



Education Development Charges Public Meetings

Kawartha Pine Ridge District School Board
Peterborough Victoria Northumberland Clarington Catholic District School Board
September 18, 2025



Public Meeting #1

EDC Policy

Review

What Is An Education Development Charge?



- An Education Development Charge is a development charge that is imposed under a bylaw respecting growth-related net education land costs incurred or proposed to be incurred by a School Board.
- This means it is a charge that is levied on new development that is paid by the developer/permit taker when the building permit is issued by the municipality.
- The revenue collected from the charge is then used by a school board to purchase land/school sites for new schools to be built upon.

Policy Review Public Meeting



Each EDC by-law has a set of underlying policies which help determine the structure and type of by-law that will be enacted.

Provincial legislation dictates that each School Board with an existing EDC by-law must conduct a review of its EDC policies prior to renewing their EDC by-law.

Section 257.60 sub-section (1) of the Education Act states that:

“Before passing an education development charge by-law, the board shall conduct a review of the education development charge policies of the board.”

EDC Policies



- Policy decisions made by the Board can play a key role in determining things like:
 - areas to which the bylaw applies,
 - the ability to have different charges for different types of housing developments, or
 - how much of the eventual charge is to be borne by residential or non-residential development.



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

- **Exemptions**

School boards typically try to collect 100% of education land costs however exemptions in the EDC bylaws may result in less than 100% of land costs being collected. There are two types of exemptions, statutory and non-statutory. A statutory exemption is determined through the legislation and a non-statutory exemption is a 'voluntary' exemption.

A Review Of Existing Policies



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

The existing EDC bylaws apply only to the Municipality of Clarington. As such, they are **area-specific bylaws**. The bylaws are applied in a uniform way (at the same rate) across the area of the bylaws.

Percentage of net education land costs to be borne by residential and non-residential development

School boards can allocate up to 40% of their EDC to non-residential development. The average around the Province is approximately 10% but ranges from 0% to the mid-20s. The existing EDC bylaws are 90% residential and 10% non-residential.



Uniform charges for all types of development vs. differentiated charges

School boards can have one rate that applies to all types of residential development in the same way (e.g., a low-density single-family home pays the same rate as a townhouse or a condo), or they can have different rates depending on the type of residential development.

All the EDC bylaws in Ontario are applied uniformly, like the current EDC bylaws for KPRDSB & PVNCCDSB.



Public Meeting #2

The Proposed New EDC By-law

What Are The Existing Charges & How Are They Applied?



Municipality Of Clarington

Kawartha Pine Ridge District School Board

Type of Development	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025
Residential	\$1,328.00	\$1,628.00	\$1,928.00	\$2,143.00	\$2,143.00
Non-residential (per sq.ft.*)	\$0.34/sq.ft.	\$0.44/sq.ft.	\$0.54/sq.ft.	\$0.64/sq.ft.	\$0.74/sq.ft.

Peterborough Victoria Northumberland and Clarington Catholic District School Board

Type of Development	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025
Residential	\$1,010.00	\$1,202.00	\$1,202.00	\$1,202.00	\$1,202.00
Non-residential (per sq.ft *)	\$0.26/sq.ft.	\$0.36/sq.ft.	\$0.46/sq.ft.	\$0.56/sq.ft.	\$0.60/sq.ft.

Since 2018-2019, EDC rates are subject to a phase-in and a maximum increase per year of no more than \$300 (or 5%, whichever is greater) over the previous year's charge.

What Does A School Board Have To Do?



**Prepare an
EDC
Background
Study**

**EDC Study
Must Be
Available To
Public At
Least 2 Weeks
Before 1st Mtg.**

**Two Public
Meetings
Must Be
Held Prior
To Passing
A New EDC**

**EDC
Background
Study Must Be
Approved By
Minister of
Education**

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

The Calculation



1. Demographics and enrolment projections determine need.
2. Legislation and Board planning determines the number of school sites required.
3. Land appraisals determine site acquisition costs.
4. Historical expenditures determine site preparation costs.
5. The reserve fund analysis determines existing EDC surplus or deficit.
6. The total costs determined are referred to as the total growth-related net education land costs – this is the amount for which EDC's are collected.
7. Board policies determine how the charge is implemented and collected (exemptions, non-residential allocation etc.)

