







# Education Development Charges Public Meetings

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Dufferin Peel Catholic District School Board

April 23, 2024



# What Is An Education Development Charge?



- An Education Development Charge is a development charge that is imposed under a bylaw respecting growth-related net education land costs incurred or proposed to be incurred by a School Board.
- This means it is a charge that is levied on new development that is paid by the developer/permit taker when the building permit is issued by the municipality.
- The revenue collected from the charge is then used by a school board to purchase land/school sites for new schools to be built upon.

# Policy Review Public Meeting



**Each EDC by-law has a set of underlying policies which help determine the structure and type of by-law that will be enacted.**



# EDC Policies



- Policy decisions made by the Board can play a key role in determining things like:
  - areas to which the bylaw applies,
  - the ability to have different charges for different types of housing developments, or
  - how much of the eventual charge is to be borne by residential or non-residential development.



## **Percentage of growth-related net education land costs to be borne through EDCs**

### **Exemptions**

School boards typically try to collect 100% of education land costs however exemptions in the EDC bylaws may result in less than 100% of land costs being collected. There are two types of exemptions, statutory and non-statutory. A statutory exemption is determined through the legislation and a non-statutory exemption is a 'voluntary' exemption.







## **Uniform charges for all types of development vs. differentiated charges**

School boards can have one rate that applies to all types of residential development in the same way (i.e. a low-density single family type home pays the same rate as a townhouse or a condo) or the school board can have a different rate dependent on the type of residential development.

**All the EDC bylaws in Ontario** are applied uniformly, like the current EDC bylaw for the DPCDSB.





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Dufferin Peel Catholic District School Board





# What Does A School Board Have To Do?



Prepare an  
EDC  
Background  
Study

EDC Study  
Must Be  
Available To  
Public At  
Least 2 Weeks  
Before 1<sup>st</sup> Mtg.

Two Public  
Meetings  
Must Be  
Held Prior  
To Passing  
A New EDC

EDC  
Background  
Study Must Be  
Approved By  
Minister of  
Education

**Notice Of Public Meetings Must Be Provided At Least 20 Days Prior To Said Meetings**



1.



# Projected Enrolment & Qualification



## A.1.1: CAPACITY TRIGGER CALCULATION - ELEMENTARY PANEL

Elementary Panel Board-Wide EDC Capacity	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Average Projected Enrolment Over Five Years	Elementary Average Projected Enrolment less Capacity
57,047.0	41,024	40,727	40,479	40,657	40,893	40,756	-16,291

## A.1.2: CAPACITY TRIGGER CALCULATION - SECONDARY PANEL

Secondary Panel Board-Wide EDC Capacity	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Average Projected Enrolment Over Five Years	Secondary Average Projected Enrolment less Capacity
31,338.0	30,571	30,938	31,154	30,877	30,490	30,806	-532

## A.2: EDC FINANCIAL OBLIGATIONS

Total Outstanding EDC Financial Obligations (Reserve Fund Balgati40(n)-11(r)6(o)-10(l)-2(m)15(e)4(n)-11(t)] TJ ET Q q 0.5 1365T Q 12(a)-4(l)-2



# Net Growth-Related New Pupil Places



DPCDSB (Peel Region)			
Elementary		Secondary	
New Pupils:	15,940	New Pupils:	8,182
Less Available Pupil Places:	9,977	Less Available Pupil Places:	4,875
Total EDC Pupils:	5,513	Total EDC Pupils:	3,307



# Appraised Land Values





# Differentiated Rates



	<b>Apportionment of Residential Net Education Land Cost By</b>		<b>Differentiated Residential EDC per Unit by</b>





# Phase-In Of EDC Rates



Type of Development	Current 2023 EDC Rate	Year 1	Year 2	Year 3	Year 4	Year 5	MAXIMUM RATE
<b>Residential</b>	<b>\$ 1,096</b>	<b>\$ 1,280</b>	<b>\$ 1,280</b>	<b>\$ 1,280</b>	<b>\$ 1,280</b>	<b>\$ 1,280</b>	<b>\$ 1,280</b>
<b>Non-Residential</b>	<b>\$ 0.44</b>	<b>\$ 0.54</b>	<b>\$ 0.64</b>	<b>\$ 0.73</b>	<b>\$ 0.73</b>	<b>\$ 0.73</b>	<b>\$ 0.73</b>

For the residential EDC, there will be no phase-in required, as the proposed charge of \$1,280 is within the permitted yearly maximum increases.

For the non-residential EDC, the proposed charge is \$0.73 per sq. ft compared with the existing rate of \$0.44 per sq. ft. - greater than the permitted \$0.10 per year permitted increase.

As such, the non-residential EDC will increase by the permitted \$0.10 in year 1 to \$0.54 per sq. ft., then \$0.64 in year 2 until reaching the maximum proposed rate in year 3 of the bylaw at \$0.73 per sq. ft.



2 Legislated Public Meetings (Notice Provided)

EDC Background Study Released To The Public & Submitted To Ministry Of Education For Review/Approval

The Board corresponded with area



