



Education Development Charges Public Meetings

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.



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 1st 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



	Apportionment of Residential Net Education Land Cost By		Differentiated Residential EDC per Unit by

Phase-In Of EDC Rates



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

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



