



**Education Development Charges Background Study  
and Review of Education Development Charges  
Policies for: Halton District School Board and Halton  
Catholic District School Board**

Region of Halton

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**FINAL REPORT**

**May 24, 2023**

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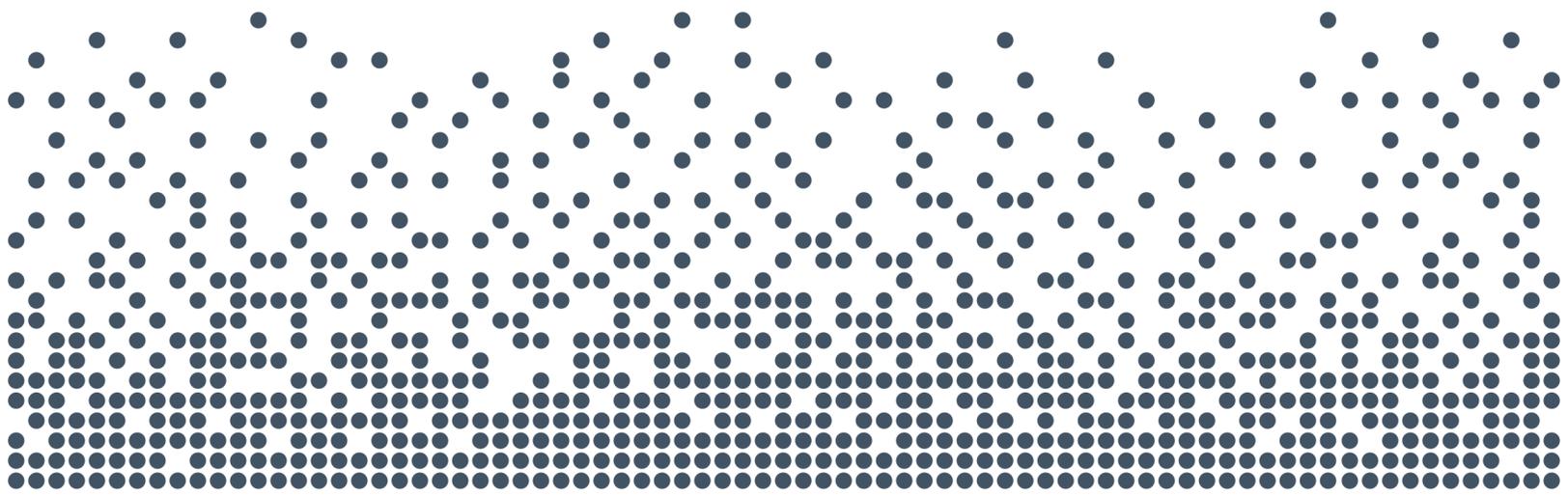
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## List of Acronyms and Abbreviations

<b>Acronym</b>	<b>Full Description of Acronym</b>
EDC	Education Development Charge
GFA	Gross Floor Area
GSR	Grade Structure Ratio
HDSB	Halton District School Board
HCDSB	Halton Catholic District School Board
JK	Junior Kindergarten
LPAT	Local Planning Appeal Tribunal
MTSA	Major Transit Station Area
OLT	Ontario Land Tribunal
OMB	Ontario Municipal Board
O. Reg.	Ontario Regulation
OTG	On the Ground (Capacity)
SK	Senior Kindergarten



# Executive Summary



# Executive Summary

The Halton District School Board (HDSB) and the Halton Catholic District School Board (HCDSB) have education development charge (EDC) by-laws in place in the Regional Municipality of Halton which are set to expire on July 3, 2023. EDCs are a revenue source, for school boards that qualify, to purchase and develop land for new schools. EDCs are meant as a funding mechanism for boards that are experiencing a growth-related accommodation need in their jurisdiction. In order to renew their by-laws, each Board must follow certain processes and guidelines as required by provincial legislation. This background study fulfills certain requirements while providing the information necessary to understand and determine the EDC.

The general authority for school boards to impose EDCs is provided by Division E of Part IX for the *Education Act*. Ontario Regulation 20/98, as amended, provides the requirements necessary to determine an EDC. In addition, the Ministry of Education has published a set of guidelines (Education Development Charge and Site Acquisition Guidelines) to assist boards with the EDC process.

## **Before an EDC by-law can be passed, school boards must ensure they:**

- Demonstrate that their elementary and/or secondary enrolment on a jurisdiction-wide basis is greater than the elementary and/or secondary approved on-the-ground (OTG) capacity or that their EDC reserve fund is in a deficit position.
- Prepare a background study meeting the requirements of the legislation.
- Hold required legislated public meetings.
- Receive written Ministry approval of the projected number of students and school sites.

Both the HDSB and the HCDSB are eligible to renew their existing by-laws on the basis of:

1. **Reserve Fund Qualification** – The HDSB and the HCDSB have an estimated deficit in their respective EDC reserve funds and both Boards have outstanding EDC financial obligations; and



2. **Capacity Trigger** – Both Boards have an average five-year projected enrolment exceeding the approved OTG capacity, on both the elementary and secondary panels.

**The Boards intend to hold separate statutory public meetings to inform the public as to the new proposed EDC by-laws. The HCDSB and the HDSB will hold separate meetings on April 18, 2023, and April 19, 2023, respectively, and then consider passage of the EDC by-laws at additional meetings on May 16, 2023, and May 17, 2023, respectively. Further details will be provided in the Boards' public meeting notices.**

The EDC analysis in this background study has been completed for both the HDSB and the HCDSB within Halton Region. This EDC study contemplates jurisdiction-wide by-laws for Halton Region for each respective Board.

Demographic projections form an important component of the EDC analysis. The residential dwelling unit forecast is used both to project pupils from new development and to determine the final quantum of the residential charge. The residential forecasts used in this analysis are consistent with the most recent Regional/municipal forecasts available at the time of study preparation. The total number of net new units projected in Halton Region for the 15 years in the EDC analysis total **87,682**. The total Net Estimated Non-Residential Board-Determined Gross Floor Area to be Constructed Over 15 Years from Date of By-Law Passage is **51,170,160 square feet**.

The number of growth-related pupils is based on the aforementioned residential forecast and pupil yields that have been derived from Statistics Canada custom tabulated data and historical board enrolment information. Pupil yields are mathematical representations of the number of school-aged children that will be generated by particular dwellings. The total growth-related pupils must be offset by any available pupil places that are not required by existing pupils of the Boards. These calculations were done for both Boards on a review area basis to determine the total net growth-related pupil places.

The analysis projects a total of **14,012** elementary net growth-related pupils and **5,293** secondary net growth-related pupils for the HDSB in Halton Region. For the HCDSB, a total of **8,173** elementary net growth-related pupils and **3,334** net growth-related pupil places for the secondary panel was projected.



Once the net growth-related pupil place requirements have been determined, it is necessary for boards to decide the number of new schools that will be built to accommodate that need. The EDC legislation provides a table that relates pupil place requirements to school site sizes. The table, as well as a description and methodology, is provided in the background study. The study also provides information on the approximate timing, size, and location of the proposed new schools/sites.

The EDC analysis for Halton Region projects that the HDSB will require approximately **17 new elementary sites** (6 in Oakville, 9 in Milton, and 2 in Halton Hills) and **4 new secondary sites** (2 in Oakville and 2 in Milton) in the 15-year EDC time frame.

The HCDSB's EDC analysis for Halton Region projects a requirement of **13 new elementary sites** (2 new and 1 owned in Halton Hills, 7 in Milton and 3 in Oakville) and **3 new secondary sites** (1 in Oakville, 1 in Milton and 1 in Halton Hills) in the 15-year EDC time frame.

One of the final steps of the EDC process involves translating the land requirements to actual land costs. Site acquisition costs are based on appraisals completed by the firm Cushman & Wakefield. The per acre acquisition values ranged from **\$2,600,000 to \$3,800,000** for sites in Halton Region. As with many areas in Ontario, the cost to acquire land has been increasing rapidly across the jurisdiction. The acquisition costs have been escalated for a period of five years (the by-law term) at a rate of **2.0%** for each consecutive year until the end of the by-law term.

The costs to prepare and develop the site for school construction are also EDC-eligible costs. The assumed site preparation costs are estimated at **\$106,505** per acre for both the HDSB and the HCDSB in this study. While site preparation costs are eligible to be escalated to the time of site purchase/site preparation, due to the some of the uncertainties in the market as well as recent significant construction cost increases, the preparation costs have been escalated only for the term of the bylaw. Based on a review of construction price indices, the site preparation costs have been escalated at a rate of **4.3%** per year.

The total land costs (acquisition and servicing costs) as well as study costs must be added to any outstanding financial obligations incurred by the board under a previous EDC by-law to determine the final net education land costs. A deficit balance in the existing EDC reserve fund is considered to be an outstanding obligation and must be

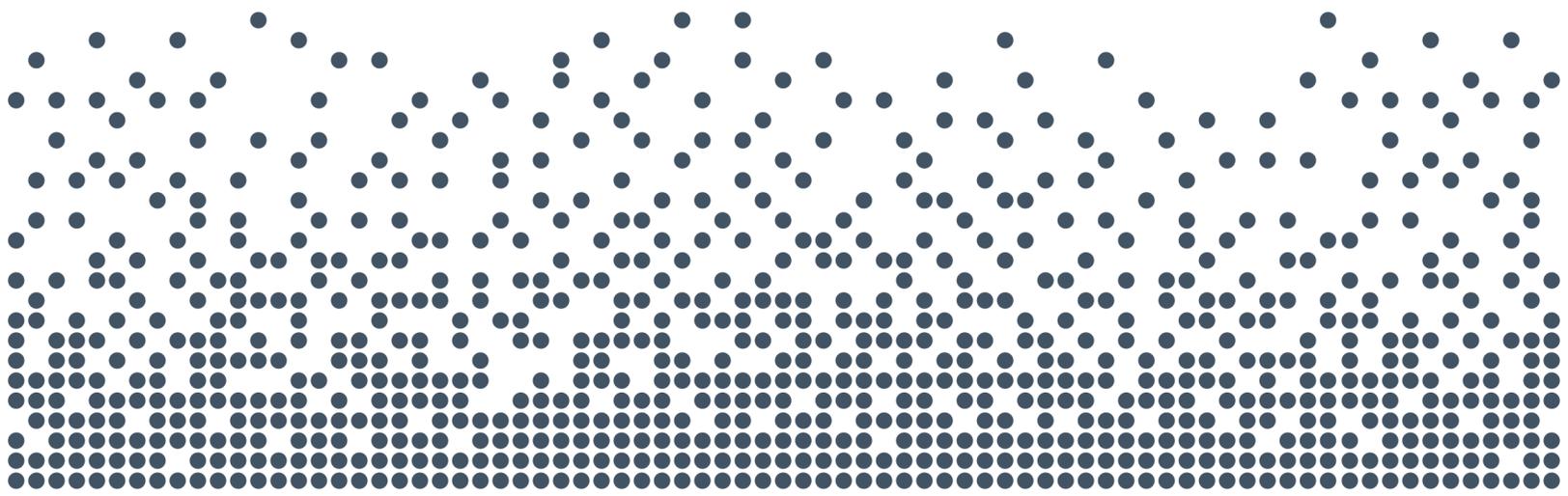


added to the existing land costs. If a board has a surplus balance in the EDC reserve fund, this amount must be subtracted from the land costs and used to defray the net education land costs.

The HDSB's total net education land costs for Halton Region are estimated to be **\$898,516,676** which includes an existing EDC reserve fund deficit of **-\$6,417,574** that was added on top of the total EDC-eligible costs.

The HCDSB's total net education land costs for Halton Region are estimated to be **\$448,263,160** which includes an existing EDC reserve fund deficit of **-\$78,868,491** that was added on top of the total EDC-eligible costs.

On the basis of the aforementioned net education land costs and net new unit forecasts, the analysis resulted in a proposed EDC rate of **\$8,715 per dwelling unit** for the HDSB's residential charge in Halton Region and **\$2.64 per square foot of non-residential gross floor area (GFA)**. The new proposed EDC rate for the HCDSB is **\$5,112 per dwelling unit** for the residential charge in Halton Region and **\$1.55 per square foot of non-residential GFA**. The charges contained herein are based on a uniform rate for all types of development. For both Boards, 85% of costs are allocated to residential development and 15% to non-residential development, and are applicable only within Halton Region.



# Report



# Chapter 1

## Introduction



# 1. Introduction

## 1.1 Background

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Education development charges (EDCs) are a revenue source, for school boards that qualify, to purchase and develop land for new schools. EDCs are meant as a funding mechanism for boards that are experiencing a growth-related accommodation need in their jurisdiction. To qualify for EDCs, it is necessary for school boards to meet certain qualification criteria.

School boards can no longer implement property taxes to fund education costs and now rely on a system of per pupil grants established by the Ministry of Education. The grants are set out to cover expenses such as teacher salaries, textbooks, heating of schools, renewing schools, building schools, etc. EDCs are meant to fund the acquisition and development of growth-related school sites outside this grant envelope. EDCs are based on a formulaic approach that looks at three main areas – enrolment projections to determine need, the number of school sites necessary to meet need, and the costs related to the purchase and development of those school sites.

The EDC may be levied by a school board on both residential and non-residential developments, subject to certain exemptions which are outlined in the legislation. Division E of Part IX of the *Education Act* is the legislation responsible for governing the EDC. Ontario Regulation (O. Reg.) 20/98, as amended, provides guidelines and requirements on the qualification process for a school board as well as the specifics on calculating the charge. The charges are collected at building permit issuance on behalf of the school board by the local area municipality to which the by-law applies.

As mentioned earlier, not all school boards are eligible to implement EDCs due to qualification criteria that must be met. To qualify, there are two criteria that can be met. One trigger is that the board's total projected enrolment for the five-year period following expected by-law passage must exceed the board's Ministry-rated on-the-ground (OTG) capacity on **either** the elementary or secondary panel.

The other qualification criteria deals with unmet financial obligations with regard to the purchase and development of growth-related school sites. If the school board has an existing EDC by-law in place and they can demonstrate that there are existing



outstanding financial obligations, the school board will automatically qualify for a subsequent by-law. The *Education Act*, specifically section 257.54, gives school boards the ability to pass EDC by-laws.

“If there is residential development in the area of jurisdiction of a board that would increase education land costs, the board may pass by-laws for the imposition of education development charges against land in its area of jurisdiction undergoing residential or non-residential development.”

School boards are responsible for providing school sites and can do so through limited revenue sources such as selling surplus school sites, revenue from leasing sites, entering into joint use agreements with other school boards or public/private partnerships, and the imposition of EDCs – thus making EDCs an important and primary revenue source.

## 1.2 Existing By-laws

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This EDC background study has been prepared on behalf of the Halton District School Board (HDSB) and the Halton Catholic District School Board (HCDSB) in consideration of renewing their EDC by-laws within the Regional Municipality of Halton. Each Board’s current in-force by-laws came into effect on July 4, 2018. Each Board’s by-law is based on an 85% cost recovery from residential development and 15% from non-residential development.

The current in-effect EDC rates (Year 5 Rates, Effective July 4, 2022) for the HDSB are \$5,792 per residential dwelling unit and \$1.41 per square foot of non-residential gross floor area (GFA). The 2021 EDC Amendment for the HDSB identified a maximum rate of \$6,539.00 per residential unit and \$1.51 per square foot of non-residential GFA.

The current in-effect EDC rates (Year 5 Rate, Effective July 4, 2022) for the HCDSB are \$3,769 per residential dwelling unit and \$0.94 per square foot of non-residential GFA. The 2021 EDC Amendment for HCDSB identified a maximum rate of \$3,769.00 per residential unit and \$0.94 per square foot of non-residential GFA.



Table 1-1: Current In-force EDC By-laws for the HCDSB and the HDSB

School Board	In-force Date	Area of By-law	% Residential/ Non-residential	Charge
HDSB	June 3, 2021 (Amending By-law)	Halton Region	85%(Res.) 15%(Non-Res.)	\$5,792/Unit \$1.41/sq.ft.
HCDSB	June 3, 2021 (Amending By-law)	Halton Region	85%(Res.) 15%(Non-Res.)	\$3,769/Unit \$0.94/sq.ft.

## EDC Policy Review

All school boards with an existing EDC by-law in place must conduct a review of the policies contained in their existing by-laws before passing a new by-law. This process includes a public meeting to review the policies in a public forum. In addition, information on the relevant policies is available on each School Board's website.

Section 257.60 subsection (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.”

Subsection (2) goes on to state that:

“In conducting a review under subsection (1), the board shall ensure that adequate information is made available to the public, and for this purpose shall hold at least one public meeting, notice of which shall be given in at least one newspaper having general circulation in the area of jurisdiction of the board.”

## 1.3 Area in Which the By-law May Apply

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The legislation states that an EDC by-law may apply to the entire area of the jurisdiction of a board or only part of it. In addition, an EDC by-law of the board shall not apply with respect to land in more than one “region” if the regulations divide the area of the jurisdiction of the board into prescribed regions. This EDC applies uniformly to the entire jurisdiction of each school board.

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EDC background studies should clearly outline the areas that will be covered by EDC by-laws. Four maps have been included on the following pages outlining Halton Region (the HDSB and the HCDSB), the area to which the EDC by-laws will apply, and the respective review areas for each Board and panel.

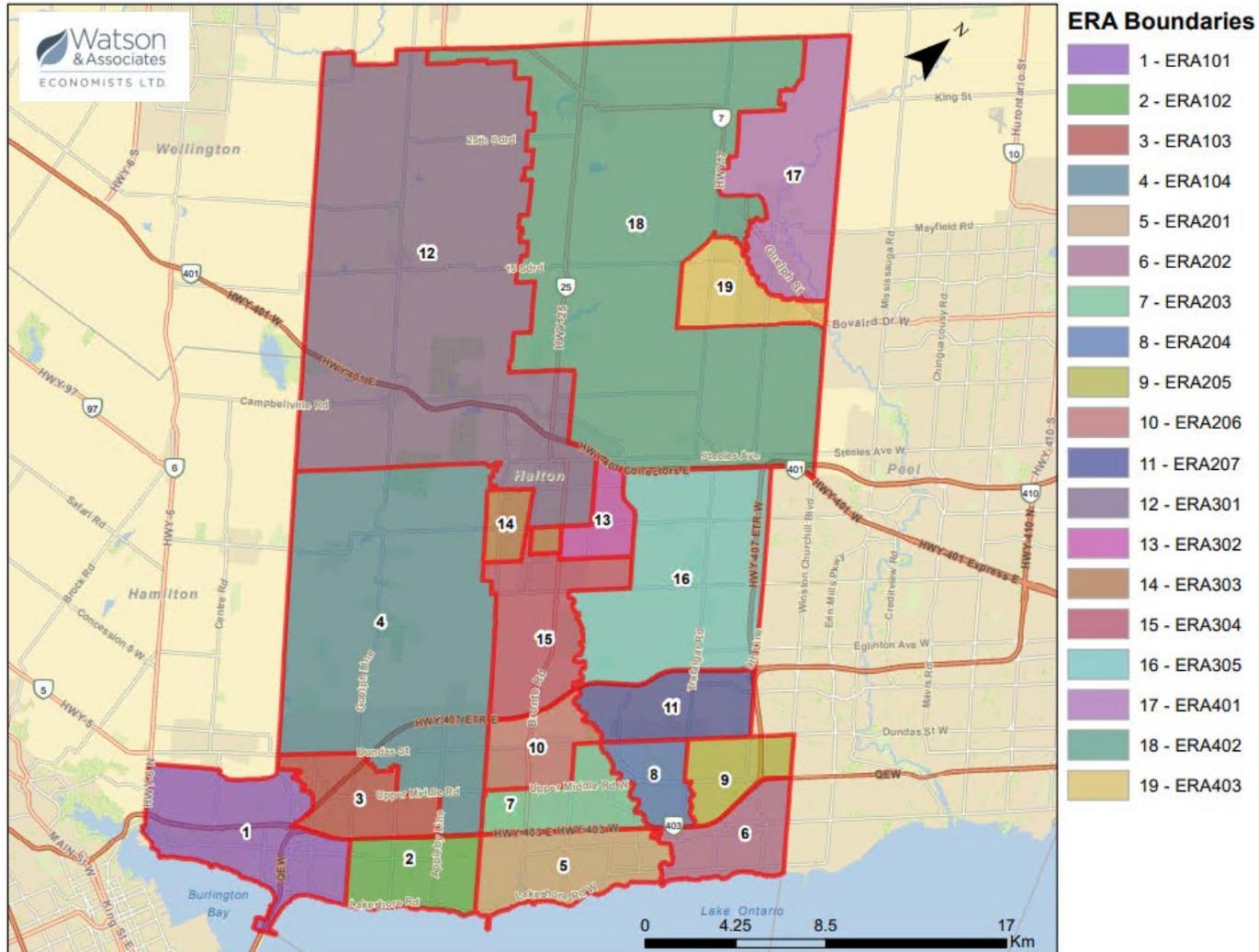
## 1.4 EDC Review Areas

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The EDC methodology allows school boards to examine growth-related needs on a jurisdiction-wide basis – that is, treat the whole EDC area as one review area – or to examine them on a sub-area basis or review areas. Review areas are artificial constructs intended to divide the board’s jurisdiction into sub-areas in order to more accurately determine the location of new school sites. Board review areas are likely to reflect attendance boundaries for families of schools, natural dividers such as rivers, creeks, etc., or man-made barriers such as major thoroughfares. The Ministry of Education’s EDC Guidelines recommend that review areas are consistent with board review areas used for capital planning purposes and that they try to maintain consistency with review areas of subsequent EDC by-laws. Review areas used within this EDC study (2023) have been altered from the previous study (2018) to account for large-scale residential growth in elementary and secondary attendance areas, including large-scale development areas such as major transit station areas (MTSAs), etc. The review areas presented in this report try to retain attendance areas within a single review area where appropriate, but have also been adjusted to retain major development areas such as MTSAs and designated greenfield areas.

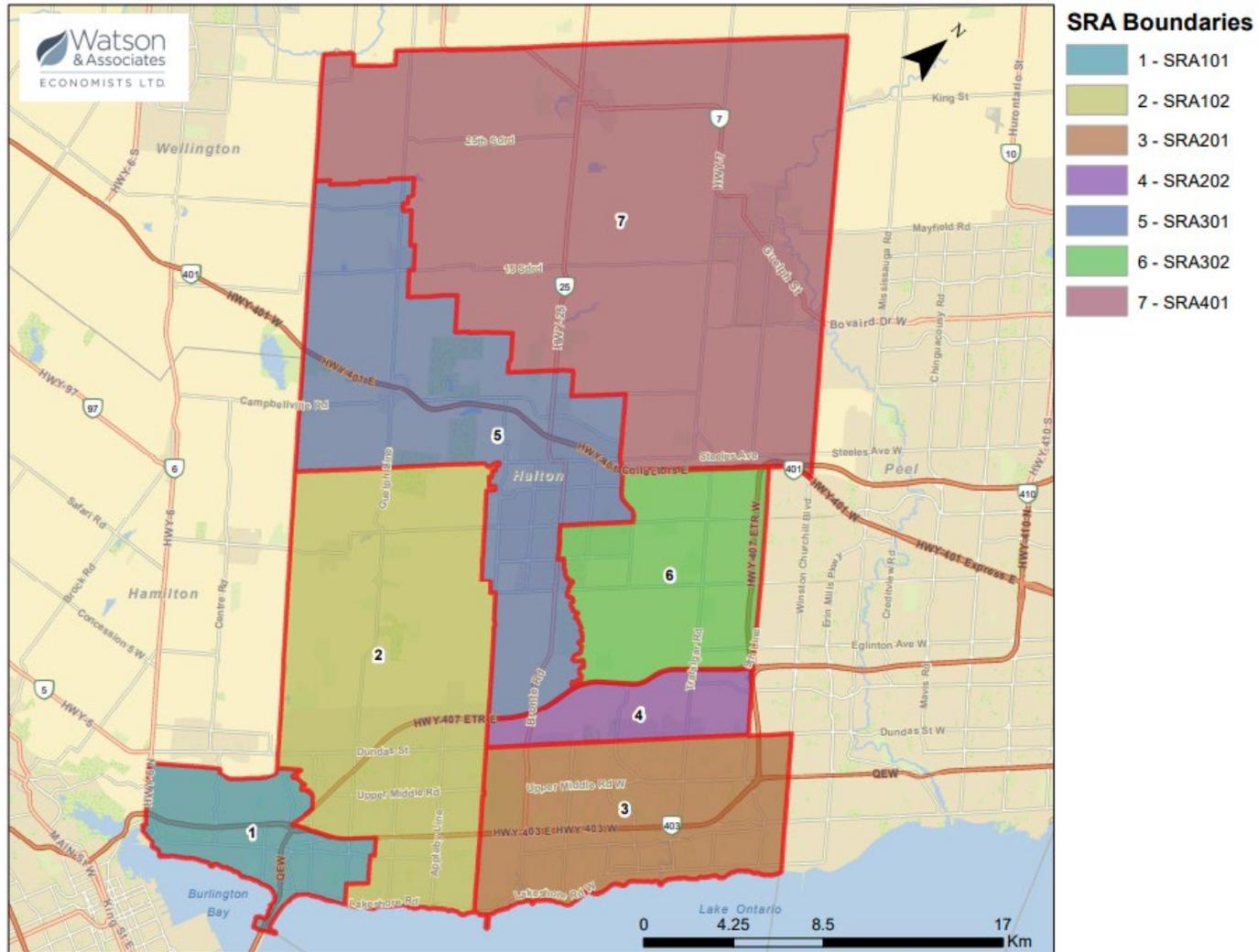


Map 1: HDSB Elementary EDC Review Areas 2023 – Regional Municipality of Halton



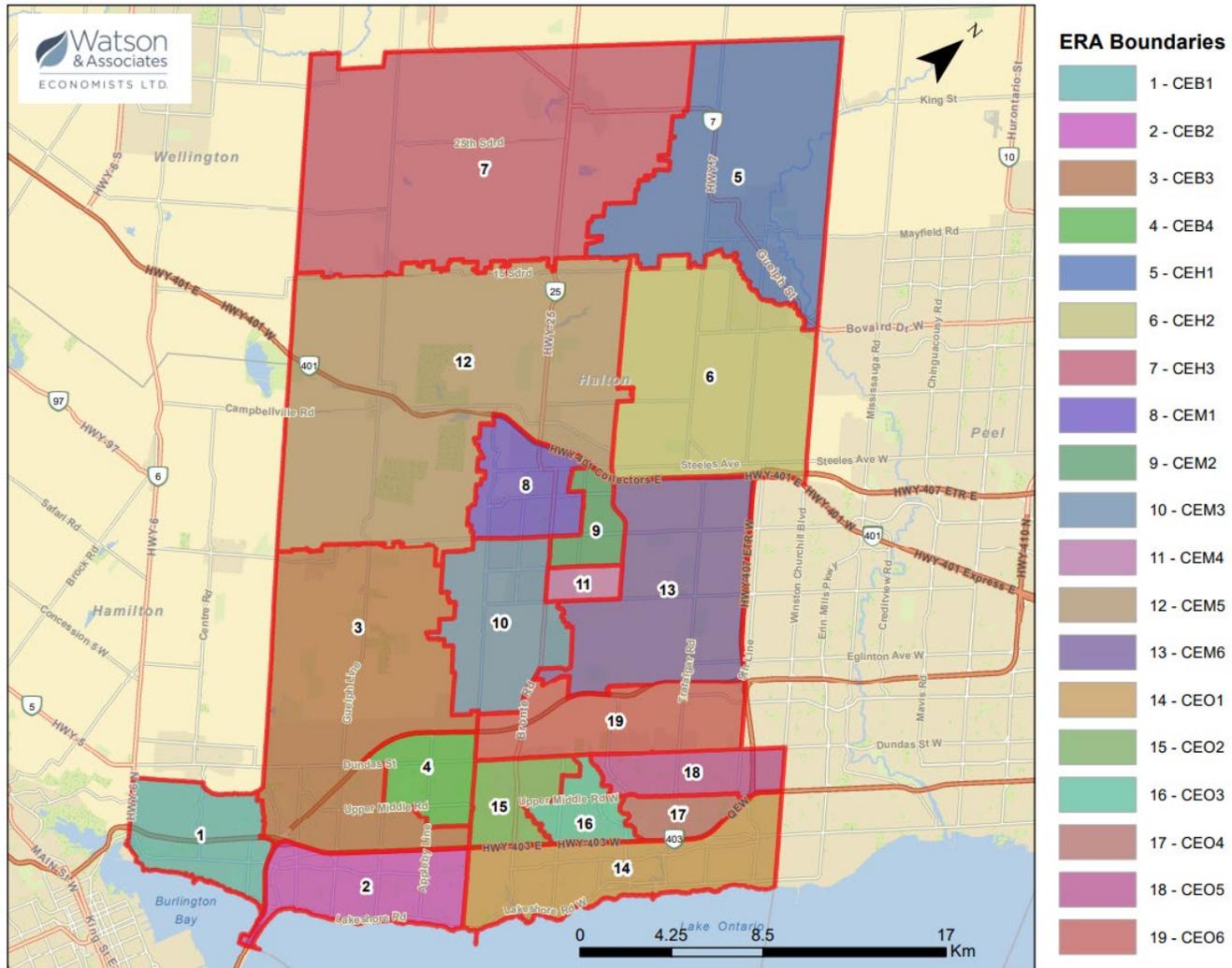


Map 2: HDSB Secondary EDC Review Areas 2023 – Regional Municipality of Halton





Map 3: HCDSB Elementary EDC Review Areas 2023 – Regional Municipality of Halton







Both the HDSB's and the HCDSB's review areas used in this background study are largely consistent with the Boards' review areas used in their long-term accommodation plans and previous EDC studies. For the purposes of calculating EDCs, the HDSB has been divided into **19** review areas on the elementary panel, with **7** corresponding secondary review areas. The HCDSB has similarly been divided into **19** elementary, and **9** secondary review areas.

Table 1-2: HDSB Review Areas – Regional Municipality of Halton

Elementary Review Area		Secondary Review Area	
Name	Region	Name	Region
ERA101	Aldershot, Parkway Belt, & Downtown Burlington	SRA101	Northwest, South, Rural Burlington
ERA102	South QEW Between Guelph & Burloak	SRA102	Northeast, South Oakville
ERA103	Brant Hills, Headon Forest, Tyandaga, Mountainside, & Palmer	SRA201	Northwest Oak Trails & Palermo
ERA104	North Millcroft, Orchard, Alton, and Rural Burlington, Rural Milton West, and Boyne	SRA202	Rural Milton West
ERA201	South QEW between Burloak and 16 Mile Creek	SRA301	Rural Milton East
ERA202	Southeast Oakville & Clearview	SRA302	Halton Hills & Acton
ERA203	South Oak Trails, South Dundas & East Third Line	SRA401	Halton Hills
ERA204	Ward 5 South Dundas		
ERA205	Ward 6 Dundas		
ERA206	Northwest Oak Trails & Palermo		
ERA207	North Oakville		
ERA301	Rural Milton West, Old Milton, and Sherwood Survey Phase II		
ERA302	Bristol Survey		
ERA303	Sherwood Survey Phase II		
ERA304	Boyne		
ERA305	Rural Milton East		
ERA401	Silver Creek East		
ERA402	Rural Halton Hills & Acton		
ERA403	Silver Creek West		



Table 1-3: HCDSB Review Areas – Regional Municipality of Halton

Elementary Review Area		Secondary Review Area	
Name	Region	Name	Region
CEB1	Aldershot	CSB1	Burlington
CEB2	South of QEW	CSH1	Halton Hills
CEB3	Tyandaga, Mountainside, Palmer, Headon, & Rural Burlington	CSM1	West Milton
CEB4	Millcroft, Orchard, Tansley, Uptown, Alton	CSM2	Milton Expansion
CEH1	North-East Halton Hills & North Georgetown	CSM3	Urban Milton
CEH2	South-East Halton Hills & South Georgetown	CSO1	South Oakville
CEH3	West Halton Hills & Acton	CSO2	Northwest Oakville
CEM1	Existing Urban Area	CSO3	Northeast Oakville
CEM2	Bristol	CSO4	Oakville North of Dundas
CEM3	Sherwood and West Boyne		
CEM4	East Boyne		
CEM5	West Milton		
CEM6	Milton Expansion		
CEO1	Oakville South of QEW		
CEO2	Northwest Oakville North of QEW		
CEO3	Northwest Oakville North of QEW to Upper Middle		
CEO4	Southwest Oakville North of QEW		
CEO5	Northeast Oakville North of QEW		
CEO6	North Oakville North of Dundas		

The EDC, when calculated on a review area basis, assumes that the combined OTG capacity of the existing facilities located within the review area is the total available capacity. Determining board needs on a review area basis is premised on the following:

- Available space is determined by subtracting the Year 15 existing community enrolment number from the current OTG capacity figure;
- Pupils that are generated from new development must fill any available surplus OTG capacity first; and
- Pupils generated from new development, above and beyond those that fill any available surplus space within the review area, are net growth-related pupil place requirements and can potentially be funded through EDCs.

The review area approach to calculating EDCs has been undertaken by both Boards and is largely consistent with the way in which future capital needs will be assessed over the long term.



# Chapter 2

## The EDC By-law



## 2. The EDC By-law

### 2.1 Imposition of an EDC

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The passage of an EDC by-law gives school boards the authority to impose and collect EDCs for the purpose of acquiring and developing growth-related school sites. Each by-law has a maximum term of five years and must be passed within one year of the EDC background study completion. Before a school board can proceed with an EDC by-law, it must receive confirmation in writing from the Ministry of Education acknowledging receipt of the background study and approving the estimates of enrolment projections and future site needs contained in the background study.

Section 10 of O. Reg. 20/98 sets out the conditions that must be satisfied in order for a board to pass an EDC by-law:

- The Minister has approved the board's estimates of the total number of elementary and secondary pupils over each of the 15 years of the forecast period;
- The Minister has approved the board's estimates of the number of elementary and secondary school sites used by the board to determine the net education land costs;
- The board has demonstrated that the average elementary or secondary enrolment within its jurisdiction exceeds the board's elementary or secondary capacity; or the board's current EDC financial obligations exceed revenues reported in the EDC reserve fund;
- The board has prepared a background study and given a copy of the EDC background study relating to the by-law to the Minister and each board having jurisdiction within the area to which the by-law would apply;
- The area (i.e., Halton Region) to which the board proposes the EDC by-law is enforced and charges are imposed, is the same area that was subject to the EDC charge by-law in force on July 4, 2018; and
- The board provides any information regarding the calculation of the EDC if requested by the Minister upon the review of the background study.



## 2.2 The Background Study

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An EDC background study must be completed by a school board that wishes to pass an EDC by-law. The intention of the background study is to provide information on the process and methodology of calculating an EDC, as well as the background and assumptions that make up the estimates of the enrolment projections and site needs.

Section 257.61 (1) of the Act requires that “before passing an education development charge by-law, the board shall complete an education development charge background study.”

Section 257.61 (2) of the Act and O. Reg. 20/98 sections 9 (1) and (2) set out the following information that must be included in an EDC background study:

Section 9 (1):

- Estimates of the anticipated amount, type and location of new dwelling units for each year of the 15-year forecast period in the area in which the charge is to be imposed;
- The number of projected new pupil places as a result of new growth and the number of new school sites needed to provide accommodation for those students;
- The number of existing pupil places by school and the number of available spaces to accommodate the projected number of new pupil places;
- For every existing elementary and secondary pupil place in the board’s jurisdiction that the board does not intend to use to accommodate pupils from new growth, an explanation as to why the board does not intend to do so.

Section 9 (2):

- For each elementary and secondary school site, estimates of the net education land cost, the location of the site, the area of the site (including the area that exceeds the maximum set out in section 2 of O. Reg. 20/98, and an explanation of whether the costs of the excess land are education land costs and if so, why);
- The number of pupil places the board estimates will be provided by the school to be built on the site, and the number of those pupil places that the board estimates will be used to accommodate new pupil places.



The EDC Guidelines suggest that school boards are required to provide the Ministry with a copy of the final background study at least 60 days prior to the anticipated by-law passage date. In addition, the background study must be made available to the public at least two weeks prior to the legislated public meeting.

## 2.3 Public Meetings

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Before a school board can pass an EDC by-law, the legislation requires that the board hold at least one public meeting. The purpose of the meeting is to advise any interested stakeholders and the public at large of the board's intentions, and address the new proposed EDC by-law. The public meeting also gives the community and stakeholders the opportunity to voice any issues or concerns they have with regard to the proposed by-law.

The board is required to provide at least 20 days' notice of the meeting and must make the background study and the proposed new by-law available to the public at least two weeks in advance of said meeting. O. Reg. 20/98 states that notice of a public meeting can be given in two ways:

- To every owner of land in the area to which the proposed by-law would apply by personal service, fax or mail;
- By publication in a newspaper that is, in the Secretary of the Board's opinion, of sufficiently general circulation in the area to which the proposed by-law would apply to give the public reasonable notice of the meeting.

If a school board already has an existing in-force EDC by-law in place, the board must hold an additional meeting to review the existing policies of the current EDC by-law. This part of the process is necessary in order to fulfil the necessary requirements of the policy review process. It should be noted that this policy review meeting can be addressed by the board during its EDC public meeting.

The Boards intend to hold separate public meetings to inform the public of the proposed new EDC by-laws. The HDSB will hold its first and second public meetings on April 19, 2023, and consider passage of the EDC by-law at a third public meeting on May 17, 2023. The HCDSB will hold its first and second public meetings on April 18, 2023, and consider passage of the EDC by-law at a third public meeting on May 16, 2023.



**HALTON DISTRICT SCHOOL BOARD  
EDUCATION DEVELOPMENT CHARGES  
REGIONAL MUNICIPALITY OF HALTON  
NOTICE OF PUBLIC MEETINGS**

**PUBLIC MEETINGS FOR EDC BY-LAW  
WEDNESDAY, APRIL 19, 2023 @ 7:00 PM  
To be held at J.W. Singleton Centre, 2050 Guelph Line, Burlington**

**FIRST MEETING  
– POLICY REVIEW PUBLIC MEETING –  
WEDNESDAY, APRIL 19, 2023 @ 7:00 P.M.**

TAKE NOTICE that on April 19, 2023, the Halton District School Board will hold a public meeting pursuant to Section 257.60 of the Education Act.

The purpose of the meeting will be to review the current education development charge policies of the Board and to solicit public input. Information concerning the policy review for the Board's current education development charge by-law will be available on or before April 14, 2023, at the Board's administrative offices during regular office hours and on the Board's website at [www.hdsb.ca](http://www.hdsb.ca).

**IMMEDIATELY FOLLOWED BY SECOND MEETING  
– SUCCESSOR BY-LAW PUBLIC MEETING –  
WEDNESDAY, APRIL 19, 2023 @ 7:30 P.M.**

TAKE NOTICE that on April 19, 2023, the Halton District School Board will hold a second public meeting pursuant to Section 257.63 of the Education Act.

The purpose of the second public meeting is to consider the continued imposition of education development charges and a successor by-law and to inform the public generally about the Board's education development charge proposal.

The education development charge background study required under Section 257.61 of the Education Act (including the proposed EDC by-law) setting out the Board's education development charge proposal will be available on or before April 4, 2023, at the Board's administrative offices during regular office hours and on the Board's website at [www.hdsb.ca](http://www.hdsb.ca).



**THIRD PUBLIC MEETING  
– IN CONSIDERATION OF BY-LAW ADOPTION –  
WEDNESDAY, MAY 17, 2023 @ 7:00 PM  
To be held at J.W. Singleton Centre, 2050 Guelph Line, Burlington**

TAKE NOTICE that on May 17, 2023, the Halton District School Board will hold a third public meeting. The purpose of this meeting is to consider the enactment of a successor education development charges by-law that will apply in the Region of Halton.

All interested parties are invited to attend the public meetings.

Any person who attends the meeting(s) may make a representation to the Board in respect of these matters. The Board will also consider any written submissions. All submissions received in writing and those expressed at the public meetings will be considered prior to the enactment of an education development charge by-law.

The Board would appreciate receiving written submissions one week prior to the public meetings, so that they may be distributed to Trustees prior to the meetings. Submissions and requests to address the Board as a delegation should be submitted to:

Jeanne Carrillo, Manager  
Office of the Director of Education  
Halton District School Board  
2050 Guelph Line, Burlington, ON, L7R 3Z2  
Telephone: (905) 335-3663, ext. 3296  
Email: carrilloj@hdsb.ca

Any comments or requests for further information regarding this matter may be directed to Frederick Thibeault, Manager of Planning, Halton District School Board, at (905) 335-3663, ext. 3375 or thibeaultf@hdsb.ca.

Ennis Curtis  
Director of Education



**HALTON CATHOLIC DISTRICT SCHOOL BOARD  
EDUCATION DEVELOPMENT CHARGES  
REGIONAL MUNICIPALITY OF HALTON  
NOTICE OF PUBLIC MEETINGS**

**PUBLIC MEETINGS FOR EDC BY-LAW  
TUESDAY, APRIL 18, 2023 @ 7:00 PM**

**To be held at the Catholic Education Centre, 802 Drury Lane, Burlington**

**FIRST MEETING  
– POLICY REVIEW PUBLIC MEETING –  
TUESDAY, APRIL 18, 2023 @ 7:00 P.M.**

TAKE NOTICE that on April 18, 2023, the Halton Catholic District School Board will hold a public meeting pursuant to Section 257.60 of the Education Act.

The purpose of the meeting will be to review the current education development charge policies of the Board and to solicit public input. Information concerning the policy review for the Board's current education development charge by-law will be available on or before April 14, 2023, at the Board's administrative offices during regular office hours and on the Board's website at [www.hdsb.ca](http://www.hdsb.ca).

**IMMEDIATELY FOLLOWED BY SECOND MEETING  
– SUCCESSOR BY-LAW PUBLIC MEETING –  
TUESDAY, APRIL 18, 2023 @ 7:30 P.M.**

TAKE NOTICE that on April 18, 2023, the Halton Catholic District School Board will hold a second public meeting pursuant to Section 257.63 of the Education Act.

The purpose of the second public meeting is to consider the continued imposition of education development charges and a successor by-law and to inform the public generally about the Board's education development charge proposal.

The education development charge background study required under Section 257.61 of the Education Act (including the proposed EDC by-law) setting out the Board's education development charge proposal will be available on or before April 3, 2023, at the Board's administrative offices during regular office hours and on the Board's website at [www.hcdsb.ca](http://www.hcdsb.ca).



**THIRD PUBLIC MEETING  
– IN CONSIDERATION OF BY-LAW ADOPTION –  
TUESDAY, MAY 16, 2023 @ 7:00 PM**

**To be held at the Catholic Education Centre, 802 Drury Lane, Burlington**

TAKE NOTICE that on May 16, 2023, the Halton Catholic District School Board will hold a third public meeting. The purpose of this meeting is to consider the enactment of a successor education development charges by-law that will apply in the Regional Municipality of Halton.

All interested parties are invited to attend the public meetings.

Any person who attends the meeting(s) may make a representation to the Board in respect of these matters. The Board will also consider any written submissions. All submissions received in writing and those expressed at the public meetings will be considered prior to the enactment of an education development charge by-law.

The Board would appreciate receiving written submissions one week prior to the public meetings, so that they may be distributed to Trustees prior to the meetings. Submissions and requests to address the Board as a delegation should be submitted to:

The Office of the Director of Education  
Halton Catholic District School Board  
802 Drury Lane, Burlington, ON, L7R 2Y2  
Telephone: (905) 632-6300  
Email: [trolioe@hcdsb.org](mailto:trolioe@hcdsb.org)

Any comments or requests for further information regarding this matter may be directed to Branko Vidovic, Senior Manager, Planning Services, Halton Catholic District School Board, at (905) 340-2173 or [vidovicb@hcdsb.org](mailto:vidovicb@hcdsb.org).

John Klein  
Director of Education



## **Stakeholder Participation**

In addition to the legislated public meetings, the Ministry of Education encourages school boards to include relevant stakeholders in the EDC process and discussions. Local developers, development associations, and municipalities should be contacted in advance of the public meetings to ensure they are aware of the proposed EDC and bring to light any potential issues, etc. It is essential that stakeholders are part of the process and that the discussions remain transparent at all times to help ensure a smooth passage of the EDC by-law.

The HDSB and the HCDSB have worked together closely on the preparation of the EDC background study and by-laws to ensure consistency in the included data and assumptions used in the calculation of the charges. Growth forecasts used for the EDC analysis are consistent with the most recent and available municipal and regional forecasts. The Boards initially notified area stakeholders of their intent to begin the EDC renewal process in the fall of 2022. An early stakeholder meeting was held on November 1, 2022. A stakeholder update meeting, including presentation of the proposed new charges, is planned for April 3, 2023 at 3:00 p.m.

## **Exemptions**

The EDC by-law is subject to certain statutory exemptions for both residential and non-residential collection. The exemptions for residential development deal with residential intensification and replacement of units. If a new unit is added to an existing dwelling unit, for example, if a single detached unit is converted to a duplex, the additional unit is exempt from EDCs. Section 3 of O. Reg. 20/98 sets out the classes of residential buildings and the maximum number of dwelling units that can be added under the exemption.

The legislation also allows for exemptions dealing with the replacement of residential units when the unit has been destroyed by fire, demolition or otherwise, or has been rendered uninhabitable, subject to certain conditions prescribed under section 4 of O. Reg. 20/98.

Non-residential statutory exemptions deal similarly with additions/enlargements of space and replacement of existing non-residential space that has been destroyed. A non-residential development that includes the enlargement of existing industrial space, up to 50% of the GFA of the existing development, is exempt from EDCs as per section



257.55 of Division E of the *Education Act*. Replacement of non-residential building space is exempt from EDCs if the existing space was destroyed by fire, demolition or otherwise, or has been rendered uninhabitable, subject to certain conditions in section 5 of O. Reg. 20/98.

In addition to the exemptions mentioned, the legislation allows for a limited non-residential exemption for certain institutional developments. Section 257.54 (5) of the *Education Act* stipulates that, “No land, except land owned by and used for the purposes of a board or municipality, is exempt from an EDC under a by-law passed under subsection (1) by reason only that it is exempt from taxation under section 3 of the Assessment Act.”

School boards may also decide to impose their own non-statutory exemptions to certain developments, both residentially and non-residentially. These types of exemptions may be for developments like seniors’ housing, social housing, or recreational developments. Non-statutory exemptions are entirely at the discretion of the board and any EDC revenues lost as a result cannot be recovered. The draft EDC by-laws for HDSB and HCDSB are appended to this report for information.

### **Expiration**

A school board can specify any date as the expiration date of the EDC by-law as long as the term of the by-law does not exceed five years. The exception to this rule is that the EDC by-law of one school board automatically expires on the same date as an existing by-law of a coterminous school board if they are in force in any part of the same area. Section 17 of O. Reg. 20/98 prescribes the conditions dealing with this special rule of expiry of by-laws.

### **Collection**

The EDC is collected by local municipalities on behalf of the school boards at the time a building permit is issued. The funds are deposited into an EDC reserve fund. The municipality, under the legislation, cannot issue a building permit if the EDC has not been paid. In addition to collecting the charge and transferring the monies to the school boards, municipalities are also required to provide the boards with detailed reports respecting all EDC transactions (section 20 of O. Reg. 20/98). At a minimum, each report should cover the total EDCs that have been collected, the number of building



permits issued (or GFA for non-residential), any exemptions granted and any permits that were issued without an EDC being paid.

The municipalities do not receive any remuneration for collecting EDCs on behalf of the school boards; however, municipalities are allowed to retain any interest earned on the monthly EDC balances.

## 2.4 Appeals and Amendments

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### Appeals

The EDC by-law can be appealed by any individual or organization in accordance with the provisions in the *Education Act*. Sections 257.64 to 257.69 of the Act outline the legislation dealing with the appeal of the EDC by-law. The by-law is subject to appeal for a maximum of 40 days after the by-law has been passed. The school boards must provide a written notice that an EDC by-law has been passed (within 20 days of passage) and this notice must include information on how to file an appeal.

An appeal of an EDC by-law goes to the Ontario Land Tribunal (OLT), formerly known as the Local Planning Appeal Tribunal (LPAT) and before that as the Ontario Municipal Board (OMB), to be decided. All appeals must be filed in writing with the secretary of the school board within the allotted time allowed. The reasons for the appeal must be included in the notice. It is the responsibility of the secretary of the school board to forward a copy of the Notice of Appeal to the OLT within 30 days after the last day of the appeal period. In addition to the Notice of Appeal, the secretary must provide:

- A copy of the by-law certified by the secretary;
- A copy of the background study;
- An affidavit or declaration certifying that notice of the passing of the by-law was provided in accordance with the *Education Act*; and
- The original or true copy of all written submissions and material relevant to the by-law.

After hearing an appeal, the OLT may decide to:

- Dismiss the appeal in whole or in part.
- Order the board to repeal or amend the by-law.



- Repeal or amend the by-law itself.

If the by-law is repealed, the EDCs that have already been paid must be refunded. If the by-law is amended and the amended charge is lower than the original charge, the difference must be refunded. All refunds are due within 30 days of the by-law being repealed or amended. While the OLT does have the power to repeal or amend the by-law, they are not able to increase the quantum of the charge, remove or reduce the scope of discretionary exemptions, or change the expiration date of the by-law.

## **Amendments**

The EDC legislation gives school boards the authority to amend their by-laws. Section 257.70 (1) of the Act states: “Subject to subsection (2), a board may pass a by-law amending an education development charge by-law.” There are certain limitations to an EDC amendment, specifically laid out in section 257.70 (2) of the Act, as follows:

A board may not amend an education development charge by-law so as to any one of the following more than once in the one-year period immediately following the coming into force of the by-law or in any succeeding one-year period:

- Increase the amount of an EDC.
- Remove or reduce the scope of an exemption.
- Extend the term of the by-law.

There are a variety of reasons why school boards may feel the need to amend their by-law. School boards may be paying more for school sites than what was estimated in the EDC and may need to increase their land cost assumptions, or they may need to change a discretionary exemption. The board does not need Ministry of Education approval to pass an amending by-law; however, boards are required to provide proper notice proposing an amendment and of the amendment itself. Boards are also required to ensure that the original EDC background study is available, as well as any additional information that would explain the reason for the amendment. A public meeting is not required to pass an amending by-law, but it is recommended. Historically, the HDSB and the HCDSB have amended their by-laws annually, as required, to keep pace with land values.



# Chapter 3

## The Process and Methodology of Calculating an Education Development Charge



## 3. The Process and Methodology of Calculating an Education Development Charge

The following chapter will outline the procedures and methodologies utilized to calculate the EDC. As mentioned earlier in this report, the EDC calculation is formulaic and technical in nature and encompasses three main components – demographic projections, determination of need (new school sites), and the associated costs.

### 3.1 Eligibility

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School boards must meet certain criteria to be eligible to impose EDCs. The first criterion deals with the board's average projected enrolment compared to its OTG capacity. The second set of criteria, available only to school boards who have an existing in-force by-law, deals with outstanding EDC financial obligations.

#### Capacity Criteria

If a school board's average elementary or secondary enrolment on a jurisdiction-wide basis over the five years following the proposed by-law's passage is greater than the board's elementary or secondary OTG capacity, then it is eligible to impose an EDC. Qualification on either panel allows the board to impose EDCs throughout its jurisdiction for both elementary and secondary new school sites. Form A of the EDC submission sets out the board's projected average daily enrolment over the proposed five-year term of the EDC by-law (2023/24 to 2027/28), as compared to the board's OTG capacity on both the elementary and secondary panels.

The board's OTG capacity for the EDC is based on the Ministry-approved permanent capacity according to the Education Capital Information System on the proposed date the new by-law is to come into force. Additional adjustments may be made to the capacity figure used in the study, in consultation with Ministry staff and for circumstances such as:

- The OTG capacity of schools that are transferred from one panel to the other within 12 months of by-law passage may be attributed to the panel the school will be used for after the transfer is complete. Boards must have passed a resolution for this to take effect.



