



Town of Arnprior
Regular Meeting of Council Agenda
Date: Monday, March 13, 2023
Time: 6:30 p.m.

Location: Council Chambers – 105 Elgin Street West, Arnprior

- 1. Call to Order**
- 2. Roll Call**
- 3. Land Acknowledgement Statement**
- 4. Adoption of Agenda (Additions / Deletions)**
- 5. Disclosures of Pecuniary Interest**
- 6. Question Period**
- 7. Adoption of Minutes of Previous Meeting(s) (Except Minutes of Closed Session)**
 - a) **Regular Meeting of Council – February 27, 2023** (Page 1-9)
- 8. Awards / Delegations / Presentations**
 - a) **Delegations**
 - i. **Greater Arnprior Community Council on Poverty and Homelessness (GACCPH)**, Josie Scott and Oliver Jacob (Page 10-11)
 - b) **Presentations**
 - i. **Arnprior Fire Department 2022 Annual Report**, Rick Desarmia, Fire Chief (Page 12-40)

9. Public Meetings

10. Matters Tabled / Deferred / Unfinished Business

11. Notice of Motion(s)

12. Staff Reports

- a) **Zoning By-law Amendment No. 2/22 (24 Sheffield Street)** Alix Jolicoeur, Manager of Community Services / Planner (Page 41-81)
- b) **Private Swimming Pool By-law**, Jacques Benoit, Chief Building Official (Page 82-84)
- c) **2022 Statement of Remuneration and Expenses paid to Council and Local Boards**, Jennifer Eve, Manager of Finance (Page 85-88)
- d) **Renfrew Aquatic Services – Billing Agreement**, Graeme Ivory, Director of Recreation (Page 89-93)

13. Committee Reports and Minutes

- a) **Mayor's Report**
- b) **County Councillor's Report**
- c) **Committee Reports and Minutes**

14. Correspondence & Petitions

- a) **Correspondence**
 - i. Correspondence Package I-23-Mar-05
 - ii. Correspondence Package A-23-Mar-04

15. By-laws & Resolutions

- a) **By-laws**
 - i. **By-law Number 7366-23** – Zoning By-Law Amendment No. 2/22 (24 Sheffield Street) (Page 94-95)
 - ii. **By-law Number 7367-23** – Swimming Pool Enclosure By-law (Page 96-102)
 - iii. **By-law Number 7368-23** – Adopt Development Charges Background Study (Page 103-281)
 - iv. **By-law Number 7369-23** – Adopt Development Charges By-Law (Page 282-301)

b) Resolutions

- i. Request In Kind Support (Single) – 2023 Renfrew County 55+ Summer Games

That Council of the Corporation of the Town of Arnprior receive the Municipal Grant Policy Application from the 2023 Renfrew County 55+ Senior Games;

Whereas the 2023 Renfrew County 55+ Senior Games is an eligible community organization under the Municipal Grants Policy;

Whereas the 2023 Renfrew County 55+ Senior Games will be held during the month of May 2023 and provides local seniors with an opportunity to increase their social interaction, support improved physical and mental well-being through participation in recreational activities, and to promote active living among local seniors over the age of 55 across Renfrew County;

Whereas the 2023 Renfrew County 55+ Senior Games will host two events in the Town of Arnprior:

1. Carpet Bowling (May 17th, 2023);
2. Pickle Ball (May 23rd and 24th, 2023);

Therefore Be It Resolved That Council supports the 2023 Renfrew County 55+ Senior Games by providing in-kind support through waiving the Nick Smith Centre Glenn Arthur Arena rental fees (value of approximately \$1,500.00) for their planned programming;

Further That the 2023 Renfrew County 55+ Senior Games be advised that it is mandatory to carry sufficient liability insurance and have the Town of Arnprior added as an additional insured for the events.

16. Announcements

17. Media Questions

18. Closed Session

Three (3) matters pursuant to Section 239 (2) (b) of the Municipal Act, 2001 to discuss personal matters about an identifiable individual, including municipal or local board employees (2023 Volunteer of the Year, Commemorative Naming Request, Striking Committee)

One (1) matter pursuant to Section 239 (2) (c) of the Municipal Act, 2001 to discuss a proposed or pending acquisition or disposition of land by the municipality or local board (Land Acquisition).

19. Confirmatory By-law

By-law No. 7370-23 to confirm the proceedings of Council

20. Adjournment

Please note:. Please see the Town's [website](#) to view the live stream. The meeting will be uploaded to YouTube for future viewing.

The agenda is made available in the Clerk's Office at the Town Hall, 105 Elgin Street West, Arnprior and on the Town's [website](#). Persons wishing to receive a print item on the agenda by email, fax, or picked up by hand may request a copy by contacting the Clerk's Office at 613-623-4231 ext. 1818. The Agenda and Agenda items will be prepared in an accessible format upon request.

Full Distribution: Council, C.A.O., Managers and Town Administrative Staff

E-mail to: Metroland Media; Oldies 107.7/My Broadcasting Corporation; Valley Heritage Radio; Ottawa Valley Business



**Minutes of Council Meeting
February 27, 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 Chris Toner
Councillor Chris Couper
Councillor Billy Denault

Council Members Present (Electronic):

None

Council Members Absent:

Councillor Tom Burnette
Councillor Lynn Grinstead

Town Staff Present:

Robin Paquette, CAO
Maureen Spratt, Town Clerk
Jennifer Morawiec, General Manager,
Client Services / Treasurer
John Steckly, GM, Operations
Scott Matthews, Waterworks Supervisor
Deanna Nicholson, Environmental
Engineering Officer
Alix Jolicoeur, Manager of Community
Services/Planner
Lindsay Wilson, MEDO
Oliver Jacob, Client Services Coordinator

1. Call to Order

Mayor Lisa McGee called the Regular Council Meeting to order at 6:30 PM and welcomed those present.

2. Roll Call

The roll was called, with all Members of Council being present except Councillors Burnette and Grinstead.

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 068-23
Moved by Chris Couper
Seconded by Dan Lynch

Be It Resolved That the agenda, for the Regular Meeting of Council dated Monday, February 27, 2023 be adopted.

Resolution Carried

Minutes of Council Meeting

5. Disclosures of Pecuniary Interest

None

6. Question Period

None

7. Adoption of Minutes of Previous Meeting(s)

Resolution Number 069-23

Moved by Billy Denault

Seconded by Chris Toner

That the minutes of the Regular Meeting of Council listed under Item 7 (a) on the Agenda be adopted.

Resolution Carried

8. Awards/Delegations/Presentations

- a) Ontrac Employment Resource Services, Ashley Cavanagh and Cheslie Gordon provided an overview of the free, confidential services Ontrac provides to individuals in the Arnprior area at becoming employed and self-sufficient; including but not limited to job matching, placement and incentives, workshops and certifications; and other employment. On question of Council, Ontrac representatives explained they are actively speaking and working creatively with employers to see what the barriers exist for candidates and/or if employers can be more flexible.

9. Public Meetings

- a) ZBLA-2/22 (Sheffield Street).

Resolution Number 070-23

Moved by Chris Toner

Seconded by Billy Denault

That Council, move into a public meeting pursuant to the requirements of Sections 17(15) and 34(12) of the *Planning Act* R.S.O. 1990 c.P.13, as amended regarding of proposed Zoning By-law for the vacant property along Sheffield Street legally described as McNab Concession C, Part of Lot 3, beings parts 7 to 9 on registered plan 49R16063. (ZBL2/22)

Resolution Carried

The meeting was called to order at 6:50 p.m. Alix Jolicoeur, Planner noted the requirements for oral or written submissions prior to the adoption of the amending by-law for the purposes of the Local Planning Appeal Tribunal requirements.

The Town Planner explained the purpose of the proposed amendment to Comprehensive Zoning By-law 6875-18 is to amend the zoning of the subject property from Residential Two with Holding Symbol H1 (R2(H1)) to Residential Two exception 43 with Holding Symbol H1 (R2*43(H1)). The amendment would increase the maximum height from 10.5 m to 17 m and increase the balcony encroachment into the front yard setback from 1.5 m to 1.7 m in order to permit construction of a four-storey, 37-unit condominium development with balconies and a rooftop terrace as proposed The purpose of the proposed amendment to Comprehensive Zoning By-law 6875-18 is to amend the zoning of the subject property from Residential Two with Holding Symbol H1 (R2(H1)) to Residential Two exception 43 with Holding Symbol H1 (R2*43(H1)).

Minutes of Council Meeting

The amendment would increase the maximum height from 10.5 m to 17 m and increase the balcony encroachment into the front yard setback from 1.5 m to 1.7 m in order to permit construction of a four-storey, 37-unit condominium development with balconies and a rooftop terrace as proposed.

The floor was opened to the public with the following individuals providing comment:

- Ken Ahronson – 2 Melville Road, Arnprior
- Leigh Hann – 70 Short Road, Arnprior
- Pat Washington – 10 Melville Road, Arnprior
- Michael Sullivan – Land Pro Plan (planner for the developer)

The comments from the public remained relatively consistent, with the following being a summary of the comments/concerns noted:

- Increase in height of the building will create shadowing impacts to neighbouring properties.
- Noise and littering issues due to the rooftop terrace.
- Height of the building is not in keeping with the character of the neighbourhood.
- Increased traffic on Short Road, Melville Road and Jack Crescent and at the intersection of Sheffield St and Madawaska Blvd.
- Speeding Issues.
- Reduced privacy due to encroaching balconies.
- Lack of park space.

In response to the public comments, Mike Sullivan, Planner for the applicant advised:

- The municipality's by-law permits up to a six storey building.
- Height would be required whether or not there is a rooftop terrace, as the additional height is for mechanical use only.
- While the proposed multi-residential unit is one story higher than its immediate neighbours, the newly constructed units at the bridge are the same, and the building is tastefully designed for the area
- The Planning Act provides for cash in lieu of parkland, the applicant will comply with the municipality's requirements.
- There is a traffic study underway and will be provided to the Town and County.
- Shadow studies are generally done on higher buildings, however, if the municipality asks for one the applicant will comply.

Resolution Number 071-23 (7:11 p.m.)

Moved by Billy Denault

Seconded by Dan Lynch

That Council resume to the Regular Meeting of Council.

Resolution Carried

10. Matter Tabled/ Deferred/ Unfinished Business

i) **Communications Plan** (deferred from September 26, 2022)

The CAO advised that the previous Council deferred Resolution Number 291-22, which recommended the following:

Minutes of Council Meeting

“**That** Council adopt the Communications Plan prepared by Redbrick Communications for use as a long-range planning tool to guide and information efforts over the next three years.”

The Planner further advised that staff is returning as directed by Council, with an updated report including an additional recommendation.

Following discussion on the Communications Plan Report, the following amendment was entertained:

Resolution Number 072-23

Moved by Chris Couper

Seconded by Dan Lynch

That Council directs staff to bring annual Communications Plan progress update reports to Council for consideration and further direction.

Resolution Carried

Resolution Number 073-23

Moved by Chris Couper

Seconded by Dan Lynch

That Council adopt the Communications Plan prepared by Redbrick Communications for use as a long-range planning tool to guide and information efforts over the next three years.

That Council directs staff to bring annual Communications Plan progress update reports to Council for consideration and further direction

Resolution Carried (as amended)

11. Staff Reports

a) 2022 DWQMS Audits and Management Review Results

Resolution Number 074-23

Moved by Billy Denault

Seconded by Chris Couper

That Council receive Report Number 23-02-27-02 authorizing the Chief Administrative Officer and the General Manager, Operations on behalf of Top Management, and the Mayor, on behalf of Council, to endorse the QMS Commitment and Endorsement Policy, to meet the requirements of the Town of Arnprior Drinking Water Quality Management System Operational Plan.

At the request of County Councillor Lynch a recorded vote was taken:

Councillor Couper	Yes
Councillor Denault	Yes
County Councillor Lynch	Yes
Councillor Toner	Yes
Mayor McGee	Yes

Resolution Carried

Minutes of Council Meeting

b) 2022 Annual Report – Arnprior Water Pollution Control Centre and Arnprior Drinking Water System

Resolution Number 075-23

Moved by Billy Denault

Seconded by Chris Toner

That Council receive this report for information and receive the following additional reports:

1. Arnprior Water Pollution Control Centre Summary Report 2022, prepared by Scott Matthews
2. Town of Arnprior Waterworks, Annual Report 2022, prepared by Scott Matthews
3. Arnprior Water Filtration Plant Summary Report 2022, prepared by Scott Matthews

Further that a copy of the above noted reports be made available to the public for review in hard copy format at the Town Hall and in electronic format on the Town's website; and

Further that an advertisement be placed in a local newspaper notifying the public of the availability of the above noted reports for review.

At the request of County Councillor Lynch a recorded vote was taken:

Councillor Couper	Yes
Councillor Denault	Yes
County Councillor Lynch	Yes
Councillor Toner	Yes
Mayor McGee	Yes

Resolution Carried

c) 2020-2023 Strategic Plan Status Report

Resolution Number 076-23

Moved by Chris Couper

Seconded by Dan Lynch

That Council receives the 2020-2023 Strategic Plan Status Report, report number 23-02-27-04 regarding the Town's Strategic Plan as information.

Resolution Carried

12. Notice of Motions

Resolution Number 077-23

Moved by Chris Couper

Seconded by Dan Lynch

That Council support the humanitarian efforts in with a \$1000.00 donation to the Canadian Red Cross Earthquake in Türkiye & Syria Appeal to be funded from the Municipal Grants account (1-5-7600-6999).

Resolution Carried

Minutes of Council Meeting

13. County Councillor's Report from County Council

County Councillor Lynch reported the following from Renfrew County Council:

- After two days of Budget deliberations, the 2023 County Levy has been set at 2.5%. Of note the realignment of Daniel\Edey\Galvin Streets was not recognized as a 2023 budget pressure, however, was included as a new item. Thanks to our General Manager of Operations, John Steckly, who gave an excellent presentation to the Operations Committee on the project. The County brought forward a Business Plan for this expense of 700K as a safety issue and recommended the deferral of two other Capitol Projects in order to fund the project. Namely, a culvert in White Water Region (\$570K) and a bridge in Madawaska Valley (\$130K). There were no objections from Mayor Neil Nicholson (culvert) and Mayor Mark Willmer (bridge).
- The 2023 Summer Company program is now open and accepting applications. Students aged 15-29 interested in pursuing self-employment throughout the summer are encouraged to apply. The Summer Company program provides training and support for individuals to open and run their own business during the summer months. Successful applicants can also receive up to \$3,000 in grant funding to support operations.
- Enterprise Renfrew County (ERC) has received a grant to provide French language business services for Francophone entrepreneurs in the County of Renfrew and City of Pembroke. This grant will provide free virtual marketing workshops, a Francophone Entrepreneur Award, networking event, business consultations and resources in French language. Programming includes a series of virtual marketing workshops on March 21 and 29.
- County Councillor Lynch attended three Canadian Nuclear Laboratories meetings and intends on attending the Communications Conference being held in May in North Bay.

14. Correspondence & Petitions

a) Correspondence Package – I-23-Feb-04

Resolution Number 078-23

Moved by Chris Couper

Seconded by Dan Lynch

That the Correspondence Package Number I-23-Feb-04 be received as information and filed accordingly.

Resolution Carried

County County Councillor Lynch noted the following items:

- Page 7 - Canada Revenue Agency advises that for the 2023 tax-filing season, Canadians must file their returns before May 1st.
- Page 33 – There is a new program that connects children and youth in the child welfare system with additional services and supports they need to prepare for and succeed after leaving care. The Ready, Set, Go program, launching on April 1, 2023, will provide youth transitioning out of care with life skills and supports to pursue post secondary education, skilled trades training and employment opportunities. Monthly financial support will also increase to provide youth better quality of life and safer housing opportunities so they can focus on their studies or working. Funding is increasing from \$850 per month to: Age 18 \$1,800; Age 19 - \$1,500 Age 20 - \$1,000 and 21 - \$500.00. Youth will also be able to work up to 40 hours per week at Ontario's minimum wage without affecting their financial supports.

Minutes of Council Meeting

16. By-laws & Resolutions

By-laws

Resolution Number 079-23

Moved by Dan Lynch

Seconded Billy Denault

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

- By-law Number 7361-23 – TPA Amending Agreement – Telecom Modernization
- By-law Number 7362-23 – Appoint County Councillor Lynch 2023 Council Appointee Committee of Adjustment/Property Standards Committee
- By-law Number 7363-23 – Appoint Council representatives to the Arnprior Airport Commission and Arnprior McNab/Braeside Archives Board
- By-law Number 7364-23 – Procedure By-law

Resolution Carried

Resolutions

COVID-19 Restrictions and Barriers

Resolution Number 080-23

Moved by Chris Couper

Seconded by Dan Lynch

Whereas in 2022 the Province of Ontario shifted their pandemic response including removal of masking and other regulatory requirements in most businesses; and

Whereas while Council passed a by-law on March 28, 2022 repealing the Town's mandatory COVID-19 Vaccination Policy for current staff, restrictions still remain in place regarding mandatory vaccination for new staff and physical barriers of acrylic panels in Council Chambers; and

Whereas as health guidance from the Province of Ontario reflects a balanced response to live with and manage COVID-19 for the long-term, it is apt to remove the remaining COVID-19 restrictions in place.

Therefore Be It Resolved That Council of the Corporation of the Town of Arnprior authorize remaining COVID-19 restrictions be rescinded including full vaccination requirements for new staff and the removal of acrylic panels in Council Chambers.

Resolution Carried

17. Announcements

County Councillor Lynch made the following announcement(s):

- Canada Rural & Remote Broadband Community Eastern Conference and Trade Show Registration is now open. Conference is being held in North Bay May 9,10 2023.
- Kudo's to Scott Burnie for taking the Special Olympic Fund Raising "Polar Plunge" into White Lake. Scott raised \$2465 for his dip.
- Arnprior Special Olympics are hosting a fundraising basketball tournament at ADHS on Saturday, 4 March.
- Arnprior Regional Health's Catch the Ace is now \$31,728.

Minutes of Council Meeting

Councillor Couper made the following announcement(s):

- Arnprior Lions Club is hosting an online auction to raise money for Guide Dogs beginning on March 18th. The Lions Club is looking for donations to help provide service dogs to those in need. Additional information can be found at [Arnprior Dog Guide Walk](#).
- Arnprior McNab Braeside United Soccer Club registration is now open for early bird registration for youth and adults. For more information please visit [ambusc.ca](#)
- March 1st, spring and summer registration for Town of Arnprior Recreation programming opens on March 1st.

Councillor Denault made the following announcement(s):

- Thank you to the Town of Arnprior recreation staff and sponsors for hosting a well done event - FamFest on Family Day. An amazing, well attended day with many events.

Mayor McGee reported on the following:

- Attendance over the past few weeks at several events, celebrations and one-on-one meetings including:
 - Along with Councillors Lynch, Toner, Couper and Denault, the Lions Club and the Fire Department the unveiling of the Zamboni, showing off its new wrap and lights – resembling a fire truck. Funded in part by the Lions Club.
 - Along with MPP Yakabuski, and a representative from MP Gallant's office attended the Seniors Active Living Centre and brought greetings on behalf of Council. This event was well attended and had many different groups and organizations with information in support of seniors.
 - Congratulations to Town staff and volunteers for FamFest on Family Day.
 - On February 26, attended the Lionettes Dinner, a celebratory, friendship dinner with members getting together for the first time since COVID. The Lionettes are an important part of our complement of volunteers in Arnprior.
 - Preliminary discussions with a member of our community who specializes in economic development, who explained the many ways to approach a economic development strategy. The lens he provided was certainly appreciated and valued.
 - Hockey abounds with the Packers approaching the playoff season, holding strong, and hoping for great crowds. Along with other members of Council attended the hockey game, in support of prom, between West Carleton and Arnprior. And, the Rivermen are in the playoffs with a five game playoff structure, with the threat of being down two games, the Mayor of Gananoque is asking the losing team's Mayor to wear the team jersey for the day. Good Luck to the Rivermen!
 - The plan moving forward is to have a regular open house on the first Saturday of each month between nine a.m. and twelve noon, and will be available in the office for scheduled meetings on Mondays and Thursdays.
 - Attended three online meetings hosted by OPG, each one dealt with a different area of operations, Madawaska and upper and lower Ottawa Rivers, very informative, eye opening, control measures.
 - On March 9, the GACC is hosting the Mayor's Breakfast at the Arnprior Legion. Tickets are available at info@gacc.ca.

Minutes of Council Meeting

18. Media Questions

None

19. Closed Session

None

20. Confirmatory By-Law

Resolution Number 081-23

Moved by Dan Lynch

Seconded by Chris Couper

That By-law No. 7365-23 being a By-law to confirm the proceedings of the Regular Meeting of Council held on February 27, 2023 and it is hereby enacted and passed.

Resolution Carried

21. Adjournment

Resolution Number 082-23

Moved by Billy Denault

Seconded by Chris Couper

That this meeting of Council be adjourned at 8:22 p.m.

Resolution Carried

Signatures

Lisa McGee, Mayor

Maureen Spratt, Town Clerk

Request to Appear as a Delegation Form

Topic *

Greater Arnprior Community Council on Poverty and Homelessness (GACCPH) Update

Type of Meeting *

Council

Meeting Date

3/13/2023



Who are you representing

Myself

My Business

Other

Please specify your business or other representation *

Greater Arnprior Community Council on Poverty and Homelessness

Reason for Appearing *

As we have now entered a new term of Council, the Greater Arnprior Community Council on Poverty and Homelessness would like to provide a similar presentation to Council as last September with updates on our completed and pending 2022/2023 projects.

Do you have material to distribute at the meeting *

Yes

No

Do you have a copy of your notes/ presentation to attach *

Yes

No

Please Note: All material to be distributed at the meeting and/or any electronic presentations must be received by the Town Clerk no later than 12:00 PM (noon) the Tuesday prior to the meeting. Materials must follow the guidelines provided on the back on this form.

Contact Information

Name *

Josie Scott (Chair) and Oliver Jacob (Town Representative)

Address *

105 Elgin Street West, Arnprior, ON K7S 0A8

Phone Number *

613 623-4231

E-mail Address *

ojacob@arnprior.ca

I hereby consent to the release of my personal contact information for the purposes of the agenda preparation and meeting *

I Agree

Personal information on this form is collected under the authority of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O c.M.56 as amended and will be used to document delegates names, addresses, and key messages for Advisory Committees and Council. Inquiries may be directed to the Town Clerk by telephone at 613-623-4231 ext. 1817 or by email at clerk@arnprior.ca.



ARNPRIOR
• WHERE THE RIVERS MEET •

Fire Department 2022 Annual Report

Rick Desarmia, Fire Chief

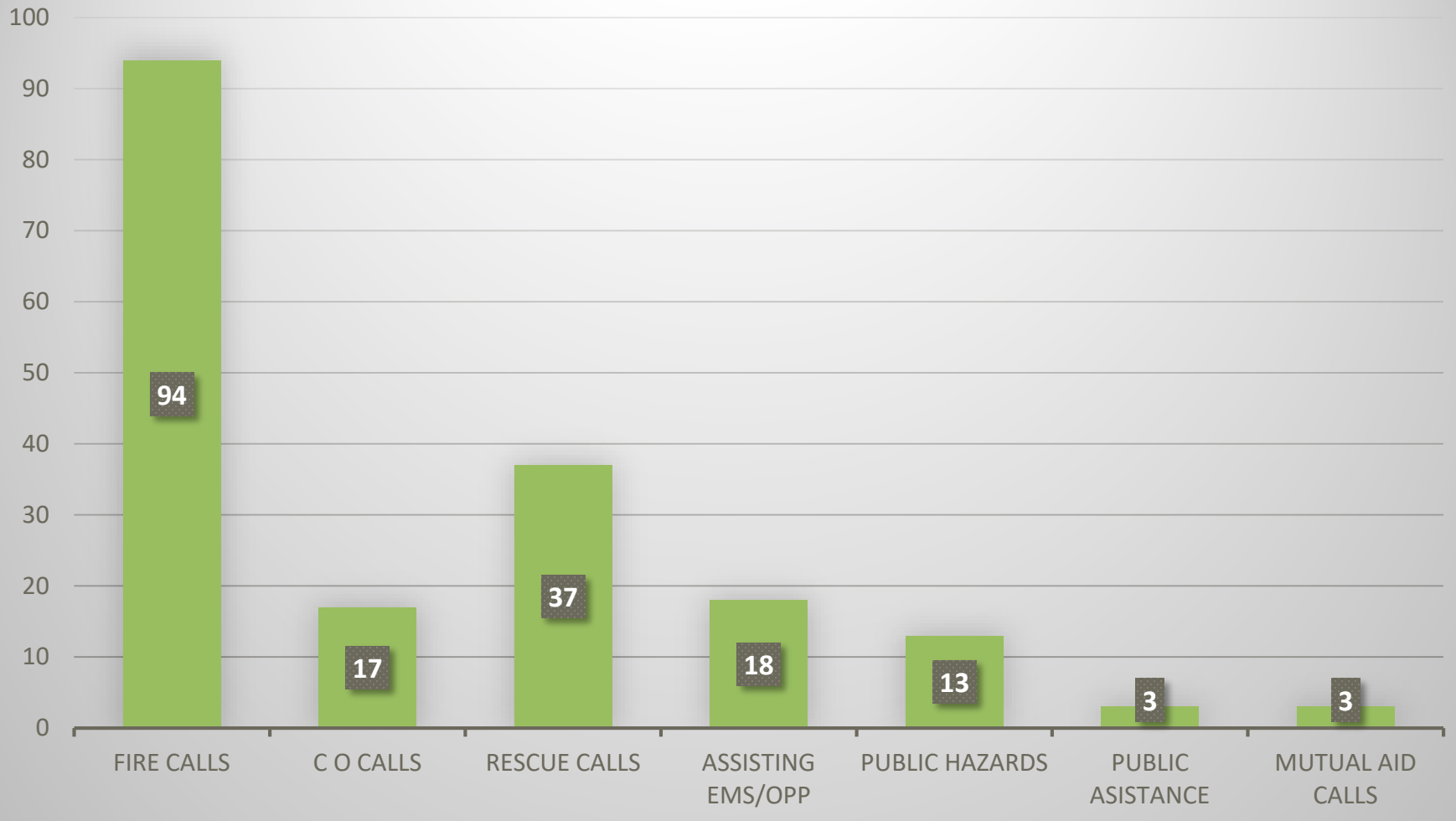
March 13, 2023

2022 Fire Dept. Stats

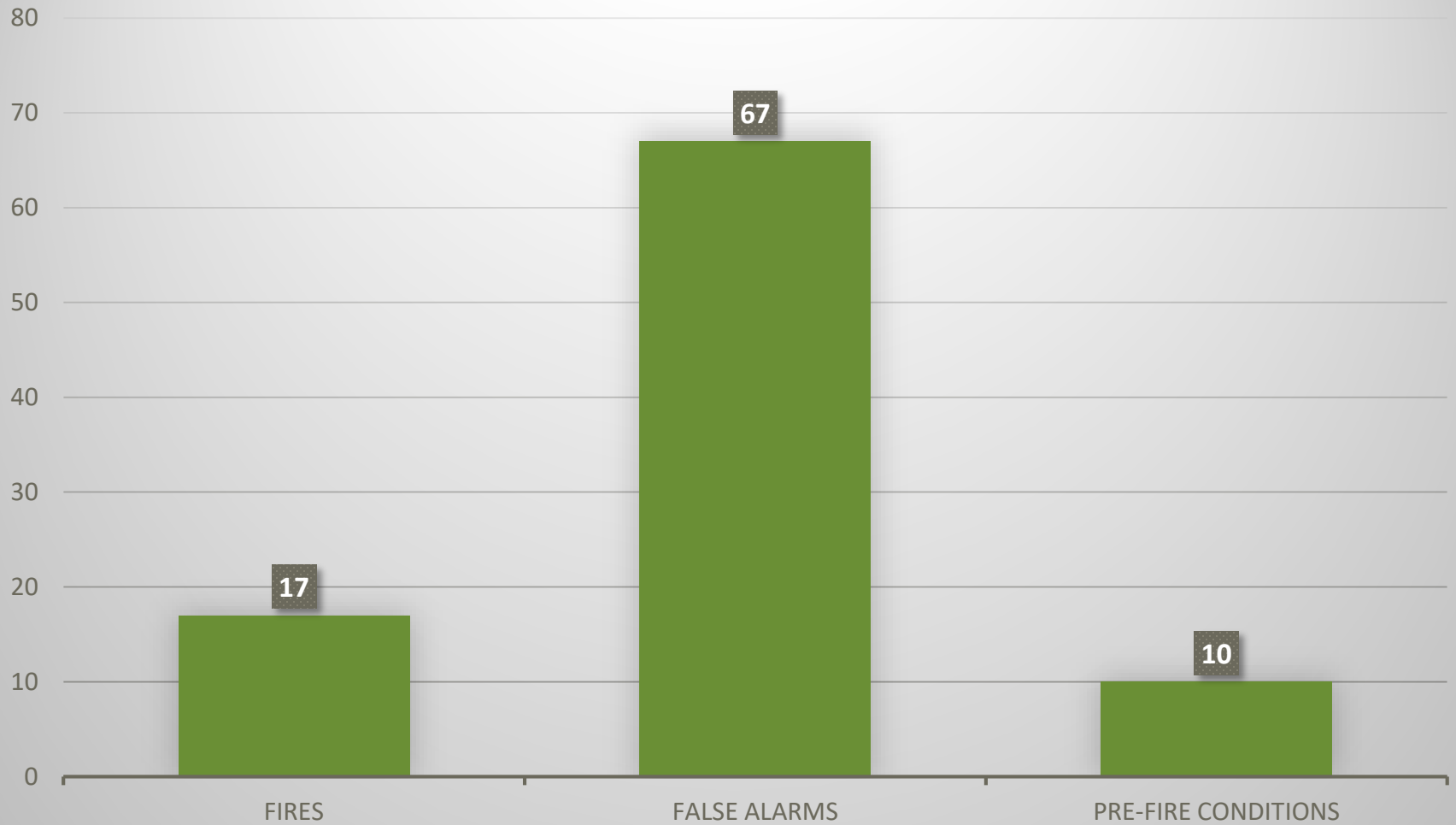
- In 2022 the Arnprior Fire Department was called for services on 185 occasions.
- This is an increase for calls for service from previous years and new all-time high for number of calls for the annual period.



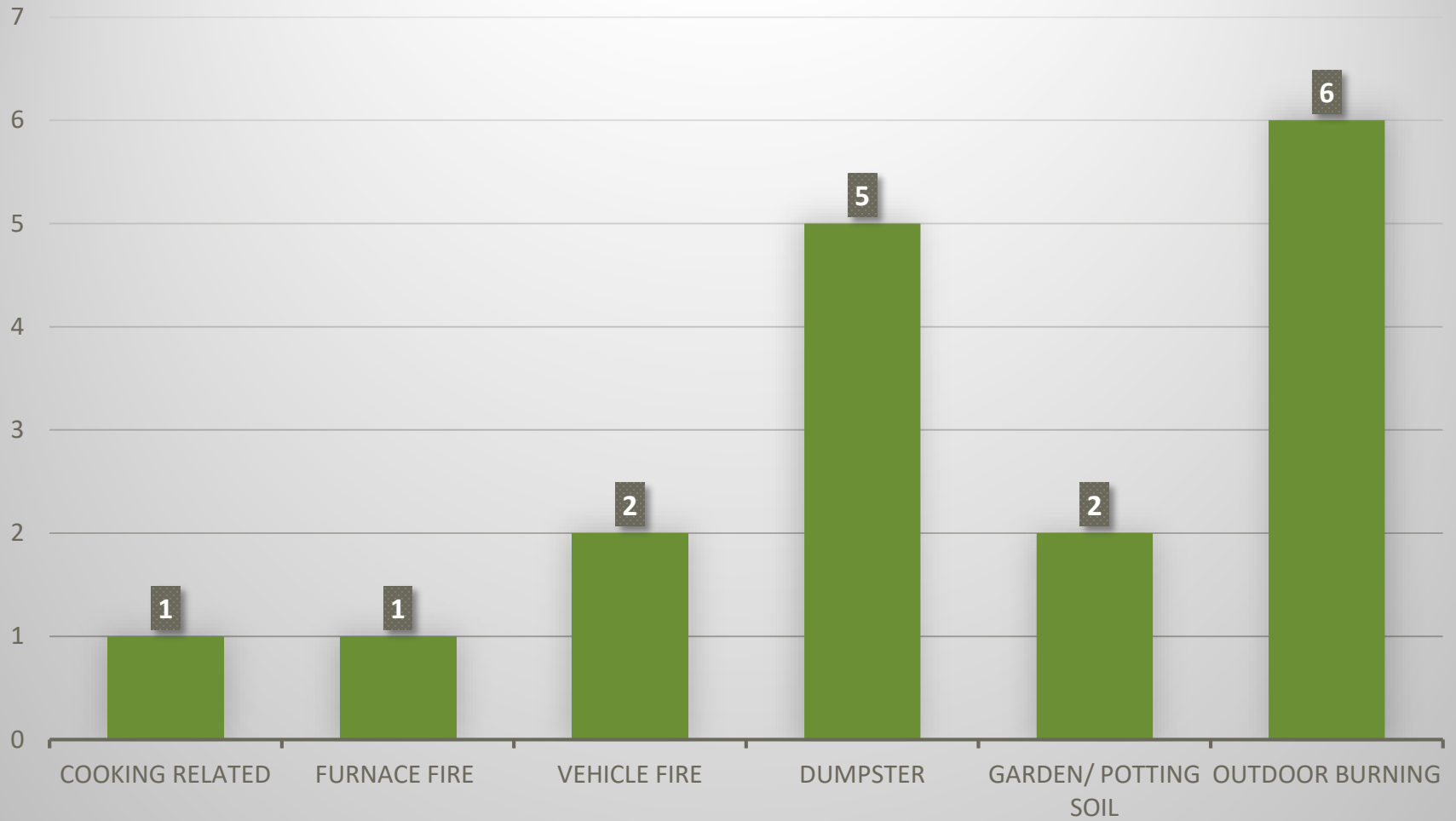
2022 Fire Department Responses



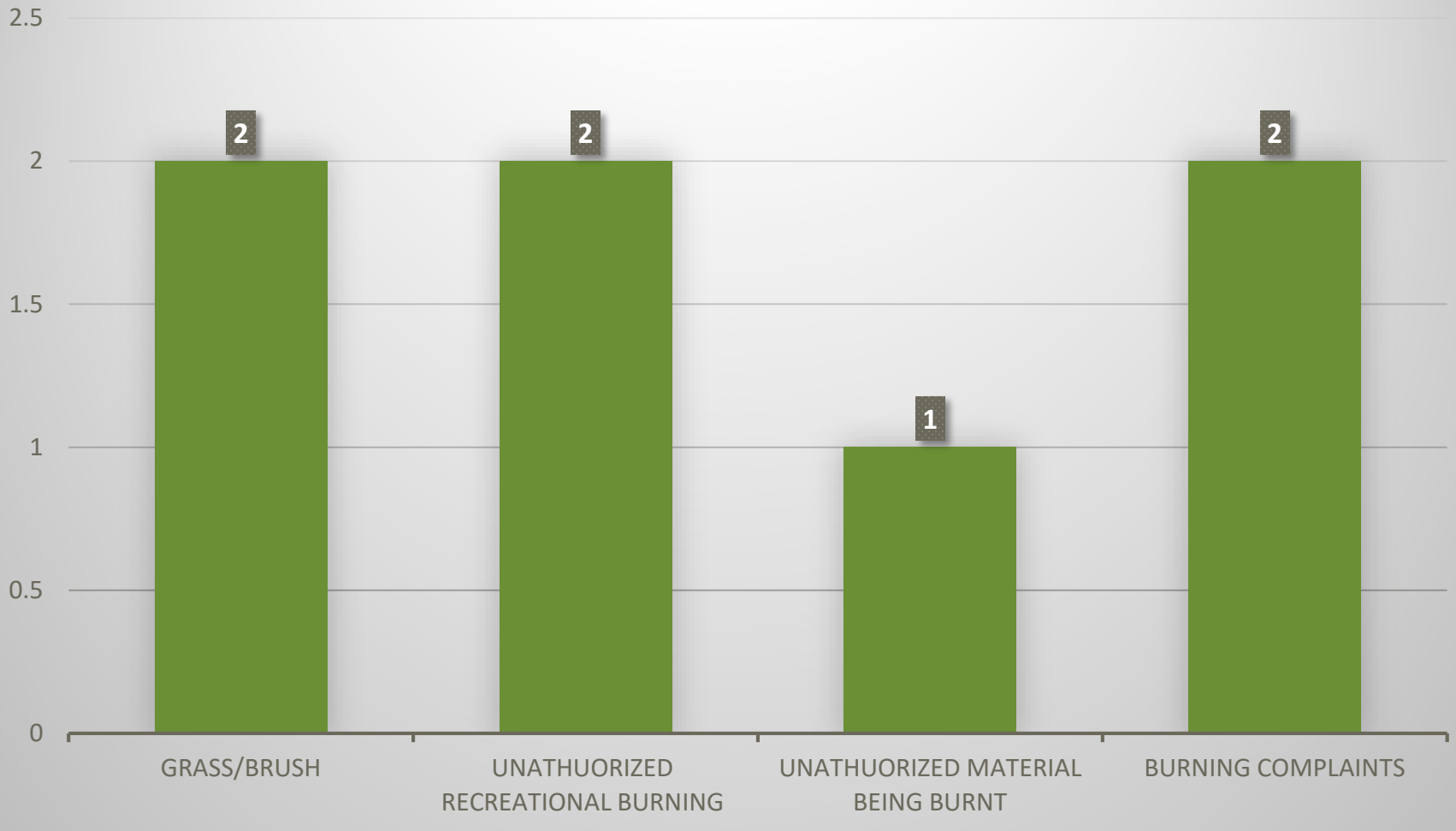
Fire Related Calls



Fire Occurances



Outdoor Burning Occurances

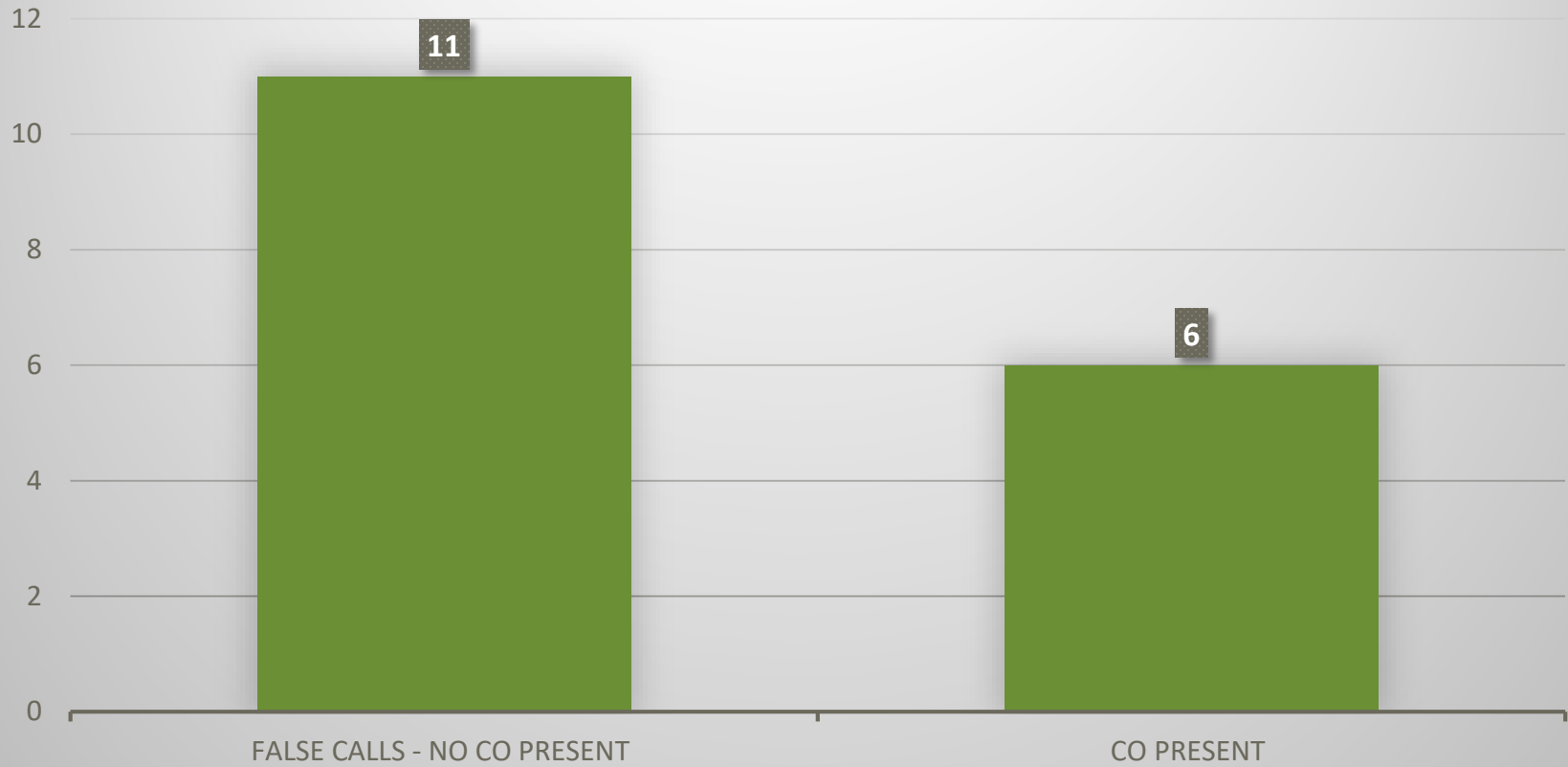


Outdoor Burning

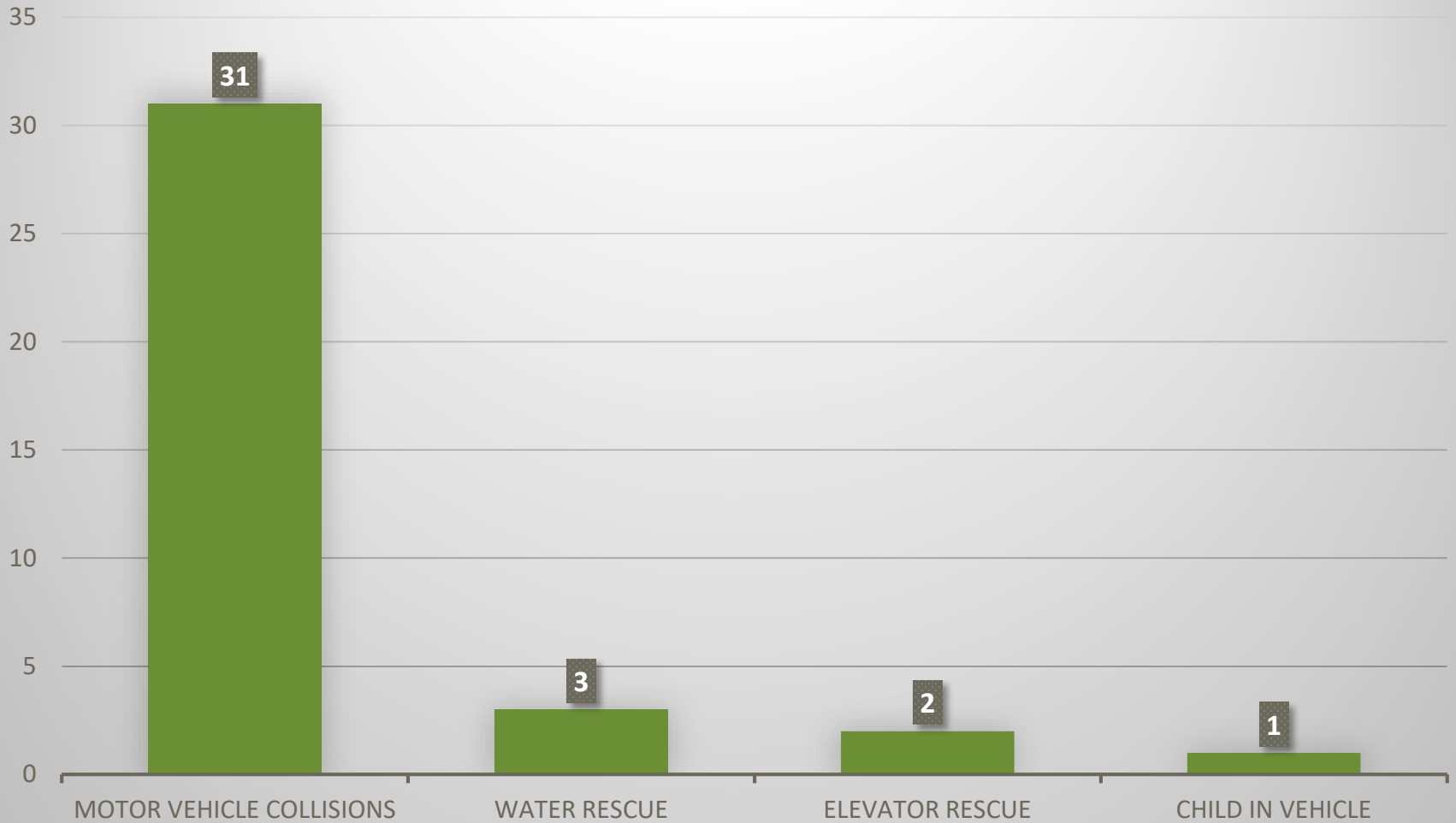
- In 2022 Fire Dept. staff issued a total of 312 Permits for outdoor recreational burning.
- This number is on par with the previous year of 313 Permits issued.



