



May 1, 2024 Regular Council Meeting

May 1, 2024

**Addition to the Agenda Questions received from Council seeking additional information and the corresponding responses provided by staff regarding the May 1, 2024 Council agenda items.**

6.1.1 April 10, 2024 Council Minutes

-10.2 Ausable Bayfield Maitland Valley Source Protection Committee recommendation Phase Out of Free Well Water Testing

-will advise that Honourable Sylvia Jones Minister of Health and Long Term Care on Tues. April 23 announcement that free water testing will continue **Staff will have a draft motion prepared to remove item 6.1.1 from the consent resolution for discussion.**

6.10 Puslinch Historical Society letter to Township of Puslinch Council

-suggest send letter of appreciation **Staff will have draft motion prepared.**

6.17 Letter from Wellington Catholic District School Board regarding Education Development Charges By-law Notice of Passing

-is there a study available which supports the increased development charges? **The Education Development Charges Background Study and Public Meeting Presentation are attached.**

7.2.2 10:25 A.M. Delegation by Olinda Dasilva and Scott Bartles regarding Regulatory By-law for Gun Ranges

Will move the following **Staff will have the draft motion prepared.**

*Whereas section Section 129 of the Municipal Act, 2001 S.O. 2001, c.25, as amended act states a local municipality may,*

*(a) prohibit and regulate with respect to noise, vibration, odour, dust and outdoor illumination, including indoor lighting that can be seen outdoors; and*

*(b) prohibit the matters described in clause (a) unless a permit is obtained from the municipality for those matters and may impose conditions for obtaining, continuing to hold and renewing the permit, including requiring the submission of plans. 2006, c. 32, Sched. A, s 69.; and*



*Whereas the now superceded Provincial Document - Sound Level Limits for Stationary Sources in Class 3 Areas (Rural) Publication NPC-232 had limited the sound level limit at a point of reception within 30 m of a dwelling to 70 dBAI if the gun club were operating before January 1, 1980 or 50 dBAI if the gun club began to operate after January 1, 1980; and*

*Whereas the Provincial Document Environmental Noise Guideline Stationary and Transportation Sources – Approval and Planning Publication NPC-300 under Table B-4 Exclusion Limit Values for Impulsive Sound Level (LLM, dBAI) Plane of Window – Noise Sensitive Spaces (Day/Night) indicates day/night values ranging from 40/50 to 60/55 (dependant on land classification) for more than 9 impulses in an hour; and*

*Whereas the Township of Clarington has included as part of it's noise bylaw the maximum sound level at the point of reception caused by firearm noise from a shooting range in existence prior to 1980 to 70 dBAI and after 1980 to 50 dBAI; and*

*Whereas the Township of Uxbridge have enacted a shooting range bylaw limiting the maximum sound level of 60 dBAI at the point of reception caused by firearm noise from any existing shooting range and 45dBAI for any new clubs; and*

*Whereas residents in the vicinity of the Sportsmens Club Galt have advised that the shooting sound emanating from the Club's shooting ranges is disturbing and excessive*

*Be it resolved that staff be requested*

- 1. To provide an estimate of cost and schedule to develop, in consultation with the local community and the Sportsmens Club Galt, a shooting range bylaw which prescribes the maximum permitted impulse sound level at the point of reception, and includes the hours of operation; and*
- 2. To consider the creation of a permit process for the operation of a shooting club*

9.1.1 FIR-2024-003 The Canadian Red Cross Society Training Partnership Agreement≠

-any substantive differences from previous contract? **There are no substantive changes to the renewal agreement.**

9.2.2 Report FIN-2024-010 Treasurer's Investment Report for 2023≠



-p.176 how does the \$662,165 income compare to what was budgeted in 2023 and where are the funds applied In the Operating Budget, the Township only budgets the operating fund investment income (not the restricted reserve). The restricted reserve fund investment income is not incorporated in the surplus calculation as it is contributed to each of the restricted reserves at year-end to be utilized for future capital projects. In 2023, staff budgeted \$97K vs. actuals of \$477K for operating fund investment income which is allocated to the Corporate cost centre. The 2024 budget has increased operating fund investment income to a projected amount of \$210K based on previous three years of actuals.

-p.177 re “An increase in accounts receivable in 2023 compared to 2022 related to”; please explain the \$1.66M reduction for each bullet in layman terms The Township is now invoicing applicants for third party planning costs from third party consultants resulting in a higher accounts receivable balance compared to previous years. In previous years, the majority of planning applications were a flat fee structure (resulting in limited third party invoicing and lower accounts receivable). The Township also had many capital funds expended in 2023 for its various parks projects that will be recouped through grant funds to be received from Provincial and Federal sources in 2024. There is a time delay in receiving these funds from when claim reports are submitted to the Provincial/Federal government. The same comment applies to HST receivable. The Township obtains a significant HST rebate for all of its paid invoices. Given the significant capital costs incurred in 2023 (mostly related to Parks capital), the HST receivable amount is also higher than previous years. This HST receivable amount of \$464K was received in the first quarter of 2024.

-p.176 re the increase of \$405k over last year; as the table only explains \$292k how was the remaining \$113k earned The remaining difference is smaller changes in various accounts that were not analyzed by staff in detail. The Statement of Cash Flows in the audited financial statements as outlined in Report FIN-2024-011 provides detailed information on how the cash and temporary investments balance has changed from 2022 to 2023.

### 9.2.3 Report FIN-2024-011 Audited Financial Statements for the year ended December 31, 2023≠

-will ask auditors how does our general government expenses compare to other municipalities our size?

### 9.5.1 Report PW-2024-003 Tender Results for the 2024 Asphalt Program ≠



-p.353 is it correct that as a result of this tender we are under budget by **\$836,849** subject of course to any contract changes and construction management costs that will be incurred? If we are under by this amount it would be good to see the resultant effect on the Asset Management forecast for the next 10 years compared to what was previously assumed. **The \$836,849 is correct. This results in approximately \$688K of additional Asset Management (AM) discretionary reserve funding remaining in accordance with the funding table outlined in Report PW-2024-003. Based solely on these tender results, the estimated balance in the AM discretionary reserve for the next 10 years is below (negative balance in 2030):**

2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
\$3,860,267	\$2,543,253	\$2,523,315	\$2,337,764	\$467,418	\$535,277	-\$117,619	\$744,237	\$973,066	\$2,234,461

-are these tender prices indicative of what we should expect in the future? **This year appears to be an irregularity and staff do not anticipate tender pricing this low in the future.**

10.6 Objection Letter to Canada Building Materials (CBM) Aggregates, **Staff are working with our solicitor and planner on a recommendation regarding incorporating these comments into the objection letter.**

Suggest the second paragraph “The County of Wellington Official Plan designation and the Township zoning for the Subject Lands do not permit aggregate extraction. For these reasons, in addition to the significant concerns set out below, the Township objects.” be amended to “The County of Wellington Official Plan designation and the Township zoning for the Subject Lands do not permit aggregate extraction. The proposed site is not linked with or physically connected to any existing licensed site. Accordingly this application should be as a new license and is subject to the environmental prohibitions outlined in the Growth Plan. Furthermore, it is the Township’s opinion that the application, in its current form, does not constitute good planning and is not in the public interest—consequently, it should not be approved. For these reasons, in addition to the significant concerns set out below, the Township objects.” This change if agreed to will require the removal of the third last paragraph on page 2 because it is now incorporated into the new second paragraph.

-is this point supported by any of our consultants ie “g) The determination of the quantity of aggregate on the site; and” Based on Stovel’s comments you may wish to restate to something like “The excavation plan is 7.5m deeper than the extraction depth of 12.5 m reported in the WSP Aggregate Resource Evaluation.”



-is restoration on other aggregate properties germane to this application “h) A comprehensive rehabilitation plan for licensed pits operated by the applicant (or its sister companies) in the local area.”;

-consider adding

(i) Use of ecology and traffic study data that will be 5 years old in 2025

(j) The extreme potential for the site pond to flood

(k) The use of a virtual meeting format instead of a Town Hall meeting format

-re second last paragraph on page 2 “including technical hydrogeological matters” suggest reword to “including technical hydrogeological, ecological, and groundwater quantity and quality matters”

#### 7.2.2. Delegation regarding By-law for gun ranges

1. Is there a site plan control agreement or any other type of approved plan that limits the occupancy with the gun club in Puslinch? **There are no Township agreements for this property that regulate the operations.**

2. Is staff aware of any changes to the site that have resulted in noise levels increasing? Eg. Cutting down trees, removing berms, expanding closer to property lines etc?? **Staff note that there appears to be a change in the days/hours of operation based on information previously posted on the website, however staff are not able to confirm these details. Additionally, staff are aware that the GRCA issued a site alteration permit in the last few years for alteration to berms.**

3. Is there any provincial or federal regulations that consider noise of firearms? If so, what are the guidelines for acceptable decibel levels of noise? **Staff recommend that Council give direction to staff to investigate this further to understand the existing regulations, and the potential regulations that a municipality can enact.**

4. Do staff have the ability to measure sound levels at various receptor points? **The Township does not currently have the necessary equipment to measure sound, however this can be purchased and is common for enforcement staff to use when enforcing noise related by-laws.**

Would like to move a motion that staff investigate and report back on the feasibility and options available for consideration of a by law to regulate the noise caused by the discharge of



firearms and to include where staff may be able to incorporate this into current or future corporate work plans. **Staff will have a draft motion prepared.**

9.5 Tender results for the 2024 Asphalt program – the amount required from the Asset Management Discretionary Reserve to complete these projects looks like it will be significantly less than what was budgeted (approx.. \$700,000 less from Asset Management Reserve). How does this impact the long term balance in this reserve? Does this allow for the balance in the reserve to be back within the target balance of 2M – 4M over the next 10 years?

