



**Minutes of Council Meeting  
February 13, 2023 6:30 PM  
Town Hall, Council Chambers – 105 Elgin St. W. Arnprior, ON.**

**Council and Staff Attendance**

**Council Members Present (In-Person):**

Mayor Lisa McGee  
County Councillor Dan Lynch  
Councillor Lynn Grinstead  
Councillor Chris Toner  
Councillor Chris Couper  
Councillor Billy Denault

**Council Members Present (Electronic):**

Councillor Tom Burnette

**Council Members Absent:**

**Town Staff Present:**

Robin Paquette, CAO  
Maureen Spratt, Town Clerk  
Jennifer Morawiec, General Manager,  
Client Services / Treasurer  
John Steckly, GM, Operations  
Lucas Power, Programs and Events  
Coordinator  
Graeme Ivory, Recreation Director  
Oliver Jacob, Client Services Coordinator

Also Present: Gary Scandlan, Watson &  
Associates Economics Ltd. (Electronic)

**1. Call to Order**

Mayor Lisa McGee called the Regular Council Meeting to order at 6:30 PM and welcomed those present. Mayor McGee noted Members of Council were observing Wear Red Canada Day celebrated annually across Canada on February 13th to raise awareness about women's cardiovascular health.

**2. Roll Call**

The roll was called, with all Members of Council being present.

**3. Land Acknowledgement Statement**

Mayor Lisa McGee asked everyone to take a moment to acknowledge and show respect for the Indigenous Peoples as traditional stewards of the land we operate on, by stating:

I would like to begin by acknowledging that the land on which we work, and gather is the traditional unceded territory of the Anishinaabe People. This Algonquin Nation have lived on this land for thousands of years, long before the arrival of the European settlers, and we are grateful to have the opportunity to be present in this territory.

**4. Adoption of Agenda**

Resolution Number 044-23

Moved by Dan Lynch

Seconded by Chris Couper

**Be It Resolved That** the amended agenda, for the Regular Meeting of Council dated Monday, February 13, 2023 be adopted.

Resolution Carried

## **Minutes of Council Meeting**

### **5. Disclosures of Pecuniary Interest**

Chris Couper declared the following:

"I, Chris Couper declare a pecuniary interest in Item(s) 11a and b, and 16a and b on the February 13, 2023 Council agenda. I am making this declaration because I live in close proximity to the proposed development."

### **6. Question Period**

None

### **7. Adoption of Minutes of Previous Meeting(s)**

Resolution Number 045-23

Moved by Billy Denault

Seconded by Lynn Grinstead

**That** the minutes of the Regular Meeting and Special Meetings of Council listed under Item 7 (a) and (b) on the Agenda be adopted.

Resolution Carried

### **8. Awards/Delegations/Presentations**

- a) FamFest, Lucas Power, Program and Events Coordinator provided a PowerPoint presentation on FamFest, the 3<sup>rd</sup> event of its nature, providing barrier free recreation through community collaboration and community sponsorship, taking place on Family Day, February 20<sup>th</sup>, 2023.

### **9. Public Meetings**

- a) Proposed Development Charges By-law, Gary Scandlan, Watson Economists and Associates Ltd.

Resolution Number 46-23

Moved by Dan Lynch

Seconded by Chris Couper

**That** Council move into a Public Meeting in accordance with Section 12 of the Development Charges Act.

Resolution Carried

Gary Scandlan, Watson & Associates Economists Ltd. provided a PowerPoint presentation, attached as Appendix A and forming part of these minutes, on the Development Charges Background Study prepared for the Town of Arnprior by Watson & Associates Economists Ltd. Mr. Scandlan highlighted the background study was made available on the town's website since January 10th and the mandatory public meeting is to receive input from the public on the proposed policies and charges. Mr. Scandlan advised Council will consider the DC By-law on March 13, 2023. A question and answer period ensued with no questions from the public.

Resolution Number 47-23

Moved by Councillor Grinstead

Seconded by Councillor Denault

**That** Council resume to the Regular Meeting of Council

Resolution Carried



## Minutes of Council Meeting

### 10. Matter Tabled/ Deferred/ Unfinished Business

None

Councillor Couper stepped away from the Council table.

### 11. Staff Reports

#### a) Lift and Transfer Block 49 on Plan 49M-108

Resolution Number 048-23

Moved by Dan Lynch

Seconded by Chris Toner

**That** Council approves lifting of the 0.3 m reserve, being Block 49 on Plan 49M-108, and transferring Block 49 on Plan 49M-108 back to Marshall's Bay Regional Inc.