- The capacity of all schools or additions under construction and that are planned for opening within 12 months of the by-law coming into force are to be included in the capacity determination.
- Purpose-built space that cannot be reasonably used to accommodate pupils from new growth may be excluded from the permanent capacity determination.
- The capacity of a leased school must be included if the school has a “New Pupil Place” capacity attributed to it. The “New Pupil Place” capacity is the capacity used in the determination of Ministry grants.
- Any schools that have been closed (in accordance with the board’s school closure policy) may be excluded from the permanent capacity. In addition, if a school is scheduled to close during the tenure of the by-law (with board-passed resolution) then the capacity may also be excluded.

The permanent existing capacity in Halton Region for the HDSB is **47,571** on the elementary panel and **18,882** on the secondary panel. Comparably, the permanent existing capacity for the HCDSB is **22,917** spaces on the elementary panel and **12,285** on the secondary panel.

Both Boards meet the capacity trigger on the elementary panel within Halton Region. The HDSB five-year average projected enrolment is **47,909** compared to the capacity of **47,571**, leaving a deficit of 338 spaces. The HCDSB five-year average projected enrolment is **23,708** compared to the capacity of **22,917**, leaving a deficit of 791 spaces.

On the secondary panel, both Boards again meet the capacity trigger through the 2023/24 to 2027/28 period. For the HDSB, the average projected enrolment is **21,644**, with **18,882** capacity, resulting in a deficit of 2,762 spaces. For the HCDSB, the five-year average projected enrolment is **14,203**, compared to the capacity of **12,285**, resulting in a deficit of **1,918** secondary spaces.

**Form A from the EDC Ministry Submission for both Boards can be found on the following pages.**



Figure 3-1: HDSB – Form A

**Halton District School Board  
Education Development Charges Submission 2023  
Form A - Eligibility to Impose an EDC**

**A.1.1: CAPACITY TRIGGER CALCULATION - ELEMENTARY PANEL**

Elementary Panel Board-Wide EDC Capacity	Projected Elementary Panel Enrolment						Elementary Average Projected Enrolment Less Capacity
	Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Average Projected Enrolment Over Five Years	
47,571.0	46,485	47,432	47,906	48,490	49,231	47,909	338

**A.1.2: CAPACITY TRIGGER CALCULATION - SECONDARY PANEL**

Secondary Panel Board-Wide EDC Capacity	Projected Secondary Panel Enrolment						Secondary Average Projected Enrolment Less Capacity
	Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Average Projected Enrolment Over Five Years	
18,882.0	21,665	21,785	21,667	21,538	21,564	21,644	2,762

**A.2: EDC FINANCIAL OBLIGATIONS**

<b>Total Outstanding EDC Financial Obligations (Reserve Fund Balance):</b>	<b>-\$ 6,417,574</b>
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Figure 3-2: HCDSB – Form A

**Halton Catholic District School Board  
Education Development Charges Submission 2023  
Form A - Eligibility to Impose an EDC**

**A.1.1: CAPACITY TRIGGER CALCULATION - ELEMENTARY PANEL**

Elementary Panel Board-Wide EDC Capacity	Projected Elementary Panel Enrolment						Elementary Average Projected Enrolment Less Capacity
	Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Average Projected Enrolment Over Five Years	
22,917.0	22,996	23,347	23,686	24,037	24,477	23,708	791

**A.1.2: CAPACITY TRIGGER CALCULATION - SECONDARY PANEL**

Secondary Panel Board-Wide EDC Capacity	Projected Secondary Panel Enrolment						Secondary Average Projected Enrolment Less Capacity
	Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Average Projected Enrolment Over Five Years	
12,285.0	13,620	14,014	14,261	14,492	14,627	14,203	1,918

**A.2: EDC FINANCIAL OBLIGATIONS**

<b>Total Outstanding EDC Financial Obligations (Reserve Fund Balance):</b>	<b>-\$ 78,868,491</b>
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## Financial Obligations

A school board that has an existing EDC by-law in place, and has outstanding financial obligations related to its existing by-law that exceed the balance of the EDC reserve fund, is eligible to impose EDCs. It is possible for a board to have sufficient capacity to accommodate projected enrolment, yet still be obligated to pay for sites that have been purchased as a result of a growth-related need. Outstanding financial obligations can result from a board not having collected enough revenue because of growth shortfalls or an increase in land prices, or if a board has purchased school sites earlier than what was projected in the background study.

This financial obligation eligibility trigger was added to the original capacity trigger criteria with an amendment to O. Reg. 20/98 and came into force on March 12, 2002.

For school boards to qualify under this trigger, an EDC financial obligation must be demonstrated in the background study, including the following required information:

- The board must have a previous by-law in effect after September 1, 1999.
- Funds borrowed from the EDC reserve fund must be reconciled back.
- Copies of Appendix D1 and D2 must be provided.
- A transaction history of EDC financial activity must be provided from the last Appendix D1 and D2 statements to proposed by-law implementation.
- A repayment schedule outlining the elimination of the EDC financial obligation must be provided.

The HDSB's EDC reserve fund must be estimated to the day before the new by-law passage is considered. Based on actual and estimated revenues and expenditures provided by the school board, the HDSB has an estimated reserve fund balance of -\$6,417,574, which puts the reserve fund in a deficit position. Based on the projected EDC financial obligations, it is estimated that the HDSB has approximately \$900 million in future outstanding EDC financial obligations.

The HCDSB's EDC reserve fund has an existing EDC financial obligation of -\$78,868,491, which puts the reserve fund in a deficit position. Based on the projected EDC financial obligations, it is estimated that the HCDSB has approximately \$474 million in future outstanding EDC financial obligations.



## 3.2 Demographic Projections

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The demographic projections respecting school enrolment and housing and population growth form an important basis for the entire EDC analysis. These projections ultimately determine eligibility, need and the final quantum of the charge. The housing unit forecasts contained in this study are consistent with the most recent municipal forecasts that were available at the time of study. Background, methodologies, and overviews of both the enrolment and housing forecasts can be found in Chapter 4 of this report.

The demographic projection requirements of the EDC consist of three distinct components: projecting the number of annual building permits that will be issued for new dwelling units and new non-residential space; projecting enrolment of the existing community; and projecting enrolment from new housing growth.

### New Dwelling Units

The number of new dwelling units in the area of the EDC by-law must be estimated for each of the next 15 years. The forecast is set out by three types of development, low density (single and semi-detached houses), medium density (townhouses) and high density (apartments) and is broken down by the school board review areas that were outlined earlier in this report in section 1.4.

The forecast is set out by varying types of development for two reasons. The first is that different types of development produce school-aged children in different ways. Lower-density developments typically produce greater numbers of school-aged children than do apartments. Defining various types of developments allows for greater accuracy when projecting the number of new pupils arising from new developments. The second reason is to be able to calculate a differentiated charge should the Boards choose to do so. Each Board has the ability to charge a uniform EDC rate across all types of development – meaning that the EDC is one rate for a single detached unit or an apartment – or can choose to charge separate rates depending on the type of development.

There are certain situations, as defined by the legislation, where specific developments are exempt from EDCs, such as housing intensification. The forecast of **net new**



**dwelling units** should ensure that these exempt units are factored into any forecast and excluded.

### **Existing Community Projections and Projections of New Pupils**

The enrolment projections required in order to calculate EDCs must be made up of two distinct projections, one for the existing community and one for pupils from new housing growth. This is done because ultimately the number of total growth-related pupils must be offset by any available pupil places that are not required by pupils of the existing community in Year 15 of the forecast. The existing community projection must estimate by school, the number of students for 15 years based on the number of existing students today and assuming no additional new housing growth. The board's total OTG capacity of the review area (as of by-law inception) less the projected number of existing community pupils in the review area in Year 15, is the board's **total available space**.

The determination of pupils from new development is based on the aforementioned housing forecast and the use of pupil yield factors. Pupil yields are mathematical representations of the number of school-aged children that will be generated by a particular dwelling over the planning forecast and that will attend a particular school board. Pupil yields used in this analysis are based on Statistics Canada data and board historical enrolment information. Multiplying the pupil yield factors by the appropriate type of developments in the net new dwelling forecast determines the projected pupils from new development.

To determine the total **net growth-related pupil place requirements**, the available pupil places (total available space referenced above) must be subtracted from the total pupils projected from new development. Enrolment projections and the determination of net growth-related pupil places can be done on a jurisdiction-wide basis or on a review area basis. The EDC analysis in this study is based on a review area approach.

### **Site Needs**

The final “planning” or “forecasting” step in the EDC process is to determine the board's site needs, specifically the number, location and size of sites for new growth-related schools. The calculation of net growth-related pupil place requirements ultimately determines the number of necessary sites and their size. The regulation governing the



EDC provides a table of maximum sizes depending on the number of pupil places that will be constructed. These tables can be found on the following page.

While the calculations shown in the tables ultimately determine the amount/size of land that will be necessary for new school sites, the legislation also recognizes that there may be situations in which the necessary site for a new school may exceed the size specified in the table. For example, a board may need a larger site to accommodate certain municipal requirements or Ministry initiatives. Should a site exceed the legislative requirements, justification must be included in the EDC background study.

Table 3-1: Elementary School Maximum Area to Pupils

<b>Elementary Schools</b>	
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

Table 3-2: Secondary School Maximum Area to Pupils

<b>Secondary Schools</b>	
Number of Pupils	Maximum Area (acres)
1 to 1,000	12
1,001 to 1,100	13
1,101 to 1,200	14
1,201 to 1,300	15
1,301 to 1,400	16
1,401 to 1,500	17
1,501 or more	18



Form G of the Ministry EDC Forms submission provides specific details on each site the board is proposing to acquire to construct new schools. On a site-by-site basis, Form G provides information on the general location of the site (by review area or greater detail, if available), the proposed size of the new school, the approximate timing of site purchase, as well as the percentage of the site that is considered EDC eligible. The Ministry also recommends that proposed site purchases for new schools are consistent with the board's long-term accommodation plans.

### **3.3 Growth-related Net Education Land Costs**

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The planning or forecasting component of the EDC analysis is critical to determining the overall EDC-eligible needs of the Boards. To finalize the calculation process of the EDC, these accommodation needs must be translated into financial requirements. The analysis in the previous section determined the total growth-related pupil needs and the amount of land (in acres) that will be required to accommodate those pupils. EDC-eligible expenses are determined by attaching costs to acquire and service the land needed.

Land acquisition costs have been determined by qualified appraisers; the methodologies used and relevant data can be found in Chapter 5 of this report. Servicing costs are based on historical costs provided by the School Boards with respect to sites that have been recently developed. Once costs for each site have been finalized, the next step is to determine the percentage of each site that is EDC eligible. This is based on the percentage of net growth-related students that make up the total capacity of the proposed new school. For example, if the proposed new school had a capacity of 450, and 400 of the spaces were accounted for by new growth-related pupils, then the site would be 88.88% eligible for EDCs ( $400/450 = 88.88\%$ ).

In addition to site acquisition and servicing costs, there are other EDC-eligible expenses that can be included in the analysis. Examples of other EDC-eligible costs include:

- Interest and borrowing costs related to site acquisition;
- Land escalation costs;
- Costs related to the preparation and distribution of EDC background studies;
- Costs related to studies of land being considered for acquisition (environmental assessments); and



- Costs to service/prepare land for construction (grading, service lines, etc.).
- **Alternative Projects**

## **Alternative Projects**

The legislative revisions made regarding EDCs and how they can be used, introduced the possibility/opportunity for EDC funds to be used in ways not historically possible or contrary to the older legislative regulations. One example of this is the introduction of Alternative Projects. A school board may request approval from the Ministry of Education, that EDC revenues be used towards an “alternative project.” An alternative project is deemed as a “project, lease or other prescribed measure...that would address the needs of the board for pupil accommodation and would reduce the cost of acquiring land.” Some examples provided by the Ministry of Education include but are not limited to, alternative parking arrangements (i.e., underground parking), additional capital costs attributed to vertical construction, enhanced outdoor/play areas etc.

An approved Alternative Project would allow for the application of EDC revenue that would support project costs that address the need of the Boards for pupil accommodation. An Alternative Project must have an associated cost that is less than the cost to acquire a site/land. Alternative Project costs are not to replace costs that are supported by ministry funding such as capital priority funding or renewal funding.

Each school board still considers acquisition of land to build new schools as their primary means to address future pupil accommodation needs. However, each board is open to considering and/or evaluating Alternative Project opportunities for all future school site needs identified in this EDC Background Study.

There have been no specific alternative projects included or identified in any in-force by-laws/background studies of which the consultant is aware. As mentioned earlier, each board is open to considering Alternative Projects on a board-wide basis but have also identified some particular areas/EDC site needs which they feel could be particularly suited to the possibility of Alternative Projects. The HDSB has included the identification of four possible alternative project opportunities in this background study, three on the elementary panel and one on the secondary panel. The HCDSB has included the identification of one possible alternative project opportunity on the elementary panel. All identified opportunities are in Burlington or Oakville and most are in more built-up or dense areas of the municipalities. The Boards’ proposed



methodology to identify and incorporate these projects into the EDC study is by attaching estimated appraised land values to these areas/projects to ensure they are identified and the assumption is that any approved alternative project will be less expensive than the estimated site acquisition and preparation values. Further study and detailed costs would need to be analyzed to determine the overall cost benefit of any such project which in turn would require Minister of Education approval before being fully incorporated into any new EDC by-law or amending EDC by-law. Section 257.53.1(1) of the Education Act provides additional legislative details with regard to Alternative Projects and Ontario Regulation 20/98, paragraph 8 provides information on notice requirements regarding Alternative Projects.

### **Outstanding Financial Obligations**

In addition to the costs that have been outlined above, any outstanding financial obligations from previous by-laws are also eligible education land costs. A negative balance in the Boards' EDC reserve funds, established for the area to which the proposed by-laws will apply, is considered an outstanding financial obligation and can be added to the total net education land costs. It should be noted that if the Boards have a positive balance in their EDC reserve funds, these funds must be used to defray any EDC-eligible expenditures. The total eligible costs are referred to as the **total growth-related net education land costs**.

## **3.4 Determination of the Charge**

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Once the total growth-related net education land costs have been determined, there are certain prescribed steps that must be followed to determine the actual quantum of the EDC. As discussed in Chapter 2, the legislation allows school boards to determine the type of EDC it will impose. Boards can impose EDCs on residential or non-residential developments and can also charge a uniform rate for all types of developments or can differentiate the rate based on dwelling unit types.

### **Apportionment of Land Costs**

The legislation allows school boards to allocate up to 40% of their education land costs to non-residential development. If a school board had a non-residential component to their EDCs, then the land costs would be multiplied by whatever percentage the board deemed to be apportioned to non-residential. For example, if the total land costs were



estimated to be \$1 million and the non-residential allocation was 10%, then the **non-residential growth-related net education land costs** would total \$100,000. The remaining balance would make up **the residential growth-related net education land costs**.

To determine the residential charge (assuming a uniform charge), the total residential growth-related net education land costs are divided over the projected number of net new dwelling units assumed in the EDC forecast over the next 15 years. The result is the amount of the uniform residential EDC per dwelling unit. If charges are to be imposed on non-residential development, there are two ways in which they can be calculated. If the board chooses to use a non-residential forecast of GFA, then the total non-residential growth-related net education land costs are divided by the estimated GFA of proposed non-residential developments. The board can also choose to use a non-residential forecast of estimated declared values where the non-residential land costs are divided by the projected declared values and multiplied by 100 to get a non-residential charge.

Once the residential charge is determined, it can be charged uniformly across all types of development or different rates can be charged depending on the types of units being built. If the EDC is applied in a uniform manner, then the total residential land costs are simply divided over the estimated net new dwelling units as described earlier. If the board chooses to impose a differentiated EDC, then the charges are apportioned on the basis of different unit types producing different amounts of pupils. Boards may choose to define developments as they wish (i.e., low density, high density, condos, apartments, single family, etc.) but are encouraged to stay as consistent as possible with categories used by the municipalities impacted by the by-law.

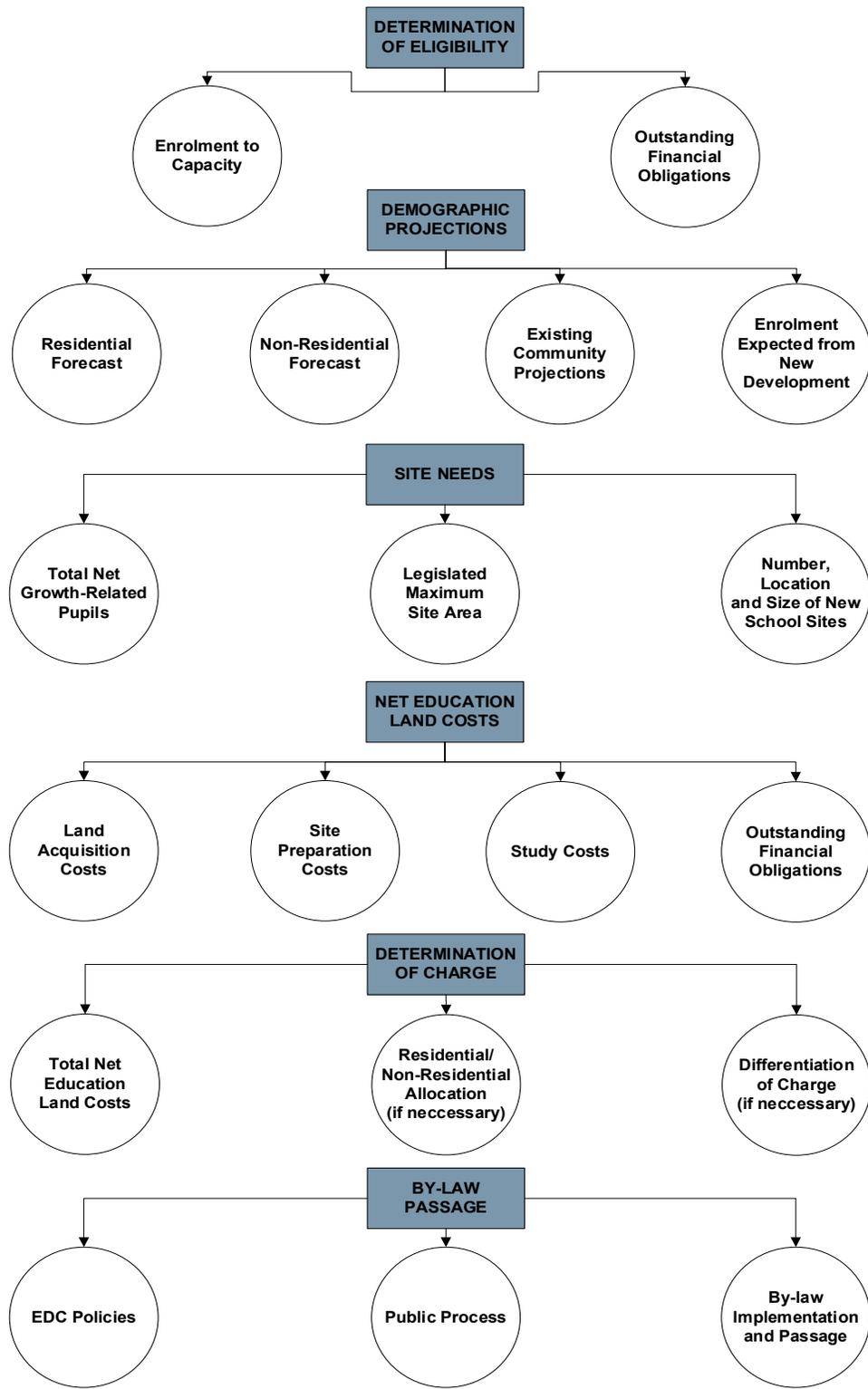
A distribution factor is determined by the distribution of growth-related pupils amongst the various unit types defined by the board. For example, if 100 students were from low-density developments, 50 from medium-density developments, and 10 from high-density developments, the distribution factors would be 62.5% for low density (100/160), 31.25% for medium density and 6.25% for high density. These distribution factors are then multiplied by the total residential land costs to determine the apportioned residential land costs by development type. Each separate amount is then divided by the number of net new units for the particular development type to arrive at the **differentiated residential EDC per unit by development type**.



**A flow chart detailing the EDC process can be found on the following page. In addition, the Ministry EDC Forms, which detail the calculations required to determine the EDC can be found in Appendix A at the end of this report.**



# EDC Process and Methodology





# Chapter 4

## Demographic Projections



## 4. Demographic Projections

As discussed earlier in this report, the demographic projections form the backbone of the EDC analysis in that they are used to determine eligibility, need, and ultimately the quantum of the charge itself. The demographic projections for an EDC consist of forecasts of new housing development and projections of school enrolment. Projections for both new housing and enrolment must be provided on an annual basis for a 15-year period following by-law imposition.

**The following chapter provides the methodology and background to the demographic projections, as well as the results of those projections for Halton Region.**

### 4.1 The Residential and Non-Residential Growth Forecast

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#### 4.1.1 Residential

The residential growth forecast for the EDC is critical to the analysis because of the direct link between new homes and new pupils for the school board. In addition to determining a board's needs, the number of net new projected units in the forecast is what the total net education land costs get divided by to determine the final quantum of the residential charge. The dwelling unit forecast contained in this study provides a projection of the number of units on an annual basis for the next 15 years by low- (single/semis), medium- (townhouses) and high-density (apartments) allocations. O. Reg. 20/98 s. 7 (1) states that a board must "estimate the number of new dwelling units in the area in which charges are to be imposed for each of the 15 years immediately following the day the by-law comes into force."

Housing development and occupancy patterns have changed significantly over the last decade. Housing developments are offering more choice in terms of density, like singles, townhouses and apartments, as well as developments that cater to specific lifestyles or age groups (retirement residences). Recent policy changes by the provincial government, such as the new *More Homes Built Faster Act (2022)*, mandate that future developments will have more units on less land, increasing the likelihood of more urban type developments and infilling projects in the future. The combination of new initiatives, societal shifts in housing and accelerated economic change resulting



from the coronavirus disease (COVID-19) pandemic have posed a set of unique challenges for municipalities in the area to develop long-term population and housing projections.

The development projections contained in this study are derived from the Draft Integrated Growth Management Strategy provided by Halton Region (January 2023) which outlines population, housing and employment growth to 2051. These projections are updates to the previous 2011 Halton Region Best Planning Estimates and incorporate recent historical development activity trends and anticipated growth patterns for each local municipality and policy areas within the Region. Municipal secondary plans, such as Vision Georgetown in Halton Hills and the Britannia Secondary Plan, have been considered in the preparation of the growth forecasts. The anticipated growth from the secondary plans included in the development projections may not be fully representative of the secondary plans complete buildout targets due to the timing, phasing, and servicing needs relative to the 15-year forecast period. With development to continue beyond the 15-year horizon of this study, additional sites may be required to accommodate complete buildout of the secondary plans and are not included as part of this study as they exceed the 15-year time horizon. In addition to the above, sub-municipal level data was reviewed which outlined MTSA's and other areas that are anticipating high levels of growth over the study period.

Over time and due to the rapidly changing planning landscape (change in local and provincial legislation), the Boards will continue to monitor growth-related metrics supplemented with other relevant data garnered from historical building permit issuance, small area development plans and conversations/meetings with local planning departments and revise forecasts as needed.

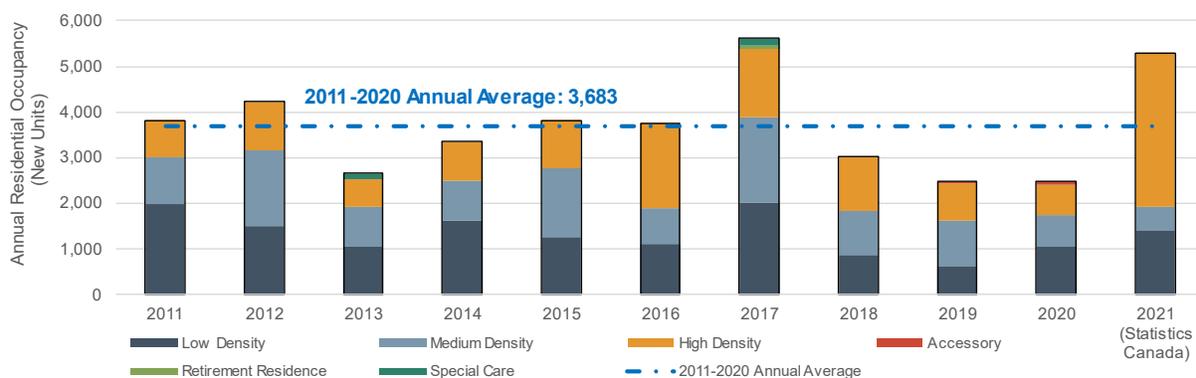
According to information from municipal building permit data, Halton Region has averaged approximately 3,318 occupancies from new units constructed from 2018 to 2021, decreasing from a 2013 to 2018 average of 3,838 units. Residential building activity in Halton Region has fluctuated over the last five years, ranging from a low of 2,472 in 2019 to a high of 5,610 occupancies in 2017 (a range of 3,138 units). Since this peak in 2017, building permit issuance trended slightly downwards to 3,021 in 2018, 2,472 in 2019, and 2,482 in 2020. Conversely, in 2021 building permit issuance significantly increased to 5,297 building permits for Halton Region.



Table 4-1: Regional Municipality of Halton  
Historical Building Permit Occupancy (New Units)

Year	Area	Total
2011	Halton Region	3,825
2012	Halton Region	4,228
2013	Halton Region	2,658
2014	Halton Region	3,351
2015	Halton Region	3,816
2016	Halton Region	3,753
2017	Halton Region	5,610
2018	Halton Region	3,021
2019	Halton Region	2,472
2020	Halton Region	2,482
2021	Halton Region	5,297
2011-2021 Halton Region		40,513
2011-2021 Average		3,683
2018-2021 Average		3,318

Figure 4-1: Regional Municipality of Halton  
Residential Building Permit Occupancy (New Units) by Type, 2011 to 2021



Source: Region of Halton Building Permit Summary March 2021, Statistics Canada Municipal Building Permit Reports (2021).



The Region's growth forecasts project significant growth over the next few decades with an average of approximately **5,922** new dwelling units per year from 2023 to 2037 (15-year EDC forecast term). A shift in future development is expected to occur in both the location and type of units being built. According to building permits reported by the Region between 2011 and 2021, approximately 36% of all permits were for low-density type units (singles/semis), 29% for medium-density type units, and 35% for high-density type units while future growth is anticipated to have 75% of new development come from medium- and high-density development through both greenfield development and intensification areas (MTSAs, Urban Growth Areas, etc.) across the Region.

Table 4-2: Regional Municipality of Halton Residential Forecast, 2023 to 2037

Unit Type	# of Units	% By Density
Low Density (Singles/Semis)	22,139	<b>25%</b>
Medium Density (Townhouses)	21,951	<b>25%</b>
High Density (Apartments)	44,747	<b>50%</b>
<b>Total</b>	<b>88,837</b>	<b>100%</b>

Source: DRAFT Integrated Growth Management Strategy, provided by Halton Region January 8, 2023.

Over the last decade, growth in the Region has not been distributed equally across each local municipality. From 2011 to 2021, the Town of Oakville received 41% of the Region's housing development, while the Town of Milton received 37% of all residential growth (Figure 4-2). Similar trends are expected throughout the 15-year projections, with Oakville anticipated to receive 38% of future residential unit development and Milton to receive 34% of residential unit development. Burlington and Halton Hills are expected to receive 19% and 9%, respectively, of the regional residential units forecast over the 2023 to 2037 time horizon (Figure 4-3).



Figure 4-2: Regional Municipality of Halton Building Permits by Municipality, 2011 to 2021

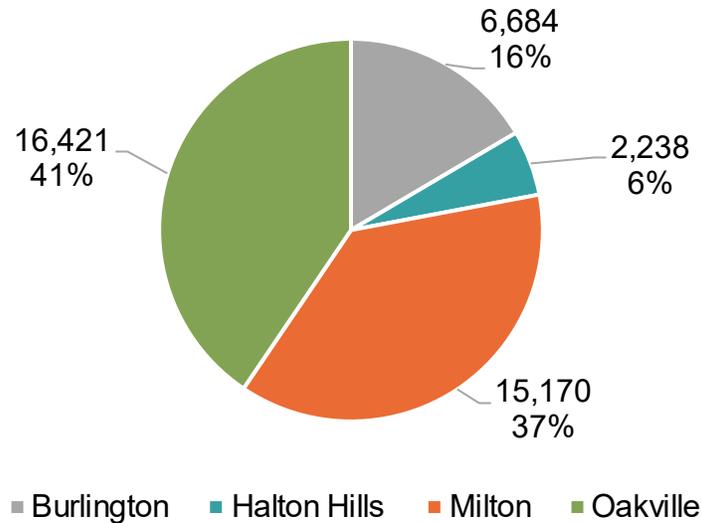
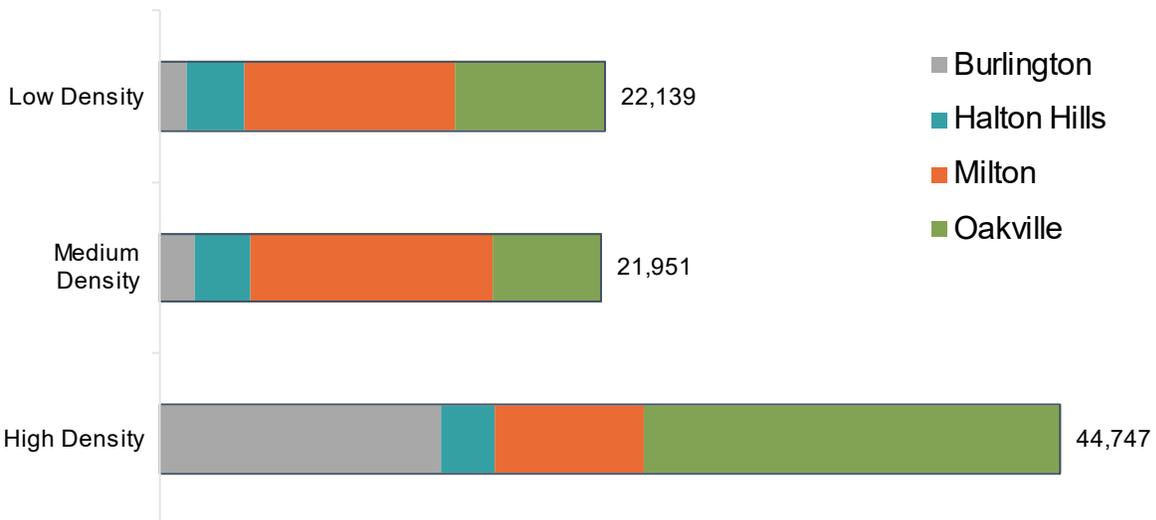


Figure 4-3: Residential Forecast, 2023 to 2037 by Municipality



Source: DRAFT Integrated Growth Management Strategy, provided by Halton Region January 8, 2023.

As noted earlier, the final growth forecast for the Halton Region EDC by-law for both the HDSB and the HCDSB is based on the aforementioned data and totals **88,837** new units that are forecast to be built over the next 15 years. Of these new units, 25% are estimated to be low density, 25% medium density and 50% high density. While the



forecast averages **5,922** units per year for the 15-year EDC term, the first five years of the forecast will average slightly lower new builds at 5,685 units per year. Forecasts for both Boards by elementary review area and density type can be found as part of the Ministry Forms package in Appendix A.

In order to account for intensification of units, which are exempt from EDCs, an adjustment to the projections was made to derive the net new housing units forecast. This adjustment is intended to estimate the number of units in the forecast that will be created by intensification – transforming an existing single-family home into duplex/apartment-type units. The overall forecast was reduced by approximately 5.3% to estimate the number of exempt units and resulted in a projection of **87,682** net new units as shown on Form C.

#### **4.1.2 Non-residential**

The non-residential growth forecast provides a basis for calculating a non-residential EDC, should a board elect to impose such a charge. O. Reg. 20/98 s. 7 (10) states that, “If charges are to be imposed on non-residential development, the board shall determine the charges and the charges shall be expressed as a rate applied to the gross floor area (GFA) of a new development.” The non-residential forecasts contained in this report are projections of GFA and have been derived from the same sources as the residential forecasts.

The non-residential forecast for Halton Region totals **77,098,200** square feet of GFA over the next 15 years. As with the residential forecast, assumptions must be made respecting certain exemptions of GFA. Industrial additions (up to 50% of existing floor area) and certain institutional properties (municipal and school board properties) are exempt under the legislation. Utilizing historical Statistics Canada data on non-residential construction by type, **25,928,040** square feet (approximately 33.6%) were exempt from this forecast and the total net new non-residential forecast totals **51,170,160** square feet of GFA.

## **4.2 Enrolment Projections**

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Enrolment projections for the purposes of the EDC analysis are completed as two separate components – enrolment of the existing community and enrolment expected from new housing growth. The enrolment projections of the existing community are

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based on a scenario of no new housing growth and examine projected enrolment of the existing population. The projections of enrolment from new housing focus on pupils that are generated from expected new housing developments. EDC-eligible, growth-related pupils must be offset by any available space in the existing community, hence the necessity of examining enrolment projections utilizing the two separate components.

Enrolment projections have been prepared for each review area within Halton Region. The existing community projections have been prepared for each of the Boards' schools contained in the EDC analysis. The projections of enrolment from new housing growth are provided on a review area basis.

The enrolment projections also assume that students are accommodated in their home attendance areas. This means that any students currently in a holding situation, attending a school outside their home school boundary, are returned to their home boundary. Holding situations typically arise when students in a development area await new school construction and are "held" in nearby schools until the new school is open. Situations where students are permanently accommodated outside their home areas (e.g., they are attending an outside school as part of a special program) are not affected.

## **Methodology**

The prediction of school enrolment involves the consideration of a wide range of factors. There are three common methods of enrolment projection: rate of growth, enrolment ratios, and grade transition. The rate of growth method assumes that past rates of enrolment growth or decline will carry forward. In today's changing demographic and economic landscape this method of enrolment forecasting is unreliable. The enrolment ratio method is used to look at historical ratios of school enrolment compared with the overall population and then carry forward these ratios, or make assumptions about new ratios, and apply them to a population forecast. The grade transition method is used to examine historical progression rates from grade to grade and make assumptions about the retention of grades from one year to the next.

Watson used a combination of the latter two methodologies – enrolment ratio and grade transition – in conjunction with robust demographic background data and historical Board enrolment to produce the enrolment forecast for the EDC. The enrolment projection methodology focuses on the relationships between demographic trends and



actual historical enrolment of the Boards. The basis of the assumptions for future trends comes from the analysis of these historical relationships.

## **Demographic Background**

A demographic profile is compiled for each review area within the Boards' jurisdictions using data from the 2001, 2006, 2011, 2016 and 2021 Censuses. Trends in the demographic data are used to highlight changes in population on both a review area and jurisdiction-wide basis. Examining these historical trends assists in providing perspective and direction when determining future assumptions for the projections.

Table 4-3 and Table 4-4 depict the demographic trends for Halton Region. The total population of Halton Region grew by approximately 17.1% between 2001 and 2006. In comparison, the population of Ontario grew by 6.6%, while Canada grew by 5.4% over that same time period. Growth in Halton Region has slowed slightly over the last three Census periods, with a population increase of 14.2% between 2006 and 2011. This increase was nevertheless greater than the provincial and national rates during this period, which were 5.7% and 5.9%, respectively. Between 2011 and 2016 the Region continued to grow, with a population increase of 9.3% compared to 4.6% provincially and 5.0% nationally. More recently, between 2016 and 2021, Ontario and Canada grew by 5.8% and 5.2%, respectively; meanwhile, Halton Region continued to exceed the provincial and national averages and grew by 8.8% (Figure 4-3).

The elementary school-aged population (4-13 years of age) is especially important from a school board's perspective – the size of this cohort remained stable from 2001 to 2021, increasing by 10.0% between 2001 and 2006, and 13.5% between 2006 and 2011. Over the last decade, the elementary school-aged population increased by 12.4% between 2011 and 2016, and 4.5% between 2016 and 2021. Overall, this resulted in an absolute increase of 25,080 from 2001 to 2021. Similarly, the secondary school-aged population (14-18 years of age) has steadily increased over the last twenty years. The secondary school-aged population increased by 18.0% between 2001 and 2006, and 13.8% from 2006 to 2011. Subsequently, from 2011 to 2016 this cohort increased by 7.3%, and from 2016 to 2021 it significantly grew by 16.5%. This amounts to a net increase of 17,460 between 2001 and 2016.

In addition to the school-aged populations, the pre-school-aged population and the number of females aged 25-44 are both important as they are excellent indicators of



what is expected to happen in the school-aged population in the short to medium term. The pre-school-aged population will be entering the school system in the next few years, and females between 25 and 44 years of age are considered to be in their prime child-bearing years. Examining these groups can provide insight into future births and the population of school-aged children. The pre-school-aged population grew by 23.8% from 2001 to 2006, and by 13.3% between 2006 and 2011. Between 2011 and 2016, the size of this cohort fell by 4.5% and it decreased again between 2016 and 2021 by 5.8%. Meanwhile, the number of females aged 25-44 grew, increasing by 18.0% from 2001 to 2006 and 14.4% from 2006 to 2011. From 2011 to 2016, females aged 25-44 further increased by 9.9%, and by 9.7% between 2016 and 2021.

Table 4-3: Regional Municipality of Halton Demographic Profile, 2001 to 2021

Cohort	2001 Census	2006 Census	2011 Census	2016 Census	2021 Census
<b>Total Population</b>	<b>375,175</b>	<b>439,330</b>	<b>501,668</b>	<b>548,445</b>	<b>596,540</b>
Pre-School Population (0-3)	17,820	22,055	24,994	23,880	22,490
Elementary School Population (4-13)	53,715	59,060	67,051	75,390	78,795
Secondary School Population (14-18)	25,740	30,380	34,565	37,085	43,200
Population Over 18 Years of Age	277,900	327,835	375,058	412,090	452,055
<i>Females Aged 25-44</i>	59,255	66,660	71,340	72,615	74,925

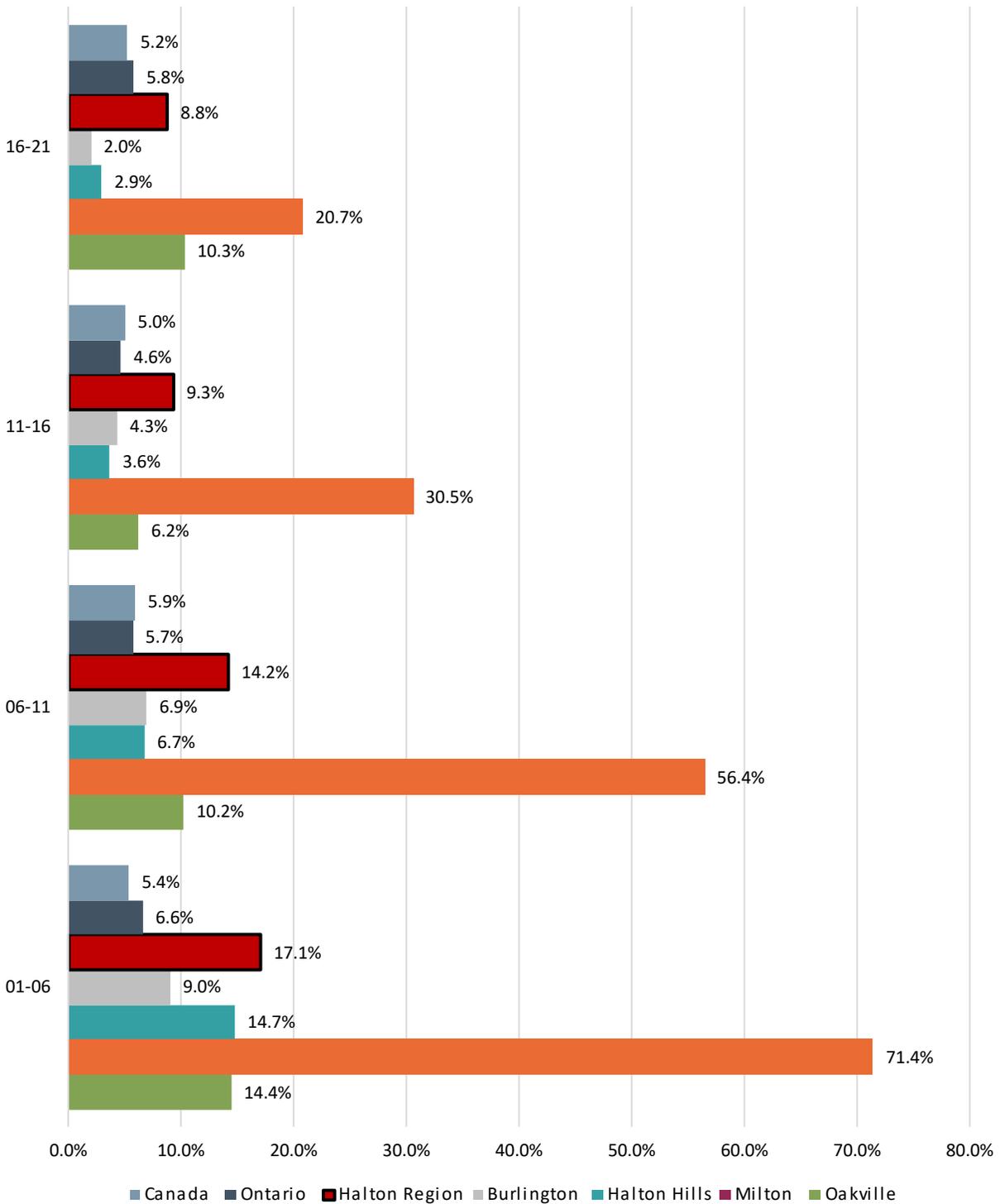
Source: Derived by Watson & Associates Economists Ltd., 2021, using Statistics Canada Census DA level Single Year of Age data.

Table 4-4: Regional Municipality of Halton Population Change, 2001 to 2021

Cohort	2001-2006		2006-2011		2011-2016		2016-2021	
	Abs. Change	% Change	Abs. Change	% Change	Abs. Change	% Change	Abs. Change	% Change
<b>Total Population</b>	<b>64,155</b>	<b>17.1%</b>	<b>62,338</b>	<b>14.2%</b>	<b>46,777</b>	<b>9.3%</b>	<b>48,095</b>	<b>8.8%</b>
Pre-School Population (0-3)	4,235	23.8%	2,939	13.3%	-1,114	-4.5%	-1,390	-5.8%
Elementary School Population (4-13)	5,345	10.0%	7,991	13.5%	8,339	12.4%	3,405	4.5%
Secondary School Population (14-18)	4,640	18.0%	4,185	13.8%	2,520	7.3%	6,115	16.5%
Population Over 18 Years of Age	49,935	18.0%	47,223	14.4%	37,032	9.9%	39,965	9.7%
<i>Females Aged 25-44</i>	7,405	12.5%	4,680	7.0%	1,275	1.8%	2,310	3.2%



Figure 4-4: Historical Growth Rates



A description of the relevant population age cohorts is as follows:



- Pre-school aged (0-3) – used as a lead indicator of potential anticipated enrolment in the short term.
- Elementary (4-13) – represents the predominant age structure of the students that attend elementary schools.
- Secondary (14-18) – represents the predominant age structure of the students that attend secondary schools.
- Adult (18+) – reflects the segment of the population that does not attend elementary or secondary school.

## **The Enrolment Projection Process**

### Determining Entry Year Enrolment

One of the most important and most difficult components of the enrolment forecast is predicting entry year enrolment for the junior kindergarten (JK) grade. Much of the overall projection relies on the assumptions made with regard to pupils entering the system, which are based on a detailed review of historical births, pre-school population (0-3 years old) and historical JK enrolment. The JK participation rate (that is, the proportion of the 4-year-old population that enters JK) is examined from one Census period to the next to determine future participation ratios.

In addition, a population forecast of the pre-school and school-aged population (0-18 years) by single year of age was prepared for the study area. This forecast is based on the population trends of the 2001, 2006, 2011, 2016 and 2021 Census periods, as well as other relevant demographic trends in the area. Recent fertility and death rates are applied to the 2021 Census population and the population is aged to provide future births and future school-aged population.

The challenge in this population forecast is to exclude growth/development in this phase of the forecast. The total enrolment forecast is divided into two separate components – existing enrolment and enrolment from future housing. To account for this, trends are examined for 2001, 2006, 2011, 2016 and 2021 Census populations to estimate levels of growth and migration that occurred between the Census periods. Assumptions arising from this examination are used to “strip” growth/migration from the projected population forecast to ensure that growth is not double counted.

Comparing historical JK enrolment to actual population provides ratios that are used to determine future JK enrolment from the projected 4-year-old population in the review



area. This determines the projected JK pupils for the review area for the forecast period. These overall JK students then need to be allocated to their respective schools in the review area. This allocation is based on historical shares combined with any board information on recent openings/closures or program changes that may affect future share. Table 4-5 depicts an example of JK/elementary participation rates between 2011 and 2021.

Table 4-5: An Example of Junior Kindergarten/Elementary Participation Rates (2011 to 2021)

Single Year of Age	2011	2016	2021
0	286	261	274
1	317	291	274
2	316	296	290
3	315	355	297
4	340	288	285
5	362	328	305
6	363	391	358
7	356	350	374
8	324	372	387
9	321	364	393
10	327	378	334
11	388	365	448
12	336	350	409
13	346	323	384
<b>JK Headcount Enrolment</b>	172	150	145
<b>Elementary Enrolment</b>	1,567	1,591	1,760
<b>JK Participation</b>	51%	52%	51%
<b>Elementary Participation</b>	45%	45%	48%

At this stage of the projections, each school in a review area will have a projected number of JKs for the forecast period. The next step involves using the grade transition method to advance each grade from one year to the next. For every school in the system, retention rates from grade to grade are calculated and applied to grade enrolments as they are advanced through each projection year. Each school and community can be unique when it comes to grade retention. For example, the ratio of senior kindergarten (SK) students to JK students is often higher in the more rural areas and an indication that more students routinely enter the SK grade than would be



expected, given the JK count from the previous year. Programs, such as French Immersion, can also have a significant impact on grade-to-grade retention. Table 4-6 provides a generic example of retention rate calculations based on historical enrolment.

Table 4-6: Retention Rate Example

				Historical					
				2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017
	Years		Grade						
<b>5</b>	<b>4</b>	<b>2</b>	<b>JK</b>	1,484	1,562	1,539	1,559	1,605	1,730
111%	112%	110%	<b>SK</b>	1,720	1,611	1,745	1,750	1,696	1,797
110%	111%	112%	<b>1</b>	1,613	1,859	1,787	1,919	1,929	1,915
104%	103%	102%	<b>2</b>	1,847	1,682	1,949	1,866	1,947	1,994
104%	104%	104%	<b>3</b>	1,982	1,911	1,765	2,016	1,934	2,047
103%	103%	103%	<b>4</b>	1,971	2,004	1,953	1,846	2,067	1,990
103%	103%	103%	<b>5</b>	2,119	2,058	2,082	2,011	1,895	2,128
102%	102%	103%	<b>6</b>	2,151	2,145	2,093	2,123	2,051	1,953
101%	101%	102%	<b>7</b>	2,184	2,144	2,174	2,114	2,148	2,093
101%	102%	102%	<b>8</b>	2,120	2,210	2,194	2,178	2,145	2,193

Historical enrolment trends, overall participation rates/enrolment share, and the overall demographics of the area are all examined in conjunction with the ratio of the projected enrolment to the population. This examination looks at the reasonableness of the projections and expected ratios and assumptions in light of recent historical trends.

### Secondary Enrolment Projections

The secondary enrolment projections are based largely on the elementary projections and how the elementary students transition into the secondary panel. Each secondary school of the board is assigned feeder elementary schools which form a “family” of schools based on board data. As grade 8 students graduate, they are assigned to their respective secondary schools. If grade 8 students can attend more than one secondary school, they are then allocated based on recent trends.

The other factor involved in projecting the entry year grade (grade 9) for secondary schools involves the concept of open access. In Ontario, students are permitted to



attend the secondary school of their choice, regardless of religious requirements and assuming there is space and program availability. To account for this in the projections, the predicted grade 9 enrolment at a given secondary school based on its feeder schools and historical retention rates is compared to the actual grade 9 enrolment at the school. This ratio provides an approximation of the net students lost or gained due to open access.

The other important variable that is considered in the secondary enrolment projection methodology is the impact of the fifth year of secondary school being eliminated in 2003/04. The elimination of the fifth year of study does not mean that grade 12 students are not allowed to come back for a fifth year of study. There are still instances where grade 12 students may come back to finish the four-year program in five years or to upgrade or retake certain courses. The percentage of students that are coming back for a fifth year varies throughout the Province and even from school to school within a board. The projections in this analysis typically utilize a three-year average of grade 12 retention rates (putting greater emphasis on the last year or two) as well as input from the Boards on their experiences and expected future trends.

The remainder of the secondary projection follows the same methodology used in the elementary projections. Grades are advanced by applying historical grade transition rates for each school in the system. Assumptions are derived using historical ratios of enrolment to population and are used to ensure that projected secondary enrolment relates back to the projected secondary populations.

### Examining Historical Enrolment Trends

Historical enrolment provides trends that are used to help form assumptions for projected enrolment and is an important basis to determine relationships with demographic data. The historical data can provide detail on things like how enrolment changes compare with the changes in the school-aged populations in the same area, how different sized grade cohorts are moving through the system, and how enrolment has changed in light of new housing activity.

An important indicator when examining historical enrolment is the ratio of senior elementary enrolment compared to junior elementary enrolment. This ratio provides a quick “snapshot” of the current enrolment structure and can provide a short-term outlook of expected enrolment.



The comparison is made between the senior elementary grades (6-8) and the junior elementary grades (JK-1). Assuming full day JK and SK, an equal number of pupils entering JK-1 to those moving through the senior elementary grades would result in a ratio of 1. If the ratio is higher than 1, it indicates that more pupils are leaving the elementary system or school than are entering, and could be an indicator of future enrolment decline, at least in the short term and absent of mitigating factors. A ratio lower than 1 indicates possible enrolment growth (at least in the short term) and is typically found in growing areas where housing attracts young couples or young families with children.

The ratio of senior to junior elementary enrolment (that is, the Grade Structure Ratio or GSR) for the HDSB in Halton Region was 0.95 in 2011/12, which then increased in subsequent years. The GSR increased to 1.22 in 2016/17 and further increased in 2021/22 to 1.31. Table 4-7 outlines historical enrolment and historical grade ratios for the HDSB.

Table 4-7: Regional Municipality of Halton HDSB Total

<b>GRADES</b>	<b>2011/12</b>	<b>2016/17</b>	<b>2021/22</b>
<b>JK</b>	3,762	3,534	3,612
<b>SK</b>	3,931	3,904	4,037
<b>1</b>	4,025	4,041	4,085
<b>2</b>	4,107	4,451	4,429
<b>3</b>	4,097	4,580	4,502
<b>4</b>	3,908	4,835	4,687
<b>5</b>	3,832	4,685	4,872
<b>6</b>	3,701	4,647	4,890
<b>7</b>	3,753	4,775	5,211
<b>8</b>	3,672	4,599	5,285
<b>SE</b>	0	0	0
<b>ALT/OTH</b>	0	0	0
<b>TOTAL</b>	<b>38,788</b>	<b>44,051</b>	<b>45,610</b>
<b>RATIO</b>	<b>0.95</b>	<b>1.22</b>	<b>1.31</b>

Table 4-8 depicts the historical GSR within Halton Region for the HCDSB. It has fluctuated throughout the years, falling from 1.15 in 2011/12, to 1.04 in 2016/17, then rising to 1.28 in 2021/22.