**This results in approximately \$688K of additional Asset Management (AM) discretionary reserve funding remaining in accordance with the funding table outlined in Report PW-2024-003. Based solely on these tender results, the estimated balance in the AM discretionary reserve for the next 10 years is below (negative balance in 2030):**

2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
\$3,860,267	\$2,543,253	\$2,523,315	\$2,337,764	\$467,418	\$535,277	<b>-\$117,619</b>	\$744,237	\$973,066	\$2,234,461

### 10.6 Objection Letter

1. Is staff aware of whether the county of Wellington submitted an objection letter? **Staff are providing the Township’s approved letter to the County for their endorsement and submission. The County has confirmed that they will submit a similar objection letter.**

2. The objection letter does not highlight that the application is being referred to as an expansion rather than a new pit. Would like staff feedback regarding including this concern within objection letter. **Staff are working with our solicitor and planner on a recommendation regarding incorporating this comment into the objection letter.**



## Upper Grand District School Board and Wellington Catholic District School Board

### Education Development Charges Background Study

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March 20, 2024

Watson & Associates Economists Ltd.  
905-272-3600  
[info@watsonecon.ca](mailto:info@watsonecon.ca)



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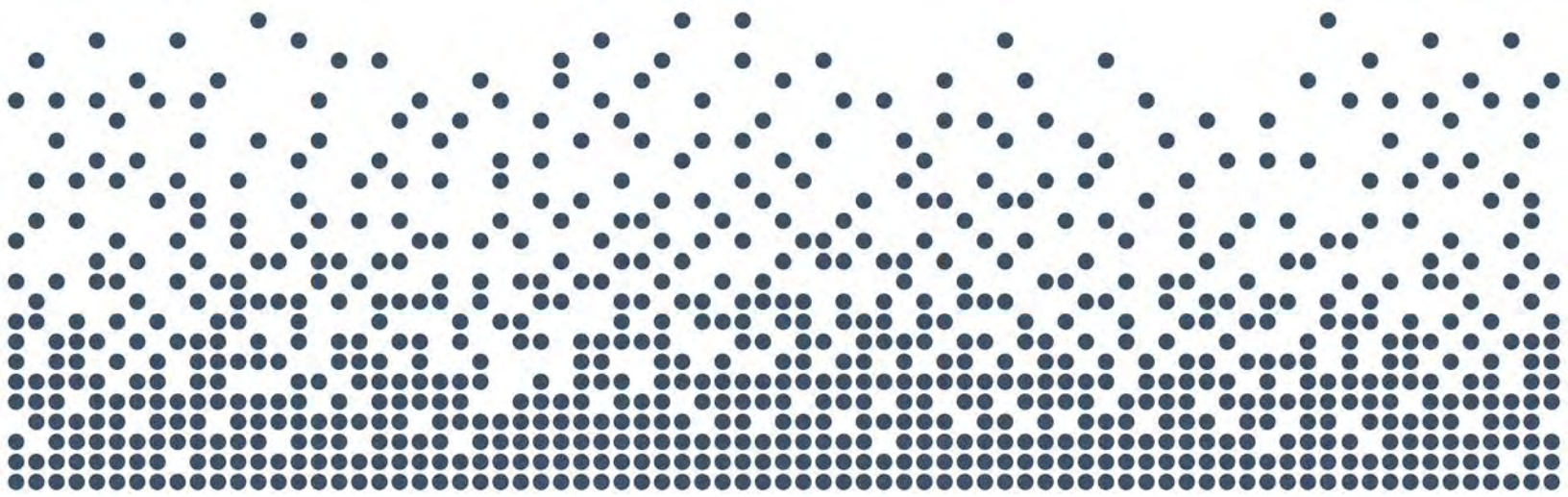
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## List of Acronyms and Abbreviations

<b>Acronym</b>	<b>Full Description of Acronym</b>
DC	Development Charge
EDC	Education Development Charge
GFA	Gross Floor Area
GSR	Grade Structure Ratio
LPAT	Local Planning Appeal Tribunal
MCR	Municipal Comprehensive Review
OLT	Ontario Land Tribunal
OMB	Ontario Municipal Board
O. Reg.	Ontario Regulation
OTG	On the Ground (Capacity)
UGDSB	Upper Grand District School Board
WCDSB	Wellington Catholic District School Board



# Executive Summary



# Executive Summary

The Upper Grand District School Board (UGDSB) and the Wellington Catholic District School Board (WCDSB) have education development charge (EDC) by-laws in place in the County of Wellington (UGDSB and WCDSB) and the County of Dufferin (UGDSB only) that are set to expire on May 19, 2024. 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 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 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 UGDSB and the WCDSB are eligible to renew their existing by-laws based on:

1. **Reserve Fund Qualification** – The UGDSB and WCDSB have an estimated deficit in their respective EDC reserve funds and both Boards have outstanding EDC financial obligations. This qualifies both Boards for renewal of by-laws.
2. **Capacity Trigger** – The UGDSB has an average five-year projected secondary enrolment exceeding the approved OTG capacity which qualifies the Board for



by-law renewal. The WCDSB has an average five-year projected enrolment below the approved OTG capacity on both panels.

**The Boards intend to hold joint statutory public meetings to inform the public as to the new proposed EDC by-laws. The UGDSB and the WCDSB will hold joint meetings on March 21, 2024, and then consider passage of the EDC by-laws at an additional meeting on April 18, 2024. Further details will be provided in the Boards' public meeting notices found in section 2.3 of this report.**

The EDC analysis in this background study has been completed for both the UGDSB and the WCDSB. The UGDSB's jurisdiction is made up of the County of Wellington (including the City of Guelph) and the County of Dufferin. The WCDSB's jurisdiction is made up of the County of Wellington (including the City of Guelph). This EDC study contemplates jurisdiction-wide by-laws that include the County of Wellington (including the City of Guelph) for each respective Board and the County of Dufferin for the UGDSB.

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 County/municipal forecasts that were available at the time of study preparation. The total number of net new units projected in Wellington County for the 15 years in the EDC analysis is **27,662**. The total number of net new units projected in Dufferin County for the 15 years in the EDC analysis is **5,099**.

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 **3,741** net growth-related elementary pupils and **1,232** net growth-related secondary pupils for the UGDSB in Wellington County; meanwhile,



the analysis projects a total of **1,198** net growth-related elementary pupils and **624** net growth-related secondary pupils for the UGDSB in Dufferin County. For the WCDSB, a total of **1,477** net growth-related elementary pupils is projected, and **406** net growth-related pupil places for the secondary panel are anticipated in Wellington County.

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 the 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 Wellington County projects that the UGDSB will require approximately **10 new elementary sites** (one in WPE01, four in WPE03, one in WPE05, one in WPE06, two in WPE08, and one in WPE09) and **one new secondary site** (in WPS01) in the 15-year EDC time frame.

The EDC analysis for Dufferin County projects that the UGDSB will require approximately **four new elementary sites** (one in DPE01 and three in DPE02) and **one new secondary site** (in DPS01) in the 15-year EDC time frame.

For the WCDSB, the EDC analysis for Wellington County projects a requirement of **five new elementary sites** (one in CE03, one in CE05, two in CE06, and one in CE07) and **one new secondary sites** (one in CS02) 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 and Wakefield ULC. The per acre acquisition values ranged from **\$600,000 to \$1,875,000** for sites within Wellington County and the City of Guelph. Within Dufferin County, the per acre acquisition values ranged from **\$1,250,000 to \$1,700,000**. 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 **2.5%** for each consecutive year until the end of the by-law term.

The costs to prepare and develop a site for school construction are also EDC-eligible costs. The assumed site preparation costs have been estimated at **\$12,409** per acre for



both the UGDSB and the WCDSB. Site preparation costs are escalated to the time of site purchase at a rate of **8.6%** per year.

