

# Development application guidelines

## Financial impact study

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<b>What is the purpose of this?</b>	A <i>financial impact study</i> is used to evaluate the growth-related financial impact of proposed development, including impacts to the Town's capital and operating budgets triggered by the proposed development. It is also used to estimate the cost and timing of local municipal capital infrastructure required to service the new development.
<b>Who should prepare this?</b>	The study should be prepared by a qualified financial consultant.
<b>When is this required?</b>	A <i>financial impact study</i> is required in support of development proposals located south of Dundas Street for: <ul style="list-style-type: none"><li>▪ two or more residential units; or,</li><li>▪ more than 5,000 square metres of non-residential floor area.</li></ul>
<b>Why do we need this?</b>	A <i>financial impact study</i> ensures that the proposed new development is consistent with and supported by, the necessary local municipal infrastructure, and that it is not premature.
<b>How should this be prepared?</b>	A <i>financial impact study</i> should include: <ul style="list-style-type: none"><li>▪ all of the requirements of a <i>capital impact assessment</i></li><li>▪ the projected incremental assessment, together with the estimated tax and non-tax revenues that would be generated</li><li>▪ the projected incremental local municipal operating costs</li><li>▪ the expected marginal net revenue or deficit</li><li>▪ a projection of each of the planned phases of development, if applicable, for both operating and capital components to show that the approvals being requested are in the public interest and not premature pursuant to the <i>Planning Act</i></li></ul>
<b>What else should we know?</b>	The applicant must also complete the Financial Impact Model spreadsheet required by the Town's Finance Department.
<b>What other resources are available?</b>	Town of Oakville - Financial Impact Model Spreadsheet: <a href="http://www.oakville.ca/business/application-forms-guidelines.html">http://www.oakville.ca/business/application-forms-guidelines.html</a>  Town of Oakville - Corporate Policy: Financial Planning: <a href="http://www.oakville.ca/assets/2011%20planning/CIAPolicy.pdf">http://www.oakville.ca/assets/2011%20planning/CIAPolicy.pdf</a>