Table 4-8: Regional Municipality of Halton HCDSB Total

<b>GRADES</b>	<b>2011/12</b>	<b>2016/17</b>	<b>2021/22</b>
<b>JK</b>	1,730	2,035	1,704
<b>SK</b>	1,797	2,189	1,978
<b>1</b>	1,915	2,244	2,143
<b>2</b>	1,994	2,302	2,262
<b>3</b>	2,047	2,330	2,349
<b>4</b>	1,990	2,265	2,354
<b>5</b>	2,128	2,212	2,455
<b>6</b>	1,953	2,199	2,464
<b>7</b>	2,093	2,231	2,506
<b>8</b>	2,193	2,299	2,504
<b>SE</b>	47	0	71
<b>ALT/OTH</b>	0	0	0
<b>TOTAL</b>	<b>19,887</b>	<b>22,306</b>	<b>22,790</b>
<b>RATIO</b>	<b>1.15</b>	<b>1.04</b>	<b>1.28</b>

### The Impact of Enrolment Share

Board enrolment share refers to the share or percentage of total enrolment a board receives between itself and its coterminous English language board. Changes in enrolment share can have significant impacts on board enrolment. For example, increases in enrolment share can help mitigate declines or even increase enrolment in areas where the total school-aged population is in decline.

Table 4-9 displays the historical elementary enrolment for the HDSB and the HCDSB within Halton Region. Between 2006 and 2021, enrolment share has consistently favoured the public board. The HDSB received a 63% share of the elementary enrolment between the two Boards in 2006/07. In 2011/12, the HDSB's enrolment share increased to 66% and remained at 66% in 2016/17. In 2021/22, its share increased to 67%. The HCDSB's enrolment share decreased from 37% in 2006/07 to 33% in 2021/22.



Table 4-9: Elementary Historical Enrolment

<b>ELEMENTARY PANEL</b>				
<b>SCHOOL BOARD</b>	<b>2006/07</b>	<b>2011/12</b>	<b>2016/17</b>	<b>2021/22</b>
HDSB TOTAL	32,628	38,788	44,051	45,610
HCDSB TOTAL	19,203	19,887	22,306	22,790
<b>TOTAL OF BOTH BOARDS</b>	<b>51,831</b>	<b>58,675</b>	<b>66,357</b>	<b>68,400</b>
HDSB SHARE	<b>63%</b>	<b>66%</b>	<b>66%</b>	<b>67%</b>
HCDSB SHARE	<b>37%</b>	<b>34%</b>	<b>34%</b>	<b>33%</b>

The secondary enrolment share for the HCDSB declined between 2006 and 2011 by approximately 3% (Table 4-10). Since 2011, however, the secondary enrolment share between the Boards has remained largely unchanged with the HDSB and the HCDSB receiving 61% and 39% of the enrolment share, respectively.

Table 4-10: Secondary Historical Enrolment

<b>SECONDARY PANEL</b>				
<b>SCHOOL BOARD</b>	<b>2006/07</b>	<b>2011/12</b>	<b>2016/17</b>	<b>2021/22</b>
HDSB TOTAL	12,852	15,473	16,892	20,424
HCDSB TOTAL	9,204	10,022	10,750	13,246
<b>TOTAL OF BOTH BOARDS</b>	<b>22,056</b>	<b>25,495</b>	<b>27,642</b>	<b>33,670</b>
HDSB SHARE	<b>58%</b>	<b>61%</b>	<b>61%</b>	<b>61%</b>
HCDSB SHARE	<b>42%</b>	<b>39%</b>	<b>39%</b>	<b>39%</b>

#### Enrolment Expected from New Housing

The second phase of the enrolment projection methodology involves predicting housing growth in the study area and its impact on school enrolment. Earlier in this chapter the residential unit growth forecasts were explained in detail. The residential unit forecast is used as the basis to predict future school enrolment from growth. Historical levels of occupancy by school-aged children and by housing type provide factors and trends that allow assumptions to be made about how new units might produce children in the future.

From an occupancy point of view, the number of people per housing unit has been declining in practically every part of the Province over the last decade or longer. In addition, the number of school-aged children per household has also been in sharp



decline. New units today are not producing the same number of people or the same number of children as they have historically.

Each unit in the residential forecast is multiplied by a factor to predict the number of school-aged children that will come from the projected number of units. To derive this pupil generation factor, the methodology involves using custom Census data prepared specifically for Watson by Statistics Canada. The Census data provides information with respect to the number of pre-school-aged and school-aged children that are currently living in certain types and ages of dwelling units. For example, the data can provide the number of children aged between 4 and 13 years who live in single detached dwellings that are between 1 and 5 years of age for any Census tract in the study area.

Pupil yields were derived for both the elementary and secondary panels, for low-, medium- and high-density housing types for each review area in each Board's jurisdiction. The pupil yields and trends can vary significantly from area to area in a board's jurisdiction. In this way, factors are derived and applied to the appropriate growth forecast to get an estimate of school-aged children from new development. This new development forecast must then be adjusted to reflect only the enrolment for the subject board. Using historical apportionment and population participation rates, the enrolment forecast is revised to capture the appropriate share for the board.

For the HDSB, the total yields for the elementary panel in Halton Region range between 0.098 in Burlington to 0.283 in Milton (Table 4-11). Comparably, on the secondary panel, yields range from 0.041 in Burlington to 0.096 in Halton Hills.

The HCDSB's total yields (Table 4-12) for the elementary panel range between 0.044 in Burlington to 0.184 in Milton, while secondary yields range from 0.024 in Burlington to 0.094 in Milton.

**Figure 4-5 provides a flow chart outlining the process of projecting enrolment from new development.**



Table 4-11: HDSB – Growth-Related Pupil Yields

Table 4.11.1: HDSB – Elementary Growth-Related Pupil Yields

Form E – Growth-Related Pupils – Elementary Panel

Municipality	Dwelling Unit Type	Elementary Pupil Yield
Burlington Review Areas (ERA101-ERA104)	Low Density	0.390
	Medium Density	0.192
	High Density	0.058
	Total	0.098
Oakville Review Areas (ERA201-ERA207)	Low Density	0.469
	Medium Density	0.361
	High Density	0.067
	Total	0.203
Milton Review Areas (ERA301-ERA305)	Low Density	0.406
	Medium Density	0.304
	High Density	0.076
	Total	0.283
Halton Hills Review Areas (ERA401-ERA403)	Low Density	0.420
	Medium Density	0.217
	High Density	0.054
	Total	0.237

Table 4.11.2: HDSB – Secondary Growth-Related Pupil Yields

Form E – Growth-Related Pupils – Secondary Panel

Municipality	Dwelling Unit Type	Secondary Pupil Yield
Burlington Review Areas (SRA101-SRA102)	Low Density	0.143
	Medium Density	0.079
	High Density	0.026
	Total	0.041
Oakville Review Areas (SRA201-SRA202)	Low Density	0.225
	Medium Density	0.120
	High Density	0.032
	Total	0.089
Milton Review Areas (SRA301-SRA302)	Low Density	0.161
	Medium Density	0.081
	High Density	0.026
	Total	0.096
Halton Hills Review Areas (SRA401)	Low Density	0.134
	Medium Density	0.078
	High Density	0.024
	Total	0.081



Table 4-12: HCDSB – Growth-Related Pupil Yields

Table 4.12.1: HCDSB – Elementary Growth-Related Pupil Yields

Form E – Growth-Related Pupils – Elementary Panel

Municipality	Dwelling Unit Type	Elementary Pupil Yield
Burlington Review Areas (CEB1-CEB4)	Low Density	0.181
	Medium Density	0.084
	High Density	0.026
	Total	0.044
Oakville Review Areas (CEO1-CEO6)	Low Density	0.209
	Medium Density	0.167
	High Density	0.031
	Total	0.092
Halton Hills Review Areas (CEH1-CEH3)	Low Density	0.328
	Medium Density	0.162
	High Density	0.033
	Total	0.180
Milton Review Areas (CEM1-CEM6)	Low Density	0.258
	Medium Density	0.202
	High Density	0.054
	Total	0.184

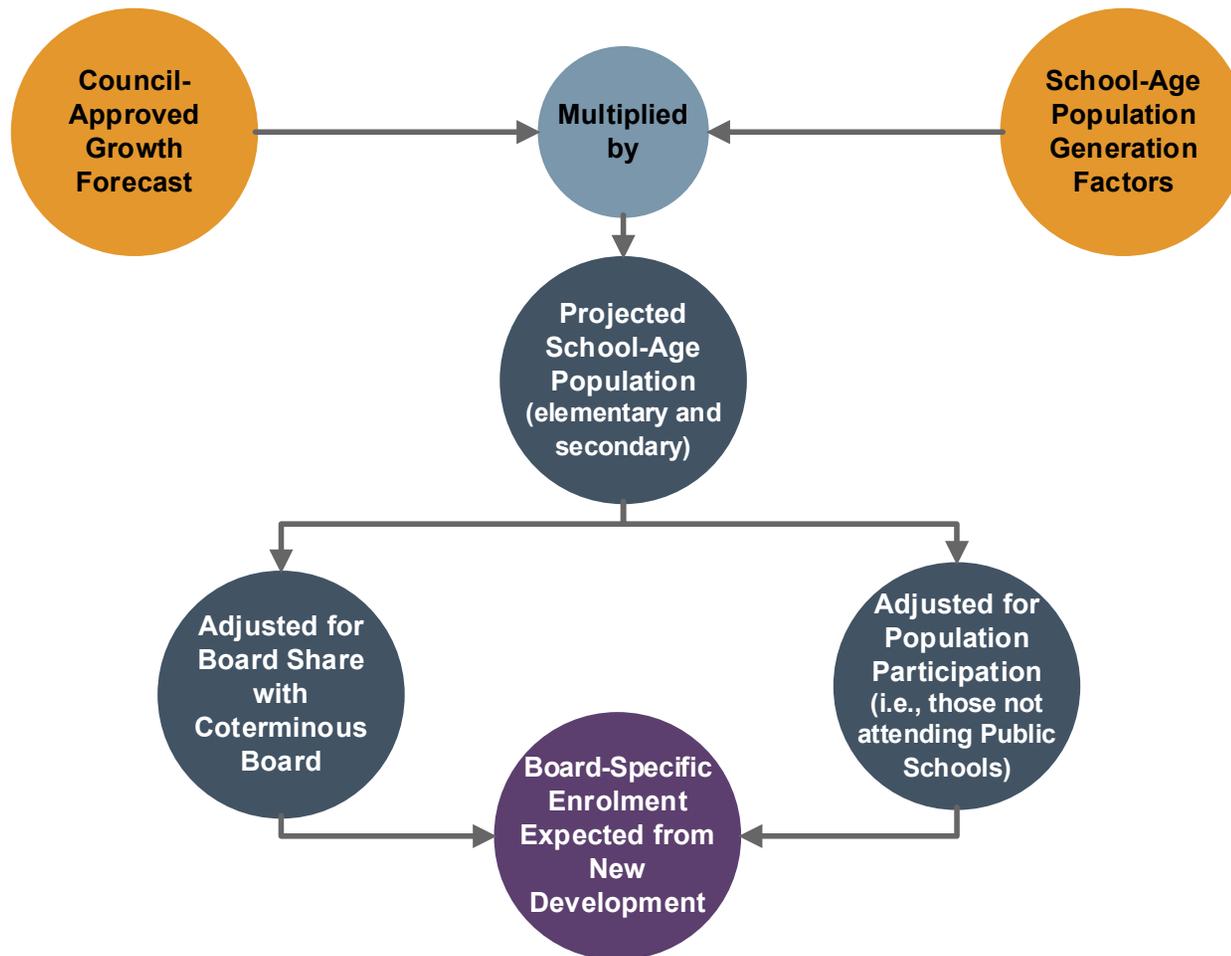
Table 4.12.2: HCDSB – Secondary Growth-Related Pupil Yields

Form E – Growth-Related Pupils – Secondary Panel

Municipality	Dwelling Unit Type	Secondary Pupil Yield
Burlington Review Area (CSB1)	Low Density	0.082
	Medium Density	0.047
	High Density	0.015
	Total	0.024
Oakville Review Areas (CSO1-CSO4)	Low Density	0.063
	Medium Density	0.037
	High Density	0.010
	Total	0.026
Halton Hills Review Area (CSH1)	Low Density	0.138
	Medium Density	0.078
	High Density	0.024
	Total	0.082
Milton Review Areas (CSM1-CSM3)	Low Density	0.150
	Medium Density	0.087
	High Density	0.025
	Total	0.094



Figure 4-5: Enrolment Expected from New Development





### 4.3 Summary of Projected Enrolment

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The total EDC enrolment projections for Halton Region indicate that by the end of the 15-year forecast period (2037/38), HDSB will have a total elementary enrolment of approximately 59,510. This represents a total increase of 13,712 from 2022/23, nearly 29.9%. On the secondary panel, enrolment is expected to increase by about 22.4%, from a 2022/23 enrolment of 19,794 to around 24,235 by the end of the 15-year forecast term.

The HCDSB can expect a total elementary enrolment of about 32,140 at the end of the forecast period, compared to the 2022/23 enrolment of 22,441 – a total increase of about 9,699 pupils, or 43.2%. On the secondary panel, enrolment is expected to increase from 13,308 in 2022/23 to nearly 15,993 at the end of the forecast period, for a total increase of 2,685 pupils, or approximately 20.2%.

A summary of the projected enrolment by Board, review area and panel can be found on the following pages in Table 4-13 and Table 4-14.



Table 4-13: HDSB Enrolment Projections

**HDSB Elementary Review Areas**

Review Area	Year 1 2023/24	Year 5 2027/28	Year 10 2032/33	Year 15 2037/38
ERA101	2,540	2,847	3,041	3,208
ERA102	2,810	2,876	2,819	2,778
ERA103	2,814	2,918	2,892	2,868
ERA104	4,005	3,528	3,353	3,540
ERA201	2,323	2,192	2,029	2,038
ERA202	1,814	1,710	1,781	1,927
ERA203	3,043	2,893	2,616	2,532
ERA204	3,108	3,483	3,684	3,749
ERA205	1,607	1,563	1,518	1,583
ERA206	1,955	1,790	1,826	2,143
ERA207	2,559	3,770	5,508	6,996
ERA301	2,769	2,915	3,025	3,302
ERA302	4,498	3,905	3,708	3,866
ERA303	2,960	2,612	2,426	2,626
ERA304	3,343	4,937	6,460	6,633
ERA305 <sup>1</sup>	118	588	1,806	3,921
ERA401	1,204	1,351	1,526	1,652
ERA402	1,430	1,319	1,353	1,403
ERA403	1,586	2,032	2,460	2,746
<b>Total</b>	<b>46,485</b>	<b>49,231</b>	<b>53,833</b>	<b>59,510</b>

**HDSB Secondary Review Areas**

Review Area	Year 1 2023/24	Year 5 2027/28	Year 10 2032/33	Year 15 2037/38
SRA101	1,643	1,572	1,768	1,948
SRA102	3,913	3,626	3,591	3,368
SRA201	9,140	8,804	8,446	8,178
SRA202 <sup>1</sup>	132	660	1,348	2,215
SRA301	2,726	3,172	3,406	3,671
SRA302	2,094	1,714	1,903	2,665
SRA401	2,016	2,015	2,124	2,189
<b>Total</b>	<b>21,665</b>	<b>21,564</b>	<b>22,587</b>	<b>24,235</b>

<sup>1</sup>No school in Review Area; students bused externally.



Table 4-14: HCDSB Enrolment Projections

**HCDSB Elementary Review Areas**

Review Area	Year 1 2023/24	Year 5 2027/28	Year 10 2032/33	Year 15 2037/38
CEB1	388	423	488	554
CEB2	1,759	1,872	1,992	2,086
CEB3	2,013	2,003	1,949	1,913
CEB4	1,944	1,809	1,868	1,986
CEH1	831	895	954	1,007
CEH2	1,686	2,082	2,471	2,648
CEH3	371	362	368	387
CEM1	1,689	1,711	1,955	2,338
CEM2	2,851	2,538	2,725	3,025
CEM3	2,567	3,032	3,431	3,547
CEM4	76	380	693	767
CEM5 <sup>1</sup>	1	3	7	11
CEM6 <sup>1</sup>	82	411	1,263	2,742
CEO1	1,458	1,352	1,401	1,528
CEO2	1,412	1,160	1,262	1,519
CEO3	989	871	775	747
CEO4	454	452	500	547
CEO5	1,523	1,560	1,728	1,792
CEO6	901	1,559	2,380	2,995
<b>Total</b>	<b>22,996</b>	<b>24,477</b>	<b>28,210</b>	<b>32,140</b>

**HCDSB Secondary Review Areas**

Review Area	Year 1 2023/24	Year 5 2027/28	Year 10 2032/33	Year 15 2037/38
CSB1	3,294	3,628	3,407	3,551
CSH1	1,568	1,688	1,864	2,000
CSM1	2,456	2,460	2,188	2,140
CSM2	504	1,096	1,674	2,694
CSM3	1,855	1,762	1,546	1,684
CSO1	1,107	1,143	954	911
CSO2	1,215	1,096	883	854
CSO3	1,586	1,576	1,539	1,560
CSO4 <sup>1</sup>	36	178	364	598
<b>Total</b>	<b>13,620</b>	<b>14,627</b>	<b>14,417</b>	<b>15,993</b>

<sup>1</sup>No school in Review Area; students bused externally.



# Chapter 5

## Education Development Charge Calculation



## 5. Education Development Charge Calculation

Once eligibility has been determined, the charge is calculated using the aforementioned forecasts and methodologies. The calculation is dependent on the growth and enrolment forecasts to project need, the valuation of land and services to assign a cost to that need, and the residential and non-residential forecast to provide a quotient to determine the final quantum of the charge. O. Reg. 20/98, s. 7 provides the basis under which the EDC is determined. The following section will explain and highlight the specific calculation components of the EDC.

### 5.1 The Projections

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The residential dwelling unit forecasts and the non-residential GFA forecasts used in the EDC analysis are explained in detail in section 4.1 and outlined below.

#### Residential Unit Forecasts

Regional Municipality of Halton	2023/24-2037/38
Total Projected Units	88,837
Total Net New Units	87,682

#### Non-Residential Unit Forecasts

Regional Municipality of Halton	2023/24-2037/38
Total Projected GFA	77,098,200
Total Net GFA	51,170,160

#### Net Growth-related Pupil Places

The projected school board enrolments and the residential unit forecasts determine the net growth-related pupil places which in turn determine the number of EDC-eligible sites. Form E of the EDC Ministry Submission for each Board and each panel is set out



below. These forms, found in Table 5-1 and Table 5-2, highlight, by review area, the net number of units, the board pupil yields, and the growth-related pupils.

The HDSB's enrolment projections forecast a total of 14,012 elementary net growth-related pupils and 5,293 secondary pupils in Halton Region. In comparison, the HCDSB's enrolment projections forecast 8,173 net growth-related pupils on the elementary panel and 3,334 on the secondary panel.



Table 5-1: HDSB EDC Submission 2023 – Regional Municipality of Halton, Form E Growth-Related Pupils

Halton District School Board  
 Education Development Charges Submission 2023  
 Form E - Growth Related Pupils - Elementary Panel

Form E - Growth Related Pupils - Secondary Panel

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
Burlington	Low Density	1,371	0.390	534	Burlington	Low Density	1,371	0.143	196
	Medium Density	1,687	0.192	324		Medium Density	1,687	0.079	134
	High Density	14,030	0.058	811		High Density	14,030	0.026	365
	Total	17,088	0.098	1,669		Total	17,088	0.041	695
Oakville	Low Density	7,494	0.469	3,518	Oakville	Low Density	7,494	0.225	1,689
	Medium Density	5,088	0.361	1,838		Medium Density	5,088	0.120	609
	High Density	20,726	0.067	1,389		High Density	20,726	0.032	654
	Total	33,308	0.203	6,746		Total	33,308	0.089	2,952
Halton Hills	Low Density	2,877	0.420	1,208	Halton Hills	Low Density	2,877	0.134	386
	Medium Density	2,629	0.217	571		Medium Density	2,629	0.078	206
	High Density	2,588	0.054	138		High Density	2,588	0.024	63
	Total	8,094	0.237	1,917		Total	8,094	0.081	656
Milton	Low Density	10,397	0.406	4,225	Milton	Low Density	10,397	0.161	1,669
	Medium Density	11,391	0.304	3,467		Medium Density	11,391	0.081	928
	High Density	7,403	0.076	565		High Density	7,403	0.026	195
	Total	29,191	0.283	8,257		Total	29,191	0.096	2,791
				<b>SUBTOTAL:</b>	<b>18,589</b>				
				<b>LESS: Available Pupil Places:</b>	<b>4,578</b>				
				<b>NET GROWTH RELATED PUPILS:</b>	<b>14,012</b>				
				<b>SUBTOTAL:</b>	<b>7,094</b>				
				<b>LESS: Available Pupil Places:</b>	<b>1,801</b>				
				<b>NET GROWTH RELATED PUPILS:</b>	<b>5,293</b>				



Table 5-2: HCDSB EDC Submission 2023 – Regional Municipality of Halton, Form E Growth-Related Pupils

Halton Catholic District School Board

Education Development Charges Submission 2023

Form E - Growth Related Pupils - Elementary Panel

Form E - Growth Related Pupils - Secondary Panel

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
Burlington	Low Density	1,371	0.181	249	Burlington	Low Density	1,371	0.082	113
	Medium Density	1,781	0.084	142		Medium Density	1,781	0.047	79
	High Density	14,030	0.026	367		High Density	14,030	0.015	214
	<b>Total</b>	<b>17,182</b>	<b>0.044</b>	<b>757</b>		<b>Total</b>	<b>17,182</b>	<b>0.024</b>	<b>406</b>
Oakville	Low Density	7,494	0.209	1,569	Oakville	Low Density	7,494	0.063	475
	Medium Density	5,371	0.167	851		Medium Density	5,371	0.037	189
	High Density	20,726	0.031	650		High Density	20,726	0.010	214
	<b>Total</b>	<b>33,591</b>	<b>0.092</b>	<b>3,069</b>		<b>Total</b>	<b>33,591</b>	<b>0.026</b>	<b>879</b>
Halton Hills	Low Density	2,877	0.328	944	Halton Hills	Low Density	2,877	0.138	396
	Medium Density	2,775	0.162	426		Medium Density	2,775	0.078	205
	High Density	2,588	0.033	86		High Density	2,588	0.024	63
	<b>Total</b>	<b>8,240</b>	<b>0.180</b>	<b>1,456</b>		<b>Total</b>	<b>8,240</b>	<b>0.082</b>	<b>664</b>
Milton	Low Density	10,397	0.258	2,681	Milton	Low Density	10,397	0.150	1,562
	Medium Density	12,024	0.202	2,302		Medium Density	12,024	0.087	995
	High Density	7,403	0.054	400		High Density	7,403	0.025	186
	<b>Total</b>	<b>29,824</b>	<b>0.184</b>	<b>5,384</b>		<b>Total</b>	<b>29,824</b>	<b>0.094</b>	<b>2,743</b>
		<b>SUBTOTAL:</b>		<b>10,667</b>			<b>SUBTOTAL:</b>		<b>4,692</b>
		<b>LESS: Available Pupil Places:</b>		<b>2,494</b>			<b>LESS: Available Pupil Places:</b>		<b>1,359</b>
		<b>NET GROWTH RELATED PUPILS:</b>		<b>8,173</b>			<b>NET GROWTH RELATED PUPILS:</b>		<b>3,334</b>



## 5.2 Net Education Land Costs

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The enrolment projections, the Boards' long-term accommodation plans, and the EDC analyses ultimately determine the number of EDC-eligible sites that are needed for new growth-related schools. Form F of the Ministry Submission outlines by review area the 15-year enrolment projections and the net growth-related pupil places. Form G of the Ministry Submission outlines the number of new sites that will be needed, as well as the number of EDC-eligible acres of land required for those sites.

O. Reg. 20/98, s. 7, specifically paragraphs 4 to 7, deals with the steps involved in moving from the site component of the calculation to the financial or costing component of the calculation. A cost must be attached to the value of the land that needs to be purchased as well as the costs to provide services and prepare the land for construction. In addition, the balance of the existing EDC reserve funds must be calculated and incorporated into the analysis. Finally, the total eligible revenues, expenditures and existing deficits or surpluses are cash flowed over a 15-year period to determine the final charge.

Section 257.53 (2) specifically describes what education land costs are:

1. Costs to acquire land or an interest in land, including a leasehold interest, to be used by the board to provide pupil accommodation.
2. Costs to provide services to the land or otherwise prepare the site so that a building or buildings may be built on the land to provide pupil accommodation.
3. Costs to prepare and distribute EDC background studies.
4. Interest on money borrowed to pay for costs described in paragraphs 1 and 2.
5. Costs to undertake studies in connection with an acquisition referred to in paragraph 1. N.B. – Only the capital component of costs to lease land or to acquire a leasehold interest is an education land cost.



## Site Valuation

Paragraph 4 of s. 7 of O. Reg. 20/98 states that,

“The board shall estimate the net education land cost for the elementary school sites and secondary school sites required to provide pupil places for the new elementary school pupils and secondary school pupils.”

To determine the costs of land acquisition, both the HDSB and the HCDSB retained the appraisal firm of Cushman & Wakefield. The appraisers were responsible for providing a land value per acre for each EDC-eligible site identified in the analysis. In addition, the appraisers were asked to provide an annual land escalation factor (for five years) to apply to the current land values.

The following approach to land valuation was undertaken by the appraisers:

The acreage rates for each site/district have been based on an examination of historic acquisition costs, pending acquisition agreements and options, and available sales data. The information regarding the sites has been provided by the Boards and has been relied upon as being accurate.

In addition, the values assume that the sites are zoned and serviced for residential development, notwithstanding the fact the many of the sites are still in the preliminary stages of planning – these “hypothetical” values are intended to capture the cost of land at the time the Board will be purchasing the sites to be used as schools.

In undertaking the appraisals, the two most common approaches to the valuation of development land were utilized and are summarized as follows:

- a) the **Direct Comparison Approach** which involves comparing or contrasting the recent sale, listing or optioned prices of comparable properties to the subject and adjusting for any significant differences between them; and,
- b) the **Land Residual Approach** (or Development Approach) which estimates land value based on determining selling prices of serviced lots and considers infrastructure costs and appropriate returns, rendering a ‘residual’ land value component.

The strengths underlying the Land Residual Approach are that it more accurately reflects the specific development parameters of a site, while its



weaknesses relate to the preliminary nature of planning and engineering information available.

The strengths underlying the Direct Comparison Approach are that it more accurately reflects market attitudes to development land, while its weaknesses relate to the specifics of the subject properties, particularly those that are draft plan approved. For all the subject properties, except where noted, both approaches have been utilized.

The tables below set out the estimated EDC-eligible sites that the Boards will require in the 15-year analysis term and their appraised land values on per acre basis. These values were calculated in 2023 and do not include escalation, site improvements, land transfer taxes, HST (net of rebate) or other associated acquisition costs.

Table 5-3: HDSB Elementary Sites

<b>ELEMENTARY PANEL</b>	<b>Cost Per Acre</b>
ERA101 Site #1	\$3,800,000
ERA202 Site #1	\$3,720,000
ERA204 Site #1	\$3,720,000
ERA207 Site #1	\$3,720,000
ERA207 Site #2	\$3,720,000
ERA207 Site #3	\$3,720,000
ERA207 Site #4	\$3,720,000
ERA207 Site #5	\$3,720,000
ERA207 Site #6	\$3,720,000
ERA304 Site #1	\$2,960,000
ERA304 Site #2	\$2,960,000
ERA304 Site #3	\$2,960,000
ERA304 Site #4	\$2,960,000
ERA305 Site #1	\$2,960,000
ERA305 Site #2	\$2,960,000
ERA305 Site #3	\$2,960,000
ERA305 Site #4	\$2,960,000
ERA305 Site #5	\$2,960,000
ERA403 Site #1	\$2,600,000
ERA403 Site #2	\$2,600,000



Table 5-4: HDSB Secondary Sites

<b>SECONDARY PANEL</b>	<b>Cost Per Acre</b>
SRA101 Site #1	\$3,800,000
SRA202 Site #1	\$3,720,000
SRA202 Site #2	\$3,720,000
SRA301 Site #1	\$2,960,000
SRA302 Site #1	\$2,960,000

Table 5-5: HCDSB Elementary Sites

<b>ELEMENTARY PANEL</b>	<b>Cost Per Acre</b>
CEH1 Site #1	Owned
CEH2 Site #1	\$2,600,000
CEH2 Site #2	\$2,600,000
CEM1 Site #1	\$2,960,000
CEM3 Site #1	\$2,960,000
CEM4 Site #1	\$2,960,000
CEM6 Site #1	\$2,960,000
CEM6 Site #2	\$2,960,000
CEM6 Site #3	\$2,960,000
CEM6 Site #4	\$2,960,000
CE06 Site #1	\$3,720,000
CE06 Site #2	\$3,720,000
CE06 Site #3	\$3,720,000

Table 5-6: HCDSB Secondary Sites

<b>SECONDARY PANEL</b>	<b>Cost Per Acre</b>
CS04 Site #1	\$3,720,000
CSM2 Site #1	\$2,960,000
CSH1 Site #1	\$2,600,000

### **Land Escalation Over the Forecast Period**

As previously mentioned, the appraiser's report estimates an annual land escalation rate to be applied to the acreage values in order to sustain the likely site acquisition



costs over the next five years. In arriving at an escalation factor, the appraisers considered the recent historical general economic conditions at both the micro- and macro-economic levels. The purchase of school sites by the Boards takes place on a very local level, with the Boards entering negotiations with developers on a site-specific basis. Notwithstanding the individual nature of these transactions, it is important to recognize the perception that the health and stability of the economy as a whole has been downgraded, with impacts felt in virtually all sectors including residential land sales.

Having regard for all of the above, the appraisers concluded an escalation factor of 2% per annum for the first year through to the final year is reasonable for the purposes of projecting the land values over the five-year by-law period. Refer to the appraisers' reports for additional information and consideration relating to the escalation factor.

### **Land Development and Servicing Costs**

The *Education Act* includes the “costs to provide services to the land or otherwise prepare the site so that a building or buildings may be built on the land to provide pupil accommodation” as an EDC-eligible education cost. These costs typically include services to the lot line of the property, rough grading and compaction of the site, and that the site is cleared of debris. Costs related to studies of land being considered for acquisition such as environmental assessments or soil studies are also considered to be EDC eligible.

Discussions with stakeholders and the Ministry of Education in past EDC by-law processes have resulted in a list that includes some of the primary development and servicing costs that are considered to be EDC eligible:

- Agent/commission fees to acquire sites;
- Municipal requirements to maintain sites prior to construction;
- Appraisal studies, legal fees;
- Expropriation costs;
- Site option agreements; and
- Land transfer taxes.

Based on recent historical site preparation costs, a figure of **\$106,505** per acre for both the HDSB and the HCDSB was used in the study. Using historical economic data and



construction cost indices, an escalation factor of **4.3%** per annum was applied to the assumed per acre site preparation costs. Site preparation costs are escalated for the term of the bylaw.

## **Total Land Costs**

The total net education land costs, including the site acquisition costs, the escalation of land over the term of the by-law (five years) and the site development/servicing costs, as well as associated financing costs and study costs, are projected to be approximately **\$899 million** for the HDSB in Halton Region. The HCDSB is projected to incur total education land costs of approximately **\$473.6 million** over the 15-year term of the proposed by-law in Halton Region.

## **5.3 Reconciliation of the EDC Reserve Fund**

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Before the final growth-related net education land costs can be determined they must be adjusted by any deficit or surplus in the existing EDC reserve fund. If there is a positive balance in the EDC reserve fund, this amount is subtracted from the total land costs and used to defray EDC-eligible expenditures.

Section 7, paragraphs 5 to 7 of O. Reg. 20/98 describe the process of deriving the final net education land costs.

“The board shall estimate the balance of the education development charge reserve fund, if any, relating to the area in which the charges are to be imposed. The estimate shall be an estimate of the balance immediately before the day the board intends to have the by-law come into force.”

“The board shall adjust the net education land costs with respect to any balance estimated under paragraph 5. If the balance is positive, the balance shall be subtracted from the cost. If the balance is negative, the balance shall be converted to a positive number and added to the cost.”

“The net education land cost as adjusted, if necessary, under paragraph 6, is the growth-related net education land cost.”

The reserve fund analysis summarizes the EDC collections (both actual and estimated), the EDC costs that have been expended (both actual and estimated), and the estimated EDC reserve fund balance. It is based on the Ministry of Education Appendix D1 and



D2 Forms that are prepared and submitted to the Ministry by all school boards with EDC by-laws in place. The balance from the most recent Appendix D1/D2 is used as the base point. The EDC reserve fund must also include certain estimates respecting revenues and expenditures to account for the most recent actual balance and the balance estimated to the new EDC by-law date.

Incorporating actual collections and expenditures since 2018, along with estimates to the proposed new by-law inception date, the new reserve fund balance for the HDSB is estimated at **-\$6,417,574** in Halton Region. For the HCDSB, the new reserve fund balance is estimated at **-\$78,868,491**.

## 5.4 The Education Development Charge

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The total land costs, adjusted by any surplus or deficit in the EDC reserve fund, determine the total net education land costs for which EDCs may be imposed. The final steps in the process involve apportioning the land costs between residential and non-residential as well as differentiating the charge by development type, if necessary. The existing EDC by-laws for the HDSB and the HCDSB are based on an 85% residential charge/15% non-residential charge. The EDCs are a uniform rate across all types of development. The proposed charge in this background study is premised on the same assumptions. In addition, a differentiated residential charge is also presented as part of the EDC Forms package contained in Appendix A.

The final net education land costs that have been apportioned to residential are divided over the net new units from the dwelling forecast to determine a final EDC rate per dwelling unit. The remainder was apportioned to non-residential development and was divided over the net GFA.

The net education land costs for the residential portion of the HDSB's by-law are estimated to be **\$764,121,674** and the number of net new units in the EDC forecast is projected to be **87,682** resulting in a rate of **\$8,715** per dwelling unit. The non-residential portion of the HDSB's by-law is estimated to be **\$134,845,001** and the number of net new GFA in the EDC forecast is projected to be **51,170,160**, resulting in a rate of **\$2.64** per square foot.

The net education land costs for the residential portion of the HCDSB's by-law are estimated to be **\$448,263,160** and the number of net new units in the EDC forecast is



projected to be **87,682** resulting in a rate of **\$5,112** per dwelling unit. The non-residential portion of the HCDSB's by-law is estimated to be **\$79,105,263** and the number of net new GFA in the EDC forecast is projected to be **51,170,160**, resulting in a rate of **\$1.55** per square foot.

Tables for the proposed by-laws, shown below, outline the total growth-related net education land costs, the net new units, and the final EDC rates.

HDSB – Regional Municipality of Halton EDC  
Calculation of Uniform 85% Residential

Residential Growth-Related Net Education Land Costs	\$764,121,674
Net New Dwelling Units (Form C)	87,682
<b>Uniform Residential EDC Per Dwelling Unit</b>	<b>\$8,715</b>

HDSB – Regional Municipality of Halton EDC  
Calculation of Uniform 15% Non-Residential

Non-Residential Growth-Related Net Education Land Costs	\$134,845,001
Net Estimated Board-Determined Gross Floor Area (Form D)	51,170,160
<b>Uniform Non-Residential EDC Per Square Foot of GFA</b>	<b>\$2.64</b>

HCDSB – Regional Municipality of Halton EDC  
Calculation of Uniform 85% Residential

Residential Growth-Related Net Education Land Costs	\$448,263,160
Net New Dwelling Units (Form C)	87,682
<b>Uniform Residential EDC Per Dwelling Unit</b>	<b>\$5,112</b>

HCDSB – Regional Municipality of Halton EDC  
Calculation of Uniform 15% Non-Residential

Non-Residential Growth-Related Net Education Land Costs	\$79,105,263
Net Estimated Board-Determined Gross Floor Area (Form D)	51,170,160
<b>Uniform Non-Residential EDC Per Square Foot of GFA</b>	<b>\$1.55</b>



## EDC Rate Phase-In

As described earlier in the report, the final step in the EDC calculation is to determine the permitted phase-in of EDC rates. The existing in-force EDC rates for the HDSB are **\$5,792** per residential unit and **\$1.41** per square foot of non-residential GFA. As described above, the residential EDC rate can increase by the greater of **\$300 or 5%** per year, and upon passage of a new by-law would equal **\$6,092** per unit. This would increase to **\$6,396.60** in Year 2, **\$6,716.43** in Year 3, and **\$7,052.25** in Year 4, and **\$7,404.86** in Year 5. The maximum residential rate of **\$8,715.00** would not be achieved until Year 7 based on annual increases of 5%.

The new proposed phased-in rate for non-residential would, again, increase by the maximum of **\$0.10** per year over the existing rate to **\$1.51** per square foot of GFA. The rate would increase to **\$1.61** in Year 2, **\$1.71** in Year 3, **\$1.81** in Year 4, and **\$1.91** in Year 5. The maximum non-residential rate of **\$2.64** would not be achieved until Year 11, based on annual increases of \$0.10 per square foot of GFA.

The existing Year 5 in-force EDC rates for the HCDSB are **\$3,769** per residential unit and **\$0.94** per square foot of GFA. This means that since their new proposed residential EDC rate can increase by **\$300** per year over the existing rate, upon passage of a new by-law the rate would equal **\$4,069** per unit. This would increase to **\$4,369** in Year 2, **\$4,669** in Year 3, **\$4,969** in Year 4 and **\$5,112** in Year 5 (Maximum rate) of the proposed by-law. The new proposed phased-in rate for non-residential would, again, increase by the maximum of **\$0.10** per year over the existing rate of **\$0.94** per square foot of GFA. The rate would increase to **\$1.04** in Year 1, **\$1.14** in Year 2, **\$1.24** in Year 3, **\$1.34** in year 4 and **\$1.39** and **\$1.44** in Year 5.

The following tables provide a summary of the existing EDC rates, the proposed phase-in of rates, and the new maximum rate.



Table 5-7: HDSB Phase in Rates

Type of Development	Existing EDC Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Maximum Rate
Residential	\$5,792.00	\$6,092.00	\$6,396.60	\$6,716.43	\$7,052.25	\$7,404.86	\$8,715.00
Non-Residential	\$1.41	\$1.51	\$1.61	\$1.71	\$1.81	\$1.91	\$2.64

Table 5-8: HCDSB Phase in Rates

Type of Development	Existing EDC Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Maximum Rate
Residential	\$3,769	\$4,069	\$4,369	\$4,669	\$4,969	\$5,112	\$5,112
Non-Residential	\$0.94	\$1.04	\$1.14	\$1.24	\$1.34	\$1.44	\$1.55

### The Cashflow Analysis

A cashflow analysis was completed, incorporating all eligible EDC expenditures, current reserve fund balances and land escalation factors, to determine the necessary revenues that will be collected through the imposition of EDCs. When revenue in any given year is insufficient to cover the expenditures, financing is assumed. The methodology used for the cashflow analysis is consistent with accounting practices used by many school boards, municipalities and financial lenders across the Province.

### General Assumptions Used

The cashflow analysis must incorporate certain assumptions respecting interest rates, terms, escalation, etc. The table below outlines the general assumptions that have been used for the EDC analysis.



Site Acquisition Escalation Rate	Yr. 1 – 2%, Yr. 2 – 2%, Yr. 3 – 2%, Yr. 4 – 2%, Yr. 5 – 2%
Site Preparation Escalation Rate	4.25% per annum
EDC Reserve Fund Interest Earnings	1.5%
Borrowing (term/rate)	10 years at 6.5%

### Description of Cashflow

The first section of the cashflow deals with **revenue** – there are two distinct components to the revenue section of the cashflow:

1. The first component deals with any debt the Boards incur. The total debt issuance for any given year will be identified in Lines 1 or 2 of the cashflow.
2. The second component deals with the actual expected collections through the imposition of the EDC, incorporating the annual net new dwelling unit forecast and non-residential forecast (if available). Projected EDC collections by year can be found on Lines 3, 4 and 5 of the cashflow.

The second section of the cashflow deals with **expenditures** – the eligible EDC expenditures incorporate the site acquisition and development costs, study costs and financing costs for incurred debt.

- Site acquisition costs are found on Line 7 of the analysis and are escalated for up to a five-year period (term of the by-law).
- Site preparation/development costs are found on Line 8 of the cashflow and have also been escalated for the term of the by-law.
- Study costs (Line 9) are based on actual and projected board data and are included for each expected subsequent by-law renewal (every five years).
- Financing costs (debt carrying costs) are found on Line 10 of the cashflow analysis.

The final section of the cashflow provides the projected opening and closing balances of the EDC reserve fund incorporating any existing deficit or surplus as well as annual interest earnings on any balance in the account. Total borrowing, debt payments and outstanding debt can be found in the bottom right portion of the cashflow analysis.



Cashflows for each School Board (and by-law) are included in Tables 5-9 and 5-10 on the following pages.



Table 5-9: HDSB 15-Year Cashflow  
Regional Municipality of Halton EDC By-law

Halton District School Board  
Education Development Charge 2023  
15 Year Cash Flow Analysis

Cash Flow Assumptions	
A. Reserve Fund Interest Rate	1.50%
B. Borrowing Rate	6.50%
C. Borrowing Term (Years)	10

Range of Residential and Non-Residential Rates		
Non-Res Share	Res Rate	Non-Res Rate
0%	\$10,253	\$0.00
5%	\$9,740	\$0.88
10%	\$9,227	\$1.76
15%	\$8,715	\$2.64
20%	\$8,202	\$3.51
25%	\$7,689	\$4.39
40%	\$6,152	\$7.03

		Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Year 6 2028/ 2029	Year 7 2029/ 2030	Year 8 2030/ 2031	Year 9 2031/ 2032	Year 10 2032/ 2033	Year 11 2033/ 2034	Year 12 2034/ 2035	Year 13 2035/ 2036	Year 14 2036/ 2037	Year 15 2037/ 2038
<b>Projected Revenues</b>																
1	Long-Term Financing	\$46,000,000	\$0	\$59,000,000	\$0	\$0	\$106,500,000	\$32,500,000	\$0	\$51,000,000	\$6,000,000	\$0	\$8,500,000	\$0	\$0	\$0
2	Subtotal Financing	\$46,000,000	\$0	\$59,000,000	\$0	\$0	\$106,500,000	\$32,500,000	\$0	\$51,000,000	\$6,000,000	\$0	\$8,500,000	\$0	\$0	\$0
3	Education Development Charge Revenue (Residential)	8.715 per unit	\$48,893,838	\$48,893,838	\$48,893,838	\$48,893,838	\$48,893,838	\$48,893,838	\$48,893,838	\$48,893,838	\$48,893,838	\$53,281,568	\$53,281,568	\$53,281,568	\$53,281,568	\$53,281,568
4	Education Development Charge Revenue (Non-Residential)	2.64 per sq.ft	\$8,989,667	\$8,989,667	\$8,989,667	\$8,989,667	\$8,989,667	\$8,989,667	\$8,989,667	\$8,989,667	\$8,989,667	\$8,989,667	\$8,989,667	\$8,989,667	\$8,989,667	\$8,989,667
5	Subtotal EDC Revenue (3 + 4)		\$57,883,504	\$57,883,504	\$57,883,504	\$57,883,504	\$57,883,504	\$57,883,504	\$57,883,504	\$57,883,504	\$57,883,504	\$62,271,234	\$62,271,234	\$62,271,234	\$62,271,234	\$62,271,234
6	Total Revenue (2 + 5)		\$103,883,504	\$57,883,504	\$116,883,504	\$57,883,504	\$57,883,504	\$164,383,504	\$90,383,504	\$57,883,504	\$113,271,234	\$68,271,234	\$62,271,234	\$70,771,234	\$62,271,234	\$62,271,234
<b>Education Development Charge Expenditures</b>																
7	Site Acquisition Costs (Escalation Rates Included) <sup>1</sup>		\$93,755,200	\$0	\$157,225,248	\$0	\$80,273,169	\$148,793,644	\$59,002,078	\$0	\$100,126,606	\$26,144,633	\$0	\$54,081,800	\$0	\$25,514,243
8	Site Preparation Costs (Escalation Rates Included) <sup>1</sup>		\$3,288,767	\$0	\$5,324,536	\$0	\$2,893,371	\$5,175,543	\$2,098,322	\$0	\$3,358,687	\$1,049,161	\$0	\$1,941,214	\$0	\$1,023,864
9	Projected Future Study Costs		\$150,000				\$150,000				\$150,000					
10	Long-Term Debt Costs		\$0	\$6,398,816	\$6,398,816	\$14,605,992	\$14,605,992	\$14,605,992	\$29,420,642	\$33,941,544	\$33,941,544	\$41,035,884	\$41,870,512	\$35,471,696	\$36,654,086	\$28,446,909
11	Total Expenditures (7 through 10)		\$97,193,967	\$6,398,816	\$168,948,600	\$14,605,992	\$97,922,532	\$168,575,179	\$90,521,042	\$33,941,544	\$137,426,837	\$68,379,678	\$41,870,512	\$91,494,710	\$36,654,086	\$54,985,016
<b>Cashflow Analysis:</b>																
12	Revenues Minus Expenditures (6 - 11)		\$6,689,537	\$51,484,689	-\$52,065,095	\$43,277,512	-\$40,039,028	-\$4,191,675	-\$137,538	\$23,941,960	-\$24,155,603	-\$108,443	\$20,400,723	-\$20,723,476	\$25,617,148	\$7,286,218
13	Opening Balance (previous year's closing balance)		\$0	-\$6,417,574	\$276,042	\$52,537,142	\$479,128	\$44,412,990	\$4,439,571	\$251,614	\$115,787	\$24,418,613	\$266,955	\$160,890	\$20,870,037	\$148,759
14	Subtotal (17 + 18)		\$0	\$271,963	\$51,760,731	\$472,047	\$43,756,640	\$4,373,962	\$247,896	\$114,076	\$24,057,747	\$263,010	\$158,512	\$20,561,613	\$146,561	\$25,765,907
15	Interest Earnings		\$4,079	\$776,411	\$7,081	\$656,350	\$65,609	\$3,718	\$1,711	\$360,866	\$3,945	\$2,378	\$308,424	\$2,198	\$386,489	\$501,579
16	Closing Balance (19 + 20)		-\$6,417,574	\$276,042	\$52,537,142	\$479,128	\$44,412,990	\$4,439,571	\$251,614	\$115,787	\$24,418,613	\$266,955	\$160,890	\$20,870,037	\$148,759	\$26,152,396

1 Land acquisition costs have been escalated by 2% compounded for the term of the by-law. Escalation rates for site preparation costs are also applied for the term of the by-law and are escalated by 4.25% compounded annually.

Long-Term Borrowing (Total of Line 2): \$309,500,000  
 Total Debt Payments (current \$, Line 10 + Outstanding Debt): \$430,529,016  
 Outstanding Debt At End Of Forecast (15 years): \$64,683,681  
 Outstanding Debt Will Be Fully Funded In: 2044



Table 5-10: HCDSB 15-Year Cashflow  
Regional Municipality of Halton EDC By-law

Halton Catholic District School Board  
Education Development Charge 2023  
15 Year Cash Flow Analysis

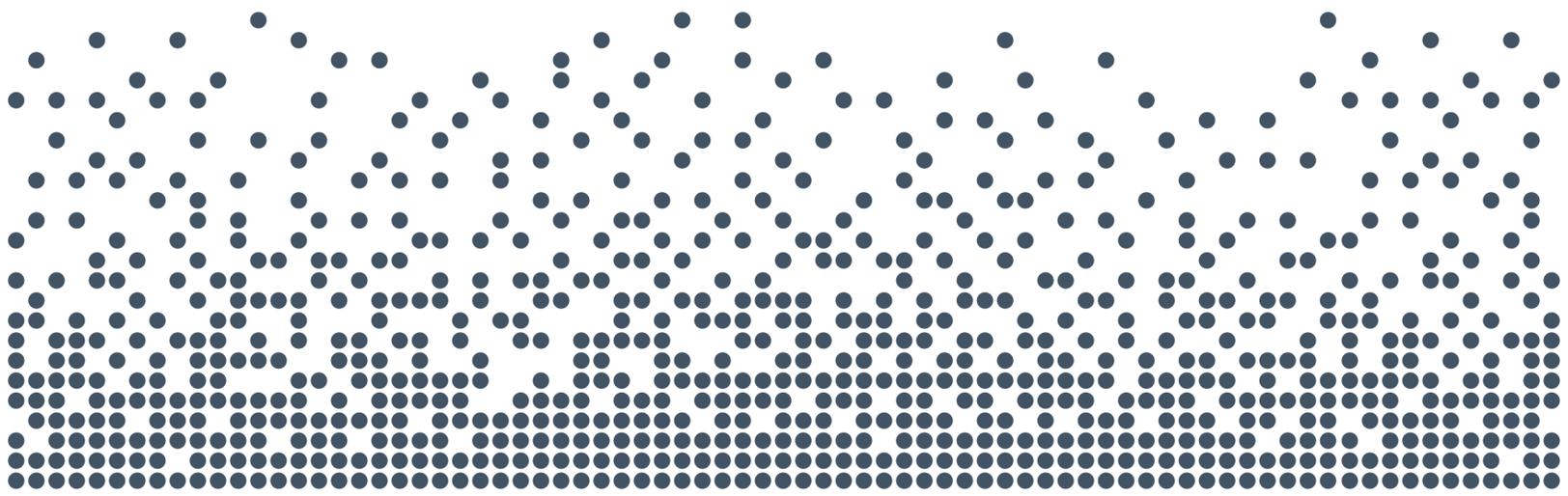
Cash Flow Assumptions	
A. Reserve Fund Interest Rate	1.50%
B. Borrowing Rate	6.50%
C. Borrowing Term (Years)	10

Range of Residential and Non-Residential Rates		
Non-res Share	Res Rate	Non-Res Rate
0%	\$6,015	\$0.00
5%	\$5,714	\$0.52
10%	\$5,413	\$1.03
15%	\$5,112	\$1.55
20%	\$4,812	\$2.06
25%	\$4,511	\$2.58
40%	\$3,609	\$4.12

		Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Year 6 2028/ 2029	Year 7 2029/ 2030	Year 8 2030/ 2031	Year 9 2031/ 2032	Year 10 2032/ 2033	Year 11 2033/ 2034	Year 12 2034/ 2035	Year 13 2035/ 2036	Year 14 2036/ 2037	Year 15 2037/ 2038
<b>Projected Revenues</b>																
1 Long Term Financing		\$64,500,000	\$2,500,000	\$3,000,000	\$0	\$0	\$0	\$84,000,000	\$17,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2 Subtotal Financing		\$64,500,000	\$2,500,000	\$3,000,000	\$0	\$0	\$0	\$84,000,000	\$17,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3 Education Development Charge Revenue (Residential)	5.112 per unit	\$28,683,005	\$28,683,005	\$28,683,005	\$28,683,005	\$28,683,005	\$28,683,005	\$28,683,005	\$28,683,005	\$31,257,017	\$31,257,017	\$31,257,017	\$31,257,017	\$31,257,017	\$31,257,017	\$31,257,017
4 Education Development Charge Revenue (Non-Residential)	1.55 per sq.ft	\$5,273,684	\$5,273,684	\$5,273,684	\$5,273,684	\$5,273,684	\$5,273,684	\$5,273,684	\$5,273,684	\$5,273,684	\$5,273,684	\$5,273,684	\$5,273,684	\$5,273,684	\$5,273,684	\$5,273,684
5 Subtotal EDC Revenue (3 + 4)		\$33,956,690	\$33,956,690	\$33,956,690	\$33,956,690	\$33,956,690	\$33,956,690	\$33,956,690	\$33,956,690	\$36,530,701	\$36,530,701	\$36,530,701	\$36,530,701	\$36,530,701	\$36,530,701	\$36,530,701
6 Total Revenue (2 + 5)		\$98,456,690	\$36,456,690	\$36,956,690	\$33,956,690	\$33,956,690	\$33,956,690	\$117,956,690	\$50,956,690	\$36,530,701	\$36,530,701	\$36,530,701	\$36,530,701	\$36,530,701	\$36,530,701	\$36,530,701
<b>Education Development Charge Expenditures</b>																
7 Site acquisition costs (Escalation Rates Included) <sup>1</sup>		\$18,200,000	\$26,413,920	\$27,092,016	\$0	\$22,427,994	\$39,658,582	\$112,739,237	\$28,673,597	\$0	\$22,876,554	\$0	\$0	\$36,201,937	\$0	\$32,968,148
8 Site preparation costs (Escalation Rates Included) <sup>1</sup>		\$955,603	\$1,105,878	\$810,256	\$0	\$880,591	\$1,442,597	\$4,383,930	\$915,568	\$0	\$918,016	\$0	\$0	\$1,343,505	\$0	\$1,322,983
9 Projected Future Study Costs		\$100,000				\$100,000					\$100,000					
10 Long Term Debt Costs		\$0	\$8,972,253	\$9,320,014	\$9,737,328	\$9,737,328	\$9,737,328	\$9,737,328	\$21,422,122	\$23,786,902	\$23,786,902	\$23,786,902	\$14,814,649	\$14,466,888	\$14,049,574	\$14,049,574
11 Total Expenditures (7 through 10)		\$19,255,603	\$36,492,051	\$37,222,286	\$9,737,328	\$33,145,913	\$50,838,507	\$126,860,495	\$51,011,287	\$23,786,902	\$47,681,472	\$23,786,902	\$14,814,649	\$52,012,330	\$14,049,574	\$48,340,705
<b>Cashflow Analysis:</b>																
12 Revenues Minus Expenditures (6 -11)		\$79,201,087	-\$35,361	-\$265,597	\$24,219,361	\$810,776	-\$16,881,818	-\$8,903,806	-\$54,598	\$12,743,799	-\$11,150,771	\$12,743,799	\$21,716,051	-\$15,481,629	\$22,481,127	-\$11,810,004
13 Opening Balance (previous year's closing balance)		\$0	-\$78,868,491	\$337,585	\$306,757	\$41,777	\$24,625,055	\$25,817,368	\$9,069,583	\$168,264	\$115,371	\$13,052,058	\$1,929,806	\$14,893,709	\$37,158,906	\$22,002,436
14 Sub total (17 + 18)		\$0	\$332,596	\$302,224	\$41,160	\$24,261,138	\$25,435,831	\$8,935,550	\$165,777	\$113,666	\$12,859,170	\$1,901,287	\$14,673,605	\$36,609,760	\$21,677,277	\$44,483,563
15 Interest Earnings		\$4,989	\$4,533	\$617	\$363,917	\$381,537	\$134,033	\$2,487	\$1,705	\$192,888	\$28,519	\$220,104	\$549,146	\$325,159	\$667,253	\$500,112
16 Closing Balance (19 + 20)		-\$78,868,491	\$337,585	\$306,757	\$41,777	\$24,625,055	\$25,817,368	\$9,069,583	\$168,264	\$115,371	\$13,052,058	\$1,929,806	\$14,893,709	\$37,158,906	\$22,002,436	\$45,150,816

1 Land acquisition costs have been escalated by 2% compounded for the term of the bylaw. Escalation rates for site preparation costs are also applied for the term of the bylaw and are escalated by 4.25% compounded annually.

