	\$19,100
Caruso Park Swingset	-	-	1	1	1	1	1	1	1	1	\$5,200
Library - New Lights	-	-	1	1	1	1	1	1	1	1	\$22,500
Lifeguard Storage Shed	1	1	1	1	1	1	1	1	1	1	\$37,800
Marina Docks	1	1	1	1	1	1	1	1	1	1	\$470,500
Marina Office	1	1	1	1	1	1	1	1	1	1	\$12,800
McLean Park Play Structure	1	1	1	1	1	1	1	1	1	1	\$20,000
McLean Park Scoreboard	1	1	1	1	1	1	1	1	1	1	\$7,800
Nick Smith Centre Storage Shed	1	1	1	1	1	1	1	1	1	1	\$110,700
NSC Dashboards	-	-	1	1	1	1	1	1	1	1	\$156,900
Optimist Park Swingset	-	-	1	1	1	1	1	1	1	1	\$5,800
Picnic Shelter - Atkinson Street Park	1	1	1	1	1	1	1	1	1	1	\$2,700
Play Structure at NSC	1	1	1	1	1	1	1	1	1	1	\$16,900
Recreational Fencing	1	1	1	1	1	1	1	1	1	1	\$107,100
Recreational Floodlighting	1	1	1	1	1	1	1	1	1	1	\$233,200
Robert Simpson Park Gazebo	1	1	1	1	1	1	1	1	1	1	\$71,900
Robert Simpson Park Play Structure	1	1	1	1	1	1	1	1	1	1	\$25,000
Robert Simpson Park Washrooms & Snack Shack	1	1	1	1	1	1	1	1	1	1	\$152,400
Robert Simpson Water Park	-	-	1	1	1	1	1	1	1	1	\$60,000
Rotary Club Signs	1	1	1	1	1	1	1	1	1	1	\$9,100
Skateboard Park - Concrete Base	1	1	1	1	1	1	1	1	1	1	\$39,800
Skateboard Park - Ramps	1	1	1	1	1	1	1	1	1	1	\$47,300
Spectator Bleachers	1	1	1	1	1	1	1	1	1	1	\$18,800
Veteran's Park Play Structure	-	-	1	1	1	1	1	1	1	1	\$22,100
Washrooms at Ball Diamonds	-	1	1	1	1	1	1	1	1	1	\$120,700
Water Fountain in Robert Simpson Park	1	1	1	1	1	1	1	1	1	1	\$15,000
School Facilities Paid by Town	-	-	-	-	-	1	1	1	1	1	\$53,200
Atknsn St. Basketball Nets	1	1	1	1	1	1	1	1	1	1	\$1,500
Caruso Park Swingset (Child)	1	1	1	1	1	1	1	1	1	1	\$5,200
Marina Storage Shed	1	1	1	1	1	1	1	1	1	1	\$16,500

**Town of Arnprior
Service Standard Calculation Sheet**

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 Value (\$/item)
McLean Park Gazebo	1	1	1	1	1	1	1	1	1	1	\$12,000
Boat Launch Docks	1	1	1	1	1	1	1	1	1	1	\$35,000
Atkinson St. Park Play Structure	1	1	1	1	1	1	1	1	1	1	\$16,300
Optimist Park Play Structure	1	1	1	1	1	1	1	1	1	1	\$25,000
Ball Diamond Lights	1	1	1	1	1	1	1	1	1	1	\$173,000
Ball Diamond Backstops	1	1	1	1	1	1	1	1	1	1	\$16,300
MacLean Park Swing Set	1	1	1	1	1	1	1	1	1	1	\$5,200
Legion Park Swing Set	1	1	1	1	1	1	1	1	1	1	\$5,200
Olympia Park Play Structure	-	-	-	-	-	-	-	-	-	1	\$45,000
Olympia Park Basketball Nets	-	-	-	-	-	-	-	-	1	1	\$1,500
Olympia Park Swing Set	-	-	-	-	-	-	-	-	-	1	\$4,900
Hydro Park Fitness Stations	1	1	1	1	1	1	1	-	1	1	\$28,500
Sullivan Park Play Structure	-	-	-	-	-	-	-	-	1	1	\$38,500
Atkinson St Shuffleboard Court	1	1	1	1	1	1	1	1	1	1	\$22,000
Atkinson St. Swing Set	1	1	1	1	1	1	1	1	1	1	\$5,200
Total	33	34	40	40	40	40	41	40	43	45	

Population	7,412	7,586	7,794	7,929	8,114	8,223	8,309	8,600	8,688	8,795
Per Capita Standard	0.005	0.005	0.005	0.005	0.005	0.005	0.005	0.005	0.005	0.005

10 Year Average	2007-2016
Quantity Standard	0.0049
Quality Standard	\$53,780
Service Standard	\$264

DC Amount (before deductions)	10 Year
Forecast Population	1,796
\$ per Capita	\$264
Eligible Amount	\$473,282

**Town of Arnprior
Service Standard Calculation Sheet**

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 Value (\$/ Lin. Metre)
Millennium Trails											
The Macnamara Nature Trail	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	\$11
The McLachlin Trail	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	\$27
Heritage Trail	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	\$11
Gillies Trail	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	\$11
Total	14,100										