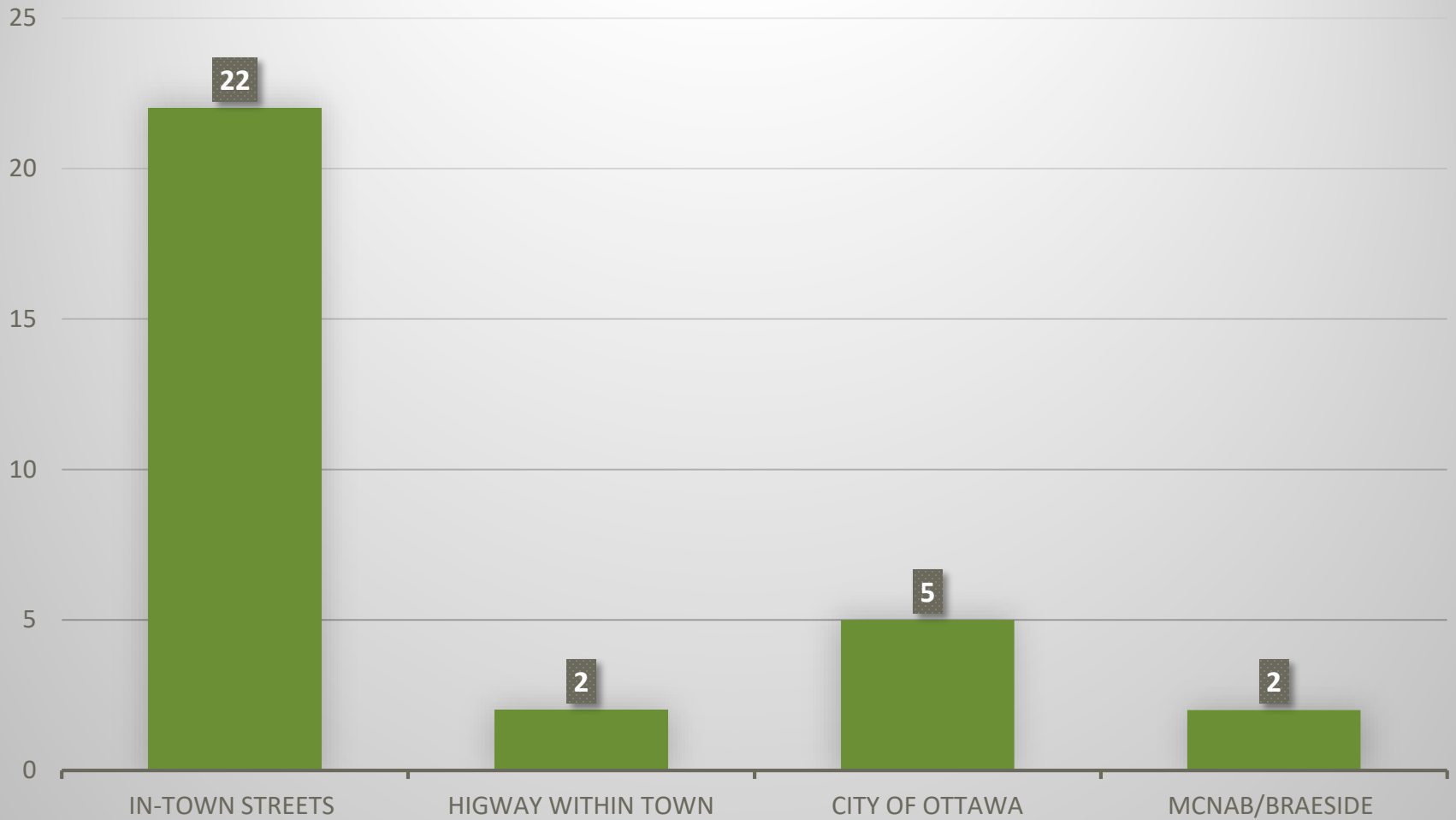
Carbon Monoxide Responses



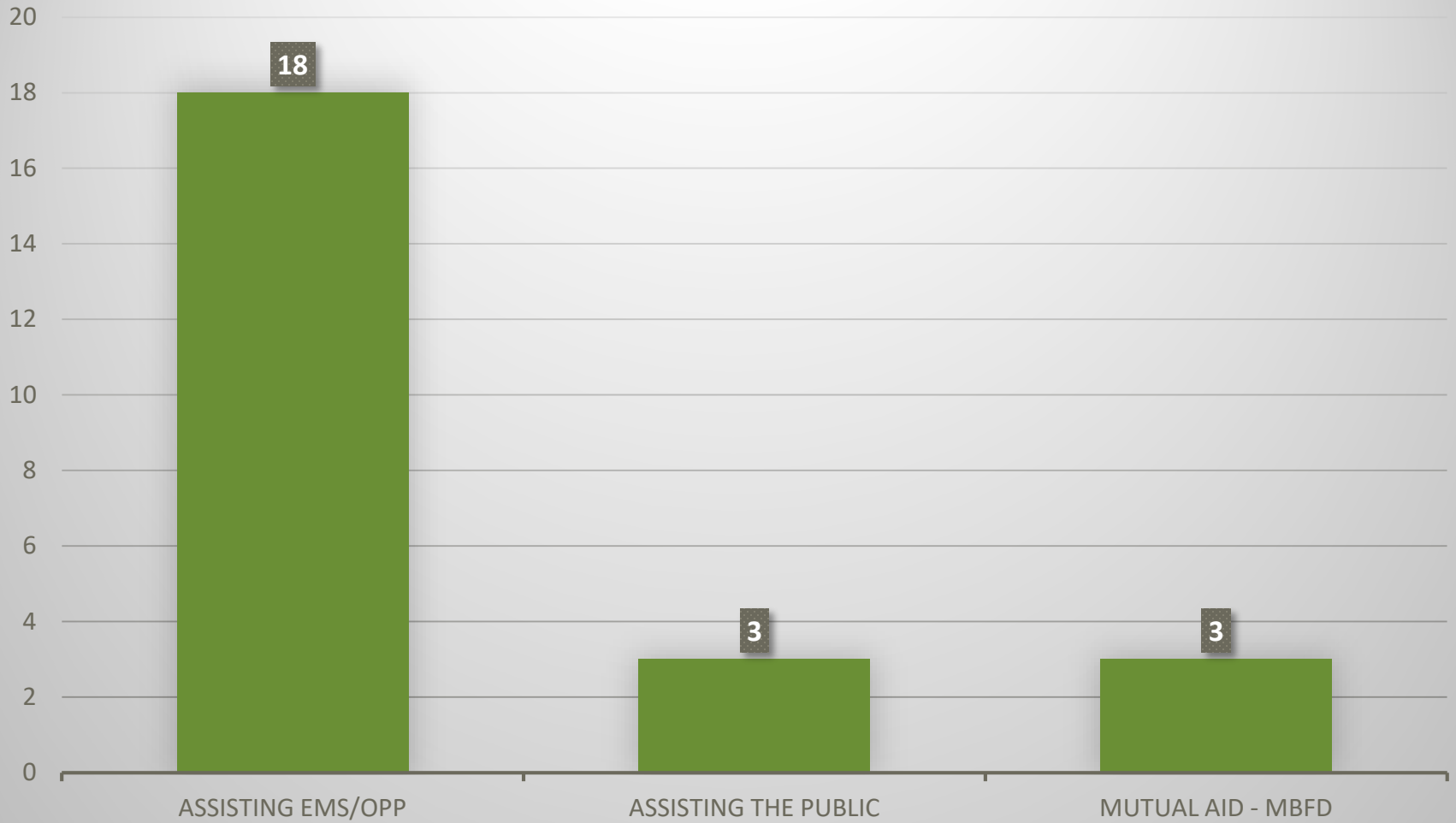
Calls for Rescue



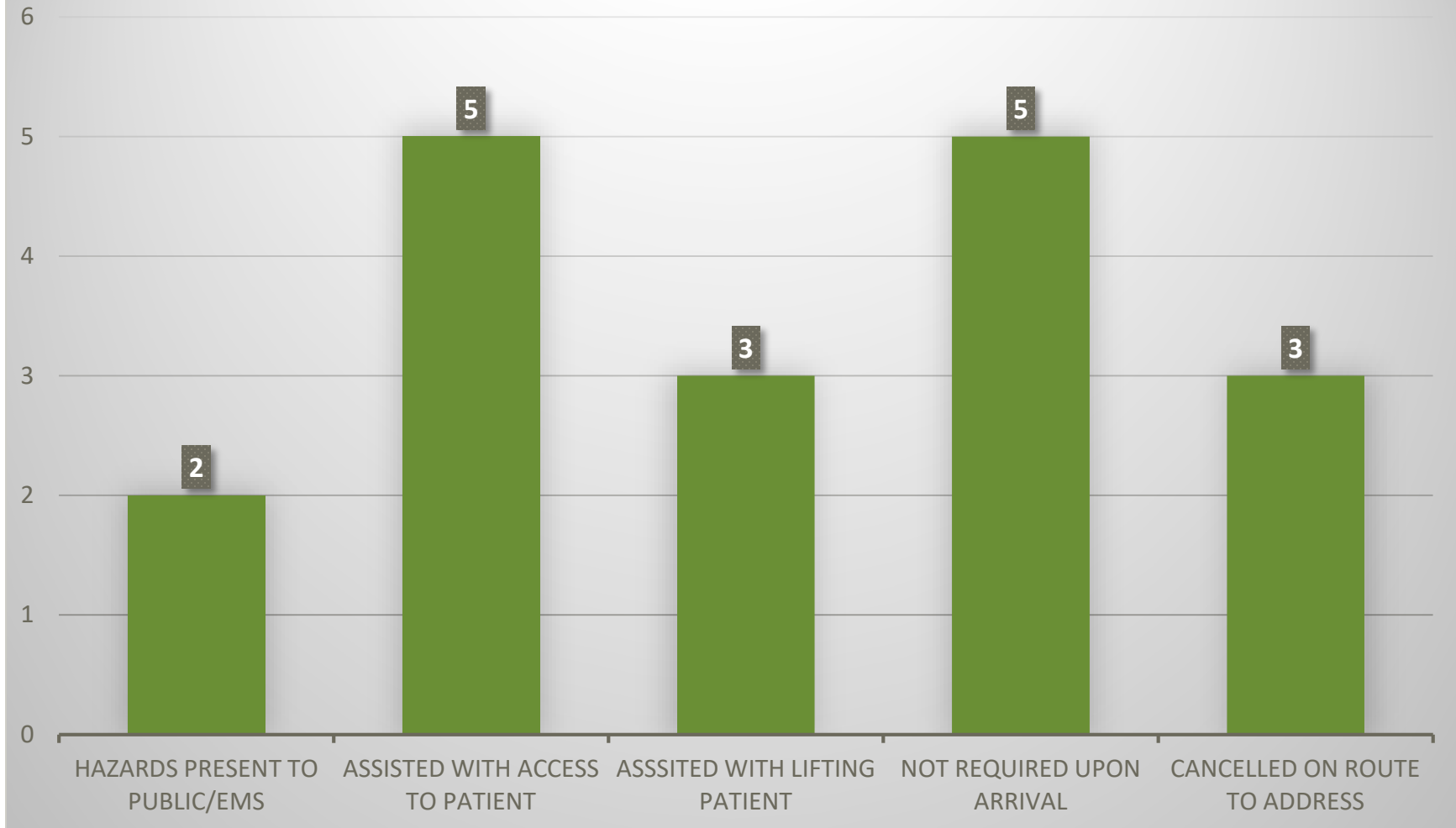
Motor Vehicle Collisions



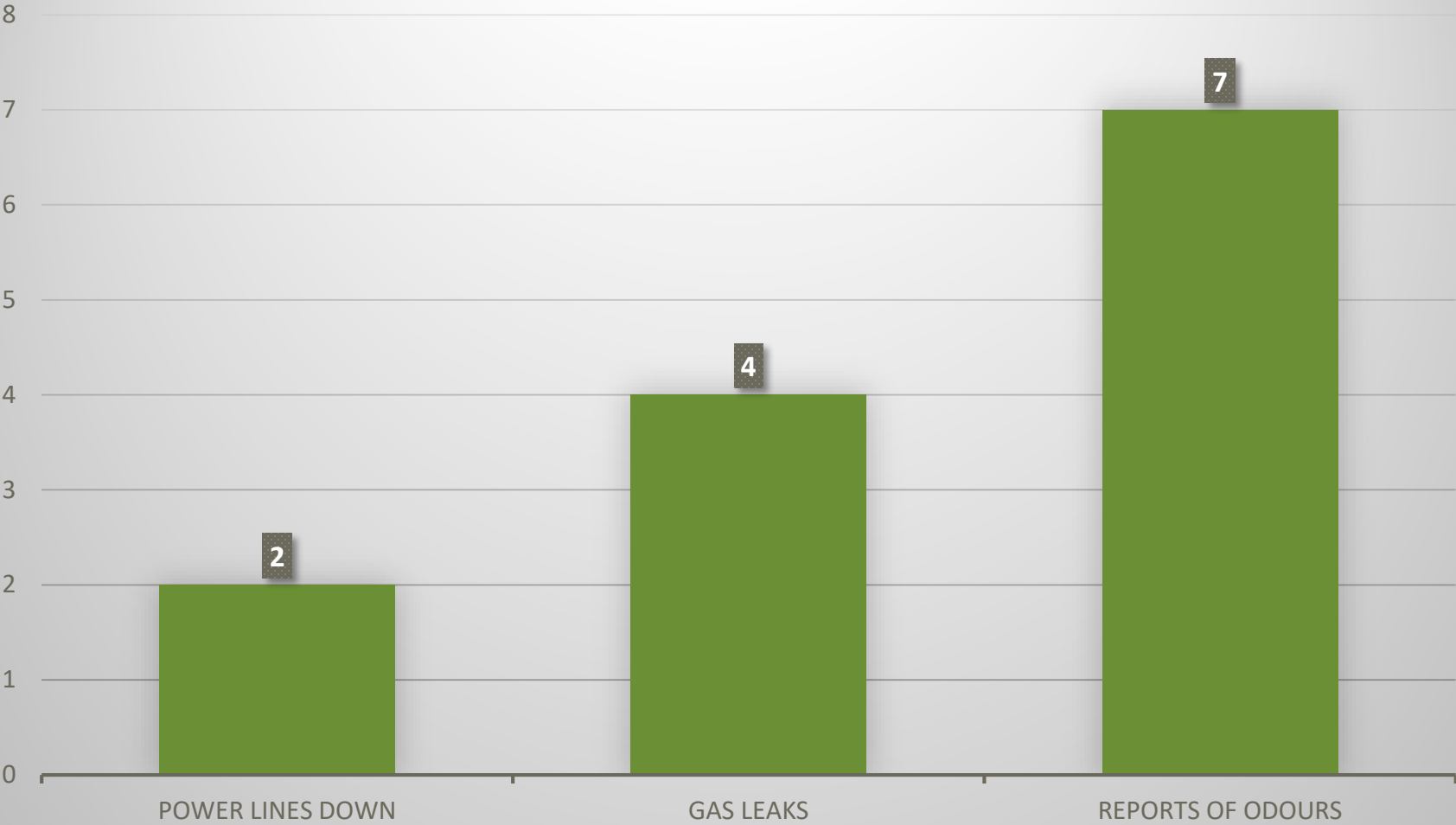
Assistance Calls



Assisting EMS/OPP



Public Hazard Responses



Service Request Increase

- The increased number of calls for Fire Department Service seen on an annual basis reflects the growth of the community.



Growth Impact

Year	Population	# of Calls
2016	Census - 8795	109
2017	Estimated - 8962	117
2018	Estimated - 9132	150
2019	Estimated - 9305	154
2020	Estimated - 9481	164
2021	Census - 9629	151
2022	Estimated – 9979	184





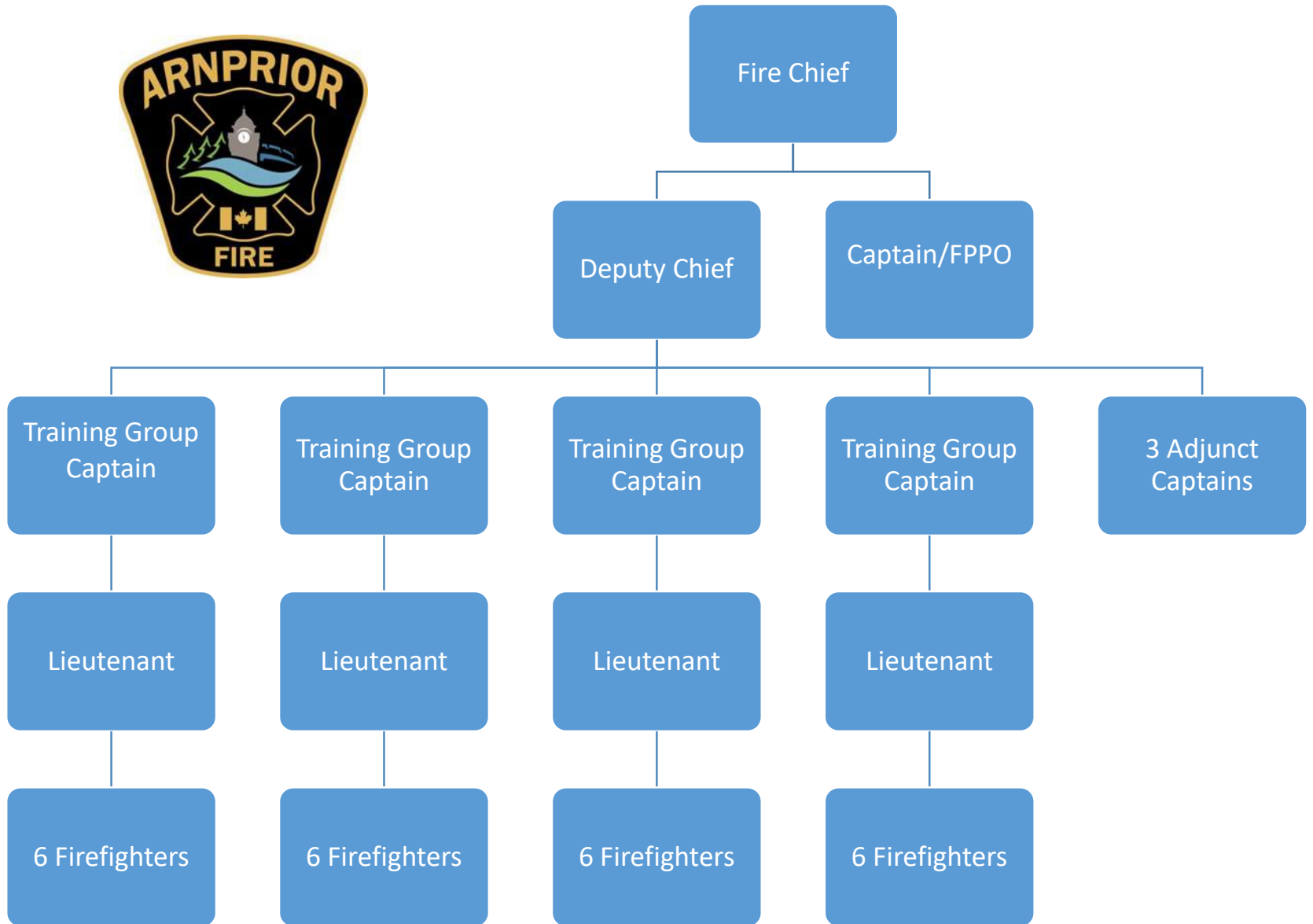
Department Staffing

- 2022 saw the resignation of two volunteer members of the Department.
- One members had 7 years of experience while the second had just over 1 year of experience with our department.
- Full time staffing included the filling of the open position of Capt/FPPO in February of 2022.
- The department is currently operating with 33 volunteer members and 3 full time staff.



Department Staffing

- Four Lieutenants were added to the Officers Group to strengthen dept. training and ensure proper supervision at activated calls.
- With the addition of Lieutenants, a group structure was adapted for department training and is as follows:





Fire Prevention/Public Education

- In 2022 the Fire Prevention Office conducted 137 Fire Inspections within the municipality
- All Inspections conducted were done so as per the requirements of the Fire Protection and Prevention Act,
 - Due to a Request, or Complaint,
 - Or an annually regulated requirement under the Ontario Fire Code.



Fire Prevention/Public Education

- A total of 17 Public Education Sessions were conducted by the Fire Prevention Office and assisting volunteer members of the dept.
- All elementary schools were visited during Fire Prevention Week.
- Students in Junior Kindergarten to Grade 3 received age associated fire and life safety education.
- School staff were also provided with Fire Education materials for classroom use.



Fire Prevention/Public Education

- 2022 did see the return of the Home Fire and Life Safety Program in the month of June.
- An annual door to door Smoke and Carbon Monoxide Alarm education campaign.
- 243 residential occupancies were visited with 181 inspected for compliance to the Smoke and Carbon Monoxide alarm requirements of the Ontario Fire Code.



Fire Dept Training

- Covid restrictions extending into the start of 2022 suspended in-person training for the month of January.
- Upon returning to in-person training the department continued to train in smaller groups on a bi-weekly schedule for the duration of the year.



Fire Dept Training

- The department did complete total of 53 training sessions over the remainder of the year.
- This included the added training associated with the Mobile Live Fire Training Unit provided by the OFM.
- As well as 2 separate training excursions to a live burn training facility in Almonte hosted by MMFD.



Firefighter Certification

- In January 2022, the Ontario Fire Marshal announced the provinces plan to re-introduce mandatory certification for all municipal firefighters.
- On July 1st, 2022, Ontario Regulation 343/22: Firefighter Certification came into force, under the authority of the *Fire Protection and Prevention Act 1997*,
- The regulation sets out the minimum certification standards and corresponding job performance requirements of firefighters delivering specific fire protection services for their municipality.



Firefighter Certification

- 20 members of the Fire Department were not eligible for the NFPA Grandfathering offered in 2018 and therefore must obtain full NFPA certification or apply for Ontario Legacy Seal now being offered by the Province.
- 11 members have applied and been accepted to attend NFPA 1001 FF Level 1 at a Regional Training Center.
- 9 members have applied for to the Ontario Legacy Seal Program.

Community Risk

- 2022 saw the completion of the Community Risk Assessment (CRA) as was required by Ontario Regulation 378/18.
- A CRA is an evaluation tool prepared to identify the Town's public safety risks as it relates to Fire Department services.
- The CRA is designed to assist the municipality in making informed decisions on strategies to mitigate the risks identified.



Fire Master Plan

- The town is entering the midway point of its 2018 – 2028 Fire Master Plan.
- As suggested by the FMP a review of the current Regulating Bylaw for the Fire Dept. will take place to ensure the current delivery of fire service is meeting the needs of the community.
- As well a review of the current points pay model of compensation pay for volunteer firefighters will be conducted.



Firefighter Safety

- As part of the major focus on firefighter health and safety a Cancer Prevention Program is being developed to reduce or eliminate firefighter exposure to known Cancer causing elements.
- This program will address firefighter education, work practices and areas of exposure to aid in reducing the risks associated to exposure.

Questions?



• WHERE THE RIVERS MEET •

Page 40



Town of Arnprior Staff Report

Subject: Zoning By-law Amendment 2/22 – 24 Sheffield Street

Report Number: 23-03-13-01

Report Author and Position Title: Alix Jolicoeur, Manager of Community Services/Planner

Department: Community Services Branch

Meeting Date: Monday, March 13, 2023

Recommendations:

That Council consider all written and oral submissions received on application ZBLA-2/22, the effect of which will help Council make an informed decision; and

That Council adopt a by-law to amend Zoning By-law Number 6875-18, for the lands known municipally as 24 Sheffield Street, to amend the zoning from “Residential Two Holding symbol H1 (R2(H1))” to “Residential Two Exception 43 with holding symbol H1 (R2*43 (H1))”, to increase the permitted encroachment of balconies into the front yard to 1.7 m and to increase maximum height to 17 m with an added provision requiring any height above 13.5 m to be stepped back an additional 2.7 m from the edge of building roof.

Background:

Council received Staff Report 23-01-23-03 - Zoning By-law Amendment Application ZBL 2/22 on January 23, 2023, for the lands known as Part of Lot 3, Concession C, former Township of McNab, now in the Town of Arnprior, Parts 7 to 9, Registered Plan 49R16063 which outlined the policy considerations and recommended receiving the application and holding of the statutory public meeting on February 27th, 2023.

A public meeting was held on February 27th, 2023, regarding the proposed amendment, to allow for public review and comment. Oral submissions were received from members of the public and the developer at the public meeting (see the February 27th, 2023 meeting minutes) and additional written submissions were received from members of the public by email (see Documents).

Owner: 16 Sheffield Ltd.

Description of Subject Lands: 24 Sheffield Street, being vacant lands along Sheffield Street across from Melville Road. (See Key Plan).

Legal Description: Part of Lot 3, Concession C, former Township of McNab, now in the Town of Arnprior, Parts 7 to 9, Registered Plan 49R16063 (Document 1 is a Key Plan)

Area of Land: 0.32 ha (0.79 acres)

Existing Structures: Vacant lands

Official Plan: Mixed Use Commercial/Employment Area Subject to Section C5.8.4.

Zoning: Residential Two with Holding Symbol H1 (R2(H1))

Summary of Proposal

The applicants are seeking the amendment to permit the development of a four-storey, 37-unit condominium development with a rooftop terrace. The development will include one one-bedroom unit and thirty-six two-bedroom units, and forty-six parking spaces. A site plan was submitted in support of the application (document 2).

The proposed building will have a main roof height of 13.13 m. A rooftop patio stairwell is proposed that would reach a height of 16.73 m. The rooftop terrace is proposed to include a pergola, seating area, gas fireplace, and barbeque area.

Discussion:

Zoning By-law Amendment Proposal

The current zoning of the lands is Residential Two with Holding Symbol H1.

The proposed Zoning by-law amendment seeks to rezone the subject lands to increase the maximum height from 10.5 m to 17 m and increase the balcony encroachment into the front yard setback from 1.5 m to 1.7 m, to support development of a 37-unit, 4-storey condominium building with rooftop terrace as proposed.

The following table illustrates how the proposed meets the required zone provisions:

Parameters	Minimum	Provided
Front yard setback	6 m	6 m
Rear yard setback	7.5 m	11.5 m +
Interior side yard setback	2.4 m	4.5 m +
Lot frontage	30 m	72 m
Building height (maximum)	10.5 m	16.73 m
Balcony encroachments into the front yard (maximum)	1.5 m	1.7 m

The proposed development meets or can meet all other applicable zoning provisions.

The holding provision is in place and does not permit development until “the execution of appropriate agreements with the Town.” For the proposed development this will be a site plan agreement. Other agreements may be required as determined through the site plan review process.

Oral and Written submissions

Oral and written submission were received from members of the public. Written submissions received are included as Documents to this report. Oral submissions are captured in the meeting minutes of the public meeting held February 27, 2023.

Written and oral submission were received from the following individuals:

- Ken Ahronson – 2 Melville Rd
- Leigh Hann – 70 Short Rd
- Mrs. Washington – 10 Melville Rd
- Michael Sullivan – Land Pro Plan (planner for the developer)
- Chantal Graham – Short Rd (house number not specified)
- Susan Lui – 61 Jack Cr
- Shannon and Owen Laughlan – Short Rd (house number not specified)

The main concerns raised are summarized below, followed by a brief response from staff.

1. Increased height will create shadowing impacts to neighbouring properties

The increase in height of the main building roof will be from 10.5 m to 13.5 m, an increase of 3.5 m. The maximum height of 17 m is only required for the mechanical penthouse/rooftop access and rooftop terrace features such as the pergola and railing which are setback a minimum of 2.7 m from the edge of the roof. The setback of the rooftop terrace, access and mechanical penthouse will reduce the shadow impacts of the additional height above 13.5 m.

Setbacks between the building and property lines exceed minimum required setbacks except along the front lot line where the required 6 m setback is met. The increased setbacks and width of the road allowance along the front lot line will help mitigate the potential shadowing impact of the increased height.

Planning staff recommend limiting the maximum height requested (17 m) to areas minimum 2.7 m from the exterior wall of the building, with the maximum height for the remainder of the building increased to 13.5 m.

2. Rooftop terrace will create noise and littering issues;

Any noise or littering on any property is subject to the provisions of the Noise Control and Property Standards By-laws.

3. Height is incompatible with the existing neighborhood character

The proposed height is 13.5 m at the edge of the roof with a maximum height of 17 m for the rooftop terrace, mechanical penthouse and roof access. The Mechanical penthouse, roof access and rooftop terrace will be setback minimum 2.7 m from the edge of the main roof which will reduce the visual impact of this additional height from the ground.

There is an existing 3 storey building with a sloped roof directly adjacent (16 Sheffield) and just one lot west is 61 Jack Crescent, which includes a 4 storey central section with 3 storey sections to each side, with a sloped roof.

Given the presence of existing 3 and 4 storey multi-unit residential buildings with sloped roofs to the west, the proposed building is not out of character with the area. The Official Plan supports low and medium density residential up to 6 storeys in this area. The proposed development is consistent with this policy.

4. Traffic concerns for the intersection of Sheffield St. and Madawaska Blvd., and increased traffic on Short Rd, Melville Rd and Jack Cr.

A traffic impact study has been required and will be peer reviewed as part of the site plan approval process. The traffic impact study will determine what traffic interventions, if any, are required in conjunction with the proposed development.

5. Concerns regarding increased speeding vehicles

Planning cannot deal with speeding as this is an issue of drivers not following the rules of the road. Residents concerned about speeding should contact police regarding enforcement.

6. Balcony encroachments reduce privacy

The application requests an increase in the permitted encroachment of balconies into the required front yard from 1.5 m to 1.7 m. This is a requested increase in encroachment of 20 cm or 7 7/8". The distance from the proposed edge of the balconies to the lot lines of properties across the street is 24.3 m or approximately 80 feet (20 m road allowance plus the 4.3 m distance between the balconies and the front lot line of the proposed development). The increased encroachment to 1.7 m is not anticipated to have any significant impact on privacy of neighboring residents compared to the 1.5 m balcony encroachment into the front yard permitted by the zoning by-law.

7. The area lacks parks for existing and proposed residents

The proposed development is located, by path of travel,

- Within approximately 300 m of Sullivan Park on Moe Robillard St., which includes a play structure and sports court, an approximately 5 minute walk
- Within approximately 550 m of Hydro Park and the waterfront walkway along the Madawaska River, an approximately 7 minute walk
- And within approximately 1,100 m of the McLean Avenue Park, which is an approximately 15 minute walk. Amenities include 3 lighted ball diamonds, a play structure and swings, a gazebo, and washroom facilities.

Additionally, the development proposed includes a rooftop terrace as an amenity area for residents of the proposed building.

8. Lack of businesses to support residential growth/residential growth should not be permitted until commercial growth has occurred

The Town of Arnprior conducted a Growth Management Study in 2022 to determine if there was sufficient land available, designated and zoned for both residential and non-residential (commercial and employment growth) over a 20-year planning horizon. The study determined there was sufficient land available for commercial and employment growth over the 20-year planning horizon. Through economic development efforts the Town of Arnprior works hard to attract new businesses and to encourage existing businesses to remain and grow, however, the Town does not build or operate retail businesses such as grocery stores. Often big retail chains such as grocery stores have identified population thresholds that need to be met before consideration will be given to locating a store in an area. Without population growth it may be harder to attract new businesses.

Process

Notice of complete application and public meeting was circulated to hold a public meeting on February 27, 2023, in accordance with the Planning Act regulations. Twenty days' notice of the public meeting was provided by mailing a notice to all landowners within 120 meters of the subject property and placing signage on the property. A courtesy notice was also be posted in the local newspaper.

The public meeting was held February 27, 2023.

The Proposed amendment is being brought to Council for consideration. Should Council pass the amending by-law or refuse to pass the by-law, a 20-day appeal period to the Local Planning Appeal Tribunal will apply.

The applicant has filed a concurrent application for Site Plan Control Approval for the subject lands, with all the supportive studies and plans included. The site plan control approval application is being reviewed concurrently but no agreement can be signed until the proposal meets the applicable zoning by-law provisions or the by-law is amended.

Options:

1. Approve the proposed zoning by-law amendment to permit a maximum balcony encroachment of 1.7 m and a maximum height of 17 m with an added provision requiring any height above 13.5 m to be stepped back and additional 2.7 m from the edge of building roof. Staff recommend this option. The by-law proposed reflects this option.
2. Approve the proposed zoning by-law amendment as requested to permit a maximum balcony encroachment of 1.7 m and a maximum height of 17 m, without requiring a 2.7 m additional step back from the edge of the roof for any additional height between 13.5 and 17 m.
3. Approve the zoning by-law amendment to increase the maximum height from 13.5 m to 17 m but not the requested amendment to increase the balcony encroachment permitted from 1.5 m to 1.7 m.
4. Approve the zoning by-law amendment to increase the permitted balcony encroachment from 1.5 m to 1.7 but not the requested amendment to increase the maximum height from 13.5 m to 17 m.
5. Not approve the proposed zoning by-law amendment.

Should Council refuse any or all of the requested amendments, rational for the refusal is required to be provided in the form of a Council resolution and is subject to appeal.

Policy Considerations:

As outlined in the Discussion Section of Staff Report 23-01-23-03.

Financial Considerations:

Not applicable.

Meeting Dates:

1. Council Meeting – January 23, 2023, received application.
2. Public meeting - February 27, 2023.
3. Council meeting – March 13, 2023, for a decision.

Consultation:

- The zoning by-law amendment application and site plan were pre-circulated to the County of Renfrew Planning Department, the County of Renfrew Public Works and Engineering Department, Arnprior OPP, Arnprior Fire Chief, the Arnprior Chief Building Official, Public Works Supervisor, Engineering officers, General Manager of Operations, and CAO for comment.

Documents:

1. Key Plan
2. Site Plan
3. Rendering
4. Planning Justification report submitted by the applicant
5. Written submissions received
 - a. Written submission from Susan Lui – owner of a unit at 61 Jack Cr.
 - b. Written submission from Ken Ahronson – 2 Melville Rd.
 - c. Written submission from Chantal Graham – Short Rd. (house number not specified)
 - d. Written submission from Shannon and Owen Laughlan – Short Rd. (house number not specified)

Signatures

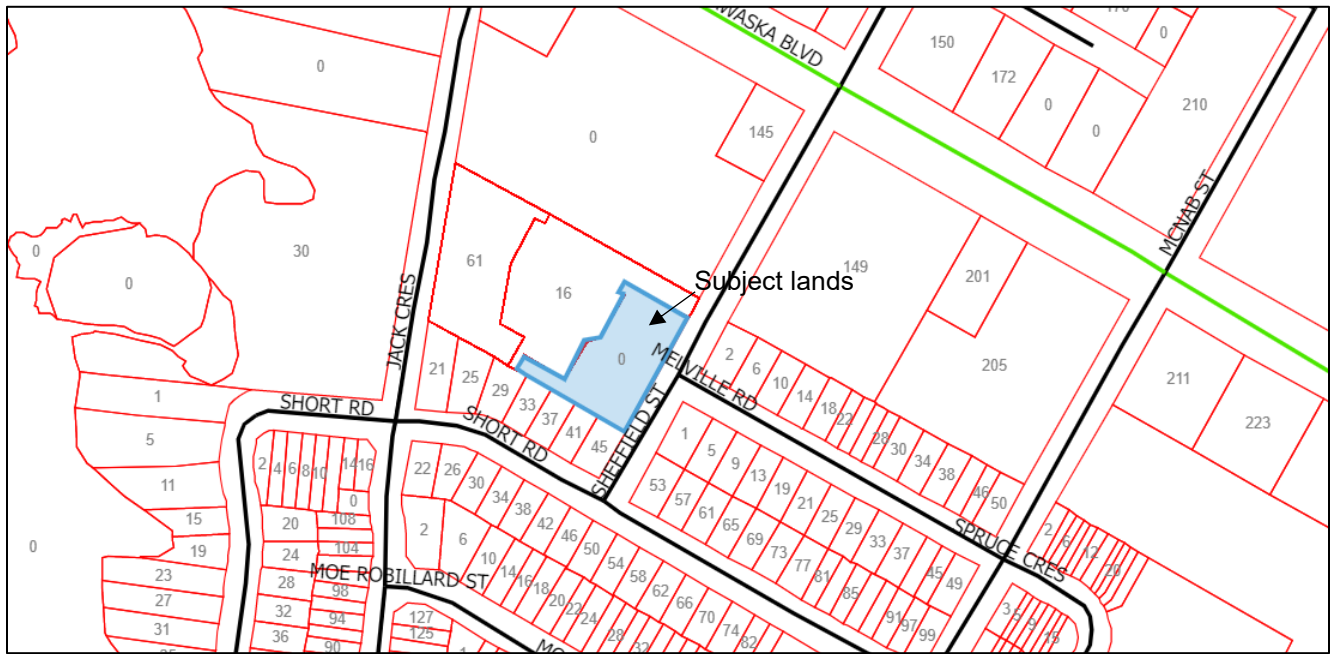
Reviewed by Department Head: Alix Jolicoeur

Reviewed by General Manager, Client Services/Treasurer: Jennifer Morawiec

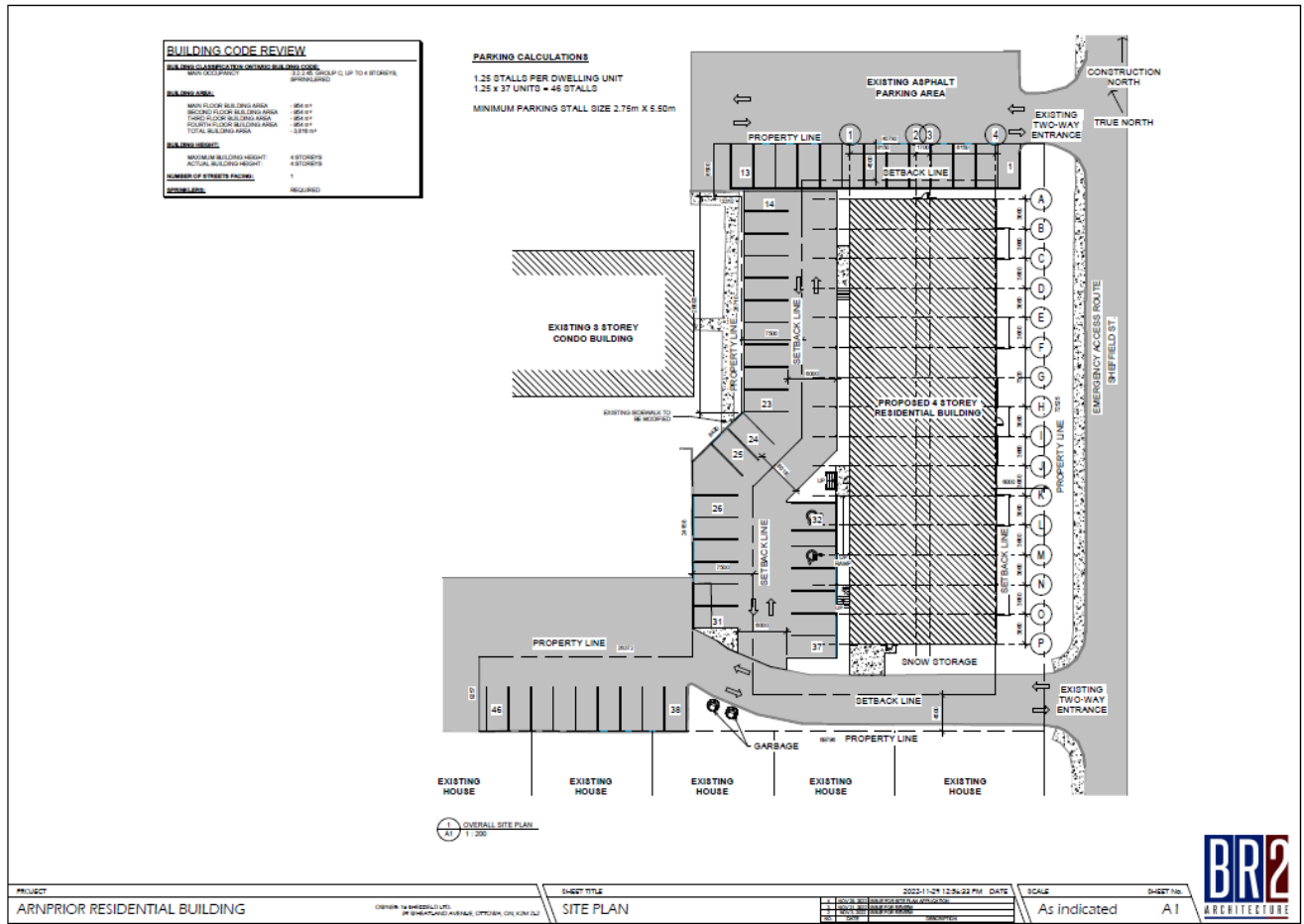
CAO Concurrence: Robin Paquette

Workflow Certified by Town Clerk: Maureen Spratt

Document 1 – Key Plan



Document 2 – Site Plan



Document 3 – Rendering



ARNPRIOR RESIDENTIAL

RENDERING #1 - NOVEMBER 21, 2022



LANDPRO
PLANNING SOLUTIONS

PLANNING JUSTIFICATION REPORT

Multi-Unit Residential Development

16 Sheffield Street, Arnprior

County of Renfrew

December 2022



LANDPRO PLANNING SOLUTIONS

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DISCLAIMER

This report was prepared by the team at LandPro Planning Solutions Inc. It is based on the information provided to us by the applicant. The planning policy research and opinions are based on our own research and independent analysis of the applicable policy.

Mackenzie Crumb Research, Reporting


Michael Sullivan, RPP Project Manager, Quality Control

This report was written by professionals and supervised by Registered Professional Planners, who are full members of the Ontario Professional Planners Institute as defined by the *Ontario Professional Planners Act*, 1994. The contents of this report represent the author’s independent professional opinions and comply with the OPPI Code of Professional Practice and the opinions presented herein will be defended as required.

LandPro Planning Solutions Inc.



Michael Sullivan, RPP, MCIP, EP
President | Principal Planner



Mackenzie Crumb
Planning Technician | Designer

TABLE OF CONTENTS

INTRODUCTION 3

PURPOSE 3

SITE CONTEXT 3

LEGAL DESCRIPTION & LAND USE CONTEXT 4

PROPERTY DIMENSIONS & PHYSICAL ATTRIBUTES 5

PROPOSED DEVELOPMENT 6

LAND USE PLANNING FRAMEWORK 7

 PROVINCIAL POLICY STATEMENT, 2020 (PPS) 7

 COUNTY OF RENFREW OFFICIAL PLAN, 2020 (CROP) 8

 TOWN OF ARNPRIOR OFFICIAL PLAN, 2017 (TAOP) 9

Urban Design 11

 TOWN OF ARNPRIOR ZONING BY-LAW NO. 6875-18, 2021 (ZBL) 14

SUPPORTING TECHNICAL STUDIES 17

Servicing & Stormwater Management 17

Geotechnical Report (Foundation and Design Report) 18

Structural Design Brief 19

PLANNING ANALYSIS 19

CLOSING 21

APPENDIX 1. PROPOSED SITE PLAN, FLOOR PLANS, & ELEVATIONS (BR2 ARCHITECTURE, 2022) 22

APPENDIX 2. PROPOSED DEVELOPMENT RENDERINGS (BR2 ARCHITECTURE, 2022) 22

APPENDIX 3. PROPERTY’S UPPER-TIER OFFICIAL PLAN DESIGNATION 23

APPENDIX 4. LOWER-TIER OFFICIAL PLAN DESIGNATION 24

APPENDIX 5. URBAN DESIGN BRIEF (BR2 ARCHITECTURE, 2022) 24

APPENDIX 6. ZONING 25

APPENDIX 7. SERVICING & STORMWATER MANAGEMENT REPORT & PLANS (MCINTOSH PERRY, 2022) 25

APPENDIX 8. FOUNDATION AND DESIGN REPORT (MCINTOSH PERRY, 2022) 25

APPENDIX 9. STRUCTURAL DESIGN BRIEF (CANSTRUCT ENGINEERING GROUP, 2022) 26

INTRODUCTION

LandPro Planning Solutions Inc. (LandPro) was retained by 16 Sheffield Ltd. (the owner) to provide land planning services in support of a rezoning and Site Plan approval of the subject property to facilitate a multi-unit residential development.

The subject property is located at 16 Sheffield Street, Arnprior, in the County of Renfrew, and is presently vacant. It is legally described as Part Lot 3 Concession C McNab, Parts 7, 8 and 9 49R-16063.

PURPOSE

A Pre-Consultation was held in January 2021 where the main concerns of the Town included parking, building setbacks, site access and height. The applicant has addressed most of these issues in the updated design, which is attached as **Appendix 1**.

The proposed structure’s roof will reach a height of 13.13 metres, with a rooftop patio whose stairwell reaches a height of 16.73 metres. It is the goal of this application to increase the permitted building height and balcony encroachment.

Specifically, this application proposes to:

- increase the maximum **building height** from 10.5 metres to 17 metres, and
- increase the maximum **balcony encroachment into the front yard setback** from 1.5 metres to 1.7 metres.

This report serves to provide an overview of the planning merits of the application to develop this property as proposed. An application for Site Plan Control is being made concurrent to this application. Provided that these applications are approved, the intent is to continue with a Plan of Condominium and the removal of the holding symbol on the property.

SITE CONTEXT

The subject property is located at 16 Sheffield Street, Arnprior, in the County of Renfrew. It is located on the northwest side of Sheffield Street, at the intersection of Sheffield Street and Melville Road, adjacent to an existing multi-unit residential development. The subject property is approximately 150 metres east of the Madawaska River and 250 metres south of the commercial area on Madawaska Boulevard. Please see the property location shown in **Figure 1**, below.

Figure 1: Property Location. (Image from County of Renfrew Interactive Mapping)



LEGAL DESCRIPTION & LAND USE CONTEXT

The property is irregularly shaped and is legally described as **Part Lot 3 Concession C McNab, Parts 7, 8 and 9 49R-16063**, County of Renfrew (Roll # 4702000015014500000).

It is located within the Town of Arnprior Urban Community. The property is currently vacant and the surrounding land uses are predominantly residential. The immediate surrounding land uses are described below.

- North = Residential (Low Density) | Vacant | Commercial (Arnprior Noodle House)
- South = Residential (Low Density)
- East = Residential (Low Density) | Commercial (Tim Hortons, Arnprior Chrysler)
- West = Residential (Apartments) | Institutional (Aspira Island View Retirement Living)

These uses are presented in **Figure 2**, below.

Figure 2: Surrounding Land Uses. Image from County of Renfrew Interactive Mapping.



PROPERTY DIMENSIONS & PHYSICAL ATTRIBUTES

The property fronts onto Sheffield Street and has access to municipal water and sewer (sanitary and storm) servicing. The property dimensions are presented in **Table 1**.

Table 1 - Property Dimensions

Item	Dimensions
Lot Frontage	72.55 metres
Lot Depth	Up to ± 70 metres
Lot Area	3,200.19 m ² (0.79 acres)

PROPOSED DEVELOPMENT

The applicant proposes a four-story, multi-unit (37) residential condominium development with 46 parking stalls. This Zoning By-law Amendment application is to facilitate the construction of said building. The development is proposed to contain one one-bedroom unit and 36 two-bedroom units.

The proposed residential building is shown in **Figures 3 and 4**, below. A larger version of the conceptual site plan can be found **Appendix 1**, along with floorplans and elevations. Additional renderings can be found in **Appendix 2**.

Figure 3: Conceptual Site Plan detail. Created by BR2 Architecture, November 2022.