Long Term Borrowing (Total of Line 3): \$171,000,000  
Short Term Borrowing (Total of Line 4): \$0  
Total Debt Payments (current \$, Total of Lines 13 & 14 + Outstanding Debt): \$237,869,020  
Outstanding Debt At End Of Forecast(15 years): \$30,463,927  
Outstanding Debt Will Be Fully Funded In: 2040



# Appendices



# Appendix A

## Education Development Charges Ministry of Education Forms Submission



# Appendix A: Education Development Charges Ministry of Education Forms Submission

The Ministry of Education has prepared a set of standard forms that are required to form part of the EDC Background Study. The forms are used by the Ministry to review the EDC analysis and are standardized so that information is presented in a consistent manner for all school boards. The forms for each School Board's EDC analysis are found in this appendix. In addition, a description of each form and its purpose can be found below.

## **FORM A1 AND A2**

This form is used to determine whether a school board is eligible to impose EDCs. The A1 section of the form includes the board's approved OTG capacity for each panel and the projected five-year enrolment. If the average five-year projected enrolment is greater than the board's OTG capacity (on either panel), the school board is eligible to impose EDCs. The A2 section of the form deals with any outstanding EDC financial obligations. The form highlights any outstanding principal less the existing reserve fund balance. A positive financial obligation results in a board being eligible to impose future EDCs.

## **FORM B**

Form B outlines the dwelling unit forecast that was used in the EDC analysis. The forecast is provided by EDC review area and by year for low-, medium- and high-density types of development.

## **FORM C**

This form provides the net new dwelling units that are requirement of the EDC analysis. Due to certain statutory exemptions (intensification) that were discussed earlier in this report, a certain percentage of units are removed from the forecast to determine the "net new units."

## **FORM D**

This form provides the non-residential forecast of gross floor area in square feet over the next 15 years. In addition to providing the total projected square footage, this form



also includes an estimate as to the amount of square footage that is exempt from the forecast. Similar to the residential forecast, because of certain statutory exemptions, an assumption must be made regarding square footage that is excluded from the final EDC forecast.

## **FORM E**

Form E provides the total number of growth-related pupils by EDC review area. The form includes the net number of units, associated pupil yields and the number of pupils by density type for both the elementary and secondary panels. The bottom of the form provides the total number of growth-related pupils less any existing available space to determine the total “net” growth-related pupils.

## **FORM F**

These forms provide the total “net” growth-related pupil places on a review area basis. Each form provides a projection of the existing community enrolment by school for each of the 15 years in the EDC forecast as well as their current OTG capacities. In addition, the total projected enrolment expected from new development is provided for the total review area. The total requirements from new development less any available existing space are the net growth-related pupil places for that review area.

## **FORM G**

Form G highlights the EDC-eligible sites that the board is proposing to purchase. Each site listing includes information on location, status, proposed school size and site size. The form also provides information on what percentage of each site is EDC eligible based on eligible pupil places as a percentage of the total proposed capacity of the school. In addition to providing site and eligibility information, Form G is noteworthy because it includes the translation from site requirements to site costs. On a site-by-site basis, the form highlights the expected per acre acquisition costs, site development costs as well as associated escalation and financing costs.

## **FORM H1 or H2**

These forms outline the EDC calculation – Form H1 is used for a uniform EDC rate and Form H2 is used if the board is proposing a differentiated EDC rate. This EDC analysis assumes a uniform rate and includes Form H1. This form includes all relevant



information needed to calculate the final EDC. The total education land costs (derived from Form G) are added to any existing EDC financial obligations (Form A2) and study costs, to determine the growth-related net education land costs for which EDCs may be collected. These costs must then be allocated to the proposed residential and non-residential splits. The amount determined to be borne by residential development (between 60% and 100%) is divided by the total net new units to determine a residential charge by unit.



**Halton District School Board**  
**Education Development Charge Forms Submission**  
**Regional Municipality of Halton**

**Halton District School Board  
 Education Development Charges Submission 2023  
 Form A - Eligibility to Impose an EDC**

**A.1.1: CAPACITY TRIGGER CALCULATION - ELEMENTARY PANEL**

Elementary Panel Board-Wide EDC Capacity	Projected Elementary Panel Enrolment						Elementary Average Projected Enrolment Less Capacity
	Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Average Projected Enrolment Over Five Years	
47,571.0	46,485	47,432	47,906	48,490	49,231	47,909	338

**A.1.2: CAPACITY TRIGGER CALCULATION - SECONDARY PANEL**

Secondary Panel Board-Wide EDC Capacity	Projected Secondary Panel Enrolment						Secondary Average Projected Enrolment Less Capacity
	Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Average Projected Enrolment Over Five Years	
18,882.0	21,665	21,785	21,667	21,538	21,564	21,644	2,762

**A.2: EDC FINANCIAL OBLIGATIONS**

Total Outstanding EDC Financial Obligations (Reserve Fund Balance):	-\$ 6,417,574
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**Halton District School Board  
Education Development Charges Submission 2023  
Form C - Net New Dwelling Units - By-Law Summary**

<b>Municipality</b>	<b>Number of Units</b>
Burlington	17,182
Oakville	33,591
Halton Hills	8,240
Milton	29,824

<b>Grand Total Gross New Units In By-Law Area</b>	<b>88,837</b>
<b>Less: Developers Agreement Exempt Units In By-Law Area</b>	
<b>Less: Statutorily Exempt Units In By-Law Area</b>	<b>1,155</b>
<b>Total Net New Units In By-Law Area</b>	<b>87,682</b>

**Halton District School Board  
 Education Development Charges Submission 2023  
 Form D - Non-Residential Development**

**D1 - Non-Residential Charge Based On Gross Floor Area (sq. ft.)**

<b>Total Estimated Non-Residential Board-Determined Gross Floor Area to be Constructed Over 15 Years From Date of By-Law Passage:</b>	<b>77,098,200</b>
<b>Less: Board-Determined Gross Floor Area From Exempt Development:</b>	<b>25,928,040</b>
<b>Net Estimated Board-Determined Gross Floor Area:</b>	<b>51,170,160</b>

**D2 - Non-Residential Charge Based On Declared Value**

<b>Total Estimated Declared Value of Non Residential Development to be Constructed Over 15 Years From Date of By-Law Passage:</b>	\$ 77,098,200
<b>Less: Declared Value of Exempt Development:</b>	\$ 25,928,040
<b>Net Estimated Declared Value:</b>	\$ 51,170,160

Halton District School Board  
 Education Development Charges Submission 2023  
 Form E - Growth Related Pupils - Elementary Panel

Form E - Growth Related Pupils - Secondary Panel

Municipality	Dwelling Unit Type	Net New Units	Elementary Pupil Yield	Elementary Growth-Related Pupils
Burlington	Low Density	1,371	0.390	534
	Medium Density	1,687	0.192	324
	High Density	14,030	0.058	811
	Total	17,088	0.098	1,669
Oakville	Low Density	7,494	0.469	3,518
	Medium Density	5,088	0.361	1,838
	High Density	20,726	0.067	1,389
	Total	33,308	0.203	6,746
Halton Hills	Low Density	2,877	0.420	1,208
	Medium Density	2,629	0.217	571
	High Density	2,588	0.054	138
	Total	8,094	0.237	1,917
Milton	Low Density	10,397	0.406	4,225
	Medium Density	11,391	0.304	3,467
	High Density	7,403	0.076	565
	Total	29,191	0.283	8,257
<b>SUBTOTAL:</b>				<b>18,589</b>
<b>LESS: Available Pupil Places:</b>				<b>4,578</b>
<b>NET GROWTH RELATED PUPILS:</b>				<b>14,012</b>

Municipality	Dwelling Unit Type	Net New Units	Secondary Pupil Yield	Secondary Growth-Related Pupils
Burlington	Low Density	1,371	0.143	196
	Medium Density	1,687	0.079	134
	High Density	14,030	0.026	365
	Total	17,088	0.041	695
Oakville	Low Density	7,494	0.225	1,689
	Medium Density	5,088	0.120	609
	High Density	20,726	0.032	654
	Total	33,308	0.089	2,952
Halton Hills	Low Density	2,877	0.134	386
	Medium Density	2,629	0.078	206
	High Density	2,588	0.024	63
	Total	8,094	0.081	656
Milton	Low Density	10,397	0.161	1,669
	Medium Density	11,391	0.081	928
	High Density	7,403	0.026	195
	Total	29,191	0.096	2,791
<b>SUBTOTAL:</b>				<b>7,094</b>
<b>LESS: Available Pupil Places:</b>				<b>1,801</b>
<b>NET GROWTH RELATED PUPILS:</b>				<b>5,293</b>

Halton District School Board  
 Education Development Charges Submission 2023  
 Form F - Growth Related Pupil Place Requirements

Panel: Elementary Panel

Review Area: ERA101 Aldershot, Parkway Belt, & Downtown Burlington

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2022/2023	15 Year Projections (Assumes Full Day JK/SK)														
				Year 1 2023/2024	Year 2 2024/2025	Year 3 2025/2026	Year 4 2026/2027	Year 5 2027/2028	Year 6 2028/2029	Year 7 2029/2030	Year 8 2030/2031	Year 9 2031/2032	Year 10 2032/2033	Year 11 2033/2034	Year 12 2034/2035	Year 13 2035/2036	Year 14 2036/2037	Year 15 2037/2038
Aldershot HS (Elem Component)	345	0	224	223	261	274	279	291	285	283	270	271	272	265	263	264	261	257
Burlington Central HS (Elem Component)	368	0	247	227	217	208	199	214	230	217	198	209	228	233	221	220	217	212
Central PS	409	0	351	348	335	351	355	352	345	345	349	352	361	357	352	349	347	345
Glenview PS	366	3	448	467	464	468	464	470	459	458	455	458	465	470	473	475	478	480
Kings Road PS	340	0	296	311	314	300	269	261	258	253	246	232	221	219	217	216	214	214
Lakeshore PS	328	0	187	182	181	177	174	173	176	179	177	177	172	169	165	162	160	160
Maplehurst PS	519	0	337	330	318	325	336	331	329	328	334	336	334	328	322	317	313	310
Tom Thomson PS	242	7	370	387	405	411	418	432	419	423	420	411	380	375	370	366	363	360
TOTAL:	2,917.0	10	2,460	2,476	2,495	2,516	2,494	2,524	2,501	2,485	2,450	2,447	2,438	2,420	2,387	2,371	2,356	2,338
AVAILABLE PUPIL PLACES:																		579

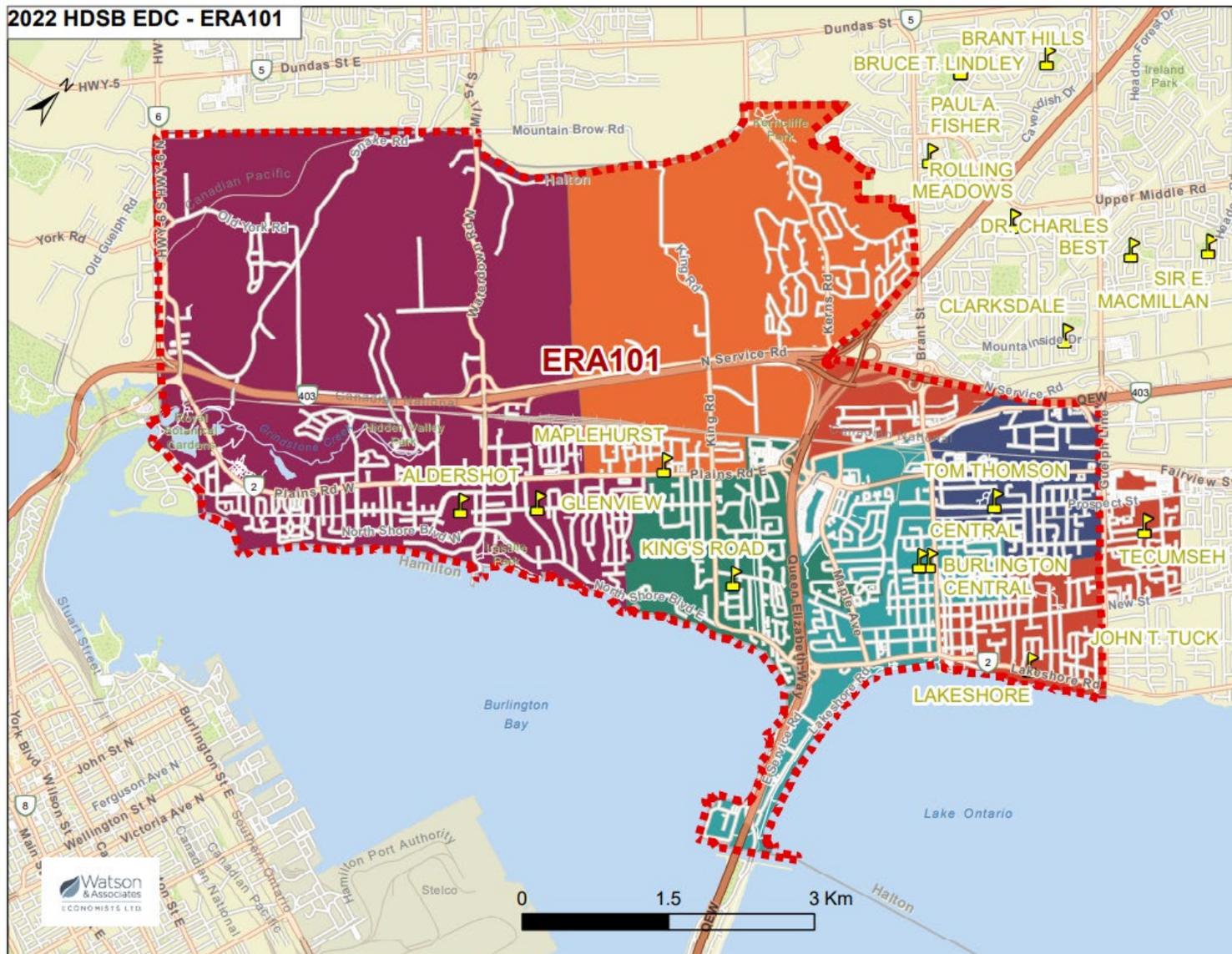
REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

	15 Year Projections (Assumes Full Day JK/SK)														
	Year 1 2023/2024	Year 2 2024/2025	Year 3 2025/2026	Year 4 2026/2027	Year 5 2027/2028	Year 6 2028/2029	Year 7 2029/2030	Year 8 2030/2031	Year 9 2031/2032	Year 10 2032/2033	Year 11 2033/2034	Year 12 2034/2035	Year 13 2035/2036	Year 14 2036/2037	Year 15 2037/2038
	65	129	194	259	323	377	431	485	544	603	656	709	762	816	870

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1	Requirements of New Development (Pupil Places)	870
2	Available Pupil Places in Existing Facilities	579
3	Net Growth-Related Pupil Place Requirements (1-2)	291

NOTES



Review Area:

ERA102

South QEW Between Guelph & Burloak

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2022/ 2023	15 Year Projections (Assumes Full Day JK/SK)														
				Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Year 6 2028/ 2029	Year 7 2029/ 2030	Year 8 2030/ 2031	Year 9 2031/ 2032	Year 10 2032/ 2033	Year 11 2033/ 2034	Year 12 2034/ 2035	Year 13 2035/ 2036	Year 14 2036/ 2037	Year 15 2037/ 2038
Frontenac PS	666	0	586	580	586	547	564	555	560	547	529	545	551	543	517	510	512	510
John T Tuck PS	541	5	649	611	622	612	609	622	632	622	626	634	653	666	659	661	662	662
Makwendam PS (formerly Ryerson PS)	541	0	253	263	275	278	269	261	250	247	234	224	217	215	212	209	208	207
Mohawk Gardens PS	473	0	328	328	341	346	337	332	322	320	317	305	291	285	281	278	275	274
Pauline Johnson PS	242	4	245	246	258	261	254	248	239	241	233	224	213	208	208	208	206	204
Pineland PS	651	0	429	414	414	401	384	372	362	375	368	354	349	343	337	332	326	320
Tecumseh PS	462	0	341	346	350	357	378	388	392	382	366	376	365	356	353	351	344	340
TOTAL:	3,576.0	9	2,831	2,790	2,847	2,801	2,796	2,778	2,757	2,733	2,673	2,663	2,639	2,616	2,567	2,547	2,532	2,516
AVAILABLE PUPIL PLACES:																		1,060

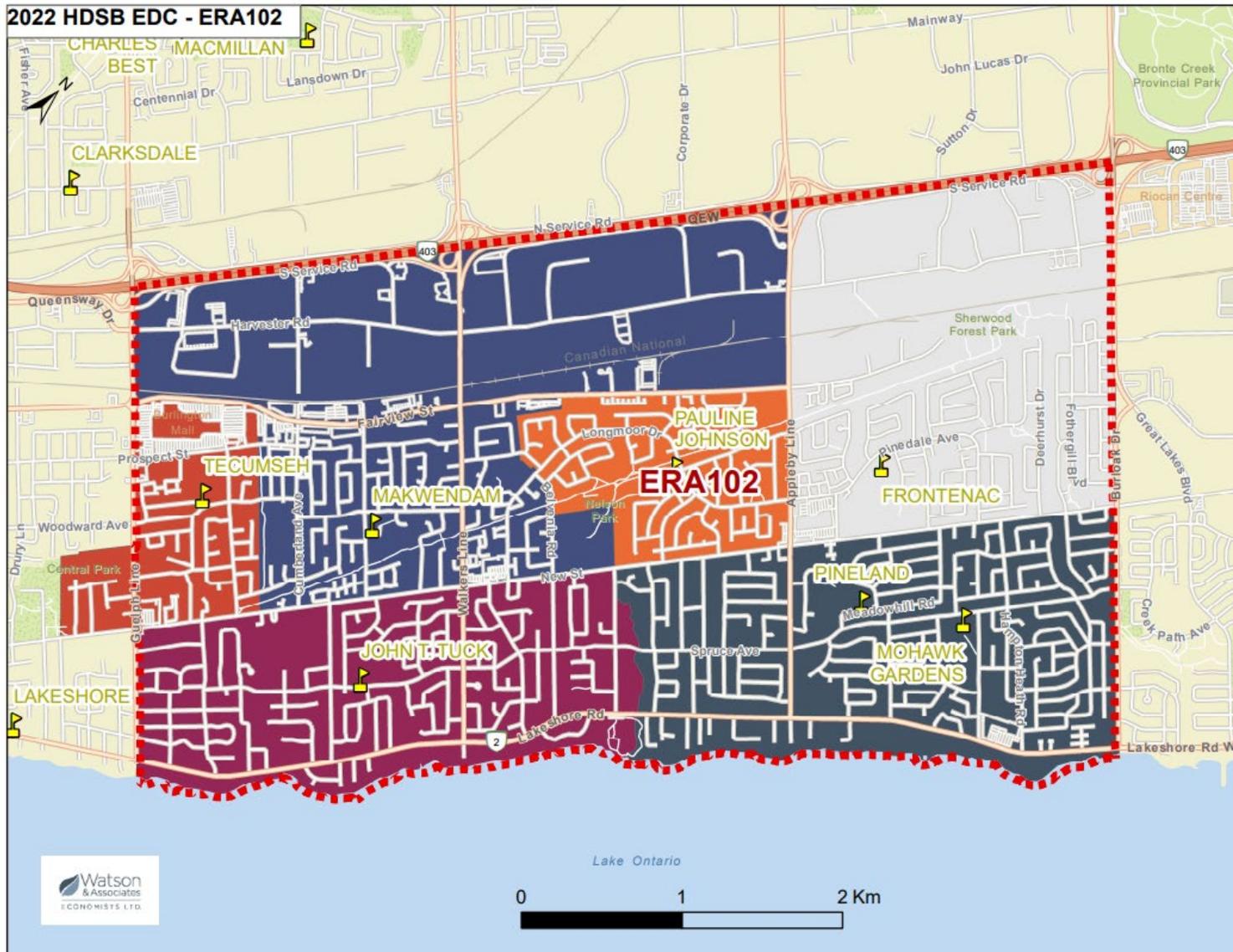
REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

	15 Year Projections (Assumes Full Day JK/SK)														
	Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Year 6 2028/ 2029	Year 7 2029/ 2030	Year 8 2030/ 2031	Year 9 2031/ 2032	Year 10 2032/ 2033	Year 11 2033/ 2034	Year 12 2034/ 2035	Year 13 2035/ 2036	Year 14 2036/ 2037	Year 15 2037/ 2038
	20	39	59	78	98	113	128	143	162	180	197	213	230	246	262

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	262
2 Available Pupil Places in Existing Facilities	1060
3 Net Growth-Related Pupil Place Requirements (1-2)	0

NOTES



Review Area:

**ERA103**      **Brant Hills, Headon Forest, Tyandaga, Mounainside, & Palmer**

**REQUIREMENTS OF EXISTING COMMUNITY**

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2022/2023	15 Year Projections (Assumes Full Day JK/SK)																
				Year 1 2023/2024	Year 2 2024/2025	Year 3 2025/2026	Year 4 2026/2027	Year 5 2027/2028	Year 6 2028/2029	Year 7 2029/2030	Year 8 2030/2031	Year 9 2031/2032	Year 10 2032/2033	Year 11 2033/2034	Year 12 2034/2035	Year 13 2035/2036	Year 14 2036/2037	Year 15 2037/2038		
Brant Hills PS	340	0	305	313	313	318	326	325	339	340	336	332	331	316	307	311	313	310		
Bruce T Lindley PS	354	0	323	327	339	335	326	326	319	317	307	302	295	300	305	302	301	301		
C H Norton PS	583	0	485	482	489	488	493	490	492	489	479	478	483	479	472	469	465	463		
Clarksdale PS	553	0	419	432	456	460	464	461	449	428	409	402	378	380	382	384	385	385		
Dr Charles Best PS	297	0	218	213	211	227	224	219	224	227	234	237	237	234	230	228	227	226		
Paul A Fisher PS	305	1	305	322	324	323	332	327	327	317	322	315	318	318	316	317	317	317		
Rolling Meadows PS	584	0	437	412	388	392	390	399	420	429	441	424	436	435	410	406	405	404		
Sir Ernest Macmillan PS	415	0	296	302	310	291	306	316	334	325	311	310	312	320	320	322	321	318		
Less Students Holding Here For Alton Village (ERA104)			62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62		
<b>TOTAL:</b>	<b>3,431.0</b>	<b>1</b>	<b>2,726</b>	<b>2,741</b>	<b>2,768</b>	<b>2,774</b>	<b>2,799</b>	<b>2,802</b>	<b>2,841</b>	<b>2,810</b>	<b>2,776</b>	<b>2,738</b>	<b>2,728</b>	<b>2,719</b>	<b>2,681</b>	<b>2,677</b>	<b>2,672</b>	<b>2,662</b>		
<b>AVAILABLE PUPIL PLACES:</b>																		<b>769</b>		

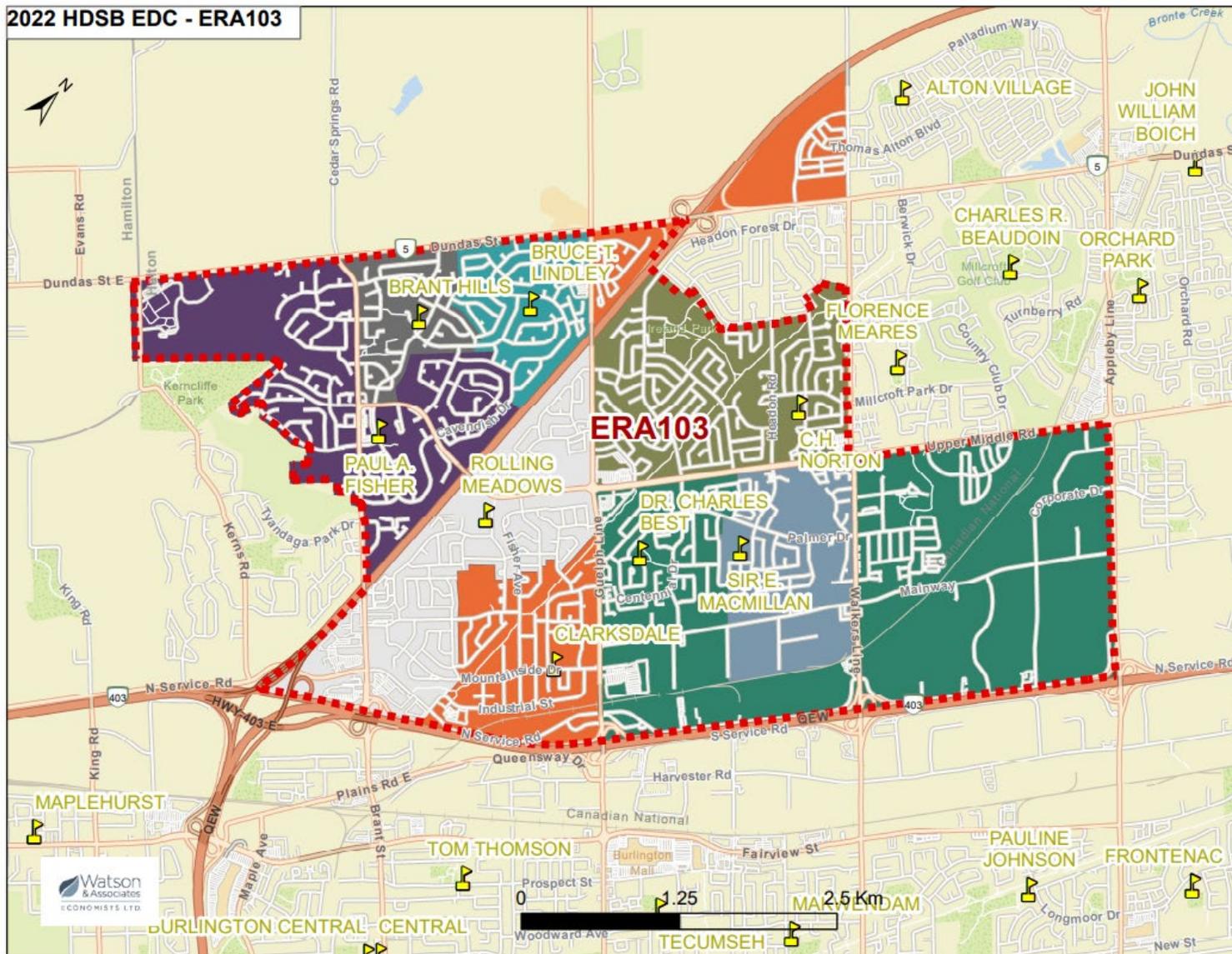
**REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)**

	15 Year Projections (Assumes Full Day JK/SK)																
	Year 1 2023/2024	Year 2 2024/2025	Year 3 2025/2026	Year 4 2026/2027	Year 5 2027/2028	Year 6 2028/2029	Year 7 2029/2030	Year 8 2030/2031	Year 9 2031/2032	Year 10 2032/2033	Year 11 2033/2034	Year 12 2034/2035	Year 13 2035/2036	Year 14 2036/2037	Year 15 2037/2038		
	11	22	32	43	54	64	74	85	94	103	111	119	128	136	144		

**CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS**

1	Requirements of New Development (Pupil Places)	144
2	Available Pupil Places in Existing Facilities	769
3	Net Growth-Related Pupil Place Requirements (1-2)	0

**NOTES**



Review Area:

**ERA104**

**North Milcroft, Orchard, Alton, and Rural Burlington, Rural Milton West, and Boyne**

**REQUIREMENTS OF EXISTING COMMUNITY**

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2022/ 2023	15 Year Projections (Assumes Full Day JK/SK)															
				Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Year 6 2028/ 2029	Year 7 2029/ 2030	Year 8 2030/ 2031	Year 9 2031/ 2032	Year 10 2032/ 2033	Year 11 2033/ 2034	Year 12 2034/ 2035	Year 13 2035/ 2036	Year 14 2036/ 2037	Year 15 2037/ 2038	
Alexander's PS	645	3	502	466	433	409	379	359	346	343	332	335	328	321	332	331	332	331	
Alton Village PS	838	0	1,004	969	894	845	777	734	694	663	631	605	612	630	650	670	688	705	
Charles R. Beaudoin PS	722	0	612	592	599	576	559	537	530	520	502	474	446	444	434	443	456	450	
Florence Meares PS	645	10	579	581	591	572	572	563	568	563	564	560	562	552	546	542	539	537	
John William Boich PS	717	0	664	633	625	602	598	568	562	576	574	573	586	594	602	607	612	618	
Kilbride PS	363	1	265	261	269	249	234	235	233	226	225	224	220	209	204	209	215	211	
Orchard Park PS	544	0	485	475	463	454	420	393	356	347	335	314	298	287	281	289	297	294	
Plus Students Holding In ERA103 For Alton Village			62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	
<b>TOTAL:</b>	<b>4,474.0</b>	<b>14</b>	<b>4,173</b>	<b>4,039</b>	<b>3,936</b>	<b>3,770</b>	<b>3,602</b>	<b>3,451</b>	<b>3,350</b>	<b>3,300</b>	<b>3,225</b>	<b>3,146</b>	<b>3,115</b>	<b>3,100</b>	<b>3,111</b>	<b>3,154</b>	<b>3,201</b>	<b>3,209</b>	
<b>AVAILABLE PUPIL PLACES:</b>																		<b>1,265</b>	

**REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)**

	15 Year Projections (Assumes Full Day JK/SK)															
	Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Year 6 2028/ 2029	Year 7 2029/ 2030	Year 8 2030/ 2031	Year 9 2031/ 2032	Year 10 2032/ 2033	Year 11 2033/ 2034	Year 12 2034/ 2035	Year 13 2035/ 2036	Year 14 2036/ 2037	Year 15 2037/ 2038	
	28	56	84	111	139	176	213	249	275	300	322	345	367	380	393	

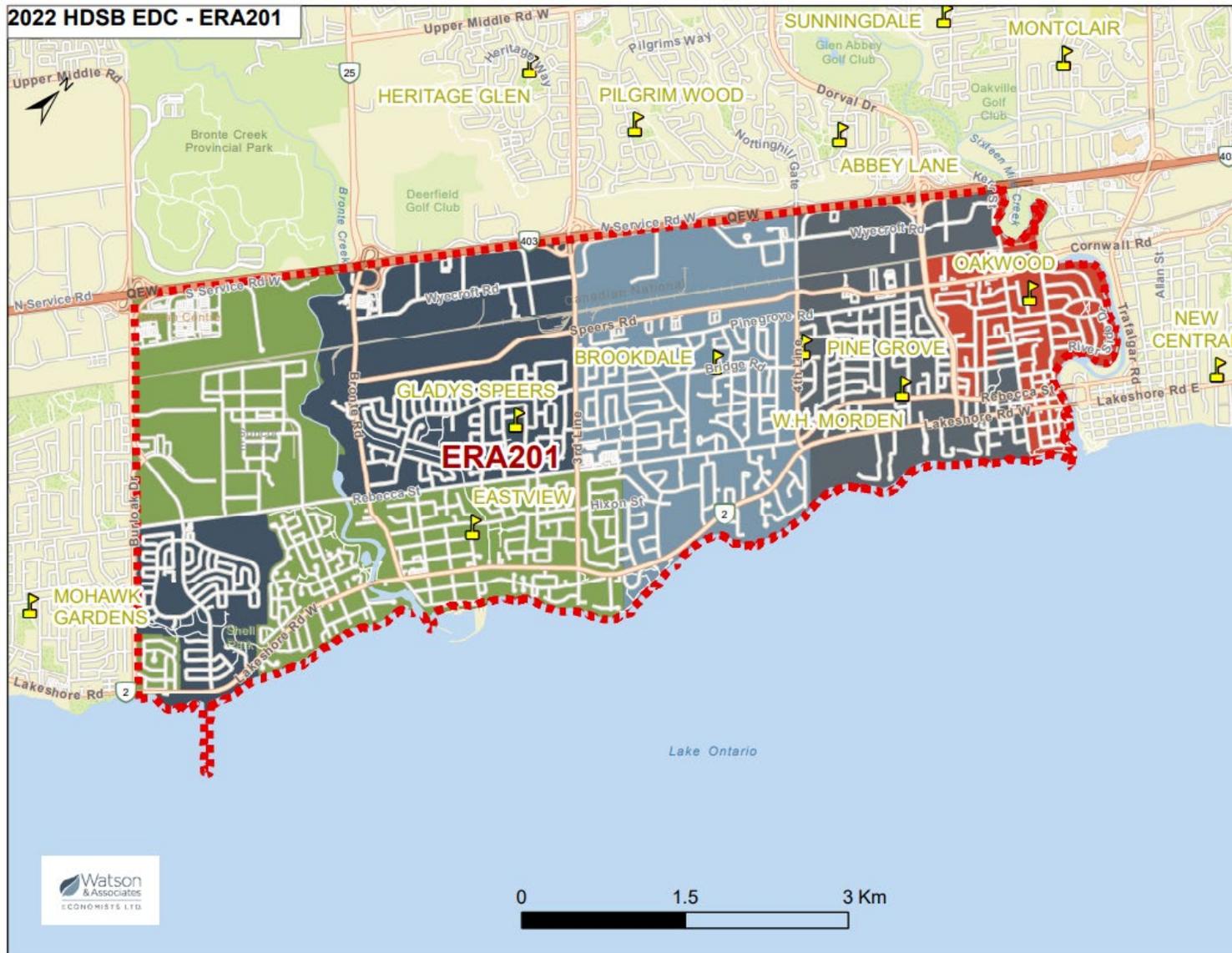
**CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS**

1	Requirements of New Development (Pupil Places)	393
2	Available Pupil Places in Existing Facilities	1,265
3	Net Growth-Related Pupil Place Requirements (1-2)	0

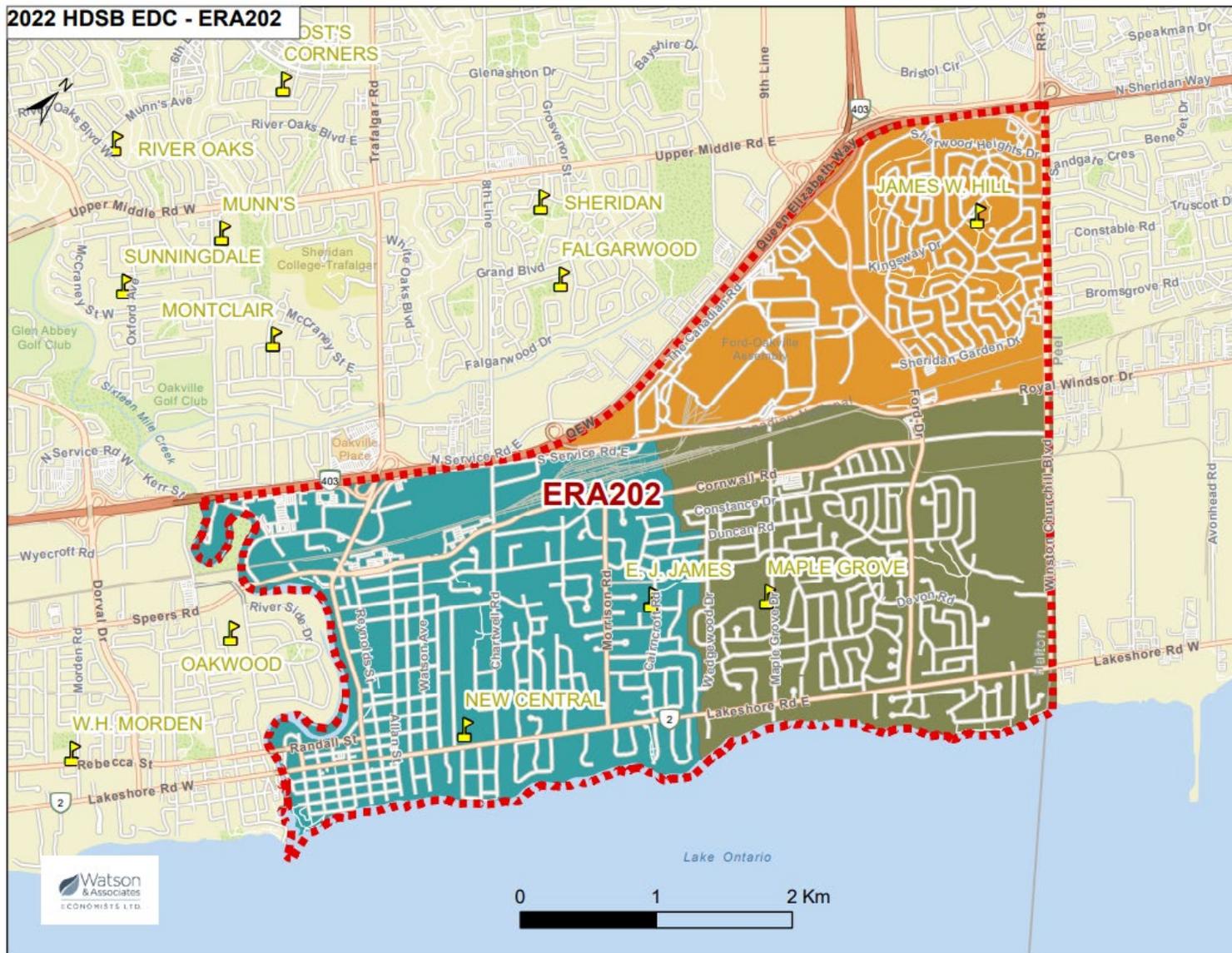
**NOTES**











Review Area:

ERA203

South Oak Trails, South Dundas & East Third Line

**REQUIREMENTS OF EXISTING COMMUNITY**

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2022/2023	15 Year Projection of Average Daily Enrolments														
				Year 1 2023/2024	Year 2 2024/2025	Year 3 2025/2026	Year 4 2026/2027	Year 5 2027/2028	Year 6 2028/2029	Year 7 2029/2030	Year 8 2030/2031	Year 9 2031/2032	Year 10 2032/2033	Year 11 2033/2034	Year 12 2034/2035	Year 13 2035/2036	Year 14 2036/2037	Year 15 2037/2038
Abbey Lane PS	441	6	272	264	268	251	243	244	233	239	240	240	231	234	232	236	235	234
Forest Trail P.S.	708	2	520	511	517	502	491	483	446	428	420	408	408	407	406	405	404	403
Heritage Glen PS	780	0	677	665	657	626	611	598	590	573	524	484	488	486	472	484	482	482
Pilgrim Wood PS	731	0	868	854	856	831	824	830	816	801	768	764	747	756	645	639	616	604
West Oak PS	666	0	768	723	683	656	637	613	598	570	545	534	514	519	524	522	522	521
TOTAL:	3,326.0	8	3,105	3,018	2,981	2,866	2,807	2,768	2,682	2,612	2,498	2,430	2,387	2,403	2,280	2,286	2,259	2,244
AVAILABLE PUPIL PLACES:																		1,082

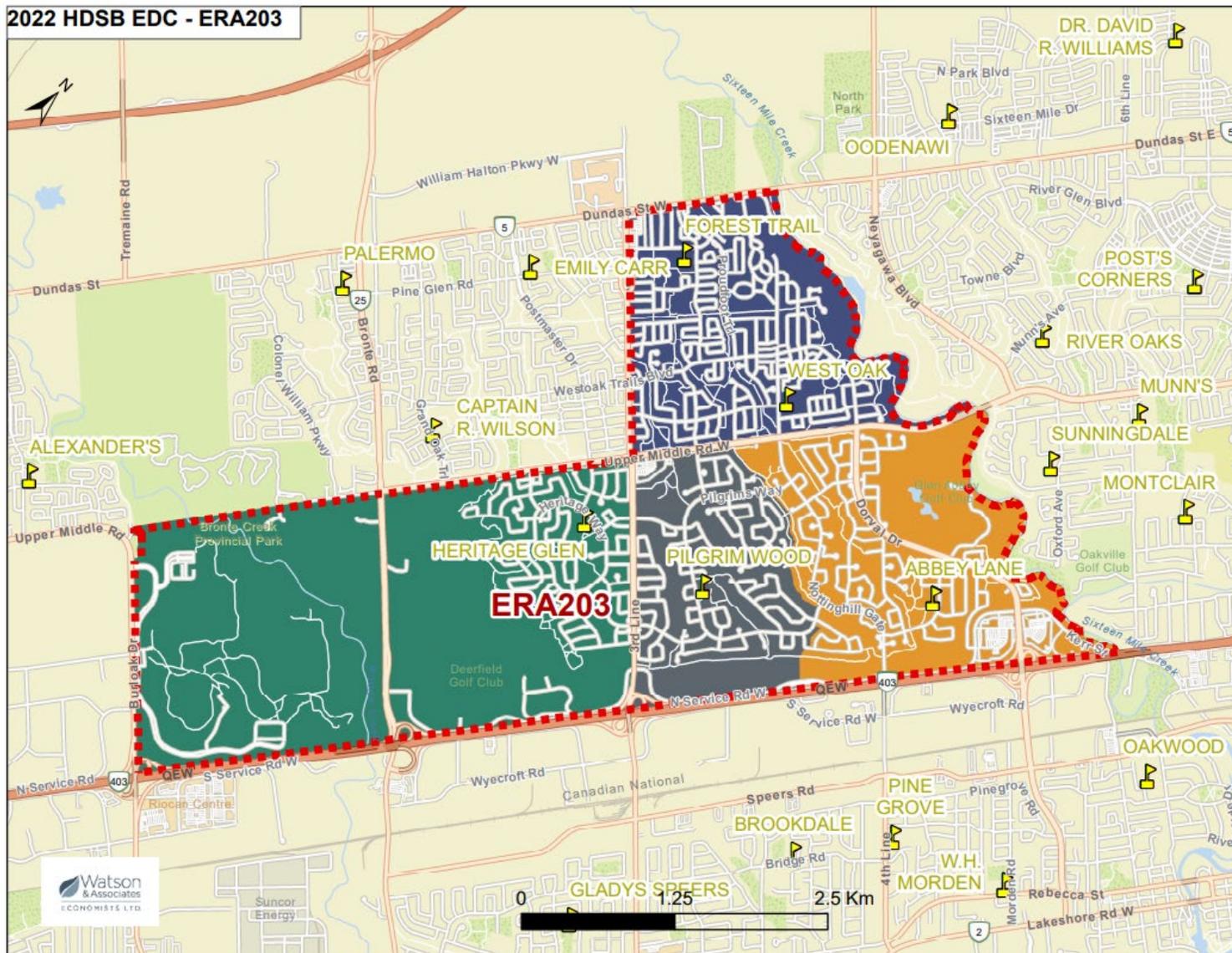
**REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)**

	15 Year Projection of Average Daily Enrolments														
	Year 1 2023/2024	Year 2 2024/2025	Year 3 2025/2026	Year 4 2026/2027	Year 5 2027/2028	Year 6 2028/2029	Year 7 2029/2030	Year 8 2030/2031	Year 9 2031/2032	Year 10 2032/2033	Year 11 2033/2034	Year 12 2034/2035	Year 13 2035/2036	Year 14 2036/2037	Year 15 2037/2038
	25	50	75	99	124	150	176	202	215	229	241	253	266	277	288

**CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS**

1	Requirements of New Development (Pupil Places)	288
2	Available Pupil Places in Existing Facilities	1082
3	Net Growth-Related Pupil Place Requirements (1-2)	0

**NOTES**



Review Area:

**ERA204**

**Ward 5 South Dundas**

**REQUIREMENTS OF EXISTING COMMUNITY**

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2022/2023	15 Year Projection of Average Daily Enrolments															
				Year 1 2023/2024	Year 2 2024/2025	Year 3 2025/2026	Year 4 2026/2027	Year 5 2027/2028	Year 6 2028/2029	Year 7 2029/2030	Year 8 2030/2031	Year 9 2031/2032	Year 10 2032/2033	Year 11 2033/2034	Year 12 2034/2035	Year 13 2035/2036	Year 14 2036/2037	Year 15 2037/2038	
Montclair PS	458	0	465	477	485	485	486	498	502	519	505	489	466	448	424	417	410	404	
Munns PS	492	1	433	427	433	430	439	452	473	481	479	479	479	480	480	480	479	480	
Post's Corners PS	600	0	871	885	895	904	895	879	857	846	835	845	860	855	858	861	867	871	
River Oaks PS	639	12	738	786	816	860	896	934	970	1,003	1,011	1,027	1,061	1,049	1,045	1,053	1,044	1,049	
Sunningdale PS	613	4	496	489	491	494	502	502	514	519	523	524	525	525	525	524	523	523	
Less Students Holding For North Oakville (ERA207)			349	355	363	366	368	374	373	374	377	376	376	376	376	376	376	376	
TOTAL:	2,802.0	17.0	2,654.0	2,709.2	2,756.6	2,806.7	2,850.3	2,891.3	2,943.2	2,994.0	2,976.6	2,989.5	3,016.1	2,981.1	2,954.6	2,959.3	2,947.4	2,950.5	
AVAILABLE PUPIL PLACES:																			

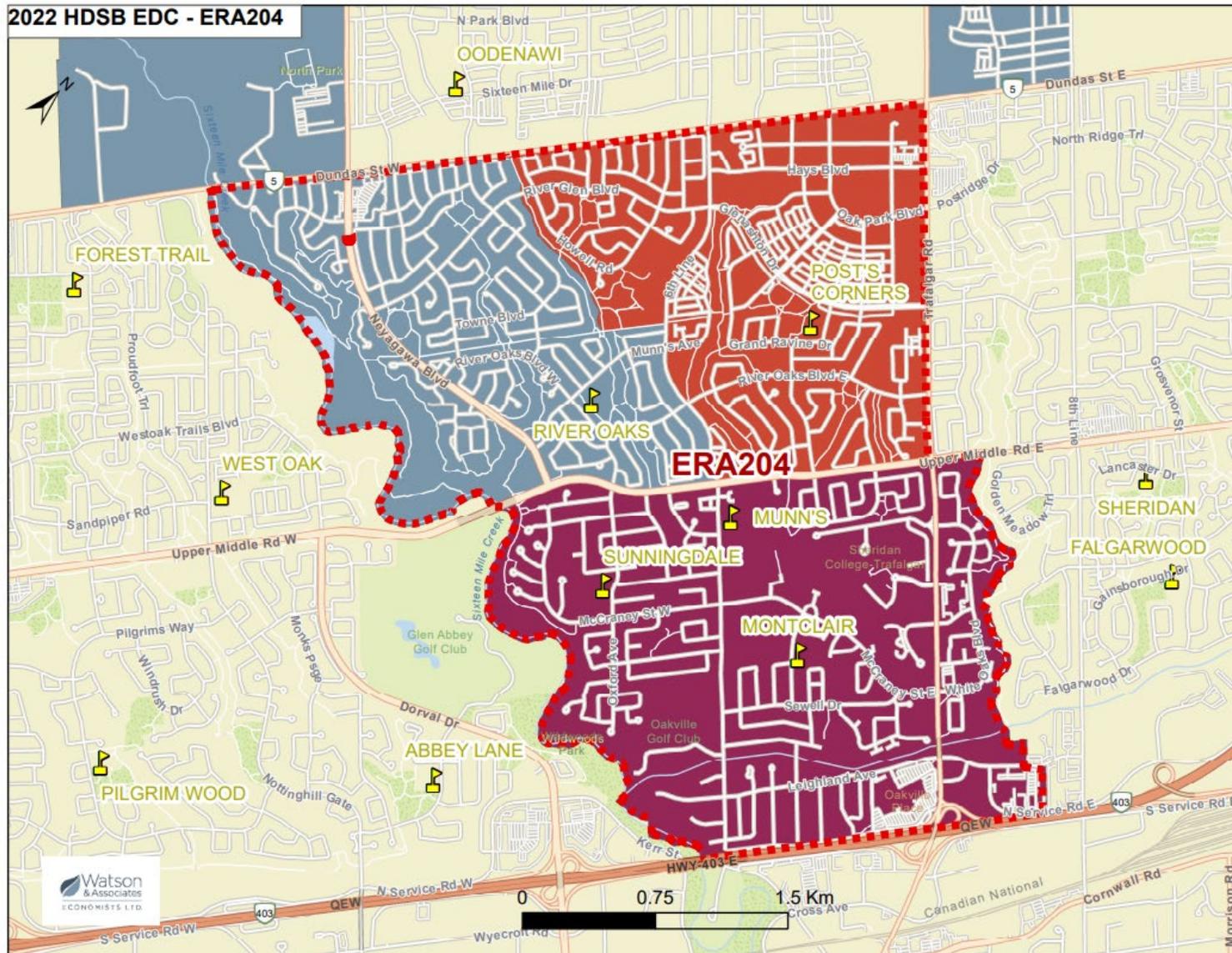
**REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)**

