



Come  
**GROW**  
with us



**ARNPRIOR**  
• WHERE THE RIVERS MEET •

[www.arnprior.ca](http://www.arnprior.ca)

We make it  
**SIMPLE**  
for you.

Arnprior's Community Development Branch reports directly to the Chief Administrative Officer. The Town Planner, Chief Building Official and the Marketing and Economic Development Officer are included in this Branch recognizing and building upon the synergies which exist between planning, growth management, construction, marketing and economic development. The Community Development Branch focuses on streamlining processes and providing support to its clients.

We are here to help you with:

- » Demographic Data
- » Site selection
- » Planning
- » Zoning
- » Availability of specialized local talent and facilities
- » Community Improvement Plan Applications
- » Permits, licenses or other approvals
- » Renovations and expansions

No question is too small; please feel free to contact any member of the Community Development Branch for assistance.

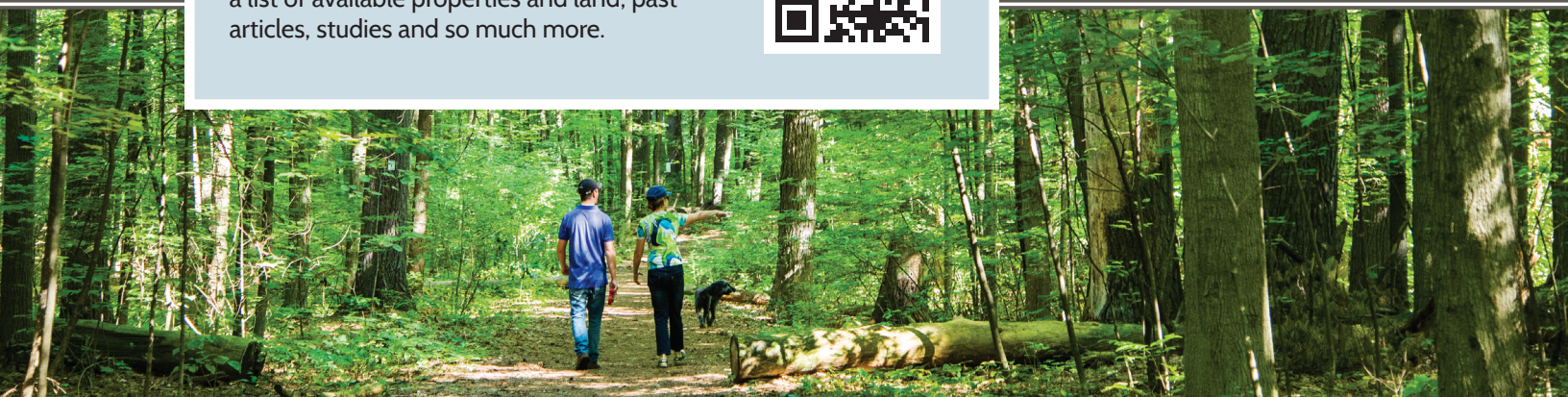
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### Looking for additional information?

Visit the Grow section of [www.arnprior.ca](http://www.arnprior.ca) for a list of available properties and land, past articles, studies and so much more.



# Arnprior is the only choice for your new business. Here is why:

## The ideal location

Strategically located along the newly expanded four lane Trans Canada Highway (Highway 417) just past Ottawa, Arnprior is the first stop in the beautiful Ottawa Valley for many tourists, cottage-goers and day trippers from the National Capital Region. This choice location along HW 417 offers businesses direct access to many supply chains throughout Canada and in 2010 saw an annual average daily traffic of 15,000.

## Growing Population

With the expansion of HW 417 came a boom in new housing developments and a large increase in population as seen by way of a 13.4% increase from 2006-2011 census. With this steady growth in population comes a growing demand for products and services and an increased work force ready and willing to work.

## Focus on Marketing and Economic Development

Arnprior has set its focus on marketing and economic development as outlined in our Strategic Plan and we have taken critical steps in developing a strong brand and awareness for the Town. This focus translates to strong support for new business and existing businesses alike leading to a sustainable economic future for the Town.

## Low cost of doing business

Reasonable development, start-up costs and rental rates, competitive business and residential taxes, and access to competitive rates for business services contribute to a realistic business model. Arnprior was also ranked as one of Canadian Real Estate Wealth Magazines **Top 100 Neighborhoods** to

invest in due in large part to our rising property values.