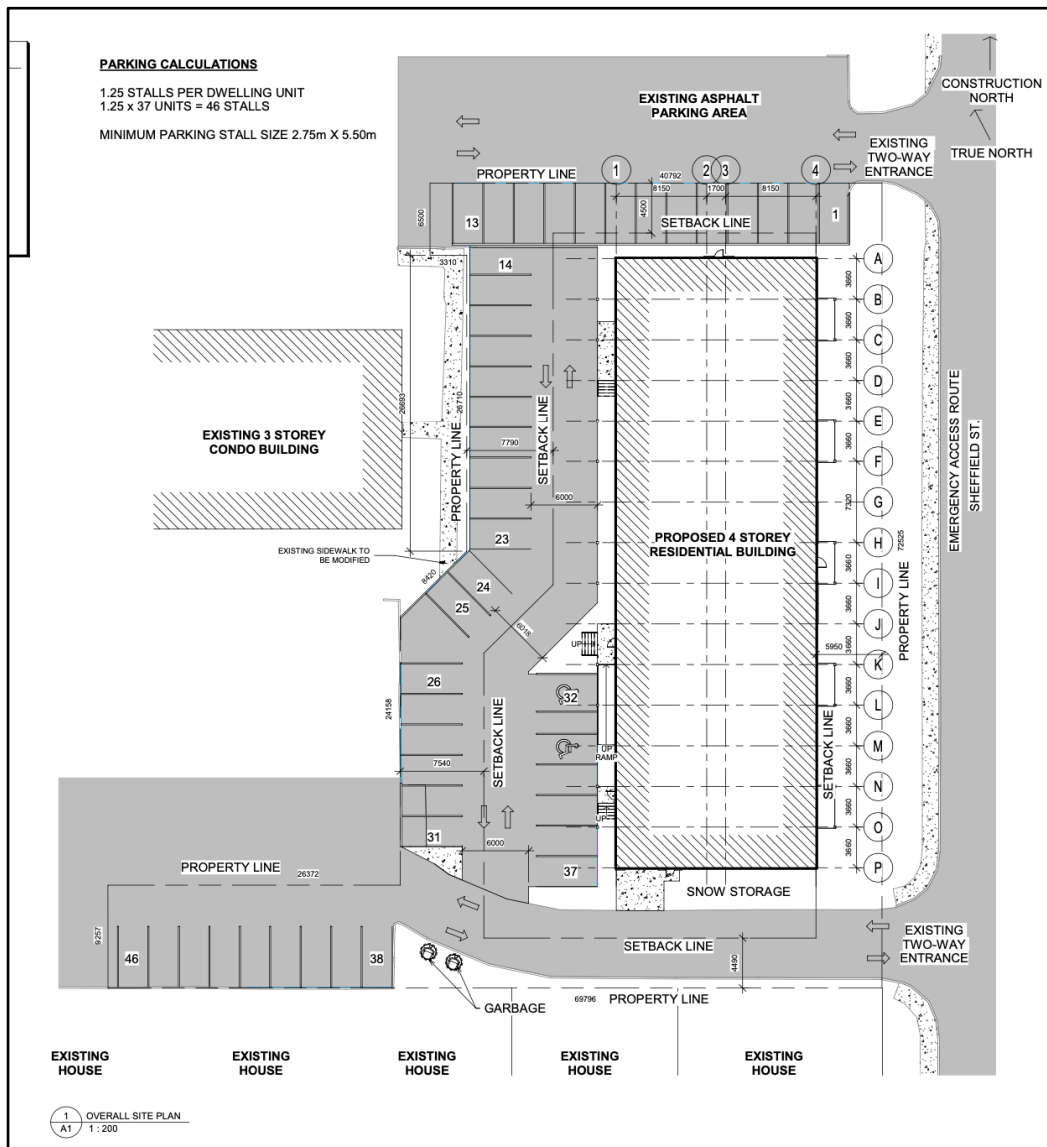


Figure 4: Conceptual Rendering, viewed from the south-east (Melville Road). Created by BR2 Architecture, November 2022.



LAND USE PLANNING FRAMEWORK

In preparing this application, several policy and regulatory documents were reviewed that need to be addressed to demonstrate good planning. They include the following:

1. The Provincial Policy Statement, 2020
2. County of Renfrew Official Plan, 2020
3. Town of Arnprior Official Plan, 2017
4. Town of Arnprior Zoning By-law No. 6875-18, 2021

The proposed development was assessed against these regulations and associated policies. A detailed review is below.

PROVINCIAL POLICY STATEMENT, 2020 (PPS)

The PPS provides policy direction on matters of provincial interest for all land use development throughout Ontario. It provides direction for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment.

The PPS promotes communities that are developed efficiently, accommodate a range of housing options, and use existing servicing and infrastructure (1.1.1). It directs growth and development to settlement areas, where land and resources are used most efficiently, active transportation is supported, and intensification and redevelopment are accommodated. (1.1.3.1-2). This application is consistent with these policies.

Regarding housing, the PPS requires planning authorities to utilize residential intensification and redevelopment to provide the desired range of housing types and densities (1.4.1). It directs new housing to areas where new development can be supported by the existing infrastructure (1.4.3.c-d).

This application involves an infill residential development in a settlement area, on full municipal services that would provide additional housing options in a residential neighbourhood of single-detached, semi-detached, and low-rise apartment units.

This application is consistent with the Provincial Policy Statement.

COUNTY OF RENFREW OFFICIAL PLAN, 2020 (CROP)

The County of Renfrew Official Plan (CROP) contains objectives, policies and mapping that describe the County's vision for the next 20+ years, including their approach to managing growth, growing the economy, protecting the natural environment, resources, and agricultural land, and providing sustainable infrastructure.

Policies related to this application include **1.3 Purposes and Objectives of the Plan**, **2.0 General Development Policies**, and **3.0 Urban Community**.

The CROP's objectives include, among others, *"to direct the majority of projected residential growth to Urban and Village Community areas"* (1.3.8) and *"to promote efficient and cost-effective development to sustain the financial well-being of the municipalities over the long term and to ensure the financial viability of infrastructure and public service facilities as a component of cost-effective development patterns,"* (1.3.9).

Regarding housing, the County Council supports the maintenance of at least a 3-year supply of residential units with servicing capacity in draft approved or registered plans (2.2.1.b). Council also supports *"encouraging all forms of residential intensification in parts of built-up areas that have sufficient existing or planned infrastructure to create a potential supply of new housing units available from residential intensification,"* (2.2.1.d). Regarding the relationship between new development and active transportation, the CROP aims to *"achieve a land use pattern composed of housing, employment, recreation, parks and open spaces that promote the use of active transportation,"* (2.2.26). The review of planning applications should also address *"complete street"* principles (2.2.26).

The CROP states that planning for stormwater management shall *"(a) Minimize, or, where possible prevent increases in contaminant loads; (b) Minimize changes in water balance and erosion; (c) Not increase risks to human health and safety and property damage; (d) Maximize the extent and function of vegetative and*

pervious surfaces; and (e) Promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development,” (2.2.30).

The CROP locates the subject property in one of the County’s four Urban Communities, where growth in the County is to be directed (3.1). Please see **Appendix 3** for the associated schedule. Permitted uses in these communities include those that are residential, home occupations, commercial, industrial, or institutional (3.3.1). The CROP encourages Urban Communities to provide opportunities for supply and diversity of housing as a main objective (3.2.2), especially in the form of residential intensification and redevelopment (with a target of 10% of residential development being via intensification) (3.3.2).

The proposed Zoning By-law Amendment involves a residential development that would intensify the existing built-up residential area, helping to meet the 10% target and 3-year supply of housing. The subject property is located within an Urban Community, where the CROP directs such growth. Its location, where existing infrastructure and servicing are available, makes it an efficient and cost-effective development. It is located close to commercial uses where sidewalks are available, which typically encourage active transportation. Stormwater management on the site was designed by engineers McIntosh Perry and includes underground storage chambers. This may typically be considered low impact development, but infiltration will be limited due to the bedrock on the site. Please see the details in the “Technical Reports and Studies” section of this document.

This application conforms to the County of Renfrew Official Plan.

TOWN OF ARNPRIOR OFFICIAL PLAN, 2017 (TAOP)

The Town of Arnprior Official Plan (TAOP) provides the policy framework to guide land use changes in the Town for the next 20+ years. Its purpose is to protect and manage the natural environment; direct and influence growth patterns and facilitate the citizens’ vision for the Town.

Policies related to this application include **A3. Goals and Strategic Objectives, B1. Complete Communities, B2. Population Growth Forecast to 2036, B4. Housing Forecast, B5. Minimum Intensification Target, B9. Housing Policies, C2. Low/Medium Density Residential Area, and E7. Urban Design.**

One of the goals of the TAOP is to promote sustainable development (A3.2). Applicable objectives include “*encouraging new development that is based on the principles of sustainable development,*” (A3.2.a), and encouraging “*efficient site design, and building design and construction techniques that minimize space heating and cooling energy consumption...*,” (A3.2.h).

The TAOP aims to protect and enhance community character. Objectives related to this goal include “*ensuring that development and redevelopment is compatible with the scale and density of existing development*” in established residential neighbourhoods (A3.4.b), encouraging compact, pedestrian-oriented neighbourhoods that provide an appropriate mix of housing types and land uses (A3.4.c), and fostering “*a sense of civic identity through a high standard of community design,*” (A3.4.e). Please see **Table 2**, below, for specific standards of community design.

Table 2 – Town of Arnprior Official Plan, Policy A3.4.e

Community Design Standards		
Policy	Proposed	Comment
i. The appropriate integration of the design of public and private spaces		Does Not Apply
ii. A high degree of visual diversity and aesthetic quality	<ul style="list-style-type: none"> Professional architect’s modern design with complimentary colours and textures 	Complies
iii. A well-defined public realm, including an interconnected open space network		Does Not Apply
iv. Sustainable and energy efficient building and site design	<ul style="list-style-type: none"> Modular construction, which is known to use materials efficiently and has a reduced carbon emissions output Building materials for the proposed structure have not yet been selected, but the goal is to select equipment that is energy efficient and finishes that are sustainable. 	Will Comply
v. The sensitive integration of new development with existing development	<ul style="list-style-type: none"> Neighbourhood was taken into consideration when designing the building; height, materials, colouring comparable to surrounding built form 	Complies
vi. A pedestrian oriented development pattern	<ul style="list-style-type: none"> Development is close to multiple land uses, sidewalks and accessible entrances provided, visual diversity for passers-by 	Complies

Another goal of the TAOP is to “provide an appropriate housing supply and range of housing choices to meet the needs of present and future residents,” (A3.8). Related objectives include ensuring that “a full range of housing opportunities for all incomes and ages is available for residents in the Town” (A3.8.e) and supporting “universal physical access and encourage[ing] the building industry to incorporate such features in new residential structures,” (A3.8.g).

Regarding housing, the TAOP aims to provide housing types for all levels of income and ages (B1.d) to help to create complete communities within the Town and to meet the Town’s population forecast of 10,144 by 2026 and 11,773 by 2036 (B2). To address this forecast, approximately 1660 units are expected to be built, 37% of which are to be medium density (approximately 614 units) (B4). The TAOP contains housing policies to meet the current and future housing needs including the support of residential intensification (the minimum target of which is 10% (B5)) and efficient use of existing infrastructure (B9.2.a-b).

The subject property is designated as Low/Medium Density Residential in the TAOP. **Appendix 4** shows the property designation and surrounding land designations. Permitted uses include single- and semi-detached houses, townhouses, low-rise apartment buildings (up to six storeys), and secondary residential units, among others (**C2.3**). The TAOP aims for lands with this designation to provide new housing to meet the aforementioned housing needs, ensuring a variety of housing types are available and that more forms of compact residential development be achieved (**C2.2.a-c**). New development in these areas should be compatible with surrounding development in density, lot size, building height and setbacks (**C2.4.2.d**).

Urban Design

The proposed apartment building is a total of four storeys tall with a rooftop patio on the north side. A total of 37 dwelling units and 46 parking stalls are proposed. The building was designed to complement the surrounding neighbourhood and to promote outdoor living, health, and wellness for its residents through amenities such as the rooftop patio, covered unit balconies, and outdoor space.

The subject property’s irregular shape provides design challenges. The development design utilizes an existing easement on the north entrance to access northern parking stalls (located on the subject property), as was shown in **Figure 3**. The building’s units meet all ceiling height requirements to allow for mechanical infrastructure and, at a height of four storeys, results in the surpassing of the maximum height permitted by the Zoning By-law. The height is also significantly affected by the grading of the property.

Snow storage was designed to be located at the south end of the building, and garbage storage is to be located in a designated garbage room and removed by a local disposal company.

For more information, please see the Urban Design Brief prepared by BR2 Architecture (November 2022) attached in **Appendix 5**.

The TAOP contains various objectives and policies related to urban design in the Town. Please see **Tables 3-5** below for a comparison between the TAOP and the proposed development.

Table 3 – Town of Arnprior Official Plan, Policy E7.2

Urban Design Objectives		
Policy	Proposed	Comment
a) Establish the Town as a leader in design excellence, and as a destination for the latest approaches and standards for community character enhancement, linkages to the natural environment, and sustainable design and construction	Proposed multi-unit design involves a well-designed modern façade which complements the surrounding neighbourhood character.	Complies
b) Provide the guidance needed to ensure that appropriate property standards are		Not Applicable

Urban Design Objectives		
Policy	Proposed	Comment
established and maintained throughout the Town		
c) Continually improve the visual appeal, form and function of the Town's built form through the formulation and application of design, building and property standards that reflect the goals and policies of this Plan		Not Applicable
d) Celebrate and enhance the unique built, cultural and natural character of the Town in the planning and building of development within existing and future development areas	Proposed multi-unit structure designed to enhance surrounding built form and complement character of the neighbourhood.	Complies
e) Address and achieve a high degree of compatibility and integration between new and existing development	Proposed multi-unit structure designed to be compatible with surrounding built form.	Complies
f) Identify and apply, where possible, the best available approaches and standards for the design and construction of sites and buildings including incorporation of sustainable and energy efficient materials	<ul style="list-style-type: none"> Modular construction, which is known to use materials efficiently and has a reduced carbon emissions output Building materials for the proposed structure have not yet been selected, but the goal is to select equipment that is energy efficient and finishes that are sustainable. 	Will comply
g) Prioritize a human scale within the public realm, including street rights-of-way, and in how buildings are massed and address the street	Proposed multi-unit structure includes visually diverse façade to add to the streetscape and safe and accessible pedestrian pathways for entrance to the site.	Complies
h) Ensure that the design of the public and private realm is safe and barrier-free for persons with disabilities consistent with the Ontarians with Disabilities Act	Proposed multi-unit structure and site are universally physically accessible through graded entrance ways, ramps, and an elevator.	Complies
i) Utilize a full range of statutory tools available under the Provincial Planning Act, and other best practices and partnership opportunities, for the achievement of design excellence through the planning and development approval process	Proposed multi-unit structure and site are designed in accordance with municipal and modern urban design standards and general standards of "good planning." Town and Regional staff consulted on design of structure during application process.	Complies

Table 4 – Town of Arnprior Official Plan, Policy E7.3.2.1

Private Realm Urban Design Policies: Residential Site and Building Design		
Policy	Proposed	Comment
a) Lots backing onto public roads (reverse frontages) are prohibited for new low-density residential development, including detached and semi-detached and townhouse dwellings		Not Applicable
b) Sites will provide for the safe and convenient access of pedestrians and vehicles, directly from the street right-of-way including sidewalks where present	The site has multiple safe accesses for vehicles and pedestrians. Daylight triangles are free from obstruction and pedestrian paths connect with existing pedestrian network on Sheffield Street.	Complies
c) The massing and exterior design of new and renovated dwellings should relate to, and enhance, the character of adjacent properties and the larger community	The proposed multi-unit structure designed to be compatible with surrounding built form and enhance the neighbourhood.	Complies
d) Exterior building materials should incorporate the predominant colour pallets and textures of adjacent properties, and be especially sensitive to heritage buildings and sites	The proposed multi-unit structure is designed with whites and greys/blacks with a natural wood-coloured accent bay. Surrounding properties were also designed with whites, greys, browns, and red/orange brick.	Complies
e) The extent of the projection of garages beyond the front face of dwellings should be minimized		Not Applicable

Table 5 – Town of Arnprior Official Plan, Policy E7.3.2.3

Private Realm Urban Design Policies: Parking		
Policy	Proposed	Comment
a) Surface parking between the front of the building and public street shall be minimized to the extent possible, and well landscaped	The site does not include any parking between the building and public street. Multiple parking spaces on the north side of the building are visible from the street but are buffered by a landscaped area.	Complies
b) Parking facilities should include clearly marked, illuminated and, if possible, separated pedestrian walkways to and from the associated building or site.	Pedestrian pathways are available from Sheffield Street and from parking facilities to the building.	Complies

Private Realm Urban Design Policies: Parking		
Policy	Proposed	Comment
c) Surface parking lots should include sufficient landscaped areas or islands to interrupt paved surfaces to provide aesthetic appeal and to mitigate water runoff and heat island effects.	The site makes the most of the space available for landscaping to the south and west of the parking area, as well as between the parking area and the structure. Additional stormwater management methods are used to mitigate water runoff.	Complies
d) Underground or decked parking is encouraged, especially on smaller sites where multiple dwellings and/or commercial units are permitted.	The site is sufficiently large to permit adequate number of on-grade parking spaces.	Not Applicable

This Zoning By-law Amendment application seeks to increase the permitted height on the lot to four (4) storeys, which is already permitted by the Town’s Official Plan policies. It was understood from the Pre-Consultation that the Low/Medium Density Residential designation permits up to six storeys to encourage medium-high density in accordance with the PPS but warrants planning approval via Zoning Amendment to ensure compatibility. It was also understood that the Town has historically permitted four-storey buildings within Low/Medium Density Residential Areas.

The proposed development is a medium-density apartment building containing 37 units, which would contribute to the Town’s forecasted housing needs and meets the Town’s applicable urban design objectives and policies (as demonstrated in **Tables 3-5**). The development is proposed on a vacant lot within an existing residential neighbourhood of varying housing types and would contribute further to the range of housing choices. It is located adjacent to other buildings of comparable use, height, and colouring and so the proposed development is compatible with the surrounding neighbourhood. The design of the structure includes sustainable construction techniques (as a modular building) and there is intention to select building materials that are energy efficient and sustainable.

Based on the above, this application conforms with the Town of Arnprior Official Plan.

TOWN OF ARNPRIOR ZONING BY-LAW No. 6875-18, 2021 (ZBL)

The Town of Arnprior Zoning By-Law No. 6875-18 (ZBL) regulates the subject property. The current zoning of the property is Residential Two R2(H1) as is presented in **Appendix 6**.

Permitted uses in this zone include street townhouses, apartments, triplexes, multiple dwellings, and secondary residential units, among others (**6.6**)

The proposed apartment development is a permitted use of the R2 zoning. However, the proposed building height and front yard balcony encroachment are not in compliance with the Zoning By-law and are addressed in the attached Zoning By-law Amendment application. Please see the Residential Two (R2) zone provisions below in Table 6.

Table 6 – Town of Arnprior Zoning By-law Provisions

Applicable Zoning Provisions for Residential Two (R2)			
Provisions	Required	Proposed	Comment
Min. Lot Frontage	30 m	72.55 m	Complies
Min. Front Yard	6 m	6 m	Complies
Min. Rear Yard	7.5 m	13.4 m	Complies
Min. Interior Side Yard	2.4 m	6.7 m & 10.7m	Complies
Min. Exterior Side Yard	4.5 m	N/A	Complies
Max Building Height	10.5 m (3 storeys)	17 m (4 storeys + rooftop patio)	Does not comply
Parking Spaces	1.25/unit (46.25 total)	46 spaces	Complies
Balcony Encroachment	1.5 m (FY/Ry)	1.7m (FY)	Does not comply

The Zoning By-law Amendment application for the subject lands to permit:

- increased maximum **building height**, and
- increased maximum **balcony encroachment** into the front yard.

As shown in **Table 6** above, the proposed development surpasses the maximum building height and the maximum balcony encroachment provisions. Relief from these provisions are included as part of this Zoning By-law Amendment application.

In this case, the increase in permitted building height by 6.5 metres is not significant, notably because of the nature of the building design and context in which this development is located. As the renderings shown in **Appendix 2** display, the highest point of the building, at 16.73 metres, is the rooftop patio stairwell and shade structure. The total area which reaches that height is minimal, while the majority of the building reaches only 13.13 metres in height. We note that rooftop access is required for maintenance purposes,

which will be the primary use of this stairwell. It will serve the dual purpose of rooftop patio access during fair weather days.

It should be noted that the rooftop patio space cannot be viewed from the street level, which aids in making the increased height appropriate to the proposed building’s surrounds. Although the site is surrounded by predominantly single-detached houses, there are multiple apartment buildings of comparable height to the proposed development, all within the same R2 zone. Please see **Figures 5-7** for built form examples.



Figure 5: 30 Jack Crescent (5 storeys). 130 metres west of subject property. Image from Google Streetview.



Figure 6: 61 Jack Crescent (3-4 storeys) 67 metres west of subject property. Image from Google Streetview.



Figure 7: Apartments adjacent to (east of) subject property (3 storeys). Image from Google Streetview.

During the Pre-Consultation meeting in January 2021, the Town raised concerns regarding parking. Because there is no public transportation available and many families in the area own more than one car, parking is a significant concern with the Town. The applicant has addressed these concerns and is now providing 46 parking spaces for the 37 units, which meets the required 1.25 spaces per unit (**Section 5.3**) zoning requirement. This accounts for vehicles of both residents and visitors in hopes of preventing spill-over into

street parking. Furthermore, garbage pick-up and snow storage are proposed to be at the south of the site, on either side of the southern entrance.

The holding symbol on the property may be removed via “*the execution of appropriate agreements with the Town,*” according to the ZBL’s **Table 12.1**. The intent is to pursue the removal of the holding symbol later in the planning application process, once Site Plan approval is received, as confirmed by the Town.

Subject to this application for Zoning By-law Amendment being approved, the applicant will then pursue Site Plan approval. Once approved, application will be made to remove the hold symbol.

SUPPORTING TECHNICAL STUDIES

The Pre-Consultation checklist outlines several technical studies and additional reports. Servicing and Grading requirements include a servicing study, and a geotechnical study was required for the Site Plan Approval process. Both are included here.

Servicing & Stormwater Management

It is understood that there are existing public water and sewer services on Sheffield Street as well as private services located on the site which connect to the adjoining apartment property. An easement may be required for the private servicing if left in place. Please see the attached Servicing & Stormwater Management Report (November 2022) completed by McIntosh Perry for more details relating to stormwater discharge options, fire hydrant placement, and anticipated flow rates (**Appendix 7**).

The summary and recommendation of this report is as follows (pages 9-10):

- *The water service for the development is proposed to be a 150mm diameter pipe connected to the existing municipal watermain located on Sheffield Street, south of Melville Road, complete with a new valve located at the property line.*
- *The sanitary service for the development is proposed to be a 150mm diameter pipe connected to the existing municipal sanitary sewer located on Sheffield Street, south of Melville Road, complete with a new 1200mm diameter maintenance hole.*
- *The estimated sanitary flows from the proposed development are not anticipated to negatively impact the capacity of the existing sanitary main on Sheffield.*
- *Based on the 2018 fire hydrant testing data provided by the Town of Arnprior, and in combination with the fire hydrant spacing near the proposed development, there is sufficient fire flow available to meet the requirements of the FUS and OBC calculation methods. Additional confirmation of available fire flow through hydrant flow testing and hydraulic modelling is recommended due to the age of the available flow test data.*
- *Storm servicing and on-site stormwater storage will be provided to ensure post-development flows are equal or less than peak pre-development flows. The proposed storm network will be connected to Sheffield Street,*

however, it is dependent upon confirmation from the Town regarding the allowable release rate for the site, and whether a downstream capacity analysis of the stormwater servicing will be required. Additional stormwater management measures may be required as a result.

- *Quantity control will be achieved using underground storage chambers located in a section of the proposed parking lot as a stand-alone option.*
- *Quality control will be achieved by a combination of an oil-grit separator along with isolator rows within the underground storage chamber system.*
- *Flow controls will be provided in the downstream storm structures to control the discharge rate leaving the site up to a 100-year storm event.*

Based on the information presented in this report, we recommend that the Town of Arnprior accept this Servicing and Stormwater Management Report in support of the proposed development at 16 Sheffield Street.

Geotechnical Report (Foundation and Design Report)

We understand that there has been hard rock previously found in this area, and so this is a potential for the subject property as well. Please see the attached Foundation and Design Report (December 2022) completed by McIntosh Perry for more details regarding the subsurface conditions (**Appendix 8**).

The summary of some key geotechnical details that were considered in the report's recommendations include (pages 8-9):

- *Bedrock is either sampled or inferred across the footprint of the building. The rock surface varied from 0.4 m to 6.3 m below the existing ground surface across the site. It is concluded the only feasible foundation system to reduce the risk of differential settlements is to use a combination of shallow spread footing and caissons, all resting on bedrock.*
- *The proposed structure can be designed using a seismic Site Class C provided that the boundary zones of the shear walls and all column loads are extended to and supported on the bedrock, confirmed by geotechnical staff upon completion of the open excavation or caisson drilling.*
- *The contractor shall submit the excavation plan for geotechnical review. The plan shall be prepared based on the final site layout, depth of excavation, and offset from adjacent establishments to ensure the protection of those building are considered.*
- *Based on the observed RQD, if rock excavation is needed, hoe ramming and line drilling shall be adequate for leveling the rock surface. Rock blasting is not envisioned based on the proximity of the existing structure. If blasting is required, a blasting plan including health and safety and monitoring programs shall be submitted by the contractor.*
- *Knowing the structure will be built on a crawl space system, and the footing system will be considered 'unheated', it is recommended to cover all those footing with less than 1.8 m of soil cover with synthetic insulation. Refer to manufacturer specification for insulation detail. The subgrade is not frost susceptible,*

however, there is a risk of forming ice lenses below the footings due to the trapped water within the bedrock cracks. Therefore providing adequate insulation is essential.

- *Groundwater is not an issue for areas with shallow bedrock. However, the groundwater table is at approximately 1.5 m with observed fluctuation across the site. For the rest of the site with deeper bedrock, it should not create any major difficulties for caisson drilling, although, the drilling method shall be designed considering the groundwater elevation. Based on the current information and assumptions on design requirements (i.e. shallow footing for shallow bedrock, and caisson footings for deeper bedrock), an application for PTTW is not required.*
- *The expected foundation loads for the four (4) storey building are significant and will need to be supported on the underlying bedrock by means of a combination of the following foundation options:*
 - *Spread footing founded on or within the bedrock;*
 - *Spread footing founded on mass concrete that extends to the bedrock surface;*
 - *Drilled cast-in-place concrete caisson socketed into the bedrock;...*

Structural Design Brief

A Structural Design Brief was completed by CanStruct Engineering Group in November 2022, including details regarding the design criteria and structural systems of the proposed multi-unit building. Please see the attached Structural Design Brief (November 2022) in **Appendix 9**.

PLANNING ANALYSIS

This application is for a 37-unit, four-story residential apartment building to be built on a vacant lot in a residential area of Arnprior. The apartment has been designed to fit in with the character and context of the surrounding residential uses and to serve as a transition to the adjacent commercial uses.

The property is currently designated *Low/Medium Density* by the Town’s Official Plan, and *Residential Two* by the Town’s Zoning By-Laws. This report demonstrates why it is a good candidate to be re-zoned to *Residential Two with Exceptions (increased height, increased balcony encroachment)*. Permitting this application would provide more housing opportunities for existing and future residents in a desirable riverside area. It would also result in efficient use of the land, as it would permit a higher density use in an urban area where servicing exists and would provide more housing options through infill.

The Provincial Policy Statement (PPS) directs growth and development to settlement areas like the Town of Arnprior, where intensification like this proposal can be accommodated by available servicing. The application is to facilitate residential intensification that would provide compatible variety in housing types in the existing neighbourhood, as is encouraged by the PPS.

Like the PPS, the County of Renfrew Official Plan also directs growth to Urban Communities, Arnprior being one of the County's four such communities. Sufficient housing supply is one of the main objectives of Urban Communities, to which this proposal would contribute, in the form of a medium-density infill project. This development also contributes to the County's intensification target of 10%, and its 3-year supply of housing. Its location makes it an efficient and cost-effective development which provides more housing opportunities within a walkable neighbourhood. Best efforts were made to use low-impact development for stormwater management, but options were limited due to the site's bedrock and size.

The Town of Arnprior Official Plan (TAOP) lists a projected need of approximately 614 medium-density units by 2036, and it has a minimum residential intensification target of 10%. This Zoning By-law Amendment application helps to attain both targets as a medium-density infill project containing 37 units. The proposed apartment building is both a permitted use in the *Low/Medium Density Residential* designation and is below the maximum permitted height of six storeys. Like the previous provincial and County documents, the TAOP aims to provide housing types for all levels of income and ages. This neighbourhood is currently predominantly single-detached residential, which is appropriate for one type of family and income level. Although other similar apartments buildings exist in the neighbourhood, one is exclusively reserved for senior citizens. Increasing the density with a fourth storey at 16 Sheffield Street will provide an opportunity for other family types and income levels. The proposed development also meets the applicable criteria for the Town's urban design policies and objectives.

The Zoning By-law indicates that this property is *Residential Two* (R2), under which an apartment is a permitted use. The proposed apartment building meets all applicable provisions except for the building height and front yard balcony encroachment, which are addressed by this Zoning By-law Amendment application. It is our opinion that the proposed height increase of 6.5 metres (for a total of 17 metres) is appropriate, both in appearance and in the neighbourhood context. The proposed development is located adjacent to other buildings of comparable use and height, and so it is compatible with the surrounding neighbourhood. As was exemplified earlier in this report, there are three comparable buildings all within 150 metres of the subject property, and all within the same R2 zone. The rooftop patio is offset from the edges of the building, which aids in the buffering between the proposed building and the existing, smaller adjacent buildings. Furthermore, the proposed landscaping and building façade are designed to help with the massing of the building in relation to the single detached dwellings nearby.

Due to the irregular and restrictive shape of the property, the site is designed such that every space has a use and purpose. Because of this, the building cannot be setback further, which results in a balcony encroachment of 0.2 metres further than what the Zoning By-law permits. The current design of the balconies has aesthetic and practical benefits, promoting outdoor living and permitted round-year use and privacy to residents.

It is reasonable and appropriate that the subject property be re-zoned to *Residential Two with Exceptions*, as it upholds the general intent and purpose of the Zoning By-Law and Official Plan. We note that this proposal will incrementally help the Town and County achieve the goal of maintaining a wide range of residential dwellings, while also assisting in meeting provincial growth targets.

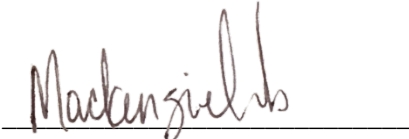
Lastly, it has been made clear by the province that the housing supply is critically low in Ontario, which has driven house prices to all-time highs. Infill projects like this proposed development can provide highly localized support to the goal of 1.5 million homes in the next 10 years.

CLOSING

This application meets provincial, county, and municipal planning policy for new residential development, subject to Council’s approval of this re-zoning. Once approved, a site plan application will be submitted for consideration. The re-zoning will address the increased balcony encroachment and increased building height to make the best use of this residential lot.

It is our opinion that this application represents good planning and should be approved.

LandPro Planning Solutions Inc.



Mackenzie Crumb, BA, Dipl
Planning Technician | Designer



Michael Sullivan, M.Plan, RPP, MCIP
President | Founder

APPENDIX 1. PROPOSED SITE PLAN, FLOOR PLANS, & ELEVATIONS (BR2 ARCHITECTURE, 2022)

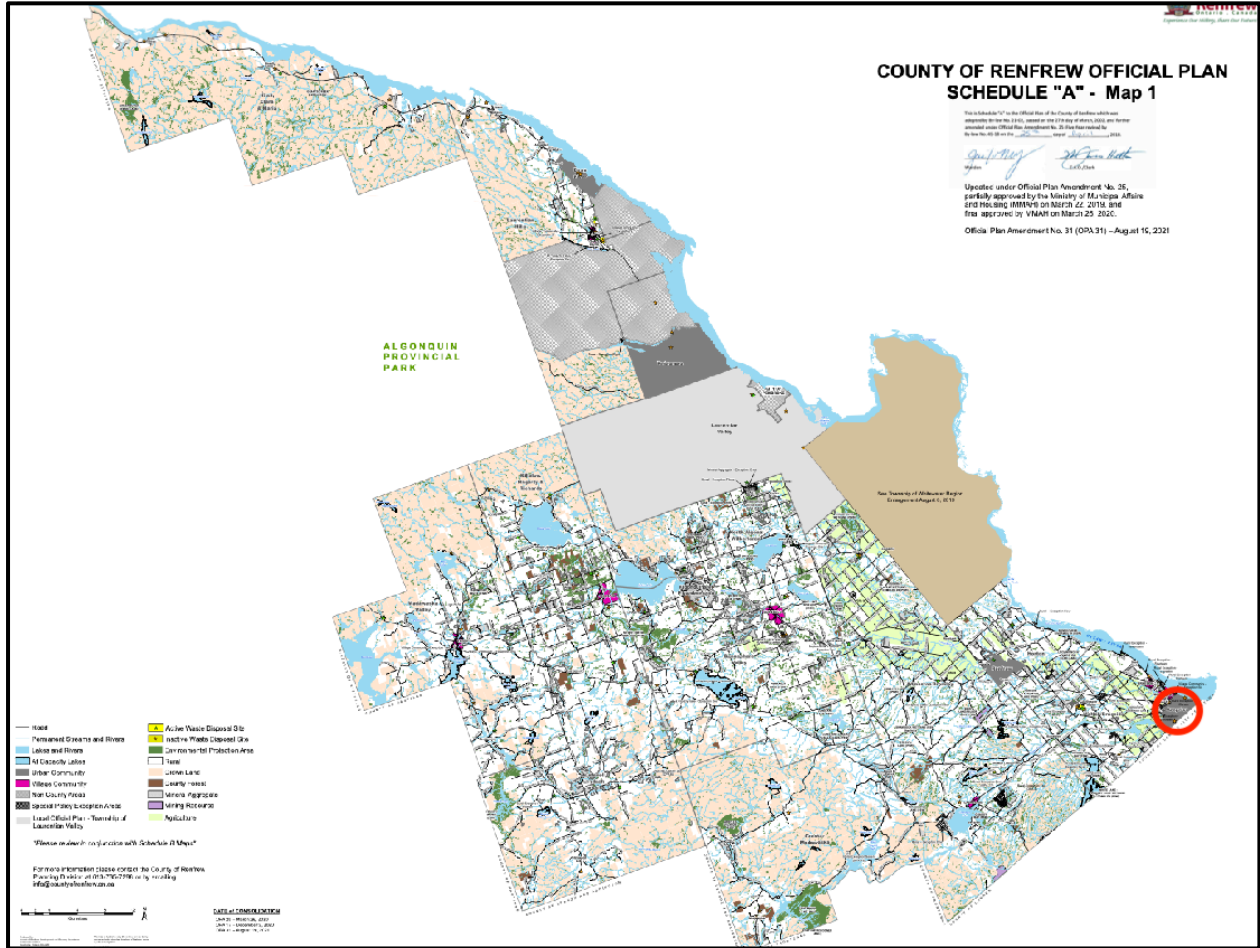
Please see attached Site Plan.

APPENDIX 2. PROPOSED DEVELOPMENT RENDERINGS (BR2 ARCHITECTURE, 2022)

Please see attached renderings (6).

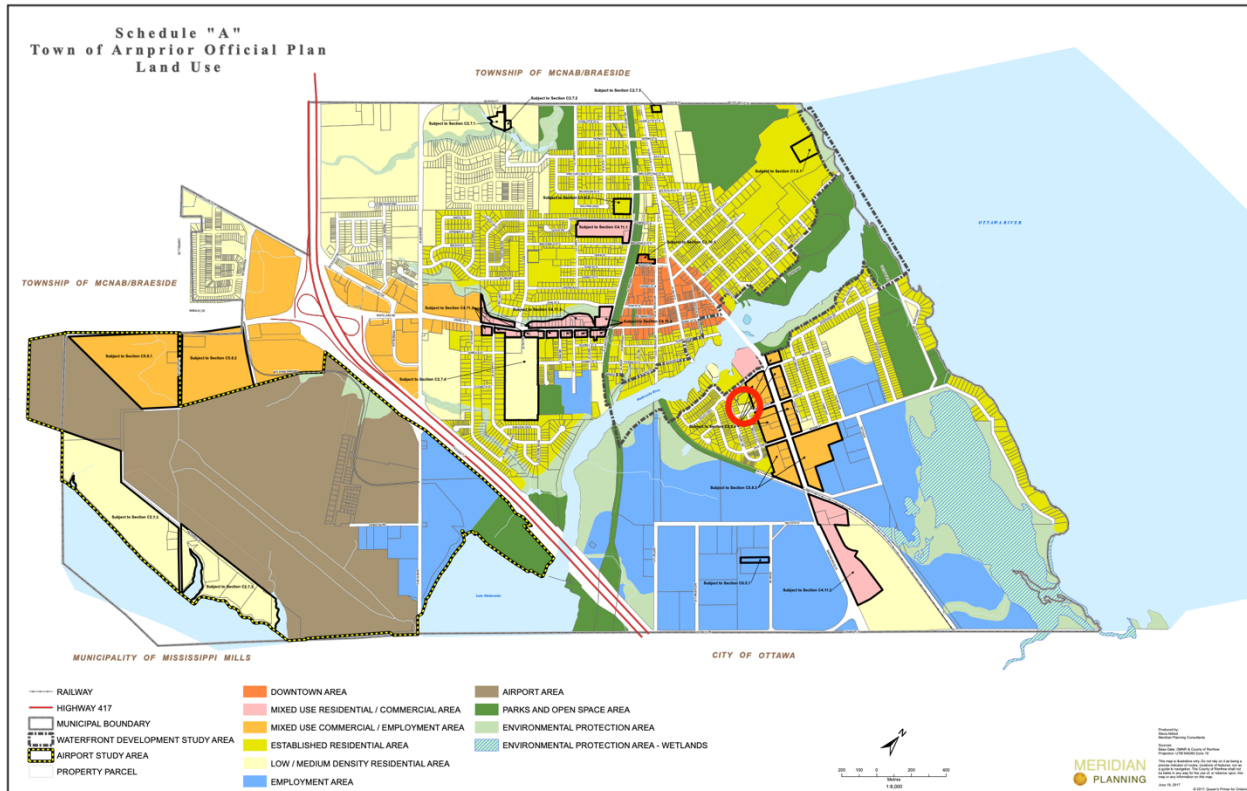
APPENDIX 3. PROPERTY'S UPPER-TIER OFFICIAL PLAN DESIGNATION

Property location is indicated by a red circle. Source: County of Renfrew Official Plan Schedule A, edited by LandPro Planning Solutions Inc.



APPENDIX 4. LOWER-TIER OFFICIAL PLAN DESIGNATION

Property location is indicated by a red circle. Source: Town of Arnprior Official Plan Schedule A, edited by LandPro Planning Solutions Inc.

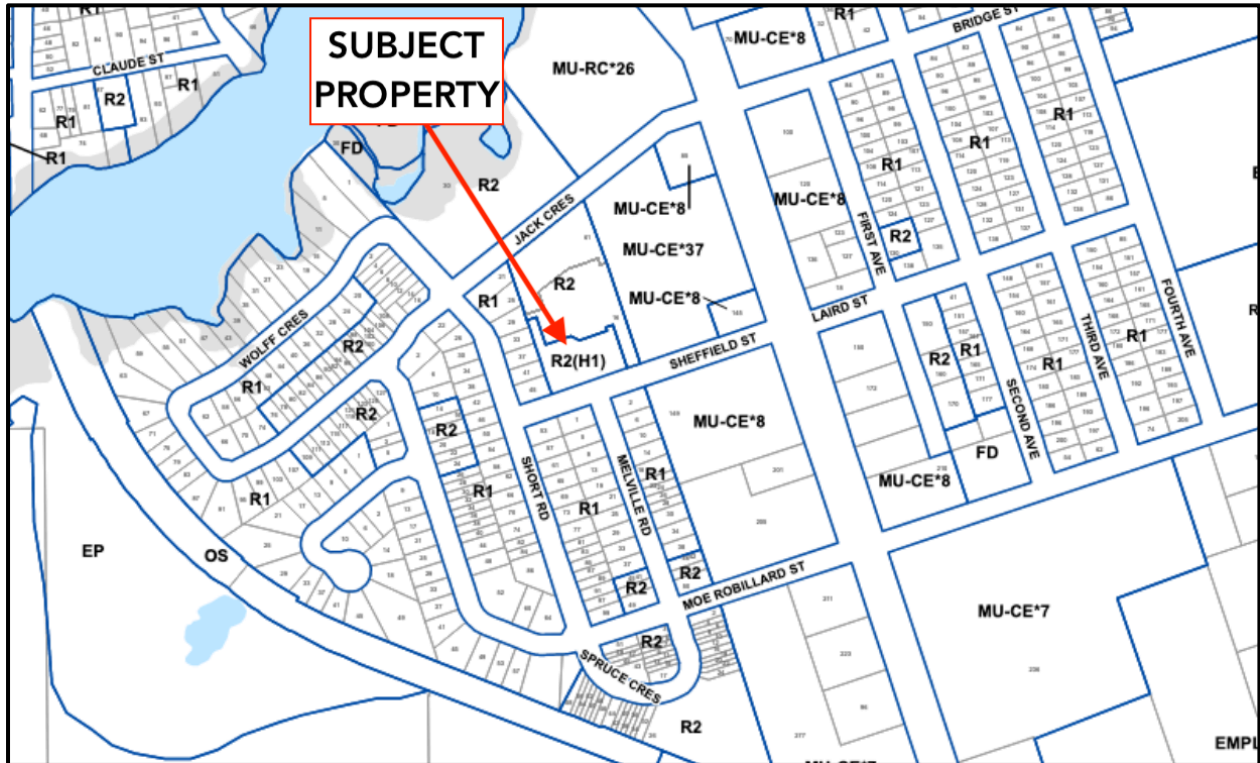


APPENDIX 5. URBAN DESIGN BRIEF (BR2 ARCHITECTURE, 2022)

Please see attached document.

APPENDIX 6. ZONING

Subject property is indicated by a red arrow. Source: Town of Arnprior Zoning By-law Schedule A, edited by LandPro Planning Solutions Inc.



APPENDIX 7. SERVICING & STORMWATER MANAGEMENT REPORT & PLANS (MCINTOSH PERRY, 2022)

Please see attached document.

APPENDIX 8. FOUNDATION AND DESIGN REPORT (MCINTOSH PERRY, 2022)

Please see attached document.

APPENDIX 9. STRUCTURAL DESIGN BRIEF (CANSTRUCT ENGINEERING GROUP, 2022)

Please see attached document.

From: [Susan/Dave Lui](#)
To: [Alix Jolicoeur](#)
Subject: ZBLA-2/22
Date: February 24, 2023 11:59:10 PM

Dear Ms Jolicoeur,

Please be advised that as a property owner at 61 Jack Crescent, I strenuously object to the proposed amendment to Comprehensive Zoning By-law No. 6875-18. The current buildings on the site are both three stories. Allowing a four-storey building (with a rooftop terrace) in such close proximity will adversely affect the view, enjoyment and property values of many of the property owners in the present buildings. The developers of the two current buildings abided by the town's zoning by-laws regarding height, as should the developer of the third proposed building. I would suggest that if the developer wishes to erect a building taller than any other in the town, it should not be done within the close proximity of two other buildings.

I hope that council members will take a look at the site before considering allowing this amendment to take place. It was shocking to the owners at 61 Jack Crescent when the second building on the site (Blacksmith Gate) was erected in such close proximity to 61 Jack Crescent. Blacksmith Gate is so close to 61 Jack Crescent that it casts a shadow onto the roof of 61 Jack Crescent, causing ice buildup on the eavestrough and roof, which has resulted in leaks and substantial damage to our 3rd floor unit. It's alarming to hear that an amendment might be considered allowing a third, even taller building to be erected on the small site.

I would like to be notified of the decision of the Town of Arnprior in this matter.

Thank You.

Susan Lui
5723 Loggers Way
Arnprior ON K7S 3G7

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [Ken Ahronson](#)
To: [Alix Jolicoeur](#)
Subject: Alix Jolicoeur, Manager of Community Services/Planner, Town of Arnprior, planning@arnprior.ca
Date: February 28, 2023 3:31:51 PM

Alix:

This correspondence is a summary of my oral presentation to council last night.

My name is Ken Ahronson, 2 Melville Road, the corner of Sheffield and Melville. My home is a 2 bedroom bungalow and it will be impacted the most by the proposed condominium.

We are opposed to the proposed amendment. Zoning bylaws are made by a community to attempt to insure that a neighbourhood develops in harmony. The other 2 condos built on the adjoining pieces of land are 3 storey and this development shouldn't be allowed to dominate the neighbourhood by being 4 storeys.

In fact what the developer wants to do is double down because they are proposing an inappropriate party venue on the roof, so in effect they are asking for approval of 5 usable storeys. A party venue on the roof of a condo may be appropriate in Ottawa but not in this suburban neighbourhood.

This development is directly across the street from my kitchen window and a picture window into my dining room and living room.

Four + 1 storeys will mean that I will not be able to see the sky from my kitchen window and allowing the encroachment will mean many new eyes peering into my dining/living room window.

In fact I am opposed to the East/West orientation of the building when it should be North/South to be more harmonious to the neighbourhood.

Please distribute this correspondence to each of the town councillors and the Mayor. I would also like to extend an invitation to all of the town councillors and the Mayor to visit my home to have the opportunity to look out my kitchen and dining/living room window to assist them in understanding the impact a 4 + 1 storey building will have on my family home.

Please keep me apprised of developments on this project. I would like to have input into future committee of adjustment and site plan meetings and I expect to be added as a party to the hearing of an appeal before the Ontario Land Tribunal.

Regards,
Ken

Sent from my iPad

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From: [Chantal Graham](#)
To: [Chris Couper](#); [Billy Denault](#); [Lynn Grinstead](#); [Chris Toner](#); [Dan Lynch](#); [Tom Burnette](#)
Cc: [Alix Jolicoeur](#)
Subject: 24 Sheffield Lot
Date: February 28, 2023 10:07:48 AM

Dear Council Members,

I am writing to you about the proposed development at 24 Sheffield Street (McNab Concession C, Part of Lot 3).

I live on Short Road, just a few houses down from where the proposed development will take place. While I understand that development is necessary, I don't believe that the proposed amendment is appropriate for the neighbourhood. And for the purposes of this e-mail, I will not discuss the impacts of the very fast growth of the town, the lack of amenities for the new population and deforestation (though of course these are also issues).

First, I would like to address the sheer size of the building. This building would dwarf absolutely every other dwelling around it. A height difference of almost **70%** is not a "minor" variance, as Mr. Sullivan would claim - this is rather significant. The neighbouring condo buildings are only three stories tall and are set back from the road enough that they do not encroach or tower over any existing dwellings. Residents directly next to the building would lose any semblance of privacy they once had, and home values will most certainly decrease as a result.

Second, the traffic impact of having an additional 45+ vehicles and parking spaces in such a small area would be significant in a residential neighbourhood. On Short Road, we already have cars that are speeding down our street in order to get to the traffic lights to turn onto the boulevard. And as Arnprior is an extremely car-centric town, it is necessary to drive to almost all destinations in town, including (but not limited to) grocery stores, pharmacies, and shopping. The Madawaska bridge is incredibly busy and often quite scary to walk over. The sidewalks are quite narrow and the vehicles are frequently within a foot of the sidewalk. This would make the area less walkable than it is currently.

Last, I would encourage you to visit this lot and see for yourself how a development of this size would change the neighbourhood. This is not a large lot by any means, and a building of this size would absolutely change the character and harmony of the neighbourhood. It is directly IN our neighbourhood, and as it is not the last proposed building in this section (with the Lepine apartments to be built adjacent to this section), all the above concerns will multiply further. The Lepine apartment would at least face the boulevard, and traffic and noise could be mitigated toward the main throughway rather than through this suburban area. The proposed development at 24 Sheffield Street does not have direct access to the boulevard and will instead have traffic on Short Road, Melville Road, through the existing condo lots and Jack Crescent.