Population	7,412	7,586	7,794	7,929	8,114	8,223	8,309	8,600	8,688	8,795
Per Capita Standard	1.90	1.86	1.81	1.78	1.74	1.71	1.70	1.64	1.62	1.60

10 Year Average	2007-2016
Quantity Standard	1.7363
Quality Standard	\$16
Service Standard	\$28

DC Amount (before deductions)	10 Year
Forecast Population	1,796
\$ per Capita	\$28
Eligible Amount	\$50,234

**Town of Arnprior
Service Standard Calculation Sheet**

Service: Indoor Recreation Facilities
Unit Measure: ft² of building area

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 Bld'g Value (\$/ft ²)	Value/ft ² with land, site works, etc.
Nick Smith Centre	91,000	91,000	91,000	91,000	96,850	96,850	96,850	96,850	96,850	96,850	\$196	\$223
Total	91,000	91,000	91,000	91,000	96,850	96,850	96,850	96,850	96,850	96,850		

Population	7,412	7,586	7,794	7,929	8,114	8,223	8,309	8,600	8,688	8,795
Per Capita Standard	12.2774	11.9958	11.6756	11.4769	11.9362	11.7779	11.6560	11.2616	11.1476	11.0119

10 Year Average	2007-2016
Quantity Standard	11.6217
Quality Standard	\$223
Service Standard	\$2,592

DC Amount (before deductions)	10 Year
Forecast Population	1,796
\$ per Capita	\$2,592
Eligible Amount	\$4,654,585

**Town of Arnprior
Service Standard Calculation Sheet**

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 Value (\$/Vehicle)
Chevrolet GM4	1	1	1	1	1	1	1	1	1	1	\$25,000
Chevrolet Silverado	1	1	1	1	1	1	1	1	1	1	\$25,000
Ford F150	1	1	1	1	1	1	1	1	1	1	\$25,000
Ford Tractor	1	1	1	1	1	1	1	1	1	1	\$30,400
Ford Tractor	1	1	1	1	1	1	1	1	1	1	\$30,400
Ford Tractor	1	1	1	1	1	1	1	1	1	1	\$30,400
Olmpia Ice Machine	1	1	1	1	1	1	1	1	1	1	\$103,100
Kubota Tractor Mower	1	1	1	1	1	1	1	1	1	1	\$25,000
Nobles Floor Scrubber	1	1	1	1	1	1	1	1	1	1	\$14,100
NSC Booking Information Technology	1	1	1	1	1	1	1	1	1	1	\$65,100
Olympia Ice Machine	1	1	1	1	1	1	1	1	1	1	\$103,100
Total	11										

Population	7,412	7,586	7,794	7,929	8,114	8,223	8,309	8,600	8,688	8,795
Per Capita Standard	0.0015	0.0015	0.0014	0.0014	0.0014	0.0013	0.0013	0.0013	0.0013	0.0013

10 Year Average	2007-2016
Quantity Standard	0.0014
Quality Standard	\$41,921
Service Standard	\$59

DC Amount (before deductions)	10 Year
Forecast Population	1,796
\$ per Capita	\$59
Eligible Amount	\$105,407

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 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 saving 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 2016 Financial Information Return (FIR).

In addition to the operational impacts, over time the initial capital projects will require replacement. This replacement of capital is often referred to as life cycle cost. By definition, life cycle 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 life cycle 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:

Asset	Lifecycle Cost Factors	
	Average Useful Life	Factor
Roads	30	0.02465
Facilities (Fire, Recreation, Library)	40	0.01656
Facilities (Depots and Domes)	75	0.00586
Vehicles and Equipment	15	0.05783
Wastewater	75	0.00586
Water	80	0.00516
Parkland Development	31	0.02360

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-1
Town of Arnprior
Operating and Capital Expenditure Impacts
For Future Capital Expenditures

SERVICE	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Wastewater Services				
1.1 Treatment plants & Sewers	19,813,183	745,898	664,613	1,410,511
2. Water Services				
2.1 Treatment, storage and distribution systems	9,488,075	166,528	782,107	948,635
3. Services Related to a Highway				
3.1 Roads	4,943,056	277,960	786,163	1,064,123
3.2 PW Facilities	456,311	28,215	72,574	100,789
3.3 PW Vehicles	159,905	23,604	25,432	49,036
4. Fire Protection Services				
4.1 Fire facilities	0	0	0	0
4.2 Fire vehicles	365,231	37,167	264,209	301,376
4.3 Small equipment and gear	5,000	614	3,617	4,231
5. Recreation Services				
5.1 Parkland development, amenities & trails	98,056	13,742	13,516	27,258
5.2 Recreation facilities	221,500	14,146	325,295	339,441
5.3 Recreation vehicles and equipment	0	0	0	0
6. Library Services				
6.1 Library facilities	177,700	10,140	60,356	70,496
6.2 Library materials	125,000	11,260	42,456	53,716
7. Administration				
7.1 Studies	986,318		0	0
Total	36,839,336	1,329,274	3,040,336	4,369,610

Appendix D – Development Charge Reserve Fund Policy

Appendix D – Development Charge Reserve Fund Policy

D.1 Legislative Requirements

The D.C.A. requires development charge collections (and associated interest) to be placed in separate reserve funds. Sections 33 through 36 of the Act 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; s.7(1), however, allows services to be grouped into categories of services for reserve fund (and credit) purposes, although only 100% eligible and 90% eligible services may be combined (minimum of two reserve funds);
- the municipality shall pay each development charge 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 s.5(1) 2-8);
- money may be borrowed from the fund but must be paid back with interest (O.Reg. 82/98, s.11(1) defines this as the 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); and
- D.C. reserve funds may not be consolidated with other municipal reserve funds for investment purposes (s.37).

