

**Education Development Charges Background Study and Review of
Education Development Charges Policies for:**

Kawartha Pine Ridge District School Board

And

**Peterborough Victoria Northumberland and Clarington Catholic
District School Board**

MUNICIPALITY OF CLARINGTON

ADDENDUM #1

April 17, 2015



The determination of net growth related pupil places (NGRPP) and associated growth-related site needs reflect projected 2015 to 2030 growth within each of the 3 elementary review areas and 1 secondary review area for the KPR and the 3 elementary review areas and 1 secondary review area for the PVNCC. Projected growth takes into consideration housing development by community and each Board’s schools impacted by the development.

Site costs and site preparation/development costs reflect a combination of the Boards’ recent site acquisition experiences and appraisal research recently undertaken by Cushman & Wakefield Ltd. on its behalf.

Non-residential gross floor area (GFA) over the forecast period is projected to be 7,180,378 on additional sq. feet of “net” gross floor area for the Municipality of Clarington.

As a result of undertaking all of the necessary research and completing the EDC submission, the proposed education development charges for the Boards, where 90% of the costs are recovered from new residential development and 10% from new non-residential development is as follows:

KPR	Residential:	\$1,028 per residential dwelling unit
	Non-Residential:	\$0.24 per square foot of GFA
PVNCC	Residential:	\$710 per residential dwelling unit
	Non-Residential:	\$0.16 per square foot of GFA

By comparison, in the Municipality of Clarington in 2010, the KPR adopted an EDC by-law that enabled the collection of \$994 per residential unit and \$0.38 per square foot of non-residential GFA while PVNCC’s 2010 EDC by-law enabled the collection of \$120 per residential unit and \$0.05 per square foot of non-residential GFA.

The Boards may choose to retain this approach or may elect to allocate a different percentage of the charge (a minimum of 0% up to a maximum of 40%) to non-residential development.

The EDC forms for the Boards will be submitted to the Ministry of Education for approval, on April 22, 2015. Ministerial approval of the enrolment projections and the number of sites identified is required prior to by-law adoption.

The range of possible charges depends on each Board’s choice of the percentage of the growth-related net education land cost that is to be funded by charges on residential development and the percentage, if any, that is to be funded by charges on non-residential development.

The percentage that is to be funded by charges on non-residential development shall not exceed 40 percent, according to Section 7, paragraph 8 of Ontario Regulation 20/98 as amended regarding Education Development Charges. The range of possibilities for each Board is set out below:

MAP 3-1

