



Education Development Charges Public Meetings

Niagara Catholic District School Board

November 10, 2020



Public Meeting #1

EDC Policy

Review

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.”



➤ **Percentage of growth related net education land costs to be borne through EDCs**

➤ **Exemptions**

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



- **Percentage of net education land costs to be borne by residential and non-residential development**
- **Uniform charges for all types of development vs. differentiated charges**



Public Meeting #2

The Proposed New EDC By-laws

Education Development Charges



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.

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



What Are The Existing Charges & How Are They Applied?

The Niagara Catholic District School Board (NCDSB) has existing EDC by-laws that cover the former Lincoln County and the former Welland County portions of its jurisdiction.

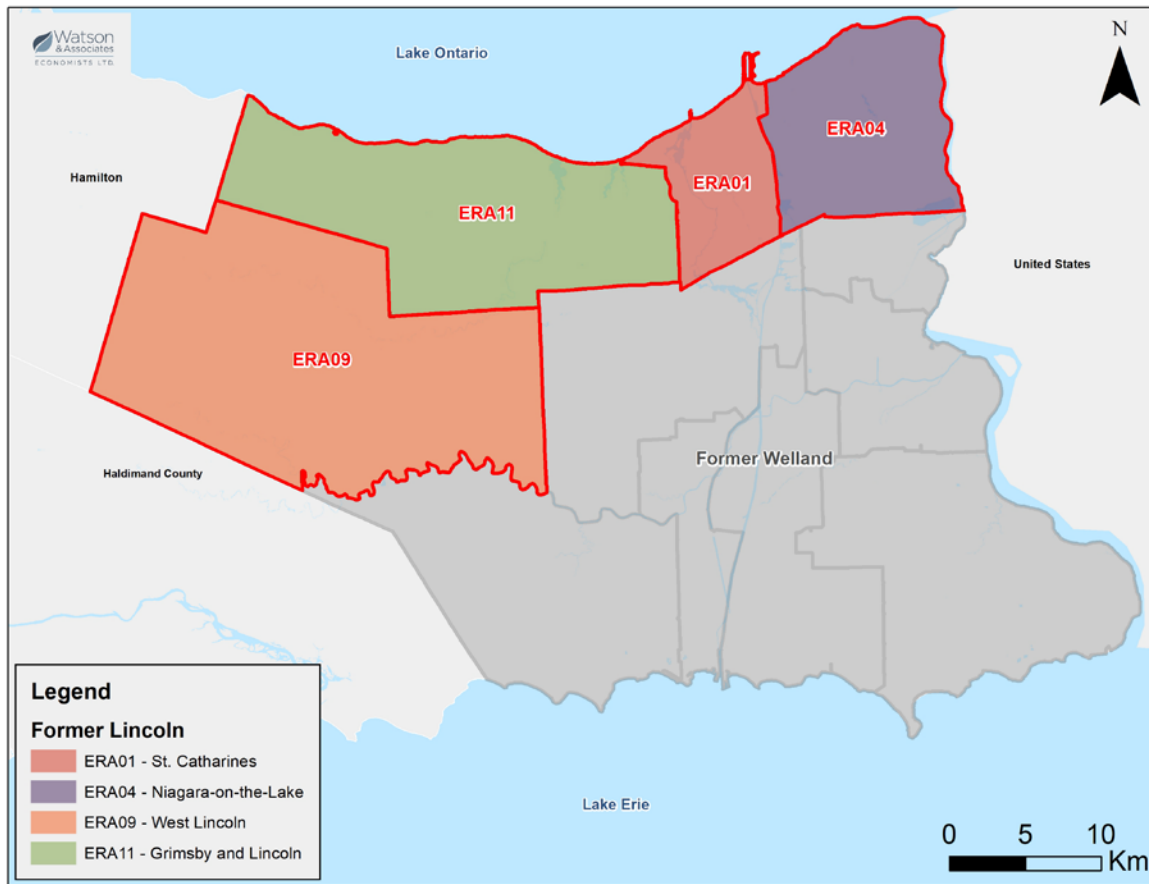
Existing Charge:

School Board	In-force Date	Area of By-law	% Residential/ Non-residential	Charge
NCDSB	June 22, 2015	Former Lincoln	100%(Res.)	\$186/Unit
NCDSB	June 22, 2015	Former Welland	100%(Res.)	\$172/Unit