## Growing, award-winning businesses.

With companies celebrating 100 years in business and many unique businesses calling Arnprior home, you will be in good company here. Join such names as Canadian Tire, M. Sullivan's and Son, Arnprior Areospace, General Electric, Pillar5, Miller Paving and Willis College in choosing Arnprior as your business' home.

## We make it simple for you.

Our Community Development Branch promises straight-forward "one-stop" efficient business services and support at Town Hall. Just tell us how we can help.

## The Best Community Around!

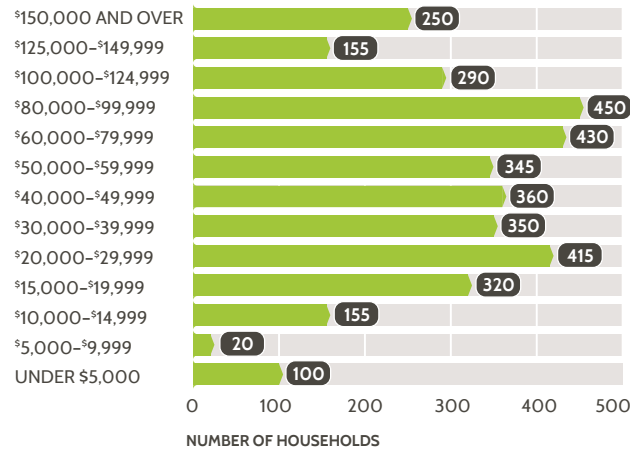
The abundant beauty of Arnprior isn't the only thing that makes this Town so wonderful to work, live and play, it is the people you will find here.

Arnprior is a tight knit community with tremendous pride and support for their Town and all it has to offer. There is so much to see and do here and the energy is like no other community.

# Household Income

Household total income in 2010 of 3,640 private households

Source: National Household Survey data footnote 149



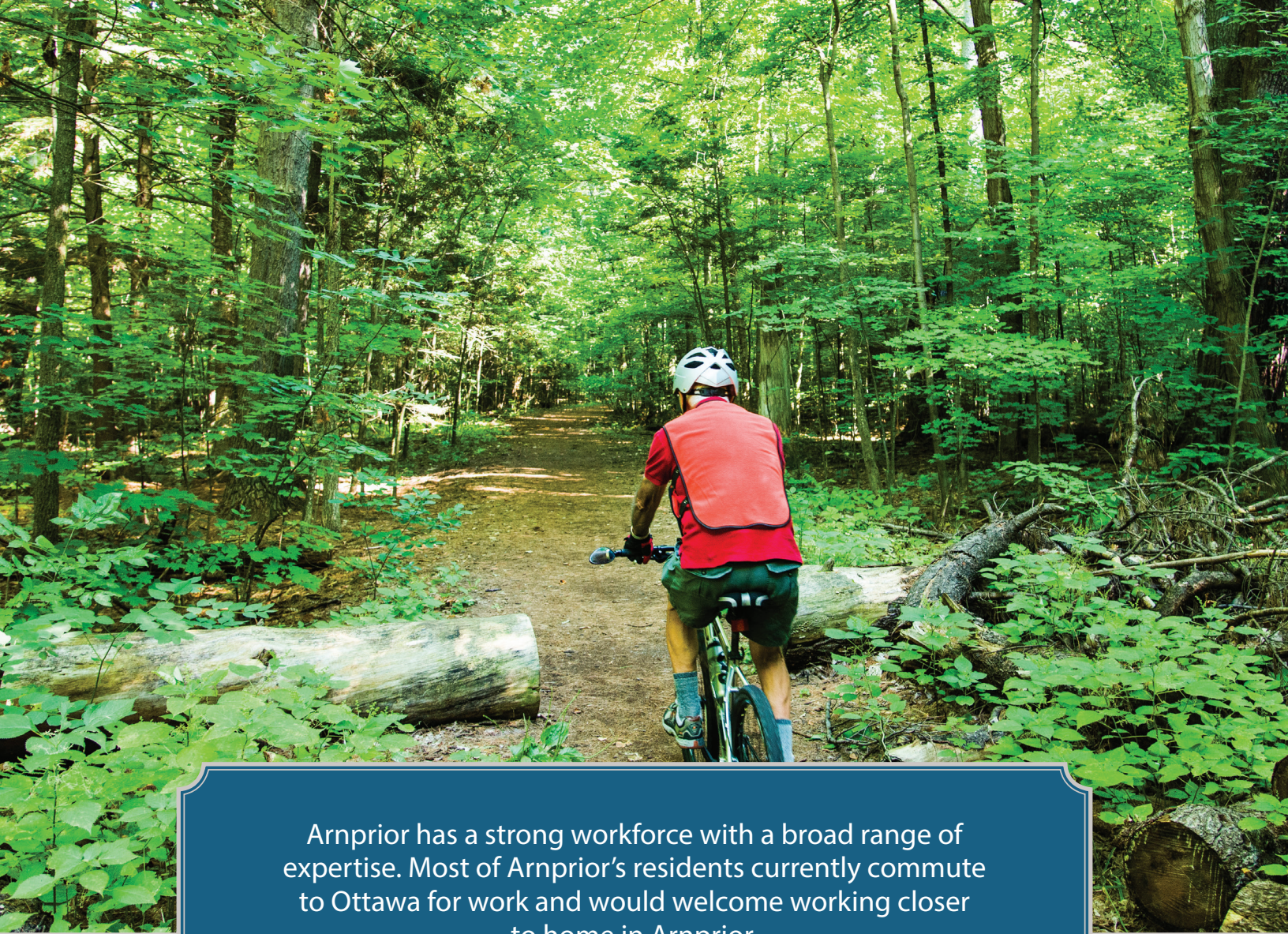
- » The average family income in Arnprior is **\$81,881** and the average individual income is **\$37,102**.
- » The cost of housing is lower in Arnprior as the average monthly shelter costs for owners is **\$1,047** which is lower than the both the provincial and national averages. The average cost of shelters for tenants is **\$856** which is comparable to the national average and lower than the provincial.
- » Arnprior was rated one of the **Top 100** Neighborhoods to invest in by Canadian Wealth Magazine due to our low housing costs but increasing property values.