I would implore you to remind yourself why you ran for council. I would believe it's to represent the residents of Arnprior and to do what is best for the community – and I don't believe a building of this size is best for our neighbourhood.

Thank you for reading.

Chantal Graham

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From: olaughlan olaughlan <olaughlan@sympatico.ca> **Sent:**

Wednesday, March 1, 2023 7:41 PM

To: Lisa McGee; Billy Denault

Subject: Re: Letter

Hello,

Hello our names are Shannon and Owen Laughlan. We moved to Arnprior from Niagara Falls in 2006 to raise our family and to be closer to family. We've been on Short Rd since 2007 after my husband accepted a full time lateral transfer with the federal govt. We have never been vocal or really paid much attention to local politics until last year when we voted for mayoral change- we wanted fresh new ideas for the town to go forward.

We are now nearing our retirement years . My in-laws left the Village of Lakefield (North of Peterborough) during their retirement, because the property taxes continuously went up because there as no big business to support the tax system. New condos and houses don't support the tax system like big business.

The new condo is nice, but where are people going to shop for essential groceries? The town doesn't have big business to support the growing population. Lately, we started shopping in Carleton Place , Renfrew and Kanata because the shelves are bare in Arnprior , especially in the summertime . We need big business, NO more new condos until we have the proper infrastructure to support them.

We want change - yes, change is good, but other things need to be addressed before adding condos. Again, we elected you as we needed change - We oppose any new condos until the proper infrastructure is in place. ie Grocery stores.

Sincerely
Shannon and Owen Laughlan

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Town of Arnprior Staff Report

Subject: Private Swimming Pool By-law

Report Number: 23-03-13-02

Report Author and Position Title: Jacques Benoit, Chief Building Official

Department: Community Services

Meeting Date: Monday, March 13, 2023

Recommendations:

That Council adopt a by-law to repeal and replace By-law Number 4551-97, being the Regulation of Private Swimming Pools By-law, with a new proposed Regulation of Private Swimming Pools By-law.

Background:

The Regulation of Private Swimming Pools By-law was passed in 1997. The Building Department is proposing to modernize the By-law and ensure it is consistent with the definitions and provisions of the Town's Comprehensive Zoning By-law Number 6578-18, as amended.

Discussion:

The main objectives for repealing and replacing By-Law No. 4551-97 are to:

- organize the bylaw structure to ensure accessibility for the public;
- recognize new materials and technologies;
- clarify when a pool permit is required and what documents must accompany the application; and
- be consistent with Comprehensive Zoning By-Law 6875-18, adopted in October of 2018.

Several definitions were added, particularly those defining lot lines to assist in establishing and ensuring proper setbacks are provided. The setback requirements were revised to be consistent with the zoning by-law provisions.

The proposed by-law expands fencing options to recognize and permit many of the new products currently available to be used for pool enclosures.

Certain areas of the by-law were re-worded to ensure the by-law is clear and easy to read and understand. There were no substantive changes to the scope of the pool by-law or enclosure standards required to ensure safety.

While maintaining the scope and intent of By-Law Number 4551-97, this revised By-Law now corresponds with Town of Arnprior Zoning By-Law Number 6875-18 and meets the accessibility requirements of the Town of Arnprior.

Options:

Council could choose not to repeal and replace the existing Regulating of Private Swimming Pools By-law, however, staff are recommending the repeal and replacement as the current by-law is dated, out of conformity with the current zoning by-law and inaccessible. By-laws should be reviewed on a regular basis to ensure their appropriateness.

Policy Considerations:

By-Law No. 4551-97 Regulation of Private Swimming Pools
By-law No. 6875-18 Comprehensive Zoning By-law

Financial Considerations:

None

Meeting Dates:

None

Consultation:

- CAO
- Manager of Community Services/Planner

Documents:

Draft By-Law – Regulation of Private Swimming Pools

Signatures

Reviewed by Department Head: Alix Jolicoeur, Manager of Community Services/Planner

Reviewed by General Manager, Client Services/Treasurer: Jennifer Morawiec

CAO Concurrence: Robin Paquette

Workflow Certified by Town Clerk: Maureen Spratt



Town of Arnprior Staff Report

Subject: 2022 Statement of Remuneration and Expenses paid to Council and Local Boards

Report Number: 23-03-13-03

Report Author and Position Title: Jennifer Eve, Manager of Finance

Department: Client Services

Meeting Date: March 13, 2023

Recommendations:

That Council receives as information the attached 2022 Statement of Remuneration and Expenses paid to Council and Local Boards.

Background:

The Province of Ontario, through the Municipal Act, delegates the Council of the Town of Arnprior to set its remuneration. The Municipal Act, Sec. 284(1), requires the Treasurer to provide to Council, before March 31st, an itemized statement on remuneration and expenses paid in the previous year to each member of council and each person, other than a member of council, appointed by the municipality to serve as a member of any body, including a local board, in respect of his or her services as a member of the body.

Discussion:

Section 284(2) of the Municipal Act stipulates that municipalities identify the By-Law under which the remuneration or expenses were authorized to be paid. Salary, expenses and benefits paid to Members of Council in 2022 were authorized by the following:

- Resolution 122-17 – COLA Adjustment
- Resolution 376-17 – Council Remuneration
- By-Law 7294-22 – Council Remuneration for the 2022-2026 Term
- By-Law 6398-14, as amended – Council Conferences, Training and Functions Policy
- By-law 6496-15 – Council Expense Policy

Benefits provided to members of Council include:

- Employer CPP costs

- Employer WSIB costs
- Employer EHT costs
- Group Life Insurance
- Accidental Death and Dismemberment
- Extended Health Benefits
- Dental Benefits
- Health Care Spending Account
- Employee Assistance Program

Conference and Other Expenses paid to Council members include reimbursement for:

- Mileage
- Telephone
- Internet
- Conferences, training and functions within Ontario
- Per diems for out-of-town events

The 2022 Statement of Remuneration and Expenses paid to Council and Local Boards that are appointed by Council are itemized in “Appendix A”.

The statement does not include any expenses paid to Council members by other associations, nor does the statement include any remuneration or expenses paid to the County’s representative (County Councillor) by the County of Renfrew.

Options:

The Statement of Remuneration is an annual requirement under the Municipal Act.

Policy Considerations:

As set out in this report.

Financial Considerations:

Remuneration and expenses for all members of Council and Local Boards are within the 2022 approved operating budget.

Meeting Dates:

N/A

Consultation:

N/A

Documents:

Appendix A – 2022 Statement of Remuneration and Expenses paid to Council and Local Boards

Signatures

Reviewed by Department Head: Jennifer Morawiec

Reviewed by General Manager, Client Services/Treasurer: Jennifer Morawiec

CAO Concurrence: Robin Paquette

Workflow Certified by Town Clerk: Maureen Spratt

Appendix A

2022 Statement of Remuneration and Expenses Paid to Council and Local Boards

In accordance with the Municipal Act 2001, S.O. 2001, c.25, Section 284, the following is a statement of remuneration, as authorized by Council Resolution 122-17, 376-17, By-law 6398-14, By-law 7294-22 and By-law 6496-15, and expenses as authorized by Council paid to each member of Council for the 2022 year:

Members of Council	Remuneration	Benefits	Conference & Other Expenses
Mayor Stack	\$33,424.40	\$5,373.21	\$2,813.48
Mayor McGee	\$6,258.56	\$449.77	\$168.02
County Councillor Lynch	\$19,219.53	\$462.67	\$1,347.16
Councillor Strike	\$16,791.10	\$5,909.84	\$1,370.56
Councillor Grinstead	\$19,219.53	\$7,294.03	\$1,344.16
Councillor Burnette	\$19,219.53	\$6,069.52	\$1,344.16
Councillor McGee	\$16,716.10	\$1,196.19	\$1,176.15
Councillor Toner	\$19,219.53	\$1,358.70	\$1,344.16
Councillor Cooper	\$2,503.43	\$180.39	\$320.67
Councillor Denault	\$2,503.43	\$163.77	\$320.67

The above expenses reflect remuneration paid to Members of Council for 2022, the fourth year of the term of council 2019-2022.

Committee of Adjustment	Remuneration
Murray Chown	\$450.00
Bradley Samuel	\$450.00
Carol Ruddy	\$450.00
Koren Lam	\$375.00



Town of Arnprior Staff Report

Subject: Renfrew Aquatic Services – Billing Agreement

Report Number: 2023-03-13-04

Report Author and Position Title: Graeme Ivory, Director of Recreation

Department: Recreation

Meeting Date: March 13, 2023

Recommendations:

That Council adopt a by-law authorizing the Mayor and Clerk to enter into an Aquatic Services – Billing Agreement with the Town of Renfrew to allow for a portion of the out-of-town user fee charge to be paid by the user and the remaining portion to be paid by the Town of Renfrew.

Background:

The Town of Renfrew does not have an indoor pool and has historically provided subsidies to their residents for the use of the Arnprior swimming pool through the paying a fee for individual users of the pool for registered programs. The Town of Arnprior and Town of Renfrew have previously entered into administrative agreements providing Renfrew residents the town's in-town rate for use of the swimming pool and aquatic programs, with the Town of Renfrew providing the Town with the difference in the in-town and out-of-town rates.

Discussion:

The proposed new Renfrew Aquatic Services Agreement will revise the agreement to current standards and details the terms and conditions of the payment of fees for the use of the Town's pool by Renfrew residents. The proposed agreement has been drafted to reflect the current practice of enabling Renfrew residents to utilize the swimming pool and register for aquatic programs at the in-town rate, while ensuring that the Town is compensated for the use at the non-resident rates by the Town of Renfrew.

Staff would note that this is not a Joint Use Agreement, but more appropriately defined as an administrative or billing agreement to assist in the provision of accounting to our neighbouring municipality.

The average yearly use by Renfrew residents is 122 uses. In 2022 the amount collected in non-resident fees from the Town of Renfrew was approximately \$8,000.00. Due to the historically low volume of Renfrew residents making use of this subsidy, as well as the new booking software used by the Town to assist in the tracking of non-resident users, the impact on Arnprior staff to provide reports on Renfrew resident usage is minimal.

Options:

Council could not enter into an agreement as outlined, in which case, Renfrew residents would be required to pay the non-resident rates when applying or attending the pool in Arnprior. Should this be the case, Renfrew would have the option of providing refunds to their residents or some other means of compensating their residents for the difference in rates, should they so choose.

Policy Considerations:

The agreement ensures that the Town's policy with respect to providing services to non-resident users of our facilities is maintained.

Financial Considerations:

There is no impact on revenues as the Town of Arnprior receives the full out-of-town rate for Renfrew users, the administrative billing agreement just allows for the Town of Renfrew to pay a portion of that fee as opposed to the user.

While there is a small amount of administrative work associated with the proposed agreement, the volume of users and technology involved is such that the impact on the Town's resources is minimal.

Meeting Dates:

N/A

Consultation:

- Town of Renfrew Staff

Documents:

1. Proposed Renfrew Pool Agreement

Signatures

Reviewed by Department Head: Graeme Ivory

Reviewed by General Manager, Client Services/Treasurer: Jennifer Morawiec

CAO Concurrence: Robin Paquette

Workflow Certified by Town Clerk: Maureen Spratt

AGREEMENT FOR THE PROVISION OF AQUATIC SERVICES

This Agreement is made effective on the 1st day of January, 2023.

BETWEEN:

The Corporation of the Town of Arnprior
a corporation incorporated pursuant to the laws of the Province of Ontario
(hereinafter referred to as “**Town of Arnprior**”)

OF THE FIRST PART

-- and --

The Corporation of the Town of Renfrew
a corporation incorporated pursuant to the laws of the Province of Ontario,
(hereinafter referred to as “**Town of Renfrew**”)

OF THE SECOND PART

WHEREAS the Town of Arnprior owns and operates an indoor pool at its Nick Smith Centre recreational facility;

AND WHEREAS the Town of Renfrew is desirous of entering into an agreement with the Town of Arnprior to provide access to aquatic services for its own residents;

AND WHEREAS the Town of Arnprior and the Town of Renfrew wish to clarify certain obligations, rights, and terms of payment in respect of the relationship between the municipalities.

NOW THEREFORE BE IT RESOLVED THAT in consideration of the mutual covenants and agreements herein and subject to the terms and conditions set out in this agreement, the parties agree as follows:

1. General

- 1.1. The premises subject to this agreement includes the indoor pool and locker/change rooms located at 77 James Street, Arnprior, ON; known municipally as the Nick Smith Centre.
- 1.2. Town of Renfrew residents shall be permitted the same rights, privileges and access to participate in aquatic programs and for the general use of the indoor pool, as residents of the Town of Arnprior enjoy; subject to fees identified in Section 3 of this Agreement.
- 1.3. Town of Renfrew users must apply for the ‘Renfrew Pool Membership’ through the online registration system in order to qualify for the Resident rates tied to aquatic programs.
- 1.4. Town of Renfrew users shall comply with all regulations, codes, policies, and pool rules put in place by the Town of Arnprior.

2. Duration of Agreement

- 2.1. This Agreement shall take effect January 1, 2023, with an initial term expiring on December 31, 2025, with an option of a two (2) year renewal to the satisfaction of both parties.
- 2.2. The Chief Administrative Officers shall review the agreement at the end of the initial term and any subsequent terms, and report to their respective Council as necessary.
- 2.3. This Agreement may be terminated by either parties at any time, upon a minimum of one hundred and twenty (120) days’ notice. Services will be provided during the notice period.

3. Fee Structure

- 3.1. It is agreed that the Town of Renfrew will pay the cost difference between the Town of Arnprior’s Resident and Non-Resident rates, per the Town of Arnprior User Fees and Charges By-law, for all Renfrew residents who have registered in Swimming and Pool Programs at the Town of Arnprior’s Nick Smith Centre.
- 3.2. The Town of Arnprior shall invoice the Town of Renfrew bi-annually, on June 30th and December 31st, with detailed usage data.

4. Severability

- 4.1. The parties agree that in the event that any provision, clause, article or attachment herein, or part thereof, which form part of this agreement, are deemed void, invalid, or unenforceable by a court of competent jurisdiction, the remaining provisions, clauses, articles, attachments or parts thereof, shall be and remain in full force and effect.

5. Governing Law

- 5.1. This agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

6. Modification of Agreement

- 6.1 Modification of this agreement must be in writing and signed by the Chief Administrative Officers of Town of Arnprior and the Town of Renfrew or it shall have no effect and shall be void.

7. Insurance

- 7.1. Both parties hereby agree to indemnify and save harmless each other from any claims arising from this Agreement.

IN WITNESS THEREOF, the parties hereto have executed this Agreement as of the date first written above.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

The Corporation of the Town of Arnprior

Per: _____
Mayor, Lisa McGee

Per: _____
Clerk, Maureen Spratt

We have the authority to bind the corporation.

The Corporation of the Town Renfrew

Per: _____
Mayor, Tom Sidney

Per: _____
Clerk, Victoria Charbonneau

We have the authority to bind the corporation.

**The Corporation of the
Town of Arnprior**

By-law Number 7366-23

A by-law to amend By-law Number 6875-18 of the Corporation of the Town of Arnprior, as amended.

Pursuant to Section 34 of the Planning Act, 1990, the Council of the Town of Arnprior enacts as follow:

1. That By-law number 6875-18, as amended, is hereby further amended as follows:

a. Schedule "A" is amended by zoning those lands being Part of Lot 3, Concession C, former Township of McNab, now in the Town of Arnprior, Parts 7 to 9, Registered Plan 49R16063, "Residential Two Exception 43 with holding symbol H1 (R2*43 (H1))", as shown on the attached Schedule "A", and,

b. By adding exception 43 to "Table 10.1: Exceptions" to read as follows:

Exception Number	Base Zone	Permitted uses	Special Rules and/or Provisions that apply that are different than in the Base Zone
43	R2	All uses permitted in the R2 zone	Maximum Height: 17 m, provided all additional height above 13.5 m be setback a minimum of 2.7 m from the edge of the exterior wall of the building. Permitted encroachments: Balconies may encroach by no more than 1.7 m into the minimum required front yard.

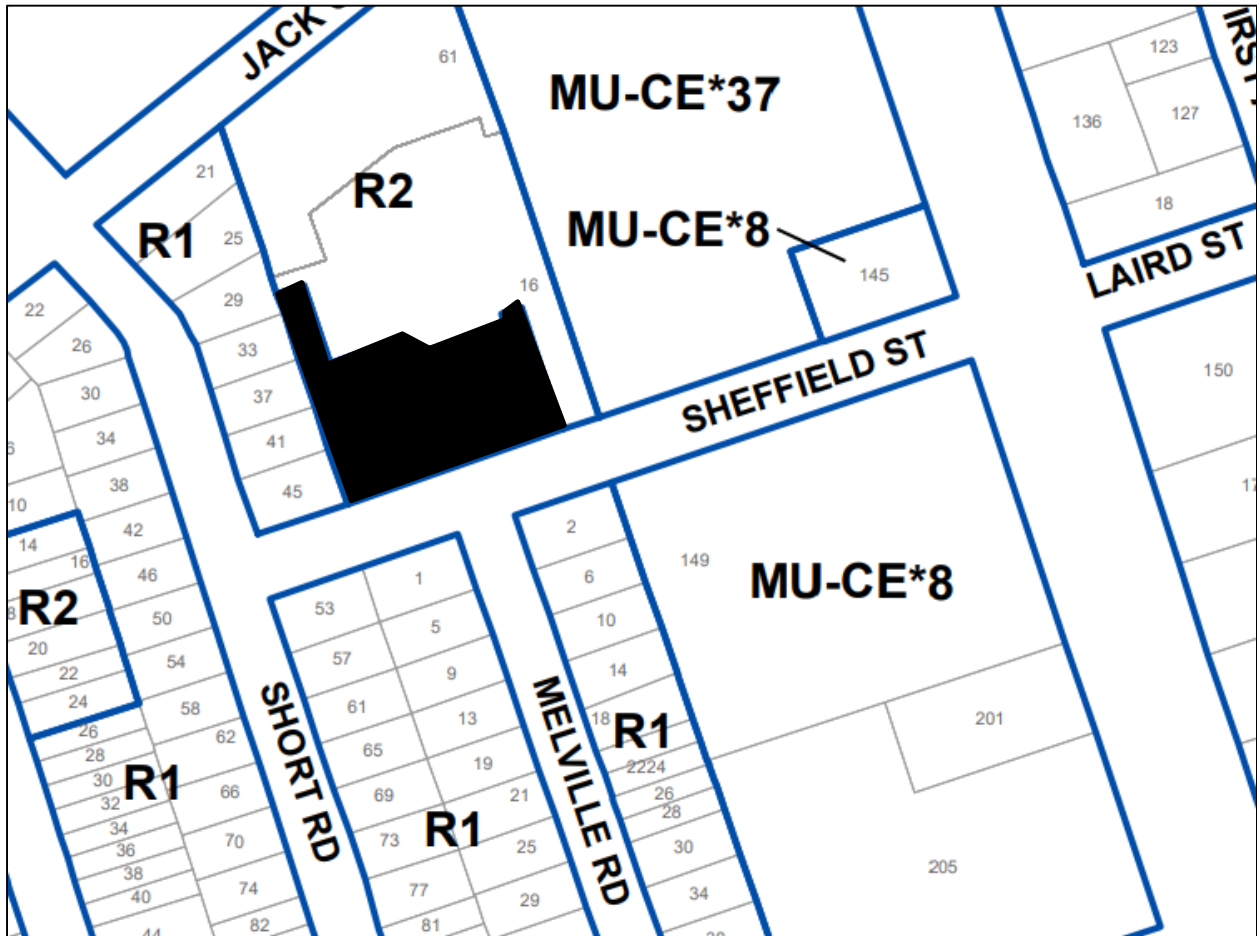
2. That this By-law shall come into full force and effect on the day of its passing.


Enacted and passed this 13th day of March 2023.

Lisa McGee, Mayor

Maureen Spratt, Town Clerk

SCHEDULE "A"



 From R2(H1) to R2*43(H1)

Schedule "A" to By-law Number 7366-23

Enacted and Passed this 13th day of March 2023.

Lisa McGee, Mayor

Maureen Spratt, Town Clerk

The Corporation of the Town of Arnprior

By-Law No. 7367-23

A by-law providing for the Regulation of Private Swimming Pools.

Whereas Section 11(2)(6) of the Municipal Act, 2001, S.O. 2001, c. 25, as amended, provides that the municipality may pass by-laws related to the health, safety, and wellbeing of the inhabitants of the municipality; and

Whereas Section 11(3)(7) of the Municipal Act, 2001, S.O. 2001, c. 25, as amended, authorizes a municipality to pass by-laws respecting structures, including fences; and

Whereas Section 391(1) of the Municipal Act, 2001 provides that a municipality may pass by-laws imposing fees or charges for services or activities or done by or on behalf of it;

Whereas Section 7 of the Building Code Act, 1992, S.O. 1992, Chap. 23, as amended, empowers Municipal Council to enact certain by-laws respecting construction, demolition, change of use, inspections, and code of conduct for Building Officials; and

Whereas Council of the Town of Arnprior deems it expedient for the protection of the public to enact a by-law to regulate outdoor swimming pools.

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

1. Interpretation

For the purposes of this by-law the following definitions shall apply:

- a) "Deck" means a structure that is accessory to a residential use and used as an outdoor living area, with posts holding it erect and a floor that is above finished grade and shall not include a landing or a stair.
- b) "Enclosure" shall mean a fence, wall or other structure, including doors and gates, completely surrounding a pool.
- c) "Fence" means a structure or partition made of wood, metal or other substance that is constructed for any purpose, such as marking the boundary of a property, enclosing a property, providing privacy, preventing access by people or animals, or dividing a property into sections, and includes every door, gate and other closure that forms part of a fence.
- d) "Gate" shall mean a swinging or sliding barrier used to fill or close an access and includes a door.

- e) "Guard" means a protective barrier, with or without openings through it, that is around openings in floors or at the open sides of stairs, landings, balconies, mezzanines, galleries, raised walkways or other locations to prevent accidental falls from one level to another.
- f) "Lot Line, Interior Side" means a lot line, other than a rear lot line that does not abut a public street.
- g) "Lot Line" means a line delineating any boundary of a lot
- h) "Lot Line, Exterior Side" means the lot line of a corner lot, other than the front lot line, which divides the lot from a street or highway.
- i) "Lot Line, Front" means the lot line that divides the lot from the street or highway, provided that in the case of a corner lot, the shorter lot line that abuts a street or highway is deemed to be the front lot line and the longer lot line that abuts a street or highway is deemed to be an exterior side lot line.
- j) "Lot Line, Rear" means the lot line opposite to, and most distant from, the front lot line. For the purpose of this definition, if two side lot lines join at a point, that point shall be deemed as a rear lot line.
- k) "Swimming Pool" means any body of water contained by artificial means located outdoors on privately owned property in which the depth of the water at any point can exceed 0.6 metres and shall include any accessory deck or support structure.

2. Permit / Application

- a) No person shall construct or cause to construct a swimming pool unless a permit has been issued by the Chief Building Official.
- b) An owner or their agent shall file an application for a permit to construct a swimming pool with the Chief Building Official on the application prescribed by the Chief Building Official.
- c) The application for a permit shall be accompanied by the required fee as prescribed in the user fees and charges by-law (as amended) for the municipality in effect on the day the application is submitted.
- d) The application for the permit "Pool Enclosure Permit" shall be accompanied with by:
 - i. A Site Plan showing the location and distance of the swimming pool and fence in relation to existing lot lines and structures;
 - ii. A Diagram showing the fence construction and height;

- iii. A lot grading and drainage plan completed by a qualified person (Professional Engineer or Certified Engineering Technologist “CET”, or other qualifications as deemed appropriate by the Chief Building Official) where an in-ground swimming pool is proposed;
 - iv. Any other information that the Chief Building Official deems necessary to determine whether the proposed construction will comply with this by-law and any other applicable law, including the Ontario Building Code.
- e) The application for a swimming pool permit that proposes the construction of a deck, floor, platform, structure or any other building as defined and regulated under the Building Code Act, shall be accompanied by separate drawings with sufficient information to enable the Chief Building Official to determine whether or not the proposed construction will conform to the Ontario Building Code and any applicable law. Where a building permit is required for any deck, floor, platform structure or other building, the pool permit shall include the building permit for the same.
- f) The owner or their agent shall notify the Chief Building Official or Inspector of readiness for inspection and schedule for an inspection for an Inspector, upon completion of the construction of the swimming pool and enclosure, prior to use of the swimming pool.

3. Fences / Enclosures - General

- a) No person shall place water in a privately owned swimming pool or allow water to remain in such swimming pool unless a fence / enclosure complying with the provisions of this by-law has been erected and completely surrounds such swimming pool.
- b) No person shall construct a privately owned swimming pool unless there is an approved enclosure erected and maintained entirely around such pool.
- c) A wall of a building may be considered to provide adequate protection for its length when substituted for any portion of a fence, when all doors located in this wall are equipped with a lock. The building shall be continuously occupied, or all doors thereto are to be locked when it is not occupied.
- d) Every fence enclosing a privately owned swimming pool shall be a minimum of 1.5 metres in height and shall be constructed of a close board, chain link, or other suitable product that will reasonably deter individuals from climbing to gain access to the fenced in area.

- e) No barbed wire, or device producing electric current shall form part of a fence or gate serving as an enclosure.
- f) Every fence or fence bottom rail shall not be more than 50 mm above finished grade.
- g) A boundary fence on the lot line may be used as a portion of the fence around a pool area provided such parts of the boundary fence used as fencing complies in all respects to the requirements above.

4. Chain Link Fencing

- a) Chain link fences shall be supported by a minimum 38 mm diameter pre-finished steel posts spaced not more than 3.0 metres apart, extended a minimum of 1220 mm below grade and be encased in concrete at least 50 mm all around.
- b) Chain link shall have a mesh size of 50mm or less, or other approved design such that it will reasonably deter individuals from climbing to gain access to the fenced in area.
- c) A diagram showing the fence construction and height will be required with the application to obtain a pool permit.

5. Close Boarded Fencing

- a) Close boarded fences shall be supported by wood, metal, or composite posts at least 89 mm x 89 mm spaced not more than 2.4 metres apart, extended a minimum of 1220 mm below grade and be encased in concrete at least 50 mm all around, or be of another approved system.
- b) Where wood posts are used, the portion of the post below ground shall be treated with wood preservative.
- c) Close boarded fences shall be installed in an orientation that will reasonably deter individuals from climbing, to gain access to the fenced in area.
- d) A diagram showing the fence construction and height will be required with the application to obtain a pool permit.

6. Gates

- a) Gates in the required fence shall provide protection equivalent to the fence and shall be equipped with self-closing, self-latching devices and a lock located at the top of the gate.

- b) Every privately owned swimming pool shall be secured against entry of the public other than tenants or their guests and no invitation to the public shall be extended.
- c) No person shall leave the gate to a fenced pool area unlocked except when the area is being used and supervised by the owner of the premises, or another adult person authorized by the owner to supervise the use of the pool.

7. Zoning Setbacks & Height Requirements

- a) Outdoor swimming pools and hot tubs are permitted in the interior side, rear and exterior side yards, provided they are set back a minimum of 1.2 metres from the interior side and rear lot lines and 3.0 metres from the exterior side lot line.
- b) No part of such swimming pool or hot tub, including the associated apron or platform shall be constructed in a front yard.
- c) All pools, aprons and platforms shall meet the minimum requirements of this by-law and as provided in the Town of Arnprior Zoning By-law.
- d) Setbacks are to be measured from the water's edge of the swimming pool or hot tub to such lot line.
- e) The maximum height of a swimming pool or hot tub is 1.5 metres above grade.
- f) Swimming pool pumps, filters and heaters are permitted in the interior side, rear and exterior side yards, provided they are set back a minimum of 0.6 metres from the interior side and rear lot lines and 1.5 metres from the exterior side lot line.

8. In-Ground Swimming Pools

- a) A lot grading and drainage plan completed by a qualified person (Professional Engineer or Certified Engineering Technologist "CET", or other qualifications as deemed appropriate by the Chief Building Official) shall be provided prior to issuing a permit, to allow the installation of an in-ground swimming pool.
- b) All equipment such as pumps, filters and heaters shall be situated in a way to deter individuals from climbing to gain access to such pool.
- c) Electrical services to a Pool shall comply with all requirements of the Ontario Electrical Safety Code and the Electrical Safety Authority (ESA). Upon request of an official, a copy of an ESA Certificate of inspection shall be provided to the official.

- d) Water in a pool shall be maintained and not become stagnant. Any stagnant water in a pool shall be fully restored to an acceptable standard or be removed.

9. Above Ground Swimming Pools

- a) The sidewalls of above ground swimming pools shall be vertical, smooth, have no horizontal projections, or any other projections that will facilitate climbing.
- b) Certain above-ground privately owned outdoor swimming pools have a fence around the top of the pool. This fence is an integral part of their construction and shall be a minimum of 1.5 metres in height from the base of the pool. This system shall be considered an integrally constructed fence being part of the required swimming pool enclosure.
- c) Any ladder providing access to the pool shall be readily removable without the use of tools, or lockable in a non-climbable or upright position.
- d) All equipment such as pumps, filters and heaters shall be situated in a way to deter individuals from climbing to gain access to such pool.
- e) Electrical services to a Pool shall comply with all requirements of the Ontario Electrical Safety Code and the Electrical Safety Authority (ESA). Upon request of an official, a copy of an ESA Certificate of inspection shall be provided to the official.
- f) Water in a pool shall be maintained and not become stagnant. Any stagnant water in a pool shall be fully restored to an acceptable standard or be removed.

10. Deck around Pool

- a) Any deck, floor or platform with a guard system that is adjacent to the pool, and / or provides access to the pool shall have a minimum height of 1.5 meters
- b) The deck, floor or platform with a guard system shall be considered non-climbable around its entire perimeter with no openings that will allow the passage of a 100mm diameter sphere.
- c) The deck, floor or platform with a guard system shall be constructed in conformance with the Ontario Building Code.

11. Hot Tubs

- a) Structures known as “Hot Tubs”, “Whirlpools” and Spas” do not require a building permit and need not comply with the enclosure / fence section of this by-law,

provided that a substantial cover is fixed securely to the structure and is lockable to prevent access.

- b) No person shall leave a Hot Tub, Whirlpool or Spa unsecured by a substantial cover fixed securely to the structure and locked, while not attended by a responsible person.

12. Severability

- a) Any section or part of a section of this by-law which may subsequently be held to be invalid, shall be severable from the remainder of the by-law and the invalidity thereof shall not affect the remaining part of this by-law.

13. Enforcement

- a) This By-law shall be enforced by the Chief Building Official or Building Inspector appointed by the Town Council.
- b) The provisions of this by-law shall apply to all installations or alternations of privately owned outdoor swimming pools regardless of the date of construction of such swimming pool.

14. Penalty / Offences

- a) Every person who contravenes any of the provisions of this by-law is guilty of an offence and upon conviction is liable to a fine pursuant to the provisions of the Provincial Offences Act, R.S.O. 1990, Ch.P.33, as amended. Each day that such offence is committed, or permitted to continue shall constitute a separate offence and may be punishable as such.

15. Repealed

- a) That by-law 4551-97, as amended is hereby repealed.

16. That this by-law shall come into force immediately on the passing thereof.

Enacted and passed this 13th day of March 2023.

Signatures:

Lisa McGee, Mayor

Maureen Spratt, Town Clerk

**The Corporation of the
Town of Arnprior**

By-law Number 7368-23

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 dated January 10, 2023 prepared by Watson & Associates Economists Ltd. and the proposed development charges by-law were made available to the public and Council on January 10, 2023; and

Whereas Watson & Associates Economists Ltd. provided a review of the Background Study and proposed by-law at a Public Meeting held on February 13, 2023.

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

- 1. That** the Development Charge Background Study dated January 10, 2023 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 13 day of March, 2023.

Signatures:

Lisa McGee, Mayor

Maureen Spratt, Town Clerk



Development Charges Background Study

Town of Arnprior

Table of Contents

	Page
Executive Summary	i
1. Introduction.....	1-1
1.1 Purpose of this Document.....	1-1
1.2 Summary of the Process.....	1-2
1.3 Changes to the D.C.A.: Bills 108, 138, 197, 213, and 109.....	1-3
1.3.1 Bill 108: More Homes, More Choice Act – An Act to Amend Various Statutes with Respect to Housing, Other Development, and Various Matters	1-3
1.3.2 Bill 138: Plan to Build Ontario Together Act, 2019	1-4
1.3.3 Bill 197: COVID-19 Economic Recovery Act, 2020	1-4
1.3.4 Bill 213: Better for People, Smarter for Business Act, 2020	1-7
1.3.5 Bill 109: More Homes for Everyone Act, 2022	1-7
1.4 Changes to the D.C.A. – Bill 23: More Homes Built Faster Act, 2022.....	1-8
1.4.1 Additional Residential Unit Exemption	1-8
1.4.2 Removal of Housing as an Eligible D.C. Service	1-8
1.4.3 New Statutory Exemptions for Affordable Units, Attainable Units, Inclusionary Zoning Units, and Non-Profit Housing developments.....	1-8
1.4.4 Historical Level of Service extended to 15-year period instead of the historical 10-year period	1-9
1.4.5 Revised Definition of Capital Costs.....	1-9
1.4.6 Mandatory Phase-in of a D.C.....	1-9
1.4.7 D.C. By-law Expiry	1-10
1.4.8 Instalment Payments	1-10
1.4.9 Rental Housing Discount.....	1-10
1.4.10 Maximum Interest Rate for Instalments and Determination of Charge for Eligible Site Plan and Zoning By-law Amendment Applications	1-10



Table of Contents (Cont'd)

	Page
1.4.11 Requirement to Allocate Funds Received	1-11
2. Current Town of Arnprior Policy	2-1
2.1 Schedule of Charges	2-1
2.2 Services Covered	2-1
2.3 Timing of D.C. Calculation and Payment	2-2
2.4 Indexing	2-2
2.5 Redevelopment Allowance	2-2
2.6 Exemptions	2-3
3. Anticipated Development in the Town of Arnprior	3-1
3.1 Requirement of the Act	3-1
3.2 Basis of Population, Household and Non-Residential Gross Floor Area Forecast	3-1
3.3 Summary of Growth Forecast	3-2
4. The Approach to the Calculation of the Charge	4-1
4.1 Introduction	4-1
4.2 Services Potentially Involved	4-1
4.3 Increase in the Need for Service.....	4-1
4.4 Local Service Policy.....	4-6
4.5 Capital Forecast.....	4-6
4.6 Treatment of Credits	4-7
4.7 Classes of Services	4-7
4.8 Existing Reserve Funds	4-8
4.9 Deductions.....	4-10
4.9.1 Reduction Required by Level of Service Ceiling	4-10
4.9.2 Reduction for Uncommitted Excess Capacity	4-11
4.9.3 Reduction for Benefit to Existing Development.....	4-11
4.9.4 Reduction for Anticipated Grants, Subsidies and Other Contributions.....	4-12
4.10 Town-wide vs. Area Rating.....	4-12
4.11 Allocation of Development	4-13
4.12 Asset Management.....	4-13
4.13 Transit.....	4-13
4.14 Mandatory Phase-in of a D.C.....	4-15
5. D.C.-Eligible Cost Analysis by Service	5-1
5.1 Introduction	5-1
5.2 Service Levels and 10-Year Capital Costs for D.C. Calculation.....	5-1
5.2.1 Parks and Recreation Services	5-1
5.2.2 Library Services	5-4



Table of Contents (Cont'd)

	Page	
5.3	Service Levels and 20-Year Capital Costs for Arnprior's D.C. Calculation.....	5-6
5.3.1	Services Related to a Highway	5-6
5.3.2	Public Works Facilities, Fleet & Equipment.....	5-8
5.3.3	Fire Protection Services.....	5-10
5.4	Service Levels and Urban Buildout Capital Costs for Arnprior' D.C. Calculation.....	5-12
5.4.1	Water Services.....	5-12
5.4.2	Wastewater Services	5-14
5.4.3	Staye Court Water and Wastewater Servicing.....	5-16
6.	D.C. Calculation	6-1
7.	D.C. Policy Recommendations and D.C. By-law Rules	7-1
7.1	Introduction	7-1
7.2	D.C. By-law Structure	7-2
7.3	D.C. By-law Rules.....	7-2
7.3.1	Payment in any Particular Case.....	7-2
7.3.2	Determination of the Amount of the Charge.....	7-3
7.3.3	Application to Redevelopment of Land (Demolition and Conversion).....	7-3
7.3.4	Exemptions (full or partial)	7-4
7.3.5	Phasing in	7-5
7.3.6	Timing of Collection	7-5
7.3.7	Indexing	7-5
7.3.8	The Applicable Areas.....	7-6
7.4	Other D.C. By-law Provisions	7-6
7.4.1	Categories of Services/Classes of Services for Reserve Fund and Credit Purposes	7-6
7.4.2	By-law In-force Date	7-7
7.4.3	Minimum Interest Rate Paid on Refunds and Charged for Inter-Reserve Fund Borrowing.....	7-7
7.4.4	Area Rating.....	7-7
7.5	Other Recommendations	7-8
8.	By-law Implementation	8-1
8.1	Public Consultation Process	8-1
8.1.1	Introduction	8-1
8.1.2	Public Meeting of Council.....	8-1
8.1.3	Other Consultation Activity.....	8-1
8.2	Anticipated Impact of the Charge on Development.....	8-2
8.3	Implementation Requirements.....	8-3



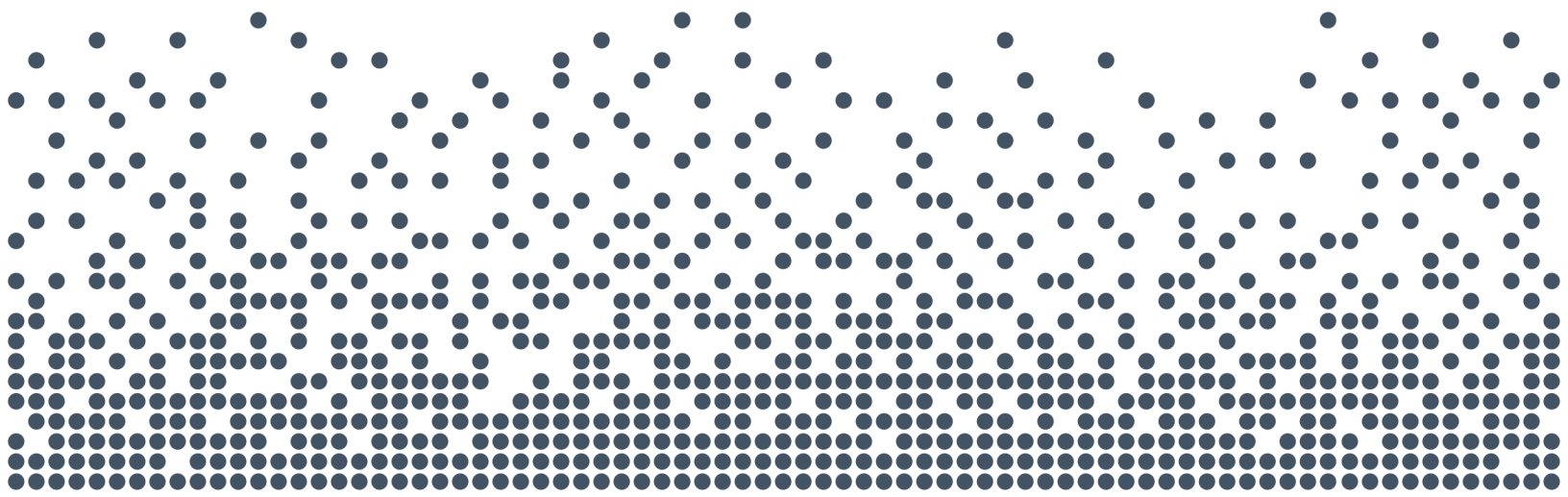
Table of Contents (Cont'd)

	Page
8.3.1 Introduction	8-3
8.3.2 Notice of Passage	8-3
8.3.3 By-law Pamphlet	8-3
8.3.4 Appeals	8-4
8.3.5 Complaints	8-4
8.3.6 Credits	8-5
8.3.7 Front-Ending Agreements	8-5
8.3.8 Severance and Subdivision Agreement Conditions	8-5
Appendix A Background Information on Residential and Non-Residential Growth Forecast	A-1
Appendix B Level of Service	B-1
Appendix C Long-Term Capital and Operating Cost Examination	C-1
Appendix D D.C. Reserve Fund Policy	D-1
Appendix E Local Service Policy	E-1
Appendix F Asset Management Plan	F-1
Appendix G Proposed D.C. By-law	G-1
Appendix H Stave Court Area-Specific D.C.	H-1



List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
A.M.P.	Asset management plan
CANSIM	Canadian Socio-Economic Information Management System (Statistics Canada)
D.C.	Development charge
D.C.A.	Development Charges Act, 1997, as amended
F.I.R.	Financial Information Return
G.F.A.	Gross floor area
LPAT	Local Planning Appeal Tribunal
N.F.P.O.W.	No fixed place of work
N.R.B.C.P.I	Non-Residential Building construction Price Index
OLT	Ontario Land Tribunal
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
sq.ft.	square foot
sq.m	square metre



Executive Summary



Executive Summary

1. The report provided herein represents the Development Charges (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 D.C.;
- 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 D.C.s;
- Chapter 7 – D.C. policy recommendations and rules; and
- Chapter 8 – By-law implementation.

2. D.C.s 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 3; 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;
- Amounts in excess of 15-year historical service calculation;
- D.C. reserve funds (where applicable);

5) Net costs are then allocated between residential and non-residential benefit.



- 6) Net costs divided by growth to provide the D.C.
3. The D.C. process needs to address a number of items that were established through the *Smart Growth for Our Communities Act, 2015* (Bill 73). These items have been incorporated throughout the report and in the 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 (A.M.P.) that deals with all assets proposed to be funded, in whole or in part, by D.C.s. The A.M.P. 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 requires D.C.s to be collected at the time of the first building permit.
 4. Further changes to the D.C.A. were introduced through five bills passed in the Ontario legislature: Bill 108, Bill 138, Bill 197, 213 and Bill 23. The following provides a brief summary of the proposed changes and are further discussed in sections 1.3 and 1.4 of this report.

Bill 108: More Homes, More Choice: Ontario's Housing Supply Action Plan

In May 2019, the Province introduced Bill 108, the *More Homes, More Choice Act, 2019* which would make changes to the current D.C. legislation. The Bill was passed and given Royal Assent on June 6, 2019. While the legislation has been passed, much of the detailed changes were to be implemented by Regulation, however, these changes were not implemented (subject to Bill 197 discussed later). The following items are currently in effect:

- a. Effective January 1, 2020, rental housing and institutional developments shall pay D.C.s in six (6) equal annual payments commencing at first occupancy. Non-profit housing developments shall pay D.C.s in 21 equal annual payments. Interest may be charged on the instalments, and any



unpaid amounts inclusive of interest payable shall be added to the property tax roll and collected in the same manner as taxes.

- b. Effective January 1, 2020, the D.C. amount for all developments occurring within two years of a Site Plan or Zoning By-law Amendment planning approval (for applications made after January 1, 2020), shall be determined based on the D.C. by-law in effect on the day of Site Plan or Zoning By-law Amendment application.

Other key elements of the changes that were not proclaimed and were dealt with subsequently through Bill 197 are provided below:

- The D.C. would be refined to only allow for the following services to remain within the D.C.: water, wastewater, storm water, roads, fire, policing, ambulance, waste diversion, parks development, recreation, public libraries, long-term care, and public health.
- The mandatory 10% deduction would be removed for all services that remain eligible in the D.C.
- A new community benefits charge (C.B.C.) would be introduced to include formerly eligible D.C. services that are not included in the above listing, parkland dedication, and bonus zoning contributions.

Bill 138: Plan to Build Ontario Together Act, 2019

On November 6, 2019, the Province released Bill 138 which provided further amendments to the D.C.A. and Planning Act. This Bill received Royal Assent on December 10, 2019, and was proclaimed which resulted in sections related to the D.C.A. (schedule 10) becoming effective on January 1, 2020. With respect to the D.C.A., this Bill removed instalment payments for commercial and industrial developments that were originally identified in Bill 108.

Bill 197: COVID-19 Economic Recovery Act, 2020

In March 2020, Canada was impacted by the COVID-19 global pandemic. As a result, the economy was put into a state of emergency in an effort to slow the spread of the virus. In response, the Province tabled legislation on July 8, 2020, which amended a number of Acts, including the D.C.A. and the *Planning Act*. With Bill 197, many changes proposed in Bill 108 have now been revised. With



respect to the above noted changes from Bill 108, the following changes are provided in Bill 197:

- **Eligible Services:** The list of eligible services for the D.C. has now been expanded to include most services eligible under the D.C.A. prior to Bill 108. For the Town of Arnprior, this means that services currently provided in the D.C. by-law remain eligible.
- **Mandatory 10% Deduction:** The mandatory 10% deduction is removed (consistent with Bill 108). This applies to all D.C.-eligible services.
- **Community Benefits Charges:** Based on the wording in the legislation, it appears that Upper-tier governments will not be able to impose a C.B.C.

Bill 213: Better for People, Smarter for Business Act, 2020

On December 8, 2020, Bill 213 received Royal Assent. One of the changes of the Bill that took effect upon Royal Assent included amending the *Ministry of Training, Colleges and Universities Act* by introducing a new section that would exempt the payment of D.C.s for developments of land intended for use by a university that receives operating funds from the Government.

Bill 109: More Homes for Everyone Act, 2022

On April 14, 2022, Bill 109 received Royal Assent. One of the changes of the Bill and Ontario Regulation (O. Reg.) 438/22 that took effect upon Royal Assent included amending the D.C.A. and O. Reg. 82/98 related to the requirements for the information which is to be included in the annual Treasurer's statement on D.C. reserve funds and the requirement for publication of the statement.

These changes to the D.C.A. are further discussed in section 1.3 of this report.

Bill 23: More Homes Built Faster Act, 2022

On November 28, 2022, Bill 23 received Royal Assent. The Bill provides the following changes (further details provided in section 1.4 of this report):

- Additional Residential Unit Exemption;
- Removal of Housing as an Eligible D.C. Service;



- New Statutory Exemptions for Affordable Units, Attainable Units, Inclusionary Zoning Units, and Non-Profit Housing developments;
 - Historical Level of Service extended to 15-year period instead of the current 10-year period;
 - Capital Cost definition revised to remove studies and prescribe services for which land or an interest in land will be restricted;
 - Mandatory Phase-in of a D.C. passed after January 1, 2022, as follows:
 - Year 1 – 80% of the maximum charge;
 - Year 2 – 85% of the maximum charge;
 - Year 3 – 90% of the maximum charge;
 - Year 4 – 95% of the maximum charge; and
 - Year 5 to expiry – 100% of the maximum charge.
 - D.C. By-laws now have a maximum life of 10 years after the date the by-law comes into force;
 - D.C. for Rental Housing developments to receive a discount as follows:
 - Three or more bedrooms – 25% reduction;
 - Two bedrooms – 20% reduction; and
 - All other bedroom quantities – 15% reduction.
 - Maximum Interest Rate for Installments and Determination of Charge for Eligible Site Plan and Zoning By-law Amendment Applications to be set at the average prime rate plus 1%; and
 - Requirement to Allocate Funds Received – municipalities are required to spend or allocate at least 60% of their reserve fund at the beginning of the year for water, wastewater, and services related to a highway.
5. The growth forecast (Chapter 3) on which the Town-wide D.C. is based, projects the following population, housing, and non-residential floor area for the 10-year (2023 to 2032), 20-year (2023-2042), and 20-year (2023-2042) with industrial buildout periods.