Projected Enrolment - KPRDSB



A.1.1: CAPACITY TRIGGER CALCULATION - ELEMENTARY PANEL

Elementary Panel	Projected Elementary Panel Enrolment						Elementary Average Projected Enrolment less Capacity
	Year 1	Year 2	Year 3	Year 4	Year 5	Average Projected Enrolment Over Five Years	
Board-Wide	2025/	2026/	2027/	2028/	2029/		
EDC Capacity	2026	2027	2028	2029	2030		
26,180.0	26,363	26,865	27,261	27,878	28,357	27,345	1,165

A.1.2: CAPACITY TRIGGER CALCULATION - SECONDARY PANEL

Secondary Panel	Projected Secondary Panel Enrolment						Secondary Average Projected Enrolment less Capacity
	Year 1	Year 2	Year 3	Year 4	Year 5	Average Projected Enrolment Over Five Years	
Board-Wide	2025/	2026/	2027/	2028/	2029/		
EDC Capacity	2026	2027	2028	2029	2030		
13,555.0	9,889	10,069	10,289	10,570	10,863	10,336	-3,219

A.2: EDC FINANCIAL OBLIGATIONS

Total Outstanding EDC Financial Obligations (Reserve Fund Balance)	\$ 64,402
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Projected Enrolment - PVNCCDSB



A.1.1: CAPACITY TRIGGER CALCULATION - ELEMENTARY PANEL

Elementary Panel	Projected Elementary Panel Enrolment						Elementary Average Projected Enrolment
	Year 1	Year 2	Year 3	Year 4	Year 5	Average Projected Enrolment	
Board-Wide	2025/	2026/	2027/	2028/	2029/	Enrolment	Enrolment
EDC Capacity	2026	2027	2028	2029	2030	Over Five Years	less Capacity
10,791.0	10,366	10,419	10,517	10,612	10,769	10,536	-255

A.1.2: CAPACITY TRIGGER CALCULATION - SECONDARY PANEL

Secondary Panel	Projected Secondary Panel Enrolment						Secondary Average Projected Enrolment
	Year 1	Year 2	Year 3	Year 4	Year 5	Average Projected Enrolment	
Board-Wide	2025/	2026/	2027/	2028/	2029/	Enrolment	Enrolment
EDC Capacity	2026	2027	2028	2029	2030	Over Five Years	less Capacity
5,319.0	5,317	5,507	5,720	5,696	5,794	5,607	288

A.2: EDC FINANCIAL OBLIGATIONS

Total Outstanding EDC Financial Obligations (Reserve Fund Balance)	-\$ 4,465,228
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The Residential & Non-Residential Growth Forecast: 15 Years



Clarington		
2025/26 - 2039/40		
	# of Units	% By Density
Low Density (Singles/Semis)	10,562	49%
Medium Density (Townhouses)	7,062	33%
High Density (Apartments)	3,922	18%
<i>Total</i>	21,546	100%

D1 - Non-Residential Charge Based On Gross Floor Area (sq. ft.)	
Total Estimated Non-Residential Board-Determined Gross Floor Area to be Constructed Over 15 Years From Date of By-Law Passage:	13,243,350
Less: Board-Determined Gross Floor Area From Exempt Development:	3,778,935
Net Estimated Board-Determined Gross Floor Area:	9,464,415

Net Growth-Related New Pupil Places



KPRDSB			
Elementary		Secondary	
New Pupils:	5109	New Pupils:	1482
Less Available Pupil Places:	325	Less Available Pupil Places:	801
Total EDC Pupils:	4784	Total EDC Pupils:	681

PVNCCDSB			
Elementary		Secondary	
New Pupils:	1630	New Pupils:	948
Less Available Pupil Places:	91	Less Available Pupil Places:	0
Total EDC Pupils:	1540	Total EDC Pupils:	948