Resolution Carried

#### b) Phase 3 and 4A Marshall's Bay Meadows Subdivision Agreement (47-T-14002)

Resolution Number 049-23

Moved by Lynn Grinstead

Seconded by Billy Denault

**That** Council adopt a by-law to authorize the Mayor and Clerk to enter into a Subdivision Agreement for Phase 3 and 4A of the Marshall's Bay Meadows Subdivision (47-T-14002) with the final form and content of the Agreements being to the satisfaction of the CAO, in consultation with the Town Solicitor

Resolution Carried

Councillor Couper returned to the Council table.

#### c) Recommendations to address impacts of Bill 23, the *More Homes Built Faster Act, 2002*

Resolution Number 050-23

Moved by Lynn Grinstead

Seconded by Dan Lynch

**That** Council receives Staff Report 23-01-23-03, as information regarding Bill 23, the *More Homes Built Faster Act 2022*.

**And Further That** Council directs staff to

1. Proceed with a Town-initiated official plan amendment to permit additional dwelling units as prescribed in the Act, and to require parkland conveyance for development or redevelopment subject to site plan control or consent.
2. Proceed with a Town-initiated zoning by-law amendment, as part of a housekeeping amendment, to permit additional dwelling units as prescribed in the Act and to provide provisions for these types of units.
3. Prepare the municipal heritage register in a format that is accessible and can be shared publicly in anticipation of the coming into force of changes to the *Ontario Heritage Act*.

## Minutes of Council Meeting

4. As part of a review the site plan control by-law, prepare a draft amendment, to include amendments to reflect site plan control is required for any new land lease community homes and is not required for any new residential building with ten units or less, for Council consideration.
5. Review the building by-law and draft an amendment that includes amendments to require grading and drainage plans be submitted in support of a building permit application for multi-unit residential buildings with ten units or less for Council consideration.
6. Draft a parkland conveyance by-law that includes requiring parkland conveyance for development or redevelopment subject to site plan control or consent as permitted under the Planning Act for Council consideration.
7. Provide communications to the public outlining changes to processes as a result of Bill 23, including explaining the changes in the scope of site plan reviews for compatibility, that public meetings are no longer required to be held for subdivision applications, and the reduced appeal rights for minor variances and consent applications.

Resolution Carried

### **d) Procedure By-law Review**

Resolution Number 051-23

Moved by Chris Toner

Seconded by Lynn Grinstead

**That** Council passes a new procedure by-law at the February 27, 2023 meeting of Council.

Resolution Carried

Following discussion on the content of the procedure by-law, more specifically related to the representation at Renfrew County Council the following motion was entertained:

Resolution Number 052-23

Moved by Dan Lynch

Seconded by Chris Toner

**That** Council direct staff to bring a report forward in January 2024 regarding a review of council composition and representation at the County of Renfrew.

Resolution Carried

### **e) Proclamation – Rare Disease Day (February 28, 2023)**

Resolution Number 53-23

Moved by Lynn Grinstead

Seconded by Billy Denault

**That** Council proclaim February 28, 2023 as Rare Disease Day in the Town of Arnprior

**Whereas** Rare Disease Day was established in 2008 and is coordinated by EURORDIS and 65+ national alliance patient organization partners; and



## Minutes of Council Meeting

**Whereas** Rare Disease Day is the globally coordinated movement on rare diseases, working towards equity in social opportunity, healthcare, and access to diagnosis and therapies for people living with a rare disease; and

**Whereas** Rare Disease Day has played a critical part in building an international rare disease community that is multi-disease, global, and diverse, but united in purpose; and

**Whereas** there are more than 6,000 known rare diseases, including over 200 rare cancer types; and

**Whereas** up to 5.9% of the population has a rare disease with 79% of these diseases being classified as genetic disorders; and

**Whereas** Rare Disease Day takes place on the last day of February each year and is recognized globally; and

**Whereas** the colours of Rare Disease Day are blue, green, pink, and purple. Various monuments around the world are lit up in these colours, on the last day of February each year, to show support for individuals living with rare diseases.

**Now Therefore** I, Lisa McGee, Mayor of the Town of Arnprior, do hereby proclaim February 28, 2023 as Rare Disease Day in the Town of Arnprior, Ontario. I further note the Town of Arnprior Clock Tower will be lit up with the colours of blue, green, pink and purple on February 28<sup>th</sup>, 2023 to show our support.

Resolution Carried

### 12. Committee Reports and Minutes

None

### 13. Notice of Motions

Councillor Couper advised he will be bringing a motion forward to Council to consider a donation to the Canadian Red Cross Earthquake in Türkiye & Syria Appeal.

