



A Review Of Education Development Charge Policies

Peterborough Victoria Northumberland and
Clarington Catholic District School Board
April 6, 2020

The Existing Charges



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

The PVNCCDSB has 1 existing EDC bylaw that covers the Municipality of Clarington. It is an 'area specific' bylaw. The bylaw has a maximum term of 5 years and was implemented on July 1, 2015.

The charge is collected on a 90% residential basis and 10% non-residential basis.

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.

In layman's terms 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.

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

EDC Policies



Each EDC bylaw has a set of underlying policies that help determine the structure and type of bylaw that will be enacted.

Ministry of Education legislation states that a school board must conduct a review of its EDC policies prior to renewing their EDC bylaw.

Policy decisions made by the Board 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

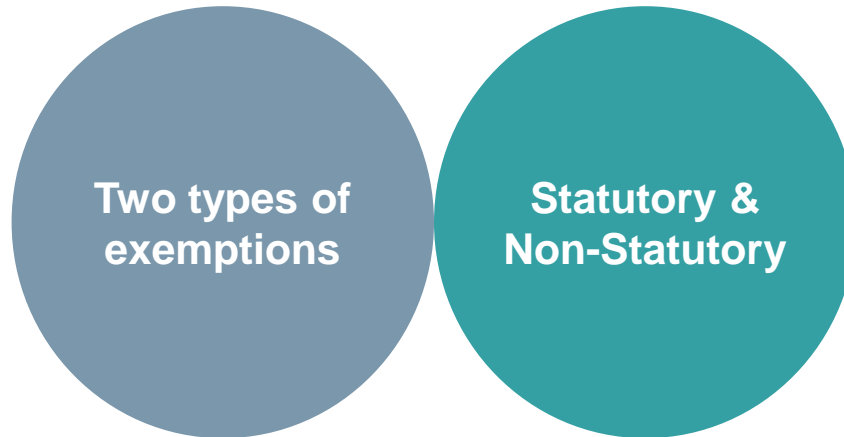
Typically
calculated to
collect 100%
of education
land costs

Exemptions
can result in
less than
100% of
collections

Many school boards with existing EDC bylaws collect less than 100% of net education land costs because they have granted some form of non-statutory exemptions through negotiations with development community interests or in response to positions by local governments or other interested stakeholders.



Exemptions



Statutory exemptions are determined through legislation and the Board does not incur a loss in EDC revenue. However, a non-statutory exemption is a 'voluntary' exemption and the Board must absorb any associated loss of revenue/EDC funds.



Jurisdiction Wide Or Area Specific Charges

**Boards can
choose what
areas they
want the EDC
to cover**

**Bylaws can be
jurisdiction-
wide or cover
only certain
areas**

The existing EDC bylaw is an area specific bylaw. It is also important to note that this Board has various EDC 'regions' because the Board's jurisdiction (for EDC purposes only) is regarded as 3 separate regions. Northumberland County (including the Municipality of Clarington and small portion of Quinte West), Peterborough County and the City of Kawartha Lakes are defined as separate regions and must have separate EDC bylaws.



Percentage Of Net Education Land Costs To Be Borne By Residential And Non-Residential Development

Boards can allocate up to 40% of the EDC to non-residential development

The existing EDC bylaw is 90% residential and 10% non-residential

EDC bylaws around the Province vary from 0% non-residential to the mid-20% range for the non-residential charge. The average around the Province is approximately 10%.

The allocation of residential/non-residential splits does not necessarily affect cost recovery. Final allocations are usually discussed with stakeholders through the public consultation process.



Uniform Charge For All Types Of Development Vs. Differentiated Charges

**Boards can
have one rate
for all types of
development
or can
differentiate**

**There are
currently no
EDC bylaws
with
differentiated
rates**

As is the case with residential/non-residential EDC rates, the determination of a uniform or differentiated rate does not necessarily impact EDC revenues.

Input is sought from the public to help staff make recommendations to determine the ideal bylaw structure for the Board.