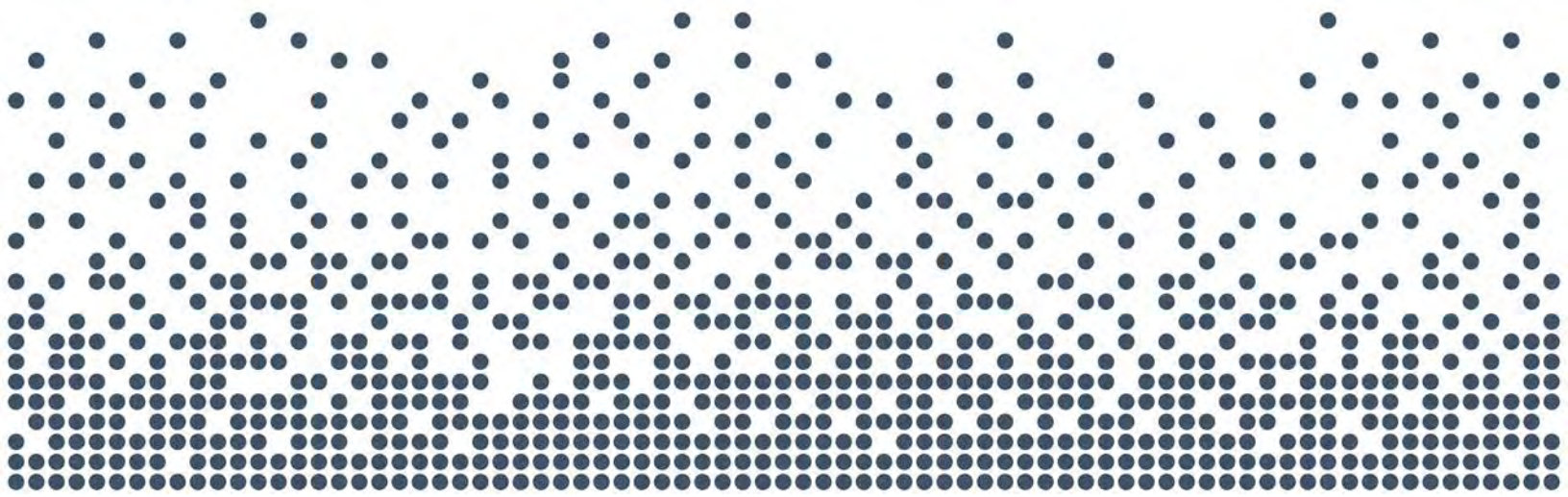
The total land costs (acquisition and servicing costs), as well as study costs, must be added to any outstanding financial obligations incurred by the board under a previous EDC by-law to determine the final net education land costs. A deficit balance in the existing EDC reserve fund is an outstanding 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 UGDSB's total net education land costs in Wellington County are estimated to be **\$129,074,927** which includes an existing EDC reserve fund deficit of **-\$8,121,082** that was added on top of the total EDC-eligible costs.

The UGDSB's total net education land costs in Dufferin County are estimated to be **\$41,825,267** which includes an existing EDC reserve fund balance of **\$2,365,402**.

The WCDSB's total net education land costs in Wellington County are estimated to be **\$33,177,453** which includes an existing EDC reserve fund deficit of **-\$4,169,589** that was added on top of the total EDC-eligible costs.

Based on the net education land costs and net new unit forecasts, the analysis resulted in a proposed EDC rate of **\$4,666 per dwelling unit** for the UGDSB's residential charge in Wellington County and **\$8,203 per dwelling unit** in Dufferin County. The new proposed EDC rate for the WCDSB is **\$1,199 per dwelling unit** for the residential charge in Wellington County. The charges contained herein are based on a uniform rate for all types of development. For both boards, 100% of costs are allocated to residential development. These costs are applicable only within Wellington County for the WCDSB, whereas two different charges are applicable in Wellington County and Dufferin County for the UGDSB.



# 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 and 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 criterion deals with unmet financial obligations regarding 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

This EDC background study has been prepared on behalf of the Upper Grand District School Board (UGDSB) and the Wellington Catholic District School Board (WCDSB) in consideration of renewing their EDC by-laws within Wellington County. Each Board’s current in-force by-laws came into effect on May 20, 2019. Each Board’s by-law is based on 100% cost recovery from residential development and is set to expire on May 19, 2024.

The current EDC rates (Year 5 Rates, effective May 20, 2023) for the UGDSB are \$2,222 per residential dwelling unit in Wellington County and \$2,332 in Dufferin County. For the WCDSB, the current EDC rates (Year 5 Rates, effective May 20, 2023) are \$619 per residential dwelling unit.

Table 1-1: Current In-force EDC By-laws for the UGDSB and the WCDSB

School Board	In-force Date	Area of By-law	% Residential/ Non-residential	Charge
UGDSB	May 20, 2023	Wellington County	100% Residential	\$2,222
UGDSB	May 20, 2023	Dufferin County	100% Residential	\$2,332
WCDSB	May 20, 2023	Wellington County	100% Residential	\$619

Source: Upper Grand District School Board and Wellington Catholic District School Board Education Development Charges By-Laws (2019).



## 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.

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 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. The EDC applies uniformly to the **County of Wellington** region of each school board and **Dufferin County** for the UGDSB, as illustrated on Maps 1 to 6.

### 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, to treat the whole EDC area as one review area – or to examine them on a sub-area basis or by review area. Review areas are artificial constructs intended to divide the board’s jurisdiction into sub-areas 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 manufactured barriers such as major thoroughfares. The Ministry of Education’s

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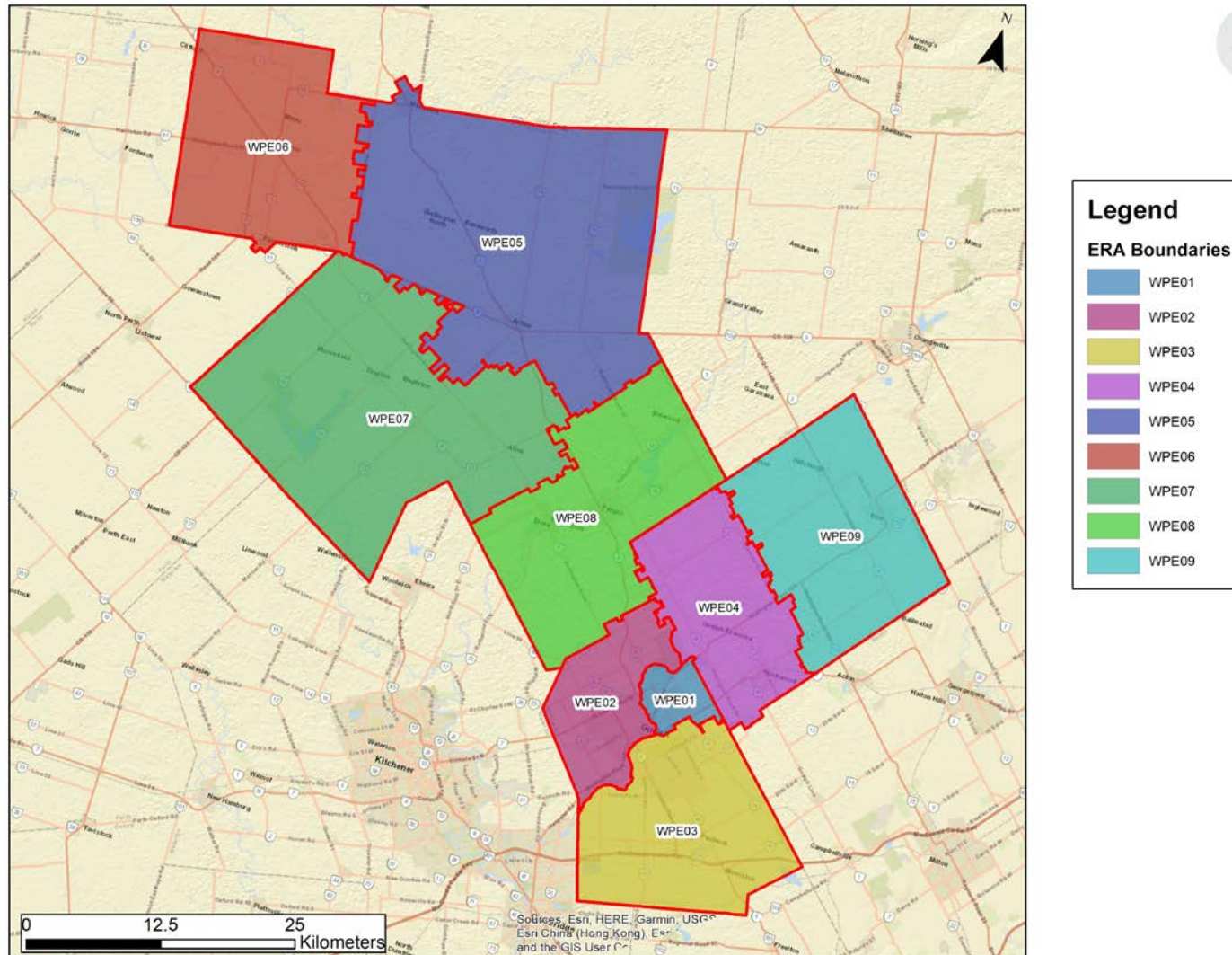


EDC Guidelines recommend that review areas are consistent with board review areas used for capital planning purposes and that they try to maintain consistency with review areas of subsequent EDC by-laws.