### 14. County Councillor's Report from County Council

County Councillor Lynch reported the following from Renfrew County Council:

- The Eastern Ontario Wardens' Caucus (EOWC) appointed Renfrew County Warden Peter Emon to serve as the Chair and Peterborough County Warden Bonnie Clark to serve as the Vice-Chair for 2023.
- Congratulations to local resident, Mr. Darrel O'Shaughnessy of Arnprior who was awarded the 2022 Warden's Community Service Award on January 27, 2023.
- The Ontario Winter Games have concluded, and on behalf of Warden Emon, thank you to all the volunteers and venue managers at the Ontario Winter Games (Graeme Ivory – Nick Smith, Kim Lough - Arnprior Curling Club, Bryan Baird – Arnprior District High School) that made these games a success. County Councillor Lynch acknowledged the volunteers for the games including dentists, retired folks, business owners, and business employees and folks with free time, as well as identifying those persons who assisted in ensuring the Wushu event held at the high school was a success including: Councillor Grinstead; Glenn Arthur, the Wushu Event Manager; Cory Nicholas, the Arnprior Fire Department; and Graeme Wyatt and his students



## Minutes of Council Meeting

from Arnprior District High School; who without them the event wouldn't have taken place. These students included Tizianna Castolini Pastoris; Eric Wyatt; Madison Robinson; Avery Moore; Jacob Gloccheskie; Avery Stanton; Abdul Rehman; Camryn Buffam; Conner Hopper; Mika Clifford; Ty Von Boetticher; Bryson Leckie; Kiera Desarmia; Kane Sheldrick; and Molly Sheldrick.

- John Steckly, General Manager, Operations is presenting at the February 14, 2023 Operations dealing with the realignment of Edey and Daniel Street.

### 15. Correspondence & Petitions

#### a) Correspondence Package – I-23-Feb-03

Resolution Number 54-23

Moved by Tom Burnette

Seconded by Dan Lynch

**That** the Correspondence Package Number I-23-Feb-03 be received as information and filed accordingly.

Resolution Carried

County Councillor Lynch noted the following items:

- Page 16 - The Ontario government is investing \$4.75 million to expand the "One Stop Talk" virtual "walk-in" counselling program to connect children, youth, and their families with more convenient and timely ways to access mental health counselling no matter where they live. "This program offers modern, convenient options for youth to connect to help in ways that they're used to communicating." The "One Stop Talk" service offers convenient ways to talk to a clinician by phone, video conference, text and chat without an appointment.
- Page 48 - The Ministry of Transportation has published a new Transit Technology Toolkit for small and medium sized municipalities, indigenous communities, and transit systems. The kit helps communities to navigate new transit technologies. Information is available at [mto.smart.mobility@ontario.ca](mailto:mto.smart.mobility@ontario.ca).
  - On question of County Councillor Lynch, the CAO responded that the Transit Technology Toolkit provides resources to assist transit providers to make a more efficient public transportation system. Staff review the material and keep it as a resource.
- Page 48 – The next intake for the RED program opened on January 23, 2023 and will close on February 23, 2023 at 5pm.
  - On question of County Councillor Lynch, the CAO noted staff are reviewing some Economic Development initiatives which may fit this intake and will be submitting prior to the deadline.

#### b) Correspondence Package A-23-Feb-03

Resolution Number 55-23

Moved by Chris Couper

Seconded by Lynn Grinstead

**That** the Correspondence Package Number. A-23-Feb-03 be received, and that the recommendations outlined be brought forward for Council's consideration.

Resolution Carried

Resolution Number 56-23

Moved by Chris Couper

Seconded by Lynn Grinstead

## Minutes of Council Meeting

**That** Council of the Corporation of the Town of Arnprior receive the Municipal Grant (In-Kind Support) request from the Arnprior Regional Health Auxiliary; and

**Whereas** the Arnprior Regional Health Auxiliary is an eligible organization under the Municipal Grants Policy and is hosting their Annual Recognition Luncheon event on June 19<sup>th</sup>, 2023;

**Therefore Be It Resolved That** Council approve the request for waiving the Nick Smith Centre Community Hall rental fees, including set up and tear down (valued at approximately \$350.00), for the Arnprior Regional Health Auxiliary on June 19<sup>th</sup>, 2023 to host their 2023 Annual Recognition Luncheon; and

**Further That** the Arnprior Regional Health Auxiliary be advised that it is mandatory to carry sufficient liability insurance and have the Town of Arnprior added as an additional insured for the event.

Resolution Carried

Councillor Couper stepped away from the Council table.

### 16. By-laws & Resolutions

#### a) By-laws

Resolution Number 57-23

Moved by Lynn Grinstead

Seconded Chris Toner

**That** the following by-laws be and are hereby enacted and passed:

- By-law Number 7353-23 – Lifting and Transferring of 0.3m Reserve (Marshall's Bay Meadows)
- By-law Number 7359-23 – Authorize Subdivision Agreement for Phase 3 and 4 A (Marshalls Bay Meadows)

Resolution Carried

Councillor Couper returned to the Council table.

