



Education Development Charges Stakeholder Information Session 2 *(Incorporates New Information As Of April 1, 2019)*

Upper Grand District School Board & Wellington
Catholic District School Board
March 26, 2019 (*Revised April 1, 2019*)

Presentation Amended April 1, 2019



Please note that following slides were presented at a joint Board EDC stakeholder information session on March 26, 2019. On March 29, 2019 the Minister of Education enacted a new Ontario Regulation (Ontario Regulation 55/19) that amended Ontario Regulation 20/98. The new regulation effectively lifts the existing EDC rate freeze, replacing it with a prescribed phase in of proposed EDC rates.

The amended presentation contains additional information explaining the legislative change and the impacts on the proposed rates for the UGDSB and the WCDSB.



What Are The Existing Charges & How Are They Applied?

The Upper Grand District School Board (UGDSB) and the Wellington Catholic District School Board (WCDSB) have existing EDC by-laws that cover the County of Wellington and the UGDSB also has a bylaw that covers the County of Dufferin.

- The existing UGDSB EDC is \$1,567 per residential unit.
- The WCDSB residential EDC is \$317 per unit in Wellington County.
- The combined EDC residential rate in Wellington County is \$1,884 per residential unit.
- The UGDSB EDC residential rate in Dufferin County is \$832 per unit.

The charge is allocated 100% to residential – There is no non-residential component to the charge.

The Boards propose to consider passage of new by-laws May of 2019.

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 1st Mtg.

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

Process and Methodology



➤ **Board Eligibility**

- *Enrolment v. Capacity*
- *Financial Obligations*

➤ **Demographic Projections**

- Enrolment Projections
- Growth Forecasts

➤ **Reserve Fund Analysis**

- EDC expenditures and revenues
- Existing reserve fund balance

➤ **Site Needs**

- Net growth-related pupil places
- Legislation determines site sizes

➤ **Net Education Land Costs**

- Estimated site acquisition costs
(appraisals)
- Site preparation costs/Study costs

➤ **Determination of EDC**

Projected Enrolment



	UGDSB (Wellington County/Dufferin County)				
	Historical	Current	Year 5	Year 10	Year 15
	2014/ 2015	2018/ 2019	2023/ 2024	2028/ 2029	2033/ 2034
Elementary	22,171	23,745	25,410	27,215	29,010
Secondary	11,594	11,515	12,467	13,083	13,621

	WCDSB				
	Historical	Current	Year 5	Year 10	Year 15
	2014/ 2015	2018/ 2019	2023/ 2024	2028/ 2029	2033/ 2034
Elementary	5,461	5,667	6,002	6,426	6,733
Secondary	2,465	2,428	2,599	2,667	2,754

The Residential Growth Forecast – 15 Years



Wellington County (Including City of Guelph)	
Low Density	9,460
Medium Density	6,533
High Density	7,896
Total	23,889

Dufferin County	
Low Density	5,014
Medium Density	1,102
High Density	1,805
Total	7,921

Net Growth Related New Pupil Places



UGDSB (Wellington County/City of Guelph)			
ELEMENTARY		SECONDARY	
New Pupils	4,404	New Pupils	2,202
LESS: Available:	1,991	LESS: Available:	1,039
Total EDC Pupils	2,414	Total EDC Pupils	1,162
UGDSB (Dufferin County)			
ELEMENTARY		SECONDARY	
New Pupils	2,099	New Pupils	963
LESS: Available:	723	LESS: Available:	447
Total EDC Pupils	1,376	Total EDC Pupils	516
WCDSB			
ELEMENTARY		SECONDARY	
New Pupils	1,475	New Pupils	766
LESS: Available:	1,117	LESS: Available:	440
Total EDC Pupils	357	Total EDC Pupils	326

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



Land Values Per Acre: January 1, 2019	
Guelph	\$ 1,250,000
Centre Wellington	\$ 1,000,000
Mapleton/Minto	\$ 400,000
Orangeville	\$ 1,125,000
Shelburne/Dufferin County	\$ 900,000

Proposed Charges



UGDSB (Wellington County/City of Guelph)

Uniform Residential EDC per Dwelling Unit	\$ 2,222
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UGDSB (Dufferin County)

Uniform Residential EDC per Dwelling Unit	\$ 2,734
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WCDSB

Uniform Residential EDC per Dwelling Unit	\$ 619
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Ministry of Education Approvals - Update



- During the Provincial election/transition to a new government, the Ministry of Education temporarily suspended approvals of EDC Background Studies. This resulted in two EDC bylaws lapsing and a loss of EDC revenue for the impacted school boards.

- ❖ On October 12, 2018, the Provincial government made a change to the legislation that pertains to education development charges. Namely;
 - Ontario Regulation 438/18 amended Ontario Regulation 20/98
 - Dealt mainly with sections 7, 9 and 10 – Determining The Charge, Background Study Contents, Conditions Of Passage

Ontario Regulation Amendment 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 could be increased by another \$300 or 5% of the previous year's EDC rate, whichever is greater.

*New Slide Added April 1, 2019

Proposed Phase-In Of EDC Rates*



	EXISTING EDC RATES	Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	PROPOSED EDC RATES
WCDSB EDC By-law Rate	\$ 317	\$ 617	\$ 619	\$ 619	\$ 619	\$ 619	\$ 619
UGDSB EDC By-law Rate (Wellington County/City of Guelph)	\$ 1,567	\$ 1,867	\$ 2,167	\$ 2,222	\$ 2,222	\$ 2,222	\$ 2,222
UGDSB EDC By-law Rate (Dufferin County)	\$ 832	\$ 1,132	\$ 1,432	\$ 1,732	\$ 2,032	\$ 2,332	\$ 2,734

*New Slide Added April 1, 2019

Stakeholder Feedback



The Boards held an initial stakeholder meeting on October 24, 2018.

The Board will hold joint public meetings on April 24, 2019.

Notice of meetings will be provided a minimum of 20 days prior to these meetings and the EDC Background Study 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.



Next Steps & Important Dates



- Continued dialogue with stakeholders.
- Staff recommendations and reports.
- Examination of bylaws

Public Meeting
April 24 @ 7PM
Wellington County Council
Chambers
74 Woolwich St. Guelph

Bylaw Passage Consideration
Meeting May 15 @ 7PM
Wellington County Council
Chambers,
74 Woolwich St. Guelph