*Note: Review areas used within this EDC study (2024) have been altered from the previous study (2019) to account for new and adjusted elementary and secondary attendance areas and large-scale residential growth.*

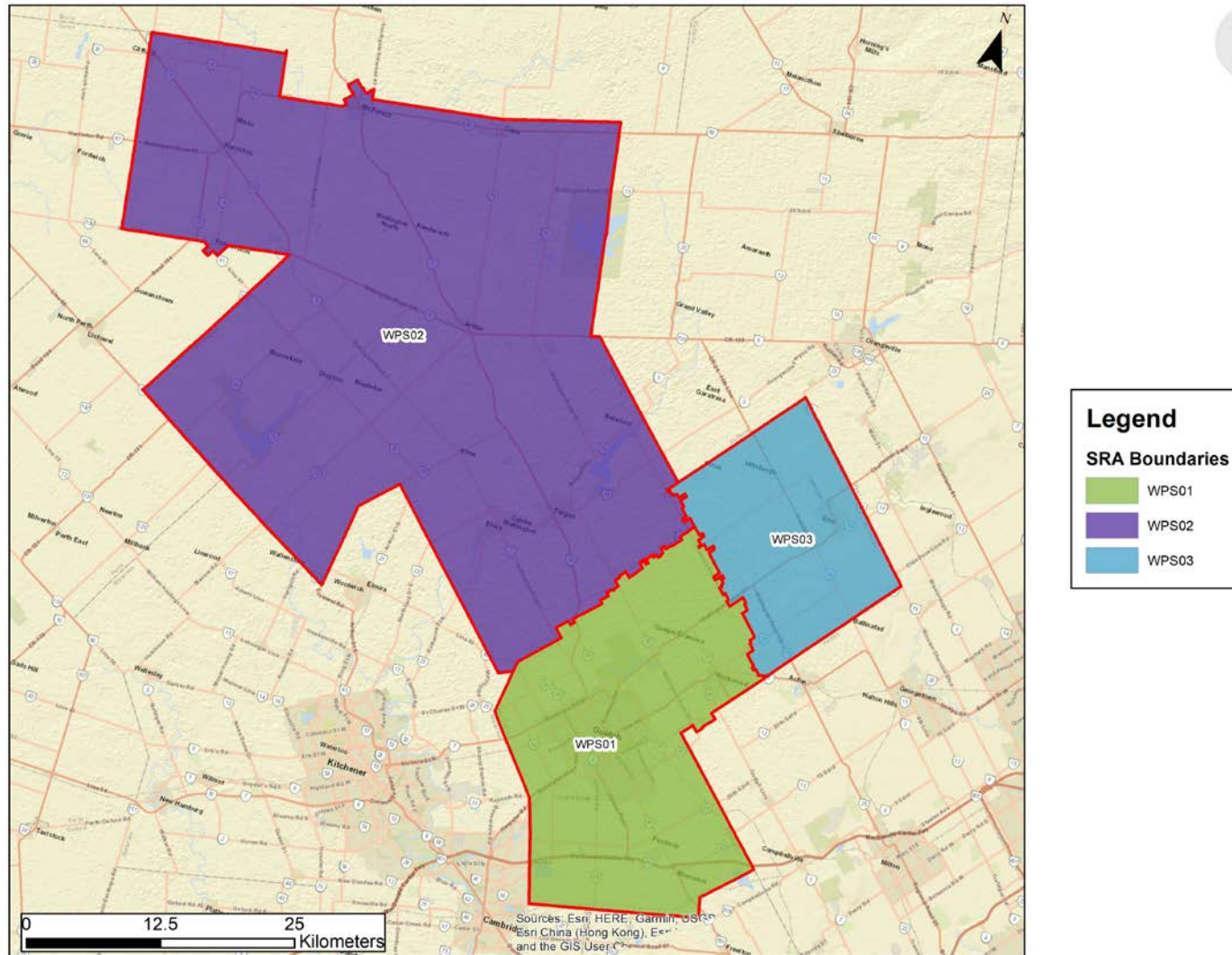


Map 1: Upper Grand District School Board Elementary EDC Review Areas 2024 – Wellington County



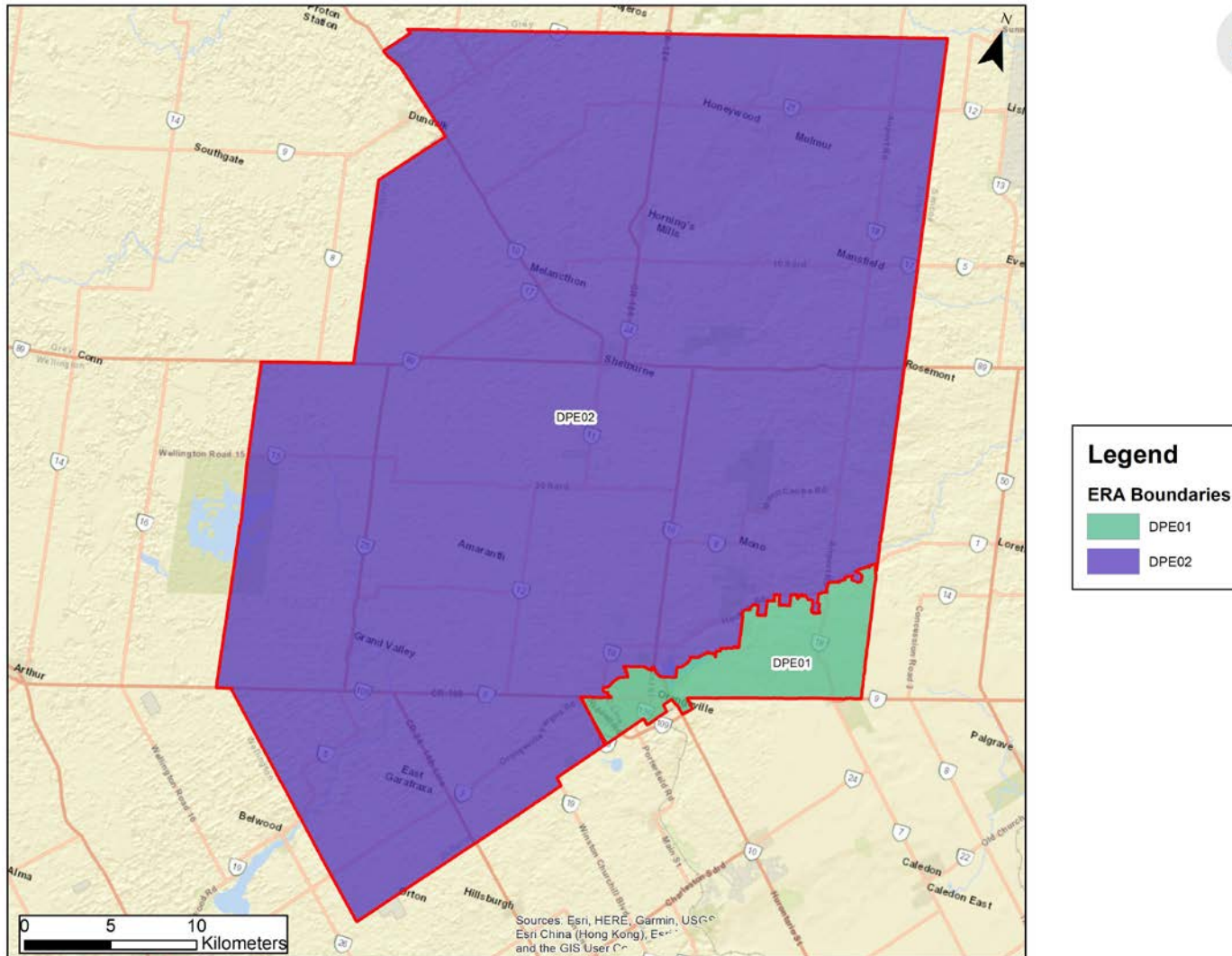


Map 2: Upper Grand District School Board Secondary EDC Review Areas 2024 – Wellington County