Resolution Number 58-23

Moved by Lynn Grinstead

Seconded by Billy Denault

**That** the following by-laws be and are hereby enacted and passed:

- By-law Number 7354-23 – Amend By-law 7348-23 Appoint Shane Kramer to the Arnprior Public Library Board
- By-law Number 7355-23 – Appoint Robin Paquette as Deputy Clerk
- By-law Number 7357-23 Works in Progress
- By-law Number 7358-23 Adopt User Fees and Charges By-law

Resolution Carried

Resolution Number 59-23

Moved by Dan Lynch

Seconded by Chris Couper

**That** the following by-law be and are hereby enacted and passed:

- By-law Number 7356-23 Adopt 2023 Operating and Financial Budgets



## Minutes of Council Meeting

At the request of Councillor Grinstead, a recorded vote was taken:

|                         |     |    |
|-------------------------|-----|----|
| Councillor Burnette     | Yes |    |
| Councillor Couper       | Yes |    |
| Councillor Denault      | Yes |    |
| Councillor Grinstead    |     | No |
| County Councillor Lynch | Yes |    |
| Councillor Toner        | Yes |    |
| Mayor McGee             | Yes |    |

Resolution Carried

### b) Resolutions

#### 2024-2043 Long Range Capital Forecast

Resolution Number 60-23

Moved by Dan Lynch

Seconded Chris Toner

**Whereas** the Long Range Capital Forecast is a snap shot in time of known future budget pressures, relies on master plan and asset management data, is subject to various changing factors and is set on a twenty-year timeframe to align with the nature and longevity of municipal infrastructure; and

**Whereas** the 2024-2043 Long Range Capital Forecast was presented to Council on January 9, 2023 and further discussed on February 6, 2023;

**Therefore Be It Resolved That** Council approve the 2024-2043 Long Range Capital Forecast as a financial planning tool, to be used to inform the annual budget process, as well as other financial planning processes and documents; and

**Further That** staff continue to update the Long Range Capital Forecast as part of the annual budget process

Resolution Carried

#### Seniors Active Living Centre (SALC) – In-Kind Contribution

Resolution Number 61-23

Moved by Lynn Grinstead

Seconded Billy Denault

**Whereas** Council of the Town of Arnprior, at their budget meeting of December 7, 2022 received a request for \$15,000 of cash support and \$5,000 of in-kind support from the Seniors Active Living Centre (SALC); and

**Whereas** as the actual facility use of the Nick Smith Centre in 2022 was higher than the \$5,000 resulting in a charge to Seniors Active Living Centre, there is a financial benefit for additional in-kind support; and

**Whereas** at the February 6, 2023 budget meeting, Council directed that cash support for the Senior's Active Living Centre be included in the 2023 budget at an amount of \$12,500;

**Therefore Be It Resolved That** the Council of the Corporation of the Town of Arnprior authorize \$7,500 of in-kind support for services including staff and facility use of the Nick Smith Centre

Resolution Carried



## Minutes of Council Meeting

### Arnprior Airport Grant

Resolution Number 62-23

Moved by Dan Lynch

Seconded by Lynn Grinstead

**Whereas** the Council of the Town of Arnprior at their budget meeting of December 7, 2022 received a request for a 2023 grant of \$55,000 from the Arnprior Airport; and

**Whereas** the Arnprior Airport stopped their previous practice of providing annual audited financial statements to support their financial operations; and

**Whereas** the completion of audited annual financial statements helps ensure fiscal responsibility, appropriate internal controls and the identification any material misstatements;

**Therefore Be It Resolved That** the Council of the Corporation authorize the \$55,000 annual grant to the Arnprior Airport on the condition that the Airport return to providing annual audited financial statements to support their financial operations.

Resolution Carried

### 17. Announcements

Councillor Grinstead made the following announcement(s):

- Acknowledged the passing on January 29, 2023 of Hazel McCallion, former Mayor of Mississauga. Also known as "Hurricane Hazel", McCallion was first elected in 1978 and served as Mayor for 36 years until her retirement in 2014, retiring in her 94<sup>th</sup> year.
- SALC's Seniors Information & Active Living Fair is scheduled on Friday, February 17<sup>th</sup> from 12 – 4p.m.

County Councillor Lynch made the following announcement(s):

- The Arnprior Special Olympics are hosting a BBQ Fundraiser on March 4<sup>th</sup> at ADHS in support of the basketball team attending a tournament in Huntsville.
- The third leg of the "Fun" Knights\Legion Euchre Challenge is over with Council chamber sides being tied. The East being represented by Councillor Denault and the West by County Councillor Lynch. Funds raised are donated to local charities.
- Acknowledged the passing of a local resident, World War II Veteran, Edward Levesque, better known as "Fast Eddy". He was 102 years young.
- The Arnprior Hospital Catch the Ace is up to \$24,945 with another draw tomorrow night.