Table ES-1
Summary of Growth Forecast by Planing Period

Measure	10-year	20-year	20-year with Industrial Buildout
	2023 to 2032	2023 to 2042	2023 to 2042
(Net) Population Increase	1,125	2,660	2,660
Residential Unit Increase	619	1,419	1,419
Non-Residential Gross Floor Area Increase (sq.ft.)	200,600	438,000	1,073,700

Source: Watson & Associates Economists Ltd. Forecast 2022

6. On March 12, 2018, the Town of Arnprior passed By-law 6805-18 under the D.C.A, and was amended with By-law 6983-19 on July 8, 2019. The by-law imposes D.C.s on residential uses and non-residential uses. The Town is undertaking a D.C. public process. The mandatory public meeting has been set for February 13, 2023 with adoption of the by-law on March 13, 2023.
7. The Town's D.C. currently in effect is \$18,285 for single detached dwelling units for full services and \$8.93 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 \$1,297 for a single detached dwelling and \$3.32 per sq.ft. for non-residential development. This report has undertaken a recalculation of the charges based on future identified needs (presented in Schedule ES-3 for residential and non-residential development). Charges have been provided on a Town-wide basis for all services. The corresponding single detached unit charge is \$27,340 and the non-residential charge is \$9.95 per sq.ft. of building area. The Staye Court area charges are an additional \$1,297 for a single detached dwelling and \$1.57 per sq.ft. for non-residential development. 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 Table 6-4. A summary of these costs is provided below:



Table ES-2
Summary of Expenditures Anticipated Over the Life of the By-law

Summary of Expenditures Anticipated Over the Life of the By-law	Expenditure Amount
Total gross expenditures planned over the next ten years	\$47,397,434
Less: Benefit to existing development	\$15,811,347
Less: Post planning period benefit	\$1,930,000
Less: Ineligible re: Level of Service	\$0
Less: Grants, subsidies and other contributions	\$2,706,418
Net costs to be recovered from development charges	\$26,949,669

This suggests that for the non-D.C. cost over the 10-year D.C. by-law (benefit to existing development, and grants, subsidies and other contributions), \$18.52 million (or an annual amount of \$1.85 million) will need to be contributed from taxes and rates, or other sources. With respect to the post period benefit amount of \$1.93 million, it will be included in subsequent D.C. study updates to reflect the portion of capital that benefits growth in the post period D.C. forecasts.

Based on the above table, the Town plans to spend \$47.40 million over the next 10 years, of which \$26.95 million (57%) is recoverable from D.C.s. Of this net amount, \$21.42 million is recoverable from residential development and \$5.53 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 a 20-year forecast with an industrial buildout forecast:

- Water Services; and
- Wastewater Services.

The following services are calculated based on a 20-year forecast:

- Services related to a highway; and
- Fire Protection Services.



All other services are calculated based on a 10-year forecast. These include:

- Parks and Recreation Services; and
- Library Services.

In addition, a class of service has been established for Public Works (which is calculated based on a Town-wide 20-year forecast).

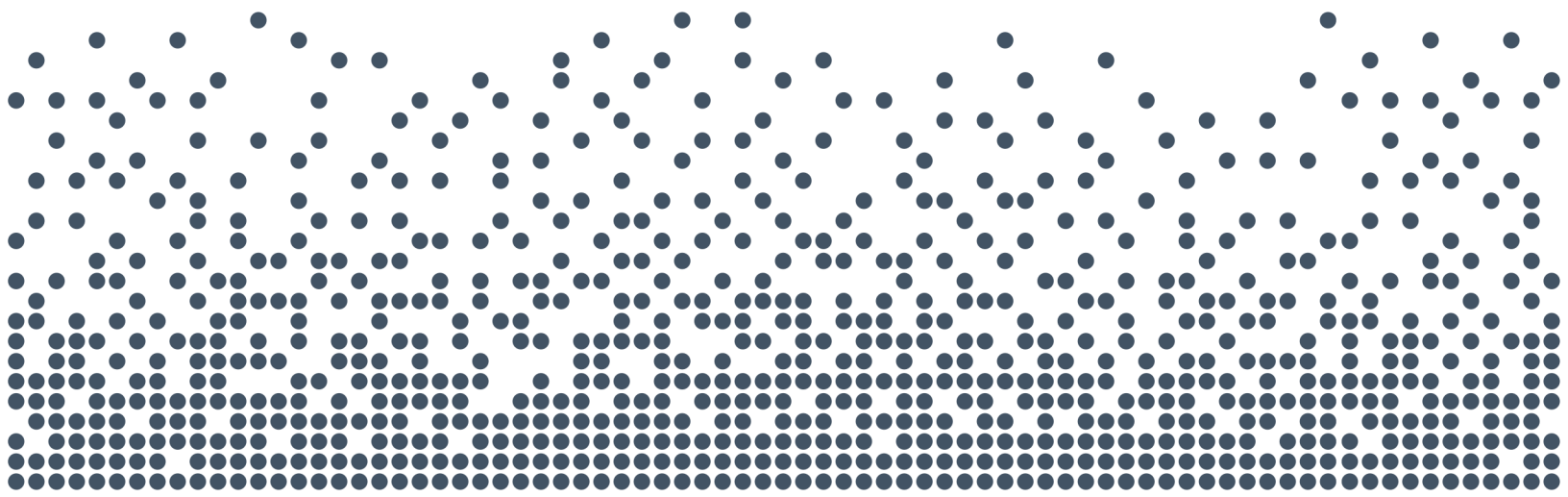
Council will consider the findings and recommendations provided in the report and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-law which is appended in Appendix G. These decisions may include:

- 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-3
Schedule of Development Charges

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)
Municipal Wide Services/Class of Service:						
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
Total Municipal Wide Services/Class of Services	10,356	8,368	6,837	4,680	4,680	3.96
Urban Services						
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
Total Urban Services	16,984	13,725	11,213	7,676	7,676	5.99
Staye Court Area Specific Charges						
Wastewater Services	607	491	401	274	274	0.75
Water Services	690	558	456	312	312	0.82
Total Staye Court	1,297	1,049	857	586	586	1.57
GRAND TOTAL RURAL AREA	10,356	8,368	6,837	4,680	4,680	3.96
GRAND TOTAL URBAN AREA	27,340	22,093	18,050	12,356	12,356	9.95
GRAND TOTAL WITH STAYE COURT	28,637	23,142	18,907	12,942	12,942	11.52



Report



Chapter 1

Introduction



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.) (section 10) and, accordingly, recommends new development charges (D.C.s) and policies for the Town of Arnprior.

The Town retained Watson & Associates Economists Ltd. (Watson), to undertake the D.C. study process in the summer of 2022. Watson 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 D.C. 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. policies (Chapter 2) and the policies underlying the proposed by-law, 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 13, 2023. 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.s.

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review on January 10, 2023.

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

- consideration of responses received prior to, at, or immediately following the public meeting; and
- finalization of the report and Council consideration of the by-law subsequent to the public meeting.

Figure 1-1 outlines the proposed schedule to be followed with respect to the D.C. by-law adoption process.

Figure 1-1
Schedule of Key D.C. Process Dates for the Town of Arnprior

Schedule of Study Milestone	Dates
1. Data collection, staff review, engineering work, D.C. calculations and policy work	September 2021 to November 2022
2. Public release of final D.C. Background study and proposed by-law	January 10, 2023
3. Public meeting advertisement placed in newspaper(s)	At least 21 days prior to the public meeting
4. Public meeting of Council	February 13, 2023
5. Council considers adoption of background study and passage of by-law	March 13, 2023
6. Newspaper notice given of by-law passage	By 20 days after passage
7. Last day for by-law appeal	40 days after passage
8. Town makes pamphlet available (where by-law not appealed)	By 60 days after in force date



1.3 Changes to the D.C.A.: Bills 108, 138, 197, 213, and 109

1.3.1 **Bill 108: More Homes, More Choice Act – An Act to Amend Various Statutes with Respect to Housing, Other Development, and Various Matters**

On May 2, 2019, the Province introduced Bill 108, which proposed changes to the D.C.A. The Bill was introduced as part of the Province’s “More Homes, More Choice: Ontario’s Housing Supply Action Plan.” The Bill received Royal Assent on June 6, 2019.

While having received royal assent, many of the amendments to the D.C.A. would not come into effect until they are proclaimed by the Lieutenant Governor (many of these changes were revised through Bill 197). At the time of writing, the following provisions have been proclaimed:

- Effective January 1, 2020, rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments. Interest may be charged on the instalments, and any unpaid amounts may be added to the property and collected as taxes.
- Effective January 1, 2020, the D.C. amount for all developments occurring within 2 years of a Site Plan or Zoning By-law Amendment planning approval (for application submitted after this section is proclaimed), shall be determined based on the D.C. in effect on the day of Site Plan or Zoning By-law Amendment application. If the development is not proceeding via these planning approvals, then the amount is determined the earlier of the date of issuance of a building permit.

On February 28, 2020, the Province released updated draft regulations related to the D.C.A. and the *Planning Act*. A summary of these changes to take effect upon proclamation by the Lieutenant Governor is provided below:

Changes to Eligible Services – Prior to Bill 108, the D.C.A. provided a list of ineligible services whereby municipalities could include growth related costs for any service that was not listed. With Bill 108, the changes to the D.C.A. would now specifically list the services that are eligible for inclusion in the by-law. Furthermore, the initial list of



eligible services under Bill 108 was limited to “hard services,” with the “soft services” being removed from the D.C.A. These services would be considered as part of a new community benefits charge (discussed below) imposed under the *Planning Act*. As noted in the next section this list of services has been amended through Bill 197.

Mandatory 10% deduction – The amending legislation would have removed the mandatory 10% deduction for all services that remain eligible under the D.C.A.

Remaining Services to be Included in a New Community Benefits Charge (C.B.C.) Under the *Planning Act* – It is proposed that a municipality may, by by-law, impose a C.B.C. against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies. The C.B.C. was proposed to include formerly eligible D.C. services that are not included in the above listing, in addition to parkland dedication and bonus zoning contributions.

1.3.2 Bill 138: Plan to Build Ontario Together Act, 2019

On November 6, 2019, the Province release Bill 138 which provided further amendments to the D.C.A. and *Planning Act*. This Bill received Royal Assent on December 10, 2019, and was proclaimed which resulted in sections related to the D.C.A. (schedule 10) becoming effective on January 1, 2020. The amendments to the D.C.A. included removal of instalment payments for commercial and industrial developments that were originally included in Bill 108.

1.3.3 Bill 197: COVID-19 Economic Recovery Act, 2020

In response to the global pandemic that began affecting Ontario in early 2020, the Province released Bill 197 which provided amendments to a number of Acts, including the D.C.A. and *Planning Act*. This Bill also revised some of the proposed changes identified in Bill 108. Bill 197 was tabled on July 8, 2020, received Royal Assent on July 21, 2020, and was proclaimed on September 18, 2020. The following provides a summary of the changes:



1.3.3.1 D.C.-Related Changes

List of D.C.-Eligible Services

- As noted above, under Bill 108 some services were to be included under the D.C.A. and some would be included under the C.B.C. authority. Bill 197, however, revised this proposed change and has included all services (with some exceptions) under the D.C.A. These services are as follows:
 - Water supply services, including distribution and treatment services;
 - Wastewater services, including sewers and treatment services.
 - Storm water drainage and control services.
 - Services related to a highway.
 - Electrical power services.
 - Toronto-York subway extension.
 - Transit services.
 - Waste diversion services.
 - Policing services.
 - Fire protection services.
 - Ambulance services.
 - Library services.
 - Long-term Care services
 - Parks and Recreation services, but not the acquisition of land for parks.
 - Public Health services.
 - Childcare and early years services.
 - Housing services.
 - *Provincial Offences Act* services.
 - Services related to emergency preparedness.
 - Services related to airports, but only in the Regional Municipality of Waterloo.
 - Additional services as prescribed.

Classes of Services – D.C.

Pre-Bill 108/197 legislation (i.e., D.C.A., 1997) allowed for categories of services to be grouped together into a minimum of two categories (90% and 100% services).



The Act (as amended) repeals and replaces the above with the four following subsections:

- A D.C. by-law may provide for any eligible service or capital cost related to any eligible service to be included in a class, set out in the by-law.
- A class may be composed of any number or combination of services and may include parts or portions of the eligible services or parts or portions of the capital costs in respect of those services.
- A D.C. by-law may provide for a class consisting of studies in respect of any eligible service whose capital costs are described in paragraphs 5 and 6 of section 5 of the D.C.A.
- A class of service set out in the D.C. by-law is deemed to be a single service with respect to reserve funds, use of monies, and credits.

Note: An initial consideration of “class” appears to mean any group of services.

Mandatory 10% Deduction

As well, the removal of the 10% deduction for soft services under Bill 108 has been maintained.

1.3.3.2 C.B.C. Related Changes

C.B.C. Eligibility

- The C.B.C. is limited to lower-tier and single tier municipalities; upper-tier municipalities will not be allowed to impose this charge.

1.3.3.3 Combined D.C. and C.B.C. Impacts

D.C. vs. C.B.C. Capital Cost

- A C.B.C. may be imposed with respect to the services listed in subsection 2 (4) of the D.C.A. (eligible services), “provided that the capital costs that are intended to be funded by the community benefits charge are not capital costs that are intended to be funded under a development charge by-law.”



As a result of the passage of Bill 197, and subsequent proclamation on September 18, 2020, this report has provided the D.C. calculations without the 10% mandatory deduction.

1.3.4 Bill 213: Better for People, Smarter for Business Act, 2020

On December 8, 2020, Bill 213 received Royal Assent. One of the changes of the Bill that took effect upon Royal Assent included amending the *Ministry of Training, Colleges and Universities Act* by introducing a new section that would exempt the payment of D.C.s for developments of land intended for use by a university that receives operating funds from the Government. As a result, this mandatory exemption will be included in the D.C. by-law.

1.3.5 Bill 109: More Homes for Everyone Act, 2022

On April 14, 2022, Bill 109 received Royal Assent. One of the changes of the Bill and Ontario Regulation (O. Reg.) 438/22 that took effect upon Royal Assent included amending the D.C.A. and O. Reg. 82/98 related to the requirements for the information which is to be included in the annual Treasurer's statement on D.C. reserve funds and the requirement for publication of the statement. The following additional information must be provided for each D.C. service being collected for during the year:

- a) whether, as of the end of the year, the municipality expects to incur the amount of capital costs that were estimated, in the relevant development charge background study, to be incurred during the term of the applicable development charge by-law;
- b) if the answer to a) is no, the amount the municipality now expects to incur and a statement as to why this amount is expected; and
- c) if no money was spent from the reserve fund during the year, a statement as to why there was no spending during the year.

The changes to the D.C.A. has also been amended to now require that the annual Treasurer's statement be made available to the public on the website of the municipality or, if there is no such website, in the municipal office.



1.4 Changes to the D.C.A. – Bill 23: More Homes Built Faster Act, 2022

On November 28, 2022, Bill 23 received Royal Assent. This Bill amends a number of pieces of legislation including the *Planning Act* and D.C.A. The following provides a summary of the changes to the D.C.A.:

1.4.1 *Additional Residential Unit Exemption*

The rules for these exemptions are now provided in the D.C.A., rather than the regulations and are summarized as follows:

- Exemption for residential units in existing rental residential buildings – For rental residential buildings with four or more residential units, the greater of one unit or 1% of the existing residential units will be exempt from D.C.
- Exemption for additional residential units in existing and new residential buildings
 - The following developments will be exempt from a D.C.:
 - A second unit in a detached, semi-detached, or rowhouse if all buildings and ancillary structures cumulatively contain no more than one residential unit;
 - A third unit in a detached, semi-detached, or rowhouse if no buildings or ancillary structures contain any residential units; and
 - One residential unit in a building or structure ancillary to a detached, semi-detached, or rowhouse on a parcel of urban land, if the detached, semi-detached, or rowhouse contains no more than two residential units and no other buildings or ancillary structures contain any residential units.

1.4.2 *Removal of Housing as an Eligible D.C. Service*

Housing services is removed as an eligible service. Municipalities with by-laws that include a charge for housing services can no longer collect for this service.

1.4.3 *New Statutory Exemptions for Affordable Units, Attainable Units, Inclusionary Zoning Units, and Non-Profit Housing developments*

Affordable units, attainable units, inclusionary zoning units and non-profit housing developments are exempt from the payment of D.C.s, as follows:



- **Affordable Rental Units**: Where rent is no more than 80% of the average market rent as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
- **Affordable Owned Units**: Where the price of the unit is no more than 80% of the average purchase price as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
- **Attainable Units**: Excludes affordable units and rental units; will be defined as prescribed development or class of development and sold to a person who is at “arm’s length” from the seller.
 - Note: for affordable and attainable units, the municipality shall enter into an agreement that ensures the unit remains affordable or attainable for 25 years.
- **Inclusionary Zoning Units**: Affordable housing units required under inclusionary zoning by-laws are exempt from a D.C.
- **Non-Profit Housing**: Non-profit housing units are exempt from D.C.s and D.C. instalment payments due after November 28, 2022.

It is noted that the exemptions with respect to Affordable Rental units, Affordable Owned Units, and Attainable Units are not yet in effect until proclamation of the Bill.

1.4.4 Historical Level of Service extended to 15-year period instead of the historical 10-year period

Currently, the increase in need for service is limited by the average historical level of service calculated over the 10-year period preceding the preparation of the D.C. background study. This average is now extended to the historical 15-year period.

1.4.5 Revised Definition of Capital Costs

The definition of capital costs has been revised to remove studies. Furthermore, the regulations to the Act will prescribe services for which land or an interest in land will be restricted. As at the time of writing, no services have been prescribed

1.4.6 Mandatory Phase-in of a D.C.

For all D.C. by-laws passed after January 1, 2022, the charge must be phased-in annually over the first five years the by-law is in force, as follows:



- Year 1 – 80% of the maximum charge;
- Year 2 – 85% of the maximum charge;
- Year 3 – 90% of the maximum charge;
- Year 4 – 95% of the maximum charge; and
- Year 5 to expiry – 100% of the maximum charge.

1.4.7 D.C. By-law Expiry

A D.C. by-law now expires ten years after the day it comes into force (unless the by-law provides for an earlier expiry date). This extends the by-law's life from five years, currently.

1.4.8 Instalment Payments

Non-profit housing development has been removed from the instalment payment section of the Act (subsection 26.1), as these units are now exempt from the payment of a D.C.

1.4.9 Rental Housing Discount

The D.C. payable for rental housing development will be reduced based on the number of bedrooms in each unit as follows:

- Three or more bedrooms – 25% reduction;
- Two bedrooms – 20% reduction; and
- All other bedroom quantities – 15% reduction.

1.4.10 Maximum Interest Rate for Instalments and Determination of Charge for Eligible Site Plan and Zoning By-law Amendment Applications

No maximum interest rate was previously prescribed. As per Bill 23, the maximum interest rate is set at the average prime rate plus 1%. This maximum interest rate provision would apply to all instalment payments and eligible site plan and zoning by-law amendment applications occurring after November 28, 2022.



1.4.11 Requirement to Allocate Funds Received

Annually, beginning in 2023, municipalities will be required to spend or allocate at least 60% of the monies in a reserve fund at the beginning of the year for water, wastewater, and services related to a highway. Other services may be prescribed by the regulation.



Chapter 2

Current Town of Arnprior Policy



2. Current Town of Arnprior Policy

2.1 Schedule of Charges

On March 12, 2018, the Town of Arnprior passed By-law 6805-18 under the D.C.A., with an enforcement date of March 13, 2018, and was amended with By-law 6983-19 on July 8, 2019.

This by-law imposes D.C.s for residential and non-residential uses. Table 2-1 below provides the rates currently in effect, as of March 13, 2022.

Table 2-1
Town of Arnprior
Current D.C. Rates
March 13, 2022

Service	Residential				Non-Residential
	Single & Semi Detached	Multiples	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms	per sq.ft.
Services Related to a Highway	3,580	3,105	2,097	1,859	2.35
Fire Protection Services	238	206	140	124	0.15
Parks and Recreation Services	379	330	222	198	0.04
Library Services	408	354	239	211	0.04
Administration	1,121	971	657	583	0.74
Total Municipal Wide Services/Class of Service	5,726	4,966	3,355	2,975	3.32
Urban Services					
Wastewater Services	6,449	5,592	3,778	3,350	2.88
Water Services	6,110	5,298	3,580	3,174	2.73
Total Urban Services	12,559	10,890	7,358	6,524	5.61
Staye Court Area Specific Charges					
Wastewater Services	607	526	355	315	0.75
Water Services	690	599	405	359	0.82
Total Urban Services	1,297	1,125	760	674	1.57
GRAND TOTAL RURAL AREA	5,726	4,966	3,355	2,975	3.32
GRAND TOTAL URBAN AREA	18,285	15,856	10,713	9,499	8.93
GRAND TOTAL WITH STAYE COURT	19,582	16,981	11,473	10,173	10.51

2.2 Services Covered

The following services are covered under By-law 6805-18 (as amended with By-law 6893-19):

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



- Parks and Recreation Services (Recreation Services);
- Library Services;
- Growth Studies (Administration);
- Wastewater Services; and
- Water Services.

2.3 Timing of D.C. Calculation and Payment

D.C.s are payable at the time of first building permit issuance and are collected by the Town of Arnprior Building Department.

2.4 Indexing

Rates shall be adjusted, without amendment to the By-law, annually on the anniversary year of the by-law for each, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0135-01).¹

2.5 Redevelopment Allowance

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 D.C.s 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 D.C.s otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) 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 D.C. by the number,

¹ O. Reg. 82/98 referenced “The Statistics Canada Quarterly, Construction Price Statistics, catalogue number 62-007” as the index source. Since implementation, Statistics Canada has modified this index twice and the above-noted index is the most current. The draft by-law provided herein refers to O. Reg. 82/98 to ensure traceability should this index continue to be modified over time.



according to type, of dwelling units that have been or will be demolished or converted to another principal use; and

- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable D.C.s by the gross floor area (G.F.A.) 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 D.C.s otherwise payable with respect to the redevelopment.

2.6 Exemptions

The following non-statutory exemptions are provided under By-law 6850-18, (as amended with By-law 6893-19):

- Buildings used as hospitals as governed by the *Public Hospitals Act*; and
- Where 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 subsection 3.12 (of the D.C. by-law) shall apply to the enlarged area only.
- Buildings used as Long-Term Care Homes that are non-profit institutions and are licensed under the *Long-term Care Homes Act, 2007, S.O. 2007, c.8*.



Chapter 3

Anticipated Development in the Town of Arnprior



3. Anticipated Development in the Town of Arnprior

3.1 Requirement of the Act

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 the 2023 to 2032 and 2023 –2042-time horizon.

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

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

The D.C. growth forecast has been derived by Watson. In preparing the growth forecast, the following information sources were consulted to assess the residential and non-residential development potential for the Town over the forecast period, including:

- Town of Arnprior Official Plan;
- Town of Arnprior Growth Management Strategy, June 2022 (Medium or reference growth scenario has been utilized to prepare the growth forecast);
- 2006, 2011, 2016, 2021 population, household, and 2006, 2011, and 2016 employment Census data;
- Historical residential and non-residential building permit data over the 2011 to 2022 period;
- Development applications data; and
- Discussions with Town staff regarding anticipated residential and non-residential development and land supply in the Town of Arnprior.

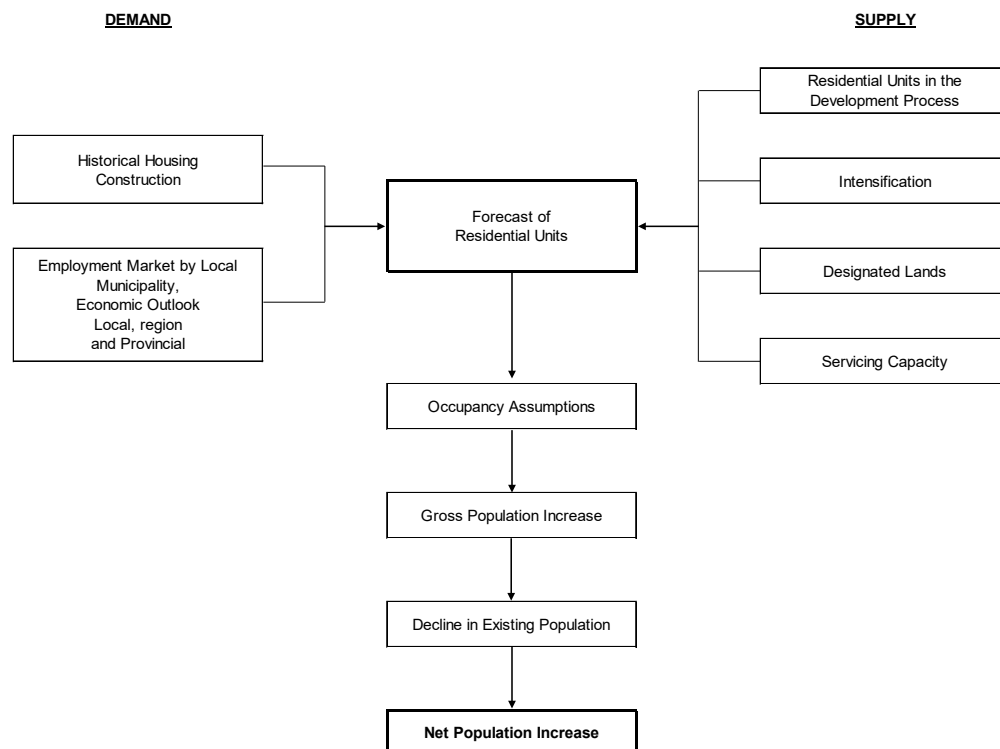


3.3 Summary of Growth Forecast

A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in **Error! Not a valid bookmark self-reference**. Figure 3-1. The discussion provided herein summarizes the anticipated growth for the Town and describes the basis for the forecast. The results of the residential growth forecast analysis are summarized in Table 3-1 below, and *Schedule 1* in Appendix A.

As identified in Table 3-1 and Appendix A, *Schedule 1*, population in Town of Arnprior is anticipated to reach approximately 11,290 by early-2032 and 12,830 by early-2042, resulting in an increase of approximately 1,130 and 2,660.¹

Figure 3-1
Population and Household Forecast Model



¹ The population figures used in the calculation of the 2023 D.C. exclude the net Census undercount, which is estimated at approximately 2.6%.



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

	Year	Population (Including Census Undercount) ¹	Excluding Census Undercount			Housing Units				Person Per Unit (P.P.U.): Total Population/ Total Households	
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ²	Apartments ³	Other		Total Households
Historical	Mid 2006	7,340	7,158	103	7,055	1,970	270	880	30	3,150	2.272
	Mid 2011	8,320	8,114	284	7,830	2,283	313	1,019	25	3,640	2.229
	Mid 2016	9,020	8,795	280	8,515	2,465	490	935	20	3,910	2.249
	Mid 2021	9,950	9,693	309	9,384	2,661	674	980	20	4,335	2.236
Forecast	Early 2023	10,430	10,165	329	9,836	2,794	749	1,049	20	4,612	2.204
	Early 2032	11,580	11,290	358	10,932	3,150	900	1,160	20	5,230	2.159
	Early 2042	13,160	12,825	407	12,418	3,510	1,100	1,400	20	6,030	2.127
Incremental	Mid 2006 - Mid 2011	980	956	181	775	313	43	139	-5	490	
	Mid 2011 - Mid 2016	700	681	-4	685	182	177	-84	-5	270	
	Mid 2016 - Early 2023	1,410	1,370	49	1,321	329	259	114	0	702	
	Early 2023 - Early 2032	1,150	1,125	29	1,096	356	151	112	0	619	
	Early 2023 - Early 2042	2,730	2,660	78	2,582	716	351	352	0	1,419	

Watson & Associates Economists Ltd., 2023

¹ Census undercount estimated at approximately 2.6%. Note: Population including the undercount has been rounded.

² Includes townhouses and apartments in duplexes.

³ Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



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, 6 and 7)

- The housing unit mix for the Town was derived from a detailed review of historical development activity (as per Schedule 7), as well as active residential development applications (as per Schedule 6), as well as discussions with Town staff regarding anticipated development trends for Town of Arnprior.
- Based on the above indicators, the 2023 to 2042 household growth forecast for the Town is comprised of a unit mix of 51% low density units (single detached and semi-detached), 24% medium density (multiples except apartments) and 25% high density (bachelor, 1-bedroom and 2-bedroom apartments).

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 transit services to a 10-year planning horizon. All other services can utilize a longer planning period if the municipality has identified the growth-related capital infrastructure needs associated with the longer-term growth planning period.

3. Population in New Housing Units (Appendix A – Schedules 3, 4 and 5)

- Population in new units is derived from Schedules 3, 4, and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedule 8 summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2016 custom Census data for the Town of Arnprior. The total calculated 25-year adjusted average P.P.U.s by dwelling type are as follows:
 - Low density: 2.434
 - Medium density: 1.967
 - High density:¹ 1.376

¹ Includes bachelor, 1-bedroom and 2-or-more bedroom apartments.



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

- Existing households for early-2023 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 and mid-2022, assuming a 6-month lag between construction and occupancy (see Schedule 3).
- 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 2023 to 2042 forecast period is approximately 335.

5. Employment (Appendix A – Schedules 9a, 9b)

- The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in the Town 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.
- 2016 employment data¹ (place of work) for the Town of Arnprior is outlined in Schedule 10a. The 2016 employment base is comprised of the following sectors:
 - 10 primary (0%);
 - 175 work at home employment (4%);
 - 1,413 industrial (33%);
 - 1,688 commercial/population related (39%); and
 - 1,025 institutional (24%).
- The 2016 employment by usual place of work, including work at home, is 4,208. An additional 345 employees have been identified for the Town in 2016 that have no fixed place of work (N.F.P.O.W.).²
- Total employment, including work at home and N.F.P.O.W. for the Town is anticipated to reach approximately 5,060 by early 2032; 5,580 by early 2042; and 6,070 at industrial buildout time period. This represents an employment increase

¹ 2016 employment is based on Statistics Canada 2016 Place of Work Employment dataset by Watson & Associates Economists Ltd.

² No fixed place of work 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, etc.



of approximately 460 for the 2023 - 2032, 1,010 for the 2023 - 2042 forecast period and 1,480 for industrial buildout.

- Schedule 10b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e. employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential gross floor area (G.F.A.) calculation.

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

- Square footage estimates were calculated in Schedule 10b based on the following employee density assumptions:
 - 1,300 sq.ft. per employee for industrial;
 - 550 sq.ft. per employee for commercial/population-related; and
 - 670 sq.ft. per employee for institutional employment.
- The Town-wide incremental Gross Floor Area (G.F.A.) is anticipated to increase by about 200,600 sq.ft. over the 2023 - 2032, 438,000 sq. ft over 2023 - 2042 and 1,073,700 sq.ft. over the industrial buildout forecast period.
- In terms of percentage growth, the 2023 to 2042 incremental G.F.A. forecast by sector is broken down as follows:
 - industrial – 79%;
 - commercial/population-related – 18%; and
 - institutional – 3%.



Chapter 4

The Approach to the Calculation of the Charge



4. The Approach to the Calculation of the Charge

4.1 Introduction

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

4.2 Services Potentially Involved

Table 4-1 lists the full range of municipal services that are provided within the Town.

A number of these services are not listed as eligible services for inclusion in the D.C. by-law as per subsection 2 (4) of the D.C.A. These are shown as “ineligible” on Table 4-1. Two ineligible costs defined in subsection 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 that are potentially eligible for inclusion in the Town’s D.C. are indicated with a “Yes.”

4.3 Increase in the Need for Service

The D.C. 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, subsection 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.



Figure 4-1
The Process of Calculating a Development Charge under the Act that Must be Followed

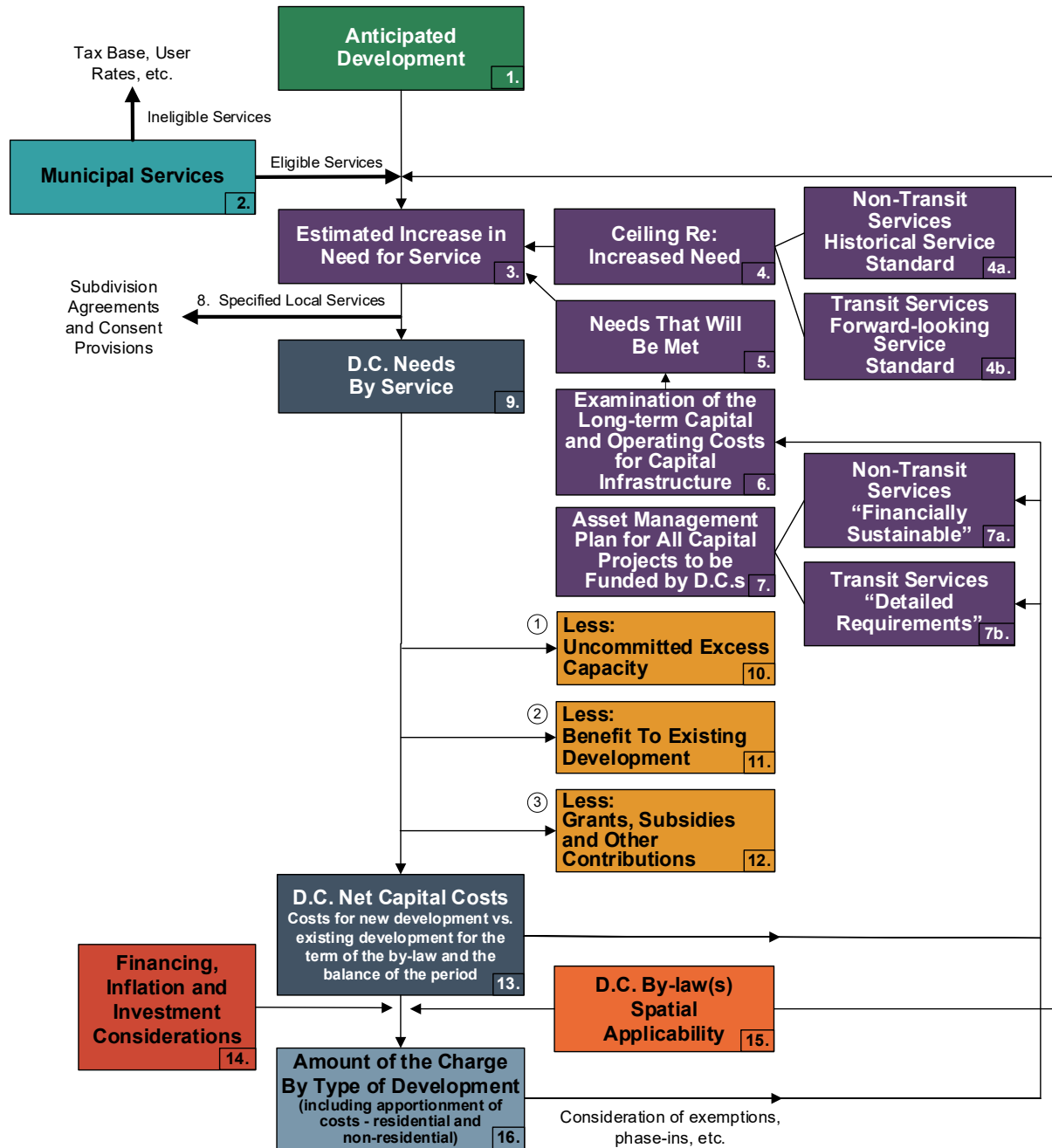




Table 4-1
Categories of Municipal Services to be Addressed as Part of the Calculation

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.

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 roads (within subdivisions)	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
	Ineligible	2.3 Municipal parking spaces - indoor	0
	Ineligible	2.4 Municipal parking spaces - outdoor	0
	Yes	2.5 Works yards	100
	Yes	2.6 Rolling stock ¹	100
	n/a	2.7 Ferries	100
	n/a	2.8 Airport	100

¹ with 7+ year lifetime

* 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 %
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
5. Parks 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	100
	Yes	5.3 Development of district parks	100
	Yes	5.4 Development of municipal-wide parks	100
	Yes	5.5 Development of special purpose parks	100
	Yes	5.6 Parks rolling stock ¹ and yards	100
6. Recreation Services	Yes	6.1 Arenas, indoor pools, fitness facilities, community centres, etc. (including land)	100
	Yes	6.2 Recreation vehicles and equipment ¹	100
7. Library Services	Yes	7.1 Public library space (incl. furniture and equipment)	100
	No	7.2 Library vehicles ¹	100
	Yes	7.3 Library materials	100
8. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres	Ineligible	8.1 Cultural space (e.g. art galleries, museums and theatres)	0
	Ineligible	8.2 Tourism facilities and convention centres	0

¹with 7+ year lifetime



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
9. Wastewater Services	Yes	9.1 Treatment plants	100
	Yes	9.2 Sewage trunks	100
	n/a	9.3 Local systems	0
	Yes	9.4 Vehicles and equipment ¹	100
10. Water Supply Services	Yes	10.1 Treatment plants	100
	Yes	10.2 Distribution systems	100
	n/a	10.3 Local systems	0
	Yes	10.4 Vehicles and equipment ¹	100
11. Waste Management Services	Ineligible	11.1 Landfill collection, transfer vehicles and equipment	0
	Ineligible	11.2 Landfills and other disposal facilities	0
	n/a	11.3 Waste diversion facilities	100
	n/a	11.4 Waste diversion vehicles and equipment ¹	100
12. Policing Services	n/a	12.1 Policing detachments	100
	n/a	12.2 Policing rolling stock ¹	100
	n/a	12.3 Small equipment and gear	100
13. Homes for the Aged	n/a	13.1 Homes for the aged space	100
	n/a	13.2 Vehicles ¹	100
14. Child Care	n/a	14.1 Child care space	100
	n/a	14.2 Vehicles ¹	100
15. Health	n/a	15.1 Health department space	100
	n/a	15.2 Health department vehicles ¹	100
16. Social Housing	Ineligible	16.1 Social housing space	0
17. Provincial Offences Act (P.O.A.)	n/a	17.1 P.O.A. space	100
18. Social Services	n/a	18.1 Social service space	100
19. Ambulance	n/a	19.1 Ambulance station space	100
	n/a	19.2 Vehicles ¹	100
20. Hospital Provision	Ineligible	20.1 Hospital capital contributions	0

¹ with 7+ year life-time



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
21. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible Ineligible Ineligible	21.1 Office space 21.2 Office furniture 21.3 Computer equipment	0 0 0
22. Other Services	Ineligible Yes	22.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land ² and facilities, including the D.C. background study cost 22.2 Interest on money borrowed to pay for growth-related capital	0 0-100

¹ with a 7+ year life-time

² same percentage as service component to which it pertains

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. The Town’s detailed Local Service Policy is provided in Appendix E.

4.5 Capital Forecast

Paragraph 7 of subsection 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; and
- e) interest on money borrowed to pay for the above-referenced costs.

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” (subsection 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 section 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, paragraph 5, of O. Reg. 82/98 indicates that a D.C. background study must set out “the estimated value of credits that are being carried forward relating to the service.” Subsection 17, paragraph 4, of the same regulation indicates that “the value of the credit cannot be recovered from future D.C.s,” if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs. There are no outstanding credit obligations to be included in the D.C. calculations.

4.7 Classes of Services

Section 7 of the D.C.A. states that a D.C. by-law may provide for any D.C.-eligible service or the capital costs with respect to those services. Furthermore, a class may be



composed of any number or combination of services and may include parts or portions of each D.C.-eligible service

These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds. The D.C. calculations and by-law provided herein include a class of service for public works. This class is comprised of the following services:

- Services Related to a Highway;
- Water Services; and
- Wastewater Services.

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 7 of subsection 5 (1).”

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

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



Furthermore, the changes as a result of Bill 23 require that certain reserve funds need to be allocated as set out in section 35, paragraph 2, which states that:

“Beginning in 2023 and in each calendar year thereafter, a municipality shall spend or allocate at least 60 per cent of the monies that are in a reserve fund for the following services at the beginning of the year:

1. Water supply services, including distribution and treatment services.
2. Waste water services, including sewers and treatment services.
3. Services related to a highway as defined in subsection 1 (1) of the *Municipal Act, 2001* or subsection 3 (1) of the *City of Toronto Act, 2006*, as the case may be.”

The Town’s D.C. Reserve Fund balances by service at December 31, 2021, are shown below. We have adjusted the balances to reflect the current commitments to each reserve fund based on the Town’s prior years (2022 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):

Table 4-2
Summary of Development Charges Reserve Fund Balances

Service/Class of Service	Reserve Fund Balances at December 31, 2021	Adjustments for Commitments	Net Balance for December 31, 2022
Services Related to a Highway	(\$881,122)	(\$295,000)	(\$1,176,122)
Public Works Facilities	\$210,782	-	\$210,782
Public Works Vehicles	\$152,322	-	\$152,322
Fire Protection Services	\$37,414	-	\$37,414
Parks and Recreation Services	(\$45,350)	(\$99,200)	(\$53,850)
Library Services	\$200,881	(\$146,430)	\$54,451
Administration	(\$239,233)	(\$147,500)	(\$386,733)
Wastewater Services	\$4,144,747	(\$396,030)	\$3,748,717
Water Services	\$1,561,769	(\$374,139)	\$1,187,630
Total	\$5,232,909	(\$1,458,299)	\$3,774,610

Note: Amounts in brackets are deficit balances.



4.9 Deductions

The D.C.A. potentially requires that four 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; and
- anticipated grants, subsidies, and other contributions.

The requirements behind each of these reductions are addressed below.

4.9.1 Reduction Required by Level of Service Ceiling

This is designed to ensure that the increase in need included in section 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 15-year period immediately preceding the preparation of the background study” (D.C.A., subsection 5 (1) 4). O. Reg. 82/98 (section 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 factors are multiplied together, they produce a measure of the level of service, which meets the requirements of the Act, i.e. cost per unit.

With respect to transit services, the changes to the Act as a result of Bill 73 have provided for an alternative method for calculating the service standard ceiling. Transit services must now utilize a forward-looking service standard analysis, described later in this section.

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 subsection 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."

"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

Subsection 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 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 service cap in subsection 4.9.1 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 Town-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 Wednesdays in one arena and Thursdays 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. Furthermore, 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, section 6).

4.10 Town-wide vs. Area Rating

This step involves determining whether all 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 subsection 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 legislation now requires that a D.C. background study must include an asset management plan (A.M.P.) (subsection 10 (2) c. 2). The A.M.P. 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 A.M.P. related to transit services (as noted in the subsequent subsection); however, they are silent with respect to how the A.M.P. is to be provided for all other services. As part of any A.M.P., 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

In 2015, significant changes were made to the D.C.A. for transit services. 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 (subsection 5.2 (i) of the D.C.A.).
- B. The background study requires the following in regard to transit costs (as per subsection 8 (2) of the regulations):
 1. The calculations that were used to prepare the estimate for the planned level of service for 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 D.C. over the 10-year period immediately following the preparation of the background study, categorized by development types, and whether the forecast 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 subsection 6.1 (2) of the regulations) requires the following:
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 (subsection 6.1 (3) of the regulation) that includes lifecycle costs, action plans that will enable the assets to be sustainable, a summary of how to achieve the



proposed level of service, discussion on procurement measures and risk are required.

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

4.14 Mandatory Phase-in of a D.C.

For all D.C. by-laws passed after January 1, 2022, the charge must be phased-in relative to the maximum charge that could be imposed under the by-law. The phase-in for the first 5-years that the by-law is in force, is as follows:

- Year 1 – 80% of the maximum charge;
- Year 2 – 85% of the maximum charge;
- Year 3 – 90% of the maximum charge;
- Year 4 – 95% of the maximum charge; and
- Year 5 to expiry – 100% of the maximum charge



Chapter 5

D.C.-Eligible Cost Analysis by Service



5. D.C.-Eligible Cost Analysis by Service

5.1 Introduction

This chapter outlines the basis for calculating eligible costs for the D.C.s to be applied on a uniform basis. In each case, the required calculation process set out in subsection 5 (1) paragraphs 2 to 7 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. Over time, however, Town projects and Council priorities change; accordingly, Council's intentions may alter and different capital projects (and timing) may be necessary 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 parks and recreation services and library services over a 10-year planning period. Each service component is evaluated on two format sheets: the average historical 15-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 Parks and Recreation Services

The Town currently provides a variety of parks and recreation-related assets to service the community and is summarized below:

- Approximately 92 acres of parkland;
- 59 parkland amenities that include items such as marina docks, baseball diamonds, basketball courts, playground structures, bleachers, etc.;
- 22 parks and recreation related vehicles and equipment (tractors, resurfacers, floor scrubbers, etc.);
- 2,040 linear metres of waterfront trails;
- 96,850 sq.ft. of recreation facility space (Nick Smith Centre).



In total, the Town's parks and recreation service has provided a 15-year historical level of service that equates to an investment of \$8,953 per capita. This level of investment provides the Town with a D.C.-eligible amount of approximately \$10.07 million towards future parks and recreation capital.

Based on the projected growth over the 10-year forecast period, the Town has identified \$10.17 million in future growth capital costs for Parks & Recreation. The projects include provisions for additional parkland development, waterfront development, vehicles and equipment, and additional parks and park upgrades, and upgrading and expanding the current pool family room changerooms. An inclusion of \$53,850 was made to account for the Town's existing reserve fund balance deficit, for a total gross cost of \$10.23 million. Of this amount a deduction of approximately \$6.76 million has been made to recognize existing benefit to the community. Additionally, a reduction to recognize the benefit to future development outside of the 10-year planning horizon of \$1.26 million has been included. After the deductions, the net growth-related costs included in the D.C. calculation totals approximately \$2.20 million.

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



Table 5-1
Infrastructure Cost Included in the Development Charges Calculation
Parks and Recreation Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non- Residential Share
2023-2032									95%	5%	
	Parkland										
1	Provision for Parkland Development	2023	120,000	-		120,000	-		120,000	114,000	6,000
2	Provision for Waterfront Development	2032	8,400,000	1,260,000		7,140,000	5,880,000		1,260,000	1,197,000	63,000
3	Dog Park	2026	42,400	-		42,400	-		42,400	40,280	2,120
4	McLean Field Transition	2025	420,000	-		420,000	210,000		210,000	199,500	10,500
5	Fairview Park	2024	120,000	-		120,000	-		120,000	114,000	6,000
6	Marshall's Bay Park	2024	170,000	-		170,000	-		170,000	161,500	8,500
7	CN Park	2024	120,000	-		120,000	85,000		35,000	33,250	1,750
							-				
	Recreation						-				
8	Pool - Family Change Rooms	2027	735,000	-		735,000	588,000		147,000	139,650	7,350
9	Provision for Vehicles and Equipment	2023-2032	44,000	-		44,000	-		44,000	41,800	2,200
10	Reserve Fund Adjustment	Reserve	53,850	-		53,850	-		53,850	51,157	2,692
	Total		10,225,250	1,260,000	-	8,965,250	6,763,000	-	2,202,250	2,092,137	110,112



5.2.2 Library Services

The Town provides one library facility which totals 14,266 sq.ft. in library space. Over the past 15 years, the average level of service was 1.66 sq.ft. of space per capita or an investment of \$1,010 per capita. Based on the service standard over the past 15 years, the Town would be eligible to collect a total of \$1,136,183 from D.C.s for library facilities.