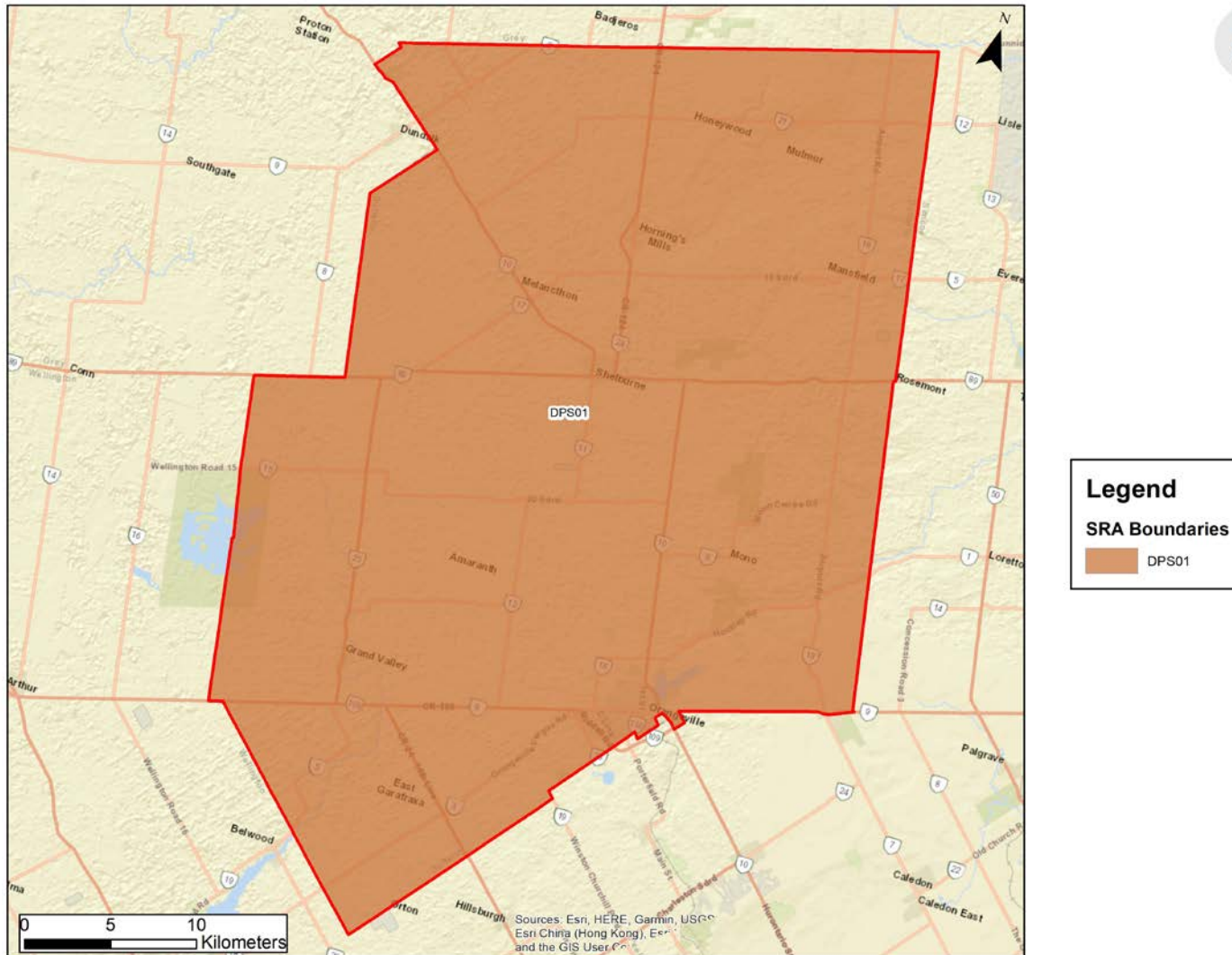
Map 3: Upper Grand District School Board Elementary EDC Review Areas 2024 – Dufferin County





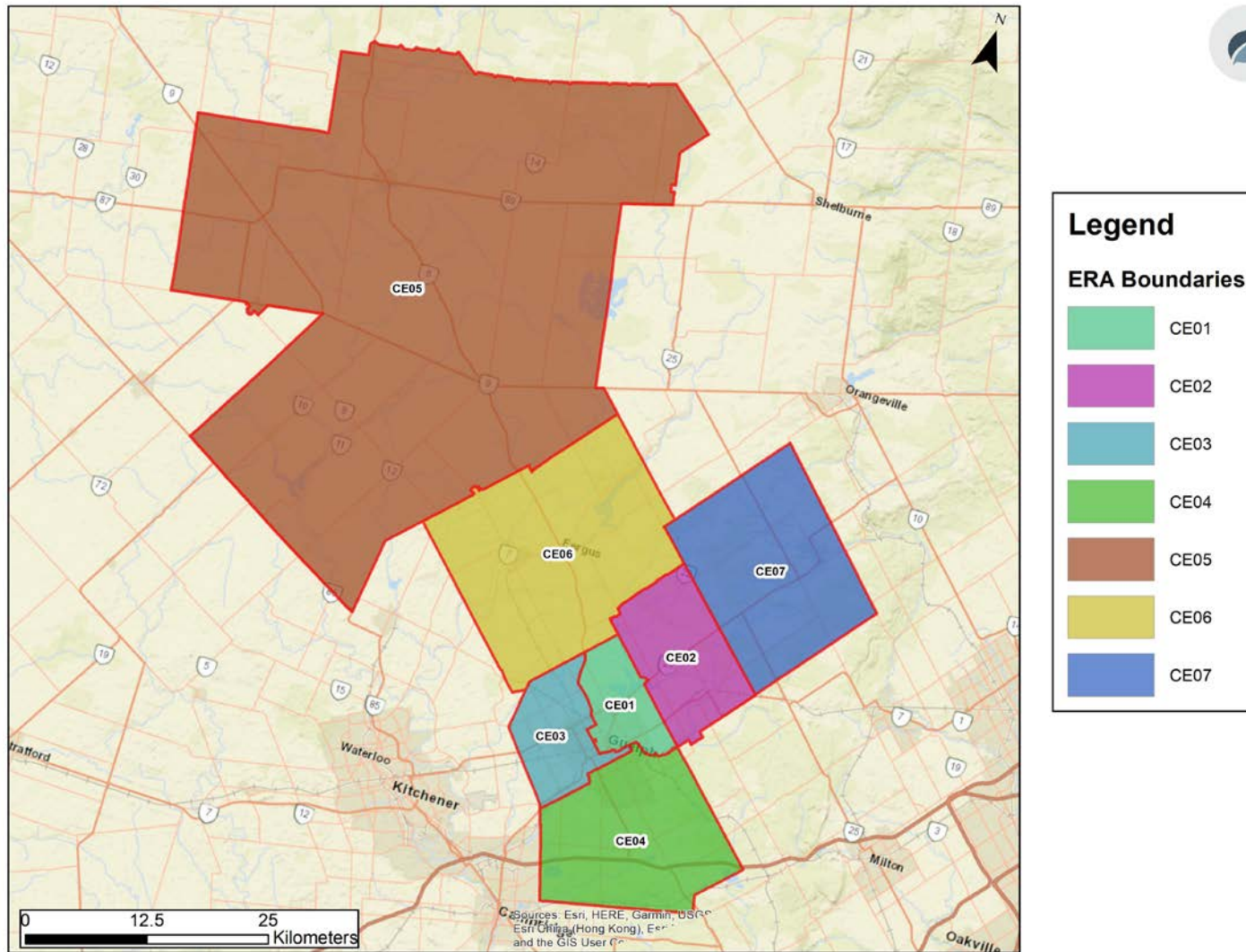


Map 4: Upper Grand District School Board Secondary EDC Review Areas 2024 – Dufferin County