Annually, the Treasurer of the Town is required to provide Council with a financial statement related to the D.C. by-law(s) and reserve funds. This statement must also be forwarded to the Minister of Municipal Affairs and Housing upon request.

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;
- transactions for the year (e.g. collections, draws);

- list of credits by service or service category (outstanding at beginning of the year, given in the year and outstanding at the end of the year by holder);
- amounts borrowed, purpose of the borrowing and interest accrued during previous year;
- amount and source of money used by the Town to repay municipal obligations to the fund;
- schedule identifying the value of credits recognized by the Town, the service to which it applies and the source of funding used to finance the credit; and
- for each draw, 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.

Based upon the above, Figure D-1 sets out an example of the format for which annual reporting to Council could 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 8 of subsection 5(1).”

This provision clearly establishes that reserve funds collected for a specific service are only to be used for that service.

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

Description	Services to which the Development Charge Relates								Total
	Non-Discounted Services					Discounted Services			
	Services Related to a Highway	Water Services	Wastewater Services	Stave Court Water and Wastewater	Fire Protection Services	Recreation Services	Library Services	Administration	
Opening Balance, January 1, _____									0
<u>Plus:</u>									
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
<u>Less:</u>									
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 Highways	\$0	\$0	\$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	\$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	\$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

TOWN OF ARNPRIOR RECOMMENDED GENERAL POLICY GUIDELINES ON DEVELOPMENT CHARGE AND LOCAL SERVICE FUNDING FOR ROAD-RELATED, STORM WATER MANAGEMENT, PARKLAND DEVELOPMENT, WATER AND WASTEWATER WORKS

1. Roads

- 1.1 Local roads internal to development - Direct developer responsibility under s.59 of the D.C.A. (as a local service).
- 1.2 Local roads external to development - Include in D.C. calculation to the extent permitted under s.5(1) of the D.C.A. The length and location of road(s) that require reconstruction will be determined by the Town at the time of Draft Approval and will reflect those roads external to the development that, in the opinion of the Town, will be directly impacted by the development and require reconstruction to a higher service level.
- 1.3 Collector roads internal to development - Direct developer responsibility under s.59 of the D.C.A. (as a local service).
- 1.4 Collector roads external to development - Include in D.C. calculation to the extent permitted under s.5(1) of the D.C.A. The length and location of road(s) that require reconstruction will be determined by the Town at the time of Draft Approval and will reflect those roads external to the development that, in the opinion of the Town, will be directly impacted by the development and require reconstruction to a higher service level.
- 1.5 Arterial roads internal or external to development - Include in D.C. calculation to the extent permitted under s.5(1) of the D.C.A. The length and location of road(s) that require reconstruction will be determined by the Town at the time of Draft Approval and will reflect those roads external to the development that, in the opinion of the Town, will be directly impacted by the development and require reconstruction to a higher service level.

2. Bridges and Culverts

2.1 Bridges and culverts internal to development - All structures that service local and collector roads are a direct developer responsibility under s.59 of the D.C.A.

2.2 Bridges and culverts external to development

- Local Road - Include in Municipal D.C. (Refer to Item 1);
- Collector Road - Include in Municipal D.C. (Refer to Item 1);
- Arterial Road - Include in Municipal D.C. (Refer to Item 1).

3. Traffic Signals

3.1 Traffic signalization within or external to development - Include in D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

3.2 Pedestrian traffic signals - Direct developer responsibility under s.59 of D.C.A. (as a local service).

4. Intersection Improvements

4.1 New roads (collector and arterial) and road (collector and arterial) improvements - Include as part of road costing noted in Item 1, to limits of ROW.

4.2 Intersection improvements within specific developments and all works necessary to connect to entrances (private and specific subdivision) to the roadway - Direct developer responsibility under s.59 of D.C.A. (as a local service).

4.3 Intersections with County roads and provincial highways - Include in D.C. calculation to the extent that they are a Town responsibility.

4.4 Intersection improvements on other roads due to development growth increasing traffic - Include in D.C. calculation to the extent permitted under s5(1) of the D.C.A.