The Town has a current inventory of library collection materials totalling 57,936 items that are available to the public. The collection includes various materials including books, subscriptions, periodicals, CDs, DVDs, etc., all of which have a total value of approximately \$2.05 million. Over the past 15 years, the average level of service is approximately 6.14 collection items per capita, or an investment of \$216 per capita. Based on the service standard, the Town would be eligible to collect \$242,460 from D.C.s for library collection items (over the 10-year forecast period).

Therefore, the total D.C.-eligible amount for library services is \$1,378,643.

To service the growth in the Town, staff have identified an expansion to its current facility at an estimated cost of \$540,000. Provisions totaling approximately \$150,000 million has also been included to purchase equipment and materials for the new library space, for a total gross capital amount of \$690,000. A deduction of \$52,500 has been made to recognize existing benefit to the community, as well as a reduction to recognize the benefit to future development outside of the 10-year planning horizon of \$270,000. Furthermore, a deduction of \$54,451 was made to account for the Town's existing library reserve fund balance. Therefore, the net growth-related capital cost to be included in the D.C. is \$313,049.

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.



Table 5-2
Infrastructure Cost Included in the Development Charges Calculation
Library Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non- Residential Share
	2023-2032									95%	5%
1	Library Expansion	2023	540,000	270,000		270,000	-		270,000	256,500	13,500
2	Provision for Library Equipment	2023-2032	75,000	-		75,000	52,500		22,500	21,375	1,125
3	Provision for Library Materials	2023-2032	75,000	-		75,000	-		75,000	71,250	3,750
			-	-		-	-		-	-	-
4	Reserve Fund Adjustment	Reserve	-	-		-	54,451		(54,451)	(51,729)	(2,723)
	Total		690,000	270,000	-	420,000	106,951	-	313,049	297,396	15,652



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 Services Related to a Highway

The Town of Arnprior currently owns and maintains:

- 59.94 km of roadways (paved collector, unpaved collector, paved local -external to development, unpaved local- external to development)
- 138,341 of linear metre of sidewalks and curbs; and
- 1,240 light standards and streetlights.

The level of service provided over the historical 15-year period translates to an average investment of \$11,152 per capita and a maximum D.C.-eligible amount of approximately \$29.66 million for recovery over the 20-year forecast period.

With respect to future needs, the forecasted road program includes projects that include construction of new sidewalks, roadways, intersection signalization and realignment, and provisions for roads and sidewalks in order to service growth, all of which totals \$10,347,880. In addition, \$1,176,122 has been included for current reserve fund deficit, for a total gross cost of \$11.52 million. Reductions in the amount of \$3,495,500 and \$700,000 have been made to recognize the existing benefit to the Town, as well as other contributions, respectively. Therefore, the D.C. calculations results in a net growth-related capital cost of \$7,328,502.

The residential/non-residential allocation for all services related to a highway is 83% residential and 17% non-residential based on the forecast population to employment anticipated over the forecast period.



Table 5-3
Infrastructure Cost Included in the Development Charges Calculation
Services Related to a Highway

Prj .No	Increased Service Needs Attributable to Anticipated Development 2023-2042	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 83%	Non-Residential Share 17%
1	Sidewalks - Winners Circle (Daniel St. to Mall Entrance - 125m)	2023	34,800	-		34,800	3,500		31,300	25,979	5,321
2	Sidewalks - McNab Street (Madawaska Blvd. to McLean Ave. – 850m)	2023	236,800	-		236,800	23,700		213,100	176,873	36,227
3	Sidewalks - Madawasaka Boulevard (Moe Robillard St. to Decosta St. – 500m)	2023	139,200	-		139,200	13,900		125,300	103,999	21,301
4	Baskin Drive West (800m) - Daniel North Property Line of School	2028	2,307,700	-		2,307,700	692,300		1,615,400	1,340,782	274,618
5	Provision for Roads	2023-2042	1,500,000	-		1,500,000	-		1,500,000	1,245,000	255,000
6	Provision for Sidewalks	2023-2042	190,000	-		190,000	-		190,000	157,700	32,300
7	Staye Court Drive - urban cross section	2031	1,426,300	-		1,426,300	356,600		1,069,700	887,851	181,849
8	Madawaska Street (Elgin to Daniel) Full Reconstruction - Road & Sidewalk	2037	2,494,500	-		2,494,500	1,746,200		748,300	621,089	127,211
9	Daniel St, Edey St, Galvin St Intersection Signalization and Realignment	2028	2,018,580	-		2,018,580	659,300	700,000	659,280	547,202	112,078
			-	-		-	-		-	-	-
10	Reserve Fund Adjustment	Reserve	1,176,122	-		1,176,122	-		1,176,122	976,182	199,941
	Total		11,524,002	-	-	11,524,002	3,495,500	700,000	7,328,502	6,082,657	1,245,845



5.3.2 Public Works Facilities, Fleet & Equipment

The Town operates its public works department out of 12,135 sq.ft. of facility space. The sq.ft. of facility space provided over the previous 15-year period results in an average level of service of 1.39 sq.ft. per capita, which equates to an investment of \$411 per capita. Based on this service standard, the Town would be eligible to collect approximately \$1.09 million from D.C.s for public works facility space.

The public works service has a variety of vehicles and major equipment with a value totalling approximately \$3.91 million. The number of vehicle and equipment provided over the previous 15-year period results in an average level of service of 7.20 vehicles and equipment per 1,000 population or a per capita level of investment of \$357. Over the forecast period, the D.C.-eligible amount for vehicles and equipment is approximately \$950,711.

Therefore, based on these service standard calculations, the total D.C.-eligible amount over the 20-year forecast period related to public works is approximately \$2.04 million.

Based on the projected growth over the 20-year forecast period, the Town has identified capital totalling \$2.69 million. These items include the purchase of a snowplow, 1-ton truck, engineering vehicle, snow disposal facility, a vehicle for wastewater services, and a provision for the expansion to the public works facility and salt dome. A reduction in the amount of \$1.01 million has been made to recognize the existing benefit to the Town, as well as a reduction to recognize the benefit to future development outside of the 20-year planning horizon of \$400,000 has been included. Furthermore, the reserve fund balance of \$363,104 has also been applied. Therefore, the net D.C.-eligible amount to be recovered over the forecast period is \$930,896.

The residential and non-residential capital cost allocation for public works of 83% residential and 17% non-residential is based on the incremental growth in population to employment for the 20-year forecast period.



Table 5-4
Infrastructure Cost Included in the Development Charges Calculation
Public Works

Prj .No	Increased Service Needs Attributable to Anticipated Development 2023-2042	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 83%	Non-Residential Share 17%
1	Snow Disposal Facility	2029	1,280,000	-		1,280,000	960,000		320,000	265,600	54,400
2	Snow plow	2032	271,000	-		271,000	-		271,000	224,930	46,070
3	1-Ton Truck Addition to Fleet	2027	60,000	-		60,000	45,000		15,000	12,450	2,550
4	Engineering Vehicle	2024	44,000	-		44,000	-		44,000	36,520	7,480
5	Provision for Expansion to the Public Works Facility & Salt Shed Dome	2029	1,000,000	400,000		600,000	-		600,000	498,000	102,000
6	WPCC vehicle fleet expansion	2028	44,000	-		44,000	-		44,000	36,520	7,480
7	Reserve Fund Adjustment	Reserve	-	-		-	363,104		(363,104)	(301,376)	(61,728)
									-	-	-
	Total		2,699,000	400,000	-	2,299,000	1,368,104	-	930,896	772,644	158,252



5.3.3 Fire Protection Services

Arnprior currently operates its fire services from the Stanley Tourangeau Fire Hall, totalling 8,956 sq.ft. of facility space. Over the historical 15-year period, the per capita average level of service was 1.03 sq.ft. which equates to an investment of \$490 per capita. This level of service provides the Town with a maximum D.C.-eligible amount of \$1.30 million for recovery over the forecast period.

The fire department has a current inventory of 8 vehicles, resulting in a calculated average level of service of 1.10 vehicles per 1,000 population, and an average level of investment of \$452 per capita. This level of service provides for a D.C.-eligible amount of \$1.20 million over the forecast period.

In addition to the vehicles, the Town also provides 133 items of equipment and gear for use in the fire services, with a total value of approximately \$1.04 million. This results in a calculated average level of service for the historical 15-year period of \$107 per capita, providing for a D.C.-eligible amount over the forecast period of \$284,168 for equipment and gear.

Based on the above, the maximum D.C.-eligible amount for recovery over the 20-year forecast period for fire services is approximately \$2.8 million.

Based on growth-related needs, a need for a new tanker/pumper and provisions for four (4) additional full time equivalent employee's equipment and for training facility equipment has been identified to service growth over the forecast period at a combined cost of \$1.01 million. Reductions in the amounts of \$651,700 and \$37,414 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 \$316,886.

These costs are shared between residential and non-residential based on the population to employment ratio over the forecast period, resulting in 83% being allocated to residential development and 17% being allocated to non-residential development.



Table 5-5
Infrastructure Cost Included in the Development Charges Calculation
Fire Protection Services

Prj .No	Increased Service Needs Attributable to Anticipated Development 2023-2042	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 83%	Non-Residential Share 17%
1	9711 Tanker/Pumper Replacement	2031	750,000	-		750,000	575,000		175,000	145,250	29,750
2	Vehicle Equipment (Tanker/Pumper)	2031	100,000	-		100,000	76,700		23,300	19,339	3,961
3	Provision for Equipment - 4 additional FTE's	2025	56,000	-		56,000	-		56,000	46,480	9,520
4	Provision for new Training Equipment	2032	100,000	-		100,000	-		100,000	83,000	17,000
5	Reserve Fund Adjustment	Reserve	-	-		-	37,414		(37,414)	(31,054)	(6,360)
	Total		1,006,000	-	-	1,006,000	689,114	-	316,886	263,015	53,871



5.4 Service Levels and Urban Buildout Capital Costs for Arnprior' 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 Water Services

For water services, the Town has included \$41.48 million in gross costs which includes a debenture repayment, a water filtration plant expansion, upsizing several watermains throughout the Town, and a provision for water main links and upsizing for future growth needs. With regards to the debt, the Town's Water Filtration Plant was built in 2011 and is currently being debt financed with an unfunded principal and interest (discounted) balance of \$7.29 million. The Town has been cash-flowing the payments of the debenture through their general water reserve, and therefore, any unfunded D.C.-eligible amounts have been included for recovery.

Further to the gross costs above, a reduction in the amount of \$8.15 million to recognize the existing benefit to the Town has been made for all the projects identified (excluding debt), as well as a reduction to recognize the benefit to future development outside of the 20-year planning horizon of \$11.90 million has been included. Additionally, a reduction of \$3.66 million from grants and contributions has been included. Furthermore, a reduction due to the reserve fund surplus balance of \$1.19 (less commitments) has also been applied. Therefore, the D.C. calculations results in a net growth-related capital cost of \$16.58 million.

These costs have been allocated 76% residential and 24% non-residential based on the incremental growth in urban buildout population water flows for the 20-year (urban industrial land buildout) forecast period.



Table 5-6
Infrastructure Cost Included in the Development Charges Calculation
Water Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 76%	Non-Residential Share 24%
2023-Urban Buildout											
1	WFP Expansion Class EA	2033-2043	311,000	185,000		126,000	46,700		79,300	60,268	19,032
2	WFP Expansion Design	2033-2043	1,791,000	1,065,600		725,400	268,700		456,700	347,092	109,608
3	WFP Expansion	2033-2043	17,910,000	10,656,500		7,253,500	2,686,500		4,567,000	3,470,920	1,096,080
4	Water Filtration Plant - Unfunded Principal Payments	2023-2032	5,131,166	-		5,131,166	-		5,131,166	3,899,686	1,231,480
5	Water Filtration Plant - Unfunded Discounted Interest	2023-2032	2,165,086	-		2,165,086	-		2,165,086	1,645,466	519,621
6	Daniel Street Watermain Replacement - Charles St. to Staye Court Dr. (400mm) - Part 2 (incl design)	2024-2025	542,800	-		542,800	237,500		305,300	232,028	73,272
7	Staye Court (Daniel to Hwy 17) - Upsize Watermain 400mm	2031	750,000	-		750,000	205,100		544,900	414,124	130,776
8	Victoria (John to Elgin) - Upsize Watermain 300mm	2030	600,000	-		600,000	87,500		512,500	389,500	123,000
9	Elgin (Victoria to Norma) - Upsize Watermain 300mm	2029	350,000	-		350,000	122,500		227,500	172,900	54,600
10	Norma (Elgin to Caruso) - Upsize Watermain 300mm	2028	425,000	-		425,000	77,000		348,000	264,480	83,520
11	Caruso (Norma to Ida) - Upsize Watermain 300mm	2027	110,000	-		110,000	42,600		67,400	51,224	16,176
12	Madawaska Street - Elgin to Daniel	2037	627,000	-		627,000	99,300		527,700	401,052	126,648
13	River Crossing Phase 1 Replace 400mm	2023	5,500,000	-		5,500,000	2,445,500	2,006,418	1,048,082	796,542	251,540
14	River Crossing Phase 2	2022	1,500,000	-		1,500,000	1,050,000		450,000	342,000	108,000
15	Clearwell No. 1	2032	2,500,000	-		2,500,000	765,100	1,649,925	84,975	64,581	20,394
16	Water Meter Reading Equipment	2028	16,000	-		16,000	11,200		4,800	3,648	1,152
17	Provision for Water Main Links & Upsizing	2023-2042	1,250,000	-		1,250,000	-		1,250,000	950,000	300,000
18	Reserve Fund Adjustment	Reserve	-	-		-	1,187,630		(1,187,630)	(902,599)	(285,031)
	Total		41,479,052	11,907,100	-	29,571,952	9,332,830	3,656,343	16,582,779	12,602,912	3,979,867



5.4.2 Wastewater Services

For wastewater services, the Town has included \$25.69 million in gross costs which includes a debenture repayment, an expansion to the Water Pollution Control Centre (WPCC), wastewater main redevelopments, and a provision for sewer main upsizing. With regards to the debt, the Town's WPCC was built in 2011 and is currently being debt financed with an unfunded growth-related principal and interest (discounted) balance of \$6.96 million. The Town has been cash-flowing the payments of the debenture through their general wastewater reserve, and therefore, any unfunded D.C.-eligible amounts have been included for recovery.

Further to the gross cost identified above, reductions in the amounts of \$8.99 million for post period benefit and \$2.75 million to recognize the existing benefit to the Town have been made for the WPCC expansion and the wastewater main redevelopments. Furthermore, a reduction of \$3.75 million from the reserve fund surplus has been applied. Therefore, the D.C. calculations results in a net growth-related capital cost of \$10.19 million.

These costs have been allocated 76% residential and 24% non-residential based on the incremental growth in urban buildout population wastewater flows for the 20-year (urban industrial land buildout) forecast period.



**Table 5-7
Infrastructure Cost Included in the Development Charges Calculation
Wastewater Services**

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2023-Urban Buildout									76%	24%
1	WPCC Expansion - unfunded principal payments	2023-2032	4,895,394	-		4,895,394	-		4,895,394	3,720,499	1,174,895
2	WPCC Expansion - unfunded discounted interest	2023-2032	2,065,603	-		2,065,603	-		2,065,603	1,569,858	495,745
3	New WPCC Expansion	2033-2043	15,120,000	8,996,400		6,123,600	2,268,000		3,855,600	2,930,256	925,344
4	New WPCC Expansion Schedule C Class EA	2033-2043	262,500	-		262,500	-		262,500	199,500	63,000
5	New WPCC Expansion - Design & Engineering	2033-2043	1,512,000	-		1,512,000	-		1,512,000	1,149,120	362,880
6	Daniel Street at William Street Storm Sewer Culvert Replacement (Twinning) and Atkinson St Culvert - Atkinson Full Reconstruction w/ sewer sep, Daniel St Reconstruction	2025	590,000	-		590,000	483,800		106,200	80,712	25,488
7	Provisional Sewer main Upsizing	2023-2042	1,250,000	-		1,250,000	-		1,250,000	950,000	300,000
8	Reserve Fund Adjustment	Reserve	-	-		-	3,748,717		(3,748,717)	(2,849,025)	(899,692)
	Total		25,695,497	8,996,400	-	16,699,097	6,500,517	-	10,198,580	7,750,921	2,447,659



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 2017 study have been indexed as part of this D.C. study:

Water

In the 2017 study, the debentured water costs identified for inclusion into the cash-flow recovery was \$729,846. This amount has been indexed by the Non-Res Building Construction Price Index (N.R.B.C.P.I.) of 34.5%, which equals \$981,987 and has been included in the D.C. calculations. See Appendix H for more details.

Wastewater

Similar to water, the 2017 debentured wastewater costs identified for inclusion into the cash-flow recovery was \$815,241. This amount has been indexed by the N.R.B.C.P.I. of 34.5%, which equals \$1,096,884 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.



Chapter 6

D.C. Calculation



6. D.C. Calculation

Tables 6-1 calculates the proposed uniform D.C. to be imposed on anticipated development in the Town for Town-wide services over 20-year (with an industrial land buildout) planning horizon. Tables 6-2 calculates the proposed uniform D.C. to be imposed on anticipated development in the Town for Town-wide services over a 20-year planning horizon. Table 6-3 calculates the proposed uniform D.C. to be imposed on anticipated development in the Town for Town-wide services over a 10-year planning horizon.

The calculation for residential development is generated on a per capita basis and is based upon five forms of housing types (singles and semi-detached, apartments 2+ bedrooms, apartments 1 bedroom, all other multiples, and special care/special dwelling units). The non-residential D.C. has been calculated on a per sq.ft. of G.F.A. basis for all types of non-residential development.

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 5) to calculate the charge in Tables 6-1 to 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 G.F.A.

Table 6-4 summarizes the total D.C. 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 10-year life of the by-law.



Table 6-1
Town of Arnprior
Development Charge Calculation
Town-wide Services and Classes of Services
2023 to 2042 with Industrial Land Buildout

SERVICE/CLASS	2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. <u>Wastewater Services</u>	\$	\$	\$	\$
1.1 Treatment plants & Sewers	7,750,921	2,447,659	6,468	2.28
	7,750,921	2,447,659	6,468	2.28
2. <u>Water Services</u>				
2.1 Treatment, storage and distribution systems	12,602,912	3,979,867	10,516	3.71
	12,602,912	3,979,867	10,516	3.71
TOTAL	\$20,353,833	\$6,427,526	\$16,984	5.99
D.C.-Eligible Capital Cost	\$20,353,833	\$6,427,526		
20-Year Gross Population/Buildout GFA Growth (sq.ft.)	2,917	1,073,700		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$6,977.66	\$5.99		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.434	\$16,984		
Multiples	1.967	\$13,725		
Apartments - 2 Bedrooms +	1.607	\$11,213		
Apartments - Bachelor and 1 Bedroom	1.100	\$7,675		
Special Care/Special Dwelling Units	1.100	\$7,675		

Table 6-2
Town of Arnprior
Development Charge Calculation
Town-wide Services and Classes of Services
2023 to 2042

SERVICE/CLASS	2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
3. <u>Services Related to a Highway</u>	\$	\$	\$	\$
3.1 Roads and Related	6,082,657	1,245,845	5,076	2.85
	6,082,657	1,245,845	5,076	2.85
4. <u>Public Works (Facilities and Fleet)</u>				
4.1 Services Related to a Highway	746,372	152,871	623	0.35
4.2 Water Services	-	-	-	-
4.3 Wastewater Services	26,272	5,381	22	0.01
	772,644	158,252	645	0.36
5. <u>Fire Protection Services</u>				
5.1 Fire facilities, vehicles & equipment	263,015	53,871	219	0.12
	263,015	53,871	219	0.12
TOTAL	\$7,118,316	\$1,457,968	\$5,940	\$3.33
D.C.-Eligible Capital Cost	\$7,118,316	\$1,457,968		
20-Year Gross Population/GFA Growth (sq.ft.)	2,917	438,000		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$2,440.29	\$3.33		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.434	\$5,940		
Multiples	1.967	\$4,800		
Apartments - 2 Bedrooms +	1.607	\$3,922		
Apartments - Bachelor and 1 Bedroom	1.100	\$2,684		
Special Care/Special Dwelling Units	1.100	\$2,684		



Table 6-3
Town of Arnprior
Development Charge Calculation
Town-wide Services and Classes of Services
2023 to 2032

SERVICE/CLASS	2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
6. <u>Parks and Recreation Services</u>				
6.1 Park development, amenities, trails and recreation facilities	2,092,137	110,112	3,866	0.55
	2,092,137	110,112	3,866	0.55
7. <u>Library Services</u>				
7.1 Library facilities and materials	297,396	15,652	550	0.08
	297,396	15,652	550	0.08
TOTAL	\$2,389,534	\$125,765	\$4,416	\$0.63
D.C.-Eligible Capital Cost	\$2,389,534	\$125,765		
10-Year Gross Population/GFA Growth (sq.ft.)	1,317	200,600		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$1,814.38	\$0.63		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.434	\$4,416		
Multiples	1.967	\$3,569		
Apartments - 2 Bedrooms +	1.607	\$2,916		
Apartments - Bachelor and 1 Bedroom	1.100	\$1,996		
Special Care/Special Dwelling Units	1.100	\$1,996		

Table 6-4
Town of Arnprior
Development Charge Calculation
Total all Services and Classes of Services

	2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
Urban-wide Services/Classes Build out	20,353,833	6,427,526	16,984	5.99
Municipal-wide Services/Classes 20 Year	7,118,316	1,457,968	5,940	3.33
Municipal-wide Services/Classes 10 Year	2,389,534	125,765	4,416	0.63
TOTAL	29,861,683	8,011,260	27,340	9.95



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/Class	Total Gross Cost	Sources of Financing					
		Tax Base or Other Non-D.C. Source			Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Other Funding		Residential	Non-Residential
1. Wastewater Services							
1.1 Treatment plants & Sewers	7,550,997	0	483,800	0	0	5,371,069	1,696,127
2. Water Services							
2.1 Treatment, storage and distribution systems	17,090,052	0	4,278,900	2,006,418	0	8,211,598	2,593,136
3. Services Related to a Highway							
3.1 Roads and Related	8,189,985	0	2,576,447	700,000	0	4,078,236	835,301
4. Public Works (Facilities and Fleet)							
4.1 Services Related to a Highway	2,655,000	0	1,005,000	0	400,000	1,037,500	212,500
4.2 Water Services	0	0	0	0	0	0	0
4.3 Wastewater Services	44,000	0	0	0	0	36,520	7,480
5. Fire Protection Services							
5.1 Fire facilities, vehicles & equipment	1,006,000	0	651,700	0	0	294,069	60,231
6. Parks and Recreation Services							
6.1 Park development, amenities, trails and recreation facilities	10,171,400	0	6,763,000	0	1,260,000	2,040,980	107,420
7. Library Services							
7.1 Library facilities and materials	690,000	0	52,500	0	270,000	349,125	18,375
Total Expenditures & Revenues	\$47,397,434	\$0	\$15,811,347	\$2,706,418	\$1,930,000	\$21,419,098	\$5,530,571



Chapter 7

D.C. Policy Recommendations and D.C. By-law Rules



7. D.C. Policy Recommendations and D.C. By-law Rules

7.1 Introduction

Subsection 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.

Subsection 5 (6) establishes the following restrictions on the rules:

- the total of all D.C.s that would be imposed on anticipated development must not exceed the capital costs determined under subsection 5 (1) 2-7 for all services involved;
- if the rules expressly identify a type of development, they must not provide for it to pay D.C.s 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 D.C. than is allowed, the rules for determining D.C.s 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 subsection 5 (1) paragraphs 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; with some modifications and consideration for the changes to the D.C.A. resulting from Bills 108, 197, 213, and 23.



7.2 D.C. By-law Structure

It is recommended that:

- A class of service be established for public works;
- the Town uses a uniform Town-wide D.C. calculation for all municipal services, except for the Stave Court water and wastewater services
- specific water and wastewater services be imposed on the Stave Court area of the Town; and
- one municipal D.C. by-law be used for all services.

Note that the D.C. by-law provided in Appendix G currently consolidates all of the D.C. services under one by-law. However, council can consider passing individual by-laws for each D.C. service presented in this report.

7.3 D.C. By-law Rules

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

It is recommended that the following sections provide the basis for the D.C.s.:

7.3.1 Payment in any Particular Case

In accordance with the D.C.A., subsection 2 (2), a D.C. 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 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 9 of the *Condominium Act, 1998*; or
- (g) the issuing of a permit under the *Building Code Act, 1992* 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 square feet 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 parks and recreation services, and library services, a 5% non-residential attribution has been made to recognize use by the non-residential sector;
 - for services related to a highway, public works, and fire protection services, an 83% residential/17% non-residential attribution has been made based on a population vs. employment growth ratio over the 20-year forecast period; and
 - for water and wastewater services, a 76% residential/24% 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.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

If a development involves the demolition and replacement of a building or structure on the same site (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 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 D.C. in place at the time the D.C. is payable; and/or
- 2) the G.F.A. of the building demolished/converted multiplied by the current non-residential D.C. in place at the time the D.C. is payable;

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

7.3.4 Exemptions (full or partial)

a) Statutory exemptions:

- industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, section 1) of the building; for industrial building additions that exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s (subsection 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 (section 3);
- residential development in existing buildings: 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 section 2 of O. Reg. 82/98);
- residential development in new dwellings: development that includes the creation of up to two detached dwelling units (based on prescribed limits set out in section 2 of O. Reg. 82/98);
- a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario;
- affordable units, attainable units, inclusionary zoning units, and non-profit housing developments; and
- discount for rental housing units based on bedroom size (i.e. three or more bedrooms – 25% reduction, two bedrooms – 20% reduction, and all others – 15% reduction).

b) Non-statutory exemptions:

- buildings used as hospitals as governed by the *Public Hospital Act*.



- buildings used as Long-Term Care Homes that are non-profit institutions and are licensed under the *Long-term Care Homes Act, 2007*, S.O. 2007, c.8.

7.3.5 Phasing in

As required by Bill 23, the calculated D.C. will be phased-in over a five-year period as follows:

- Year 1 – 80% of the maximum charge;
- Year 2 – 85% of the maximum charge;
- Year 3 – 90% of the maximum charge;
- Year 4 – 95% of the maximum charge; and
- Year 5 to expiry – 100% of the maximum charge.

7.3.6 Timing of Collection

The D.C.s for all services and classes are payable upon issuance of a building permit for each dwelling unit, building, or structure, subject to early or late payment agreements entered by the Town and an owner under section 27 of the D.C.A.

Rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Moreover, the D.C. amount for all developments occurring within two years of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted after January 1, 2020) shall be determined based on the D.C. in effect on the day of the applicable Site Plan or Zoning By-law Amendment application.

Instalment payments and payments determined at the time of Site Plan or Zoning By-law Amendment application are subject to annual interest charges calculated based on the Town's D.C. Interest Rate Policy, as may be amended from time to time.

7.3.7 Indexing

Indexing of the D.C.s shall be implemented on a mandatory basis annually commencing on the anniversary date thereafter, in accordance with the Statistics Canada Quarterly,



Non-Residential Building Construction Price Index (Table 18-10-0135-01)¹ for the most recent year-over-year period.

7.3.8 The Applicable Areas

The charges developed herein provide for varying charges within the Town, as follows:

- all Town-wide services – the full residential and non-residential charge will be imposed on all lands within the Town.

7.4 Other D.C. By-law Provisions

It is recommended that:

7.4.1 Categories of Services/Classes of Services for Reserve Fund and Credit Purposes

The Town's D.C. collections are currently reserved in nine (9) separate reserve funds: services related to a highway, public works facilities, public works fleet, water services, wastewater services, fire protection services, recreation services, library services, and administration.

It is recommended:

- that the Town rename the recreation services reserve fund to “Parks and Recreation Services;
- that the Town address the deficit in the administration reserve fund as it is no longer considered an eligible service under the D.C.A., as amended.

Appendix D outlines the reserve fund policies that the Town is required to follow as per the D.C.A.

¹ O. Reg. 82/98 referenced “The Statistics Canada Quarterly, Construction Price Statistics, catalogue number 62-007” as the index source. Since implementation, Statistics Canada has modified this index twice and the above-noted index is the most current. The draft by-law provided herein refers to O. Reg. 82/98 to ensure traceability should this index continue to be modified over time.



7.4.2 By-law In-force Date

A by-law under the D.C.A. comes into force on the day after which the by-law is passed by Council, or at a later date, determined by Council.

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 section 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. Subsection 2 (9) of the D.C.A. 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. Subsection 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.

At present, the Town’s services are recovered based on a uniform, municipal-wide basis except for localized water and wastewater servicing for the Stave Court area. An area charge has been in place for many years.

It will be recommended to Council that the use of the area rating for water and wastewater be continued, while all other services be continued on the same uniform basis.



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;”

“A Class of service be established for public works;”

“Continue the D.C. approach to calculate the charges on a uniform Town-wide basis for all municipal services;”

“Continue the D.C. approach to calculate the Stave Court water and wastewater servicing charges on an area-specific basis;”

“Approve the capital project listing set out in Chapter 5 of the D.C.s Background Study dated January 10, 2023, subject to further annual review during the capital budget process;”

“Approve the D.C.s Background Study dated January 10, 2023, as amended (if applicable);”

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

“Approve the D.C. By-law as set out in Appendix G.”



Chapter 8

By-law Implementation



8. By-law Implementation

8.1 Public Consultation Process

8.1.1 Introduction

This chapter addresses the mandatory, formal public consultation process (subsection 8.1.2), as well as the optional, informal consultation process (subsection 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 8.2 addresses the anticipated impact of the D.C. 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 D.C. 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 Ontario Land Tribunal (OLT) (formerly the Local Planning Appeal Tribunal (LPAT)).

8.1.3 Other Consultation Activity

There are three broad groupings of the public who are generally the most concerned with Town D.C. 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 D.C. revenues. Others, such as realtors, are directly impacted by D.C.



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 D.C. policy. Their primary concern is frequently with the quantum of the charge, G.F.A. 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 D.C. policy often requires the achievement of an acceptable balance between two competing realities. The first is that high non-residential D.C.s 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 D.C.s 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, D.C.s 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 that follow present an overview of the requirements in each case.

8.3.2 Notice of Passage

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

8.3.3 By-law Pamphlet

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

- a description of the general purpose of the D.C.s;
- 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 D.C.s relate; and
- a 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 OLT, 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 to 19 of the D.C.A. set out the requirements relative to making and processing a D.C. by-law appeal and OLT hearing in response to an appeal. Any person or organization may appeal a D.C. by-law to the OLT 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 that 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 D.C., 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 D.C. was incorrectly determined; or
- there was an error in the application of the D.C.

Sections 20 to 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 Town Council to the OLT.



8.3.6 Credits

Sections 38 to 41 of the D.C.A. set out a number of credit requirements, which apply where a Town 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 D.C.s 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 D.C. is payable.

8.3.7 Front-Ending Agreements

The Town and one or more landowners may enter into a front-ending agreement that 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 to 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 section 51 or section 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*.”

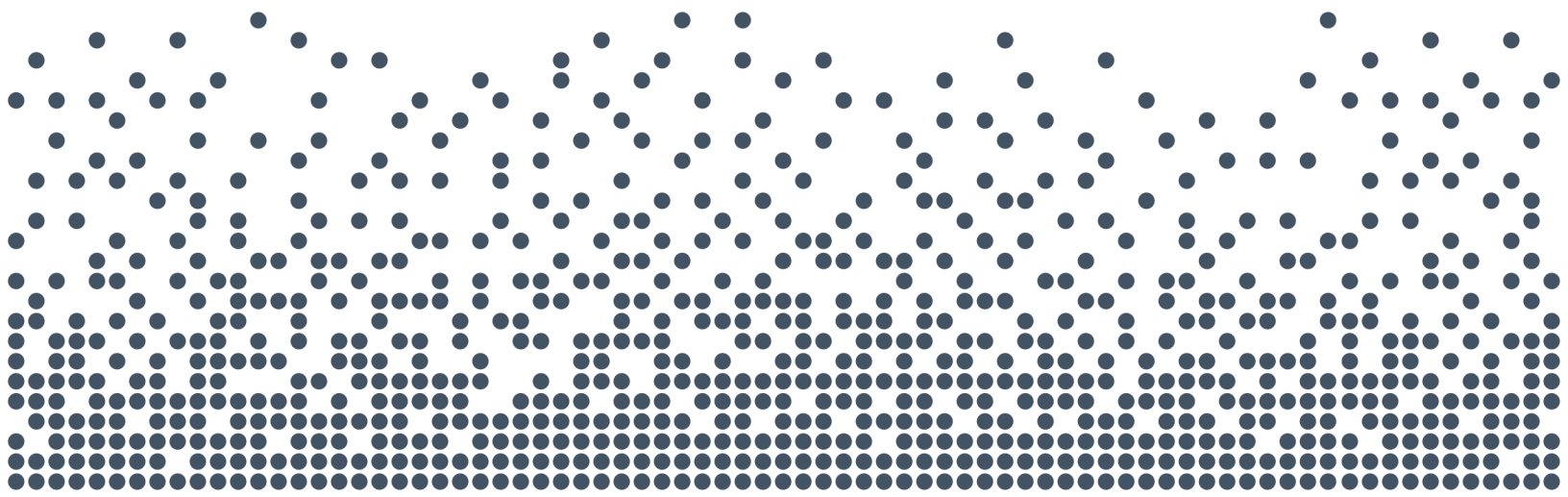


It is also noted that subsection 59 (4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under subsection 51 (31) of the *Planning Act*, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s related to the development, at the time the land is transferred.

In this regard, if the Town 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 D.C.s related to the site.

If the Town 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 that can impose a D.C.

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.



Appendices



Appendix A

Background Information on Residential and Non- Residential Growth Forecast



Schedule 1 Town of Arnprior Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) ¹	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ²	Apartments ³	Other	Total Households	
Historical	<i>Mid 2006</i>	7,340	7,158	103	7,055	1,970	270	880	30	3,150	2.272
	<i>Mid 2011</i>	8,320	8,114	284	7,830	2,283	313	1,019	25	3,640	2.229
	<i>Mid 2016</i>	9,020	8,795	280	8,515	2,465	490	935	20	3,910	2.249
	<i>Mid 2021</i>	9,950	9,693	309	9,384	2,661	674	980	20	4,335	2.236
Forecast	<i>Early 2023</i>	10,430	10,165	329	9,836	2,794	749	1,049	20	4,612	2.204
	<i>Early 2032</i>	11,580	11,290	358	10,932	3,150	900	1,160	20	5,230	2.159
	<i>Early 2042</i>	13,160	12,825	407	12,418	3,510	1,100	1,400	20	6,030	2.127
Incremental	Mid 2006 - Mid 2011	980	956	181	775	313	43	139	-5	490	
	Mid 2011 - Mid 2016	700	681	-4	685	182	177	-84	-5	270	
	Mid 2016 - Early 2023	1,410	1,370	49	1,321	329	259	114	0	702	
	Early 2023 - Early 2032	1,150	1,125	29	1,096	356	151	112	0	619	
	Early 2023 - Early 2042	2,730	2,660	78	2,582	716	351	352	0	1,419	

Watson & Associates Economists Ltd., 2023

¹ Census undercount estimated at approximately 2.6%. Note: Population including the undercount has been rounded.

² Includes townhouses and apartments in duplexes.

³ Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



Schedule 2
Town of Arnprior
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, Excluding Institutional	Institutional Population	Net Population Including Institutional
Urban	2023 - 2032	356	151	112	619	1,317	(221)	1,096	29	1,125
	2023 - 2042	716	351	352	1,419	2,917	(335)	2,582	78	2,660

Watson & Associates Economists Ltd., 2023

¹ Includes townhouses and apartments in duplexes.

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

Note: Numbers may not add to totals due to rounding.



**Schedule 3
Town of Arnprior
Current Year Growth Forecast
2016 to 2023**

		Population
Mid 2016 Population		8,795
Occupants of New Housing Units, Mid 2016 to Early 2023	<i>Units (2)</i>	702
	<i>multiplied by P.P.U. (3)</i>	2,318
	<i>gross population increase</i>	1,626
Occupants of New Equivalent Institutional Units, Mid 2016 to Early 2023	<i>Units</i>	44
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	48
Decline in Housing Unit Occupancy, Mid 2016 to Early 2023	<i>Units (4)</i>	3,910
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.078
	<i>total decline in population</i>	-304
Population Estimate to Early 2023		10,165
<i>Net Population Increase, Mid 2016 to Early 2023</i>		<i>1,370</i>

- (1) 2016 population based on Statistics Canada 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 (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.651	47%	1.243
<i>Multiples (6)</i>	2.254	37%	0.832
<i>Apartments (7)</i>	1.500	16%	0.243
Total		100%	2.318

¹ Based on 2016 Census custom database

² Based on Building permit/completion activity

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

Note: Numbers may not add to totals due to rounding.



**Schedule 4a
Town of Arnprior
Ten Year Growth Forecast
2023 to 2032**

		Population
Early 2023 Population		10,165
Occupants of New Housing Units, Early 2023 to Early 2032	<i>Units (2)</i>	619
	<i>multiplied by P.P.U. (3)</i>	2,129
	<i>gross population increase</i>	1,317
Occupants of New Equivalent Institutional Units, Early 2023 to Early 2032	<i>Units</i>	26
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	29
Decline in Housing Unit Occupancy, Early 2023 to Early 2032	<i>Units (4)</i>	4,612
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.048
	<i>total decline in population</i>	-221
Population Estimate to Early 2032		11,290
<i>Net Population Increase, Early 2023 to Early 2032</i>		<i>1,125</i>

(1) Early 2023 Population based on:

2016 Population (8,795) + Mid 2016 to Early 2023 estimated housing units to beginning of forecast period (702 x 2.318 = 1,626) + (44 x 1.1 = 48) + (3,910 x -0.078 = -304) = 10,165

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

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.434	58%	1.401
<i>Multiples (6)</i>	1.967	24%	0.480
<i>Apartments (7)</i>	1.376	18%	0.248
<i>one bedroom or less</i>	1.100		
<i>two bedrooms or more</i>	1.607		
Total		100%	2.129

¹ Persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

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

(4) Early 2023 households based upon 2016 Census (3,910 units) + Mid 2016 to Early 2023 unit estimate (702 units) = 4,612 units.

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

(6) Includes townhouses and apartments in duplexes.

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

Note: Numbers may not add to totals due to rounding.



**Schedule 5
Town of Arnprior
20 Year Growth Forecast
2023 to 2042**

		Population
Early 2023 Population		10,165
Occupants of New Housing Units, Early 2023 to Early 2042	<i>Units (2)</i>	1,419
	<i>multiplied by P.P.U. (3)</i>	2,056
	<i>gross population increase</i>	2,917
Occupants of New Equivalent Institutional Units, Early 2023 to Early 2042	<i>Units</i>	71
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	78
Decline in Housing Unit Occupancy, Early 2023 to Early 2042	<i>Units (4)</i>	4,612
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.073
	<i>total decline in population</i>	-335
Population Estimate to Early 2042		12,825
<i>Net Population Increase, Early 2023 to Early 2042</i>		<i>2,660</i>

(1) Early 2023 Population based on:

2016 Population (8,795) + Mid 2016 to Early 2023 estimated housing units to beginning of forecast period (702 x 2.318 = 1,626) + (44 x 1.1 = 48) + (3,910 x -0.078 = -304) = 10,165

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

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.434	50%	1.228
<i>Multiples (6)</i>	1.967	25%	0.487
<i>Apartments (7)</i>	1.376	25%	0.341
<i>one bedroom or less</i>	1.100		
<i>two bedrooms or more</i>	1.607		
Total		100%	2.056

¹ Persons per unit based on Statistics Canada Custom 2016 Census database.

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

(4) Early 2023 households based upon 2016 Census (3,910 units) + Mid 2016 to Early 2023 unit estimate (702 units) = 4,612 units.

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

(6) Includes townhouses and apartments in duplexes.

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

Note: Numbers may not add to totals due to rounding.



Schedule 6
Town of Arnprior
Summary Of Units in Development Process

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples ¹	Apartments ²	Total
Registered Not Built and Draft Approved	337	180	354	871
<i>% Breakdown</i>	<i>39%</i>	<i>21%</i>	<i>41%</i>	<i>100%</i>
Application Under Review	432	382	605	1,419
<i>% Breakdown</i>	<i>30%</i>	<i>27%</i>	<i>43%</i>	<i>100%</i>
Vacant lands designated for Residential	399	383	638	1,420
<i>% Breakdown</i>	<i>28%</i>	<i>27%</i>	<i>45%</i>	<i>100%</i>
Total	1,206	945	1,597	3,748
<i>% Breakdown</i>	<i>32%</i>	<i>25%</i>	<i>43%</i>	<i>100%</i>

Source: Data provided by the Town of Arnprior, 2022.

² Includes townhomes and apartments in duplexes.

³ Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



Schedule 7
Town of Arnprior
Historical Residential Building Permits
Years 2007 to 2022

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%
2018	17	55	0	72
2019	46	59	14	119
2020	39	61	2	102
2021	115	75	65	255
2022	36	0	7	43
Sub-total	253	250	88	591
Average (2018 - 2022)	51	50	18	118
% Breakdown	42.8%	42.3%	14.9%	100.0%
2012 - 2022				
Total	450	473	120	1,043
Average	45	47	12	104
% Breakdown	43.1%	45.3%	11.5%	100.0%

¹ Includes townhouses and apartments in duplexes.

² Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Source: Historical housing activity derived from Statistics Canada building permit data (2007 to 2021), by Watson & Associates Economists Ltd.



Schedule 8a
Town of Arnprior
Person Per Unit by Age and Type of Dwelling
(2016 Census)

Age of Dwelling	Singles and Semi-Detached						25 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	-	2.909	-	2.651	
6-10	-	-	-	2.538	-	2.469	
11-15	-	-	-	2.632	-	2.440	
16-20	-	-	-	2.417	-	2.158	
20-25	-	-	-	2.353	-	2.450	2.434
25-35	-	-	-	2.878	-	2.867	
35+	-	-	1.639	2.464	3.818	2.344	
Total	-	1.909	1.659	2.559	4.000	2.434	

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	1.857	2.695	-	2.443
6-10	-	-	2.000	2.429	-	2.429
11-15	-	-	-	2.435	-	2.265
16-20	-	-	-	2.316	-	2.200
20-25	-	-	-	2.417	-	2.222
25-35	-	1.059	1.595	2.935	-	2.126
35+	-	1.183	1.736	2.485	3.818	2.101
Total	-	1.163	1.743	2.539	4.167	2.182



Schedule 8b
Renfrew County
Person Per Unit by Age and Type of Dwelling
(2016 Census)

Age of Dwelling	Multiples ¹					Total	25 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR		
1-5	-	-	1.762	2.553	-	2.254	
6-10	-	-	1.750	2.037	-	1.868	
11-15	-	-	-	-	-	1.882	
16-20	-	-	-	2.136	-	2.000	
20-25	-	-	1.813	2.056	-	1.833	1.967
25-35	-	-	1.720	2.259	-	1.982	
35+	-	1.148	1.887	2.615	-	2.255	
Total	-	1.429	1.826	2.447	-	2.128	

Age of Dwelling	Apartments ²					Total	25 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR		
1-5	-	-	-	-	-	1.500	
6-10	-	-	-	-	-	1.500	
11-15	-	-	1.429	-	-	1.333	
16-20	-	-	1.417	-	-	1.250	
20-25	-	1.077	1.577	-	-	1.298	1.376
25-35	-	1.083	1.418	-	-	1.281	
35+	-	1.141	1.634	2.582	-	1.477	
Total	1.100	1.126	1.568	2.493	-	1.426	

Age of Dwelling	All Density Types					Total
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	
1-5	-	1.211	1.741	2.763	4.710	2.627
6-10	-	2.000	1.851	2.794	4.211	2.740
11-15	-	1.444	1.797	2.740	4.040	2.571
16-20	-	1.294	1.688	2.642	3.833	2.499
20-25	-	1.132	1.789	2.658	3.500	2.432
25-35	-	1.128	1.695	2.502	3.625	2.264
35+	-	1.239	1.757	2.476	3.406	2.227
Total	0.909	1.240	1.754	2.545	3.694	2.320

¹ Includes townhouses and apartments in duplexes.