Councillor Denault made the following announcement(s):

- Reported on his attendance at the ROMA Conference. The theme of the conference was "Breaking New Ground" symbolizing the challenges rural Ontario is facing in the wake of the post-covid recovery from inflation, housing pressures, labour shortages and economic mobility to the expansive opportunity rural Ontario has moving forward. Councillor Denault offered congratulations to Jennifer Murphy, Mayor of Bonnechere Valley, on being elected as the ROMA Zone 6 representative.

## Minutes of Council Meeting

Councillor Couper made the following announcement:

- Congratulations to Maddie Cazabon, a true competitor, who represented Arnprior at the recent Ontario Winter Games held at Arnprior District High School competing in the sport of Wushu.

Mayor McGee made the following announcement:

- A fun hockey game is scheduled on February 25<sup>th</sup>, at the Nick Smith Centre, between West Carleton High School and Arnprior District High School

Mayor McGee reported on the following:

- Meetings over the past few months with several business owners to hear their ideas and concerns in many areas, with the intent to visit most of the core and beyond in the next few months, following which will share those discussions with Council. While it is too early to tell if there are any commonalities, the business owners are appreciating the dialogue.
- Attended opening day of Lincoln Mae Interiors, in a new location beside Jim's Restaurant.
- Pleased to have attended the Arnprior Regional Health Masquerade on January 28, 2023 in support of the Arnprior Hospital.
- Attended the ribbon cutting event for the renovations at Metro along with MP Cheryl Gallant and MPP John Yakabuski. Congratulations to Jason Spratt and team.
- Privileged to have been part of the opening ceremonies of the Ontario Winter Games in early February, as well as the ribbon ceremony at Ringette championship. While there, took the opportunity to walk through the stands speaking to visitors, many who will return to Arnprior due to their experience during the Games.
- Privileged to attend the Wushu event at Arnprior District High School handing out ribbons, where I was able to speak to a major sponsor Pascal Lepine who advised it is a breath of fresh air to deal with small towns as opposed to larger cities, same rules, less frustration, and better support.

### 18. Media Questions

None

### 19. Closed Session (8:14 p.m.)

Resolution Number 63-23

Moved by Billy Denault

Seconded by Lynn Grinstead

That Council meet in closed session pursuant to Section 239 (2) (b) of the *Municipal Act, 2001* to discuss one personal matter about an identifiable individual, including municipal or local board employees (Striking Committee).

Resolution Carried

Open Session (8:24 p.m.)

Resolution Number 64-23

Moved by Lynn Grinstead

Seconded by Billy Denault

That Council resume to open session

Resolution Carried



## Minutes of Council Meeting

Resolution Number 65-23

Moved by Chris Couper

Seconded by Lynn Grinstead

1. **That** Council direct staff to facilitate the annual appointment of a member of Council, being County Councillor Lynch to the Committee of Adjustment/Property Standards Committee.
2. **That** Council direct staff to facilitate the appointment of Councillor(s) Burnette and Denault to the Arnprior Airport Commission.
3. **That** Council direct staff to facilitate the appointment of Councillor Toner to the Arnprior McNab/ Braeside Archives Board

Resolution Carried

### 20. Confirmatory By-Law

Resolution Number 66-23

Moved by Billy Denault

Seconded by Lynn Grinstead

**That** By-law No. 7360-23 being a By-law to confirm the proceedings of the Regular Meeting of Council held on February 13, 2023 and it is hereby enacted and passed.

Resolution Carried

### 21. Adjournment

Resolution Number 67-23

Moved by Tom Burnette

Seconded by Dan Lynch

**That** this meeting of Council be adjourned at 8:25 p.m.

Resolution Carried

### Signatures



Lisa McGee, Mayor



Maureen Spratt, Town Clerk





## Town of Arnprior

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### 2023 Development Charges Public Meeting

February 13, 2023



# Public Meeting Purpose



- The public meeting is to provide for a review of the D.C. proposal and to receive public input on the proposed policies and charges.
- The meeting is a mandatory requirement under the Development Charges Act (D.C.A.).
- Prior to Council's consideration of a by-law, a background study must be prepared and available to the public a minimum 60 days prior to the D.C. by-law passage.

# Development Charges (D.C.)



## Purpose:

- To recover the capital costs associated with residential and non-residential growth within a municipality
- The capital costs are in addition to what costs would normally be constructed as part of a subdivision (i.e. internal roads, sewers, watermains, sidewalks, streetlights, etc.)
- Municipalities are empowered to impose these charges via the Development Charges Act (D.C.A.)