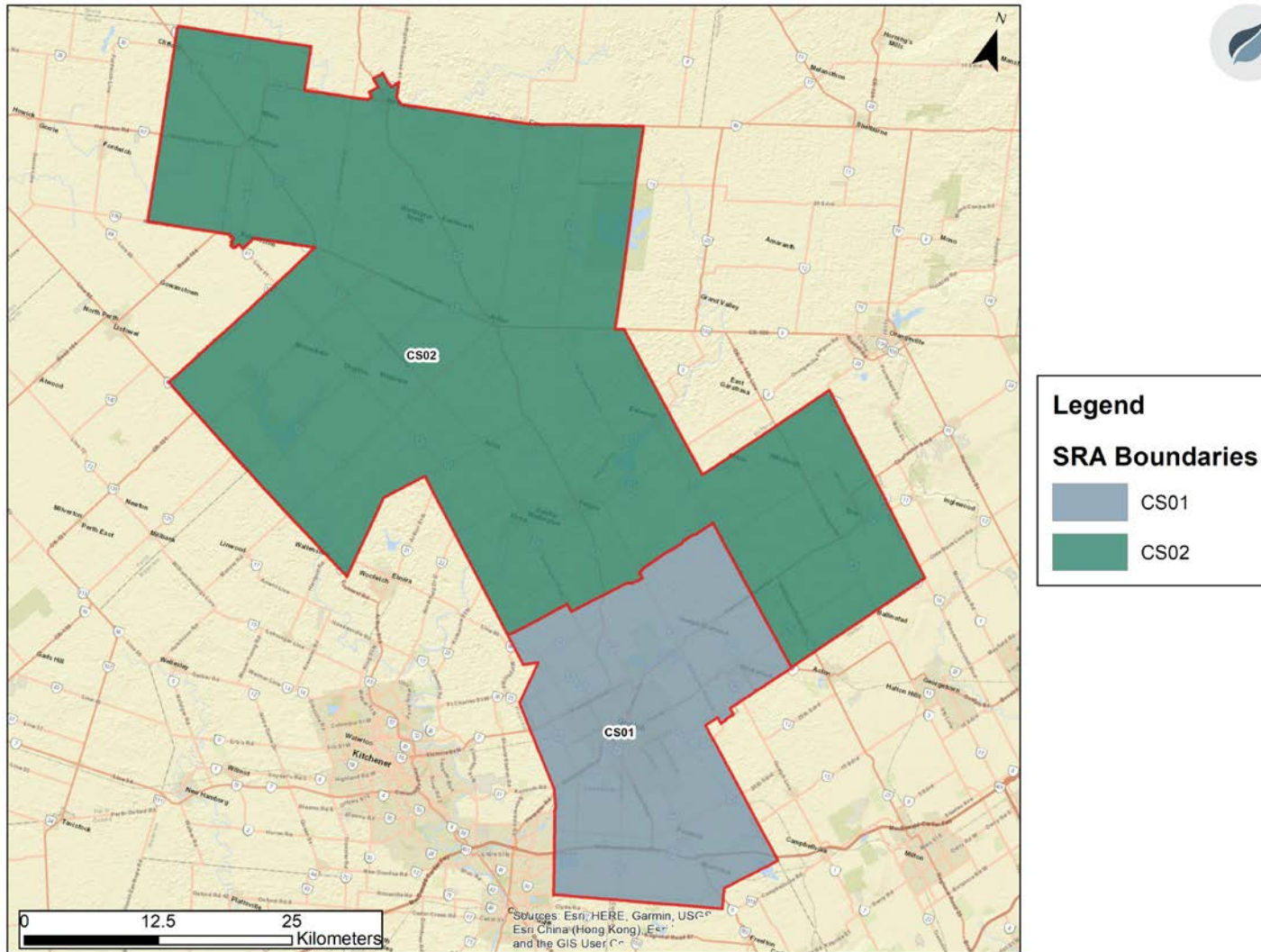


Map 5: Wellington Catholic District School Board Elementary EDC Review Areas 2024 – Wellington County





Map 6: Wellington Catholic District School Board Secondary EDC Review Areas 2024 – Wellington County





For both the UGDSB and the WCDSB, the 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 except for following existing (including new schools and adjusted boundaries) attendance areas. For the purposes of calculating EDCs, the UGDSB has been divided into **11** review areas on the elementary panel, with **four (4)** corresponding secondary review areas that cover Wellington County and Dufferin County. The WCDSB has been divided into **seven (7)** elementary and **two (2)** secondary review areas that cover Wellington County.

Table 1-2: UGDSB Review Areas – Wellington County and Dufferin County

Elementary Review Area		Secondary Review Area	
Name	Region	Name	Region
WPE01	EAST GUELPH	WPS01	GUELPH
WPE02	WEST GUELPH	WPS02	WELLINGTON
WPE03	S.GUELPH/PUSLINCH	WPS03	ERIN
WPE04	GUELPH / ERAMOSIA	DPS01	DUFFERIN COUNTY
WPE05	WELLINGTON NORTH		
WPE06	MINTO		
WPE07	MAPLETON		
WPE08	CENTRE WELLINGTON		
WPE09	ERIN		
DPE01	ORANGEVILLE		
DPE02	DUFFERIN		

Table 1-3: WCDSB Review Areas – Wellington County

Elementary Review Area		Secondary Review Area	
Name	Region	Name	Region
CE01	Central East Guelph + Guelph/Eramosa Townships	CS01	Guelph/Guelph-Eramosa/Puslinch
CE02	Rockwood	CS02	Wellington County Less Guelph-Eramosa/Puslinch
CE03	Central West Guelph + Guelph Township		
CE04	South Guelph + Puslinch Township		
CE05	Wellington North, Minto and Mapleton		
CE06	Centre Wellington		
CE07	Erin		

The EDC, when calculated on a review area basis, assumes that the combined OTG capacity of the existing (and approved) 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.



- EDC-eligible pupils must fill any available surplus OTG capacity first.
- 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 using EDCs.
- New pupils residing in development areas that came from units built since the coming into force of the existing or most recently expired by-law and that are not accommodated in permanent structures identified in the previous background studies are to be identified as holding students and can now be included in determining the review area's net growth-related pupil places. (Ontario Regulation 20/98 as amended, section 7 (1) paragraphs 3.1, 3.2, 3.3, 3.4)

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 by the Boards 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 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 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 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 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 subsections 9 (1) and (2) set out the following information that must be included in an EDC background study:

Subsection 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 because 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.

Subsection 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 40 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 regarding 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 new proposed 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:

1. To every owner of land in the area to which the proposed by-law would apply by personal service, fax, or mail.
2. 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 needed 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 joint public meetings to inform the public of the new proposed EDC by-laws. A stakeholder meeting took place on December 18, 2023, with a second stakeholder meeting to take place on March 7, 2024. The first public meeting will take place on March 21, 2024, with a public meeting in consideration of by-law enactment on April 18, 2024, as outlined within the following notice.



**UPPER GRAND DISTRICT SCHOOL BOARD**

**&**

**WELLINGTON CATHOLIC DISTRICT SCHOOL BOARD**

**EDUCATION DEVELOPMENT CHARGES –  
COUNTIES OF WELLINGTON AND DUFFERIN  
NOTICE OF PUBLIC MEETINGS**

**FIRST MEETING – POLICY REVIEW PUBLIC MEETING  
SECOND MEETING – SUCCESSOR BY-LAW PUBLIC MEETING –  
THURSDAY, MARCH 21, 2024 @ 7:00 P.M.**

**Wellington Catholic District School Board  
255 Speedvale Avenue West, Guelph, ON, N1H 1C5**

**TAKE NOTICE** that on March 21, 2024, the Upper Grand District School Board and the Wellington Catholic District School Board will jointly hold two public meetings pursuant to Sections 257.60 and 257.63 of the *Education Act* (the “Act”), at the location shown above. The purpose of the first meeting will be to review the current education development charge policies of both Boards and to solicit public input. The purpose of the second public meeting is to consider the continued imposition of education development charges and successor by-laws and to inform the public generally about the education development charge proposal of each Board.

The education development charge background study required under Section 257.61 of the Act (including the proposed EDC by-laws) together with the policy review document required under Section 257.60 of the Act will be available on or before March 7, 2024, at both Boards’ administrative offices during regular office hours and on each Board’s website at [www.ugdsb.ca](http://www.ugdsb.ca) for the Upper Grand District School Board and [www.wellingtoncdsb.ca](http://www.wellingtoncdsb.ca) for the Wellington Catholic District School Board.

**THIRD PUBLIC MEETING – IN CONSIDERATION OF BY-LAW ADOPTION –  
APRIL 18, 2024 @ 7:00 PM**

**Upper Grand District School Board  
500 Victoria Road, North, Guelph, Ontario, N1E 6K2**

**AND FURTHER TAKE NOTICE** that on April 18, 2024, the Upper Grand District School Board and the Wellington Catholic District School Board will jointly hold a third public meeting at the location shown above.

The purpose of this meeting is to (i) allow each Board to consider the enactment of a successor EDC by-law that will apply to the development of land in Wellington County and (ii) in the case of the Upper Grand District School Board, to also consider the enactment of a successor EDC by-law that will apply to the development of land in Dufferin County.



Any person who attends the public meetings may make a representation to the Boards in respect of the proposals. The Boards 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 the education development charge by-laws.

Information on attending the meetings remotely will be posted on the Boards' respective websites.

Submissions and requests to address the Boards as a delegation should be submitted to:

Upper Grand District School Board  
Attention: Ruchika Angrish, Manager of Planning  
500 Victoria Road North  
Guelph, ON N1E 6K2  
Telephone: (519) 822-4420 Ext. 820  
Email: [ruchika.angrish@ugdsb.on.ca](mailto:ruchika.angrish@ugdsb.on.ca)

And

Wellington Catholic District School Board  
Attention: Ms. Tracy McLennan  
Associate Director, Corporate Services & Treasurer  
75 Woolwich Street, P.O. Box 1298  
Guelph, ON N1H 6N6  
Telephone: (519) 821-4640 Ext. 229  
Email: [tracy.mclennan@wellingtoncdsb.ca](mailto:tracy.mclennan@wellingtoncdsb.ca)

Peter Sovran  
Director of Education  
Upper Grand District School Board

Michael Glazier  
Director of Education  
Wellington Catholic District School Board



## **Stakeholder Participation**

In addition to the legislated public meetings, the Ministry encourages school boards to include relevant stakeholders in the EDC process and discussions. Local developers or development associations, as well as 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 always remain transparent to help ensure a smooth passage of the EDC by-law.