	15 Year Projection of Average Daily Enrolments														
	Year 1 2023/2024	Year 2 2024/2025	Year 3 2025/2026	Year 4 2026/2027	Year 5 2027/2028	Year 6 2028/2029	Year 7 2029/2030	Year 8 2030/2031	Year 9 2031/2032	Year 10 2032/2033	Year 11 2033/2034	Year 12 2034/2035	Year 13 2035/2036	Year 14 2036/2037	Year 15 2037/2038
	44	87	131	174	218	231	243	256	274	291	318	345	372	397	422

**CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS**

1	Requirements of New Development (Pupil Places)	422
2	Available Pupil Places in Existing Facilities	0
3	Net Growth-Related Pupil Place Requirements (1-2)	422

**NOTES**



Review Area:

**ERA205**

**Ward 6 Dundas**

**REQUIREMENTS OF EXISTING COMMUNITY**

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2022/2023	15 Year Projection of Average Daily Enrolments																
				Year 1 2023/2024	Year 2 2024/2025	Year 3 2025/2026	Year 4 2026/2027	Year 5 2027/2028	Year 6 2028/2029	Year 7 2029/2030	Year 8 2030/2031	Year 9 2031/2032	Year 10 2032/2033	Year 11 2033/2034	Year 12 2034/2035	Year 13 2035/2036	Year 14 2036/2037	Year 15 2037/2038		
Falgarwood PS	545	0	486	514	515	529	514	525	509	521	512	520	523	520	510	508	507	508		
Joshua Creek P.S.	806	1	896	849	826	812	800	802	768	773	772	767	781	804	823	829	832	837		
Sheridan PS	242	5	252	238	242	234	221	208	194	178	170	159	155	150	147	145	143	142		
Less Students Holding For North Oakville (ERA207)		-	52	- 52	- 52	- 52	- 52	- 52	- 52	- 52	- 52	- 52	- 52	- 52	- 52	- 52	- 52	- 52		
<b>TOTAL:</b>	<b>1,593.0</b>	<b>6</b>	<b>1,582</b>	<b>1,549</b>	<b>1,530</b>	<b>1,524</b>	<b>1,482</b>	<b>1,484</b>	<b>1,420</b>	<b>1,421</b>	<b>1,403</b>	<b>1,394</b>	<b>1,407</b>	<b>1,422</b>	<b>1,428</b>	<b>1,430</b>	<b>1,431</b>	<b>1,435</b>		
<b>AVAILABLE PUPIL PLACES:</b>																			<b>158</b>	

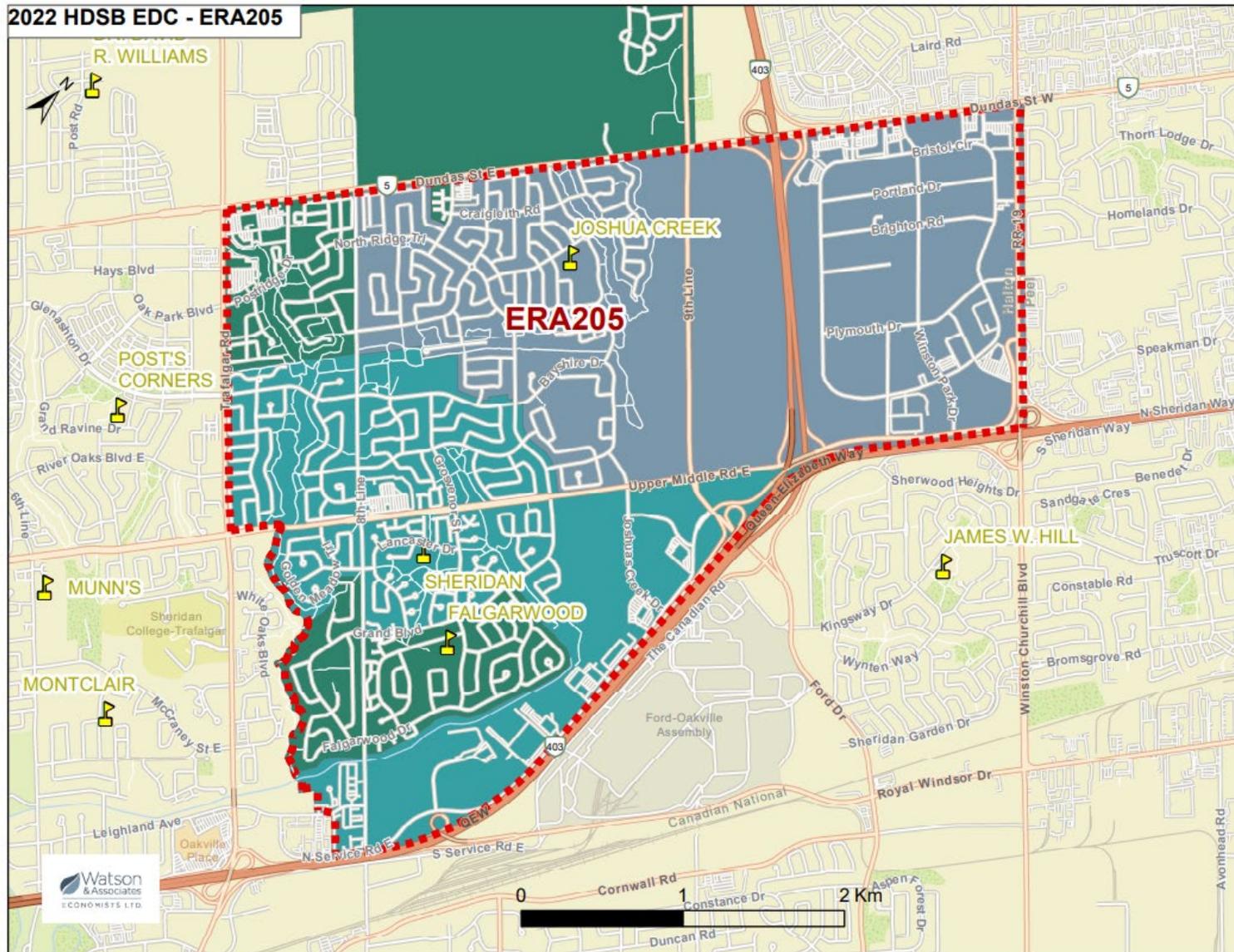
**REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)**

	15 Year Projection of Average Daily Enrolments														
	Year 1 2023/2024	Year 2 2024/2025	Year 3 2025/2026	Year 4 2026/2027	Year 5 2027/2028	Year 6 2028/2029	Year 7 2029/2030	Year 8 2030/2031	Year 9 2031/2032	Year 10 2032/2033	Year 11 2033/2034	Year 12 2034/2035	Year 13 2035/2036	Year 14 2036/2037	Year 15 2037/2038
	6	11	17	22	28	33	39	44	52	59	66	74	81	89	96

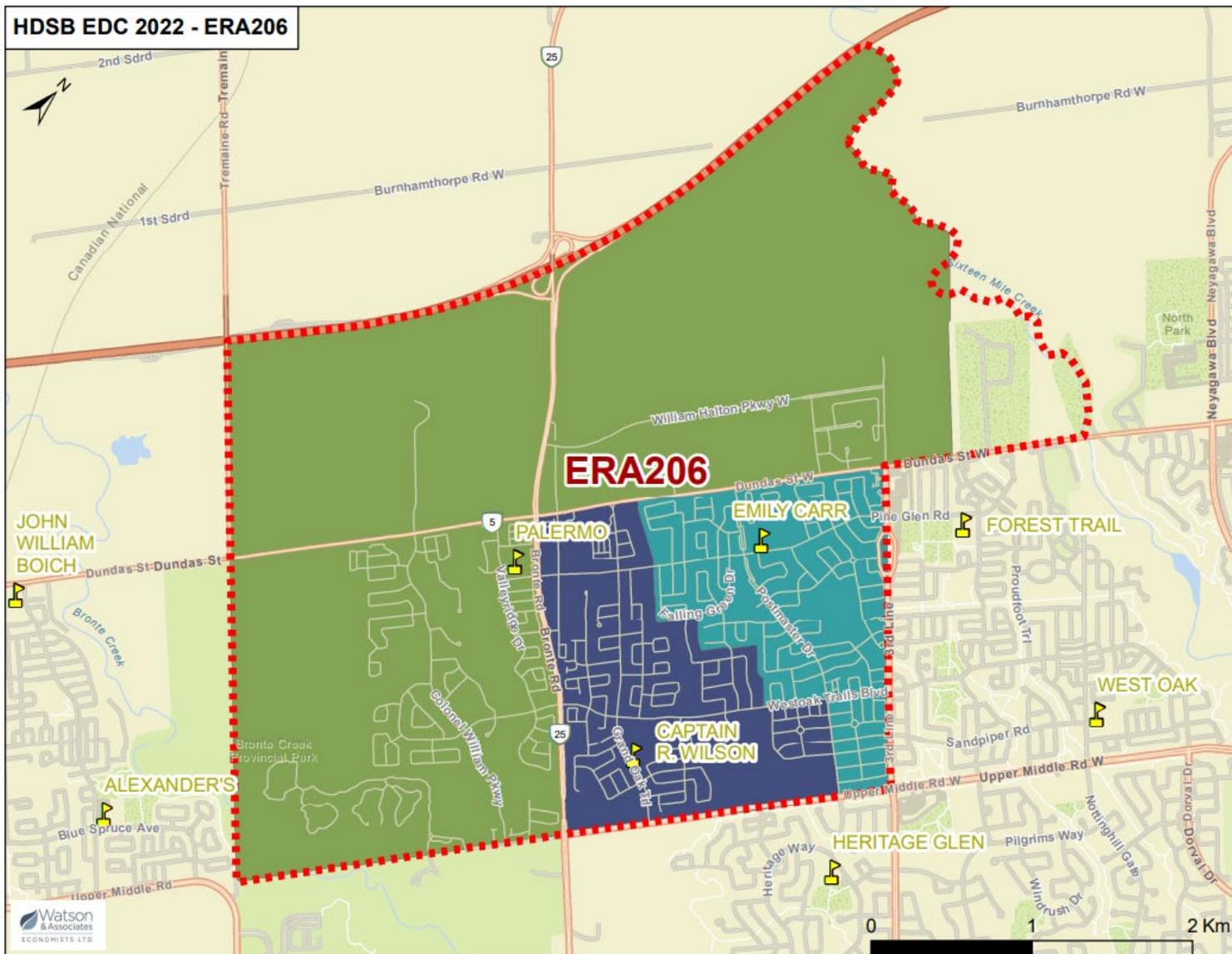
**CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS**

1	Requirements of New Development (Pupil Places)	96
2	Available Pupil Places in Existing Facilities	158
3	Net Growth-Related Pupil Place Requirements (1-2)	0

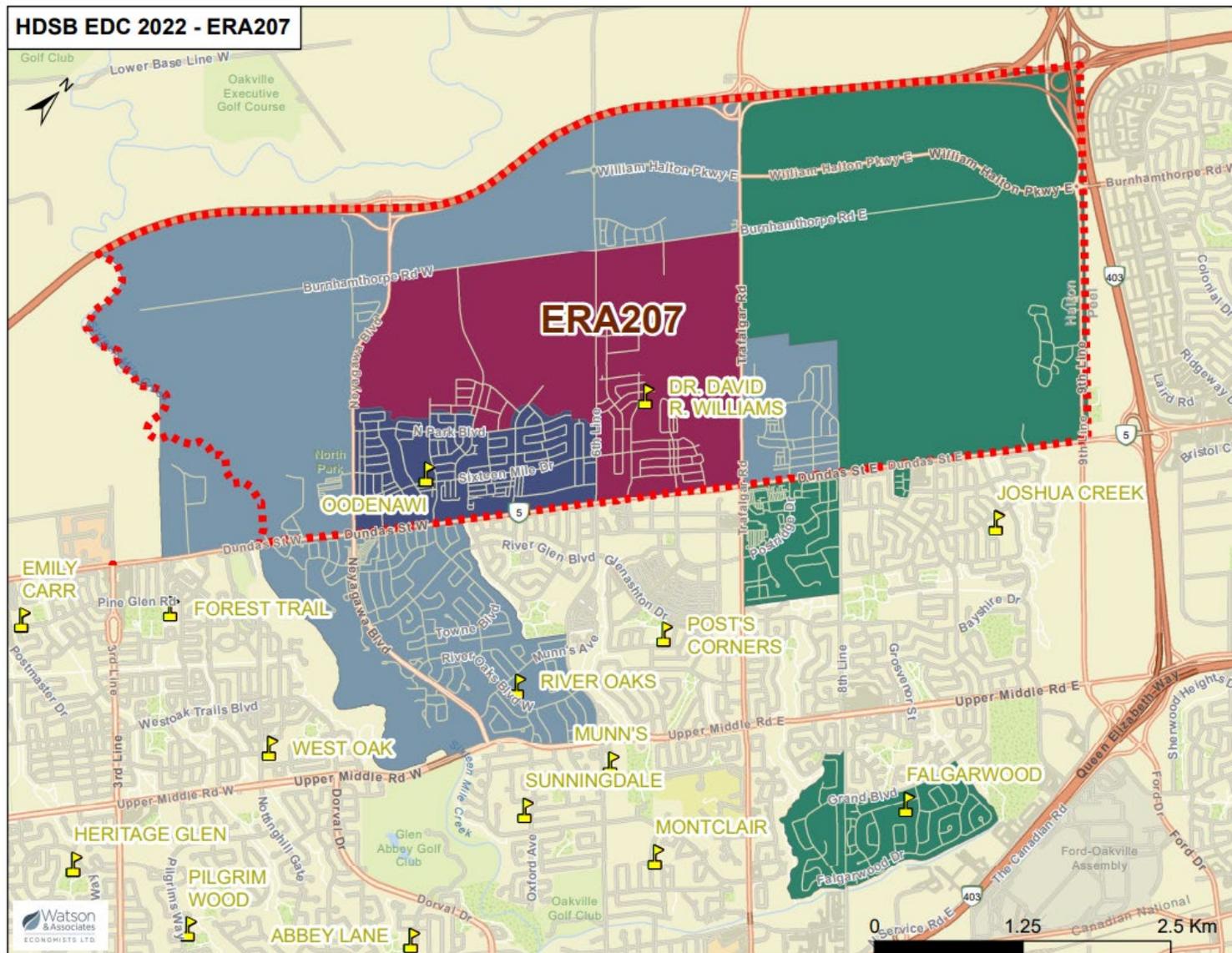
**NOTES**



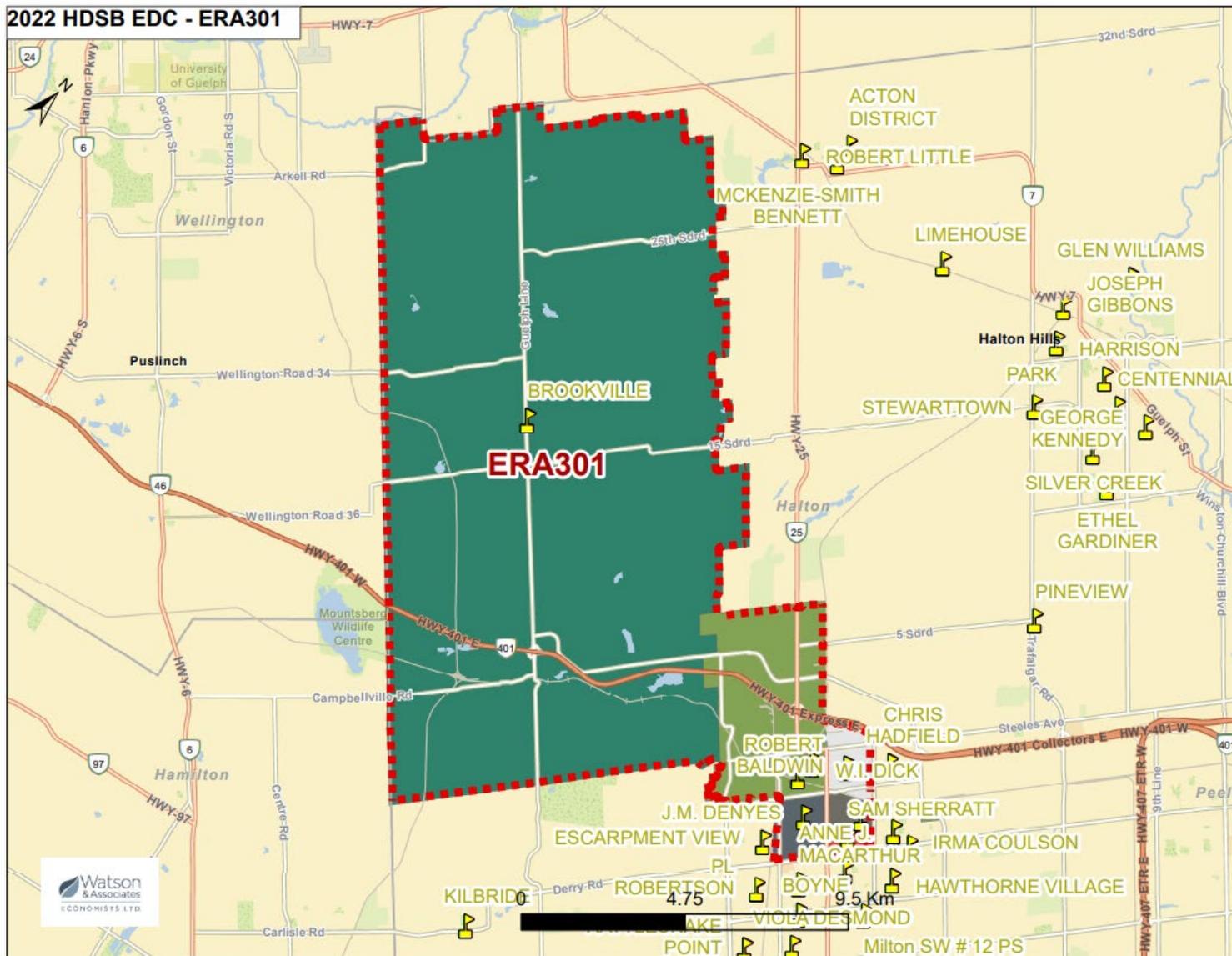




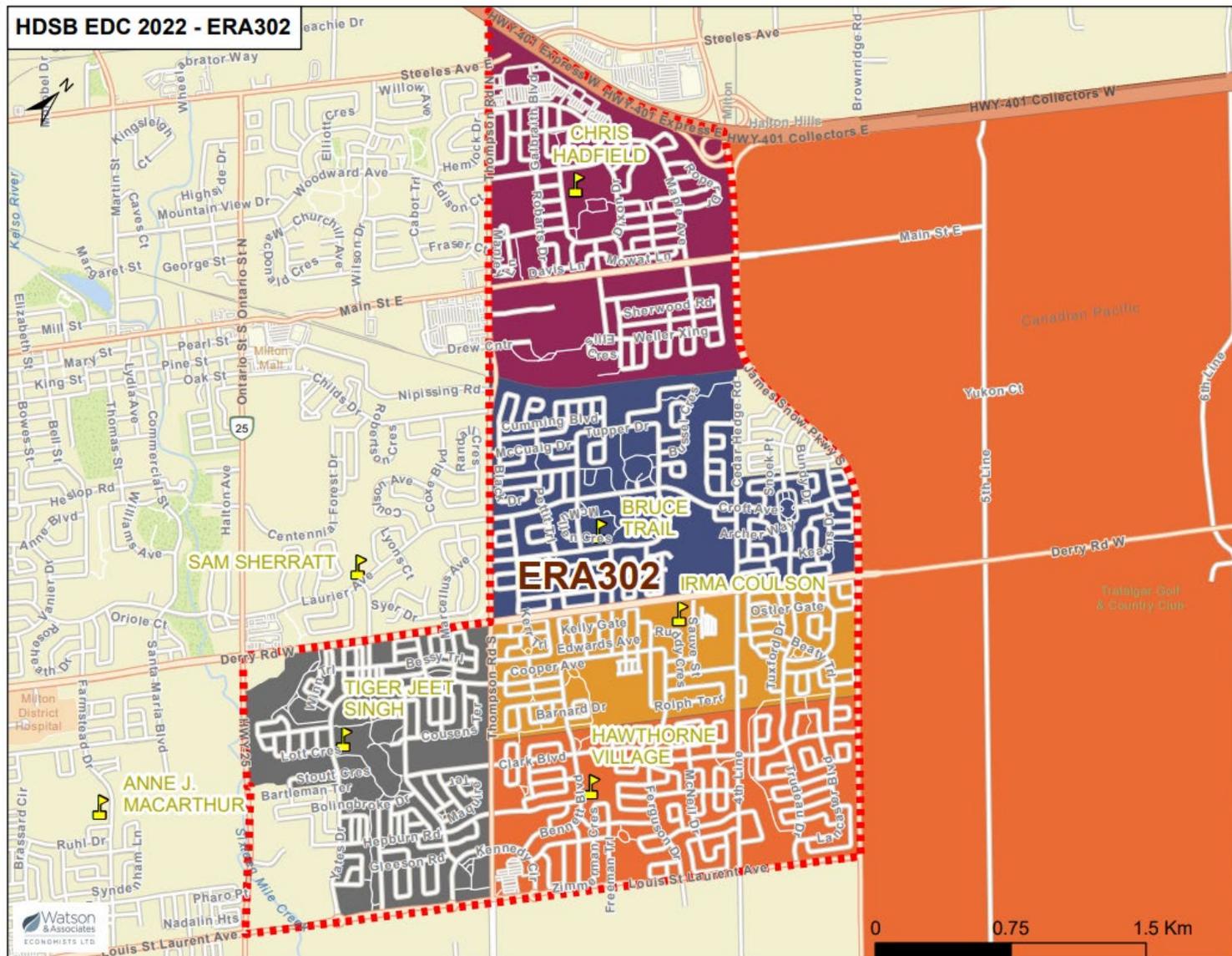




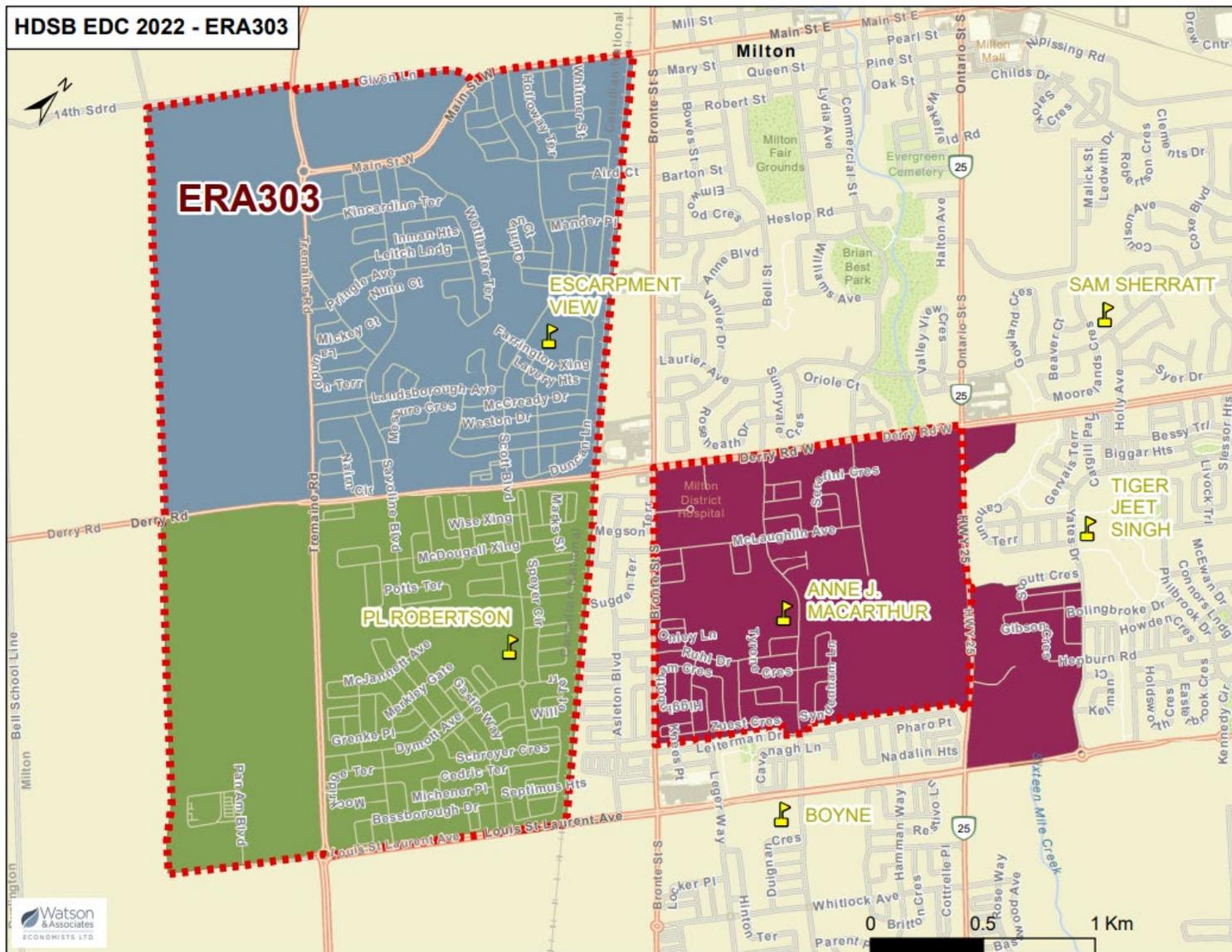




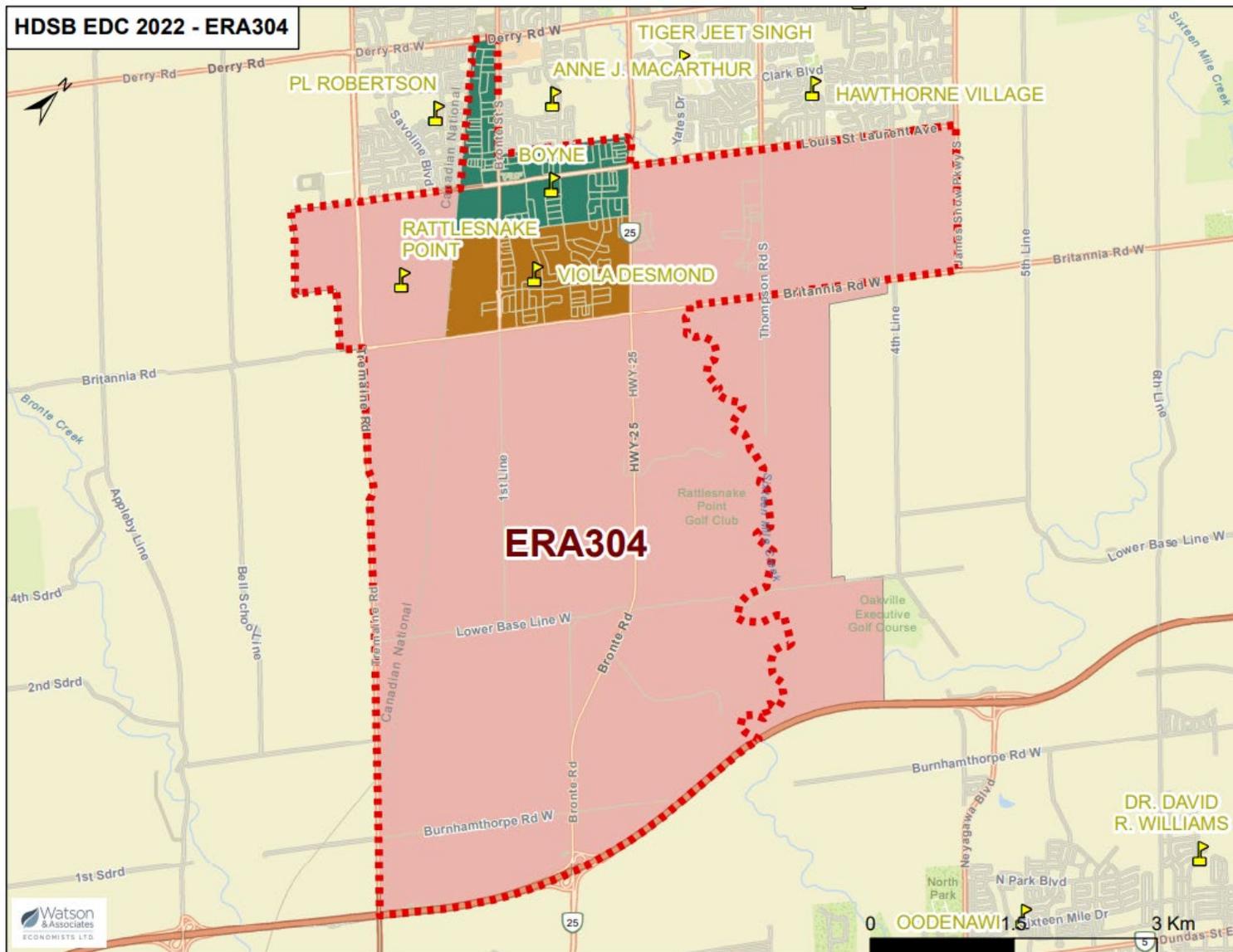




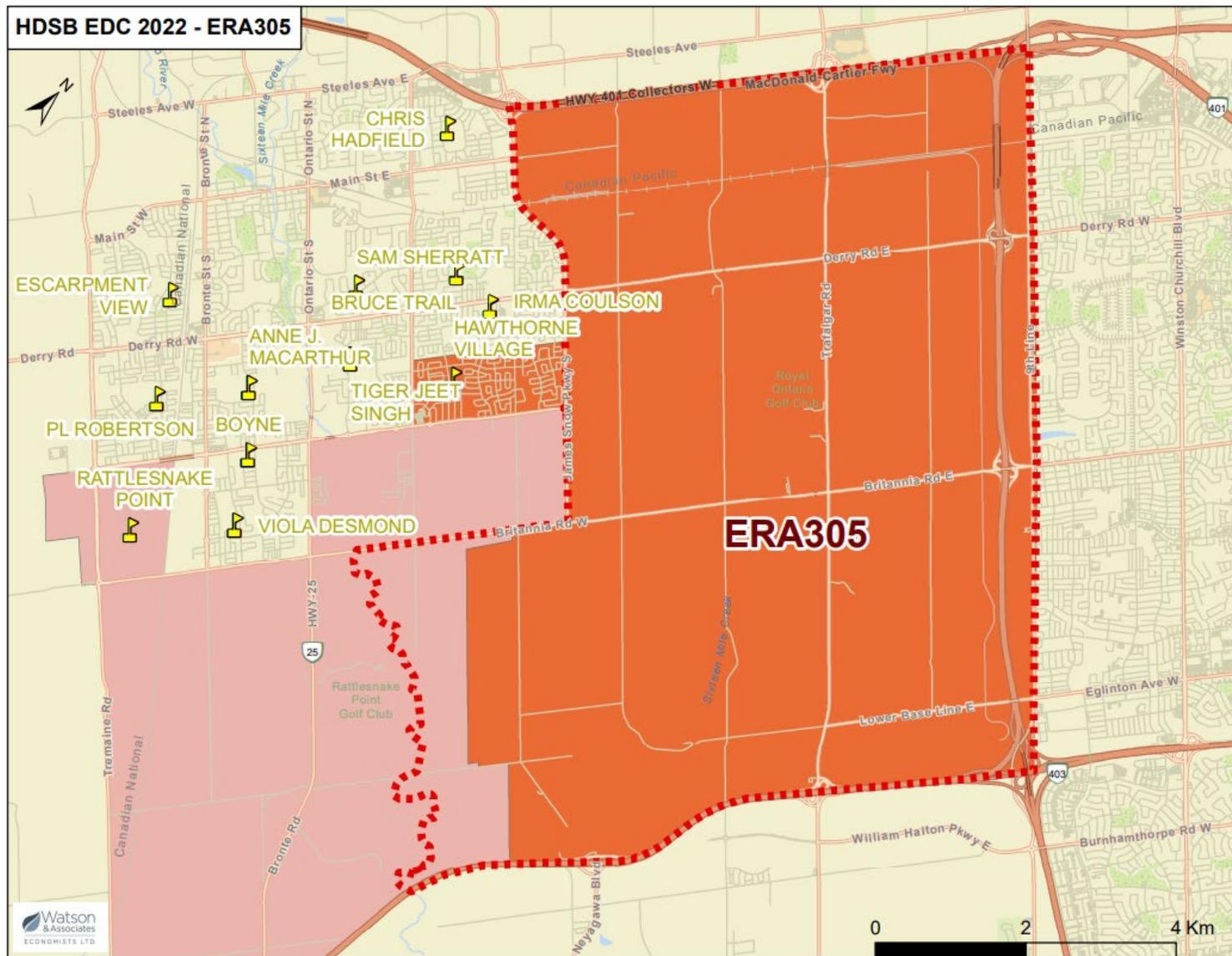












Review Area:

ERA401

Silver Creek East

**REQUIREMENTS OF EXISTING COMMUNITY**

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2022/ 2023	15 Year Projection of Average Daily Enrolments															
				Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Year 6 2028/ 2029	Year 7 2029/ 2030	Year 8 2030/ 2031	Year 9 2031/ 2032	Year 10 2032/ 2033	Year 11 2033/ 2034	Year 12 2034/ 2035	Year 13 2035/ 2036	Year 14 2036/ 2037	Year 15 2037/ 2038	
Centennial Mid S	492	0	351	359	355	357	350	362	352	371	374	389	397	407	411	411	415	418	
George Kennedy PS	584	0	356	363	366	365	380	391	406	419	420	423	424	428	432	434	435	437	
Glen Williams PS	262	2	227	227	239	249	255	256	266	268	275	278	279	280	279	279	279	279	
Harrison PS	297	0	237	234	236	232	238	242	237	231	235	236	235	234	233	233	233	233	
TOTAL:	1,635.0	2	1,171	1,184	1,197	1,203	1,223	1,251	1,262	1,289	1,305	1,325	1,335	1,349	1,356	1,357	1,362	1,366	
AVAILABLE PUPIL PLACES:																			269

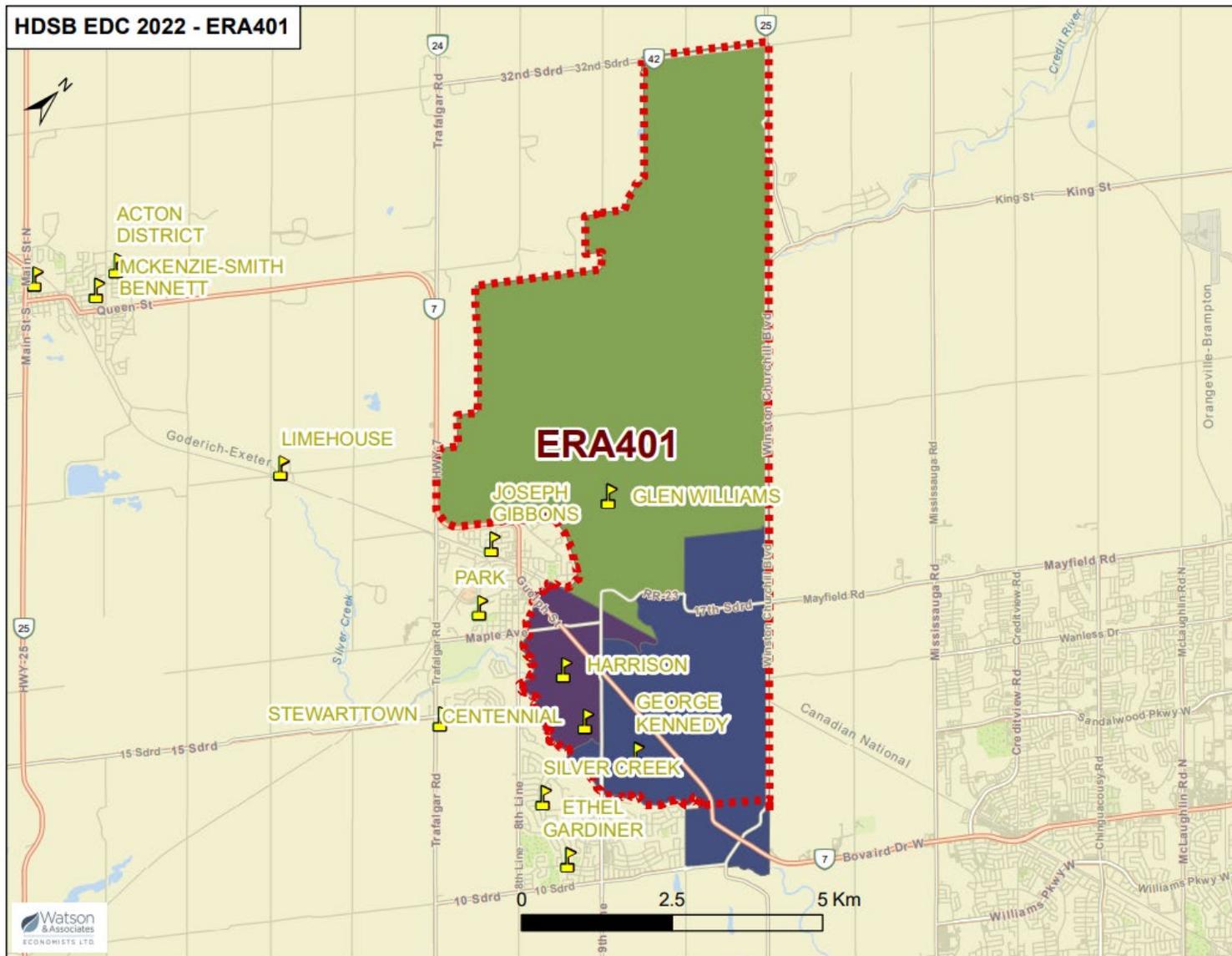
**REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)**

	15 Year Projection of Average Daily Enrolments															
	Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Year 6 2028/ 2029	Year 7 2029/ 2030	Year 8 2030/ 2031	Year 9 2031/ 2032	Year 10 2032/ 2033	Year 11 2033/ 2034	Year 12 2034/ 2035	Year 13 2035/ 2036	Year 14 2036/ 2037	Year 15 2037/ 2038	
	20	40	60	81	101	116	132	147	169	191	211	230	250	268	286	

**CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS**

1 Requirements of New Development (Pupil Places)	286
2 Available Pupil Places in Existing Facilities	269
3 Net Growth-Related Pupil Place Requirements (1-2)	17

**NOTES**



Review Area:

**ERA402**

**Rural Halton Hills & Acton**

**REQUIREMENTS OF EXISTING COMMUNITY**

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2022/2023	15 Year Projection of Average Daily Enrolments															
				Year 1 2023/2024	Year 2 2024/2025	Year 3 2025/2026	Year 4 2026/2027	Year 5 2027/2028	Year 6 2028/2029	Year 7 2029/2030	Year 8 2030/2031	Year 9 2031/2032	Year 10 2032/2033	Year 11 2033/2034	Year 12 2034/2035	Year 13 2035/2036	Year 14 2036/2037	Year 15 2037/2038	
Acton DHS (Elem Component)	207	0	156	157	153	157	148	146	142	125	128	139	136	123	117	126	130	129	
Joseph Gibbons PS	214	0	143	144	134	129	121	116	108	110	103	105	109	109	108	107	108	108	
Limehouse PS	187	0	96	101	94	93	96	95	94	89	84	91	89	88	88	89	88	88	
McKenzie-Smith Bennett PS	772	0	330	313	298	281	268	261	257	257	252	249	250	253	255	254	254	253	
Park PS	283	0	201	196	191	185	166	165	170	155	149	152	155	162	159	158	157	157	
Pineview PS	307	0	222	209	190	186	187	181	180	181	189	204	203	198	196	195	196	198	
Robert Little PS	422	0	284	299	303	297	303	300	303	307	306	302	299	303	304	303	302	302	
TOTAL:	2,392.0	0	1,432	1,419	1,362	1,328	1,289	1,264	1,255	1,224	1,211	1,240	1,242	1,235	1,226	1,231	1,235	1,235	
AVAILABLE PUPIL PLACES:																			1157

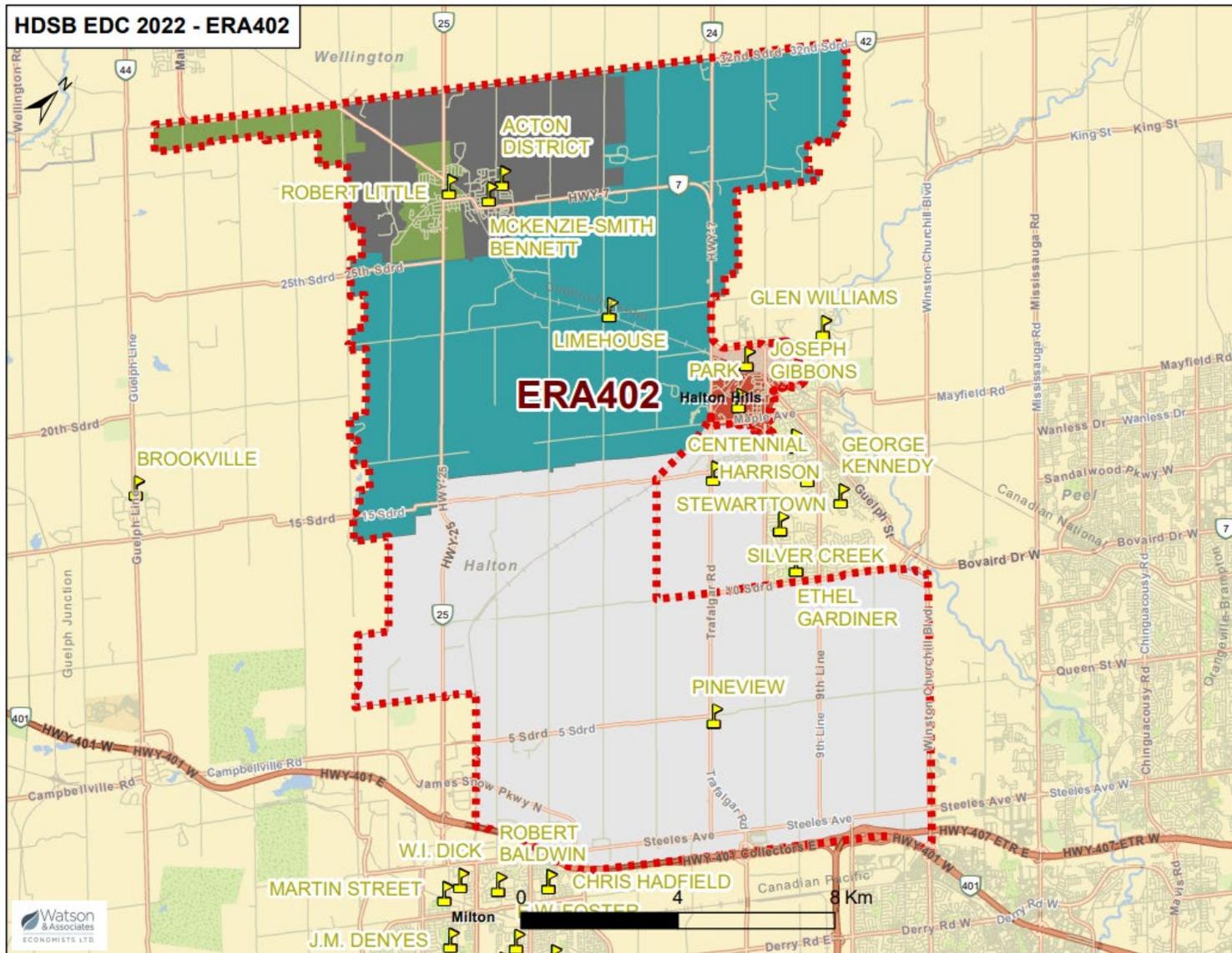
**REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)**

	15 Year Projection of Average Daily Enrolments														
	Year 1 2023/2024	Year 2 2024/2025	Year 3 2025/2026	Year 4 2026/2027	Year 5 2027/2028	Year 6 2028/2029	Year 7 2029/2030	Year 8 2030/2031	Year 9 2031/2032	Year 10 2032/2033	Year 11 2033/2034	Year 12 2034/2035	Year 13 2035/2036	Year 14 2036/2037	Year 15 2037/2038
	11	22	33	44	55	65	75	85	98	112	123	135	146	157	169

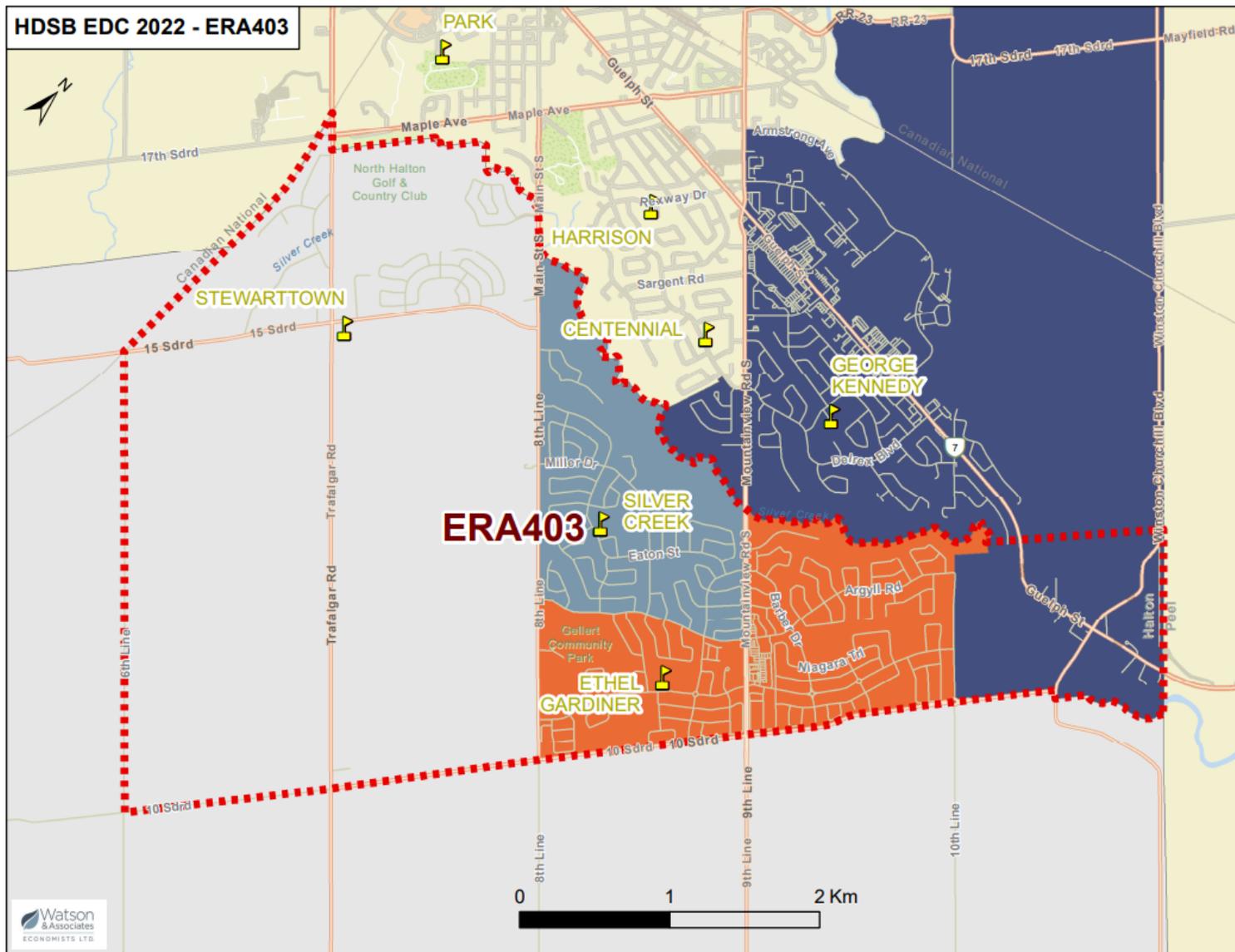
**CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS**

1	Requirements of New Development (Pupil Places)	169
2	Available Pupil Places in Existing Facilities	1157
3	Net Growth-Related Pupil Place Requirements (1-2)	0

**NOTES**



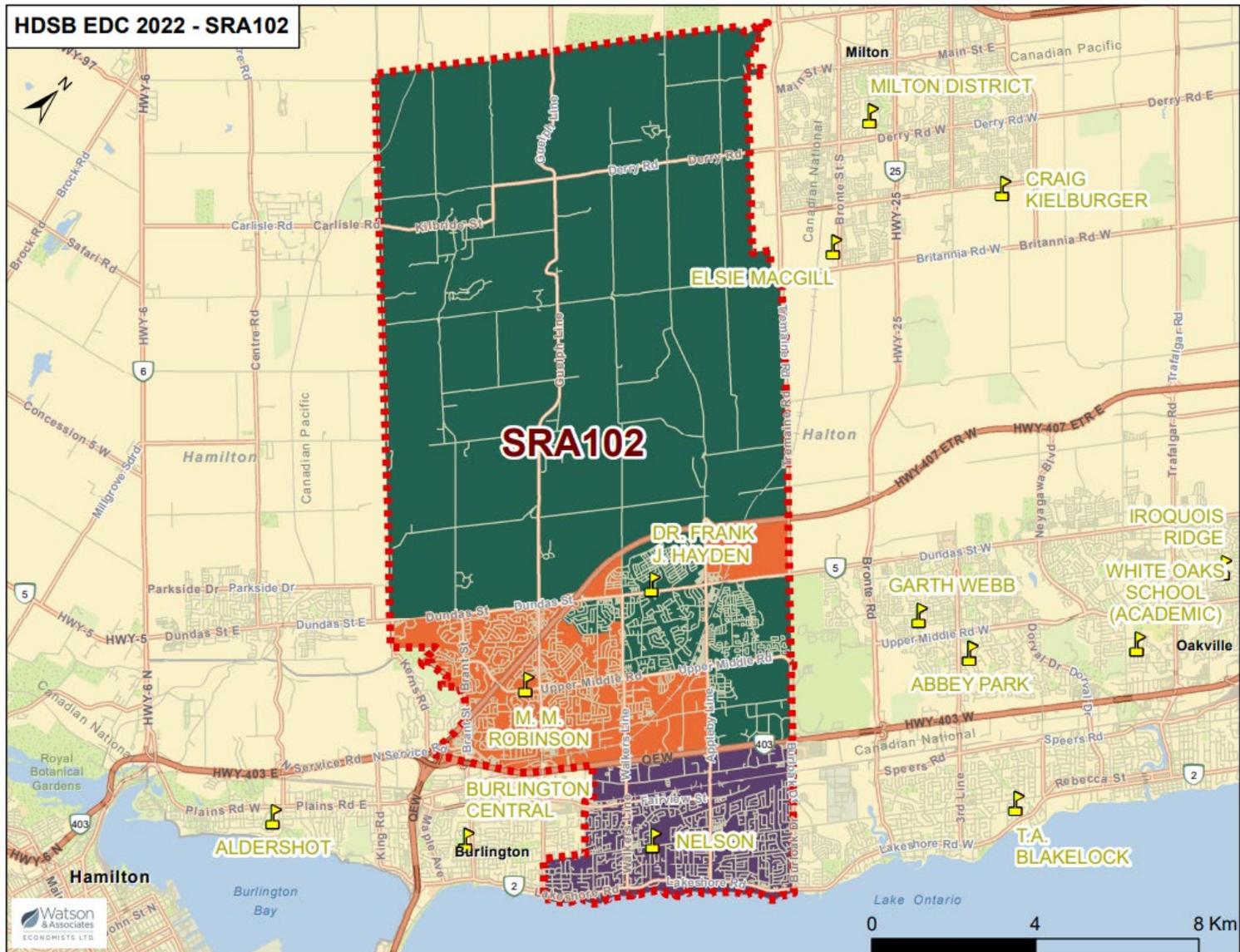












Review Area:

SRA201 Oakville

**REQUIREMENTS OF EXISTING COMMUNITY**

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2022/2023	15 Year Projection of Average Daily Enrolments														
				Year 1 2023/2024	Year 2 2024/2025	Year 3 2025/2026	Year 4 2026/2027	Year 5 2027/2028	Year 6 2028/2029	Year 7 2029/2030	Year 8 2030/2031	Year 9 2031/2032	Year 10 2032/2033	Year 11 2033/2034	Year 12 2034/2035	Year 13 2035/2036	Year 14 2036/2037	Year 15 2037/2038
Abbey Park HS	873.0	0	1,264	1,274	1,242	1,308	1,294	1,251	1,218	1,166	1,192	1,212	1,176	1,130	1,149	1,061	1,049	1,077
Garth Webb Secondary School	1,203.0	0	1,802	1,796	1,689	1,591	1,491	1,395	1,337	1,306	1,302	1,243	1,224	1,176	1,070	996	949	936
Iroquois Ridge HS	1,140.0	0	1,548	1,519	1,439	1,350	1,299	1,230	1,241	1,202	1,198	1,264	1,228	1,258	1,237	1,214	1,211	1,213
Oakville Trafalgar HS	1158	0	1,299	1,289	1,292	1,290	1,290	1,300	1,273	1,175	1,147	1,056	969	930	893	892	893	909
Thomas A Blakelock HS	1,326.0	0	993	974	963	966	936	895	913	907	888	896	832	800	772	742	729	725
White Oaks S.S. - South Campus	1842	0	2,218	2,237	2,352	2,334	2,403	2,479	2,491	2,490	2,580	2,590	2,556	2,609	2,682	2,620	2,634	2,606
Less Students Holding For Oakville NE#1			- 500	- 500	- 500	- 500	- 500	- 500	- 500	- 500	- 500	- 500	- 500	- 500	- 500	- 500	- 500	- 500
<b>TOTAL:</b>	<b>7,542.0</b>	<b>0</b>	<b>8,624</b>	<b>8,589</b>	<b>8,477</b>	<b>8,338</b>	<b>8,213</b>	<b>8,050</b>	<b>7,973</b>	<b>7,745</b>	<b>7,807</b>	<b>7,761</b>	<b>7,485</b>	<b>7,403</b>	<b>7,302</b>	<b>7,026</b>	<b>6,966</b>	<b>6,965</b>
<b>AVAILABLE PUPIL PLACES:</b>																		<b>577</b>

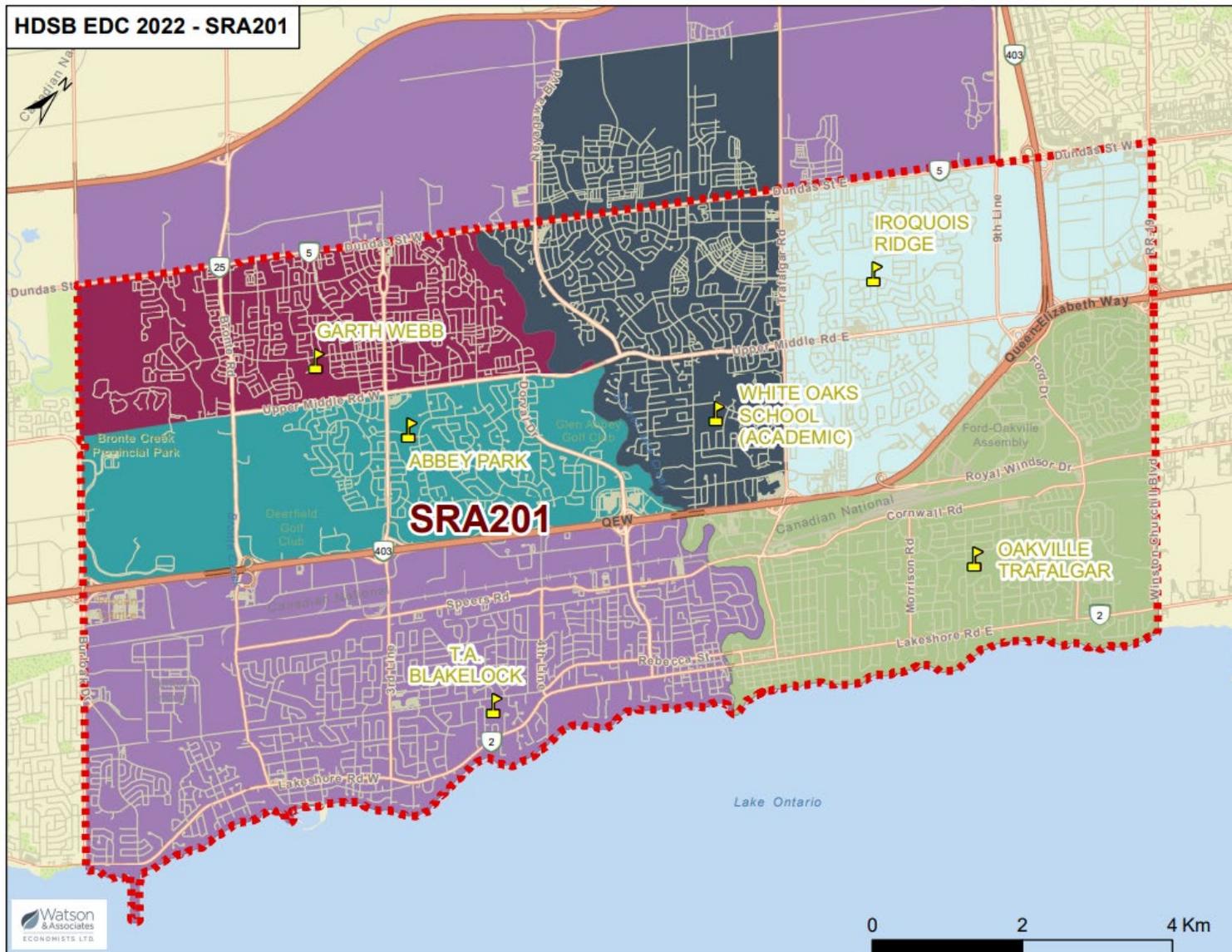
**REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)**

	15 Year Projection of Average Daily Enrolments														
	Year 1 2023/2024	Year 2 2024/2025	Year 3 2025/2026	Year 4 2026/2027	Year 5 2027/2028	Year 6 2028/2029	Year 7 2029/2030	Year 8 2030/2031	Year 9 2031/2032	Year 10 2032/2033	Year 11 2033/2034	Year 12 2034/2035	Year 13 2035/2036	Year 14 2036/2037	Year 15 2037/2038
	51	102	153	203	254	297	339	381	421	461	517	572	628	682	737

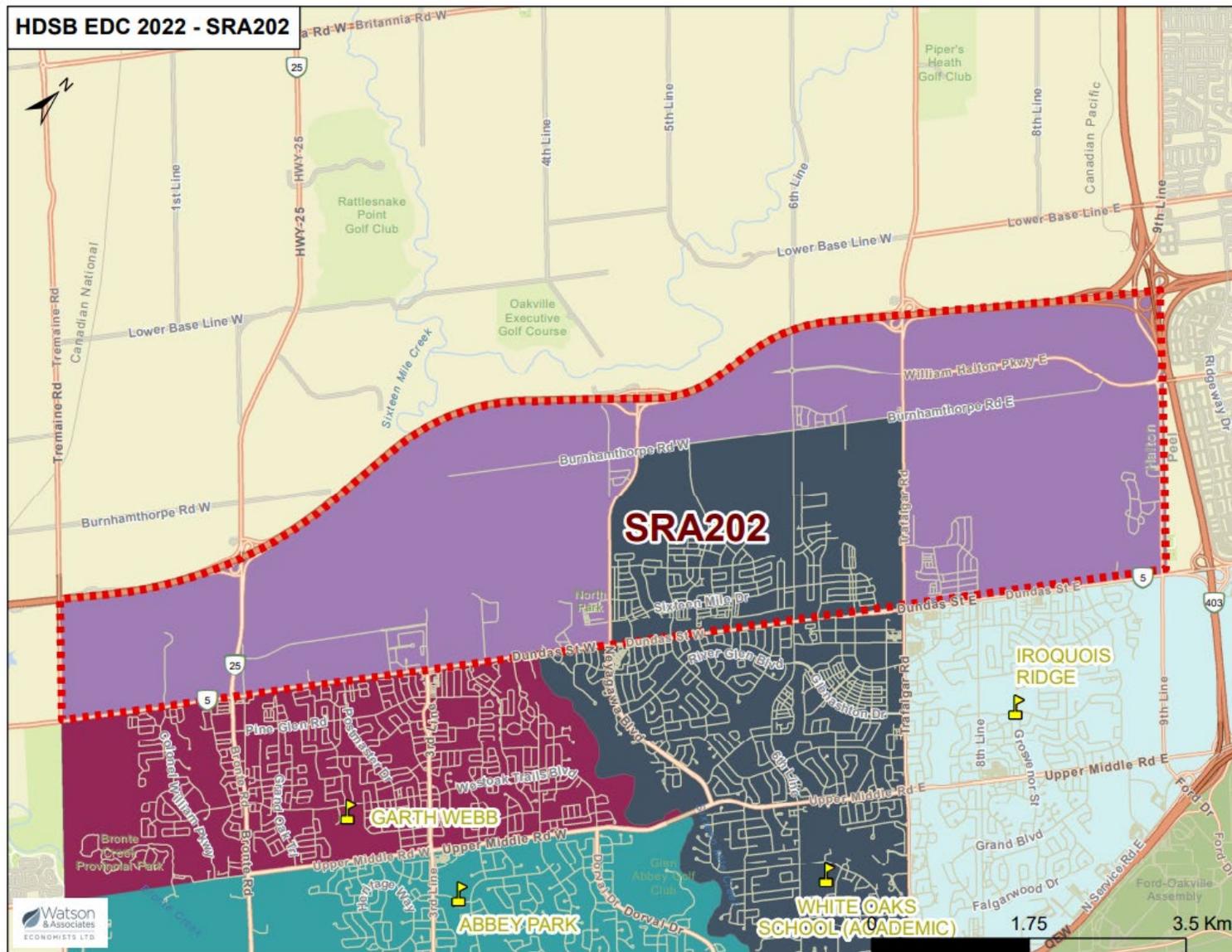
**CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS**

1	Requirements of New Development (Pupil Places)	737
2	Available Pupil Places in Existing Facilities	577
3	Net Growth-Related Pupil Place Requirements (1-2)	160

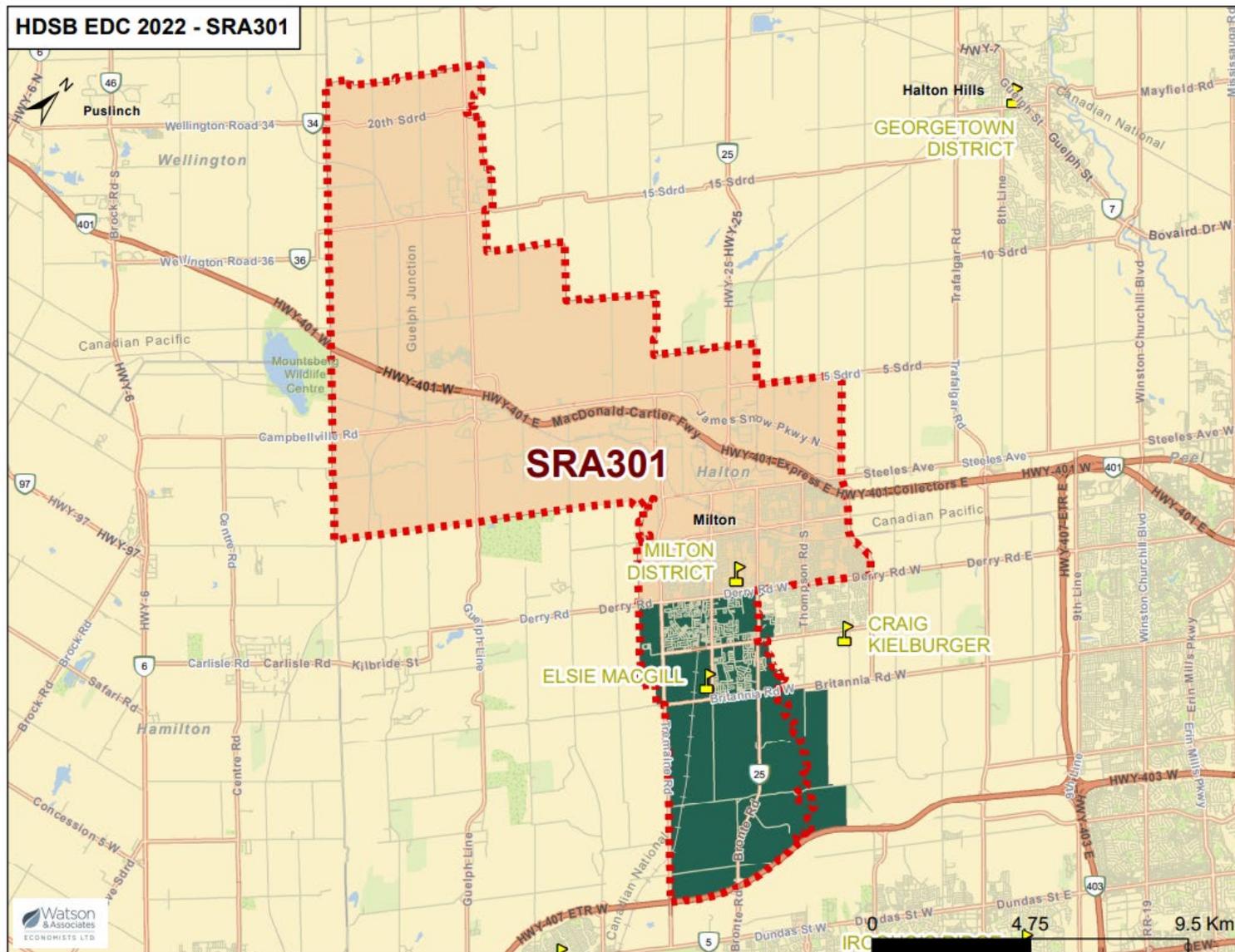
**NOTES**



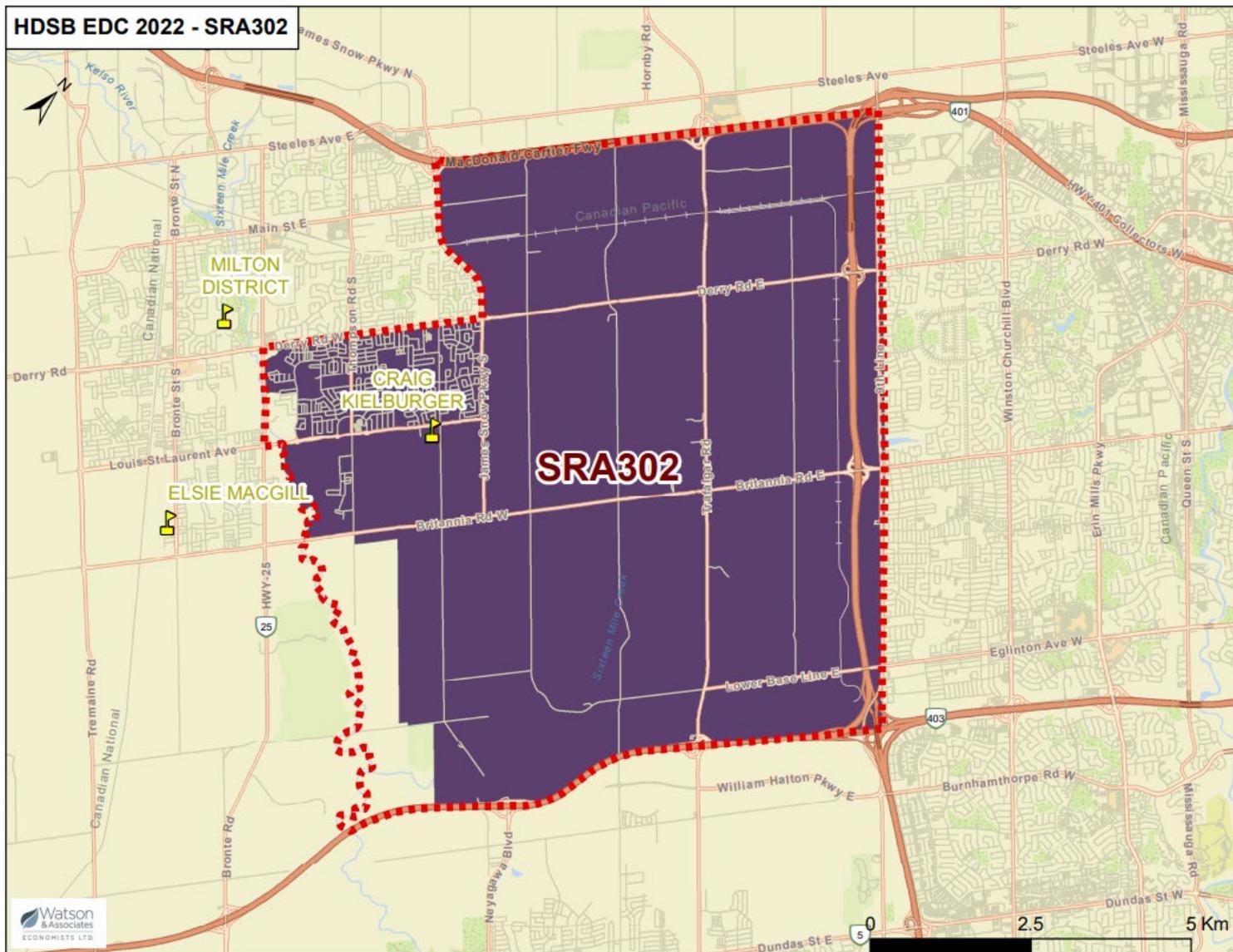
















Halton District School Board  
 Education Development Charges Submission 2023  
 Form G - Growth-Related Net Education Land Costs

ELEMENTARY PANEL

Review Area	Site Status (Optioned, Purchased, Reserved, Etc.)	Proposed Year Of Acquisition	Site Location/ Facility Type	Net Growth-Related Pupil Place Requirements	Proposed School Capacity	Percent of Capacity Attributed to Net Growth-Related Pupil Place Requirements	Total Number of Acres Required (Footnote Oversized Sites) *	Acres To Be Funded in EDC By-Law Period	Cost Per Acre	Education Land Costs	Eligible Site Preparation Costs	Land Escalation Costs	Financing Costs	Total Education Land Costs
ERA101		2028	New Elementary School/Alternative Project Opportunity <sup>2</sup>	291	291	100.00%	4.00	4.00	\$ 3,800,000	\$ 15,200,000	\$ 524,581	\$ 1,582,028	\$ 2,716,487	\$ 20,023,096
ERA302		2028	New Elementary School/Alternative Project Opportunity <sup>2</sup>	252	252	100.00%	4.00	4.00	\$ 3,720,000	\$ 14,880,000	\$ 524,581	\$ 1,548,722	\$ 2,661,031	\$ 19,614,334
ERA304		2028	New Elementary School/Alternative Project Opportunity <sup>2</sup>	422	422	100.00%	5.00	5.00	\$ 3,720,000	\$ 18,600,000	\$ 655,726	\$ 1,935,903	\$ 3,326,289	\$ 24,517,918
ERA206			Accommodated in existing facilities, additions or future facilities	14					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ERA207		2023	New Elementary School: North Oakville 5	788	788	100.00%	8.00	8.00	\$ 3,720,000	\$ 29,760,000	\$ 888,256	\$ -	\$ 4,810,624	\$ 35,458,880
ERA207		2025	New Elementary School: North Oakville 6	788	788	100.00%	8.00	8.00	\$ 3,720,000	\$ 29,760,000	\$ 926,006	\$ 1,202,304	\$ 5,005,266	\$ 36,893,676
ERA207		2027	New Elementary School: North Oakville 7	788	788	100.00%	8.00	8.00	\$ 3,720,000	\$ 29,760,000	\$ 1,006,390	\$ 2,453,181	\$ 5,214,224	\$ 38,433,795
ERA207		2029	New Elementary School: North Oakville 8	788	788	100.00%	8.00	8.00	\$ 3,720,000	\$ 29,760,000	\$ 1,049,161	\$ 3,097,445	\$ 5,322,062	\$ 39,228,668
ERA207		2031	New Elementary School: North Oakville 9	788	788	100.00%	8.00	8.00	\$ 3,720,000	\$ 29,760,000	\$ 1,049,161	\$ 3,097,445	\$ 5,322,062	\$ 39,228,668
ERA207		2034	New Elementary School: North Oakville 10	670	788	85.03%	8.00	6.80	\$ 3,720,000	\$ 25,303,553	\$ 892,053	\$ 2,633,614	\$ 4,525,104	\$ 33,354,324
ERA301			Accommodated in existing facilities, additions or future facilities	198					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ERA302			Accommodated in existing facilities, additions or future facilities	11					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ERA303			Accommodated in existing facilities, additions or future facilities	162					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ERA304		2023	New Elementary School: Boyne 1 (Milton 13)	788	788	100.00%	8.00	8.00	\$ 2,960,000	\$ 23,680,000	\$ 888,256	\$ -	\$ 3,856,293	\$ 28,424,549
ERA304		2025	New Elementary School: Boyne 2 (Milton 15 - Education Village)	788	788	100.00%	8.00	8.00	\$ 2,960,000	\$ 23,680,000	\$ 926,006	\$ 956,672	\$ 4,012,379	\$ 29,575,057
ERA304		2028	New Elementary School: Boyne 3 (Milton 14)	788	788	100.00%	8.00	8.00	\$ 2,960,000	\$ 23,680,000	\$ 1,049,161	\$ 2,464,633	\$ 4,268,403	\$ 31,462,197
ERA304		2031	New Elementary School: Boyne 4 (McCann)	594	788	75.38%	8.00	6.03	\$ 2,960,000	\$ 17,850,152	\$ 790,865	\$ 1,857,858	\$ 3,217,553	\$ 23,716,428
ERA305		2025	New Elementary School: Milton Phase 4 Urban Expansion 1 (Milton 16)	788	788	100.00%	8.00	8.00	\$ 2,960,000	\$ 23,680,000	\$ 926,006	\$ 956,672	\$ 4,012,379	\$ 29,575,057
ERA305		2029	New Elementary School: Milton Phase 4 Urban Expansion 2 (Milton 17)	788	788	100.00%	8.00	8.00	\$ 2,960,000	\$ 23,680,000	\$ 1,049,161	\$ 2,464,633	\$ 4,268,403	\$ 31,462,197
ERA305		2032	New Elementary School: Milton Phase 4 Urban Expansion 3 (Milton 18)	788	788	100.00%	8.00	8.00	\$ 2,960,000	\$ 23,680,000	\$ 1,049,161	\$ 2,464,633	\$ 4,268,403	\$ 31,462,197
ERA305		2034	New Elementary School: Milton Phase 4 Urban Expansion 4 (Milton 19)	788	788	100.00%	8.00	8.00	\$ 2,960,000	\$ 23,680,000	\$ 1,049,161	\$ 2,464,633	\$ 4,268,403	\$ 31,462,197
ERA305		2036	New Elementary School: Milton Phase 4 Urban Expansion 5 (Milton 20)	750	788	97.59%	8.00	7.81	\$ 2,960,000	\$ 23,109,036	\$ 1,023,864	\$ 2,405,207	\$ 4,165,485	\$ 30,703,592
ERA401			Accommodated in existing facilities, additions or future facilities	17					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ERA403		2025	New Elementary School: Halton Hills 1 (Vision Georgetown 1)	601	601	100.00%	7.00	7.00	\$ 2,600,000	\$ 18,200,000	\$ 810,256	\$ -	\$ 735,280	\$ 3,099,307
ERA403		2028	New Elementary School: Halton Hills 2 (Vision Georgetown 2)	555	601	92.35%	7.00	6.46	\$ 2,600,000	\$ 16,806,988	\$ 847,752	\$ 1,749,285	\$ 3,045,702	\$ 22,449,727
<b>Total:</b>				<b>14,012</b>	<b>13,987</b>		<b>147.0</b>	<b>143.1</b>		<b>\$ 464,509,729</b>	<b>\$ 17,925,564</b>	<b>\$ 36,070,148</b>	<b>\$ 81,385,861</b>	<b>\$ 599,891,302</b>

<sup>2</sup> These sites have been identified as possible Alternative Project Opportunities and costs have been assumed based on appraised land values. Refined costs and additional study requirements would be necessary if an Alternative Project was finalized and approved.

SECONDARY PANEL

Review Area	Site Status (Optioned, Purchased, Reserved, Etc.)	Proposed Year Of Acquisition	Facility Type	Net Growth-Related Pupil Place Requirements	Proposed School Capacity	Percent of Capacity Attributed to Net Growth-Related Pupil Place Requirements	Total Number of Acres Required (Footnote Oversized Sites)	Acres To Be Funded in EDC By-Law Period	Cost Per Acre	Education Land Costs	Eligible Site Preparation Costs	Land Escalation Costs	Financing Costs	Total Education Land Costs
SRA101		2028	New Secondary School/Alternative Project Opportunity <sup>2</sup>	436	436	100.00%	12.00	12.00	\$ 3,800,000	\$ 45,600,000	\$ 1,573,742	\$ 4,746,085	\$ 8,149,461	\$ 60,069,288
SRA201			Accommodated in existing facilities, additions or future facilities	160					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SRA202		2024	New Secondary School: Oakville 1 (Sixth Oak Inc.)	1250	1,250	100.00%	15.00	15.00	\$ 3,720,000	\$ 55,800,000	\$ 1,736,262	\$ 2,254,320	\$ 9,384,874	\$ 69,175,456
SRA202		2031	New Secondary School: Oakville 2	965	1,250	77.20%	15.00	11.58	\$ 3,720,000	\$ 43,077,600	\$ 1,518,661	\$ 4,483,551	\$ 7,703,685	\$ 56,783,497
SRA301		2023	New Secondary School: Milton 1	1135	1,250	90.80%	15.00	13.62	\$ 2,960,000	\$ 40,315,200	\$ 1,512,255	\$ -	\$ 6,565,338	\$ 48,392,793
SRA302		2027	New Secondary School: Milton 2 (Trafalgar Secondary Plan)	1250	1,250	100.00%	15.00	15.00	\$ 2,960,000	\$ 44,400,000	\$ 1,886,981	\$ 3,659,988	\$ 7,839,796	\$ 57,786,765
SRA302			Accommodation in existing facilities, additions or future facilities	32					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SRA401			Accommodation in existing facilities, additions or future facilities	65					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total:</b>				<b>5,293</b>	<b>5,436</b>		<b>72.00</b>	<b>67.20</b>		<b>\$ 229,192,800</b>	<b>\$ 8,227,901</b>	<b>\$ 15,143,944</b>	<b>\$ 39,643,154</b>	<b>\$ 292,207,799</b>

<sup>2</sup> These sites have been identified as possible Alternative Project Opportunities and costs have been assumed based on appraised land values. Refined costs and additional study requirements would be necessary if an Alternative Project was finalized and approved.

**Halton District School Board  
Education Development Charges Submission 2021 Amendment  
Form H1 - EDC Calculation - Uniform Residential and Non-Residential**

**Determination of Total Growth-Related Net Education Land Costs**

Total:	Education Land Costs (Form G)	\$892,099,102
Add:	EDC Financial Obligations (Form A2)	\$ 6,417,574
<b>Subtotal:</b>	<b>Net Education Land Costs</b>	<b>\$898,516,676</b>
Less:	Operating Budget Savings	
	Positive EDC Reserve Fund Balance	
<b>Subtotal:</b>	<b>Growth-Related Net Education Land Costs</b>	<b>\$898,516,676</b>
Add:	EDC Study Costs	\$ 450,000
<b>Total:</b>	<b>Growth-Related Net Education Land Costs</b>	<b>\$898,966,676</b>

**Apportionment of Total Growth-Related Net Education Land Costs**

<b>Total Growth-Related Net Education Land Costs to be Attributed to Non-Residential Development (Maximum 40%)</b>	<b>15%</b>	<b>\$134,845,001</b>
<b>Total Growth-Related Net Education Land Costs to be Attributed to Residential Development</b>	<b>85%</b>	<b>\$764,121,674</b>

**Calculation of Uniform Residential Charge**

<b>Residential Growth-Related Net Education Land Costs</b>	<b>\$764,121,674</b>
<b>Net New Dwelling Units (Form C)</b>	<b>87,682</b>
<b>Uniform Residential EDC per Dwelling Unit</b>	<b>\$ 8,715</b>

**Calculation of Non-Residential Charge - Board Determined GFA**

<b>Non-Residential Growth-Related Net Education Land Costs</b>	<b>\$134,845,001</b>
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<b>GFA Method:</b>	<b>Non-Exempt Board-Determined GFA (Form D)</b>	<b>51,170,160</b>
	<b>Non-Residential EDC per Square Foot of GFA</b>	<b>\$ 2.64</b>

Halton District School Board  
 Education Development Charges Submission 2023  
 Form H2 - EDC Calculation - Differentiated Residential and Non-Residential (Part 1 of 2)

**Determination of Total Growth-Related Net Education Land Costs**

Total:	Education Land Costs (Form G)	\$	892,099,102
Add:	EDC Financial Obligations (Form A2)	\$	6,417,574.00
<b>Subtotal:</b>	<b>Net Education Land Costs</b>	<b>\$</b>	<b>898,516,676</b>
Less:	Operating Budget Savings		
	Positive EDC Reserve Fund Balance		
<b>Subtotal:</b>	<b>Growth-Related Net Education Land Costs</b>	<b>\$</b>	<b>898,516,676</b>
Add:	EDC Study Costs	\$	450,000.00
<b>Total:</b>	<b>Growth-Related Net Education Land Costs</b>	<b>\$</b>	<b>898,966,676</b>

**Apportionment of Total Growth-Related Net Education Land Costs**

Total Growth-Related Net Education Land Costs to be Attributed to Non-Residential Development (Maximum 40%)	15%	\$	134,845,001
Total Growth-Related Net Education Land Costs to be Attributed to Residential Development	85%	\$	764,121,674

**Calculation of Non-Residential Charge - Use Either Board Determined GFA or Declared Value**

Non-Residential Growth-Related Net Education Land Costs	\$	134,845,001
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GFA Method:	Non-Exempt Board-Determined GFA (Form D)	51,170,160
	Non-Residential EDC per Square Foot of GFA	\$ 2.64

Halton District School Board  
 Education Development Charges Submission 2023  
 Form H2 - EDC Calculation - Differentiated Residential and Non-Residential (Part 2 of 2)

Residential Growth-Related Net Education Land Costs: \$ 764,121,674

Determination of Distribution of New Development

Type of Development (Form B)	Net New Units (Form B & C)	15-Year Elementary Pupil Yield (Form E)	Elementary Gross Requirements of New Development	Distribution of Elementary Gross Requirements of New Development	15-Year Secondary Pupil Yield (Form E)	Secondary Gross Requirements of New Development	Distribution of Secondary Gross Requirements of New Development	Total Gross Requirements of New Development	Distribution Factor
Low Density	22,139	0.428	9,486	51.0%	0.178	3,940	56%	13,426	52%
Medium Density	20,796	0.298	6,200	33.4%	0.090	1,877	26%	8,076	31%
High Density	44,747	0.065	2,904	15.6%	0.029	1,277	18%	4,181	16%
<b>Total</b>	<b>87,682</b>	<b>0.2120</b>	<b>18,589</b>	<b>100%</b>	<b>0.0809</b>	<b>7,094</b>	<b>100%</b>	<b>25,683</b>	<b>100%</b>

Calculation of Differentiated Charge:

Type of Development (Form B)	Apportionment of Residential Net Education Land Cost By Development Type	Net New Units (Carried over from above)	Differentiated Residential EDC per Unit by Development Type
Low Density	\$ 399,447,269	22,139	\$ 18,043
Medium Density	\$ 240,287,249	20,796	\$ 11,555
High Density	\$ 124,387,157	44,747	\$ 2,780



**Halton Catholic District School Board**  
**Education Development Charge Forms Submission**  
**Regional Municipality of Halton**

**Halton Catholic District School Board  
Education Development Charges Submission 2023  
Form A - Eligibility to Impose an EDC**

**A.1.1: CAPACITY TRIGGER CALCULATION - ELEMENTARY PANEL**

Elementary Panel Board-Wide EDC Capacity	Projected Elementary Panel Enrolment						Elementary Average Projected Enrolment Less Capacity
	Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Average Projected Enrolment Over Five Years	
22,917.0	22,996	23,347	23,686	24,037	24,477	23,708	791

**A.1.2: CAPACITY TRIGGER CALCULATION - SECONDARY PANEL**

Secondary Panel Board-Wide EDC Capacity	Projected Secondary Panel Enrolment						Secondary Average Projected Enrolment Less Capacity
	Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Average Projected Enrolment Over Five Years	
12,285.0	13,620	14,014	14,261	14,492	14,627	14,203	1,918

**A.2: EDC FINANCIAL OBLIGATIONS**

Total Outstanding EDC Financial Obligations (Reserve Fund Balance):	-\$ 78,868,491
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**Halton Catholic District School Board**  
**Education Development Charges Submission 2023**  
**Form C - Net New Dwelling Units - By-Law Summary**

<b>Municipality</b>	<b>Number of Units</b>
Burlington	17,182
Oakville	33,591
Halton Hills	8,240
Milton	29,824
<b>Grand Total Gross New Units In By-Law Area</b>	<b>88,837</b>
<b>Less: Statutorily Exempt Units In By-Law Area</b>	<b>1,155</b>
<b>Total Net New Units In By-Law Area</b>	<b>87,682</b>

**Halton Catholic District School Board  
 Education Development Charges Submission 2023  
 Form D - Non-Residential Development**

**D1 - Non-Residential Charge Based On Gross Floor Area (sq. ft.)**

<b>Total Estimated Non-Residential Board-Determined Gross Floor Area to be Constructed Over 15 Years From Date of By-Law Passage:</b>	<b>77,098,200</b>
<b>Less: Board-Determined Gross Floor Area From Exempt Development:</b>	<b>25,928,040</b>
<b>Net Estimated Board-Determined Gross Floor Area:</b>	<b>51,170,160</b>

**D2 - Non-Residential Charge Based On Declared Value**

<b>Total Estimated Declared Value of Non Residential Development to be Constructed Over 15 Years From Date of By-Law Passage:</b>	<b>\$ 77,098,200</b>
<b>Less: Declared Value of Exempt Development:</b>	<b>\$ 25,928,040</b>
<b>Net Estimated Declared Value:</b>	<b>\$ 51,170,160</b>

Halton Catholic District School Board

Education Development Charges Submission 2023

Form E - Growth Related Pupils - Elementary Panel

Form E - Growth Related Pupils - Secondary Panel

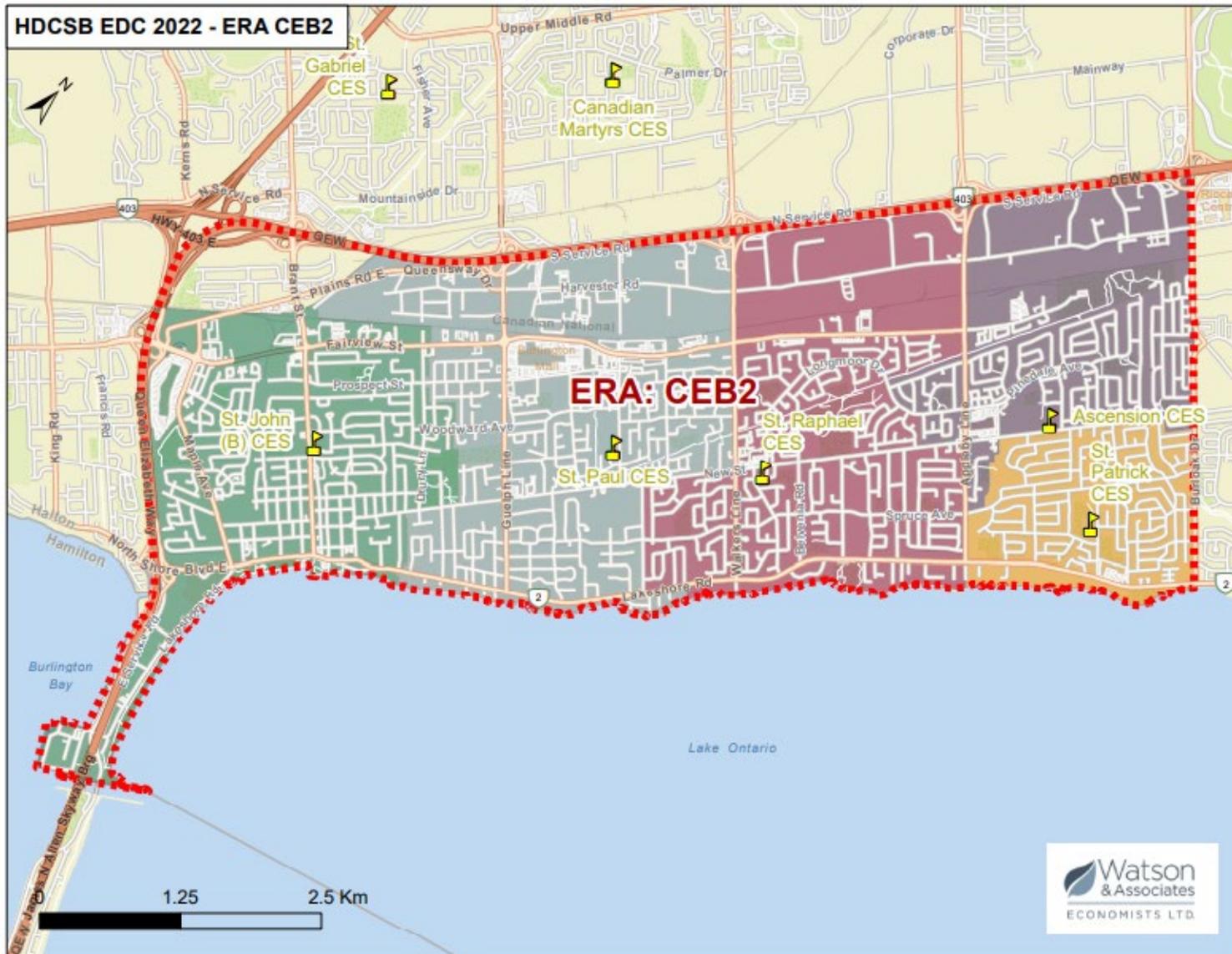
Municipality	Dwelling Unit Type	Net New Units	Elementary Pupil Yield	Elementary Growth-Related Pupils
Burlington	Low Density	1,371	0.181	249
	Medium Density	1,781	0.084	142
	High Density	14,030	0.026	367
	<b>Total</b>	<b>17,182</b>	<b>0.044</b>	<b>757</b>
Oakville	Low Density	7,494	0.209	1,569
	Medium Density	5,371	0.167	851
	High Density	20,726	0.031	650
	<b>Total</b>	<b>33,591</b>	<b>0.092</b>	<b>3,069</b>
Halton Hills	Low Density	2,877	0.328	944
	Medium Density	2,775	0.162	426
	High Density	2,588	0.033	86
	<b>Total</b>	<b>8,240</b>	<b>0.180</b>	<b>1,456</b>
Milton	Low Density	10,397	0.258	2,681
	Medium Density	12,024	0.202	2,302
	High Density	7,403	0.054	400
	<b>Total</b>	<b>29,824</b>	<b>0.184</b>	<b>5,384</b>
		<b>SUBTOTAL:</b>		<b>10,667</b>
		<b>LESS: Available Pupil Places:</b>		<b>2,494</b>
		<b>NET GROWTH RELATED PUPILS:</b>		<b>8,173</b>

Municipality	Dwelling Unit Type	Net New Units	Secondary Pupil Yield	Secondary Growth-Related Pupils
Burlington	Low Density	1,371	0.082	113
	Medium Density	1,781	0.047	79
	High Density	14,030	0.015	214
	<b>Total</b>	<b>17,182</b>	<b>0.024</b>	<b>406</b>
Oakville	Low Density	7,494	0.063	475
	Medium Density	5,371	0.037	189
	High Density	20,726	0.010	214
	<b>Total</b>	<b>33,591</b>	<b>0.026</b>	<b>879</b>
Halton Hills	Low Density	2,877	0.138	396
	Medium Density	2,775	0.078	205
	High Density	2,588	0.024	63
	<b>Total</b>	<b>8,240</b>	<b>0.082</b>	<b>664</b>
Milton	Low Density	10,397	0.150	1,562
	Medium Density	12,024	0.087	995
	High Density	7,403	0.025	186
	<b>Total</b>	<b>29,824</b>	<b>0.094</b>	<b>2,743</b>
		<b>SUBTOTAL:</b>		<b>4,692</b>
		<b>LESS: Available Pupil Places:</b>		<b>1,359</b>
		<b>NET GROWTH RELATED PUPILS:</b>		<b>3,334</b>

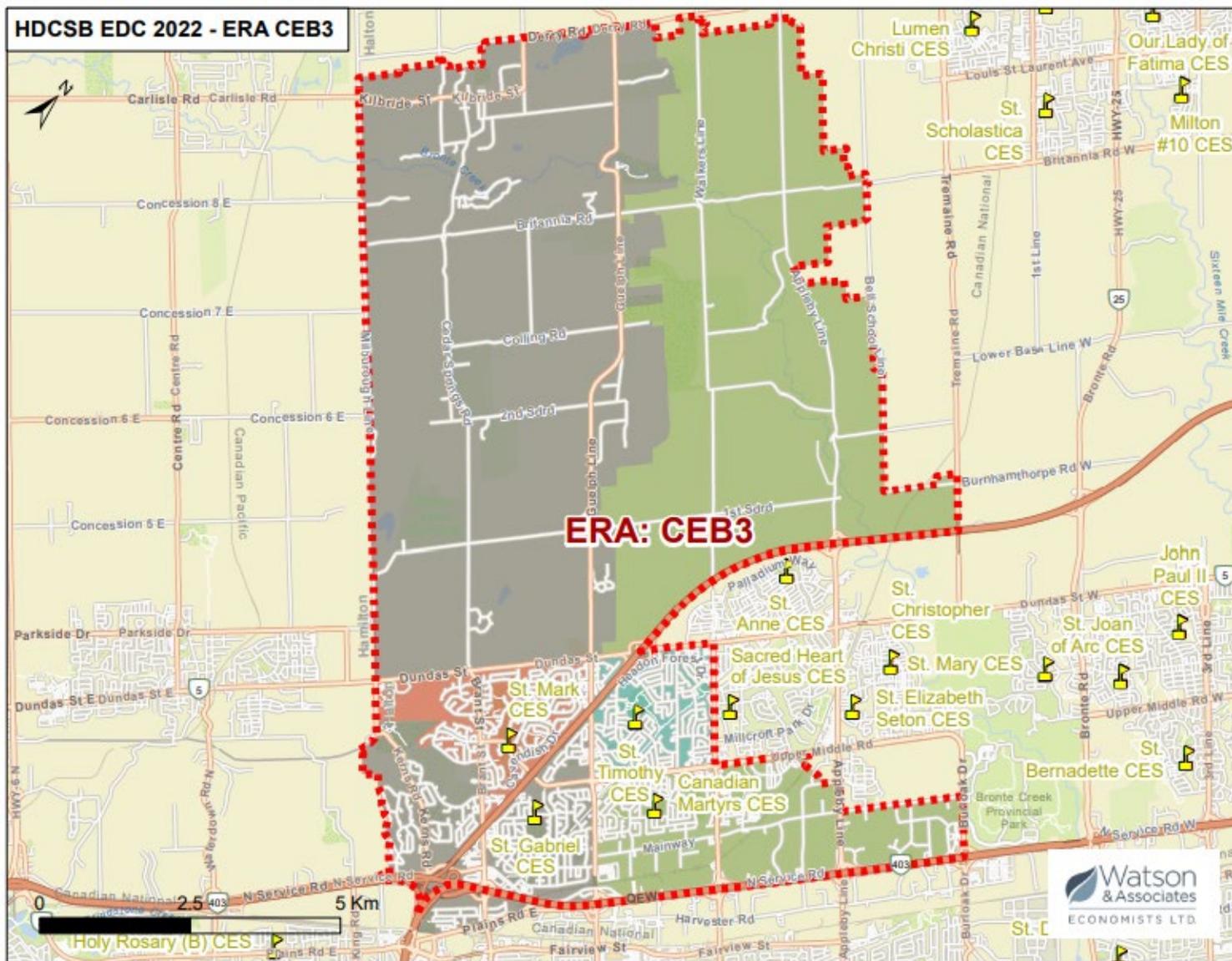












Halton Catholic District School Board  
 Education Development Charges Submission 2023  
 Form F - Growth Related Pupil Place Requirements

Panel: Elementary Panel

Review Area: CEB4 Milcroft, Orchard, Tansley, Uptown, Alton

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2022/2023	15 Year Projections (Assumes Full Day JK/SK)															
				Year 1 2023/2024	Year 2 2024/2025	Year 3 2025/2026	Year 4 2026/2027	Year 5 2027/2028	Year 6 2028/2029	Year 7 2029/2030	Year 8 2030/2031	Year 9 2031/2032	Year 10 2032/2033	Year 11 2033/2034	Year 12 2034/2035	Year 13 2035/2036	Year 14 2036/2037	Year 15 2037/2038	
Sacred Heart of Jesus CES	559	3	565	567	596	607	634	646	658	667	687	704	707	705	703	703	703	703	
St. Anne CES	622	4	712	675	636	593	549	528	493	475	467	470	490	511	535	547	558	570	
St. Christopher CES	478	0	354	342	324	292	273	267	259	259	253	244	236	232	234	233	232	231	
St. Elizabeth Seton CES	467	0	350	347	331	320	309	297	292	280	284	290	290	288	291	291	293	294	
TOTAL:	2,126.0	7	1,981	1,930	1,887	1,812	1,764	1,738	1,703	1,682	1,691	1,707	1,721	1,737	1,763	1,774	1,786	1,798	
AVAILABLE PUPIL PLACES:																			328

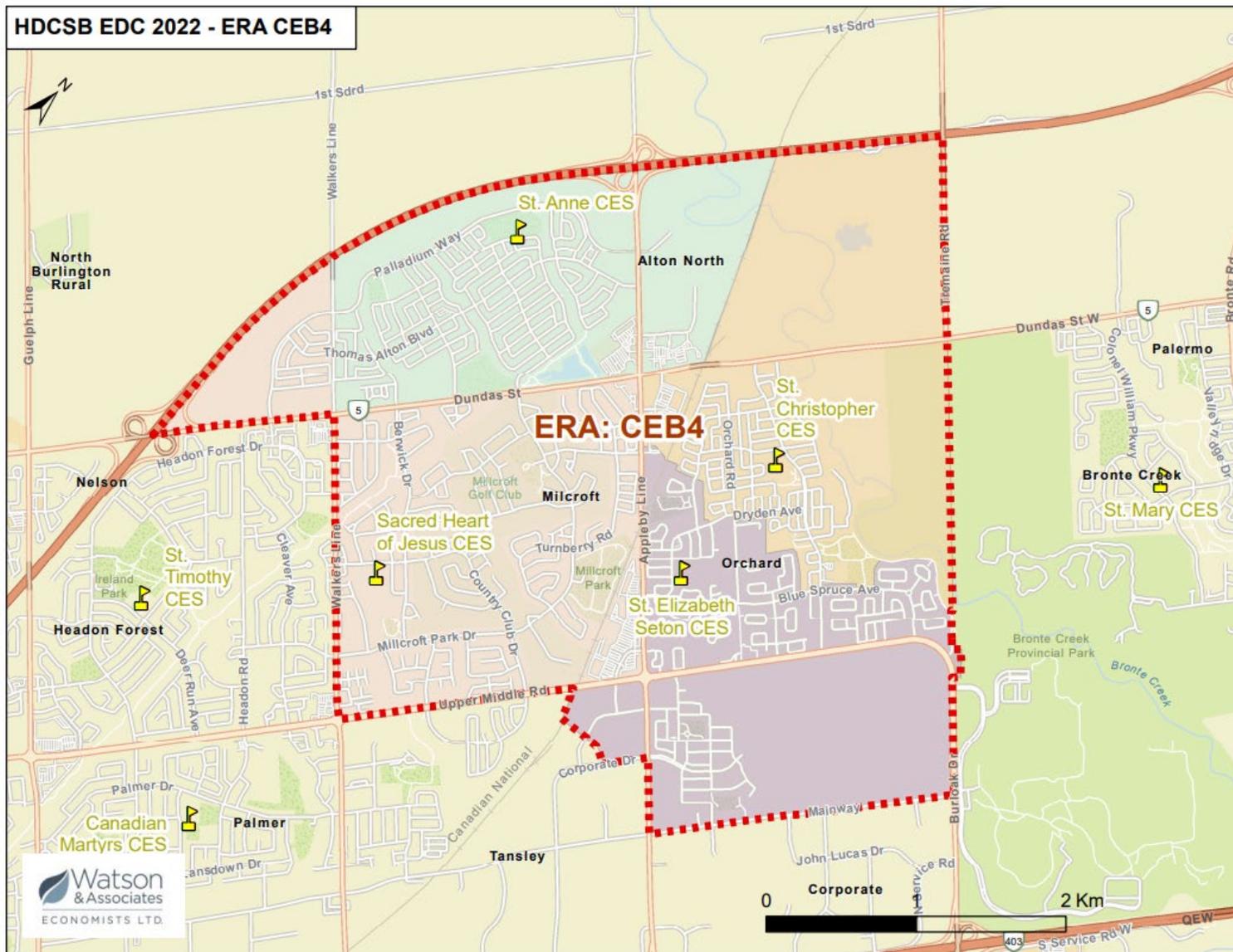
REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

	15 Year Projections (Assumes Full Day JK/SK)														
	Year 1 2023/2024	Year 2 2024/2025	Year 3 2025/2026	Year 4 2026/2027	Year 5 2027/2028	Year 6 2028/2029	Year 7 2029/2030	Year 8 2030/2031	Year 9 2031/2032	Year 10 2032/2033	Year 11 2033/2034	Year 12 2034/2035	Year 13 2035/2036	Year 14 2036/2037	Year 15 2037/2038
	14	29	43	57	72	89	106	124	135	146	156	166	176	182	188

