



Education Development Charges Public Meeting

Brant Haldimand Norfolk Catholic District School Board

September 18, 2023



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 only to the City of Brantford and Brant County portions of the school board but it is applied in a uniform way (same rate) across the jurisdiction of the bylaw. This means that the charge is the same for all development in the City of Brantford and Brant County.

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 BHNCDSD has an EDC that is 100% residential.



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 rates depending on the type of residential development. All the EDC bylaws in Ontario are applied uniformly, like the BHNCDSD.



Public Meeting #2

The Proposed

New EDC By-laws

What Are The Existing Charges & How Are They Applied?



Existing EDC:

- 2018 EDC = \$912 per unit
 - Rate frozen from 2013 (new 2018 rate should have been \$1,097 per unit)
- 2021 Amendment (Incorporated New Phase-in + New Land Values)

New Amended Rates 2021-2023:

- November 28, 2021 to October 20, 2022 = **\$1,212 per unit**
- October 21, 2022 to October 20, 2023 = **\$1,408 per unit (current)**

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
Residential/
Non-
Residential

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



The Calculation

1. Demographics and enrolment projections determine need.
2. Legislation and Board planning determines the number of school sites required.
3. Land appraisals determine site acquisition costs.
4. Historical expenditures determine site preparation costs.
5. The reserve fund analysis determines existing EDC surplus or deficit.
6. The total costs determined are referred to as the total growth-related net education land costs – this is the amount for which EDC's are collected.
7. Board policies determine how the charge is implemented and collected (exemptions, non-residential allocation etc.)

Projected Enrolment



A.1.1: CAPACITY TRIGGER CALCULATION - ELEMENTARY PANEL

Elementary Panel	Projected Elementary Panel Enrolment						Elementary
	Year 1	Year 2	Year 3	Year 4	Year 5	Average Projected Enrolment	Average Projected Enrolment
Board-Wide	2023/	2024/	2025/	2026/	2027/	Enrolment	Enrolment
EDC Capacity	2024	2025	2026	2027	2028	Over Five Years	less Capacity
	7,990	8,271	8,556	8,797	9,074	8,537	781

Estimated EDC Reserve
Fund Balance: \$5,837,150

A.1.2: CAPACITY TRIGGER CALCULATION - SECONDARY PANEL

Secondary Panel	Projected Secondary Panel Enrolment						Secondary
	Year 1	Year 2	Year 3	Year 4	Year 5	Average Projected Enrolment	Projected Enrolment
Board-Wide	2023/	2024/	2025/	2026/	2027/	Enrolment	Enrolment
EDC Capacity	2024	2025	2026	2027	2028	Over Five Years	less Capacity
	4,272	4,298	4,354	4,512	4,661	4,419	1,017

The Residential Growth Forecast: 15 Years



City of Brantford and Brant County Residential Forecast, 2023-2037

Unit Type	# of Units	% By Density
Low Density (Singles/Semis)	9,172	53%
Medium Density (Townhouses)	4,604	27%
High Density (Apartments)	3,353	20%
Total	17,129	100%

Source: 2023 Brant County MCR – Brant County (excludes the City of Brantford) and 2021 City of Brantford DC.

- ❖ Projected units are adjusted for statutory exemptions.
Net new units are 16,906

Net Growth-Related New Pupil Places



Municipality	Dwelling Unit Type	Net New Units	Elementary Pupil Yield	Elementary Growth-Related Pupils	Municipality	Dwelling Unit Type	Net New Units	Secondary Pupil Yield	Secondary Growth-Related Pupils
Brantford	Low Density	7,462	0.200	1,495	BRANTFORD/BRANT	Low Density	9,172	0.083	761
	Medium Density	3,888	0.101	395		Medium Density	4,381	0.051	225
	High Density	2,706	0.031	83		High Density	3,353	0.015	50
	Total	14,056	0.140	1,972		Total	16,906	0.061	1,035
Brant County	Low Density	1,710	0.152	260					
	Medium Density	493	0.090	44					
	High Density	648	0.028	18					
	Total	2,850	0.113	322					
		SUBTOTAL:		2,295			SUBTOTAL:		1,035
		LESS: Available Pupil Places:		198			LESS: Available Pupil Places:		-
		NET GROWTH RELATED PUPILS:		2,097			NET GROWTH RELATED PUPILS:		1,110