# Bill 23 (More Homes, Built Faster Act, 2022)



- Additional Residential Unit Exemption (3<sup>rd</sup> unit)
- New Statutory Exemptions
  - Affordable, Attainable, Inclusionary Zoning, and Non-profit Housing
- Removal of Housing Services
- Historical Level of Service to be calculated over 15 years
- Removal of Studies from definition of capital costs
- Mandatory Phase-in (80% year 1, then 5% each year until year 5)
- D.C. By-law Expiry extended from 5 to 10-year life
- Rental Housing Discount – based on number of bedrooms
- Maximum Interest Rate for Instalments and DC Rate Freeze Capped at 1% + average prime rate.
- Allocation of Funds Received (60% of beginning balance for water, wastewater, and roads)

## D.C. Methodology – Simplified Steps



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:
  - i. Grants, subsidies and other contributions
  - ii. Benefit to existing development
  - iii. **Amounts in excess of 15-year historical service calculation**
  - iv. D.C. Reserve funds (where applicable)
5. Net costs then allocated between residential and non-residential benefit
6. Net costs divided by growth to calculate the D.C.

**\*Amended as per Bill 23**





# Exemptions

## Mandatory Exemptions

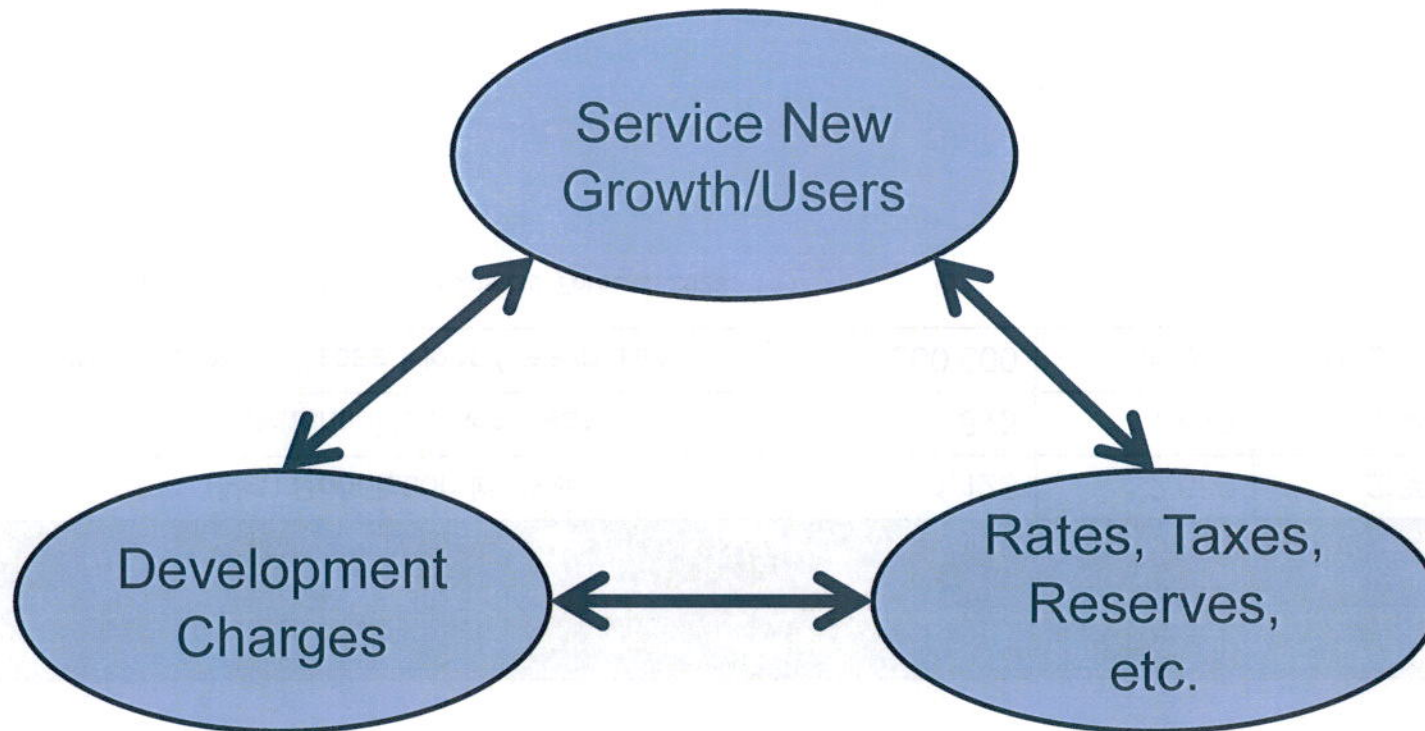
- Upper/Lower Tier Governments and School Boards;
- Industrial building expansions (may expand by 50% with no D.C.);
- **A second and third unit in a detached, semi-detached, or rowhouse (including one unit in an ancillary structure)**
- Add one additional unit or 1% of existing units in an existing rental residential building;
- Development of lands intended for use by a university that receives operating funds from the Government;
- **Affordable, Attainable, Non-profit Housing, and Inclusionary Zoning (affordable)**
- **Discount for Rental units based on bedroom size**

## Discretionary Exemptions

- Reduce in part or whole D.C. for types of development or classes of development (e.g. industrial or churches);
- May phase-in over time; and
- Redevelopment credits to recognize what is being replaced on site (not specific in the Act but provided by case law);

**\*Amended as per Bill 23**

# Relationship Between Needs to Service New Development vs. Funding





# Services & Classes of Services Considered for the D.C.



- **Services:**

- Services Related to a Highway;
- Fire Protection Services;
- Parks & Recreation Services;
- Library Services;
- Wastewater Services; and
- Water Services.