5. Streetlights

- 5.1 Streetlights on external roads - Include in Municipal D.C. (linked to collector road funding source in item 1).
 - 5.2 Streetlights within specific developments - Direct developer responsibility under s.59 of D.C.A. (as a local service).
6. Sidewalks
- 6.1 Sidewalks on MTO and County roads - Include in Municipal D.C. or, in exceptional circumstances, may be local improvement or direct developer responsibility through local service provisions (s.59 of D.C.A.).
 - 6.2 Sidewalks on area municipal roads - Linked to road funding source in item 1.
 - 6.3 Other sidewalks external to development (which are a local service within the area to which the plan relates) - Direct developer responsibility as a local service provision (under s.59 of D.C.A.).
7. Bike Routes/Bike Lanes/Bike Paths/Multi-Use Trails/Naturalized Walkways
- 7.1 Bike routes and bike lanes, within road allowance, external to development - Include in D.C. road costs, consistent with the service standard provisions of the D.C.A., s.5(1).
 - 7.2 Bike paths/multi-use trails/naturalized walkways external to development - Include in Municipal D.C.s consistent with the service standard provisions of the D.C.A., s.5(1).
 - 7.3 Bike lanes, within road allowance, internal to development - Direct developer responsibility under s.59 of the D.C.A. (as a local service).
 - 7.4 Bike paths/multi-use trails/naturalized walkways internal to development - Direct developer responsibility under s.59 of the D.C.A. (as a local service).
 - 7.5 Trail bridges/Underpasses and associated works - Include in Municipal D.C.s consistent with the service standard provisions of the D.C.A., s.5(1).
8. Parkland Development

- 8.1 Internal to development - Direct developer responsibility under s.59 of D.C.A. for all costs for provision of parking (if required by the Town), rough grading, fencing, municipal sewer and water (if required by the Town), topsoil and seeding.
- 8.2 External to development - Include in Municipal D.C. consistent with the service standard provisions of the D.C.A., s.5(1).
- 8.3 Program facilities, amenities, and furniture, within parkland: are included in D.C.'s.

9. Natural Heritage System (N.H.S.)

- 9.1 N.H.S. includes engineered and in situ stream corridors, natural buffers for woodlots, wetland remnants, etc. as well as subwatersheds within the boundaries of the Municipality.
- 9.2 Direct developer responsibility as a local service provision including but not limited to the following:
 - a) Riparian planting and landscaping requirements (as required by the Municipality, Conservation Authority or other authorities having jurisdiction) as a result of creation of, or construction within in the N.H.S. and associated buffers.
 - b) Perimeter fencing of the N.H.S. to the Municipal standard located on the public property side of the property line adjacent land uses (residential, industrial, commercial) as required by the Municipality.
 - c) All works to be in conformance with the Municipal standards for stream corridors, natural buffers and subwatersheds areas as directed by the approved studies and reports for the development.

10. Noise Abatement Measures

- 10.1 Noise abatement measures external and internal to development where it is related to, or a requirement of a specific development: direct developer responsibility under s.59 of D.C.A. (as a local service).

10.2 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.

11. Traffic Control Systems

11.1 Include in D.C. calculation.

12. Land Acquisition for Road Allowance

12.1 Land acquisition for arterial roads - Dedication under the *Planning Act* subdivision provisions (s.51) through development lands (greater than 27 m right-of-way); for corridor acquisition, include in County or Municipal D.C. (to the extent eligible).

12.2 Land acquisition for collector roads - Dedication under the *Planning Act* subdivision provisions (s.51) through development lands (up to 27 m right-of-way); for corridor acquisition, include in municipal D.C. (to the extent eligible)

12.3 Land Acquisition for grade separations (beyond normal dedication requirements) - Include in the D.C. to the extent eligible.

13. Land Acquisition for Easements

13.1 Easement costs external to subdivisions shall be included in the D.C. calculation.

14. Storm Water Management

14.1 Quality and quantity works - Direct developer responsibility through local service provisions (s.59 of D.C.A.).

14.2 Oversizing of storm water management works for development external to developments will be subject to negotiations and cost sharing agreements between affected landowners.

15. Water

- 15.1 Water storage facilities, pumping stations, forcemains, booster stations, re-chlorination/sampling stations and wells associated with municipal service areas to be included within the D.C.
- 15.2 Watermains external to subdivisions, which upgrade the size of the main or provide new watermains 250 mm nominal diameter or greater (oversizing), included in the D.C.
- 15.3 Oversizing costs of waterworks within the subdivision greater than 250 mm nominal diameter included in the D.C.
- 15.4 Connection to trunk mains and pumping stations to service specific areas to be a direct developer responsibility.

16. Wastewater

- 16.1 Pumping stations and forcemains associated with the municipal service area shall be included in the D.C.
- 16.2 Sanitary sewers external to subdivisions, which upgrade the size of the existing main, or provide new mains 300 mm or greater nominal diameter, included in the D.C.
- 16.3 Connections to trunk sewers to service specific areas to be a direct developer responsibility.
- 16.4 Marginal costs of sanitary sewer works within the subdivision, which benefit upstream developers and are above 300 mm nominal diameter or depth of 5 meters or greater, included in the D.C.