Legislated EDC Eligible Site Sizes



Elementary schools	
Number of Pupils	Maximum Area (acres)
1 to 400	4
401 to 500	5
501 to 600	6
601 to 700	7
701 or more	8

Secondary schools	
Number of Pupils	Maximum Area (acres)
1 to 1000	12
1001 to 1100	13
1101 to 1200	14
1201 to 1300	15
1301 to 1400	16
1401 to 1500	17
1501 or more	18



Appraised Land Values

The school boards retained Cushman & Wakefield Ltd. to provide appraised land values per acre for different areas in the bylaw area (i.e. City of Brantford/Brant County). The appraisals are based on 2023 land values are based on recent land sales and other economic factors. Values ranged between \$1.22M-\$1.29M per acre.

- In 2018 land values ranged between \$0.55M-\$0.6M per acre and in 2021 values averaged approximately \$0.75M per acre.

EXAMPLE OF ELEMENTARY EDC SITES AND PER ACRE COSTS BY AREA

Site Location/ Facility Type	Cost Per Acre
New Elementary School North Brantford	\$ 1,223,000
New Elementary School SW Brantford	\$ 1,294,000
New Elementary School SW Brantford	\$ 1,263,000
New Elementary School Paris	\$ 1,219,000

Proposed Education Development Charge: 2023 Bylaw



Calculation of Uniform Residential Charge

Residential Growth-Related Net Education Land Costs	\$ 46,485,674
Net New Dwelling Units	16,906
Uniform Residential EDC per Dwelling Unit	\$ 2,750

EDC Legislative Changes – A Summary



On October 12, 2018, the Provincial government made a change to the legislation that pertains to education development charges;

- ❖ Ontario Regulation 438/18 amended Ontario Regulation 20/98 and namely;
 - ❖ **Maintained EDC rates at the levels in existing EDC by-laws as of August 31, 2018**
 - ❖ Limited the ability of school boards to change the areas in their by-law that are subject to EDCs

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

- ❖ Ontario Regulation 55/19 amended Ontario Regulation 20/98.
- ❖ ***O. Reg 55/19, lifted the EDC rate freeze by implementing a provisional phase-in of proposed EDC rates.***

Phased In EDC Rates



- **In year 1**, the existing EDC rate could be increased by **\$300 or 5%** of the **existing residential EDC rate**, whichever is greater. The non-residential rate can similarly be increased by **\$0.10 or 5%** of the **existing non-residential EDC rate**;
- In the **second year** of the by-law and in **each subsequent year**, the rate could be increased by **another \$300 or 5%** of the previous year's residential EDC rate, whichever is greater. Again, the non-residential rate can also be increased by another **\$0.10 or 5%** of the previous year's non-residential EDC rate.
- Both the residential and non-residential rates are subject to **maximum rates**, which are the **proposed EDC rates** in the EDC Background Study.

Proposed 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	\$ 1,408	\$ 1,708	\$ 2,008	\$ 2,308	\$ 2,608	\$ 2,750	\$ 2,750

The Public Process



- 2 Public Meetings (Notice Given)
- EDC Background Study Released To The Public & Submitted To Ministry Of Education For Review/Approval
- The Board corresponded with stakeholders and had a stakeholder meeting.
- The Boards encourage additional and continued feedback from area stakeholders.



Next Steps & Important Dates



- Ongoing discussions with the Ministry of Education regarding approvals.
- Continued dialogue with stakeholders as required.
- Staff recommendations and reports.
- EDC Bylaw Passage Consideration Public Meeting: October 10, 2023 @ 3PM (Board offices)

QUESTIONS?