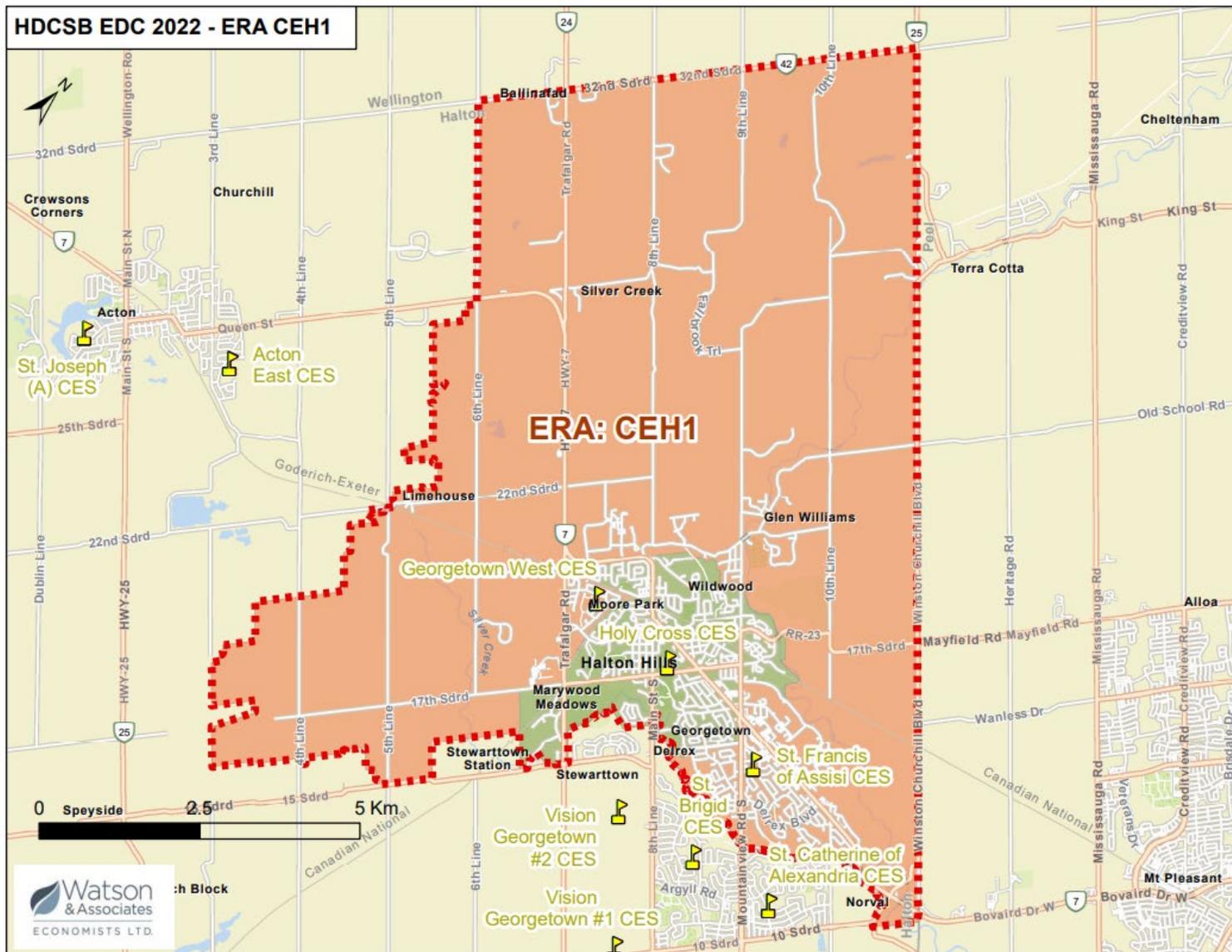
CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	188
2 Available Pupil Places in Existing Facilities	328
3 Net Growth-Related Pupil Place Requirements (1-2)	0

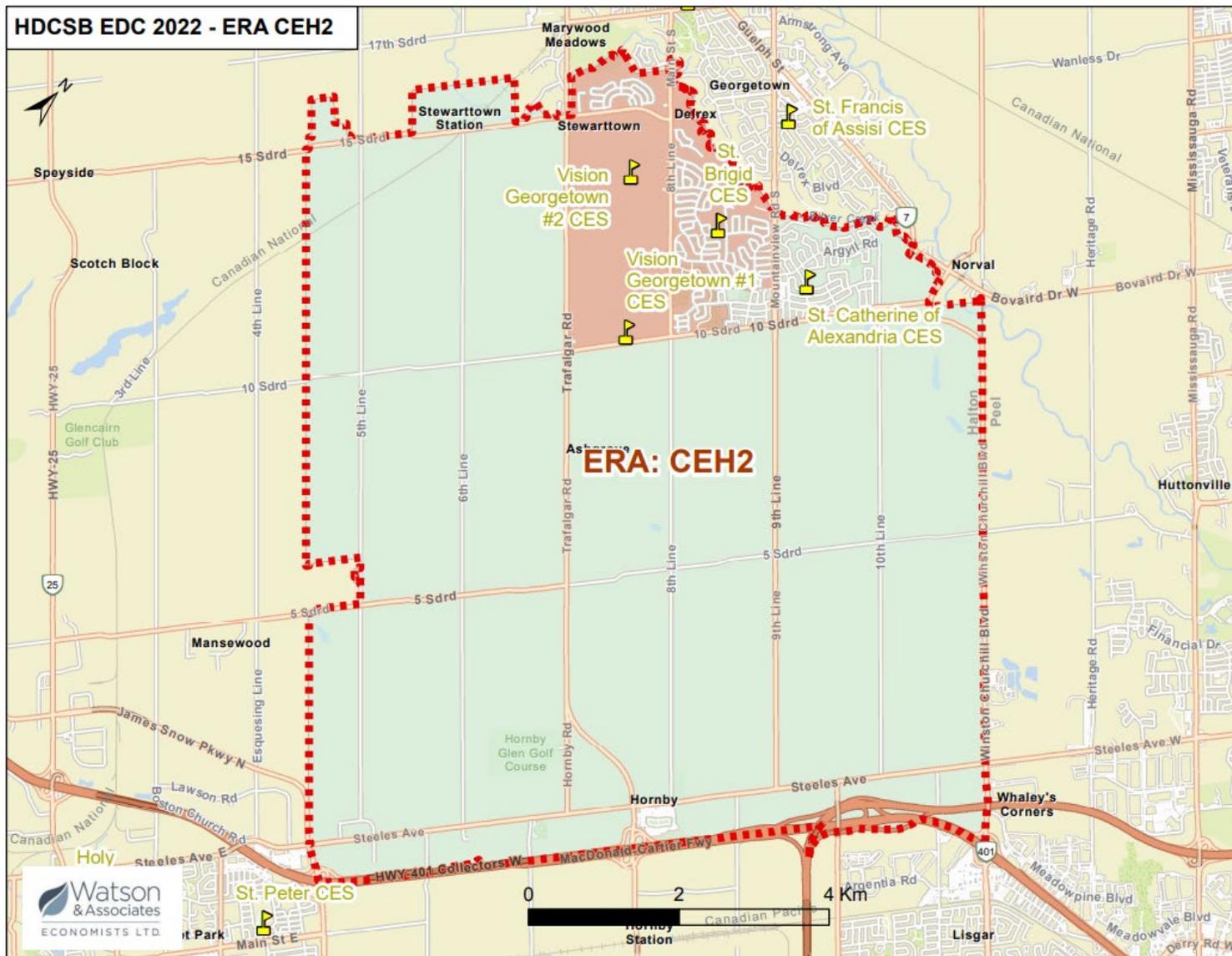
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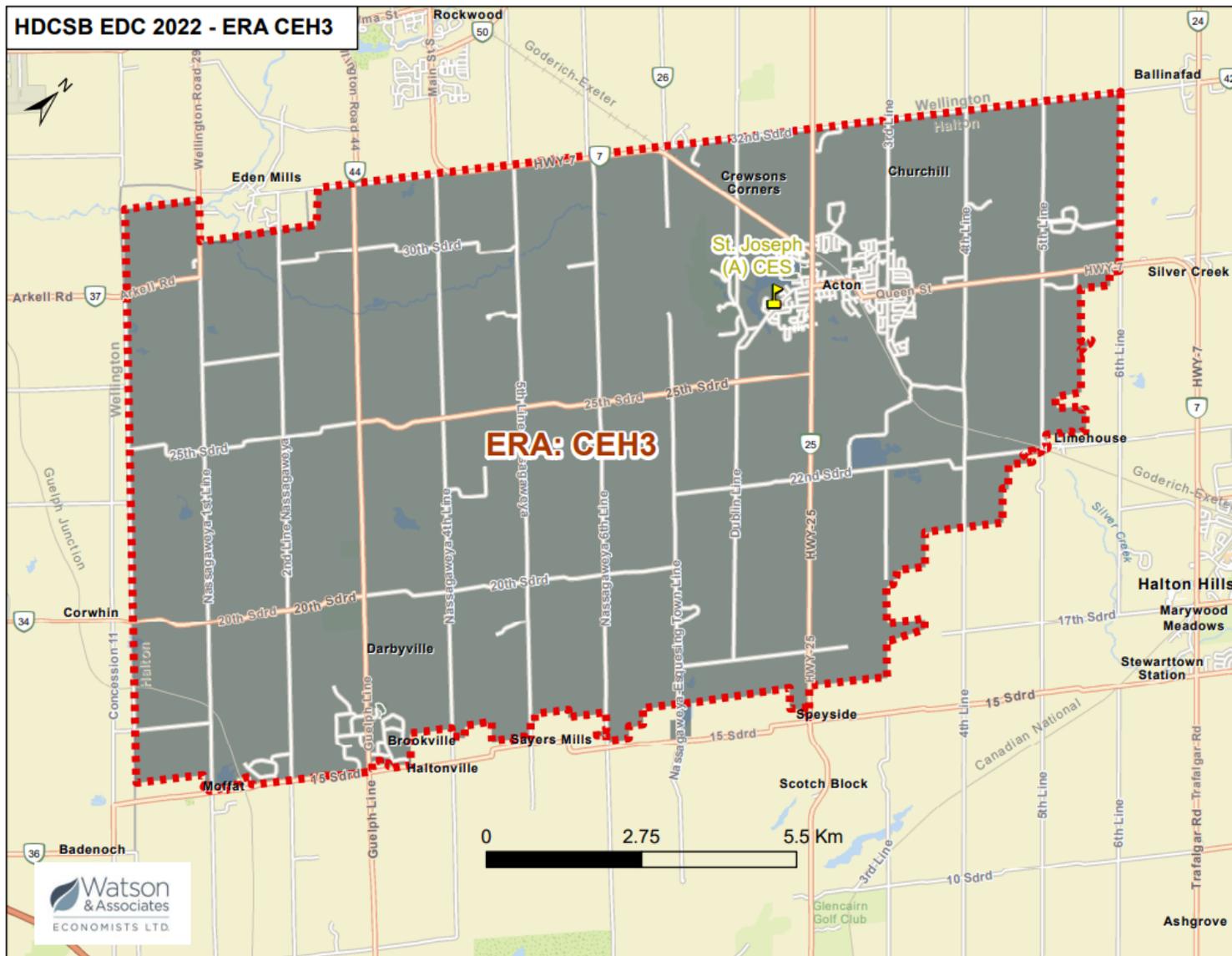




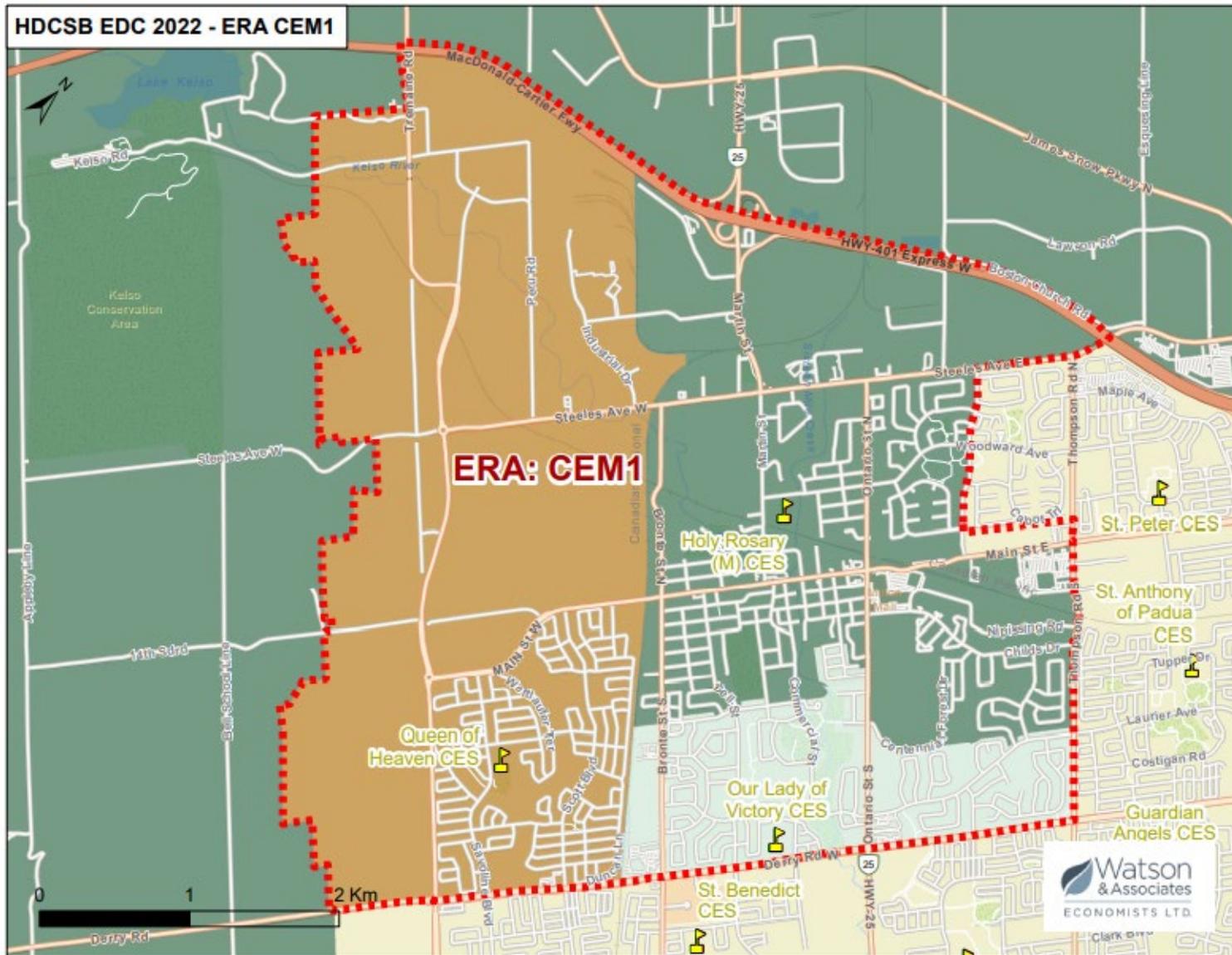








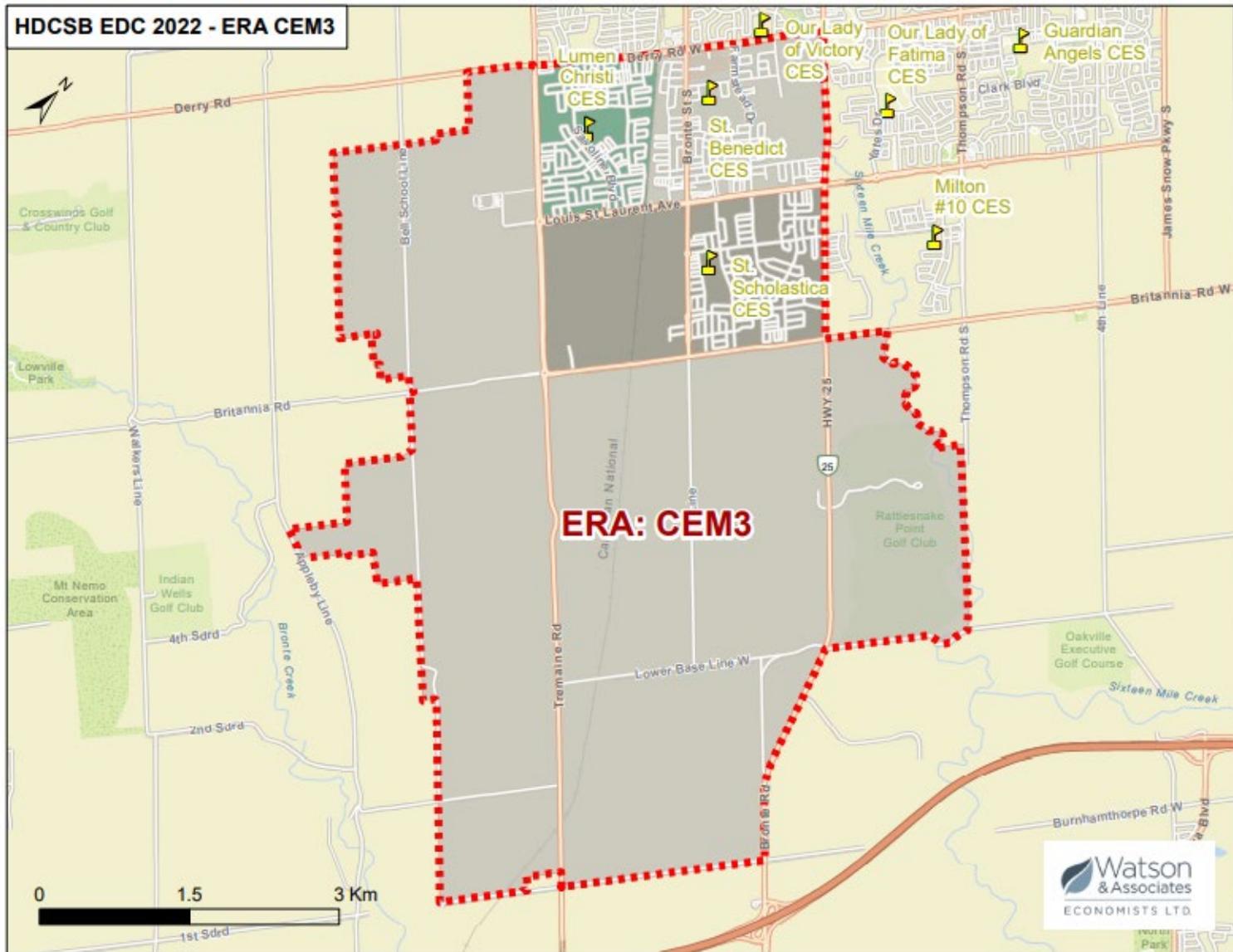




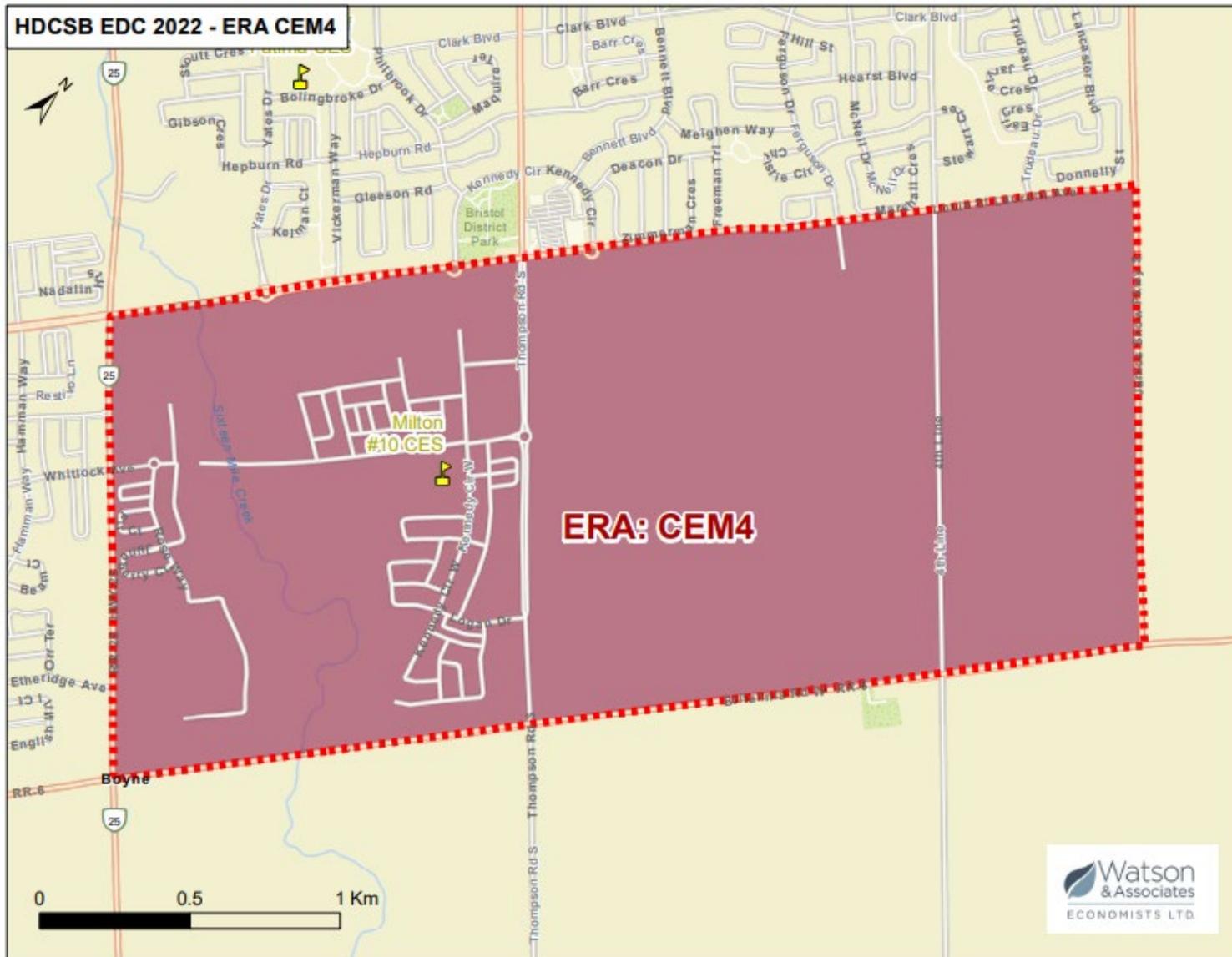








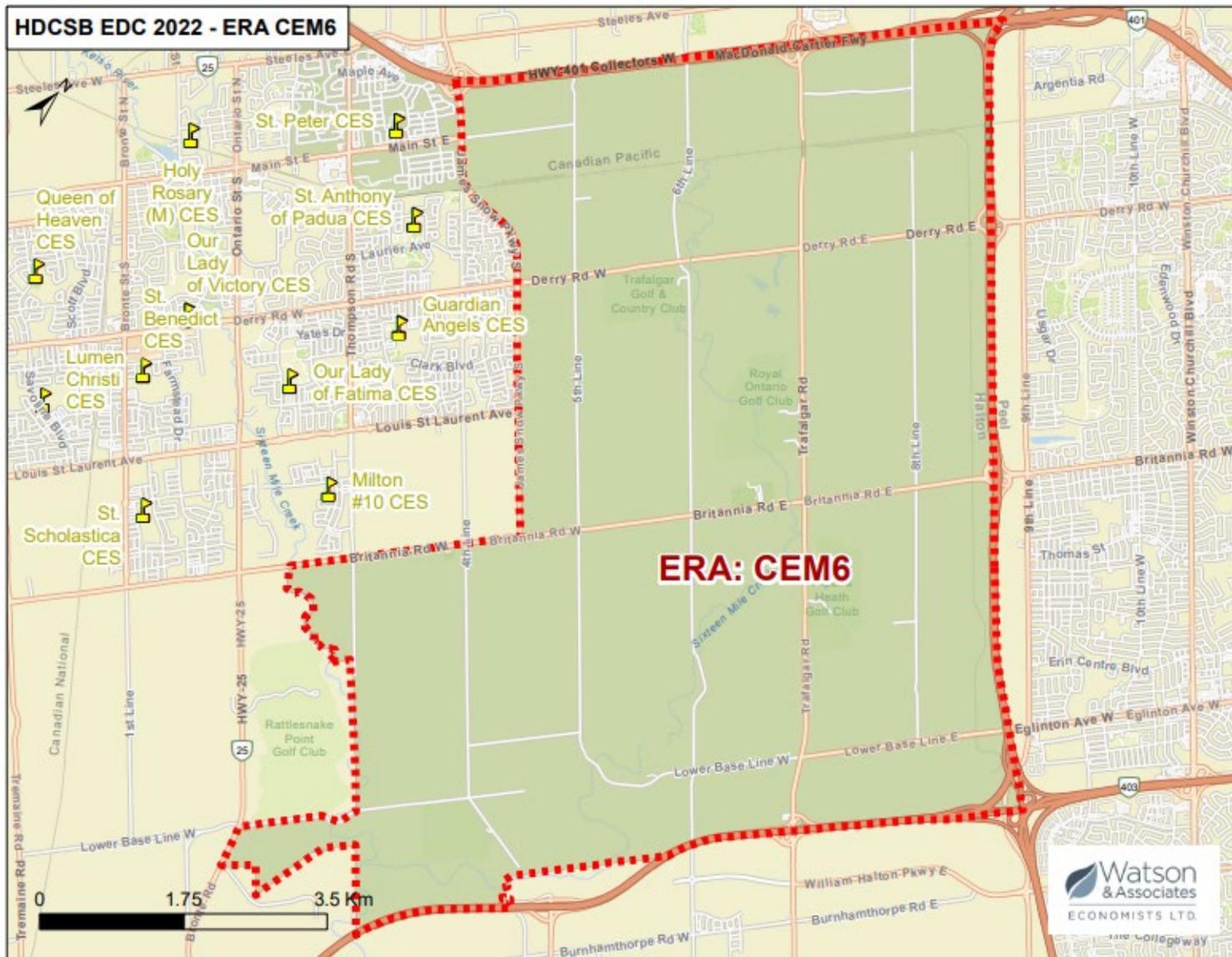












Halton Catholic District School Board  
 Education Development Charges Submission 2023  
 Form F - Growth Related Pupil Place Requirements

Panel: Elementary Panel

Review Area: CEO1 Oakville South of QEW

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2022/2023	15 Year Projection of Average Daily Enrolments															
				Year 1 2023/2024	Year 2 2024/2025	Year 3 2025/2026	Year 4 2026/2027	Year 5 2027/2028	Year 6 2028/2029	Year 7 2029/2030	Year 8 2030/2031	Year 9 2031/2032	Year 10 2032/2033	Year 11 2033/2034	Year 12 2034/2035	Year 13 2035/2036	Year 14 2036/2037	Year 15 2037/2038	
St. Dominic CES	516	5	581	554	526	501	487	472	450	447	446	451	456	465	473	468	471	473	
St. Luke CES	395	0	181	166	157	146	131	121	118	112	102	98	93	93	88	87	87	86	
St. Nicholas CES	527	2	594	602	583	571	576	551	551	538	543	531	540	545	561	567	573	580	
St. Vincent CES	280	0	128	116	113	109	108	108	117	117	116	120	119	117	115	114	114	114	
TOTAL:	1,718.0	7	1,484	1,438	1,379	1,326	1,303	1,252	1,236	1,215	1,207	1,199	1,208	1,220	1,236	1,238	1,246	1,253	
AVAILABLE PUPIL PLACES:																			465

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

	15 Year Projection of Average Daily Enrolments														
	Year 1 2023/2024	Year 2 2024/2025	Year 3 2025/2026	Year 4 2026/2027	Year 5 2027/2028	Year 6 2028/2029	Year 7 2029/2030	Year 8 2030/2031	Year 9 2031/2032	Year 10 2032/2033	Year 11 2033/2034	Year 12 2034/2035	Year 13 2035/2036	Year 14 2036/2037	Year 15 2037/2038
	20	40	60	80	100	116	133	150	171	193	210	226	242	258	274

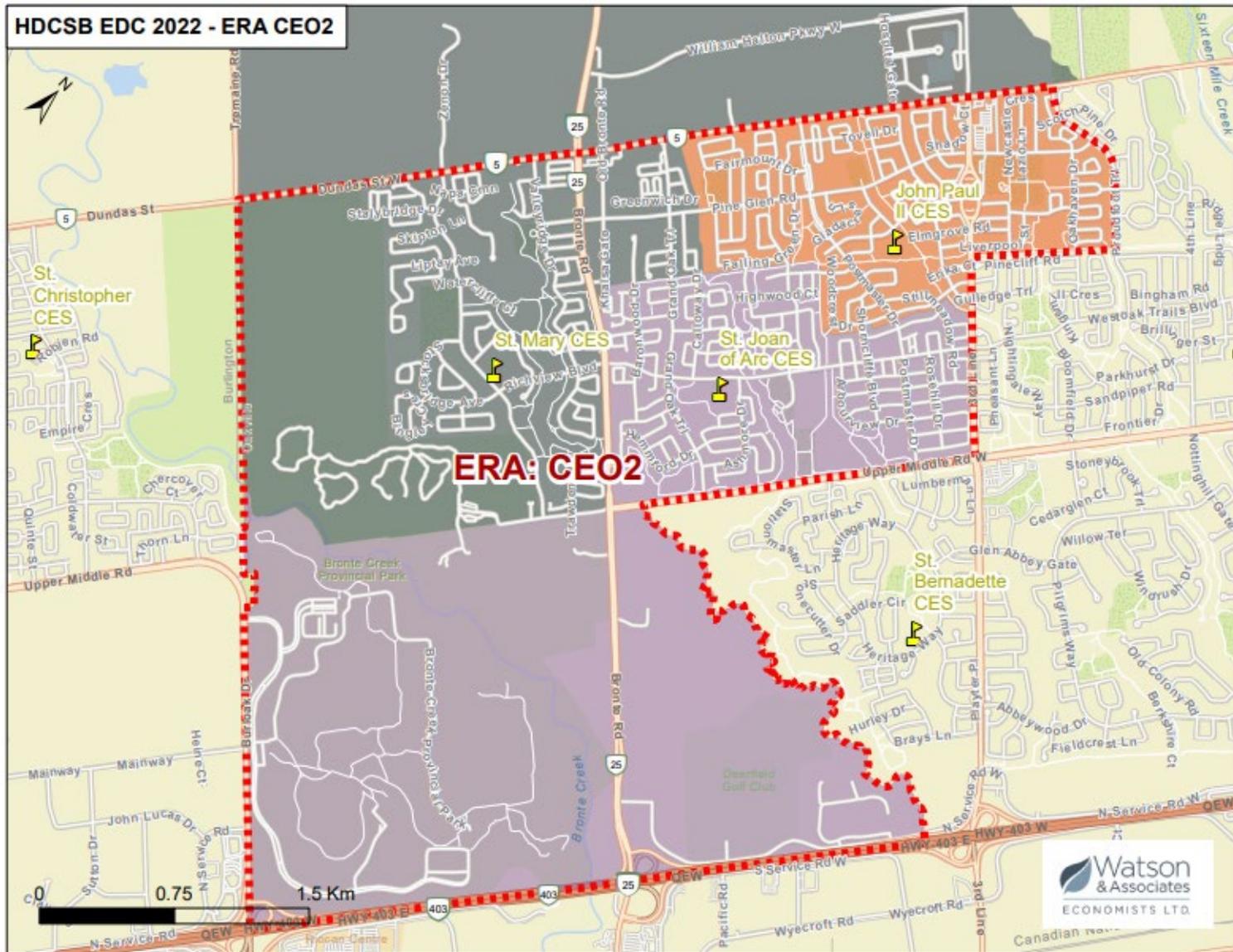
CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	274
2 Available Pupil Places in Existing Facilities	465
3 Net Growth-Related Pupil Place Requirements (1-2)	0

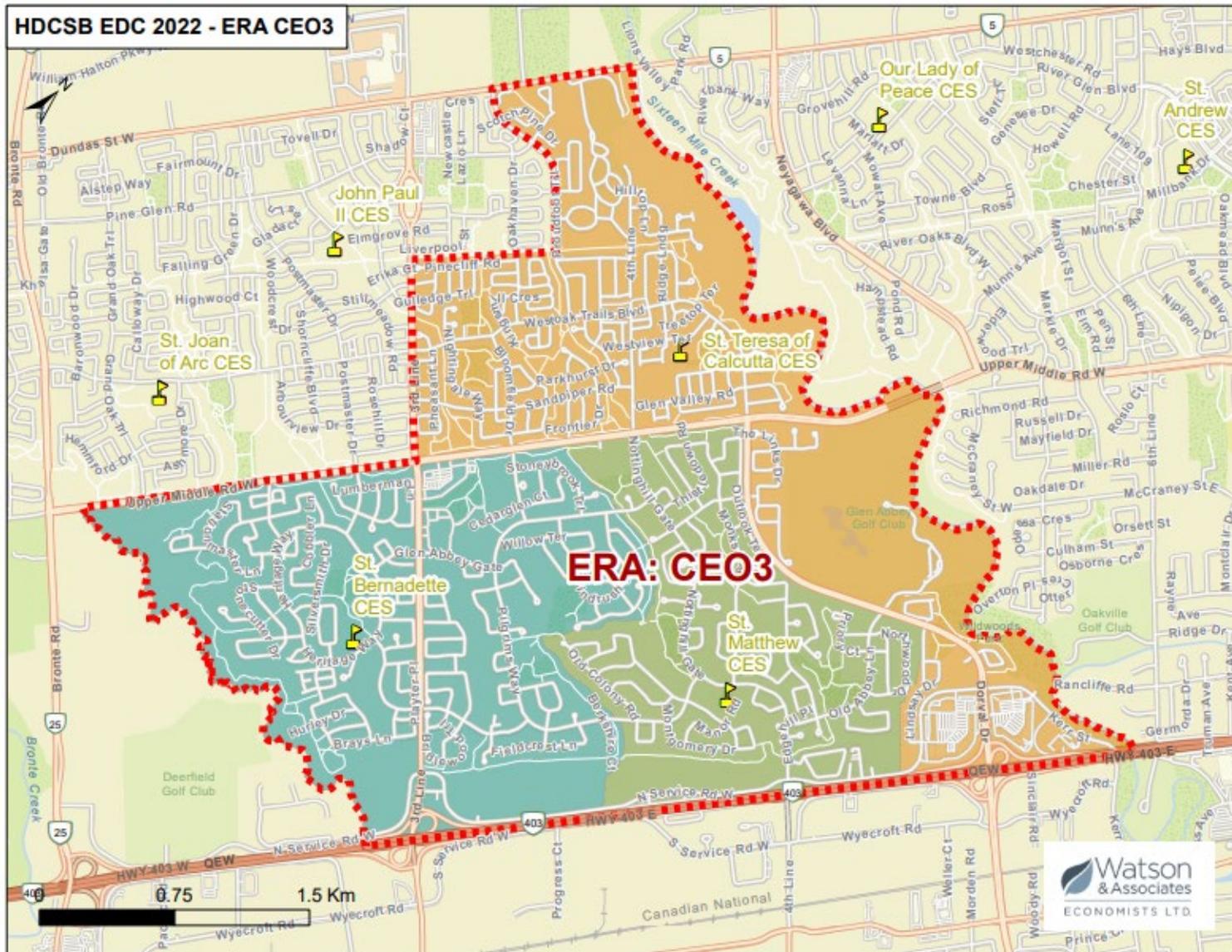
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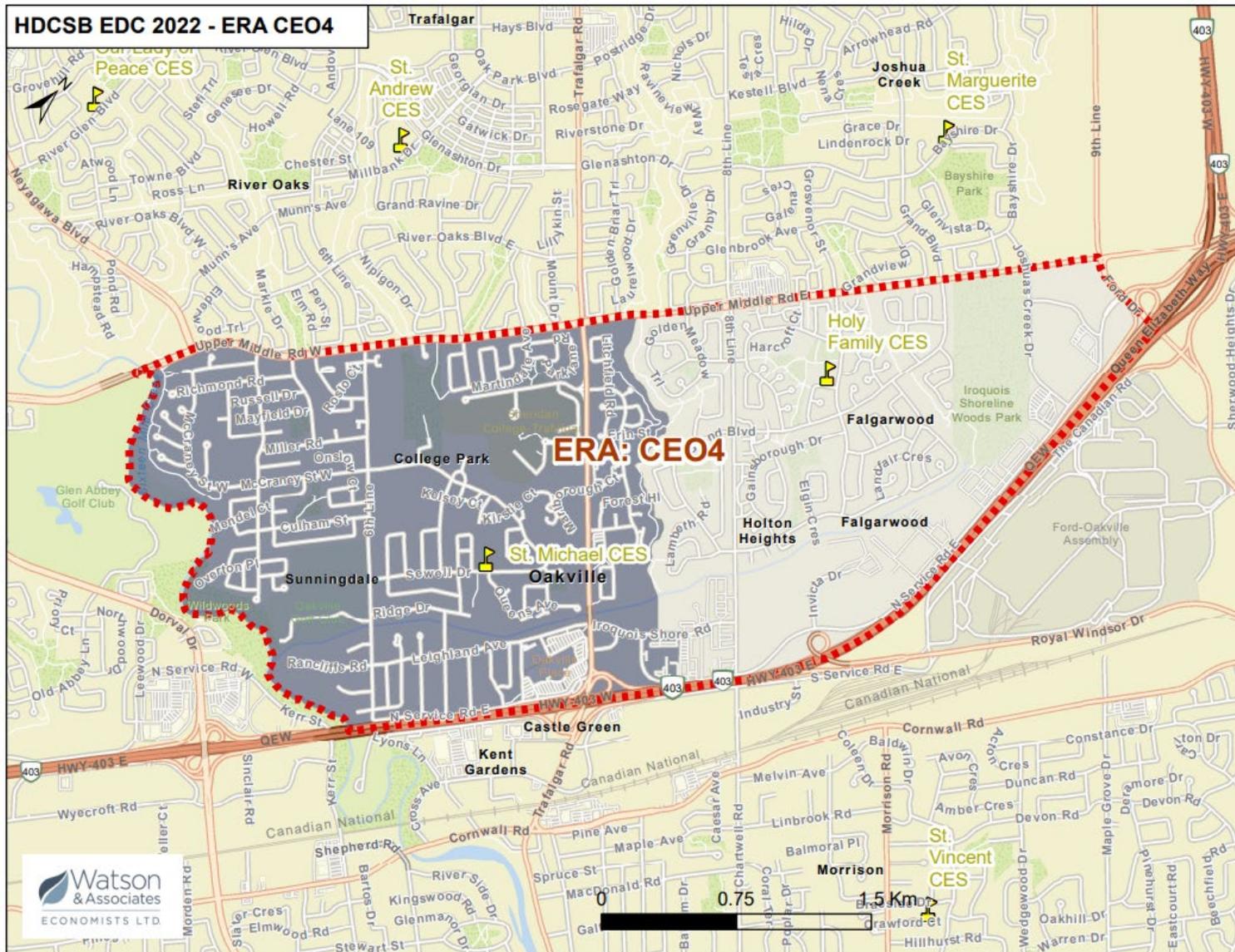