# Labour Force

CHARACTERISTICS	TOTAL	MALE	FEMALE
Total labour force population aged 15 years and over by occupation—National Occupational Classification (NOC) 2011*	3,975	1,990	1,980
Occupation—not applicable*	110	65	45
All occupations*	3,860	1,925	1,935
0 Management occupations	365	260	105
1 Business, finance and administration occupations	620	175	445
2 Natural and applied sciences and related occupations	305	225	80
3 Health occupations	225	30	190
4 Occupations in education, law and social, community and government services	435	135	300
5 Occupations in art, culture, recreation and sport	70	30	35
6 Sales and service occupations	990	320	670
7 Trades, transport and equipment operators and related occupations	610	565	45
8 Natural resources, agriculture and related production occupations	15	15	0
9 Occupations in manufacturing and utilities	225	180	45

Source: National Household Survey data footnotes 86, 88 and 89



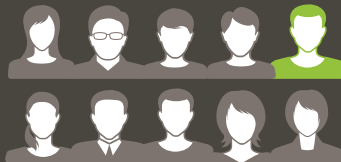
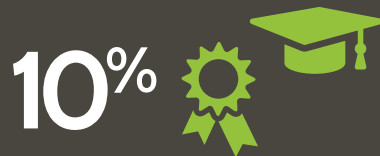


Arnprior has a strong workforce with a broad range of expertise. Most of Arnprior's residents currently commute to Ottawa for work and would welcome working closer to home in Arnprior.

20% OF THE POPULATION HAS THEIR COLLEGE, CEGEP OR OTHER NON UNIVERSITY CERTIFICATE OR DIPLOMA



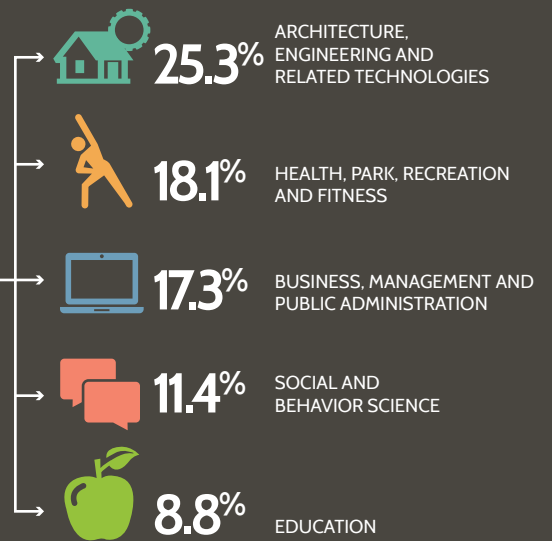
APPROXIMATELY 10% OF THE POPULATION HAS A UNIVERSITY DEGREE OR HAS COMPLETED AN APPRENTICESHIP



