

## Development Charges Background Study Information to inform the Space Needs Assessment

### BACKGROUND:

The Mississippi Mills background study was completed by CN Watson and Associates, Economists, in 2018. The purpose of development charges is to recover a portion of the growth-related costs associated with the capital infrastructure needed to service new development.

Generally, development charges are calculated, payable, and collected on the date a building permit is issued. Development charges assist in funding growth-related capital costs, including public libraries.

### POPULATION:

The Development Charges Background Study also includes a population study that takes into account a census undercount. This refers to the portion of the population who live within the boundaries of Mississippi Mills, and access municipal services like the library, but who are counted during census as belonging to another municipality because of postal address. This allows some residents to be included in Arnprior or Carleton Place counts.

- Current population of Mississippi Mills Public Library Catchment Area: 13,163 (per 2016 census, or 13,690 including undercount)
- Projected Population of Catchment Area in 2028: 15,816 (per DC Background Study, or 16,450 including undercount)
- Projected Population of Catchment Area in 2038: 18,300 (per Mississippi Mills population projections in Community Official Plan 2017) or 17,598 (per DC Background Study, or 18,300 including undercount)
- Projected Population of Catchment Area at Buildout: 18,776 per DC Background Study, or 19,528 including undercount)

To note: the forecast period for the Development Charges is to 2028, which is different from the population forecasts to 2038 that is included in the Mississippi Mills Community Official Plan and the Lanark County Sustainable Community Official Plan.

- 2028 Projected Population of Catchment Area of Almonte Branch (Almonte and Ramsay): 13,950
- 2038 Projected Population of Catchment Area of Almonte Branch (Almonte and Ramsay): 15,800

### CAPITAL COSTS RECOVERABLE THROUGH DC CHARGES:

Development Charges can currently be recovered at 59% of the cost of the addition attributed to growth. Important to note is that the expansion project has been in the DC Background Study since 2009, at 3,500 square feet with no Space Needs Study or rationale provided to determine that number. The upgrade to the 8,400 square feet of existing space cannot be paid for by development charges because it is of benefit to existing residents.

#### HISTORY OF LIBRARY EXPANSION IN BACKGROUND STUDY

The history of the library inclusion for development charges, found in the review of last three studies, is as follows:

- In the 2009 study, the addition size was 3,500 sq. ft., cost estimate at \$499,000, year to be completed was 2016
- In the 2014 study, the addition size was 3,500 sq. ft., cost estimate at \$600,000, year to be completed was 2016
- In the 2018 study, the addition size was 3,500 sq. ft., cost estimate at \$1,172,500, year to be completed was 2022

#### CONCLUSION

The Development Charges Background Study will soon be amended, so this is an ideal time to include an appropriately sized addition, at 10,000 square feet, as recommended per ARUPLO Guide- lines and informed by community consultation.

To view the full 2018 Background Study prepared by CN Watson:

<https://www.mississippimills.ca/en/municipal-services/resources/Documents/Finance/2018-DCBS-June-11-18.pdf>