Appendix F – Asset Management Plan

Appendix F – Asset Management Plan

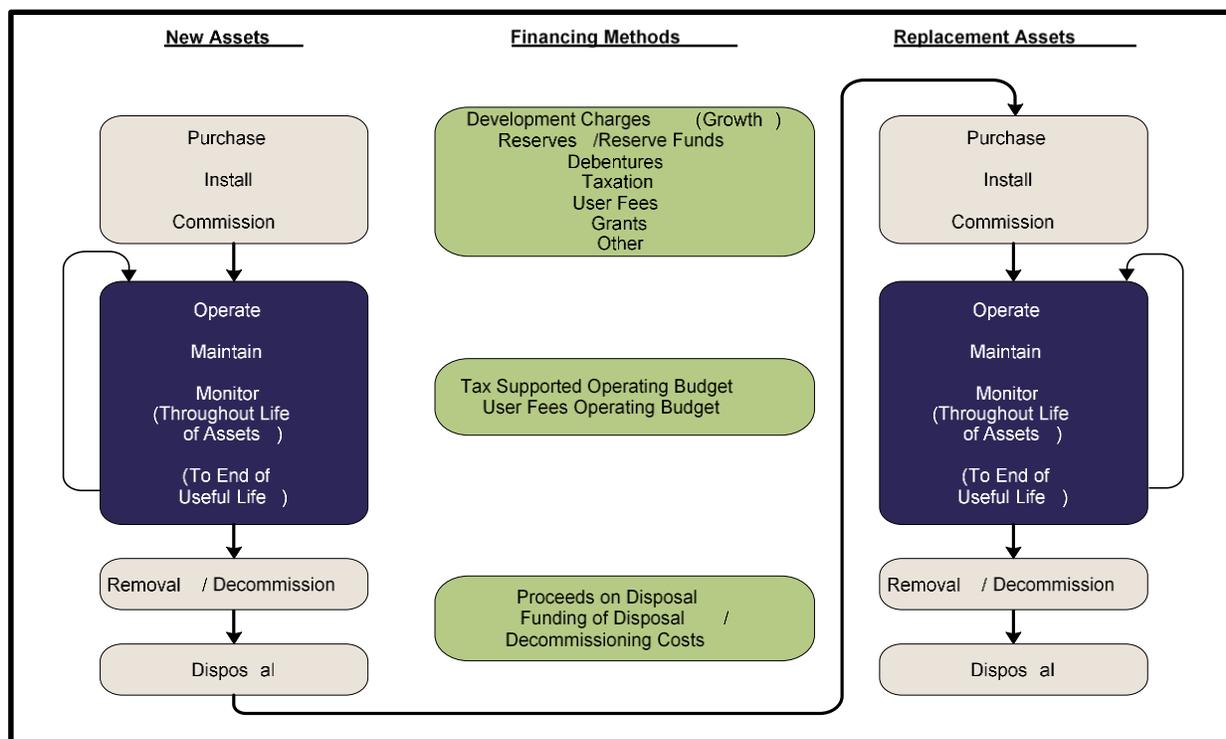
The recent changes to the D.C.A. (new section 10(2)(c.2)) require that the Background Study must include an asset management plan related to new infrastructure. Section 10 (3) of the D.C.A. provides:

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 for 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 within the Background Study.

At a broad level, the Asset Management Plan 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 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.



In 2012, the Province developed *Building Together: Guide for municipal asset management plans* which outlines the key elements for an asset management plan (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 Asset Management Plan in 2016 for its existing assets, however, the plan does not include all assets categories that are included in the capital forecast needs of the D.C. background study and for the services included, the plan only addresses non-growth costs of capital (i.e. does not include expansionary capital). 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 2017 \$) 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 existing assets for the categories of assets included in the D.C. eligible capital costs are not included in the Town's Asset Management Plan, 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 which will require financing from Town financial resources (i.e. taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 10-year financing.
2. Lifecycle costs for the 2017 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 \$7.01 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 \$4.88 million. This amount, totalled with the existing operating revenues of \$18.54 million, provide annual revenues of \$23.41 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable for the future growth expenditures and revenues.

Town of Arnprior
Asset Management - Future Expenditures and Associated Revenues
2017\$

	2036 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹ (2014 DC and 2016 updates)	1,914,368
Annual Debt Payment on Post Period Capital ²	722,941
Lifecycle:	
Annual Lifecycle - Town Wide Services	1,329,274
Incremental Operating Costs (for D.C. Services)	\$3,040,336
Total Expenditures	\$7,006,919
Revenue (Annualized)	
Total Existing Revenue ⁴	\$18,538,309
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$4,876,335
Total Revenues	\$23,414,644

¹ Non-Growth Related component of Projects including 10% mandatory deduction on soft services

² Interim Debt Financing for Post Period Benefit

³ As per Sch. 10 of FIR

Appendix G – Proposed Development Charge By-law

THE CORPORATION OF THE TOWN OF ARNPRIOR

BY-LAW NUMBER _____

BEING A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGES

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

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

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

AND WHEREAS subsection 2(1) of the *Development Charges Act, 1997 c. 27* (hereinafter called “the Act”) provides that the Council the Town of Arnprior may impose development charges against land to pay for increased capital costs required because of increased needs for services;

AND WHEREAS the Council of The Corporation of the Town of Arnprior has given Notice on January 22, 2018 according to section 12 of the *Development Charges Act, 1997*, 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 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 12, 2018;

