



# Town of Arnprior Development Charges Pamphlet

**Charges Effective March 13, 2024**

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

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

## **Purpose of Development Charges**

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

## **Background**

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

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

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

**Services Covered**

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

**Indexing of Development Charges**

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

**Purpose of the Treasurer's Statement**

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

**For Further Information, please contact:**

Jennifer Morawiec, Treasurer  
105 Elgin Street W.  
Arnprior, ON K7S 0A8  
(613) 623-4231 ext. 1820  
[www.arnprior.ca](http://www.arnprior.ca)

**Schedule “B” By-Law No. 7369-23**  
**Schedule of Development Charges (March 13, 2024 – March 12, 2025)**  
**\*Effective June 6, 2024 - 100% charge**

Service / Class of Service	Residential					Non-Residential
	Single and Semi-Detached Dwelling	Multiples	Apartments – 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per ft <sup>2</sup> of Gross Floor Area)
<b>Municipal Wide Services / Class of Service</b>						
Services Related to a Highway	5,472	4,422	3,612	2,473	2,473	3.07
Public Works (Facilities and Fleet)	695	562	459	314	314	0.39
Fire Protection Services	236	191	156	107	107	0.13
Parks and Recreation Services	4,168	3,368	2,751	1,883	1,883	0.59
Library Services	593	479	391	268	268	0.09
<b>Total Municipal Wide Services / Class of Services</b>	<b>11,164</b>	<b>9,021</b>	<b>7,370</b>	<b>5,045</b>	<b>5,045</b>	<b>4.27</b>
<b>Urban Services</b>						
Wastewater Services	6,973	5,635	4,603	3,151	3,151	2.46
Water Services	11,336	9,161	7,485	5,124	5,124	4.00
<b>Total Urban Services</b>	<b>18,309</b>	<b>14,796</b>	<b>12,088</b>	<b>8,275</b>	<b>8,275</b>	<b>6.46</b>
<b>Staye Court Area Specific Charges</b>						
Wastewater Services	654	529	432	295	295	0.81
Water Services	744	602	492	336	336	0.88
<b>Total Staye Court</b>	<b>1,398</b>	<b>1,131</b>	<b>924</b>	<b>632</b>	<b>632</b>	<b>1.69</b>
<b>Grand Total Rural Area</b>	<b>11,164</b>	<b>9,021</b>	<b>7,370</b>	<b>5,045</b>	<b>5,045</b>	<b>4.27</b>
<b>Grand Total Urban Area</b>	<b>29,473</b>	<b>23,816</b>	<b>19,458</b>	<b>13,320</b>	<b>13,320</b>	<b>10.73</b>
<b>Grand Total with Staye Court</b>	<b>30,871</b>	<b>24,947</b>	<b>20,382</b>	<b>13,951</b>	<b>13,951</b>	<b>12.42</b>