The UGDSB and the WCDSB 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 County forecasts. The Boards initially notified area stakeholders of their intent to begin the EDC renewal process in the fall of 2023. An early stakeholder meeting was held on December 18, 2023. A second stakeholder update meeting was being planned at the time of the preparation of this report.

## **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 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 gross floor area (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.

## **Expiration**

A school board can specify any date as the expiration date of the EDC by-law if 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; or
- 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 subsection 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 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.



# 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 proposed by-law 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:

- 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 for which the school will be used 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 for the UGDSB is **26,426** on the elementary panel and **12,201** on the secondary panel. Comparably, the permanent existing capacity for the WCDSB is **7,055** spaces on the elementary panel and **2,841** on the secondary panel.

The Upper Grand District School Board meets the capacity trigger on the secondary panel but not on the elementary panel, whereas the Wellington Catholic District School Board does not meet the capacity trigger on either panel. The UGDSB’s five-year average elementary projected enrolment is **25,505**, compared to the capacity of **26,426**, leaving a surplus of **921** spaces. The WCDSB’s five-year average elementary projected enrolment is **6,587**, compared to the capacity of **7,055**, leaving a surplus of **468** spaces.

On the secondary panel, the UGDSB average projected enrolment is **12,319**, with **12,201** capacity, resulting in a deficit of **118** spaces. For the WCDSB, the five-year average projected enrolment is **2,584**, compared to the capacity of **2,841**, resulting in a surplus of **257** secondary spaces.

## **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 (WCDSB), 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 UGDSB'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 UGDSB will have an estimated reserve fund balance of **-\$8,121,082** for Wellington County. Meanwhile the UGDSB has an estimated reserve fund balance of **\$2,365,402** for Dufferin County.

The WCDSB's EDC reserve fund has an outstanding financial obligation of **-\$4,169,589**, which puts the reserve fund in a deficit position and qualifies the Board for EDC eligibility.

**Form A from the EDC Ministry Submission for both Boards can be found as Figure 3-1 and Figure 3-2. The A2 section of the Ministry EDC forms outlines the Boards' proposed reserve fund balances at the time of by-law renewal.**



Figure 3-1: Upper Grand District School Board (Wellington County) – Form A

**Upper Grand District School Board (Wellington County/City of Guelph By-law Area)  
Education Development Charges Submission 2024  
Form A - Eligibility to Impose an EDC: Board-Wide Enrolment & Capacity**

**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 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Average Projected Enrolment Over Five Years	
26,426.0	24,775	25,094	25,377	25,888	26,389	25,505	-921

**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 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Average Projected Enrolment Over Five Years	
12,201.0	11,815	12,070	12,354	12,481	12,875	12,319	118

**A.2: EDC FINANCIAL OBLIGATIONS**

Total Outstanding EDC Financial Obligations (Reserve Fund Balance):	-\$ 8,121,082
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Figure 3-2: Upper Grand District School Board (Dufferin County) – Form A

**Upper Grand District School Board (County of Dufferin By-law Area)  
Education Development Charges Submission 2024  
Form A - Eligibility to Impose an EDC: Board-Wide Enrolment & Capacity**

**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 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Average Projected Enrolment Over Five Years	
26,426.0	24,775	25,094	25,377	25,888	26,389	25,505	-921

**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 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Average Projected Enrolment Over Five Years	
12,201.0	11,815	12,070	12,354	12,481	12,875	12,319	118

**A.2: EDC FINANCIAL OBLIGATIONS**

<b>Total Outstanding EDC Financial Obligations (Reserve Fund Balance):</b>	<b>\$ 2,365,402</b>
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Figure 3-3: Wellington Catholic District School Board (Wellington County) – Form A

**Wellington Catholic District School Board  
Education Development Charges Submission 2024  
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 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Average Projected Enrolment Over Five Years	
7,055.0	6,294	6,444	6,590	6,747	6,861	6,587	-468

**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 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Average Projected Enrolment Over Five Years	
2,841.0	2,520	2,523	2,531	2,607	2,740	2,584	-257

**A.2: EDC FINANCIAL OBLIGATIONS**

Total Outstanding EDC Financial Obligations (Reserve Fund Balance):	-\$ 4,169,589
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## 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 forecast available at the time of study. The 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 reason 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; however, recent demographic data shows that gap is closing. 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 can 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 the Board 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 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 development 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

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

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 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 new proposed 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

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, etc.

Alternative projects are a concept that have not been widely considered by many Ontario school boards to date, but opportunities and possibilities continue to be evaluated. 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 EDC by-law.

### **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** as presented in Form H.

## **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 development. 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** (as presented in Form H).

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 based on different unit types producing different amounts of pupils. Boards may choose to define developments as they wish (i.e., low density, high density, condominiums, apartments, single family, etc.) but are encouraged to stay as consistent as possible with categories used by the municipalities impacted by the by-law.

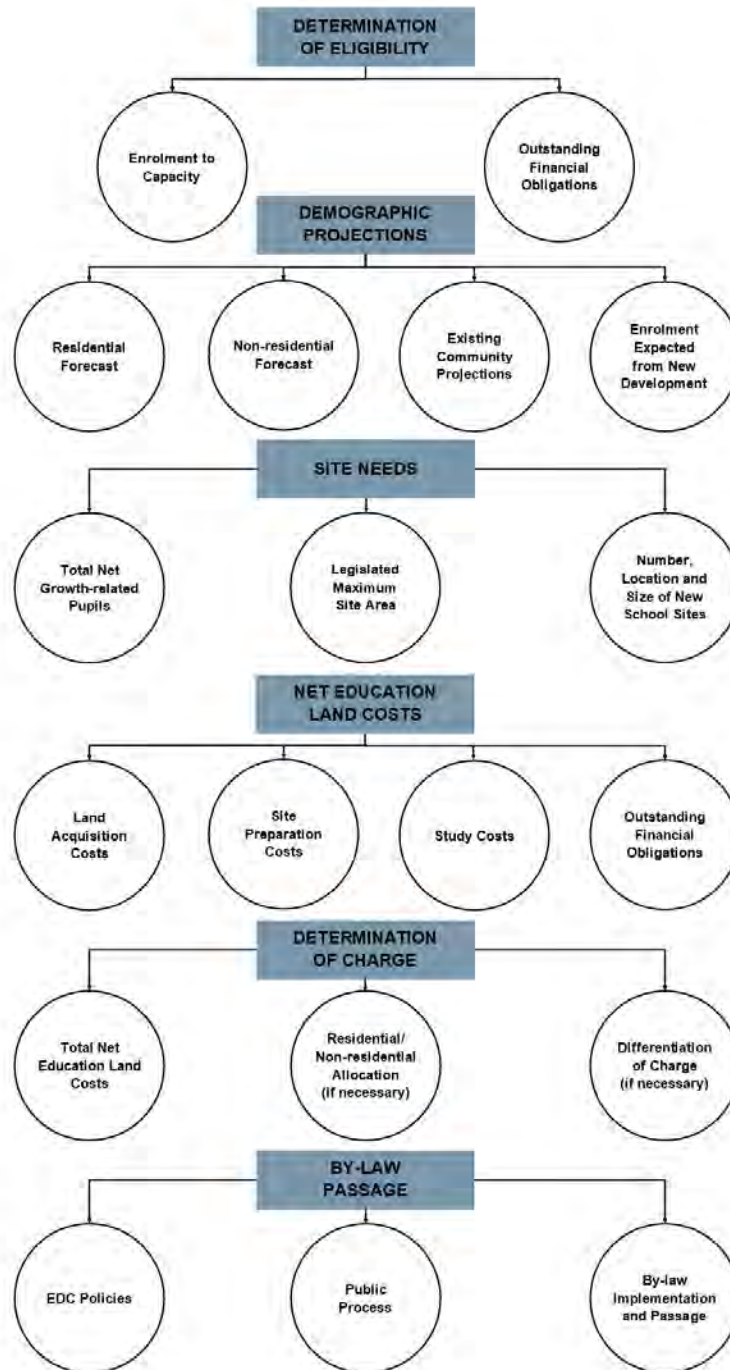
A distribution factor is determined by the distribution of growth-related pupils amongst the various unit types defined by the board. For example, if 100 students were from low-density developments, 50 from medium-density developments and 10 from high-density developments, the distribution factors would be 62.5% for low density (i.e.,  $100/160$ ), 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 both forecasts of new housing development and projections of school enrolment. Projections of 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 Wellington County (UGDSB and WCDSB) as well as Dufferin County (UGDSB).**

### 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 are 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 subsection 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 for Wellington County are derived from the County of Wellington 2022 Phase 1 Municipal Comprehensive Review (MCR): Urban Structure and the 2020 City of Guelph Official Plan Review that outline population, housing, and employment growth to 2051. Municipal secondary plans, such as Clair-Maltby in the City of Guelph, have been reviewed in the preparation of the growth forecasts. The development projections contained in this study for Dufferin County are derived from the 2022 Dufferin County Municipal Comprehensive Review (MCR) that outlines population, housing, and employment growth over the next 30 years. Municipal development application plans have been reviewed in the preparation of the growth forecasts. The anticipated growth from the secondary plans which has been included within the development projections may not be fully representative of the secondary plan targets due to the timing, phasing, and servicing timelines relative to the 15-year forecast period. In addition to the above, sub-municipal level data was reviewed, outlining major transit station areas 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.