- **Class of Services:**

- Public Works

# Calculated Development Charges (2023\$)



| Service/Class of Service                               | RESIDENTIAL                       |               |                           |                                     |                                     | NON-RESIDENTIAL                   |
|--|-----------------------------------|---------------|---------------------------|-------------------------------------|-------------------------------------|-----------------------------------|
|  | Single and Semi-Detached Dwelling | Multiples     | Apartments - 2 Bedrooms + | Apartments - Bachelor and 1 Bedroom | Special Care/Special Dwelling Units | (per sq. ft. of Gross Floor Area) |
| <b>Municipal Wide Services/Class of Service:</b>       |                                   |               |                           |                                     |                                     |                                   |
| Services Related to a Highway                          | 5,076                             | 4,102         | 3,351                     | 2,294                               | 2,294                               | 2.85                              |
| Public Works (Facilities and Fleet)                    | 645                               | 521           | 426                       | 291                                 | 291                                 | 0.36                              |
| Fire Protection Services                               | 219                               | 177           | 145                       | 99                                  | 99                                  | 0.12                              |
| Parks and Recreation Services                          | 3,866                             | 3,124         | 2,552                     | 1,747                               | 1,747                               | 0.55                              |
| Library Services                                       | 550                               | 444           | 363                       | 249                                 | 249                                 | 0.08                              |
| <b>Total Municipal Wide Services/Class of Services</b> | <b>10,356</b>                     | <b>8,368</b>  | <b>6,837</b>              | <b>4,680</b>                        | <b>4,680</b>                        | <b>3.96</b>                       |
| <b>Urban Services</b>                                  |                                   |               |                           |                                     |                                     |                                   |
| Wastewater Services                                    | 6,468                             | 5,227         | 4,270                     | 2,923                               | 2,923                               | 2.28                              |
| Water Services   | 10,516                            | 8,498         | 6,943                     | 4,753                               | 4,753                               | 3.71                              |
| <b>Total Urban Services</b>                            | <b>16,984</b>                     | <b>13,725</b> | <b>11,213</b>             | <b>7,676</b>                        | <b>7,676</b>                        | <b>5.99</b>                       |
| <b>Staye Court Area Specific Charges</b>               |                                   |               |                           |                                     |                                     |                                   |
| Wastewater Services                                    | 607                               | 491           | 401                       | 274                                 | 274                                 | 0.75                              |
| Water Services   | 690                               | 558           | 456                       | 312                                 | 312                                 | 0.82                              |
| <b>Total Staye Court</b>                               | <b>1,297</b>                      | <b>1,049</b>  | <b>857</b>                | <b>586</b>                          | <b>586</b>                          | <b>1.57</b>                       |
| <b>GRAND TOTAL URBAN AREA</b>                          | <b>27,340</b>                     | <b>22,093</b> | <b>18,050</b>             | <b>12,356</b>                       | <b>12,356</b>                       | <b>9.95</b>                       |
| <b>GRAND TOTAL WITH STAYE COURT</b>                    | <b>28,637</b>                     | <b>23,142</b> | <b>18,907</b>             | <b>12,942</b>                       | <b>12,942</b>                       | <b>11.52</b>                      |

Note: the charges presented above are subject to the mandatory phase-in percentages as per Bill 23



# Rate Comparison – Non-Residential (per sq.ft.)



| Service/Class of Service                     | Current      | Calculated   |  |
|--|--------------|--------------|--|
| <b>Municipal Wide Services/Classes:</b>      |              |              |  |
| Services Related to a Highway                | 2.35         | 2.85         |  |
| Public Works                                 | -            | 0.36         |  |
| Fire Protection Services                     | 0.15         | 0.12         |  |
| Parks and Recreation Services                | 0.04         | 0.55         |  |
| Library Services                             | 0.04         | 0.08         |  |
| Administration*                              | 0.74         | -            |  |
| <b>Total Municipal Wide Services/Classes</b> | <b>3.32</b>  | <b>3.96</b>  |  |
| <b>Urban Services:</b>                       |              |              |  |
| Wastewater Services                          | 2.88         | 2.28         |  |
| Water Services                               | 2.73         | 3.71         |  |
| <b>Total Urban Services</b>                  | <b>5.61</b>  | <b>5.99</b>  |  |
| <b>Staye Court Area Specific Charges:</b>    |              |              |  |
| Wastewater Services                          | 0.75         | 0.75         |  |
| Water Services                               | 0.82         | 0.82         |  |
| <b>Total Area Specific Services</b>          | <b>2</b>     | <b>1.57</b>  | <b>Bill 23 Year 1<br/>Phase in (80%)</b> |
| <b>Grand Total - Urban Area</b>              | <b>8.93</b>  | <b>9.95</b>  | <b>7.96</b>                              |
| <b>Grand Total - With Staye Court</b>        | <b>10.50</b> | <b>11.52</b> | <b>9.22</b>                              |