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

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

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



Schedule 9a Town of Arnprior Employment Forecast, 2023 to Industrial Buildout

Period	Population	Activity Rate								Employment								Employment Total (Excluding Work at Home and N.F.P.O.W.)
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ¹	Total Including NFPOW	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ¹	Total Employment (Including N.F.P.O.W.)	
Mid 2006	7,158	0.000	0.020	0.320	0.285	0.127	0.752	0.054	0.806	0	145	2,293	2,038	910	5,385	386	5,771	5,240
Mid 2011	8,114	0.005	0.014	0.217	0.222	0.136	0.593	0.050	0.643	40	110	1,758	1,803	1,105	4,815	404	5,219	4,705
Mid 2016	8,795	0.001	0.020	0.161	0.192	0.117	0.490	0.039	0.529	10	175	1,413	1,688	1,025	4,310	345	4,655	4,135
Early 2023	10,165	0.001	0.025	0.140	0.147	0.103	0.415	0.037	0.452	10	253	1,420	1,498	1,042	4,223	373	4,596	3,970
Early 2032	11,290	0.001	0.030	0.131	0.149	0.096	0.407	0.041	0.448	10	342	1,482	1,678	1,085	4,597	460	5,057	4,255
Early 2042	12,825	0.001	0.038	0.124	0.143	0.088	0.394	0.042	0.435	10	485	1,586	1,837	1,129	5,047	536	5,583	4,562
Industrial Buildout	12,825	0.001	0.038	0.162	0.143	0.088	0.432	0.042	0.473	10	485	2,075	1,837	1,129	5,536	536	6,072	5,051
Incremental Change																		
Mid 2006 - Mid 2011	956	0.005	-0.007	-0.104	-0.062	0.009	-0.159	-0.004	-0.163	40	-35	-535	-235	195	-570	18	-552	-535
Mid 2011 - Mid 2016	681	-0.0038	0.0063	-0.0560	-0.0303	-0.0196	-0.1034	-0.0106	-0.1140	-30	65	-345	-115	-80	-505	-59	-564	-570
Mid 2016 - Early 2023	1,370	-0.0002	0.0050	-0.0209	-0.0445	-0.0140	-0.0746	-0.0025	-0.0771	0	78	8	-190	17	-87	28	-59	-165
Early 2023 - Early 2032	1,125	-0.0001	0.0054	-0.0084	0.0013	-0.0064	-0.0083	0.0040	-0.0042	0	89	62	180	43	374	87	461	285
Early 2023 - Early 2042	2,660	-0.0002	0.0129	-0.0160	-0.0041	-0.0145	-0.0219	0.0051	-0.0168	0	232	166	339	87	824	163	987	592
Early 2023 - Industrial Buildout	2,660	-0.0002	0.0129	0.0339	0.0144	-0.0145	0.0162	0.0051	0.0213	0	232	655	339	87	1,313	163	1,476	1,081
Annual Average																		
Mid 2006 - Mid 2011	191	0.00099	-0.00134	-0.02073	-0.01250	0.00181	-0.03178	-0.00082	-0.03260	8	-7	-107	-47	39	-114	4	-110	-107
Mid 2011 - Mid 2016	136	-0.0008	0.0013	-0.0112	-0.0061	-0.0039	-0.0207	-0.0021	-0.0228	-6	13	-69	-23	-16	-101	-12	-113	-114
Mid 2016 - Early 2023	211	0.0000	0.0008	-0.0032	-0.0068	-0.0022	-0.0115	-0.0004	-0.0119	0	12	1	-29	3	-13	4	-9	-25
Early 2023 - Early 2032	125	-0.00001	0.00060	-0.00094	0.00014	-0.00071	-0.00092	0.00045	-0.00047	0	10	7	20	5	42	10	51	32
Early 2023 - Early 2042	140	-0.00001	0.00068	-0.00084	-0.00022	-0.00076	-0.00115	0.00027	-0.00089	0	12	9	18	5	43	9	52	31

Watson & Associates Economists Ltd., 2023

¹ Statistics Canada defines no fixed place of work (N.F.P.O.W.) 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 9b
Town of Arnprior
Employment and Gross Floor Area (G.F.A.) Forecast, 2023 to Industrial Buildout

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ¹			
		Primary	Industrial	Commercial/ Population Related	Institutional ³	Total	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2006	7,158	0	2,293	2,038	910	5,240				
Mid 2011	8,114	40	1,758	1,803	1,105	4,705				
Mid 2016	8,795	10	1,413	1,688	1,025	4,135				
Early 2023	10,165	10	1,420	1,498	1,019	3,947				
Early 2032	11,290	10	1,482	1,678	1,049	4,219	1,926,600	922,900	734,300	3,583,800
Early 2042	12,825	10	1,586	1,837	1,070	4,503	2,061,800	1,010,400	749,000	3,821,200
Industrial Buildout	12,825	10	2,075	1,837	1,070	4,992	2,697,500	1,010,400	749,000	4,456,900
Incremental Change										
Mid 2006 - Mid 2011	956	40	-535	-235	195	-535				
Mid 2011 - Mid 2016	681	-30	-345	-115	-80	-570				
Mid 2016 - Early 2023	1,370	0	8	-190	-6	-188				
Early 2023 - Early 2032	1,125	0	62	180	30	272	80,600	99,000	21,000	200,600
Early 2023 - Early 2042	2,660	0	166	339	51	556	215,800	186,500	35,700	438,000
Early 2023 - Industrial Buildout	2,660	0	655	339	51	1,045	851,500	186,500	35,700	1,073,700
Annual Average										
Mid 2006 - Mid 2011	191	8	-107	-47	39	-107				
Mid 2011 - Mid 2016	136	-6	-69	-23	-16	-114				
Mid 2016 - Early 2023	211	0	1	-29	-1	-29				
Early 2023 - Early 2032	113	0	7	20	3	30	8,956	11,000	2,333	22,289
Early 2023 - Early 2042	140	0	9	18	3	29	11,358	9,816	1,879	23,053

Watson & Associates Economists Ltd., 2023

¹ Square Foot Per Employee Assumptions

Industrial	1,300
Commercial/ Population Related	550
Institutional	670

³ Forecast institutional employment and gross floor area has been adjusted downward to account for employment associated with special care units

* Reflects Early 2023 to Buildout forecast period

Note: Numbers may not add to totals due to rounding.



Appendix B

Level of Service



Appendix B: Level of Service

SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED							
Service Category	Sub-Component	15 Year Average Service Standard					Maximum Ceiling LOS
		Cost (per capita)		Quantity (per capita)	Quality (per capita)		
Service Related to a Highway	Services Related to a Highway - Roads	\$8,675.27	0.0065	km of roadways	1,334,657	per km	23,076,218
	Services Related to a Highway - Sidewalks and Active Transportation	\$2,144.93	15.3352	linear metre of sidewalks and active transp	140	per km	5,705,514
	Services Related to a Highway - Traffic Signals & Streetlights	\$331.33	0.0921	No. of Traffic Signals	3,598	per signal	881,338
Public Works	Public Works - Facilities	\$411.26	1.3922	sq.ft. of building area	295	per sq.ft.	1,093,952
	Public Works - Vehicles & Equipment	\$357.41	0.0072	No. of vehicles and equipment	49,640	per vehicle	950,711
Fire Protection	Fire Protection Services - Facilities	\$490.09	1.0274	sq.ft. of building area	477	per sq.ft.	1,303,639
	Fire Protection Services - Vehicles & Equipment	\$451.87	0.0011	No. of vehicles	410,791	per vehicle	1,201,974
	Fire Protection Services - Small Equipment and Gear	\$106.83	0.0113	No. of equipment and gear	9,454	per item	284,168
Parks & Recreation	Parkland Development	\$654.01	0.0105	Acres of Parkland	62,287	per acre	735,761
	Parkland Amenities	\$900.06	0.0063	No. of parkland amenities	142,867	per amenity	1,012,568
	Parkland Trails	\$9.36	0.2340	Linear Metres of Paths and Trails	40	per linear m	10,530
	Recreation Facilities	\$7,307.79	10.9562	sq.ft. of building area	667	per sq.ft.	8,221,264
	Parks & Recreation Vehicles and Equipment	\$81.71	0.0020	No. of vehicles and equipment	40,855	per vehicle	91,924
Library	Library Services - Facilities	\$1,009.94	1.6638	sq.ft. of building area	607	per sq.ft.	1,136,183
	Library Services - Collection Materials	\$215.52	6.1399	No. of library collection items	35	per collection item	242,460



**Town of Arnprior
Service Standard Calculation Sheet**

Service: Fire Protection Services - Facilities
Unit Measure: sq.ft. of building area

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Stanley Tourangeau Fire Hall	8,956	8,956	8,956	8,956	8,956	8,956	8,956	8,956	8,956	8,956	8,956	8,956	8,956	8,956	8,956	\$400	\$477
Total	8,956	8,956	8,956	8,956	8,956	8,956	8,956	8,956	8,956	8,956	8,956	8,956	8,956	8,956	8,956		

Population	7,586	7,783	7,923	8,114	8,267	8,361	8,629	8,700	8,794	9,001	9,222	9,448	9,781	10,082	10,082
Per Capita Standard	1.18	1.15	1.13	1.10	1.08	1.07	1.04	1.03	1.02	1.00	0.97	0.95	0.92	0.89	0.89

15 Year Average	2008-2022
Quantity Standard	1.03
Quality Standard	\$477
Service Standard	\$490

D.C. Amount (before deductions)	20 Year
Forecast Population	2,660
\$ per Capita	\$490
Eligible Amount	\$1,303,639



**Town of Arnprior
Service Standard Calculation Sheet**

Service: Fire Protection Services - Vehicles & Equipment
Unit Measure: No. of vehicles

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
1977 International C01810B Pumper	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	\$663,000
1990 GMC Emergency Van	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$175,000
1992 International Pumper	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	\$663,000
1996 Chevrolet Suburban C10906	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	\$80,000
1998 Freightliner Rescue/Pumper	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$663,000
2003 International Aerial/Pumper	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$1,400,000
2003 Ford F-250/SRW	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$71,000
2006 International 2500gal Tanker/Pumper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$575,000
2002 Polaris Inflatable Boat & Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$70,000
2004 Bombardier Sea-Doo & Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$22,000
2013 Chevrolet Tahoe	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$75,000
2013 International ERU	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$300,000
2015 Spartan Pumper	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$663,000
2018 Pierce Assendant Aerial Device	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$1,400,000
2021 Ford F250 Superduty with cap & pull-out	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$71,000
Total	10	10	10	10	10	10	10	10	10	10	9	8	8	8	8	

Population	7,586	7,783	7,923	8,114	8,267	8,361	8,629	8,700	8,794	9,001	9,222	9,448	9,781	10,082	10,147
Per Capita Standard	0.0013	0.0013	0.0013	0.0012	0.0012	0.0012	0.0012	0.0011	0.0011	0.0011	0.0010	0.0008	0.0008	0.0008	0.0008

15 Year Average	2008-2022
Quantity Standard	0.0011
Quality Standard	\$410,791
Service Standard	\$452

D.C. Amount (before deductions)	20 Year
Forecast Population	2,660
\$ per Capita	\$452
Eligible Amount	\$1,201,974



**Town of Arnprior
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
Communications System	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$110,000
Cascade System	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$66,000
Portable pump	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$5,000
Fire Hose	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$284,000
Portable Kodiak Generators	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,900
Breathing Aparatus	21	21	21	21	21	21	21	21	-	-	-	-	-	-	-	\$6,000
Structural Firefighting PPE	34	34	34	34	34	34	34	34	34	34	34	34	40	40	40	\$5,500
SCBA Complete Apparatus	-	-	-	-	-	-	-	-	24	24	24	24	24	24	24	\$6,500
Spare Cylinders	-	-	-	-	-	-	-	-	39	39	39	39	39	39	39	\$1,600
Jaws of Life (Cutter, Spreader, Telescopic Ram)					1	1	1	1	1	1	1	1	1	1	1	\$45,000
RIT SCBA PAK	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$5,300
Honda EU 2000 portable inverter	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$1,700
Bunker Gear Washer/Extractor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,700
Ice & Water Rescue Ensemble (Ice suit, wet suit, pfd, helmet, rope)	6	6	6	6	6	6	6	6	6	12	12	12	12	12	12	\$2,000
Defibrillators	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$5,000
Thermal Cameras	2	2	2	2	2	2	2	2	3	3	3	3	3	3	3	\$7,000
Compressor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$8,000
Total	76	76	76	76	77	77	77	77	121	127	127	127	133	133	133	

Population	7,586	7,783	7,923	8,114	8,267	8,361	8,629	8,700	8,794	9,001	9,222	9,448	9,781	10,082	10,082
Per Capita Standard	0.010	0.010	0.010	0.009	0.009	0.009	0.009	0.009	0.014	0.014	0.014	0.013	0.014	0.013	0.013

15 Year Average	2008-2022
Quantity Standard	0.0113
Quality Standard	\$9,454
Service Standard	\$107

D.C. Amount (before deductions)	20 Year
Forecast Population	2,660
\$ per Capita	\$107
Eligible Amount	\$284,168



**Town of Arnprior
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Roads
Unit Measure: km of roadways

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/km)
Paved Arterial	4.74	4.74	1.20	1.20	-	-	-	-	-	-	-	-	-	-	-	\$1,810,000
Paved Collector	14.19	14.19	14.19	14.19	19.11	19.32	19.32	19.32	19.32	19.32	19.32	19.32	19.32	19.32	19.32	\$1,458,200
Unpaved Collector	0.04	0.04	2.10	2.10	2.10	1.89	1.89	1.89	1.89	1.89	1.89	1.89	1.89	1.89	1.89	\$998,200
Paved Local (External to Development)	27.58	32.05	33.90	33.90	34.70	37.92	37.92	37.92	37.92	37.92	37.92	37.92	37.92	37.92	37.92	\$1,276,000
Unpaved Local (External to Development)	0.40	0.40	0.40	0.40	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	\$920,700
Total	46.96	51.42	51.79	51.79	56.72	59.94	59.94	59.94	59.94	59.94	59.94	59.94	59.94	59.94	59.94	

Population	7,586	7,783	7,923	8,114	8,267	8,361	8,629	8,700	8,794	9,001	9,222	9,448	9,781	10,082	10,082
Per Capita Standard	0.0062	0.0066	0.0065	0.0064	0.0069	0.0072	0.0069	0.0069	0.0068	0.0067	0.0065	0.0063	0.0061	0.0059	0.0059

15 Year Average	2008-2022
Quantity Standard	0.0065
Quality Standard	\$1,334,657
Service Standard	\$8,675

D.C. Amount (before deductions)	20 Year
Forecast Population	2,660
\$ per Capita	\$8,675
Eligible Amount	\$23,076,218



**Town of Arnprior
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Sidewalks and Active Transportation
Unit Measure: linear metre of sidewalks and active transportation

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2022 Value (\$/linear metre)
Curbs	55,071	60,305	60,746	60,746	66,523	66,523	66,523	66,523	66,523	66,773	66,757	66,757	66,757	66,757	66,757	\$86
Sidewalks	59,261	64,893	65,368	65,368	71,584	71,584	71,584	71,584	71,584	71,584	71,584	71,584	71,584	71,584	71,584	\$190
Total	114,332	125,198	126,114	126,114	138,107	138,107	138,107	138,107	138,107	138,357	138,341	138,341	138,341	138,341	138,341	

Population	7,586	7,783	7,923	8,114	8,267	8,361	8,629	8,700	8,794	9,001	9,222	9,448	9,781	10,082	10,082
Per Capita Standard	15.07	16.09	15.92	15.54	16.71	16.52	16.01	15.87	15.70	15.37	15.00	14.64	14.14	13.72	13.72

15 Year Average	2008-2022
Quantity Standard	15.34
Quality Standard	\$140
Service Standard	\$2,145

D.C. Amount (before deductions)	20 Year
Forecast Population	2,660
\$ per Capita	\$2,145
Eligible Amount	\$5,705,514



**Town of Arnprior
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Item)
Light Standards																
Fluorescent Supersaver Bulb-42 Wattage Decorative Pole Type	33	33	33	33	33	33	33	33	-	-	-	-	-	-	-	\$11,700
High Pressure Sodium Bulb-70 Wattage Decorative Pole Type	46	46	46	46	46	46	46	46	20	20	20	20	20	20	20	\$11,700
High Pressure Sodium Bulb-100 Wattage Concrete Pole Type	19	19	20	20	20	20	-	-	-	-	-	-	-	-	-	\$3,900
High Pressure Sodium Bulb-150 Wattage Concrete Pole Type	55	55	80	80	80	80	-	-	-	-	-	-	-	-	-	\$3,900
High Pressure Sodium Bulb-150 Wattage Spun Aluminum Pole Type	2	2	6	6	6	6	-	-	-	-	-	-	-	-	-	\$6,600
High Pressure Sodium Bulb-150 Wattage Wood Pole Type	13	13	10	10	10	10	-	-	-	-	-	-	-	-	-	\$2,700
High Pressure Sodium Bulb-250 Wattage Concrete Pole Type	49	49	49	49	49	49	-	-	-	-	-	-	-	-	-	\$2,700
Traffic Signals			1	1	1	1	1	1	1	1	1	1	1	1	1	\$192,500
LED Cobrahead Streetlights																
43W LED @15kWh	-	-	-	-	-	-	345	345	345	345	345	345	345	345	345	\$1,400
72W LED @26kWh	-	-	-	-	-	-	347	347	347	347	347	347	347	347	347	\$1,400
101W LED @36kWh	-	-	-	-	-	-	24	24	24	24	24	24	24	24	24	\$1,400
42W LED @15kWh	-	-	-	-	-	-	112	112	112	112	112	112	112	112	112	\$1,400
LED StreetLight Poles	-	-	-	-	-	-	350	350	350	350	350	350	350	350	350	\$4,300
Decorative LED Lighting (Downtown - All Components Combined)	-	-	-	-	-	-	-	-	19	41	41	41	41	41	41	\$22,000
Total	217	217	245	245	245	245	1,258	1,258	1,218	1,240	1,240	1,240	1,240	1,240	1,240	

Population	7,586	7,783	7,923	8,114	8,267	8,361	8,629	8,700	8,794	9,001	9,222	9,448	9,781	10,082	10,082
Per Capita Standard	0.03	0.03	0.03	0.03	0.03	0.03	0.15	0.14	0.14	0.14	0.13	0.13	0.13	0.12	0.12

15 Year Average	2008-2022
Quantity Standard	0.0921
Quality Standard	\$3,598
Service Standard	\$331

D.C. Amount (before deductions)	20 Year
Forecast Population	2,660
\$ per Capita	\$331
Eligible Amount	\$881,338



**Town of Arnprior
Service Standard Calculation Sheet**

Class of Service: Public Works - Facilities
Unit Measure: sq.ft. of building area

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Services Related to a Highway																	
Public Works Garage & Storage	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	\$250	\$424
Public Works Salt Shed	2,238	2,238	2,238	2,238	2,238	2,238	2,238	2,238	2,238	2,238	2,238	2,238	2,238	2,238	2,238	\$166	\$183
Public Works Storage Shed	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$166	\$183
Water																	
Public Works Garage & Storage	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	\$250	\$424
Public Works Salt Shed	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	\$166	\$183
Public Works Storage Shed	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	\$166	\$183
Wastewater																	
Public Works Garage & Storage	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	1,415	\$250	\$424
Public Works Salt Shed	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	\$166	\$183
Public Works Storage Shed	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	\$166	\$183
Total	12,135	12,135	12,135	12,135	12,135	12,135	12,135	12,135	12,135	12,135	12,135	12,135	12,135	12,135	12,135		

Population	7,586	7,783	7,923	8,114	8,267	8,361	8,629	8,700	8,794	9,001	9,222	9,448	9,781	10,082	10,082
Per Capita Standard	1.60	1.56	1.53	1.50	1.47	1.45	1.41	1.39	1.38	1.35	1.32	1.28	1.24	1.20	1.20

15 Year Average	2008-2022
Quantity Standard	1.39
Quality Standard	\$295
Service Standard	\$411

D.C. Amount (before deductions)	20 Year
Forecast Population	2,660
\$ per Capita	\$411
Eligible Amount	\$1,093,952



**Town of Arnprior
Service Standard Calculation Sheet**

Class of Service: Public Works - Vehicles & Equipment
Unit Measure: No. of vehicles and equipment

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
Services Related to a Highway																
Ripper for backhoe	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$6,800
#3 - GMC Sierra #3 (To be replaced in December) (2011)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$44,000
#8 - Truck 1 Ton (2012) (plow & salter)	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$60,000
#69 - Ford F250 (2018)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$55,000
#72 - Ford F-150 XLT Crew Cab (Roads Supervisor Truck) (2020)	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$46,000
#80 - Ford F150 XL (2021)	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$44,000
#77 - Sterling Conv Y113042S (2008) (2022 disposal)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$271,000
#78 - International WorkStar 7400 (2009) (replaced in 2022)	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$271,000
#6 - International WorkStar 7600 (2013)	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$271,000
#67 - 2020 Freightliner 108SD (2019)	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$271,000
#18 - Elgin Sweeper (2015)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$117,000
CBO Ford Focus	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$37,000
#13 - Ford 3600 Tractor/Flail	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$75,000
#41 Homemade Trailer (Yellow)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$5,000
#46 Plate Compactor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$5,498
#47 - Asphalt Cutter Husqvarna	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$4,000
#30 - CAT 430F Backhoe	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$102,838
#20 - RPM Tech 217 Snowblower	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$98,325
#79 - Falcon Asphalt Hot Box	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$29,031
#50 - Denver Air Compressor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$21,992
Hobart Welder	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,500
Mig Welder	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$5,498



**Town of Arnprior
Service Standard Calculation Sheet**

Class of Service: Public Works - Vehicles & Equipment
Unit Measure: No. of vehicles and equipment

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
Stick Welder	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$5,498
Pallet Fork Attachment (Komatsu)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$8,262
Automated Gate - PW Compound	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$123,256
#65 - Trackless MT7 Sidewalk Plow	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$163,205
#66 - Trackless MT7 Sidewalk Plow	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$163,205
#74 - John Deere 524L Loader (2020)	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$287,000
#63 - Generator Honda EU70000IS	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$7,500
#17-21 - John Deere 204L Loader	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$109,392
#32 - Kubota F2690 Tractor Mower	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$25,598
#12 New Holland TC40D Tractor/Loader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$41,989
Johnston Sweeper (#18)	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	\$205,100
Kubota Tractor Mower (#31) (2007)	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$31,500
#25 - Komatsu Payloader	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$327,200
#33 Kubota Tractor Mower	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$26,000
Old #32 Kubota	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$26,000
International 40s (old #6)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$134,600
#4 - Chev Silverado	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$35,100
#9 - Chev Silverado	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$44,000
#5 - 2004 Sierra	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$38,700
#16 - GMC CSR Box	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$35,800
#17 - CAT Loader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$201,100
Pavemaster Roller	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$37,600
Electronic Total Station	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$20,100
Western Plow (2012)	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$12,000
Western Salter (2018)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$14,000
Western Sander/Salter	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$16,500
Mig Welder	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$6,500
Asphalt Cutter	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$38,500
Town Hall Kodiak Generator	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Millermatic 250 Wire Welder (2022 auction)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$5,500



**Town of Arnprior
Service Standard Calculation Sheet**

Class of Service: Public Works - Vehicles & Equipment
Unit Measure: No. of vehicles and equipment

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
Stick Welder	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$5,498
Pallet Fork Attachment (Komatsu)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$8,262
Automated Gate - PW Compound	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$123,256
#65 - Trackless MT7 Sidewalk Plow	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$163,205
Cannox Migmatic 250 Welder	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$5,500
Meteor Snow Blower	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$141,700
Jumping Jack	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,500
Blower for CAT Loader (2011)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000
Plow for Komatsu Loader	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$18,000
Breaker for Backhoe	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$25,000
Plate Packer for Backhoe	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$17,000
Magikist thawing machine	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,500
Leaf Blower (cemetery)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$700
Honda Inverter (2018)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$5,000
Honda Inverter (for #121)	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$6,900
Pneumatic Jack Hammer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,200
Pneumatic Rock Drill	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,200
Stihl Quick Cut	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$2,700
Husqvarna Quick Cut	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$2,700
Hydraulic Hoist (2006)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000
1-Ton Electric Chain Block (2020)	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$2,500
1-Ton Electric Chain Block (2000)	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$3,500
Plow & Wing	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	\$15,000
36" Flat bucket for Backhoe	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,300
30" Tooth Bucket	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,300
24" Tooth Bucket	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,300
Water																
#121 - GMC V35	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	-	-	-	-	\$20,700
#71 - Ford T350 Watermain Repair Van	-	-	-	-	-	-	-	-	-	-	-	0.5	0.5	1	0.5	\$59,811
#10 - Chevrolet Uplander	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	1	0.5	\$40,000
#68 - WFP 2019 Ford F150 COF	-	-	-	-	-	-	-	-	-	-	-	0.5	0.5	1	0.5	\$44,000
#70 - Locates Ford Transit (2018)	-	-	-	-	-	-	-	-	-	-	0.5	0.5	0.5	1	0.5	\$40,000
#26 - Thompson Steamer	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	1	0.5	\$21,992



**Town of Arnprior
Service Standard Calculation Sheet**

Class of Service: Public Works - Vehicles & Equipment
Unit Measure: No. of vehicles and equipment

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
#1 - Ford F150 COF (Waterworks)	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$34,700
#7 - Dodge Meter Van	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$38,700
Thawing Machine	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$10,800
Valve Exerciser (Pipe threading machine)	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	\$34,000
#19 Wach's Valve Exerciser	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$67,206
Water Meter Reading Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$90,000
Wastewater																
#121 - GMC V35	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5			-		\$20,700
#71 - Ford T350 Watermain Repair Van	-	-	-	-	-	-	-	-	-	-	-	0.5	0.5	1	0.5	\$59,811
#10 - Chevrolet Uplander	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	1	0.5	\$40,000
#68 - WFP 2019 Ford F150 COF	-	-	-	-	-	-	-	-	-	-	-	0.5	0.5	1	0.5	\$44,000
#70 - Locates Ford Transit (2018)	-	-	-	-	-	-	-	-	-	-	0.5	0.5	0.5	1	0.5	\$40,000
#26 - Thompson Steamer	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	1	0.5	\$21,992
2020 Ford F550 w/ Custom Dump Box (Cake Truck)	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$72,934
Magnum MLG20 Tow-Behind Generator	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$25,000
#16 - GMC 3 Tonne Cake Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$156,900
Sewer Camera (2015)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$36,300
3 Ton dump Box	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	\$7,100
Total	55	56	56	58	60	60	59	65	65	68	69	67	68	70	70	

Population	7,586	7,783	7,923	8,114	8,267	8,361	8,629	8,700	8,794	9,001	9,222	9,448	9,781	10,082	10,082
Per Capita Standard	0.0073	0.0072	0.0071	0.0071	0.0073	0.0072	0.0068	0.0075	0.0074	0.0076	0.0075	0.0071	0.0070	0.0069	0.0069

15 Year Average	2008-2022
Quantity Standard	0.0072
Quality Standard	\$49,640
Service Standard	\$357

D.C. Amount (before deductions)	20 Year
Forecast Population	2,660
\$ per Capita	\$357
Eligible Amount	\$950,711



**Town of Arnprior
Service Standard Calculation Sheet**

Service: Parkland Development
Unit Measure: Acres of Parkland

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Acre)
Allan Drive Park	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	-	-	-	\$62,300
Atkinson Street Park	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	\$62,300
Bell Park	14.35	14.35	14.35	14.35	14.35	14.35	14.35	14.35	14.35	14.35	14.35	14.35	14.35	14.35	14.35	\$62,300
Caruso Street Park	13.24	13.24	13.24	13.24	13.24	13.24	13.24	13.24	13.24	13.24	13.24	13.24	13.24	13.24	13.24	\$62,300
CN Trail Park	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	\$62,300
Edey Street Park - Legion Park	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	\$62,300
Fairview Crescent Park	1.36	1.36	1.36	1.36	1.36	1.36	1.36	1.36	1.36	1.36	1.36	1.36	1.36	1.36	1.36	\$62,300
Fourth Avenue Park - Optimist Park	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	\$62,300
Hydro Parks	9.77	9.77	9.77	9.77	9.77	9.77	9.77	9.77	9.77	9.77	9.77	9.77	9.77	9.77	9.77	\$62,300
Jack Crescent Park - M Sullivan & Son Park (formerly Spruce Crescent Park)	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	\$62,300
Marina and Pollution Plant	7.24	7.24	7.24	7.24	7.24	7.24	7.24	7.24	7.24	7.24	7.24	7.24	7.24	7.24	7.24	\$62,300
McLean Park - Diamonds	21.98	21.98	21.98	21.98	21.98	21.98	21.98	21.98	21.98	21.98	21.98	21.98	21.98	21.98	21.98	\$62,300
McLean Park - Waterfront	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	\$62,300
Nick Smith Centre - skateboard / playstructure	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	\$62,300
James Street	2.33	2.33	2.33	2.33	2.33	2.33	2.33	2.33	2.33	2.33	2.33	2.33	2.33	2.33	2.33	\$62,300
Robert Simpson Park	10.25	10.25	10.25	10.25	10.25	10.25	10.25	10.25	10.25	10.25	10.25	10.25	10.25	10.25	10.25	\$62,300
Veterans Park	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	\$61,600
Olympia Park - Sergeant Howard Slate Park	-	-	-	-	-	-	3	3	3	3	3	3	3	3.00	3	\$61,600
Total	90.06	90.06	90.06	90.06	90.06	90.06	93.06	93.06	93.06	93.06	93.06	93.06	91.77	91.77	91.77	

Population	7,586	7,783	7,923	8,114	8,267	8,361	8,629	8,700	8,794	9,001	9,222	9,448	9,781	10,082	10,082
Per Capita Standard	0.0119	0.0116	0.0114	0.0111	0.0109	0.0108	0.0108	0.0107	0.0106	0.0103	0.0101	0.0098	0.0094	0.0091	0.0091

15 Year Average	2008-2022
Quantity Standard	0.0105
Quality Standard	\$62,287
Service Standard	\$654

D.C. Amount (before deductions)	10 Year
Forecast Population	1,125
\$ per Capita	\$654
Eligible Amount	\$735,761



**Town of Arnprior
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
Caruso Park																
Caruso Park Play Structure	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$70,000
Caruso Park Swingset (2005)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000
Caruso Park Swingset (2005)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000
Hydro Park																
Hydro Park-Lights (East Park)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,000
Hydro Park-Lights (West Park)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,000
Hydro Park Fitness Stations	1	1	1	1	1	1	-	1	1	1	1	1	-	-	-	\$37,700
Marina																
Marina Docks	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$750,000
Marina Office	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$16,300
Marina Storage Shed	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$21,800
Lights (6)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$60,000
Boat Launch Docks	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$110,000
McLean Park & Ball Diamonds																
McLean Park Play Structure	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$70,000
McLean Park Scoreboard	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,000
Shade Structure	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,900
Spectator Bleachers (6)	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$48,000
Washrooms at Ball Diamonds	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$170,000
Lights (20)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
Backstops & Fencing	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Swing Set	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000
Nick Smith Centre																
Nick Smith Centre Storage Shed	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$225,000
NSC Dashboards	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$230,100
Play Structure at NSC	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$70,000
Skateboard Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$0
Fencing	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,000
Optimist Park																
Swingset	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$8,500
Play Structure (to be disposed of)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$70,000



**Town of Arnprior
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
Robert Simpson Park																
Gazebo	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$120,000
Play Structure	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$70,000
Washrooms & Snack Shack	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$375,000
Splash Pad	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$150,000
Lifeguard Storage Shed	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$75,000
Water Fountain	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$25,000
Veteran's Park																
Play Structure	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$70,000
Atkinson Street Park																
Basketball Court	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$30,000
Shuffleboard Court	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$29,100
Swing Set	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000
Flood Lights (2)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$17,000
Fencing	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$6,400
Atkinson St. Park Play Structure	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$70,000
Shade Structure	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$15,000
Legion Park																
Sullivan Rink of Dreams	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	285,000
Change Room	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$10,000
Legion Park Swing Set	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$10,000
Flood Lights (6)													1	1	1	\$65,000
Sargeant Howard Slater Park																
Play Structure	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$70,000
Basketball Court	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$25,000
Swing Set	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$10,000
Lights (1)								1	1	1	1	1	1	1	1	\$20,000
M. Sullivan & Son's Park																
Play Structure	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$70,000
Basketball Court (Multi-Directional)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$20,000



**Town of Arnprior
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
School Facilities Paid by Town																
John XXIII School Play Structure	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$77,900
AJ Charbonneau Play Structure	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$77,900
Total	46	50	50	50	52	53	52	57	59	59	59	59	59	59	59	

Population	7,586	7,783	7,923	8,114	8,267	8,361	8,629	8,700	8,794	9,001	9,222	9,448	9,781	10,082	10,147
Per Capita Standard	0.006	0.006	0.006	0.006	0.006	0.006	0.006	0.007	0.007	0.007	0.006	0.006	0.006	0.006	0.006

15 Year Average	2008-2022
Quantity Standard	0.0063
Quality Standard	\$142,867
Service Standard	\$900

D.C. Amount (before deductions)	10 Year
Forecast Population	1,125
\$ per Capita	\$900
Eligible Amount	\$1,012,568



**Town of Arnprior
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/ Linear Metre)
Waterfront Trail	2,040	2,040	2,040	2,040	2,040	2,040	2,040	2,040	2,040	2,040	2,040	2,040	2,040	2,040	2,040	\$40
Total	2,040	2,040	2,040	2,040	2,040	2,040	2,040	2,040	2,040	2,040	2,040	2,040	2,040	2,040	2,040	

Population	7,586	7,783	7,923	8,114	8,267	8,361	8,629	8,700	8,794	9,001	9,222	9,448	9,781	10,082	10,082
Per Capita Standard	0.27	0.26	0.26	0.25	0.25	0.24	0.24	0.23	0.23	0.23	0.22	0.22	0.21	0.20	0.20

15 Year Average	2008-2022
Quantity Standard	0.23
Quality Standard	\$40
Service Standard	\$9

D.C. Amount (before deductions)	10 Year
Forecast Population	1,125
\$ per Capita	\$9
Eligible Amount	\$10,530



**Town of Arnprior
Service Standard Calculation Sheet**

Service: Recreation Facilities
Unit Measure: sq.ft. of building area

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Nick Smith Centre	91,000	91,000	91,000	96,850	96,850	96,850	96,850	96,850	96,850	96,850	96,850	96,850	96,850	96,850	96,850	\$600	\$667
Total	91,000	91,000	91,000	96,850	96,850	96,850	96,850	96,850	96,850	96,850	96,850	96,850	96,850	96,850	96,850		

Population	7,586	7,783	7,923	8,114	8,267	8,361	8,629	8,700	8,794	9,001	9,222	9,448	9,781	10,082	10,147
Per Capita Standard	12.00	11.69	11.49	11.94	11.72	11.58	11.22	11.13	11.01	10.76	10.50	10.25	9.90	9.61	9.54

15 Year Average	2008-2022
Quantity Standard	10.96
Quality Standard	\$667
Service Standard	\$7,308

D.C. Amount (before deductions)	10 Year
Forecast Population	1,125
\$ per Capita	\$7,308
Eligible Amount	\$8,221,264



Service Standard Calculation Sheet

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
GMC Sierra (2011)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$44,000
Chevrolet Silverado	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$44,000
#73 - Ford F-150 XLT Crew Cab (Parks Supervisor Truck) (2020)	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$46,000
Ford I320 Tractor (1994) Ball Diamonds	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$42,000
New Holland 7308 Tractor (Surplus) (2001)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$40,200
New Holland Tractor (2005)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$40,000
Olympia Ice Machine (1993) Surplus	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$105,000
#31 - Kubota Tractor Mower (future Surplus) (2007)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$35,000
Nobles Floor Scrubber	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$15,000
NSC Booking Information Technology (2018 agreement)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,600
Olympia Ice Machine (2009)	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$105,000
Chevrolet Silverado (2012)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$44,000
Zamboni Ice Machine (2021)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$105,000
Kubota 3680 Tractor Mower (2009)	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$35,000
Kubota BX2370 Tractor Mower c/w Snow Blower (2015)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$30,000
NSC Auto Floor Scrubber (2018)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$15,000
Kubota F2690 Tractor Mower (2019)	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$30,000
Kubota LX3310 Front Loader Tractor (2021)	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$40,000
Olympia Battery Edger (2010)	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$5,500
Floor Buffers	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$1,500
Scissor Lift	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,000
Total	13	15	16	16	17	17	17	18	18	18	19	20	20	22	22	

Population	7,586	7,783	7,923	8,114	8,267	8,361	8,629	8,700	8,794	9,001	9,222	9,448	9,781	10,082	10,082
Per Capita Standard	0.0017	0.0019	0.0020	0.0020	0.0021	0.0020	0.0020	0.0021	0.0020	0.0020	0.0021	0.0021	0.0020	0.0022	0.0022

15 Year Average	2008-2022
Quantity Standard	0.0020
Quality Standard	\$40,855
Service Standard	\$82

D.C. Amount (before deductions)	10 Year
Forecast Population	1,125
\$ per Capita	\$82
Eligible Amount	\$91,924



**Town of Arnprior
Service Standard Calculation Sheet**

Service: Library Services - Facilities
Unit Measure: sq.ft. of building area

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Library - 21 Madawaska Street West	15,866	15,866	14,266	14,266	14,266	14,266	14,266	14,266	14,266	14,266	14,266	14,266	14,266	14,266	14,266	\$500	\$607
Total	15,866	15,866	14,266	14,266	14,266	14,266	14,266	14,266	14,266	14,266	14,266	14,266	14,266	14,266	14,266		

Population	7,586	7,783	7,923	8,114	8,267	8,361	8,629	8,700	8,794	9,001	9,222	9,448	9,781	10,082	10,147
Per Capita Standard	2.09	2.04	1.80	1.76	1.73	1.71	1.65	1.64	1.62	1.58	1.55	1.51	1.46	1.42	1.41

15 Year Average	2008-2022
Quantity Standard	1.66
Quality Standard	\$607
Service Standard	\$1,010

D.C. Amount (before deductions)	10 Year
Forecast Population	1,125
\$ per Capita	\$1,010
Eligible Amount	\$1,136,183



**Town of Arnprior
Service Standard Calculation Sheet**

Service: Library Services - Collection Materials
Unit Measure: No. of library collection items

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
English Titles (Volume)	50,988	52,165	52,712	51,891	52,853	49,604	48,055	46,483	48,080	51,087	50,533	49,897	49,740	53,704	53,704	\$35
French Titles (Volume)	250	275	300	324	341	384	386	404	561	597	648	870	1,040	1,073	1,073	\$35
Periodicals (Print)	52	57	64	62	64	64	62	65	72	69	63	64	51	55	55	\$32
Reference Holdings (Print)	201	75	75	99	76	70	70	101	101	101	101	96	95	95	95	\$55
Ebsco (12 databases in 2022)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,030
OverDrive eBooks	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,242
Flipster	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$554
Kanopy Streaming service	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$3,600
Hoopla	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$2,100
Music Subscription service (ipods)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$148
Canthook (French ebooks)	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$480
Mobile Wifi data subscription	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$1,400
Ancestry.ca	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$475
Circulating Electronic Materials (CD/DVD)	-	-	1,578	1,753	1,949	2,160	2,363	2,642	2,537	2,597	2,629	2,787	2,858	2,889	2,889	\$32
Hotspots	-	-	-	-	-	-	-	-	-	-	-	-	-	5	5	\$1,100
Explorer kits	-	-	-	-	-	-	-	-	-	-	-	-	3	3	3	\$75
Radon Detection kits	-	-	-	-	-	-	-	-	-	-	-	-	-	3	3	\$200
Watt meters	-	-	-	-	-	-	-	3	3	3	3	3	3	3	3	\$45
iPods	-	-	-	-	-	-	-	-	-	42	65	93	93	86	86	\$65
Daisy reader	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$500
Lending Chromebooks	-	-	-	-	-	-	-	-	-	-	-	-	-	4	4	\$400
Lending hotspots	-	-	-	-	-	-	-	-	-	-	-	-	-	4	4	\$210
Tech kit for homebound	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$400
Trailer- Wifi/Pop-up Library	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$7,000
Total	51,493	52,574	54,731	54,131	55,287	52,286	50,941	49,703	51,361	54,503	54,049	53,818	53,894	57,936	57,936	

Population	7,586	7,783	7,923	8,114	8,267	8,361	8,629	8,700	8,794	9,001	9,222	9,448	9,781	10,082	10,147
Per Capita Standard	6.79	6.76	6.91	6.67	6.69	6.25	5.90	5.71	5.84	6.06	5.86	5.70	5.51	5.75	5.71

15 Year Average	2008-2022
Quantity Standard	6.14
Quality Standard	\$35
Service Standard	\$216

D.C. Amount (before deductions)	10 Year
Forecast Population	1,125
\$ per Capita	\$216
Eligible Amount	\$242,460



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*, as amended, 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 savings 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 2021 Financial Information Return (F.I.R.).

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



Table C-1
Town of Arnprior
Lifecycle Cost Factors and Average Useful Lives

Asset Type	Average Useful Life	Lifecycle Factor
Water and Wastewater Infrastructure	80	0.005160705
Facilities	50	0.01182321
Services Related to a Highway	50	0.01182321
Parkland Development	40	0.016555748
Vehicles	15	0.057825472
Small Equipment & Gear	10	0.091326528
Library Materials	10	0.091326528

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-2
Town of Arnprior
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE/CLASS OF SERVICE	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Wastewater Services				
1.1 Treatment plants & Sewers	19,194,980	312,278	707,174	1,019,452
2. Water Services				
2.1 Treatment, storage and distribution systems	32,146,222	536,793	370,707	907,500
3. Services Related to a Highway				
3.1 Roads and Related	8,028,502	311,441	523,200	834,641
4. Public Works (Facilities and Fleet)				
4.1 Services Related to a Highway	1,650,000	73,228	161,360	234,588
4.2 Water Services	-	-	-	-
4.3 Wastewater Services	44,000	1,953	4,303	6,256
5. Fire Protection Services				
5.1 Fire facilities, vehicles & equipment	316,886	28,359	246,364	274,723
6. Parks and Recreation Services				
6.1 Park development, amenities, trails and recreation facilities	3,462,250	204,277	296,103	500,380
7. Library Services				
7.1 Library facilities and materials	583,049	24,878	81,537	106,415
Total	65,425,889	1,493,207	2,390,747	3,883,954



Appendix D

D.C. Reserve Fund Policy



Appendix D: D.C. Reserve Fund Policy

D.1 Legislative Requirements

The *Development Charges Act, 1997*, as amended (D.C.A.) requires development charge (D.C.) collections (and associated interest) to be placed in separate reserve funds. Sections 33 through 36 of the D.C.A. 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; subsection 7, however, allows services to be grouped into categories of services for reserve fund (and credit) purposes, and for classes of services to be established.
- The municipality shall pay each D.C. 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 subsection 5 (1) 2-7).
- Money may be borrowed from the fund but must be paid back with interest (O. Reg. 82/98, subsection 11 (1) defines this as 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).
- D.C. reserve funds may not be consolidated with other municipal reserve funds for investment purposes and may only be used as an interim financing source for capital undertakings for which D.C.s may be spent (section 37).

Annually, the Treasurer of the municipality is required to provide Council with a financial statement related to the D.C. by-law(s) and reserve funds. This statement must be made available to the public and may be requested to be forwarded to the Minister of Municipal Affairs and Housing. The D.C.A. does not prescribe how the statement is to be made available to the public. We would recommend that a resolution of Council make the statement available on the municipality’s website or upon request.

Subsection 43 (2) and 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 (including a list of services within a service category);
- transactions for the year (e.g. collections, draws) including each asset's capital costs to be funded from the D.C. reserve fund and the manner for funding the capital costs not funded under the D.C. by-law (i.e. non-D.C. recoverable cost share and post-period D.C. recoverable cost share);
- for projects financed by D.C.s, 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;
- amounts borrowed, purpose of the borrowing, and interest accrued during previous year;
- amount and source of money used by the municipality to repay municipal obligations to the D.C. reserve fund;
- list of credits by service or service category (outstanding at the beginning of the year, given in the year, and outstanding at the end of the year by the holder);
- for credits granted under section 14 of the previous D.C.A., a schedule identifying the value of credits recognized by the municipality, the service to which it applies and the source of funding used to finance the credit; and
- a statement as to compliance with subsection 59 (1) of the D.C.A., whereby the municipality shall not impose, directly or indirectly, a charge related to a development or a requirement to construct a service related to development, except as permitted by the D.C.A. or another Act.

Recent changes arising from Bill 109 (*More Homes for Everyone Act, 2022*) provide that the Council shall make the statement available to the public by posting the statement on the website or, if there is no such website, in the municipal office and that other posting requirements may be provided in the regulations. In addition, Bill 109 introduced the following requirements which shall be included in the treasurer's statement.

- For each service for which a development charge is collected during the year
 - whether, as of the end of the year, the municipality expects to incur the amount of capital costs that were estimated, in the relevant development charge background study, to be incurred during the term of the applicable development charge by-law, and



- if the answer to subparagraph i is no, the amount the municipality now expects to incur and a statement as to why this amount is expected;
- For any service for which a development charge was collected during the year but in respect of which no money from a reserve fund was spent during the year, a statement as to why there was no spending during the year.

Furthermore, through Bill 23, municipalities are now required to allocation at least 60% of their opening balances each year for water, wastewater, and services related to a highway.

Based upon the above, Figure 1 and Attachments 1 and 2, set out the format for which annual reporting to Council should 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 7 of subsection 5 (1).”

This provision clearly establishes that reserve funds collected for a specific service are only to be used for that service, or to be used as a source of interim financing of capital undertakings for which a D.C. may be spent.



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

Description	Services to which the Development Charge Relates							Total
	Services Related to a Highway	Public Works (Facilities and Fleet)	Water Services	Wastewater Services	Fire Protection Services	Parks and Recreation Services	Library Services	
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					
Services Related to a Highway											
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
Water Services											
Capital Cost D											
Capital Cost E											
Capital Cost F											
Sub-Total - Water	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wastewater Services											
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
Services Related to a Highway									
Capital Cost J									
Capital Cost K									
Capital Cost L									
Sub-Total - Services Related to a Highway	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water Services									
Capital Cost M									
Capital Cost N									
Capital Cost O									
Sub-Total - Water	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wastewater Services									
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

This Appendix sets out the Municipality's General Policy Guidelines on Development Charges (D.C.) and local service funding for Services Related to a Highway, Stormwater Management, Transit Bus Stops and Amenities, Parkland Development, and Underground Linear Services. The guidelines outline, in general terms, the size and nature of engineered infrastructure that is included in the study as a development charge project, versus infrastructure that is considered as a local service, to be emplaced separately by landowners, pursuant to a development agreement.

The following policy guidelines are general principles by which staff will be guided in considering development applications. However, each application will be considered, in the context of these policy guidelines as subsection 59 (2) of the *Development Charges Act, 1997*, on its own merits having regard to, among other factors, the nature, type and location of the development and any existing and proposed development in the surrounding area, as well as the location and type of services required and their relationship to the proposed development and to existing and proposed development in the area

A. SERVICES RELATED TO A HIGHWAY

A highway and services related to a highway are intended for the transportation of people and goods via many different modes including, but not limited to passenger automobiles, commercial vehicles, transit vehicles, bicycles and pedestrians. The highway shall consist of all land and associated infrastructure built to support (or service) this movement of people and goods regardless of the mode of transportation employed, thereby achieving a complete street. A complete street is the concept whereby a highway is planned, designed, operated and maintained to enable pedestrians, cyclists, public transit users and motorists to safely and comfortably be moved, thereby allowing for the efficient movement of persons and goods.

The associated infrastructure to achieve this concept shall include, but is not limited to: road pavement structure and curbs; grade separation/bridge structures (for any vehicles, railways and/or pedestrians); grading, drainage and retaining wall features; culvert structures; storm water drainage systems; utilities; traffic control systems; signage; gateway features; street furniture; active transportation facilities (e.g. sidewalks, bike lanes, multi-use trails which interconnect the transportation network, etc.); transit lanes &



lay-bys; roadway illumination systems; boulevard and median surfaces (e.g. sod & topsoil, paving, etc.); street trees and landscaping; parking lanes & lay-bys; (excluding on-street parking in the downtown) and driveway entrances; noise attenuation systems; railings and safety barriers.

For the purpose of interpreting this guideline the following meanings will be used:

Collector roads are designed for the movement of moderate volumes of intra-community traffic or traffic within employment or commercial districts. They can also act as local transit corridors. Right-of-way widths generally range from 20 metres to 26 metres.

Local roads are designed to accommodate low volumes of traffic and to provide access to individual properties. Right-of-way widths generally range from 16 metres to 20 metres.

Arterial roads are intended to carry moderate to high volumes of traffic, distributing traffic to other classes of roads, acting as transit corridors and connecting to the Provincial highway system. Right-of-way widths range from 26 metres to 50 metres depending on the type of arterial road.

1. Local and Collector Roads (Including Land)

- a. Collector Roads Internal to Development, inclusive of all land and associated infrastructure – direct developer responsibility under section 59 of the D.C.A. as a local service.
- b. Collector Roads External to Development, inclusive of all land and associated infrastructure – if needed to support a specific development or required to link with the area to which the plan relates, direct developer responsibility under section 59 of the D.C.A.; otherwise, included in D.C. calculation to the extent permitted under section 5 (1) of the D.C.A. (dependent on local circumstances).
- c. All local roads are considered to be the developer's responsibility.