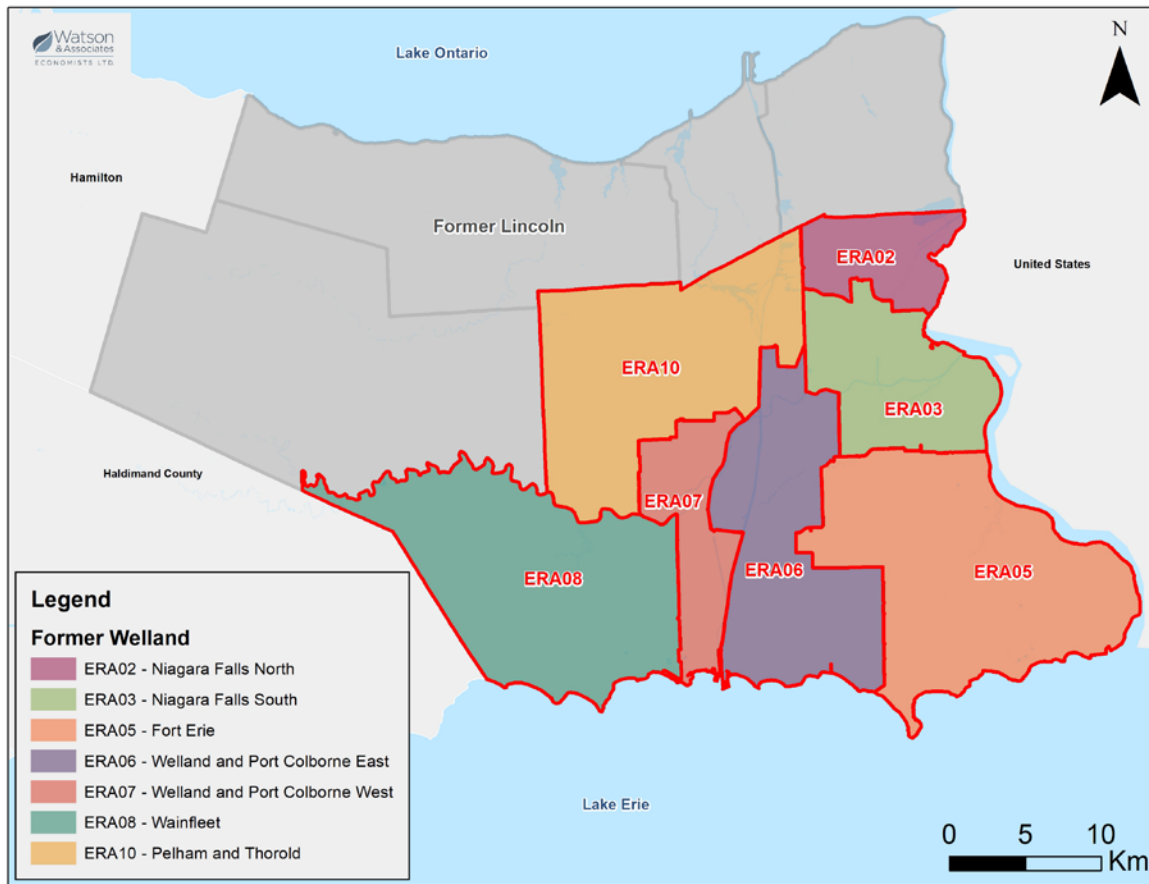
The charge is allocated 100% to residential – There is no non-residential component to the charge.

The Board proposes to consider passage of new by-laws in Fall of 2020.

Former Lincoln By-Law Region



Former Welland By-Law Region



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

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.)

The Residential Growth Forecast – 15 Years



Former Lincoln

Dwelling Type	# of Units	% By Density
Low Density (Singles/Semis)	7,848	40%
Medium Density (Townhouses)	5,958	30%
High Density (Apartments)	5,827	30%
<i>Total</i>	19,633	100%

Former Welland

Dwelling Type	# of Units	% By Density
Low Density (Singles/Semis)	12,253	56%
Medium Density (Townhouses)	6,418	30%
High Density (Apartments)	3,113	14%
<i>Total</i>	21,784	100%

Net Growth-Related New Pupil Places



Former Lincoln					
Elementary			Secondary		
New Pupils:	1,534		New Pupils:	784	
Less Available Pupil Places:	738		Less Available Pupil Places:	418	
Total EDC Pupils:	797		Total EDC Pupils:	366	

Former Welland					
Elementary			Secondary		
New Pupils:	2,149		New Pupils:	804	
Less Available Pupil Places:	1,276		Less Available Pupil Places:	390	
Total EDC Pupils:	874		Total EDC Pupils:	414	

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 (2020)	
Lincoln/Grimsby	\$1,100,000 - \$1,500,000
Niagara Falls	\$700,000 - \$800,000

Proposed Charges



Former Lincoln

Uniform Residential EDC Per Dwelling Unit	\$486
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Former Welland

Uniform Residential EDC Per Dwelling Unit	\$391
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Recent 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, essentially 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



AREA SPECIFIC EDC	2015 EDC RATE	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	MAXIMUM RATE
NCDSB - FORMER LINCOLN	\$ 186	\$ 486	\$ 486	\$ 486	\$ 486	\$ 486	\$ 486
NCDSB - FORMER WELLAND	\$ 172	\$ 391	\$ 391	\$ 391	\$ 391	\$ 391	\$ 391

Area Specific EDC Rates?



- The existing 2015 EDC bylaws were both appealed to the then Ontario Municipal Board (now Local Planning Appeals Tribunal). The appeals were settled and as part of that settlement the Board agreed to look at the impact of area specific EDC bylaws for the municipalities of Niagara Falls, Grimsby and Lincoln in 2020.
- The consultant was asked to prepare an analysis to provide sufficient information for the Board of Trustees.
- The consultant prepared an area specific study for;
 - The municipalities of Grimsby and Lincoln combined and,
 - The municipality of Niagara Falls

Area Specific EDC Rates Analysis



	Existing 2015 EDC Rate	Proposed Jurisdiction-Wide EDC Rate	Proposed Area-Specific Rate	Difference Between Jurisdiction-Wide Rate & Area-Specific Rate	Year 1 Phase-In Rate of Proposed Area-Specific Rate	Year 5 Phase-In Rate of Proposed Area-Specific Rate
Former Lincoln Bylaw Area/Municipalities of Grimsby/Lincoln For Area-Specific	\$ 186	\$ 486	\$ 1,935	\$ 1,449	\$ 486	\$ 1,686
Former Welland Bylaw Area/Municipality of Niagara Falls For Area Specific	\$ 172	\$ 391	\$ 890	\$ 499	\$ 472	\$ 890

The Public Process



- 2 Public Meetings (Notice Given)
- EDC Background Study Released To The Public
- The Board corresponded with stakeholders throughout process.
- The Board encourages additional and continued feedback from area stakeholders.



Next Steps & Important Dates



- Ongoing discussions with the Ministry of Education regarding approvals.
- Continued dialogue with stakeholders.
- Staff recommendations and reports.
- **Bylaw passage consideration meeting – TBD**

QUESTIONS?