AND WHEREAS the Council of the Town of Arnprior had before it a report entitled 2017 Development Charge Background Study dated December 29, 2017 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 Town of Arnprior on December 29, 2017 approved the applicable Development Charge Background Study, as amended, inclusive of the capital forecast therein, in which certain recommendations were made relating to the establishment of a development charge policy for the Town of Arnprior pursuant to the *Development Charges Act, 1997*;

AND WHEREAS the Council of the Town of Arnprior on February 12, 2018 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 ENACTS AS FOLLOWS:

1. **INTERPRETATION**

1.1. In this by-law, the following items shall have corresponding meanings:

“Act” means the *Development Charges Act, 1997, c. 27*;

“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;

“Bedroom” means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a 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” means a board defined in s.s. 1(1) of the *Education Act*;

“Building Code Act” means the *Building Code Act, 1992, S.O. 1992, c.23*, as amended;

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

1. to acquire land or an interest in land, including a leasehold interest;
2. to improve land;
3. to acquire, lease, construct or improve buildings and structures;
4. to acquire, lease, construct or improve facilities including,
 - (a) furniture and equipment, other than computer equipment, and

- (b) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.. O. 1990, c. 57, and
 - (c) rolling stock with an estimated useful life of seven years or more; and
5. to undertake studies in connection with any of the matters referred to in clauses 1 to 5 above, including the Development Charges Background Study

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

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

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

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

“Development charge” means a charge imposed pursuant to this By-law;

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

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

- (i) a room or suite of rooms designated for residential occupancy with or without exclusive sanitary and/or culinary facilities;

- (ii) a room or suite of rooms used, or designed or intended for use, by more than one person with no more than two persons sharing a bedroom and with sanitary facilities directly connected and accessible to each room;
or
- (iii) every six (6) square metres of bedroom area within a room or suite of rooms used, or designed or intended for use, by more than one person with more than two persons sharing a bedroom.

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

"Gross floor area" means:

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

"Industrial" means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial

use, but does not include the sale of commodities to the general public through a warehousing club

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

“Local Board” means a school board, public utility, commission, transportation commission, public library board, board of park management, local board of health, board of commissioners of police, planning board, or any other board, commission, committee, body or local authority established 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 Town of Arnprior or any part or parts thereof;

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

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

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

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

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

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

“Place of worship” means that part of a building or structure that is exempt from taxation as a place of worship under the *Assessment Act*, R.S.O. 1990, Chap. A.31, as amended, or any successor thereof;

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

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

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

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

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

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

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

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

“Servicing agreement” means an agreement between a landowner and the Town relative to the provision of municipal services to specified land within the Town;

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

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

2. DESIGNATION OF SERVICES

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

1. General Government;
2. Fire Services;
3. Water Services;
4. Sanitary Sewer Services;
5. Recreation Services;
6. Library Services;
7. Services Related to a Highway Services;

2.2 The components of the services designated in section 2.1 are described in Schedule "A".

3. APPLICATION OF BY-LAW RULES

3.1 Development charges shall be payable in the amounts set out in this By-law where:

- (a) the lands are located in the area described in section 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 section 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 taxation under s. 13 or the *Assessment Act*.

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) the Town or a local board thereof;
- (b) a board of education; or
- (c) The Corporation of the County of Renfrew or local board thereof.

Approvals for Development

- 3.4 Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
- a) the passing of a Zoning by-law or of an amendment to a Zoning by-law under section 34 of the *Planning Act*;
 - b) the approval of a minor variance under section 45 of the *Planning Act*;
 - c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
 - d) the approval of a plan of subdivision under section 51 of the *Planning Act*;
 - e) a consent under section 53 of the *Planning Act*;
 - f) the approval of a description under section 50 of the *Condominium Act*, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or
 - g) the issuing of a permit under the Building Code Act in relation to a building or structure.
- 3.5 No more than one development charge for each service designated in 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 are required before the lands, buildings or structures can be developed.
- 3.6 Despite subsection 3.5, if two or more of the actions described in subsection 3.4 occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.

Exemptions

- 3.7 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:
1. an enlargement to an existing dwelling unit;
 2. one or two additional dwelling units in an existing single detached dwelling; or

3. one additional dwelling unit in any other existing residential building;
- 3.8 Notwithstanding Section 3.7(2), Development Charges shall be imposed if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing dwelling unit.
- 3.9 Notwithstanding section 3.7, development charges shall be imposed if the additional unit has a gross floor area greater than:
 - 1 In the case of a semi-detached, duplex or row dwelling, the gross floor area of the existing dwelling unit; and
 - 2 In the case of any other residential building, the gross floor area of the smallest dwelling unit contained in the residential building.

Rules with Respect to an Industrial Expansion Exemption

- 3.10 Notwithstanding any other provision of this By-Law, no Development Charge is payable with respect to an enlargement of the gross floor area of an existing industrial or commercial building, where the gross floor area is enlarged by 50 percent or less.
- 3.11 If the gross floor area of an existing industrial or commercial building is enlarged by greater than 50 percent, the amount of the Development Charge payable in respect of the enlargement is the amount of the Development Charge that would otherwise be payable multiplied by the fraction as determined as follows:
 1. determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
 2. divide the amount determined under Subsection (1) by the amount of the enlargement.
- 3.12 For the purpose of Section 3.10 herein, "existing industrial building" is used as defined in the Regulations made pursuant to the Act.