2. Arterial Roads

- a. New, widened, extended or upgraded arterial roads, inclusive of all associated infrastructure: Included as part of road costing funded through D.C.A., subsection 5 (1).
- b. Land acquisition for arterial roads on existing rights-of-way to achieve a complete street: dedication under the *Planning Act* provisions (sections 41, 51 and 53) through development lands; in area with limited development: included in D.C.s.
- c. Land acquisition for arterial roads on new rights-of-way to achieve a complete street: dedication, where possible, under the *Planning Act* provisions (sections 51 and 53) through development lands up to the ROW specified in the Official Plan.
- d. Land acquisition beyond normal dedication requirements to achieve transportation corridors as services related to highways including grade separation infrastructure for the movement of pedestrians, cyclists, and/or railway vehicles: included in D.C.s.

3. Traffic Control Systems, Signals and Intersection Improvements

- a. On new arterial roads and arterial road improvements unrelated to a specific development: included as part of road costing funded through D.C.s.
- b. On non-arterial roads, or for any private site entrances or entrances to specific development: direct developer responsibility under section 59 of D.C.A. (as a local service).
- c. On arterial or collector road intersections with Regional/County roads: include in D.C.s or in certain circumstances, may be a direct developer responsibility
- d. Intersection improvements, new or modified signalization, signal timing & optimization plans, area traffic studies for highways attributed to growth and unrelated to a specific development: included in D.C. calculation as permitted under section 5 (1) of the D.C.A.



4. Streetlights

- a. Streetlights on new arterial roads and arterial road improvements: considered part of the complete street and included as part of the road costing funded through D.C.s or in exceptional circumstances, may be direct developer responsibility through local service provisions (s. 59 of D.C.A.).
- b. Streetlights on non-arterial roads internal to development: considered part of the complete street and included as a direct developer responsibility under section 59 of the D.C.A. (as a local service).
- c. Streetlights on non-arterial roads external to development, needed to support a specific development or required to link with the area to which the plan relates: considered part of the complete street and included as a direct developer responsibility under section 59 of the D.C.A. (as a local service).

5. Transportation Related to Pedestrian and Cycling Facilities

- a. Sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within arterial roads, Regional/County roads and provincial highway corridors: considered part of the complete street and included in D.C.s, or, in exceptional circumstances, may be direct developer responsibility through local service provisions (s.59 of D.C.A.).
- b. Sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within or linking to non-arterial road corridors internal to development: considered part of the complete street; direct developer responsibility under section 59 of D.C.A. (as a local service).
- c. Other sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within non-arterial road corridors external to development and needed to support a specific development or required to link with the area to which the plan relates: direct developer responsibility under section 59 of D.C.A. (as a local service).
- d. Multi-use trails (not associated with a road), inclusive of all land and required infrastructure, that go beyond the function of a (parkland) recreational trail



and form part of the municipality's active transportation network for cycling and/or walking: included in D.C.s

6. Noise Abatement Measures

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

B. STORMWATER MANAGEMENT

- a. Stormwater facilities for quality and/or quantity management, including downstream erosion works, inclusive of land and all associated infrastructure, such as landscaping and perimeter fencing: direct developer responsibility under section 59 of D.C.A. (as a local service).
- b. Over-sizing cost of stormwater facilities capacity, excluding land, to accommodate runoff from new, widened, extended or upgraded municipal arterial roads that are funded as a development charges project: included as part of road costing funded through D.C.s.
- c. Erosion works, inclusive of all restoration requirements, related to a development application: direct developer responsibility under section 59 of the D.C.A. (as a local service).
- d. Monitoring works: included in D.C.s consistent with the D.C.A., subsection 5 (1).
- e. Storm sewer systems and drainage works that are required for a specific development, either internal or external to the area to which the plan relates: direct developer responsibility under section 59 of the D.C.A. (as a local service).
- f. Note: for stormwater minimum pipe sizes, refer to section E.



C. PARKLAND DEVELOPMENT

1. Recreational Trail

- a. Recreational trails (multi-use trails) that do not form part of the Town's active transportation network, and their associated infrastructure (landscaping, bridges, trail surface, etc.), is included in area municipal parkland D.C.s.

2. Parkland

- a. Parkland Development for Community Parks, District Parks, Neighbourhood Parks and Village Squares: direct developer responsibility to provide at base condition, as follows:
 - Clearing and grubbing. Tree removals as per the subdivision's tree preservation and removals plan.
 - Topsoil Stripping, screening, and stockpiling.
 - Rough grading (pre-grading) to allow for positive drainage of the Park, with minimum slopes of 2%. If necessary, this may include some minor drainage tile work and grading as per the overall subdivision grading design complete with any required swales or catch basins. Runoff from the development property shall not drain into the park unless approved by the Manager, Environment Services, Public Works.
 - Spreading of topsoil to 150mm depth (import topsoil if existing on-site is insufficient to reach required depth).
 - Seeding of site with Municipality-approved seed mix. Maintenance of seed until acceptance by Municipality.
 - Parks shall be free of any contaminated soil or subsoil.
 - Parks shall not be mined for fill.
 - Parks shall be conveyed free and clear of all encumbrances.
 - 100% of 1.5m chain link perimeter fencing to the Municipal standards to separate the development lands from the Municipal lands or lands to be dedicated to the Municipality, unless the perimeter fencing is on land that will be dedicated to the Municipality to fulfil the requirement of parkland dedication under the *Planning Act*, in which case the cost shall be shared 50/50.



- When Park parcels cannot be developed in a timely manner, they shall be graded to ensure positive drainage and seeded to minimize erosion and dust. These shall be maintained by the developer until construction commences thereon.
- The Park block shall not be used for topsoil or other construction material, equipment storage, or sales pavilions.
- Required heritage features within the Park as set out within the Planning approval conditions.

b. Program facilities, amenities, and furniture, within parkland are included in D.C.s.

3. Landscape Buffer Blocks, Features, Cul-de-sac Islands, Berms, Grade Transition Areas, Walkway Connections to Adjacent Arterial Roads, Open Space, etc.

- a. The cost of developing all landscape buffer blocks, landscape features, cul-de-sac islands, berms, grade transition areas, walkway connections to adjacent arterial roads, open space and other remnant pieces of land conveyed to the municipality shall be a direct developer responsibility as a local service. Such costs include but are not limited to:
- b. pre-grading, sodding or seeding, supply and installation of amended topsoil, (to the Municipality's required depth), landscape features, perimeter fencing and amenities and all planting.
- c. Perimeter fencing to the Municipal standard located on the public property side of the property line adjacent land uses (such as but limited to arterial roads) as directed by the Municipality.

4. Infrastructure Assets Constructed by Developers

- a. All infrastructure assets constructed by Developers must be designed in accordance with the Municipality's Engineering and Parks Standards Manual as revised
- b. All infrastructure assets shall be conveyed in accordance with the Municipality's Engineering and Parks Standards Manual as revised



- c. Any Parks and Open Space infrastructure assets approved to be built by the developer on behalf of the Municipality shall be in accordance with the Municipality's Park Development Methods Policy.

D. UNDERGROUND SERVICES (STORMWATER, WATER AND SANITARY SEWERS)

Underground services (linear infrastructure for stormwater, water, and sanitary services) within the road allowance are not included in the cost of road infrastructure and are treated separately. The responsibility for such services as well as stormwater management ponds and pumping stations, which are undertaken as part of new developments or redevelopments, will be determined by the following principles:

The costs of the following items shall be direct developer responsibilities as a local service:

- a. providing all underground services internal to the development, including storm, water and sanitary services;
- b. providing service connections from existing underground services to the development;
- c. providing new underground services or upgrading existing underground services external to the development if the services are required to service the development, and if the pipe sizes do not exceed 300mm for water and sanitary services and 900 mm for stormwater services. If external services are required by two or more developments, the developer for the first development will be responsible for the cost of the external services and may enter into front-ending/cost-sharing agreements with other developers independent of the Municipality;
- d. providing stormwater management ponds and other facilities required by the development including all associated features such as landscaping and fencing; and
- e. water booster pumping stations, reservoir pumping stations and/or sanitary pumping stations serving individual developments.



The costs of the following items shall be paid through development charges:

- a. Water treatment, storage facilities, transmission mains, re- chlorination/ sampling stations and Wells associated with municipal service areas to be included within the D.C.;
- b. Wastewater treatment plants and transmission mains associated with municipal service areas shall be included in the D.C.;
- c. external underground services involving trunk infrastructure and pipe sizes exceeding 300mm for water and sanitary services and 900mm for stormwater services; and
- d. water, reservoir and/or sanitary pumping stations not required for the individual development.



Appendix F

Asset Management Plan



Appendix F: Asset Management Plan

The recent changes to the *Development Charges Act, 1997*, as amended (D.C.A.) (new subsection 10 (2) (c.2)) require that the background study must include an asset management plan (A.M.P.) related to new infrastructure. Subsection 10 (3) of the D.C.A. provides:

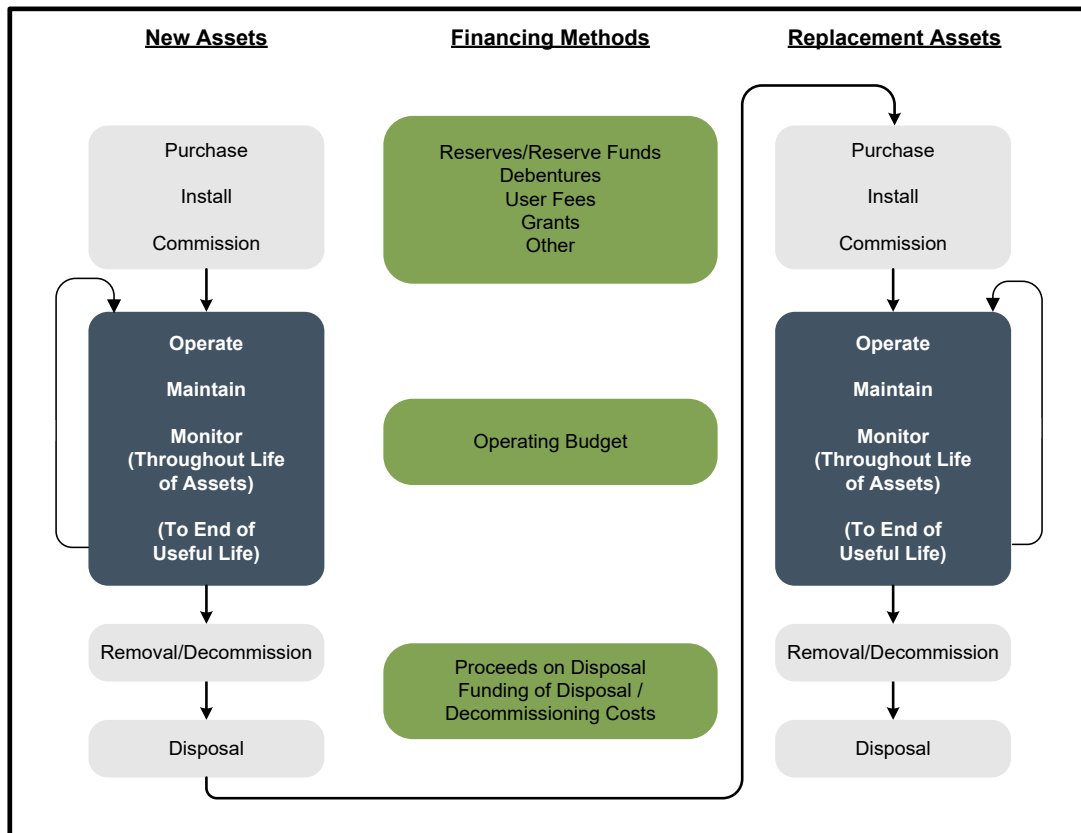
“The asset management plan shall,

- (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 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 in the background study.

At a broad level, the A.M.P. 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 development charge (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.

It should be noted that with the recent passing of the *Infrastructure for Jobs and Prosperity Act* (I.J.P.A.) municipalities are now required to complete A.M.P.s, based on certain criteria, which are to be completed by 2022 for core municipal services and 2024 for all other services. The amendments to the D.C.A. do not require municipalities to complete these A.M.P.s (required under I.J.P.A.) for the D.C. background study, rather the D.C.A. requires that the D.C. background study include information to show the assets to be funded by the D.C. are sustainable over their full lifecycle.



In 2012, the Province developed Building Together: Guide for municipal asset management plans which outlines the key elements for an 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 A.M.P. in 2021 for its existing assets; however, it did not take into account future growth-related assets. 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 2023 \$) 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 capital costs included in the D.C.-eligible capital costs are not included in the Town's A.M.P., 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 that will require financing from municipal financial resources (i.e. taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2023 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 \$4.88 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 \$4.12 million. This amount, totalled with the existing operating revenues of \$22.99 million, provide annual revenues of \$27.11 million by the end of the period.



6. In consideration of the above, the capital plan is deemed to be financially sustainable.

Town of Arnprior
Asset Management – Future Expenditures and Associated Revenues
2023\$

Future Expenditures and Associated Revenues	2042 (Total)
Annual Debt Payment on Non-Growth Related Capital ¹	\$945,592
Annual Debt Payment on Post Period Capital ²	\$49,300
Annual Lifecycle - Town-wide Services	\$1,493,207
Incremental Operating Costs (for D.C. Services)	\$2,390,747
Total Expenditures	\$4,878,846
Total Existing Revenue ³	\$22,985,544
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licenses, etc.)	\$4,122,488
Total Revenues	\$27,108,032

¹ Non-Growth-Related component of Projects

² Interim Debt Financing for Post Period Benefit

³ As per Sch. 10 of F.I.R.



Appendix G

Proposed D.C. By-law



Appendix G: Proposed D.C. By-law

BY-LAW ---

THE CORPORATION OF THE TOWN OF ARNPRIOR

A by-law for the imposition of development charges

WHEREAS the Town of Arnprior has and will continue to experience growth through development;

AND WHEREAS development requires the provision of physical and other services by the Town;

AND WHEREAS Council desires to ensure that the capital cost of meeting growth related demands for, or the burden on, Town services does not place an undue financial burden on the Town or its taxpayers;

AND WHEREAS the *Development Charges Act, 1997*, as amended (the “Act”) provides that the council of a municipality may by by-law 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 February 13, 2023, according to section 12 of the Act, 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 given notice of and held a public meeting on the 13th day of February 2023, in accordance with the Act and the regulations thereto;

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 13, 2023;

AND WHEREAS the Council of the Town of Arnprior had before it a report entitled 2023 Development Charge Background Study dated January 10, 2023, 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 Corporation of the Town of Arnprior on February 13, 2023, 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 HEREBY ENACTS AS FOLLOWS:

1. DEFINITIONS

1.1 In this By-law the following items shall have the corresponding meanings:

“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;

“Act” means the *Development Charges Act, 1997*, S.O. 1997, c.27, as amended, or any successor thereof;

“Affordable Residential Unit” means a residential unit that meets the criteria set out in subsection 4.1 (2) or 4.1(3) of the Act;

“Agricultural use” means a bona fide farming operation;

“Apartment Dwelling” means a Residential Dwelling within a building containing five or more Dwelling Units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor;

“Attainable Residential Unit” means a residential unit that meets the criteria set out in subsection 4.1 (4) of the Act;

“Bedroom” means a habitable room larger than seven square meters, including a den, study, or other similar area, which can be used as sleeping quarters, but does not include a bathroom, 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” has the same meaning as set out in the Education Act, R.S.O. 1990, c. E.2, as amended, or any successor thereof;

“Bona Fide Farm Use” means the proposed development will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs on lands assessed in the Farmland Realty Tax Class by the Municipal Property Assessment Corporation pursuant to the Assessment Act, R.S.O. 1990, c.A.31, as amended;



“Building Code Act” means the Building Code Act, 1992, S.O. 1992, c.23, as amended, or any successor thereof;

“Capital Cost” means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of and as authorized by the municipality or local board, as required for provision of services designate in this by-law within or outside the Town,

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve buildings and structures,
- (d) to acquire, lease, construct or improve facilities including,
 - (i) rolling stock with an estimated life of seven years or more,
 - (ii) furniture and equipment other than computer equipment, and
 - (ii) material acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act, R.S.O. 1990, c. P.44, as amended, or any successor thereof; and
- (e) interest on borrowing for those expenditures under clauses (a) to (d) above that are growth-related;

"Charitable dwelling" means a residential building, a part of a residential building or the residential portion of a mixed-use building maintained and operated by a corporation approved under the Charitable Institutions Act, R.S.O. 1990, c. C.9, for persons requiring residential, specialized or group care and charitable dwelling includes a children's residence under the Child, Youth and Family Services Act, 2017, S.O. 2017, C. 14, Sched. 1, a psychiatric facility under the Mental Health Act, R.S.O. 1990, c. M.7, long-term care home under the Long-Term Care Homes Act, 2007, S.O. 2007, c. 8, c. N.7, and a home for special care under the Homes for Special Care Act, R.S.O. 1990, c. H.12;

“Class” means a grouping of services combined to create a single service for the purposes of this By-law and as provided in section 7 of the Development Charges Act;

“Commercial” means any use of land, structures or buildings or portions thereof used, designed or intended for use 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 with respect 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;

“Dwelling, senior citizens” means a dwelling unit used for the purpose of providing accommodation and related facilities for persons of retirement age, and which is owned and operating by a private or government authority, but does not include a nursing home or a home for the aged as defined by the Town of Arnprior Comprehensive Zoning By-law;

“Existing” means the number, use and size that existed as of the date this by-law was passed;

“Existing industrial building” means a building or buildings existing on a site in the Town of Arnprior on January 1st, 2012, or the buildings or structures constructed and occupied on a vacant site pursuant to site plan approval under section 41 of the Planning Act, R.S.O. 1990, c. P.13 (the “Planning Act”) subsequent to January 1, 2012, for which full development charges were paid, and is used for or in connection with,

- (a) the production, compounding, processing, packaging, crating, bottling, packaging or assembling of raw or semi-processed goods or materials (“manufacturing”) in not less than seventy-five per cent of the total gross floor area of the building or buildings on a site (“manufacturing”) or warehousing related to the manufacturing use carried on in the building or buildings,
- (b) research or development in connection with manufacturing in not less than seventy-five per cent of the total gross floor area of the building or buildings on a site,
- (c) retail sales by a manufacturer, if the retail sales are at the site where the manufacturing is carried out, such retail sales are restricted to goods



manufactured at the site, and the building or part of a building where such retail sales are carried out does not constitute greater than twenty-five per cent of the total gross floor area of the building or buildings on the site, or

(d) office or administrative purposes, if they are,

(i) carried out with respect to the manufacturing or warehousing; and,

(ii) in or attached to the building or structure used for such manufacturing or warehousing;

“Gross floor area” means:

(a) in the case of a residential building or structure, the total area of all floors above grade of a dwelling unit measured 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

(b) 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 area 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 and a residential use, except for:

(i) 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;

(ii) loading facilities above or below grade; and

(iii) 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 warehouse 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 municipality or any part or parts thereof or any local board as defined in the Development Charges Act, 1997, S.O. 1997, c.27, as amended;

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

“Long-Term Care Home” means a place that is licensed as a long-term care home under the *Long-Term Care Homes Act, 2007*, S.O. 2007, c8;

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

“Municipality” means the Corporation of the Town of Arnprior;

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

“Non-profit housing development” means the development of a building or structure intended for use as residential premises and developed by,

(a) a corporation to which the *Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary object is to provide housing;

(b) a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing; or

(c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act, 2022*, c. 21, Sched. 3, s. 4.;

“Non-profit institution” means:

(a) a registered “charity” as defined in subsection 248 (1) of the *Income Tax Act, R.S.C. 1985, c. 1 (5th Supp.)*, as amended;

(b) a corporation that is non-profit organization for the purposes of paragraph 57 (i) (b) of the *Corporations Tax Act, R.S.O. 1990, c. C.40*; or



(c) A "religious organization: as defined in subsection 1 (1) of the *Religious Organizations' Lands Act, R.S.O, 1990, c. R.23.*

"Non-profit organization" means:

(i) a "registered charity" as defined in subsection 248 (1) of the Income Tax Act, R.S.C. 1985, c. 1 (5th Supp.), as amended;

(ii) a corporation that is a non-profit organization for the purposes of paragraph 57 (1) (b) of the *Corporations Tax Act, R.S.O. 1990, c. C.40*

"Non-residential use" means a 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;*

"Planning Act" means the *Planning Act, 1990, R.S.O. 1990, c.P.13, as amended;*

"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;

"rental housing" means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;

"Residential Dwelling" means a building, 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;

"Residential use" means the use of a building or structure or portion thereof for one or more Dwelling Units. This also includes a Dwelling Unit on land that is used for an Agricultural Use;

"Retirement home or lodge" means a residential building or the portion of a mixed-use building 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 do not include private culinary facilities and instead 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 units 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 designed 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 jurisdiction of the Town;

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

“Special care/special dwelling” means:

(a) a building containing two or more dwelling units, which units have a common entrance from street level:

(i) where the occupants have the right to use in common, halls, stairs, yards, common rooms and accessory buildings;

(ii) which may or may not have exclusive sanitary and/or culinary facilities;

(iii) that is designed to accommodate persons with specific needs, including, but not limited to, independent permanent living arrangements; and



(iv) where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at various levels;

and includes but is not limited to, retirement homes or lodges, nursing homes, charitable dwellings, group homes (including correctional group homes) and hospices;

(b) a building that is a student residence.

“Town” means the Corporation of the Town of Arnprior, and the area within the geographic limits of the Corporation of the Town of Arnprior; and

“Zoning By-Law” means the Zoning By-Law of the Town of Arnprior, or any successor thereof passed pursuant to section 34 of the *Planning Act*, S.O. 1998.

2. DESIGNATION OF SERVICES AND CLASSES OF SERVICES

2.1 The categories of services for which development charges are imposed under this By-law are as follows:

- (a) Services Related to a Highway;
- (b) Public Works;
- (c) Fire Protection Services;
- (e) Parks and Recreation Services;
- (f) Library Services;
- (g) Water Services; and
- (j) Wastewater Services.

2.2 The components of the services designated in subsection 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 subsection 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 subsection 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 Development Charges under section 3 of this by-law or from taxation under the *Assessment Act*, R.S.O. 1990, c.A.31, as amended.
- 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) a municipality or a local board thereof;
 - (b) a board of education as defined by the *Education Act*; or
 - (c) the Corporation of the County of Renfrew or a local board thereof;
- 3.4 (a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
- (i) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
 - (ii) the approval of a minor variance under section 45 of the *Planning Act*;
 - (iii) a conveyance of land to which a by-law passed under subsection 50 (7) of the *Planning Act* applies;
 - (iv) the approval of a plan of subdivision under section 51 of the *Planning Act*;
 - (v) a consent under section 53 of the *Planning Act*;
 - (vi) 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
 - (vii) the issuing of a permit under the Building Code Act in relation to a building or structure.
- (b) 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 (a) are required before the lands, buildings or structures can be developed.
- (c) Despite subsection 3.4 (b), if two or more of the actions described in subsection 3.4 (a) occur at different times, additional development charges shall



be imposed if the subsequent action has the effect of increasing the need for services.

Exemptions

3.5 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:

- (a) an enlargement to an existing dwelling unit;
- (b) the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;

3.6 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of any of the following in existing houses:

- (a) A second residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit.
- (b) A third residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units.
- (c) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units.

3.7 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of any of the following in new residential buildings:

- (a) A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit



(b) A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units

(c) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units

3.8 Exemption for Industrial Development:

(a) Notwithstanding any other provision of this by-law, there shall be an exemption from the payment of development charges for one or more enlargements of an existing industrial building on its site, whether attached or separate from the existing industrial building, up to a maximum of fifty per cent of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to the *Development Charges Act* or this section. Development charges shall be imposed in accordance with this by-law with respect to the amount of the floor area of an enlargement that results in the gross floor area of the industrial building being increased by greater than fifty per cent of the gross floor area of the existing industrial building.

(b) If the gross floor area of an existing industrial 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 determined as follows:

(i) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;

(ii) divide the amount determined under subsection 1) by the amount of the enlargement.

3.9 For the purpose of subsection 3.8 herein, “existing industrial building” is used as defined in section 1 herein.

3.10 Other Exemptions:

Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:



- (a) buildings used as hospitals as governed by the Public Hospitals Act;
- (b) buildings used as Long-Term Care Homes that are non-profit institutions and are licensed under the *Long-term Care Homes Act, 2007*, S.O. 2007, c.8.

3.10.1 Discounts for Rental House (for profit)

The D.C. payable for rental housing developments, where the residential units are intended to be used as a rented residential premises will be reduced based on the number of bedrooms in each unit as follows:

- (a) Three or more bedrooms – 25% reduction;
- (b) Two bedrooms – 20% reduction; and
- (c) All other bedroom quantities – 15% reduction.

3.10.2 Other Exemptions (upon Proclamation)

Once proclamation for required amendments to the Act to allow the following exemptions is received by the Lieutenant Governor, the following shall be exempt from development charges:

- (a) Affordable residential units; or
- (b) Attainable residential units.

Amount of Charges

Residential

3.11 The development charges set out in Schedules B 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

3.12 The development charges described 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.



Mandatory Phase-in

3.13 The amount of the development charges described in Schedule B to this by-law shall be reduced in accordance with subsection 5 (8) of the Act. Therefore the following percentages of the charges provided in Schedule B will be imposed (subject to annual indexing as per section 5 of this by-law):

- (a) Year 1 - 80 per cent;
- (b) Year 2 – 85 per cent;
- (c) Year 3 – 90 per cent;
- (d) Year 4 – 95 per cent;
- (e) Year 5 through 10 – 100 per cent.

Reduction of Development Charges for Redevelopment

3.14 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:

- (a) 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 subsection 3.11 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (b) in the case of a non-residential building or structure or, in the case of 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 subsection 3.12, 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.



Time of Payment of Development Charges

- 3.15 Development charges imposed under this By-law are calculated, payable, and collected upon issuance of the first building permit for the development.
- 3.16 Notwithstanding subsection 3.15 development charges for rental housing and institutional developments are due and payable in 6 equal annual payments commencing with the first instalment payable on the earlier of the date the first occupancy permit is granted or the date of first occupancy, and each subsequent instalment, including interest calculated in accordance with subsection 26.3 of the Act.
- 3.17 Where the development of land results from the approval of a site plan or zoning by-law amendment received on or after January 1, 2020, and the approval of the application occurred within two years of building permit issuance, the development charges under subsections 3.11 and 3.12 shall be calculated on the rates set out in Schedule “B” on the date of the planning application, including interest in accordance with subsection 26.3 of the Act. Where both planning applications apply, development charges under subsections 3.11 and 3.12 shall be calculated on the rates, including interest in accordance with subsection 26.3 of the Act, payable on the anniversary date each year thereafter, set out in Schedule “B” on the date of the later planning application, including interest.
- 3.18 Despite subsections 3.15 to 3.17, 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.

4. PAYMENT BY SERVICES

- 4.1 Despite the payment required under subsections 3.11 and 3.12, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this By-law.

5. INDEXING

- 5.1 Development charges imposed pursuant to this By-law shall be adjusted annually, without amendment to this By-law, commencing anniversary date and each year thereafter, in accordance with the prescribed index in the Act.

6. SCHEDULES

- 6.1 The following schedules shall form part of this By-law:

Schedule A - Components of Services Designated in subsection 2.1



Schedule B - Residential and Non-Residential Development Charges

7. CONFLICTS

- 7.1 Where the Town of Arnprior 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.
- 7.2 Notwithstanding subsection 7.1, where a development which is the subject of an agreement to which subsection 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4 (a), 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.

8. SEVERABILITY

- 8.1 If, for any reason, any provision of this By-law is held to be invalid by a court of competent jurisdiction, it is hereby declared to be the intention of Council that such provision be severable and the remainder of this By-law shall continue in full force and effect until repealed, re-enacted, amended or modified.

9. DATE BY-LAW IN FORCE

- 9.1 This By-law shall come into effect at 12:01 AM on March 13, 2023, and will be indexed as per subsection 5.1.

10. DATE BY-LAW EXPIRES

- 10.1 This By-law will expire at 12:01 AM on March 13, 2032, unless it is repealed by Council at an earlier date.

11. EXISTING BY-LAW REPEALED

- 11.1 By-law 6805-18 is hereby repealed as of the date and time of this By-law coming into force.



Read a first and second time this XXth day of Month, 2023.

Read a third and final time and passed this XXth day of Month, 2023.

Mayor

Clerk



SCHEDULE "A" TO BY-LAW __-__

COMPONENTS OF SERVICES AND CLASSES OF SERVICES DESIGNATED IN SUBSECTION 2.1

- Town-wide Services:
 - Services Related to a Highway (Roads, Sidewalks, Traffic Signals and Streetlights)
 - Public Works Facilities and Vehicles
 - Fire Protection Services (Fire Facilities, vehicles, and equipment)
 - Parks and Recreation Services (Parkland Development, Amenities, Trails, Vehicles, and Recreation Facilities).
 - Library (Facilities and Collection Materials)
- Urban Services:
 - Water Services (Supply, Treatment, Storage)
 - Wastewater Services (Treatment, Collection, Distribution and Pumping)



SCHEDULE “B”
BY-LAW NUMBER __-__
SCHEDULE OF DEVELOPMENT CHARGES

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)
Municipal Wide Services/Class of Service:						
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
Total Municipal Wide Services/Class of Services	10,356	8,368	6,837	4,680	4,680	3.96
Urban Services						
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
Total Urban Services	16,984	13,725	11,213	7,676	7,676	5.99
Staye Court Area Specific Charges						
Wastewater Services	607	491	401	274	274	0.75
Water Services	690	558	456	312	312	0.82
Total Staye Court	1,297	1,049	857	586	586	1.57
GRAND TOTAL RURAL AREA	10,356	8,368	6,837	4,680	4,680	3.96
GRAND TOTAL URBAN AREA	27,340	22,093	18,050	12,356	12,356	9.95
GRAND TOTAL WITH STAYE COURT	28,637	23,142	18,907	12,942	12,942	11.52



Appendix H

Staye Court Area-Specific D.C.



Appendix H: Staye Court Area Specific D.C.

Introduction

In 2002, 2009, 2013 and then again in 2017, 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* section 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 2017 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 forecast to be in future development for the area. The most recent detailed calculation was provided in the 2017 D.C. study. Over the past five 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 for the Staye Court area as of 2023 is presented in Table H-1:

Table H-1
Staye Court 2023 Development Charges

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)
Staye Court Area Specific Charges						
Wastewater Services	607	491	401	274	274	0.75
Water Services	690	558	456	312	312	0.82
Total Staye Court	1,297	1,049	857	586	586	1.57

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 Stave Court be carried forward and only be subject to future indexing.

**The Corporation of the
Town of Arnprior**

By-law No. 7369-23

A by-law for the imposition of development charges.

Whereas the Town of Arnprior has and will continue to experience growth through development;

And Whereas development requires the provision of physical and other services by the Town;

And Whereas Council desires to ensure that the capital cost of meeting growth related demands for, or the burden on, Town services does not place an undue financial burden on the Town or its taxpayers;

And Whereas the *Development Charges Act, 1997*, as amended (the “Act”) provides that the council of a municipality may by by-law 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 February 13, 2023, according to section 12 of the Act, 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 given notice of and held a public meeting on the 13th day of February 2023, in accordance with the Act and the regulations thereto;

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 13, 2023;

And Whereas the Council of the Town of Arnprior had before it a report entitled 2023 Development Charge Background Study dated January 10, 2023, 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 Corporation of the Town of Arnprior on February 13, 2023, determined that no additional public meeting was required to be held as part of the approval process;

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

1. DEFINITIONS

1.1 In this By-law the following items shall have the corresponding meanings:

“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;

“Act” means the *Development Charges Act, 1997*, S.O. 1997, c.27, as amended, or any successor thereof;

“Affordable Residential Unit” means a residential unit that meets the criteria set out in subsection 4.1 (2) or 4.1(3) of the Act;

“Agricultural use” means a bona fide farming operation;

“Apartment Dwelling” means a Residential Dwelling within a building containing five or more Dwelling Units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor;

“Attainable Residential Unit” means a residential unit that meets the criteria set out in subsection 4.1 (4) of the Act;

“Bedroom” means a habitable room larger than seven square meters, including a den, study, or other similar area, which can be used as sleeping quarters, but does not include a bathroom, 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” has the same meaning as set out in the Education Act, R.S.O. 1990, c. E.2, as amended, or any successor thereof;

“Bona Fide Farm Use” means the proposed development will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs on lands assessed in the Farmland Realty Tax Class by the Municipal Property Assessment Corporation pursuant to the Assessment Act, R.S.O. 1990, c.A.31, as amended;

“Building Code Act” means the Building Code Act, 1992, S.O. 1992, c.23, as amended, or any successor thereof;

“Capital Cost” means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of and as authorized by the municipality or local board, as required for provision of services designate in this by-law within or outside the Town,

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve buildings and structures,
- (d) to acquire, lease, construct or improve facilities including,
 - (i) rolling stock with an estimated life of seven years or more,
 - (ii) furniture and equipment other than computer equipment, and
 - (ii) material acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act, R.S.O. 1990, c. P.44, as amended, or any successor thereof; and
- (e) interest on borrowing for those expenditures under clauses (a) to (d) above that are growth-related;

"Charitable dwelling" means a residential building, a part of a residential building or the residential portion of a mixed-use building maintained and operated by a corporation approved under the Charitable Institutions Act, R.S.O. 1990, c. C.9, for persons requiring residential, specialized or group care and charitable dwelling includes a children's residence under the Child, Youth and Family Services Act, 2017, S.O. 2017, C. 14, Sched. 1, a psychiatric facility under the Mental Health Act, R.S.O. 1990, c. M.7, long-term care home under the Long-Term Care Homes Act, 2007, S.O. 2007, c. 8, c. N.7, and a home for special care under the Homes for Special Care Act, R.S.O. 1990, c, H.12;

“Class” means a grouping of services combined to create a single service for the purposes of this By-law and as provided in section 7 of the Development Charges Act;

“Commercial” means any use of land, structures or buildings or portions thereof used, designed or intended for use 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 with respect 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;

“Dwelling, senior citizens” means a dwelling unit used for the purpose of providing accommodation and related facilities for persons of retirement age, and which is owned and operating by a private or government authority, but does not include a nursing home or a home for the aged as defined by the Town of Arnprior Comprehensive Zoning By-law;

“Existing” means the number, use and size that existed as of the date this by-law was passed;

“Existing industrial building” means a building or buildings existing on a site in the Town of Arnprior on January 1st, 2012, or the buildings or structures constructed and occupied on a vacant site pursuant to site plan approval under section 41 of the Planning Act, R.S.O. 1990, c. P.13 (the “Planning Act”) subsequent to January 1, 2012, for which full development charges were paid, and is used for or in connection with,

- (a) the production, compounding, processing, packaging, crating, bottling, packaging or assembling of raw or semi-processed goods or materials (“manufacturing”) in not less than seventy-five per cent of the total gross floor area of the building or buildings on a site (“manufacturing”) or warehousing related to the manufacturing use carried on in the building or buildings,
- (b) research or development in connection with manufacturing in not less than seventy-five per cent of the total gross floor area of the building or buildings on a site,
- (c) retail sales by a manufacturer, if the retail sales are at the site where the manufacturing is carried out, such retail sales are restricted to goods

manufactured at the site, and the building or part of a building where such retail sales are carried out does not constitute greater than twenty-five per cent of the total gross floor area of the building or buildings on the site, or

(a) office or administrative purposes, if they are,

(i) carried out with respect to the manufacturing or warehousing; and,

(ii) in or attached to the building or structure used for such manufacturing or warehousing;

“Gross floor area” means:

(a) in the case of a residential building or structure, the total area of all floors above grade of a dwelling unit measured 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

(b) 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 area 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 and a residential use, except for:

(i) 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;

(ii) loading facilities above or below grade; and

(iii) 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 warehouse 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 municipality or any part or parts thereof or any local board as defined in the Development Charges Act, 1997, S.O. 1997, c.27, as amended;

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

“Long-Term Care Home” means a place that is licensed as a long-term care home under the *Long-Term Care Homes Act, 2007*, S.O. 2007, c8;

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

“Municipality” means the Corporation of the Town of Arnprior;

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

“Non-profit housing development” means the development of a building or structure intended for use as residential premises and developed by,

(a) a corporation to which the *Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary object is to provide housing;

(b) a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing; or

(c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act, 2022*, c. 21, Sched. 3, s. 4.;

“Non-profit institution” means:

(a) a registered “charity” as defined in subsection 248 (1) of the *Income Tax Act, R.S.C. 1985, c. 1 (5th Supp.)*, as amended;

(b) a corporation that is non-profit organization for the purposes of paragraph 57 (i) (b) of the *Corporations Tax Act, R.S.O. 1990, c. C.40*; or

(c) A "religious organization: as defined in subsection 1 (1) of the *Religious Organizations' Lands Act*, R.S.O, 1990, c. R.23.

"Non-profit organization" means:

(i) a "registered charity" as defined in subsection 248 (1) of the Income Tax Act, R.S.C. 1985, c. 1 (5th Supp.), as amended;

(ii) a corporation that is a non-profit organization for the purposes of paragraph 57 (1) (b) of the *Corporations Tax Act*, R.S.O. 1990, c. C.40

"Non-residential use" means a 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;

"Planning Act" means the *Planning Act*, 1990, R.S.O. 1990, c.P.13, as amended;

"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;

"rental housing" means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;

"Residential Dwelling" means a building, 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;

"Residential use" means the use of a building or structure or portion thereof for one or more Dwelling Units. This also includes a Dwelling Unit on land that is used for an Agricultural Use;

"Retirement home or lodge" means a residential building or the portion of a mixed-use building 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 do not include private culinary facilities and instead 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 units 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 designed 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 jurisdiction of the Town;

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

“Special care/special dwelling” means:

(a) a building containing two or more dwelling units, which units have a common entrance from street level:

(i) where the occupants have the right to use in common, halls, stairs, yards, common rooms and accessory buildings;

(ii) which may or may not have exclusive sanitary and/or culinary facilities;

(iii) that is designed to accommodate persons with specific needs, including, but not limited to, independent permanent living arrangements; and

(iv) where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at various levels;

and includes but is not limited to, retirement homes or lodges, nursing homes, charitable dwellings, group homes (including correctional group homes) and hospices;

(b) a building that is a student residence.

“Town” means the Corporation of the Town of Arnprior, and the area within the geographic limits of the Corporation of the Town of Arnprior; and

“Zoning By-Law” means the Zoning By-Law of the Town of Arnprior, or any successor thereof passed pursuant to section 34 of the *Planning Act*, S.O. 1998.

1. DESIGNATION OF SERVICES AND CLASSES OF SERVICES

1.1 The categories of services for which development charges are imposed under this By-law are as follows:

(a) Services Related to a Highway;

(b) Public Works;

(c) Fire Protection Services;

(e) Parks and Recreation Services;

(f) Library Services;

(g) Water Services; and

(j) Wastewater Services.

1.2 The components of the services designated in subsection 2.1 are described in Schedule A.

2. APPLICATION OF BY-LAW RULES

2.1 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 subsection 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

- 2.2 Subject to subsection 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 Development Charges under section 3 of this by-law or from taxation under the *Assessment Act*, R.S.O. 1990, c.A.31, as amended.
- 2.3 Notwithstanding clause 3.2 above, this by-law shall not apply to lands that are owned by and used for the purposes of:
- (a) a municipality or a local board thereof;
 - (b) a board of education as defined by the *Education Act*; or
 - (c) the Corporation of the County of Renfrew or a local board thereof;
- 2.4 (a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
- (i) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
 - (ii) the approval of a minor variance under section 45 of the *Planning Act*;
 - (iii) a conveyance of land to which a by-law passed under subsection 50 (7) of the *Planning Act* applies;
 - (iv) the approval of a plan of subdivision under section 51 of the *Planning Act*;
 - (v) a consent under section 53 of the *Planning Act*;
 - (vi) 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
 - (vii) the issuing of a permit under the Building Code Act in relation to a building or structure.
- (b) 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 (a) are required before the lands, buildings or structures can be developed.
- (c) Despite subsection 3.4 (b), if two or more of the actions described in subsection 3.4 (a) occur at different times, additional development charges shall

be imposed if the subsequent action has the effect of increasing the need for services.

Exemptions

2.5 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:

- (a) an enlargement to an existing dwelling unit;
- (b) the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;

2.6 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of any of the following in existing houses:

- (a) A second residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit.
- (b) A third residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units.
- (c) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units.

2.7 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of any of the following in new residential buildings:

- (a) A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit

(b) A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units

(c) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units

2.8 Exemption for Industrial Development:

(a) Notwithstanding any other provision of this by-law, there shall be an exemption from the payment of development charges for one or more enlargements of an existing industrial building on its site, whether attached or separate from the existing industrial building, up to a maximum of fifty per cent of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to the *Development Charges Act* or this section. Development charges shall be imposed in accordance with this by-law with respect to the amount of the floor area of an enlargement that results in the gross floor area of the industrial building being increased by greater than fifty per cent of the gross floor area of the existing industrial building.

(b) If the gross floor area of an existing industrial 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 determined as follows:

(i) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;

(ii) divide the amount determined under subsection 1) by the amount of the enlargement.

2.9 For the purpose of subsection 3.8 herein, “existing industrial building” is used as defined in section 1 herein.

2.10 Other Exemptions:

Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:

- (a) buildings used as hospitals as governed by the Public Hospitals Act;
- (b) buildings used as Long-Term Care Homes that are non-profit institutions and are licensed under the *Long-term Care Homes Act, 2007*, S.O. 2007, c.8.

3.10.1 Discounts for Rental House (for profit)

The D.C. payable for rental housing developments, where the residential units are intended to be used as a rented residential premises will be reduced based on the number of bedrooms in each unit as follows:

- (a) Three or more bedrooms – 25% reduction;
- (b) Two bedrooms – 20% reduction; and
- (c) All other bedroom quantities – 15% reduction.

3.10.2 Other Exemptions (upon Proclamation)

Once proclamation for required amendments to the Act to allow the following exemptions is received by the Lieutenant Governor, the following shall be exempt from development charges:

- (a) Affordable residential units; or
- (b) Attainable residential units.

Amount of Charges

Residential

- 3.11 The development charges set out in Schedules B 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

- 3.12 The development charges described 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.

Mandatory Phase-in

3.13 The amount of the development charges described in Schedule B to this by-law shall be reduced in accordance with subsection 5 (8) of the Act. Therefore the following percentages of the charges provided in Schedule B will be imposed (subject to annual indexing as per section 5 of this by-law):

- (a) Year 1 - 80 per cent;
- (b) Year 2 – 85 per cent;
- (c) Year 3 – 90 per cent;
- (d) Year 4 – 95 per cent;
- (e) Year 5 through 10 – 100 per cent.

Reduction of Development Charges for Redevelopment

3.14 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:

(a) 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 subsection 3.11 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and

(b) in the case of a non-residential building or structure or, in the case of 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 subsection 3.12, 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.

Time of Payment of Development Charges

- 3.15 Development charges imposed under this By-law are calculated, payable, and collected upon issuance of the first building permit for the development.
- 3.16 Notwithstanding subsection 3.15 development charges for rental housing and institutional developments are due and payable in 6 equal annual payments commencing with the first instalment payable on the earlier of the date the first occupancy permit is granted or the date of first occupancy, and each subsequent instalment, including interest calculated in accordance with subsection 26.3 of the Act.
- 3.17 Where the development of land results from the approval of a site plan or zoning by-law amendment received on or after January 1, 2020, and the approval of the application occurred within two years of building permit issuance, the development charges under subsections 3.11 and 3.12 shall be calculated on the rates set out in Schedule "B" on the date of the planning application, including interest in accordance with subsection 26.3 of the Act. Where both planning applications apply, development charges under subsections 3.11 and 3.12 shall be calculated on the rates, including interest in accordance with subsection 26.3 of the Act, payable on the anniversary date each year thereafter, set out in Schedule "B" on the date of the later planning application, including interest.
- 3.18 Despite subsections 3.15 to 3.17, 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.

3. PAYMENT BY SERVICES

- 3.1 Despite the payment required under subsections 3.11 and 3.12, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this By-law.

4. INDEXING

- 4.1 Development charges imposed pursuant to this By-law shall be adjusted annually, without amendment to this By-law, commencing anniversary date and each year thereafter, in accordance with the prescribed index in the Act.

5. SCHEDULES

- 5.1 The following schedules shall form part of this By-law:

Schedule A - Components of Services Designated in subsection 2.1

Schedule B - Residential and Non-Residential Development Charges

Schedule C - Map of Staye Court Benefitting Area

6. CONFLICTS

6.1 Where the Town of Arnprior 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.

6.2 Notwithstanding subsection 7.1, where a development which is the subject of an agreement to which subsection 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4 (a), 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.

7. SEVERABILITY

7.1 If, for any reason, any provision of this By-law is held to be invalid by a court of competent jurisdiction, it is hereby declared to be the intention of Council that such provision be severable and the remainder of this By-law shall continue in full force and effect until repealed, re-enacted, amended or modified.

8. DATE BY-LAW IN FORCE

8.1 This By-law shall come into effect at 12:01 AM on March 13, 2023, and will be indexed as per subsection 5.1.

9. DATE BY-LAW EXPIRES

9.1 This By-law will expire at 12:01 AM on March 13, 2032, unless it is repealed by Council at an earlier date.

10. EXISTING BY-LAW REPEALED

10.1 By-law 6805-18 is hereby repealed as of the date and time of this By-law coming into force.

Enacted and passed this 13th day of March, 2023.

Signatures:

Lisa McGee, Mayor

Maureen Spratt, Town Clerk

SCHEDULE “A” TO BY-LAW NUMBER 7369-23

**COMPONENTS OF SERVICES AND CLASSES OF SERVICES DESIGNATED IN
SUBSECTION 2.1**

- Town-wide Services:
 - Services Related to a Highway (Roads, Sidewalks, Traffic Signals and Streetlights)
 - Public Works Facilities and Vehicles
 - Fire Protection Services (Fire Facilities, vehicles, and equipment)
 - Parks and Recreation Services (Parkland Development, Amenities, Trails, Vehicles, and Recreation Facilities).
 - Library (Facilities and Collection Materials)
- Urban Services:
 - Water Services (Supply, Treatment, Storage)
 - Wastewater Services (Treatment, Collection, Distribution and Pumping)

SCHEDULE "B"

BY-LAW NUMBER 7369-23

SCHEDULE OF DEVELOPMENT CHARGES

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)
Municipal Wide Services/Class of Service:						
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
Total Municipal Wide Services/Class of Services	10,356	8,368	6,837	4,680	4,680	3.96
Urban Services						
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
Total Urban Services	16,984	13,725	11,213	7,676	7,676	5.99
Staye Court Area Specific Charges						
Wastewater Services	607	491	401	274	274	0.75
Water Services	690	558	456	312	312	0.82
Total Staye Court	1,297	1,049	857	586	586	1.57
GRAND TOTAL RURAL AREA	10,356	8,368	6,837	4,680	4,680	3.96
GRAND TOTAL URBAN AREA	27,340	22,093	18,050	12,356	12,356	9.95
GRAND TOTAL WITH STAYE COURT	28,637	23,142	18,907	12,942	12,942	11.52

SCHEDULE "C"

BY-LAW NUMBER 7369-23

MAP OF STAYE COURT BENEFITTING AREA