RESIDENTS COMMUTE AN AVERAGE OF 20 MINUTES TO WORK

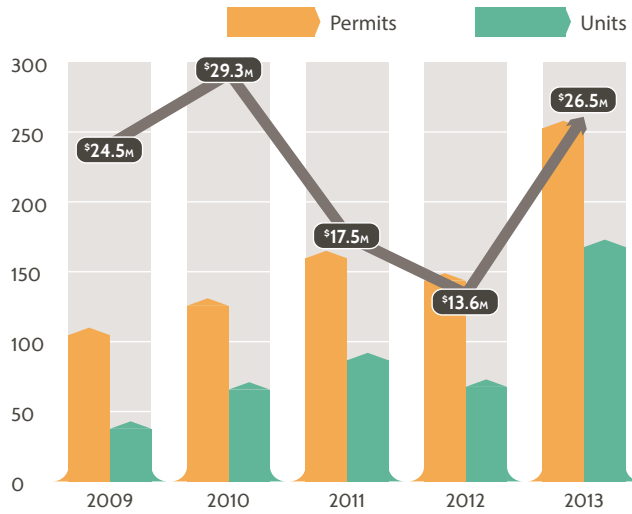


THE MAJOR FIELDS OF STUDY ARE:



## Building Permit Activity

Arnprior continues to see strong building activity as new residential developments continue to thrive and more renovation to historic housing stocks are being completed.



## Development Charges

The Town of Arnprior has just updated our Development Charges By-law. Take advantage of our competitive development charge rates.

TIME PERIOD	Non Residential Charge per Sq.Ft. of building
Jan. 14 2014 - Jan. 13, 2015	\$3.17
Jan. 14 2015 - Jan. 13, 2016	\$3.70
Jan. 14 2016 - Jan. 13, 2017	\$4.22
Jan. 14 2017 - Jan. 13, 2018	\$4.75
Jan. 14 2018 - Jan. 13, 2019	\$5.28



# Taxation

The Town of Arnprior's sound pay-as-you go financial management principals and strategies have resulted in a 0% Municipal Tax rate increase for 2014. The Town of Arnprior continues to provide a strong commitment to capital renewal programs in 2014.