Other Exemptions:

- 3.13 Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:
 1. buildings used as hospitals as governed by the Public Hospitals Act;

2. where a residential or non-residential building or structure is destroyed or damaged by causes beyond the owner's control (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 Section 3.8 shall apply to the enlarged area only.

4. AMOUNT OF CHARGES

Residential

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

- 4.2. The Development Charges set out in Schedule "B" to this By-Law shall be imposed on non-residential uses of lands, buildings or structures, and, in the case of a mixed use building or structure, on the non-residential uses in the mixed use building or structure, and calculated with respect to each of the services according to the total floor area of the non-residential use.

Reduction of Development Charges for Redevelopment

- 4.3. Despite any other provisions of this By-law, where, as 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:

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

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

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

Time of Payment of Development Charge

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

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

5. PAYMENT BY SERVICES

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

6. INDEXING

- 6.1 Development Charges imposed shall be adjusted annually in accordance with the Statistics Canada Quarterly, Construction Price Statistics for the most recent year

over year period, on the anniversary date of this By-law, without amendment to this By-Law.

7. RESERVE FUNDS

- 7.1 Development Charges reserve funds for revenues received from development charges shall be established for two categories of services as provided in Schedule "A".
- 7.2 The Development Charges reserve funds shall be used to meet the net capital costs for which the Development Charge was levied under this By-Law.
- 7.3 The Treasurer of the municipality shall maintain separate accounts under the Development Charges reserve funds including interest earned thereof for each service designated in Section 2.1 of this By-Law.
- 7.4 Income received from investments of the Development Charge reserve funds shall be credited to the Development Charges reserve fund accounts for the designated service in relation to which the investment income applies.
- 7.5 The Treasurer is hereby directed to prepare an annual financial statement for the Development Charges funds as prescribed under Section 12 of Ontario Regulation 82/98 and to submit the statement for Council's consideration and within 60 days thereafter, to submit such statement to the Minister of Municipal Affairs and Housing.

8. SCHEDULES

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

Schedule A - Categories of Services Designated in section 2.1

Schedule B – Schedule of Development Charges

Schedule C – Map of Benefitting Area for Staye Court Area Specific Charges.

9. CONFLICTS

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

10. SEVERABILITY

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

11. DATE BY-LAW IN FORCE

- 11.1. This By-Law shall come into effect on March 13, 2018.

12. DATE BY-LAW EXPIRES

- 12.1. This By-Law will expire at 12:01 AM on March 12, 2023 unless it is repealed by Council at an earlier date.

13. EXISTING BY-LAW REPEALED

- 13.1. By-law Numbers 6296-14 is hereby repealed as of the date and time of this By-law coming into effect.

ENACTED and PASSED THIS 12th day of March, 2018.

Town Clerk

Mayor

SCHEDULE “A” to By-law Number _

Designated Municipal Services Under This By-Law:

- Administration
 - Studies
- Fire Services
 - Facilities
 - Vehicles
 - Equipment
- Water Services
 - Supply, Treatment, Storage
 - Distribution and Pumping
- Wastewater Services
 - Treatment
 - Collection and Pumping
- Recreation Services
 - Facilities
 - Vehicles
 - Equipment
 - Parkland Development and Amenities
- Library Services
 - Facilities
 - Collection Materials
 - Equipment
- Services Related to a Highway
 - Roads, Sidewalks, Curbs, Streetlights, Traffic Lights
 - Public Works Facilities
 - Public Works Vehicles and Equipment

