

# Development application guidelines

## Capital impact assessment

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<b>What is the purpose of this?</b>	A <i>capital impact assessment</i> estimates the cost and timing of local municipal capital infrastructure requirements related to a proposed development.
<b>Who should prepare this?</b>	The assessment should be prepared by a qualified financial consultant.
<b>When is this required?</b>	A <i>capital impact assessment</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>capital impact assessment</i> is used to estimate the cost of the local municipal capital infrastructure that would be required to service a proposed development.
<b>How should this be prepared?</b>	A <i>capital impact assessment</i> should: <ul style="list-style-type: none"><li>▪ estimate the cost and timing of local municipal capital infrastructure required to service the proposed development</li><li>▪ comment on whether such costs have been included in the Town's development charges</li><li>▪ calculate development charges payable based on the proposed development</li></ul>
<b>What else should we know?</b>	Staff may recommend the exemption of a <i>capital impact assessment</i> due to the size or negligible impact of the proposed development on the Town.