## 2013 Tax Rates

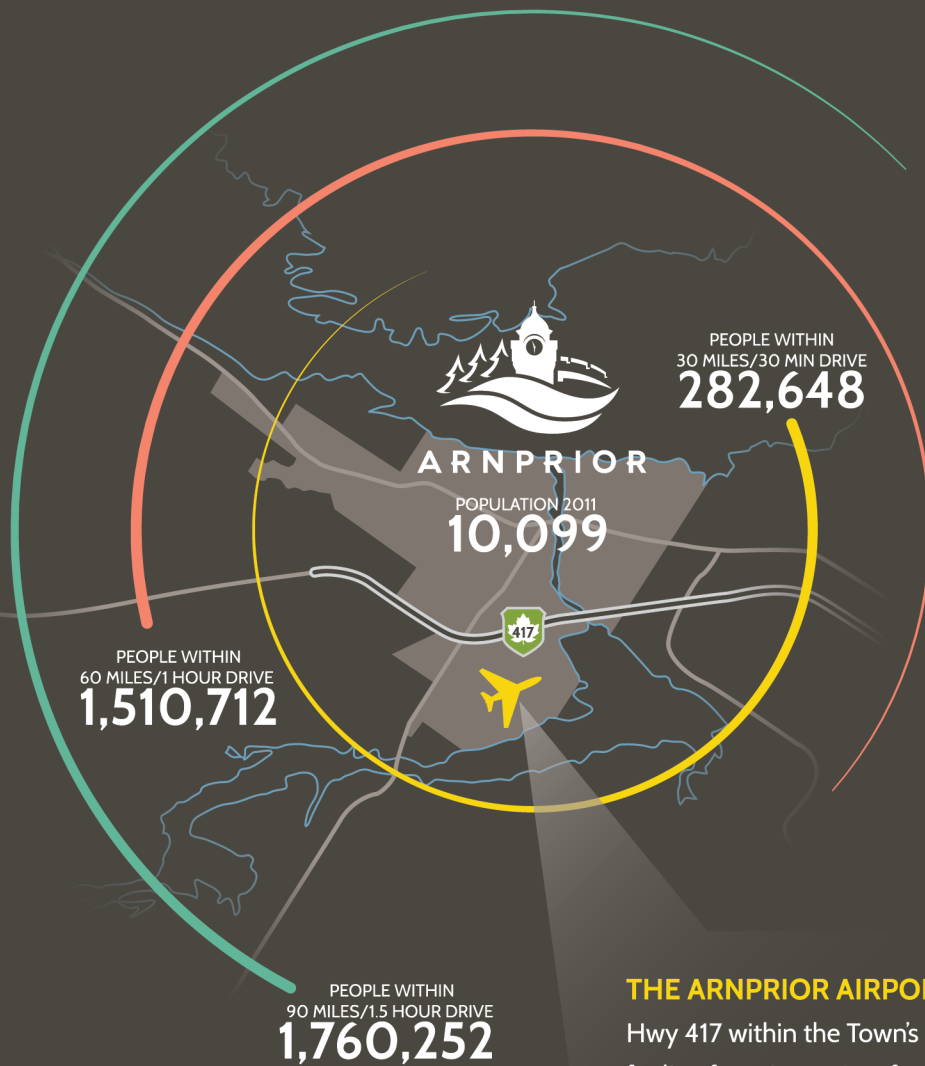
PROPERTY CLASS	TOWN	COUNTY	EDUCATION	TOTAL
Commercial (Occupied)	0.01440456	0.00655709	0.01488788	0.03584953
Commercial (New Construction)	0.01440456	0.00655709	0.01260000	0.03356165
Shopping Center (Occupied)	0.01440456	0.00655709	0.01488788	0.03584953
Shopping Center (New Construction)	0.01440456	0.00655709	0.01260000	0.03356165
Industrial (Occupied)	0.02321201	0.01057489	0.01590000	0.04968690
Industrial (New Construction)	0.02321201	0.01057489	0.01260000	0.04638690



# LOCATION



## Distances from Major Markets & Borders

OTTAWA/GATINEAU	66 KM	41 MI	43 MIN
OGDENSBURG-PRESCOTT INTERNATIONAL BRIDGE BORDER CROSSING & JOHNSTOWN DEEP WATER PORT	129 KM	80 MI	1H 20 MIN
CORNWALL BORDER CROSSING	167 KM	104 MI	1H 50 MIN
THOUSAND ISLANDS BRIDGE BORDER CROSSING	205 KM	127 MI	2H 5 MIN
MONTREAL	263 KM	163 MI	2H 42 MIN
TORONTO	401 KM	249 MI	4H 29 MIN



**THE ARNPRIOR AIRPORT** is located directly beside Hwy 417 within the Town's boundaries. It offers facilities and fueling for private aircrafts or chartered aircrafts at very competitive prices. Arnprior is also located only 50 minutes from the Ottawa International Airport.

## Population Characteristics

AGE	TOTAL		
ALL	8110	3860	530
0-14	1125	585	465
15-24	975	510	435
25-34	840	410	450
35-44	885	430	650
45-54	1220	570	630
55-64	1225	595	630
65 +	1845	755	1080
MEDIAN AGE	47.3	44.7	49.1
% AGE 15 +	86.2	84.7	87.5

## Arnprior's population is growing

**+13.4%** POPULATION INCREASE 2006-2011

**+7.5%**

HIGHER THAN THE NATIONAL AVERAGE



INCREASE IN FAMILIES 2006-2011



THE NATIONAL AVERAGE

**+3.6%**

APPROXIMATE POPULATION INCREASE PER YEAR\*

**8,731**

APPROXIMATE CURRENT POPULATION

**622.2**

POPULATION DENSITY (PERSONS PER KM<sup>2</sup>)



ALMOST DOUBLE THE CITY OF OTTAWA (NEIGHBORING MUNICIPALITY)