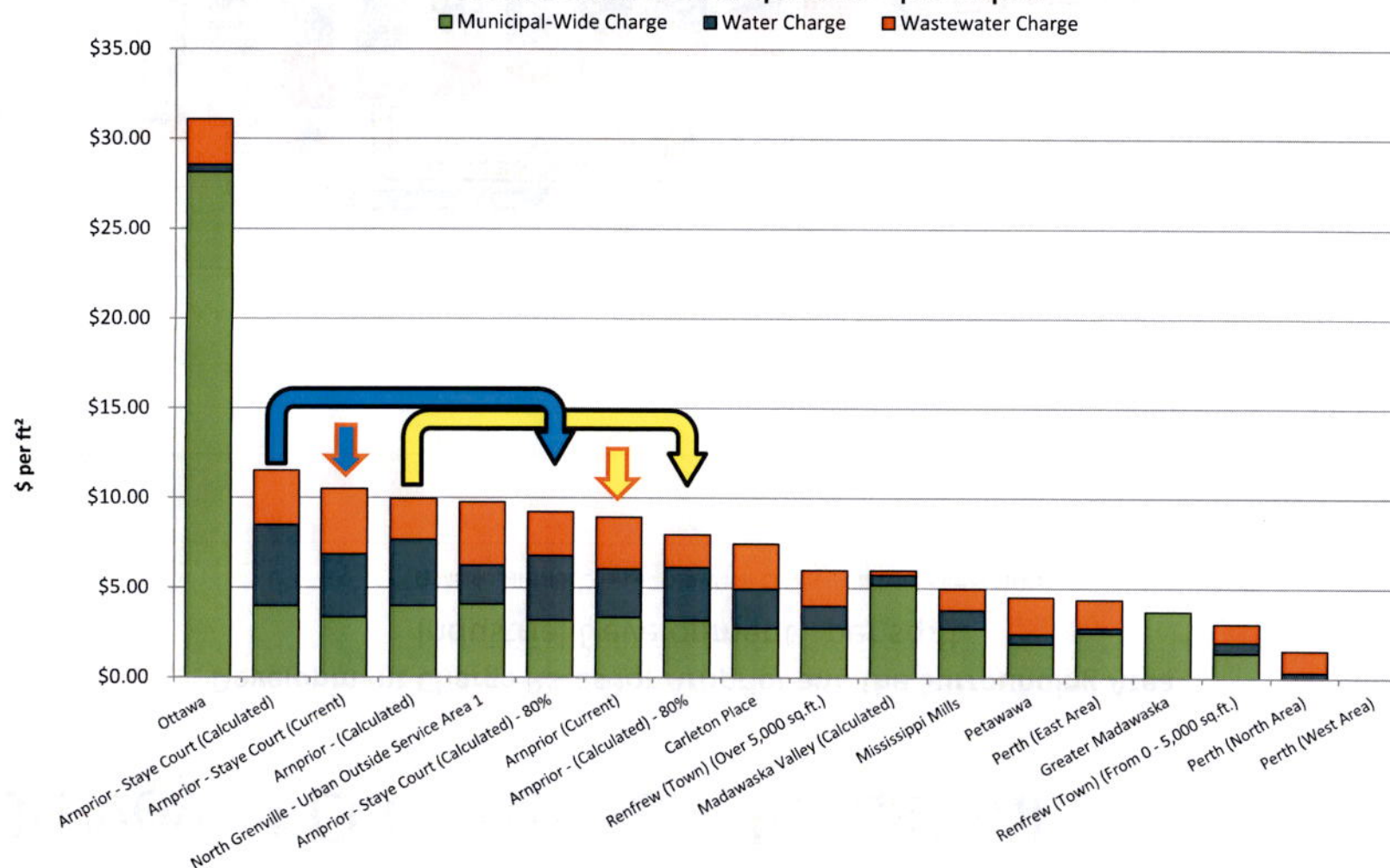
\*No longer D.C. eligible

# Survey of D.C. Rates – Commercial



## Development Charge Rates for Arnprior and the Surrounding Area

### Commercial Development - per sq.ft.





# Study Process & Timelines



**May to December 2022**

Calculations, meetings with Town Staff, and Policy Review



**January 10, 2023**

Release of Background Study and Draft By-law



**February 13, 2023**

Public Meeting of Council



**March 13, 2023**

Council Consideration of the By-law