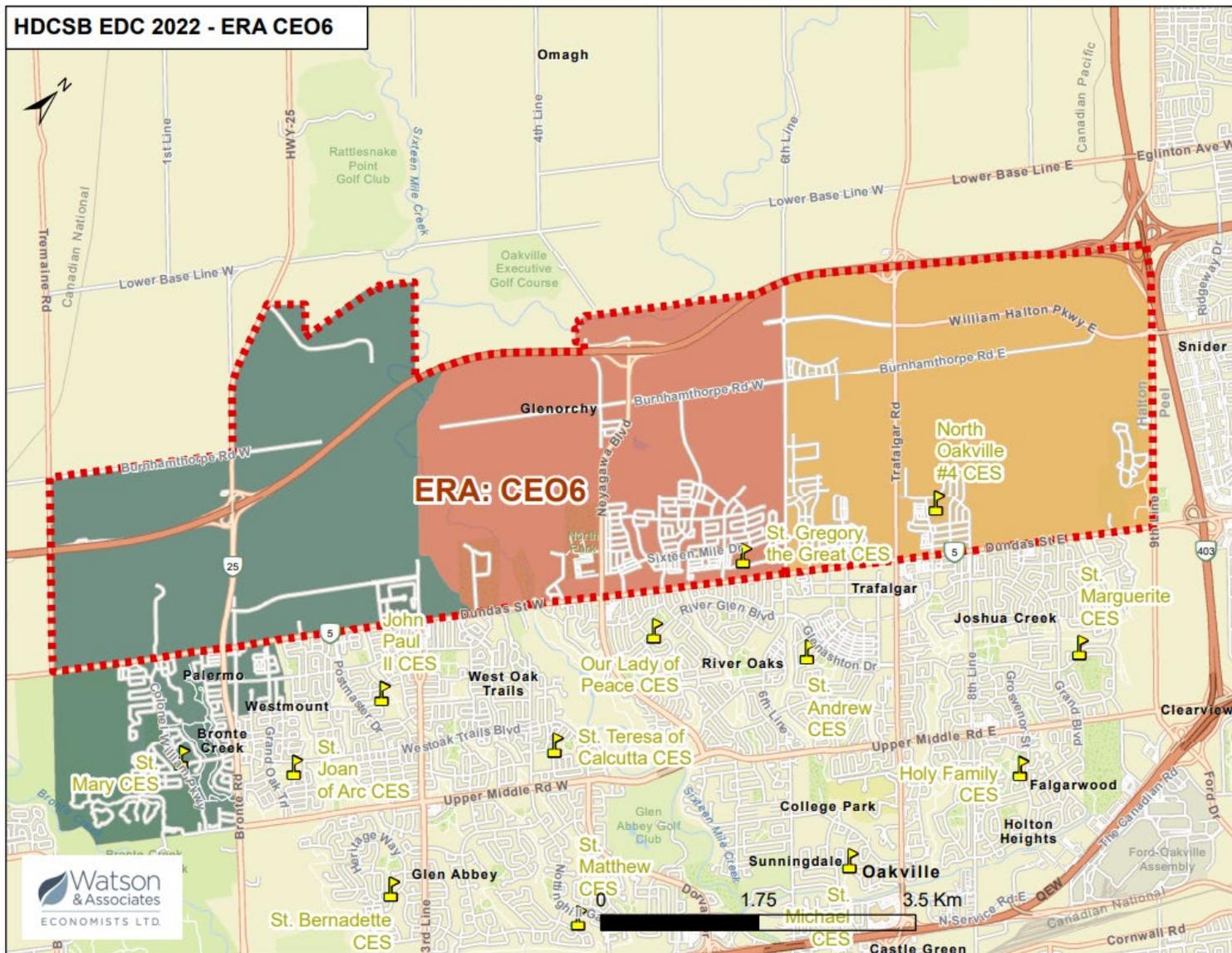












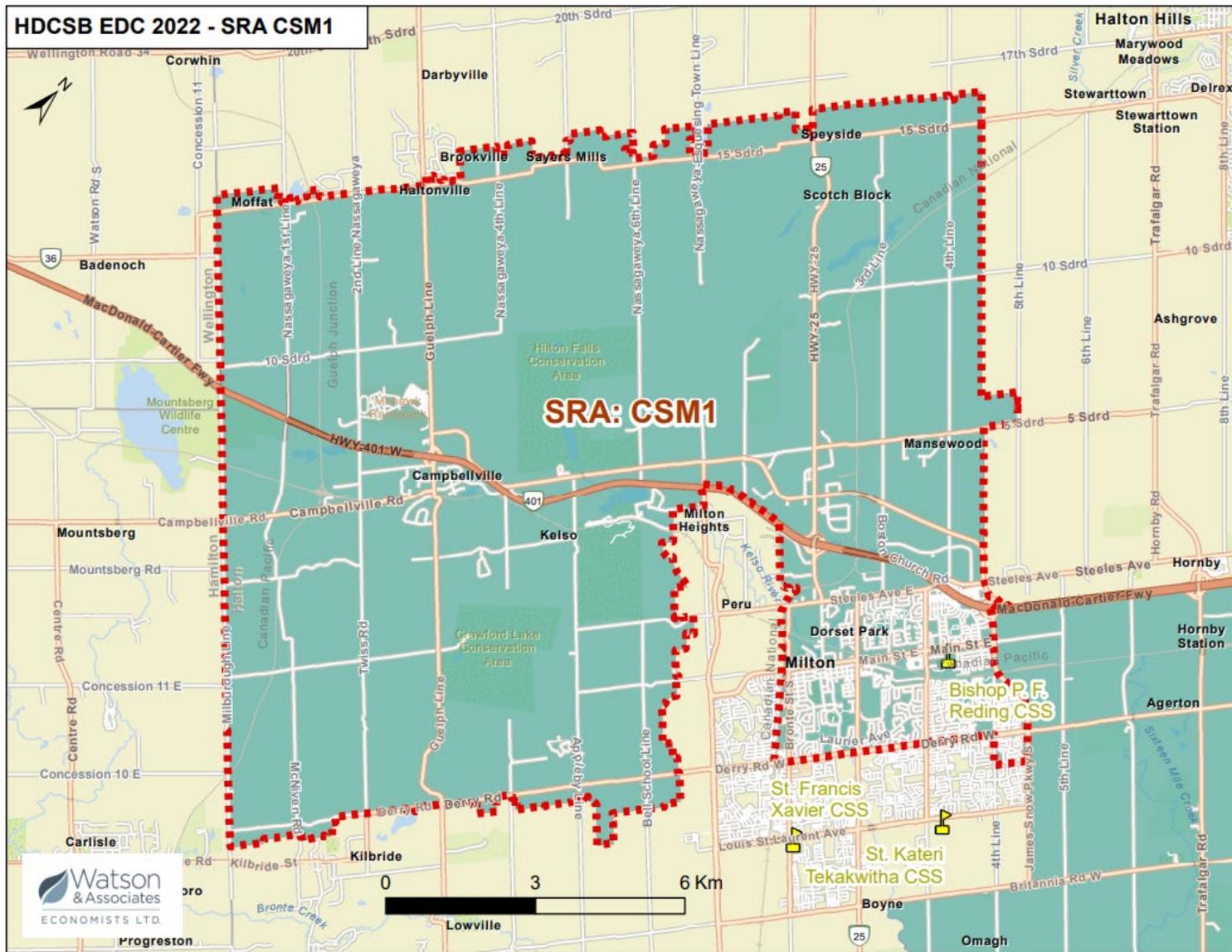




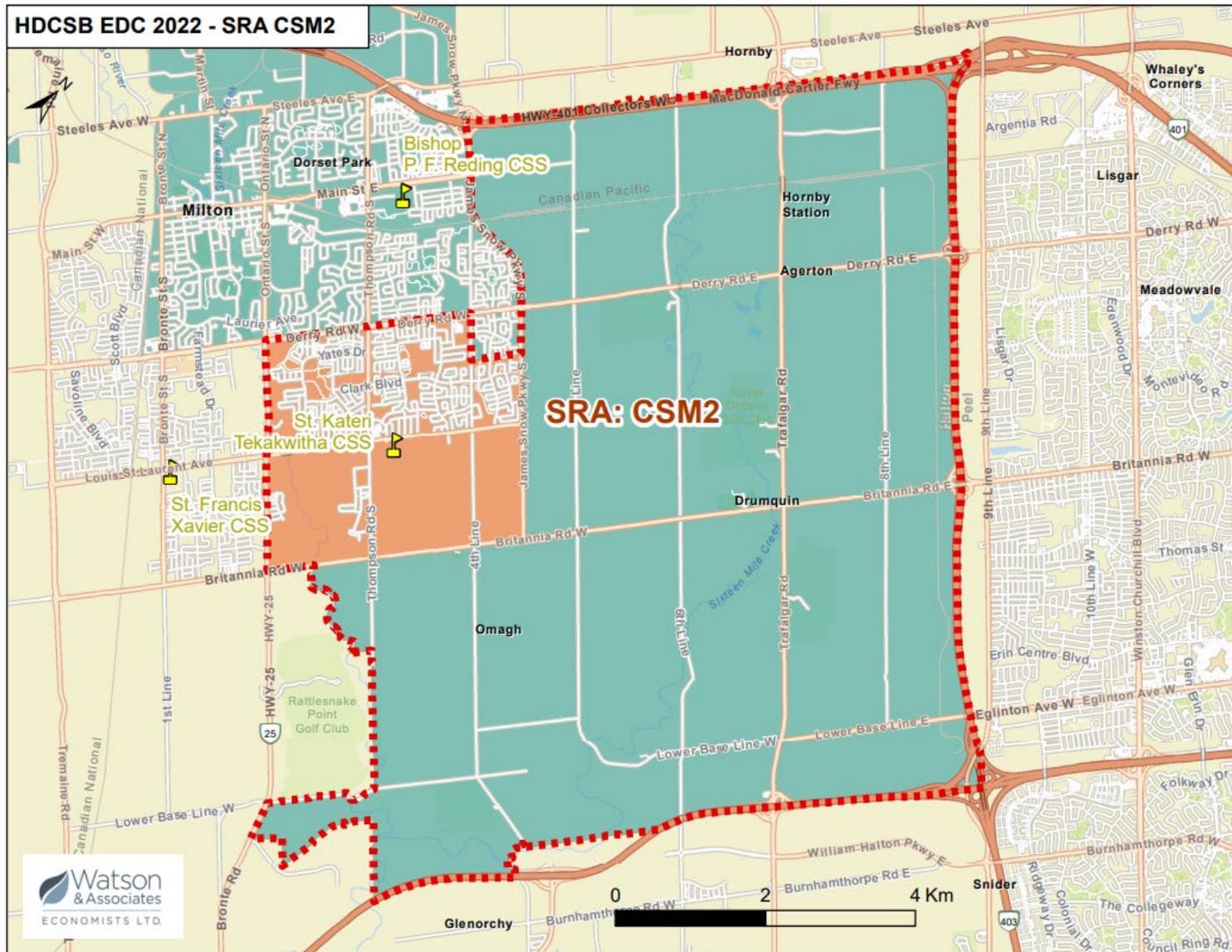




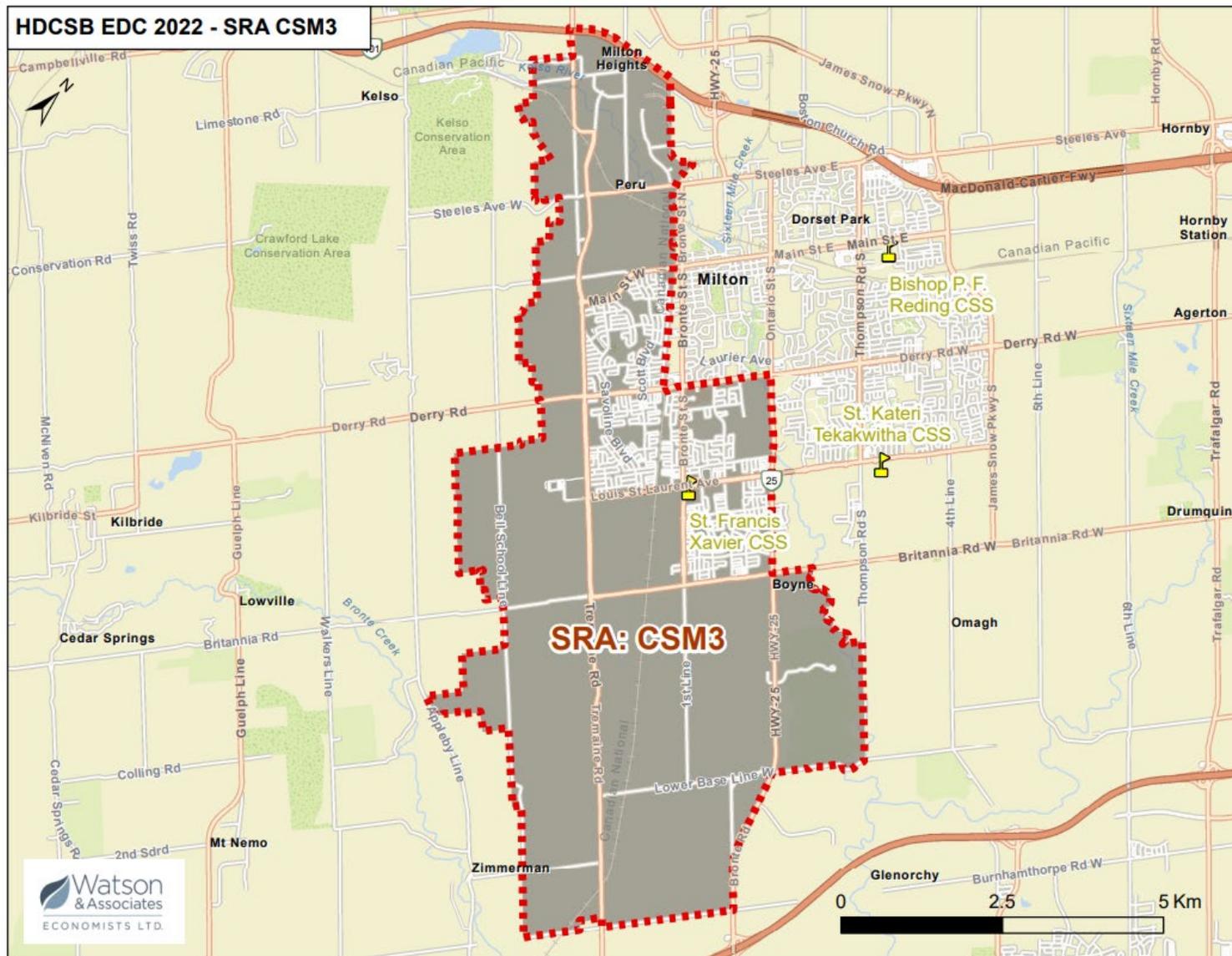




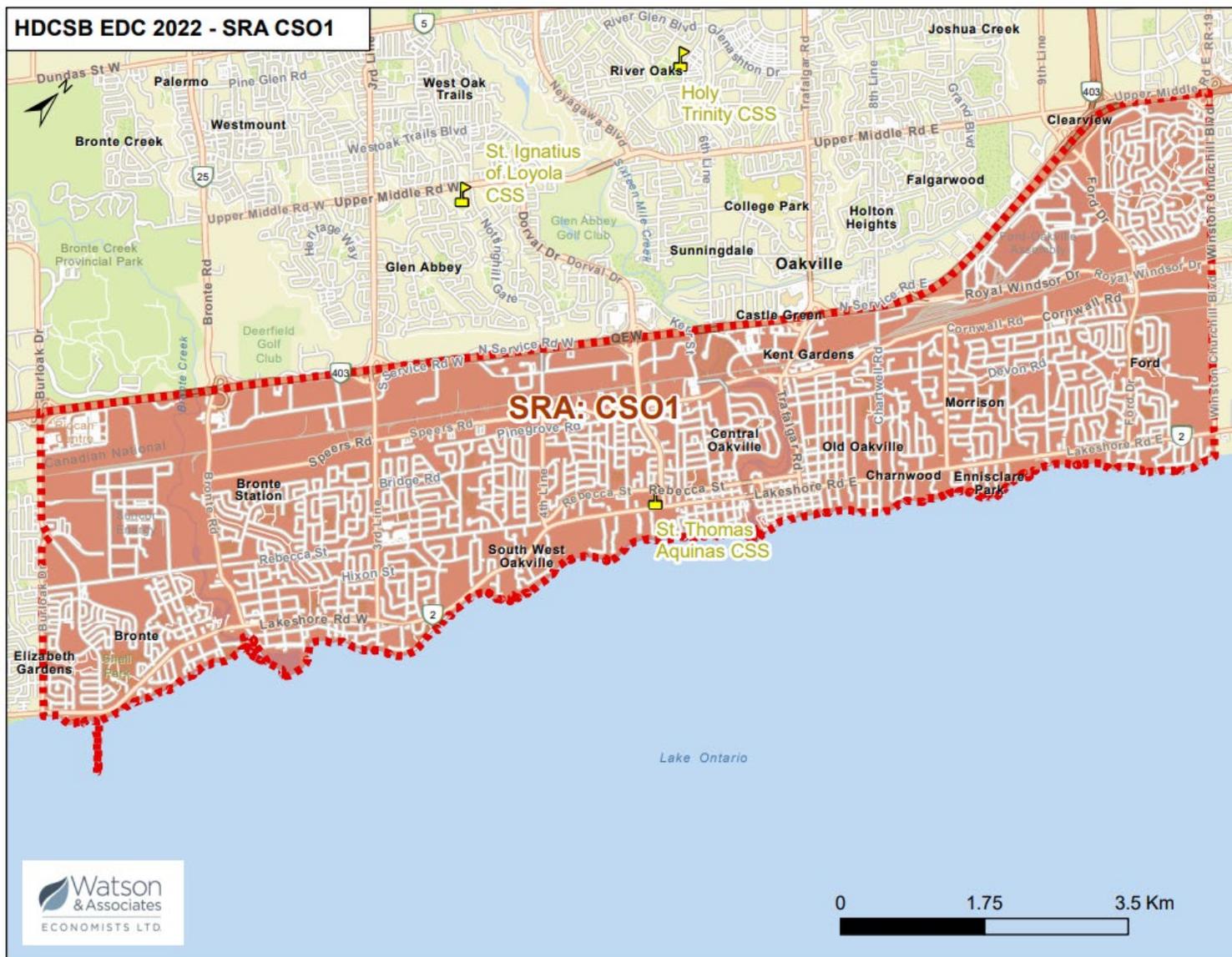








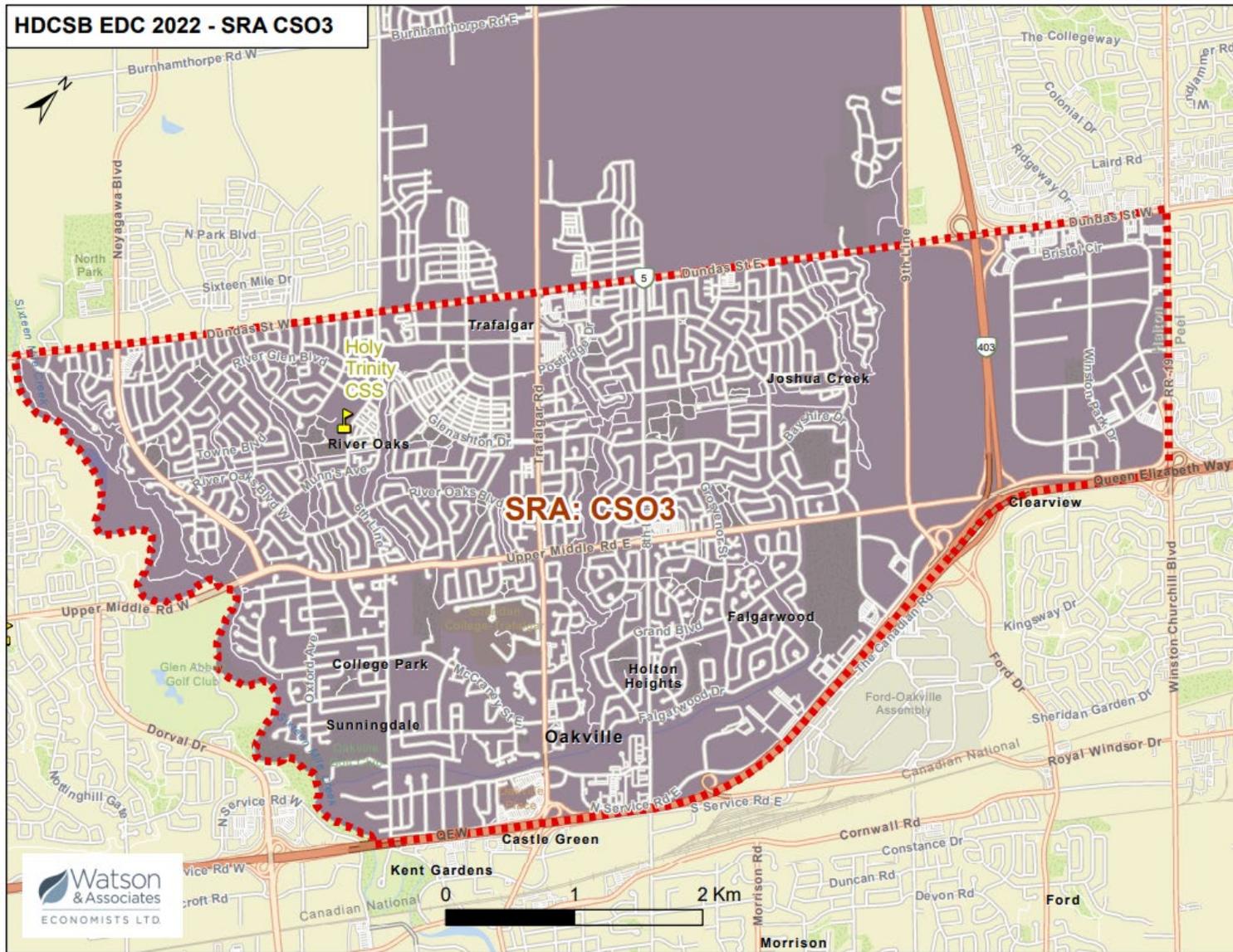




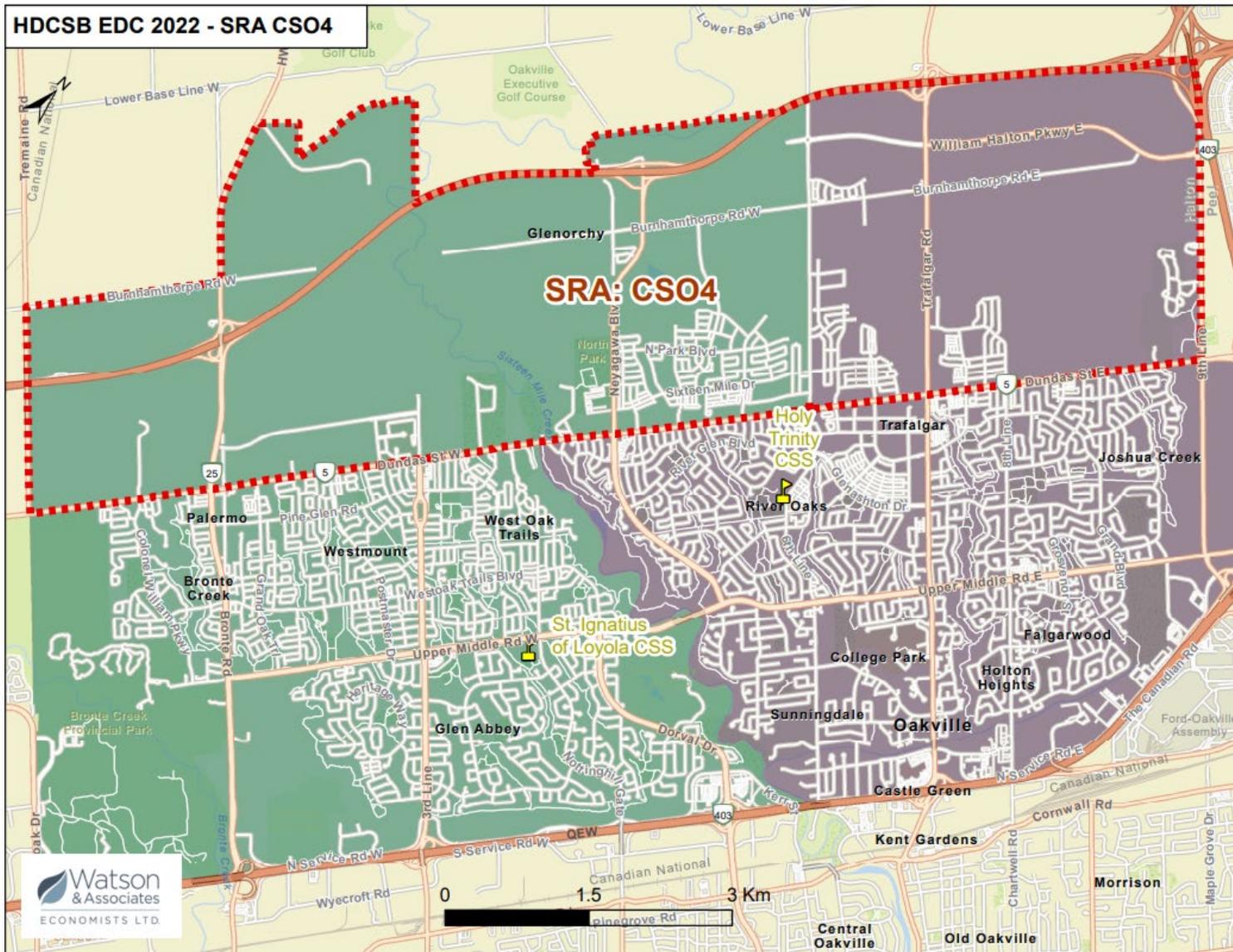














**Halton Catholic District School Board  
 Education Development Charges Submission 2023  
 Form H1 - EDC Calculation - Uniform Residential and Non-Residential**

**Determination of Total Growth-Related Net Education Land Costs**

Total:	Education Land Costs (Form G)	\$	448,199,932
Add:	EDC Financial Obligations (Form A2)	\$	78,868,491
<b>Subtotal:</b>	<b>Net Education Land Costs</b>	<b>\$</b>	<b>527,068,423</b>
Add:	EDC Study Costs	\$	300,000
<b>Total:</b>	<b>Growth-Related Net Education Land Costs</b>	<b>\$</b>	<b>527,368,423</b>

**Apportionment of Total Growth-Related Net Education Land Costs**

Total Growth-Related Net Education Land Costs to be Attributed to Non-Residential Development (Maximum 40%)	15%	\$	79,105,263
Total Growth-Related Net Education Land Costs to be Attributed to Residential Development	85%	\$	448,263,160

**Calculation of Uniform Residential Charge**

Residential Growth-Related Net Education Land Costs	\$	448,263,160
Net New Dwelling Units (Form C)		87,682
Uniform Residential EDC per Dwelling Unit	\$	5,112

**Calculation of Non-Residential Charge - Board Determined GFA**

Non-Residential Growth-Related Net Education Land Costs	\$	79,105,263
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GFA Method:	Non-Exempt Board-Determined GFA (Form D)		51,170,160
	Non-Residential EDC per Square Foot of GFA	\$	1.55

**Halton Catholic District School Board  
 Education Development Charges Submission 2023  
 Form H2 - EDC Calculation - Differentiated Residential and Non-Residential (Part 1 of 2)**

**Determination of Total Growth-Related Net Education Land Costs**

Total:	Education Land Costs (Form G)	\$ 448,199,932
Add:	EDC Financial Obligations (Form A2)	\$ 78,868,491.00
<b>Subtotal:</b>	<b>Net Education Land Costs</b>	<b>\$ 527,068,423</b>
Less:	Operating Budget Savings	
	Positive EDC Reserve Fund Balance	
<b>Subtotal:</b>	<b>Growth-Related Net Education Land Costs</b>	<b>\$ 527,068,423</b>
Add:	EDC Study Costs	\$ 300,000.00
<b>Total:</b>	<b>Growth-Related Net Education Land Costs</b>	<b>\$ 527,368,423</b>

**Apportionment of Total Growth-Related Net Education Land Costs**

<b>Total Growth-Related Net Education Land Costs to be Attributed to Non-Residential Development (Maximum 40%)</b>	<b>15%</b>	<b>\$ 79,105,263</b>
<b>Total Growth-Related Net Education Land Costs to be Attributed to Residential Development</b>	<b>85%</b>	<b>\$ 448,263,160</b>

**Calculation of Non-Residential Charge - Use Either Board Determined GFA or Declared Value**

<b>Non-Residential Growth-Related Net Education Land Costs</b>	<b>\$ 79,105,263</b>
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<b>GFA Method:</b>	<b>Non-Exempt Board-Determined GFA (Form D)</b>	<b>51,170,160</b>
	<b>Non-Residential EDC per Square Foot of GFA</b>	<b>\$ 1.55</b>

**Halton Catholic District School Board  
 Education Development Charges Submission 2023  
 Form H2 - EDC Calculation - Differentiated Residential and Non-Residential (Part 2 of 2)**

**Residential Growth-Related Net Education Land Costs: \$ 402,776,843**

**Determination of Distribution of New Development**

Type of Development (Form B)	Net New Units (Form B & C)	15-Year Elementary Pupil Yield (Form E)	Elementary Gross Requirements of New Development	Distribution of Elementary Gross Requirements of New Development	15-Year Secondary Pupil Yield (Form E)	Secondary Gross Requirements of New Development	Distribution of Secondary Gross Requirements of New Development	Total Gross Requirements of New Development	Distribution Factor
Low Density	22,139	0.246	5,443	51.0%	0.115	2,547	54%	7,990	52%
Medium Density	20,796	0.179	3,721	34.9%	0.071	1,468	31%	5,189	34%
High Density	44,747	0.034	1,503	14.1%	0.015	678	14%	2,180	14%
<b>Total</b>	<b>87,682</b>	<b>0.1217</b>	<b>10,667</b>	<b>100%</b>	<b>0.0535</b>	<b>4,692</b>	<b>100%</b>	<b>15,359</b>	<b>100%</b>

**Calculation of Differentiated Charge:**

Type of Development (Form B)	Apportionment of Residential Net Education Land Cost By Development Type	Net New Units (Carried over from above)	Differentiated Residential EDC per Unit by Development Type
Low Density	\$ 233,186,188	22,139	\$ 10,533
Medium Density	\$ 151,444,725	20,796	\$ 7,282
High Density	\$ 63,632,247	44,747	\$ 1,422



# Appendix B

## HDSB EDC By-Law

# **HALTON DISTRICT SCHOOL BOARD**

## **EDUCATION DEVELOPMENT CHARGES BY-LAW, 2023**

A by-law for the imposition of education development charges

**WHEREAS** section 257.54 (1) of the *Education Act* provides that a district school board may pass by-laws for the imposition of education development charges against land in its area of jurisdiction undergoing residential or non-residential development if there is residential development in the area of jurisdiction of the district school board that would increase education land costs and the residential or non-residential development require one or more of the actions identified in section 257.54(2) of the *Education Act*;

**AND WHEREAS** on May 16, 2023, the Minister of Education approved the Board's estimates which are prescribed under Section 10, paragraph 1 of Ontario Regulation 20/98;

**AND WHEREAS** the estimated average number of elementary school pupils and secondary school pupils of the Halton District School Board over the five years immediately following the day this by-law comes into force will exceed the total capacity of the Halton District School Board to accommodate the elementary school pupils and secondary school pupils throughout its jurisdiction on the day this by-law is passed;

**AND WHEREAS** the Halton District School Board has conducted a review of its education development charge policies, made sufficient information available to the public, and held a public meeting on April 19, 2023, in accordance with section 257.60 of the *Education Act*;

**AND WHEREAS** the Halton District School Board has given a copy of the education development charge background study relating to this by-law to the Minister of Education and to each school board having jurisdiction within the area to which this by-law applies;

**AND WHEREAS** the Halton District School Board has given notice and held public meetings on April 19, 2023 and May 17, 2023, in accordance with section 257.63(1) of the *Education Act* and permitted any person who attended the public meetings to make representations in respect of the proposed education development charges;

**AND WHEREAS** the Halton District School Board has determined in accordance with section 257.63(3) of the *Education Act* that no additional public meeting is necessary in respect of this by-law;

**NOW THEREFORE THE HALTON DISTRICT SCHOOL BOARD HEREBY ENACTS AS FOLLOWS:**

## PART I

### APPLICATION

#### Defined Terms

1. In this by-law,
  - (a) “Act” means the *Education Act*, R.S.O. 1990, c.E.2, as amended, or a successor statute;
  - (b) “agricultural building or structure” means a building or structure used, or designed or intended for use for the purpose of a bona fide farming operation including, but not limited to, animal husbandry, dairying, fallow, field crops, removal of sod, forestry, fruit farming, horticulture, market gardening, pasturage, poultry keeping and any other activities customarily carried on in the field of agriculture, but shall not include a dwelling unit or other structure used for residential accommodation or any building or structure or parts thereof used for other commercial, industrial or institutional purposes qualifying as non-residential development;
  - (c) “Board” means the Halton District School Board;
  - (d) “development” includes redevelopment;
  - (e) “dwelling unit” means a room or suite of rooms used, or designed or intended for use by one person or persons living together in which culinary and sanitary facilities are provided for the exclusive use of such person or persons, and shall include, but is not limited to, a dwelling unit or units in an apartment, group home, mobile home, duplex, triplex, semi-detached dwelling, single detached dwelling, stacked townhouse and townhouse;
  - (f) “education land costs” means costs incurred or proposed to be incurred by the Board,
    - (i) to acquire land or an interest in land, including a leasehold interest, to be used by the Board to provide pupil accommodation;
    - (ii) to provide services to the land or otherwise prepare the site so that a building or buildings may be built on the land to provide pupil accommodation;
    - (iii) to prepare and distribute education development charge background studies as required under the Act;
    - (iv) as interest on money borrowed to pay for costs described in paragraphs (i) and (ii); and

- (v) to undertake studies in connection with an acquisition referred to in paragraph (i).
- (g) “education development charge” means charges imposed pursuant to this by-law in accordance with the Act;
- (h) “existing industrial building” means a building used for or in connection with,
  - (i) manufacturing, producing, processing, storing or distributing something,
  - (ii) research or development in connection with manufacturing, producing or processing something,
  - (iii) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production or processing takes place,
  - (iv) office or administrative purposes, if they are,
    - A. carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
    - B. in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution;
- (i) “gross floor area of non-residential development” means in the case of a non-residential building or structure or the non-residential portion of a mixed-use building or structure, the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors at or above the average level of finished ground adjoining the building at its exterior walls, and, for the purpose of this definition, the non-residential portion of a mixed-use building is deemed to include one-half of any area common to the residential and non-residential portions of such mixed-use building or structure; and for greater certainty, “gross floor area of non-residential development” includes any part of a building or structure used for the parking or loading of motor vehicles;
- (j) “local board” means a local board as defined in the *Municipal Affairs Act*, other than a board defined in section 257.53(1) of the Act;
- (k) “mixed use” means land, buildings or structures used, or designed or intended for use, for a combination of non-residential and residential uses;
- (l) “non-residential building or structure” means a building or structure or portions thereof used, or designed or intended for use for other than residential use, and

includes, but is not limited to, an office, retail, industrial or institutional building or structure;

- (m) “non-residential development” means a development other than a residential development, and includes, but is not limited to, an office, retail, industrial or institutional development;
  - (n) “non-residential use” means lands, buildings or structures or portions thereof used, or designed or intended for use for other than residential use, and includes, but is not limited to, an office, retail, industrial or institutional use;
  - (o) “*Planning Act*” means the *Planning Act*, R.S.O. 1990, c. P.13, as amended;
  - (p) “Region” means the Regional Municipality of Halton;
  - (q) “Regulation” means Ontario Regulation 20/98, as amended, made under the Act;
  - (r) “residential development” means lands, buildings or structures developed or to be developed for residential use;
  - (s) “residential use” means lands, buildings or structures used, or designed or intended for use as a dwelling unit or units, and shall include a residential use accessory to a non-residential use and the residential component of a mixed use or of an agricultural use.
2. In this by-law where reference is made to a statute or a section of a statute such reference is deemed to be a reference to any successor statute or section.

### **Lands Affected**

3. (1) Subject to subsections 3(2) to 3(6), inclusive, this by-law applies to all lands in the Region.
- (2) This by-law shall not apply to lands that are owned by and are used for the purposes of:
- (a) the Region or a local board thereof;
  - (b) a municipality or a local board thereof;
  - (c) a board as defined in section 257.53(1) of the Act;
  - (d) a public hospital receiving aid under the *Public Hospitals Act*, R.S.O. 1990, c. P.40;

- (e) a place of worship owned by a religious organization that is exempt from taxation under the *Assessment Act* that is used primarily as a place of public worship;
  - (f) a cemetery or burying ground that is exempt from taxation under the *Assessment Act*; and
  - (g) Metrolinx.
- (3) Subject to subsection (4), an owner shall be exempt from education development charges if a development on its lands would construct, erect, or place a building or structure, or make an addition or alteration to a building or structure for one of the following purposes:
- (a) a private school;
  - (b) a long-term care home, as defined in the *Fixing Long-Term Care Act, 2021*;
  - (c) a retirement home, as defined in the *Retirement Homes Act, 2010*;
  - (c) a hospice or other facility that provides palliative care services;
  - (e) a child care centre, as defined in the *Child Care and Early Years Act, 2014*;
  - (f) a memorial home, clubhouse or athletic grounds owned by the Royal Canadian Legion.
- (4) If only a portion of a building or structure, or an addition or alteration to a building or structure, referred to in subsection (3) will be used for a purpose identified in that subsection, only that portion of the building, structure, addition or alteration is exempt from an education development charge.
- (5) An owner shall be exempt from education development charges if the owner is,
- (a) a college of applied arts and technology established under the *Ontario Colleges of Applied Arts and Technology Act, 2002*;
  - (b) a university that receives regular and ongoing operating funds from the Government of Ontario for the purposes of post-secondary education;
  - (c) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act, 2017*.
- (6) This by-law shall not apply to non-residential agricultural buildings or structures that are owned by and are used for the purposes of a bona fide farming operation.

### **Approvals for Development**

4. (1) Education development charges shall be imposed against all lands, buildings or structures undergoing residential development if the development requires one or more of the following:
  - a) the passing of a zoning by-law or of an amendment thereto under section 34 of the *Planning Act*;
  - b) the approval of a minor variance under section 45 of the *Planning Act*;
  - c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
  - d) the approval of a plan of subdivision under section 51 of the *Planning Act*;
  - e) a consent under section 53 of the *Planning Act*;
  - f) the approval of a description under section 9 of the *Condominium Act, 1998*, S.O. 1998, c. 19; or
  - g) the issuing of a permit under the *Building Code Act, 1992*, S.O. 1992, c. 23 in relation to a building or structure.
- (2) In respect of a particular development an education development charge will be collected once, but this does not prevent the application of this by-law to future development on the same property.
5. (1) Education development charges shall be imposed against all lands, buildings or structures undergoing non-residential development which has the effect of creating gross floor area of non-residential development or of increasing existing gross floor area of non-residential development if the development requires one or more of the following:
  - a) the passing of a zoning by-law or of an amendment thereto under section 34 of the *Planning Act*;
  - b) the approval of a minor variance under section 45 of the *Planning Act*;
  - c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
  - d) the approval of a plan of subdivision under section 51 of the *Planning Act*;
  - e) a consent under section 53 of the *Planning Act*;

- f) the approval of a description under section 9 of the *Condominium Act, 1998*, S.O. 1998, c. 19; or
  - g) the issuing of a permit under the *Building Code Act, 1992*, S.O. 1992, c. 23 in relation to a building or structure.
- (2) In respect of a particular development an education development charge will be collected once, but this does not prevent the application of this by-law to future development on the same property.
6. The Board has determined that the residential development of land to which this by-law applies increases education land costs.

### **Categories of Development and Uses of Land Subject to Education Development Charges**

- 7. Subject to the provisions of this by-law, education development charges shall be imposed upon all categories of residential development and non-residential development.
- 8. Subject to the provisions of this by-law, education development charges shall be imposed upon all uses of land, buildings or structures.

## **PART II**

### **EDUCATION DEVELOPMENT CHARGES**

#### **Residential Education Development Charges**

9. Subject to the provisions of this by-law, an education development charge per dwelling unit shall be imposed upon the designated categories of residential development and the designated residential uses of land, buildings or structures, including a dwelling unit accessory to a non-residential use, and, in the case of a mixed-use building or structure, upon the dwelling units in the mixed-use building or structure. The education development charge per dwelling unit shall be in the following amounts for the periods set out below:
- i) June 1, 2023 to May 31, 2024 - \$6,092.00;
  - ii) June 1, 2024 to May 31, 2025 - \$6,396.60;
  - iii) June 1, 2025 to May 31, 2026 - \$6,716.43;
  - iv) June 1, 2026 to May 31, 2027 - \$7,052.25;
  - v) June 1, 2027 to May 31, 2028 - \$7,404.86.

**Exemptions from Residential Education Development Charges**

10. (1) In this section,
  - (a) “gross floor area” means the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls;
  - (b) “other residential building” means a residential building not in another class of residential building described in this section;
  - (c) “semi-detached or row dwelling” means a residential building consisting of one dwelling unit having one or two vertical walls, but no other parts, attached to another structure;
  - (d) “single detached dwelling” means a residential building consisting of one dwelling unit that is not attached to another building.
- (2) Subject to sections 10(3) and (4), education development charges shall not be imposed with respect to,
  - (a) the enlargement of an existing dwelling unit that does not create an additional dwelling unit;
  - (b) the creation of one or two additional dwelling units in an existing single detached dwelling; or
  - (c) the creation of one additional dwelling unit in an existing semi-detached dwelling, an existing row dwelling, or any other existing residential building.
- (3) Notwithstanding section 10(2)(b), education development charges shall be imposed in accordance with section 9 if the total gross floor area of the additional unit or two additional dwelling units exceeds the gross floor area of the existing single detached dwelling.
- (4) Notwithstanding section 10(2)(c), education development charges shall be imposed in accordance with section 9 if the additional dwelling unit has a gross floor area greater than,
  - (a) in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; or
  - (b) in the case of any other residential building, the gross floor area of the smallest dwelling unit already contained in the residential building.

11. (1) Education development charges under section 9 shall not be imposed with respect to the replacement, on the same site, of a dwelling unit that was destroyed by fire, demolition or otherwise, or that was so damaged by fire, demolition or otherwise as to render it uninhabitable.
- (2) Notwithstanding section 11(1), education development charges shall be imposed in accordance with section 9 if the building permit for the replacement dwelling unit is issued more than 5 years after,
  - (a) the date the former dwelling unit was destroyed or became uninhabitable; or
  - (b) if the former dwelling unit was demolished pursuant to a demolition permit issued before the former dwelling unit was destroyed or became uninhabitable, the date the demolition permit was issued.
- (3) Notwithstanding section 11(1), education development charges shall be imposed in accordance with section 9 against any dwelling unit or units on the same site in addition to the dwelling unit or units being replaced. The onus is on the applicant to produce evidence to the satisfaction of the Board, acting reasonably, to establish the number of dwelling units being replaced.
- (4) Education development charges shall be imposed in accordance with section 12 where the dwelling unit described in section 11(1) is replaced by or converted to, in whole or in part, non-residential development.

#### **Non-Residential Education Development Charges**

12. Subject to the provisions of this by-law, an education development charge per square foot of gross floor area of non-residential development shall be imposed upon the designated categories of non-residential development and the designated non-residential uses of land, buildings or structures and, in the case of a mixed use building or structure, upon the non-residential uses in the mixed-use building or structure. The education development charge per square foot of gross floor area shall be in the following amounts for the periods set out below:
  - i) June 1, 2023 to May 31, 2024 - \$1.51;
  - ii) June 1, 2024 to May 31, 2025 - \$1.61;
  - iii) June 1, 2025 to May 31, 2026 - \$1.71;
  - iv) June 1, 2026 to May 31, 2027 - \$1.81;
  - v) June 1, 2027 to May 31, 2028 - \$1.91.

**Exemptions from Non-Residential Education Development Charges**

13. Notwithstanding section 12 of this by-law, education development charges shall not be imposed upon a non-residential development if the development does not have the effect of creating gross floor area of non-residential development or of increasing existing gross floor area of non-residential development.
14.
  - (1) Education development charges under section 12 shall not be imposed with respect to the replacement, on the same site, of a non-residential building or structure that was destroyed by fire, demolition or otherwise, or that was so damaged by fire, demolition or otherwise as to render it unusable.
  - (2) Notwithstanding section 14(1), education development charges shall be imposed in accordance with section 12 if the building permit for the replacement non-residential building or structure is issued more than 5 years after,
    - (a) the date the former building or structure was destroyed or became unusable;  
or
    - (b) if the former building or structure was demolished pursuant to a demolition permit issued before the former building or structure was destroyed or became unusable, the date the demolition permit was issued.
  - (3) Notwithstanding section 14(1), if the gross floor area of the non-residential part of the replacement building or structure exceeds the gross floor area of the non-residential part of the building or structure being replaced, education development charges shall be imposed in accordance with section 12 against the additional gross floor area. The onus is on the applicant to produce evidence to the satisfaction of the Board, acting reasonably, to establish the gross floor area of the non-residential building or structure being replaced.
  - (4) Education development charges shall be imposed in accordance with section 9 if the non-residential building or structure described in section 14(1) is replaced by or converted to, in whole or in part, a dwelling unit or units.
  - (5) Education development charges under section 12 shall not be imposed in regard to a non-residential development with a gross floor area of 100 square feet or less.
15.
  - (1) If a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the education development charge that is payable in respect of the enlargement shall be determined in accordance with the following rules:
    - (a) if the gross floor area is enlarged by 50 per cent or less, the amount of the education development charge in respect of the enlargement is zero;

- (b) if the gross floor area is enlarged by more than 50 per cent, the amount of the education development charge in respect of the enlargement is the amount of the education development charge that would otherwise be payable multiplied by the fraction determined as follows:
  - (i) determine the amount by which the enlargement exceeds 50 per cent of the gross floor area before the enlargement;
  - (ii) divide the amount determined under paragraph (i) by the amount of the enlargement.
- (2) For the purposes of section 15(1) the following provisions apply:
  - (a) the gross floor area of an existing industrial building shall be calculated as it existed prior to the first enlargement of such building for which an exemption under section 15(1) was sought;
  - (b) the enlargement of the gross floor area of the existing industrial building must be attached to such building;
  - (c) the enlargement must not be attached to the existing industrial building by means only of a tunnel, bridge, passageway, shared below grade connection, foundation, footing or parking facility, but must share a common wall with such building.

## **PART III**

### **ADMINISTRATION**

#### **Payment of Education Development Charges**

- 16. Education development charges are payable in full to the municipality in which the development takes place on the date a building permit is issued in relation to a building or structure on land to which this education development charge by-law applies.
- 17. The treasurer of the Board shall establish and maintain an educational development charge account in accordance with the Act, the Regulation and this by-law.

#### **Payment by Services**

- 18. Notwithstanding the payments required under section 16, and subject to section 257.84 of the Act, the Board may, by agreement, permit an owner to provide land for pupil accommodation in lieu of the payment of all or a part of the education development charges.

#### **Collection of Unpaid Education Development Charges**

- 19. Section 349 of the *Municipal Act, 2001* applies with necessary modifications with respect to an education development charge or any part of it that remains unpaid after it is payable.

**Date By-law In Force**

20. This by-law shall come into force on June 1, 2023.

**Date By-law Expires**

21. This by-law shall expire five years after the date it comes into force, unless it is repealed at an earlier date.

**2018 By-law Repealed**

22. The Halton District School Board Education Development Charges By-law, 2018 is repealed on June 1, 2023.

**Severability**

23. In the event any provision, or part thereof, of this by-law is found by a court of competent jurisdiction to be ultra vires, such provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of this by-law shall remain in full force and effect.

**Interpretation**

24. Nothing in this by-law shall be construed so as to commit or require the Board to authorize or proceed with any capital project at any time.

**Short Title**

25. This by-law may be cited as the Halton District School Board Education Development Charges By-Law, 2023.

ENACTED AND PASSED this 17th day of May, 2023.

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Chairperson

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Director of Education  
and Secretary



# Appendix C

## HCDSB EDC By-Law

**HALTON CATHOLIC DISTRICT SCHOOL BOARD**  
**EDUCATION DEVELOPMENT CHARGES BY-LAW, 2023**

A by-law for the imposition of education development charges

**WHEREAS** section 257.54 (1) of the *Education Act* provides that a district school board may pass by-laws for the imposition of education development charges against land in its area of jurisdiction undergoing residential or non-residential development if there is residential development in the area of jurisdiction of the district school board that would increase education land costs and the residential or non-residential development require one or more of the actions identified in section 257.54(2) of the *Education Act*;

**AND WHEREAS** on May 16, 2023, the Minister of Education approved the Board's estimates which are prescribed under Section 10, paragraph 1 of Ontario Regulation 20/98;

**AND WHEREAS** the estimated average number of elementary school pupils and secondary school pupils of the Halton Catholic District School Board over the five years immediately following the day this by-law comes into force will exceed the total capacity of the Halton Catholic District School Board to accommodate the elementary school pupils and secondary school pupils throughout its jurisdiction on the day this by-law is passed;

**AND WHEREAS** the Halton Catholic District School Board has conducted a review of its education development charge policies, made sufficient information available to the public, and held a public meeting on April 18, 2023, in accordance with section 257.60 of the *Education Act*;

**AND WHEREAS** the Halton Catholic District School Board has given a copy of the education development charge background study relating to this by-law to the Minister of Education and to each school board having jurisdiction within the area to which this by-law applies;

**AND WHEREAS** the Halton Catholic District School Board has given notice and held public meetings on April 18, 2023 and May 16, 2023, in accordance with section 257.63(1) of the *Education Act* and permitted any person who attended the public meetings to make representations in respect of the proposed education development charges;

**AND WHEREAS** the Halton Catholic District School Board has determined in accordance with section 257.63(3) of the *Education Act* that no additional public meeting is necessary in respect of this by-law;

**NOW THEREFORE THE HALTON CATHOLIC DISTRICT SCHOOL BOARD HEREBY ENACTS AS FOLLOWS:**

## PART I

### APPLICATION

#### Defined Terms

1. In this by-law,
  - (a) “Act” means the *Education Act*, R.S.O. 1990, c.E.2, as amended, or a successor statute;
  - (b) “agricultural building or structure” means a building or structure used, or designed or intended for use for the purpose of a bona fide farming operation including, but not limited to, animal husbandry, dairying, fallow, field crops, removal of sod, forestry, fruit farming, horticulture, market gardening, pasturage, poultry keeping and any other activities customarily carried on in the field of agriculture, but shall not include a dwelling unit or other structure used for residential accommodation or any building or structure or parts thereof used for other commercial, industrial or institutional purposes qualifying as non-residential development;
  - (c) “Board” means the Halton Catholic District School Board;
  - (d) “development” includes redevelopment;
  - (e) “dwelling unit” means a room or suite of rooms used, or designed or intended for use by one person or persons living together in which culinary and sanitary facilities are provided for the exclusive use of such person or persons, and shall include, but is not limited to, a dwelling unit or units in an apartment, group home, mobile home, duplex, triplex, semi-detached dwelling, single detached dwelling, stacked townhouse and townhouse;
  - (f) “education land costs” means costs incurred or proposed to be incurred by the Board,
    - (i) to acquire land or an interest in land, including a leasehold interest, to be used by the Board to provide pupil accommodation;
    - (ii) to provide services to the land or otherwise prepare the site so that a building or buildings may be built on the land to provide pupil accommodation;
    - (iii) to prepare and distribute education development charge background studies as required under the Act;
    - (iv) as interest on money borrowed to pay for costs described in paragraphs (i) and (ii); and

- (v) to undertake studies in connection with an acquisition referred to in paragraph (i).
- (g) “education development charge” means charges imposed pursuant to this by-law in accordance with the Act;
- (h) “existing industrial building” means a building used for or in connection with,
  - (i) manufacturing, producing, processing, storing or distributing something,
  - (ii) research or development in connection with manufacturing, producing or processing something,
  - (iii) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production or processing takes place,
  - (iv) office or administrative purposes, if they are,
    - A. carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
    - B. in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution;
- (i) “gross floor area of non-residential development” means in the case of a non-residential building or structure or the non-residential portion of a mixed-use building or structure, the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors at or above the average level of finished ground adjoining the building at its exterior walls, and, for the purpose of this definition, the non-residential portion of a mixed-use building is deemed to include one-half of any area common to the residential and non-residential portions of such mixed-use building or structure; and for greater certainty, “gross floor area of non-residential development” includes any part of a building or structure used for the parking or loading of motor vehicles;
- (j) “local board” means a local board as defined in the *Municipal Affairs Act*, other than a board defined in section 257.53(1) of the Act;
- (k) “mixed use” means land, buildings or structures used, or designed or intended for use, for a combination of non-residential and residential uses;
- (l) “non-residential building or structure” means a building or structure or portions thereof used, or designed or intended for use for other than residential use, and

includes, but is not limited to, an office, retail, industrial or institutional building or structure;

- (m) “non-residential development” means a development other than a residential development, and includes, but is not limited to, an office, retail, industrial or institutional development;
- (n) “non-residential use” means lands, buildings or structures or portions thereof used, or designed or intended for use for other than residential use, and includes, but is not limited to, an office, retail, industrial or institutional use;
- (o) “*Planning Act*” means the *Planning Act*, R.S.O. 1990, c. P.13, as amended;
- (p) “Region” means the Regional Municipality of Halton;
- (q) “Regulation” means Ontario Regulation 20/98, as amended, made under the Act;
- (r) “residential development” means lands, buildings or structures developed or to be developed for residential use;
- (s) “residential use” means lands, buildings or structures used, or designed or intended for use as a dwelling unit or units, and shall include a residential use accessory to a non-residential use and the residential component of a mixed use or of an agricultural use.

- 2. In this by-law where reference is made to a statute or a section of a statute such reference is deemed to be a reference to any successor statute or section.

### **Lands Affected**

- 3. (1) Subject to subsections 3(2) to 3(6), inclusive, this by-law applies to all lands in the Region.
- (2) This by-law shall not apply to lands that are owned by and are used for the purposes of:
  - (a) the Region or a local board thereof;
  - (b) a municipality or a local board thereof;
  - (c) a board as defined in section 257.53(1) of the Act;
  - (d) a public hospital receiving aid under the *Public Hospitals Act*, R.S.O. 1990, c. P.40;

- (e) a place of worship owned by a religious organization that is exempt from taxation under the *Assessment Act* that is used primarily as a place of public worship;
  - (f) a cemetery or burying ground that is exempt from taxation under the *Assessment Act*; and
  - (g) Metrolinx.
- (3) Subject to subsection (4), an owner shall be exempt from education development charges if a development on its lands would construct, erect, or place a building or structure, or make an addition or alteration to a building or structure for one of the following purposes:
- (a) a private school;
  - (b) a long-term care home, as defined in the *Fixing Long-Term Care Act, 2021*;
  - (c) a retirement home, as defined in the *Retirement Homes Act, 2010*;
  - (c) a hospice or other facility that provides palliative care services;
  - (e) a child care centre, as defined in the *Child Care and Early Years Act, 2014*;
  - (f) a memorial home, clubhouse or athletic grounds owned by the Royal Canadian Legion.
- (4) If only a portion of a building or structure, or an addition or alteration to a building or structure, referred to in subsection (3) will be used for a purpose identified in that subsection, only that portion of the building, structure, addition or alteration is exempt from an education development charge.
- (5) An owner shall be exempt from education development charges if the owner is,
- (a) a college of applied arts and technology established under the *Ontario Colleges of Applied Arts and Technology Act, 2002*;
  - (b) a university that receives regular and ongoing operating funds from the Government of Ontario for the purposes of post-secondary education;
  - (c) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act, 2017*.
- (6) This by-law shall not apply to non-residential agricultural buildings or structures that are owned by and are used for the purposes of a bona fide farming operation.

**Approvals for Development**

4. (1) Education development charges shall be imposed against all lands, buildings or structures undergoing residential development if the development requires one or more of the following:
  - a) the passing of a zoning by-law or of an amendment thereto under section 34 of the *Planning Act*;
  - b) the approval of a minor variance under section 45 of the *Planning Act*;
  - c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
  - d) the approval of a plan of subdivision under section 51 of the *Planning Act*;
  - e) a consent under section 53 of the *Planning Act*;
  - f) the approval of a description under section 9 of the *Condominium Act, 1998*, S.O. 1998, c. 19; or
  - g) the issuing of a permit under the *Building Code Act, 1992*, S.O. 1992, c. 23 in relation to a building or structure.
- (2) In respect of a particular development an education development charge will be collected once, but this does not prevent the application of this by-law to future development on the same property.
5. (1) Education development charges shall be imposed against all lands, buildings or structures undergoing non-residential development which has the effect of creating gross floor area of non-residential development or of increasing existing gross floor area of non-residential development if the development requires one or more of the following:
  - a) the passing of a zoning by-law or of an amendment thereto under section 34 of the *Planning Act*;
  - b) the approval of a minor variance under section 45 of the *Planning Act*;
  - c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
  - d) the approval of a plan of subdivision under section 51 of the *Planning Act*;
  - e) a consent under section 53 of the *Planning Act*;

- f) the approval of a description under section 9 of the *Condominium Act, 1998*, S.O. 1998, c. 19; or
  - g) the issuing of a permit under the *Building Code Act, 1992*, S.O. 1992, c. 23 in relation to a building or structure.
- (2) In respect of a particular development an education development charge will be collected once, but this does not prevent the application of this by-law to future development on the same property.
6. The Board has determined that the residential development of land to which this by-law applies increases education land costs.

**Categories of Development and Uses of Land Subject to Education Development Charges**

- 7. Subject to the provisions of this by-law, education development charges shall be imposed upon all categories of residential development and non-residential development.
- 8. Subject to the provisions of this by-law, education development charges shall be imposed upon all uses of land, buildings or structures.

**PART II**

**EDUCATION DEVELOPMENT CHARGES**

**Residential Education Development Charges**

9. Subject to the provisions of this by-law, an education development charge per dwelling unit shall be imposed upon the designated categories of residential development and the designated residential uses of land, buildings or structures, including a dwelling unit accessory to a non-residential use, and, in the case of a mixed-use building or structure, upon the dwelling units in the mixed-use building or structure. The education development charge per dwelling unit shall be in the following amounts for the periods set out below:
- i) June 1, 2023 to May 31, 2024 - \$4,069.00;
  - ii) June 1, 2024 to May 31, 2025 - \$4,369.00;
  - iii) June 1, 2025 to May 31, 2026 - \$4,669.00;
  - iv) June 1, 2026 to May 31, 2027 - \$4,969.00;
  - v) June 1, 2027 to May 31, 2028 - \$5,112.00

**Exemptions from Residential Education Development Charges**

10. (1) In this section,
  - (a) “gross floor area” means the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls;
  - (b) “other residential building” means a residential building not in another class of residential building described in this section;
  - (c) “semi-detached or row dwelling” means a residential building consisting of one dwelling unit having one or two vertical walls, but no other parts, attached to another structure;
  - (d) “single detached dwelling” means a residential building consisting of one dwelling unit that is not attached to another building.
- (2) Subject to sections 10(3) and (4), education development charges shall not be imposed with respect to,
  - (a) the enlargement of an existing dwelling unit that does not create an additional dwelling unit;
  - (b) the creation of one or two additional dwelling units in an existing single detached dwelling; or
  - (c) the creation of one additional dwelling unit in an existing semi-detached dwelling, an existing row dwelling, or any other existing residential building.
- (3) Notwithstanding section 10(2)(b), education development charges shall be imposed in accordance with section 9 if the total gross floor area of the additional unit or two additional dwelling units exceeds the gross floor area of the existing single detached dwelling.
- (4) Notwithstanding section 10(2)(c), education development charges shall be imposed in accordance with section 9 if the additional dwelling unit has a gross floor area greater than,
  - (a) in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; or
  - (b) in the case of any other residential building, the gross floor area of the smallest dwelling unit already contained in the residential building.

11. (1) Education development charges under section 9 shall not be imposed with respect to the replacement, on the same site, of a dwelling unit that was destroyed by fire, demolition or otherwise, or that was so damaged by fire, demolition or otherwise as to render it uninhabitable.
- (2) Notwithstanding section 11(1), education development charges shall be imposed in accordance with section 9 if the building permit for the replacement dwelling unit is issued more than 5 years after,
  - (a) the date the former dwelling unit was destroyed or became uninhabitable; or
  - (b) if the former dwelling unit was demolished pursuant to a demolition permit issued before the former dwelling unit was destroyed or became uninhabitable, the date the demolition permit was issued.
- (3) Notwithstanding section 11(1), education development charges shall be imposed in accordance with section 9 against any dwelling unit or units on the same site in addition to the dwelling unit or units being replaced. The onus is on the applicant to produce evidence to the satisfaction of the Board, acting reasonably, to establish the number of dwelling units being replaced.
- (4) Education development charges shall be imposed in accordance with section 12 where the dwelling unit described in section 11(1) is replaced by or converted to, in whole or in part, non-residential development.

#### **Non-Residential Education Development Charges**

12. Subject to the provisions of this by-law, an education development charge per square foot of gross floor area of non-residential development shall be imposed upon the designated categories of non-residential development and the designated non-residential uses of land, buildings or structures and, in the case of a mixed use building or structure, upon the non-residential uses in the mixed-use building or structure. The education development charge per square foot of gross floor area shall be in the following amounts for the periods set out below:
  - i) June 1, 2023 to May 31, 2024 - \$1.04;
  - ii) June 1, 2024 to May 31, 2025 - \$1.14;
  - iii) June 1, 2025 to May 31, 2026 - \$1.24;
  - iv) June 1, 2026 to May 31, 2027 - \$1.34;
  - v) June 1, 2027 to May 31, 2028 - \$1.44.

**Exemptions from Non-Residential Education Development Charges**

13. Notwithstanding section 12 of this by-law, education development charges shall not be imposed upon a non-residential development if the development does not have the effect of creating gross floor area of non-residential development or of increasing existing gross floor area of non-residential development.
14.
  - (1) Education development charges under section 12 shall not be imposed with respect to the replacement, on the same site, of a non-residential building or structure that was destroyed by fire, demolition or otherwise, or that was so damaged by fire, demolition or otherwise as to render it unusable.
  - (2) Notwithstanding section 14(1), education development charges shall be imposed in accordance with section 12 if the building permit for the replacement non-residential building or structure is issued more than 5 years after,
    - (a) the date the former building or structure was destroyed or became unusable; or
    - (b) if the former building or structure was demolished pursuant to a demolition permit issued before the former building or structure was destroyed or became unusable, the date the demolition permit was issued.
  - (3) Notwithstanding section 14(1), if the gross floor area of the non-residential part of the replacement building or structure exceeds the gross floor area of the non-residential part of the building or structure being replaced, education development charges shall be imposed in accordance with section 12 against the additional gross floor area. The onus is on the applicant to produce evidence to the satisfaction of the Board, acting reasonably, to establish the gross floor area of the non-residential building or structure being replaced.
  - (4) Education development charges shall be imposed in accordance with section 9 if the non-residential building or structure described in section 14(1) is replaced by or converted to, in whole or in part, a dwelling unit or units.
  - (5) Education development charges under section 12 shall not be imposed in regard to a non-residential development with a gross floor area of 100 square feet or less.
15.
  - (1) If a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the education development charge that is payable in respect of the enlargement shall be determined in accordance with the following rules:
    - (a) if the gross floor area is enlarged by 50 per cent or less, the amount of the education development charge in respect of the enlargement is zero;

- (b) if the gross floor area is enlarged by more than 50 per cent, the amount of the education development charge in respect of the enlargement is the amount of the education development charge that would otherwise be payable multiplied by the fraction determined as follows:
  - (i) determine the amount by which the enlargement exceeds 50 per cent of the gross floor area before the enlargement;
  - (ii) divide the amount determined under paragraph (i) by the amount of the enlargement.
- (2) For the purposes of section 15(1) the following provisions apply:
  - (a) the gross floor area of an existing industrial building shall be calculated as it existed prior to the first enlargement of such building for which an exemption under section 15(1) was sought;
  - (b) the enlargement of the gross floor area of the existing industrial building must be attached to such building;
  - (c) the enlargement must not be attached to the existing industrial building by means only of a tunnel, bridge, passageway, shared below grade connection, foundation, footing or parking facility, but must share a common wall with such building.

### **PART III**

## **ADMINISTRATION**

### **Payment of Education Development Charges**

- 16. Education development charges are payable in full to the municipality in which the development takes place on the date a building permit is issued in relation to a building or structure on land to which this education development charge by-law applies.
- 17. The treasurer of the Board shall establish and maintain an educational development charge account in accordance with the Act, the Regulation and this by-law.

### **Payment by Services**

- 18. Notwithstanding the payments required under section 16, and subject to section 257.84 of the Act, the Board may, by agreement, permit an owner to provide land for pupil accommodation in lieu of the payment of all or a part of the education development charges.

### **Collection of Unpaid Education Development Charges**

- 19. Section 349 of the *Municipal Act, 2001* applies with necessary modifications with respect to an education development charge or any part of it that remains unpaid after it is payable.

**Date By-law In Force**

20. This by-law shall come into force on June 1, 2023.

**Date By-law Expires**

21. This by-law shall expire five years after the date it comes into force, unless it is repealed at an earlier date.

**2018 By-law Repealed**

22. The Halton Catholic District School Board Education Development Charges By-law, 2018 is repealed on June 1, 2023.

**Severability**

23. In the event any provision, or part thereof, of this by-law is found by a court of competent jurisdiction to be ultra vires, such provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of this by-law shall remain in full force and effect.

**Interpretation**

24. Nothing in this by-law shall be construed so as to commit or require the Board to authorize or proceed with any capital project at any time.

**Short Title**

25. This by-law may be cited as the Halton Catholic District School Board Education Development Charges By-Law, 2023.

ENACTED AND PASSED this 16th day of May, 2023.



Chairperson



Director of Education  
and Secretary