Legislated EDC Eligible Site Sizes



Elementary schools	
Number of Pupils	Maximum Area (acres)
1 to 400	4
401 to 500	5
501 to 600	6
601 to 700	7
701 or more	8

Secondary schools	
Number of Pupils	Maximum Area (acres)
1 to 1000	12
1001 to 1100	13
1101 to 1200	14
1201 to 1300	15
1301 to 1400	16
1401 to 1500	17
1501 or more	18



Appraised Land Values + Site Preparation Values (Per Acre)

Land Value Appraisals Ranged From:
\$1.5M to \$2.125M per acre in Clarington

Site Preparation Costs Were Estimated At:
\$100,024 per acre

Land Acquisition Costs Have Been Escalated At:
2.5% per year for term of the bylaw

Site Preparation Costs Have Been Escalated At:
4% per year for the term of the bylaw.

Proposed Charges: KPRDSB



Calculation of Uniform Residential Charge

Residential Growth-Related Net Education Land Costs	\$ 113,023,395
Net New Dwelling Units (Form C)	21,266
Uniform Residential EDC per Dwelling Unit	\$ 5,315

Calculation of Non-Residential Charge - Board Determined GFA

Non-Residential Growth-Related Net Education Land Costs	\$ 12,558,155
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GFA Method:	Non-Exempt Board-Determined GFA (Form D)	9,464,415
	Non-Residential EDC per Square Foot of GFA	\$ 1.33

Proposed Charges: PVNCCDSB



Calculation of Uniform Residential Charge

Residential Growth-Related Net Education Land Costs	\$ 65,233,937
Net New Dwelling Units (Form C)	21,266
Uniform Residential EDC per Dwelling Unit	\$ 3,068

Calculation of Non-Residential Charge - Board Determined GFA

Non-Residential Growth-Related Net Education Land Costs	\$ 7,248,215
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GFA Method:	Non-Exempt Board-Determined GFA (Form D)	9,464,415
	Non-Residential EDC per Square Foot of GFA	\$ 0.77

Legislative Change Refresher: Phased In EDC Rates



- In year 1, the existing EDC rate could be increased by \$300 or 5% of the existing residential EDC rate, whichever is greater;
- In the second year of the by-law and in each subsequent year, the rate could be increased by another \$300 or 5% of the previous year's residential EDC rate, whichever is greater.
- The residential rates are subject to maximum rates, which are the proposed EDC rates in the EDC Background Study.
- The same applies to the non-residential charge; however, the maximum yearly increase is \$0.10.

Phase-In Of EDC Rates



Type of Development	Current 2025 EDC Rate	Year 1	Year 2	Year 3	Year 4	Year 5	MAXIMUM RATE
Residential	\$2,143	\$2,443	\$2,743	\$3,043	\$3,343	\$3,643	\$ 5,315
Non-Residential	\$ 0.74	\$ 0.84	\$ 0.94	\$ 1.04	\$ 1.14	\$ 1.24	\$ 1.33

Type of Development	Current 2025 EDC Rate	Year 1	Year 2	Year 3	Year 4	Year 5	MAXIMUM RATE
Residential	\$1,202	\$1,502	\$1,802	\$2,102	\$2,402	\$2,702	\$ 3,068
Non-Residential	\$ 0.60	\$ 0.70	\$ 0.77	\$ 0.77	\$ 0.77	\$ 0.77	\$ 0.77

The Public Process



- 2 Legislated Public Meetings (Notice Provided)
- EDC Background Study Released To The Public & Submitted To Ministry Of Education For Review/Approval
- The Board corresponded with area stakeholders and had two virtual stakeholder meetings.
- The Board encourages additional and continued feedback from area stakeholders.



Next Steps & Important Dates



- Awaiting approval of the EDC Background Study from the Ministry of Education.
- Staff recommendations and reports will be provided to trustees prior to the passage consideration meeting.
- Bylaw Passage Consideration Public Meeting:
November 25, 2025

QUESTIONS?