



# Education Development Charges Stakeholder Information Session

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Peel District School Board & Dufferin Peel Catholic  
District School Board  
April 3, 2019

# What Is An EDC?



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.

In ~~OD\PD terms~~ this means it is a charge that is levied on new development (residential or non-residential) that is paid when the building permit is issued by the municipality . The revenue collected from the charge is used by a school board to purchase land/sites for new schools .

Education development charges are the primary source of funding site acquisition needs for a school board (that qualifies) experiencing growth in its jurisdiction.



The Peel District School Board (PDSB) and the Dufferin Peel Catholic District School Board (DPCDSB) have existing EDC by-laws that cover the Region of Peel.

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# A Review Of The Key Elements



Enable  
Recovery Of  
Growth -  
Related Land  
Costs Only

School  
Boards Must  
Meet An  
Eligibility  
Trigger To  
Qualify

Jurisdiction  
Wide Or  
Area  
Specific

Differentiated  
Or Uniform

School Boards Can Allocate Education Land Costs To Both Residential and Non-Residential Developments

# What Does A School Board Have To Do?



Prepare an  
EDC  
Background  
Study

EDC  
Background  
Study Must Be  
Approved By  
Minister of  
Education

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

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

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

# Process and Methodology



$\frac{3}{4}$ Board Eligibility

$\frac{3}{4}$ Enrolment v. Capacity

$\frac{3}{4}$ Financial Obligations

$\frac{3}{4}$ Demographic Projections

$\frac{3}{4}$ Enrolment Projections

$\frac{3}{4}$ Growth Forecasts

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# Projected Enrolment



	PDSB			
	Current 2018/ 2019	Year 5 2023/ 2024	Year 10 2028/ 2029	Year 15 2033/ 2034
Elementary	114,508	119,106	127,964	137,642
Secondary	41,171	44,864	45,466	46,455

	DPCDSB (Includes Dufferin County)			
	Current 2018/ 2019	Year 5 2023/ 2024	Year 10 2028/ 2029	Year 15 2033/ 2034
Elementary	48,893	50,540		

# The Residential Growth Forecast $\pm 15$ Years





# Net Growth Related New Pupil Places





# Appraised Land Values



Land Values Per Acre: April, 2019	
Mississauga	\$3,090,000
Brampton	\$1,420,000
Caledon	\$1,415,000

# Proposed Charges



## PDSB

Uniform Residential EDC per Dwelling Unit	\$ 3,73
Non-Residential EDC per Square Foot of Gross Floor Area	\$ 0.5

## DPCDSB

Uniform Residential EDC per Dwelling Unit	\$ 1,09
Non-Residential EDC per Square Foot of Gross Floor Area	\$ 0.4



# Ontario Regulation 438/18 Summary



- ‡ Maintain EDC rates at the levels in existing by-laws as of August 31, 2018;
- ‡ Limits the ability of boards to change the areas in their by-law that are subject to EDCs;
- ‡ Restricts additional boards from becoming eligible to pass a new EDC by-law;
- ‡ Streamlines some of the requirements to be included in the required background study.
- ‡ Limits or prevents policy changes (differentiation, res/non-res, area specific).

# MARCH 29, 2019 ±EDC REGULATION AMENDMENT



‡ On March 29, 2019 the Ontario Government further amended the EDC legislation.

‡ Ontario Regulation 55/19 amended Ontario Regulation 20/98.

‡ The most recent amendment essentially lifts the EDC rate freeze by implementing a provisional phase -in of proposed EDC rates.

‡ In year 1, the existing EDC rate could be increased by \$300 or 5% of the existing EDC rate, whichever is greater;

‡ In the second year of the by-law and in each subsequent year, the rate  
FRXOG EH LQFUHDVHG E\ DQRWKHU RU RI V  
rate, whichever is greater.





# Stakeholder Feedback



Stakeholder session April 3, 2019.

Dufferin Peel CDSB will hold public meetings on April 23, 2019 and Peel DSB will hold public meetings on May 14, 2019.

Notice of meetings will be provided a minimum of 20 days prior to these meetings and the EDC Background Study/By-laws will be released to the public at least 2 weeks before the public meetings.

The Boards encourage all stakeholders to provide feedback on all facets of the studies.

It is important to note, however, that the Boards are limited in their ability to make major changes to the bylaws/rates/policies because of the Ministry freeze/review.



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