

AGENDA

Special Board Meeting

Tuesday, April 23, 2024, 6:00 pm

Boardroom, Catholic Education Centre

Mission: Disciples of Christ, nurturing mind, body, and soul to the fullness of life.

Vision: Changing the world through Catholic education.

Pages

A. Routine Matters

1. Call to Order and Attendance
2. Opening Prayer
3. Land Acknowledgment
4. Approval of Agenda
5. Declaration of Interest

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B. Awards and Presentations

C. Delegations

D. Reports from Trustees for Receipt

1. Regular Reports
 - a. Ontario Catholic School Trustees' Association Report
 - b. Good News Reports

E. Updates/Information/Reports from Committees for Receipt

F. Updates/Information/Reports from Administration for Receipt

1. 2024 Education Development Charges By-Law - Policy Review Public Meeting - Superintendent Thomas

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G. Updates/Information/Reports from Administration Requiring Action

H. Additional Business

1. Notices of Motion

I. Questions Asked by Trustees

J. Declared Interest Items

K. In Camera Session - Nil

L. Report from the In Camera

M. Adjournment

Opening Prayer

O almighty God,
Our Father in heaven,
From whom all goodness and truth on
Earth have come forth.
Grant to us,
The Catholic community gathered at this meeting,
The vision to recognize,
And the vigor to espouse,
Sound principles of educational theory
And practice in a spirit of balanced
Judgement,
And the proper perspective.
Give us also the courage
To turn always
Onto the path of higher goodness
In our deliberations,
Administrative decisions,
And courses of action.

Amen

Special Board Meeting
April 23, 2024
2024 EDUCATION DEVELOPMENT CHARGES BY-LAW – POLICY REVIEW PUBLIC MEETING
Multi-Year Strategic Plan Values: Trust, Excel

*“Let us test and examine our ways, and return to the Lord”
Lamentations 3:40*

BACKGROUND

The primary purpose for implementing an Education Development Charge (EDC) by-law is to provide a source of funding for growth-related education land costs which are not funded by capital grant allocations under the Ministry of Education’s capital funding model. The funding is utilized to purchase new school sites and address site preparation requirements prior to construction (e.g. grading, soil remediation, etc.).

Pursuant to Section 257.60 of the *Education Act*, school boards are required to engage the public and solicit input during the EDC policy review process. The purpose of the Policy Review Public Meeting is to review the Dufferin-Peel Catholic District School Board’s (DPCDSB) current education development charge policies and solicit public input. Appendix A is a summary of the presentation on the DPCDSB EDC By-law policy document.

The current EDC by-law for Peel Region, which took effect on July 1, 2019, is set to expire on June 30, 2024. Prior to the expiration of the subject by-law, DPCDSB must adopt a new EDC by-law in order to retain the ability to collect EDCs.

Under Ontario Regulation 20/98, to qualify to collect EDCs, the Board's estimated average elementary or secondary enrolments over the five years immediately following the in-force date of the by-law must exceed the total capacity of the Board to accommodate such students on the day the by-law is passed, or the Board must demonstrate that it does not have sufficient funds in its EDC reserve account to pay outstanding commitments that were incurred to meet growth-related land costs.

DPCDSB will qualify for a new EDC by-law in Peel Region since there are insufficient funds in the EDC reserve account to pay outstanding commitments that were incurred to meet growth-related land costs.

Legal counsel and the consultant acting on behalf of DPCDSB are currently reviewing the status of a new EDC by-law proposed for Dufferin County. Therefore, the focus of the subject report is on the DPCDSB EDC by-law for Peel Region.

DISCUSSION

In March 2019, the Ministry of Education amended the EDC legislation (Ontario Regulation 20/98) which required the phasing of increases in both residential and non-residential EDC rates. The residential rate per dwelling unit can be increased annually by \$300 or by 5% of the existing rate, whichever is

greater. In addition, in the second year of the by-law and each subsequent year, the rate can only increase by a further \$300 or 5% of the previous year's EDC rate. Similarly, the non-residential EDC rate can be increased annually by 5% of the existing rate or \$0.10 per square foot, whichever is greater, and in the second year and each subsequent year of the by-law the rate can increase by a further 5% of the previous year's rate or \$0.10 per square foot. Both the DPCDSB residential and non-residential EDC rates are proposed to increase as a result of the new EDC By-law. The phased-in EDC rates are subject to, and cannot exceed the calculated maximum EDCs rates that are identified in the background study.

The proposed EDC rates set out in DPCDSB's 2024 EDC Background Study is \$1,300 per residential dwelling unit which will take effect on July 1, 2024. No phasing of the residential rate is required as \$1,300 is the calculated maximum rate. Notwithstanding, the non-residential rate will be increased by the 5% / \$0.10 per square foot maximum permitted annual increase. The education development charge per square foot of gross floor area shall be in the following amounts for the periods set out below:

- July 1, 2024 to June 30, 2025 - \$0.54;
- July 1, 2025 to June 30, 2026 - \$0.64;
- July 1, 2026 to June 30, 2029 - \$0.74

CONCLUSION

Pursuant to Section 257.60 of the Education Act, school boards are required to engage the public and solicit input during the EDC policy review process. The purpose of the Policy Review Public Meeting is to review the current education development charge policies and solicit public input. A subsequent meeting will be held to review the DPCDSB EDC background study and proposed by-law in order to pass a new EDC by-law - this second public meeting is also scheduled for the April 23, 2024 Regular Board Meeting.

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Submitted by: Marianne Mazzorato Ed. D., Director of Education



Education Development Charges Public Meetings

Dufferin Peel Catholic District School Board

APPENDIX A



Public Meeting #1

EDC Policy

Review

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.

Provincial legislation dictates that each School Board with an existing EDC by-law must conduct a review of its EDC policies prior to renewing their EDC by-law.

Section 257.60 sub-section (1) of the Education Act states that:

“Before passing an education development charge by-law, the board shall conduct a review of the education development charge policies of the board.”

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.



Jurisdiction Wide vs. Area Municipal (or Sub Area) Charges

The existing EDC bylaw applies to the Region of Peel. The bylaw is applied in a uniform way (the same EDC rate) across the area of the bylaw.

Percentage of net education land costs to be borne by residential and non-residential development

School boards can allocate up to 40% of their EDC to non-residential development. The average around the Province is approximately 10% but ranges from 0% to the mid-20's.

The existing bylaw has a 25% non-residential allocation.



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.

QUESTIONS?