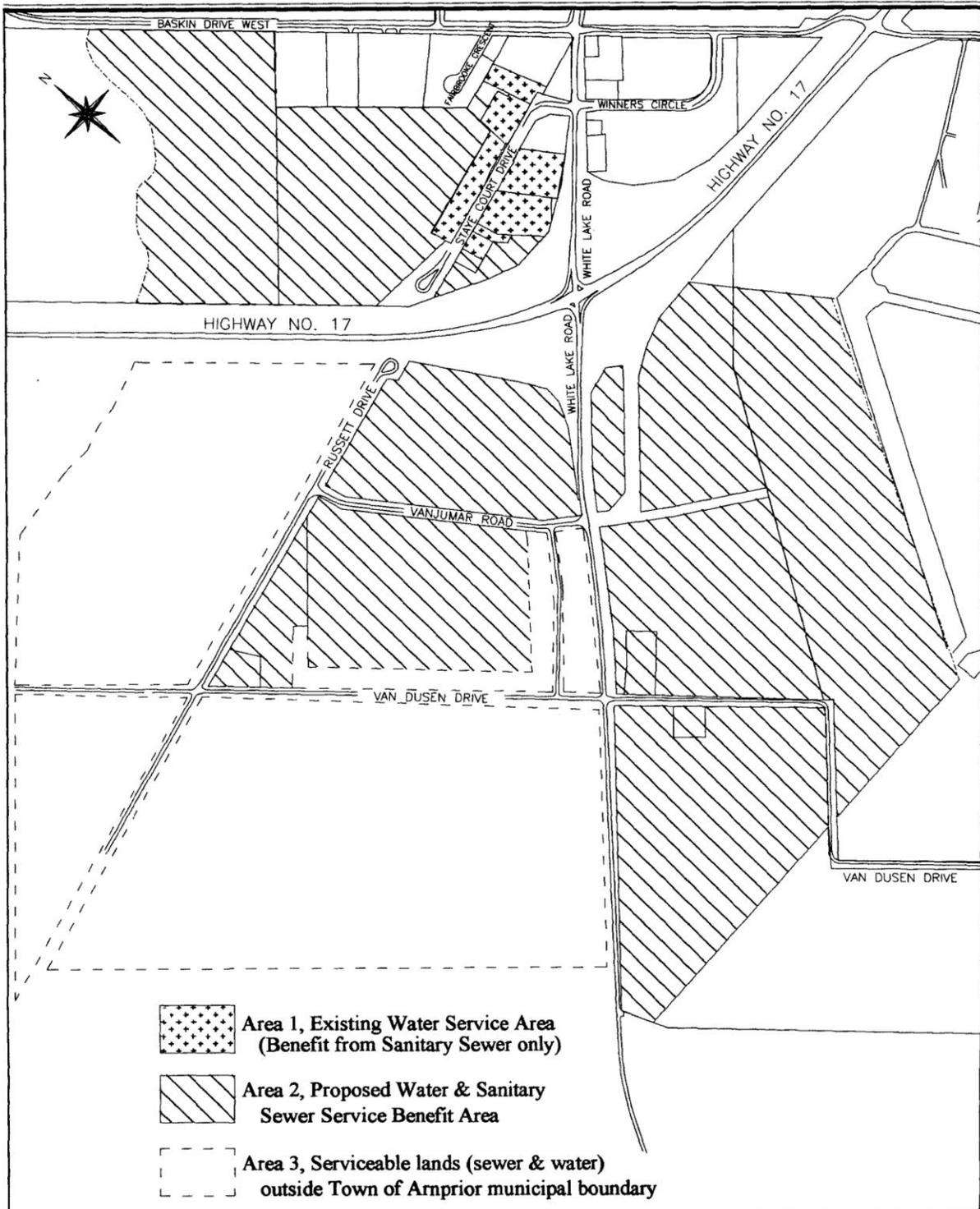
Schedule B

BY-LAW NO. 2017 - _____

SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	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	2,661	1,559	1,382	2,308	1.75
Fire Protection Services	177	104	92	153	0.11
Recreation Services	282	165	147	245	0.03
Library Services	303	178	157	263	0.03
Administration	833	488	433	722	0.55
Total Municipal Wide Services	4,256	2,494	2,211	3,691	2.47
Urban Services					
Wastewater Services	4,793	2,808	2,490	4,156	2.14
Water Services	4,541	2,661	2,359	3,938	2.03
Total Urban Services	9,334	5,469	4,849	8,094	4.17
Staye Court Area Specific Charges					
Wastewater Services	451	264	234	391	0.56
Water Services	513	301	267	445	0.61
Total Area Specific Services	964	565	501	836	1.17
GRAND TOTAL MUNICIPAL WIDE AREA	4,256	2,494	2,211	3,691	2.47
GRAND TOTAL URBAN AREA	13,590	7,963	7,060	11,785	6.64
GRAND TOTAL WITH STAYE COURT	14,554	8,528	7,561	12,621	7.81

Schedule C Map of Staye Court Benefitting Area



Appendix H – Staye Court Area Specific D.C.

Appendix H – Staye Court D.C. Update

Introduction

In 2002, 2009 and then again in 2013, 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 s. 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 2013 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 forecasted to be in future development for the area. The most recent detailed calculation was provided in the 2013 D.C. study. Over the past four 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 (at 90% phase-in) for the Staye Court area as of January 14, 2017 is presented in Table H-1:

Table H-1

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per ft ² of Gross Floor Area)
Staye Court Area Specific Charges					
Wastewater Services	395	341	237	170	0.49
Water Services	449	388	270	193	0.53
Total Area Specific Services	844	729	507	363	1.02

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 Staye Court be indexed by the current Non-Residential Building Construction Price Index (N.R.B.C.P.I.) of 2.8% (applied to 100% of the phased-in value of the charge).

Table H-2 below presents the 100% phased-in Staye Court D.C.:

Table H-2

Staye Court Area Specific Charges (100% Phased-in)

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per ft ² of Gross Floor Area)
Staye Court Area Specific Charges					
Wastewater Services	439	257	228	381	0.54
Water Services	499	292	259	433	0.59
Total Area Specific Services	938	549	487	814	1.13

As mentioned above, it is suggested that the 100% phased-in rates for Staye Court be indexed by the N.R.B.C.P.I of 2.8%, shown in table H-3:

Table H-3

Adjusted Staye Court Area Specific Charges (index at 2.8%)

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per ft ² of Gross Floor Area)
Staye Court Area Specific Charges					
Wastewater Services	451	264	234	391	0.56
Water Services	513	301	267	445	0.61
Total Area Specific Services	964	565	501	836	1.17