## **Wellington County**

According to information from municipal building permit data provided by Statistics Canada, Wellington County (including the City of Guelph) has averaged approximately 1,634 occupancies from new units constructed from 2019 to 2023, increasing from a 2014 to 2018 average of 1,495 units. Residential building activity in Wellington County has fluctuated over the last five years, ranging from 1,251 in 2019 before decreasing to 1,054 occupancies in 2020. Following this low in 2020, building permit issuance has increased. In 2021, Wellington County issued 1,433 building permits, in 2022 a total of 1,832 building permits were issued, and in 2023 a total of 2,601 building permits were



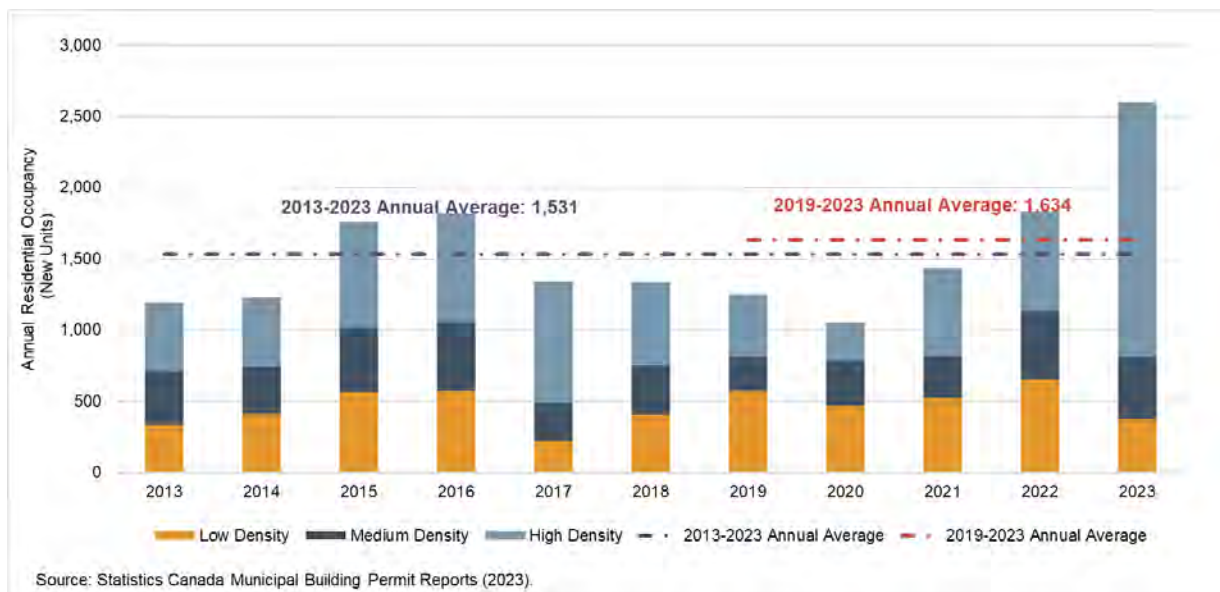
issued for Wellington County (769 more building permits than the year before with 73% coming from the City of Guelph alone).

Table 4-1: Wellington County (including the City of Guelph)  
Historical Building Permit Occupancy (New Units)

Year	Area	Total
2013	Wellington County	1,191
2014	Wellington County	1,230
2015	Wellington County	1,759
2016	Wellington County	1,815
2017	Wellington County	1,338
2018	Wellington County	1,335
2019	Wellington County	1,251
2020	Wellington County	1,054
2021	Wellington County	1,433
2022	Wellington County	1,832
2023	Wellington County	2,601
	2013-2023 Wellington County Total	16,839
	2013-2023 Average	1,531
	2019-2023 Average	1,634

Source: Statistics Canada Municipal Building Permit Reports (2023).

Figure 4-1: Wellington County (including the City of Guelph), Residential Building Permit Occupancy (New Units) by Type, 2013 to 2023





Wellington County’s growth forecasts project significant growth over the next few decades with an average of approximately **1,870** 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 in the type of units being built. According to building permits reported by the County between 2013 and 2023, approximately 30% of all permits were for low-density type units (singles/semis), 24% were for medium-density type units, and 46% were for high-density type units, while future growth is anticipated to have 39% of new development come from low-density development, 23% from medium-density development, and 38% from high-density development.

Table 4-2: Wellington County and the City of Guelph Residential Forecast, 2023-2037

Unit Type	# of Units	% By Density
Low Density (Singles/Semis)	10,876	<b>39%</b>
Medium Density (Townhouses)	6,572	<b>23%</b>
High Density (Apartments)	10,578	<b>38%</b>
<b>Total</b>	<b>28,026</b>	<b>100%</b>

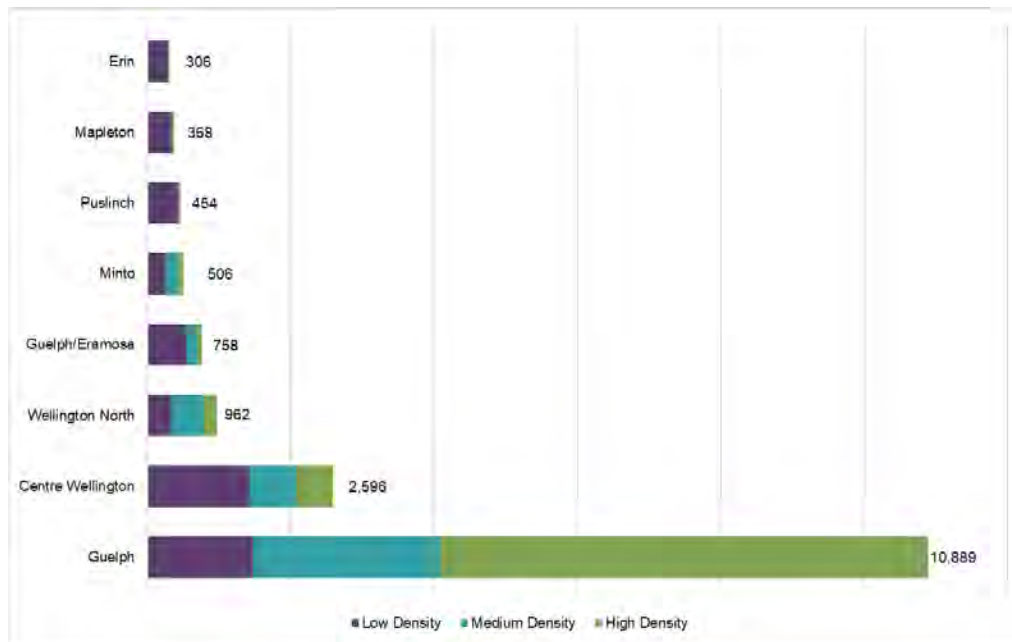
Source: Derived from the 2022 Phase 1 MCR Report: Urban Structure and Growth Allocations – County of Wellington (excluding City of Guelph) and the 2020 City of Guelph Official Plan Review, by Watson & Associates Economists Ltd.

Over the last decade, growth within the County has not been distributed equally across each local municipality. From 2013 to 2023, the City of Guelph received 10,889 building permits or 65% of the County’s (Wellington County + the City of Guelph) housing development. Meanwhile, the Township of Centre Wellington and the Township of Wellington North only received 15% and 6% of all residential growth at 2,596 and 962 building permits, respectively (Figure 4-2).

Similar trends are expected throughout the 15-year projections, with the City of Guelph anticipated to receive 60% of future residential unit development and the Township of Centre Wellington to receive 17%. Meanwhile, the Township of Wellington North is only expected to receive 5%, whereas the Town of Erin is expected to receive 9% of the County’s (Wellington County and the City of Guelph) residential units over the 2023 to 2037 time horizon (Figure 4-3).

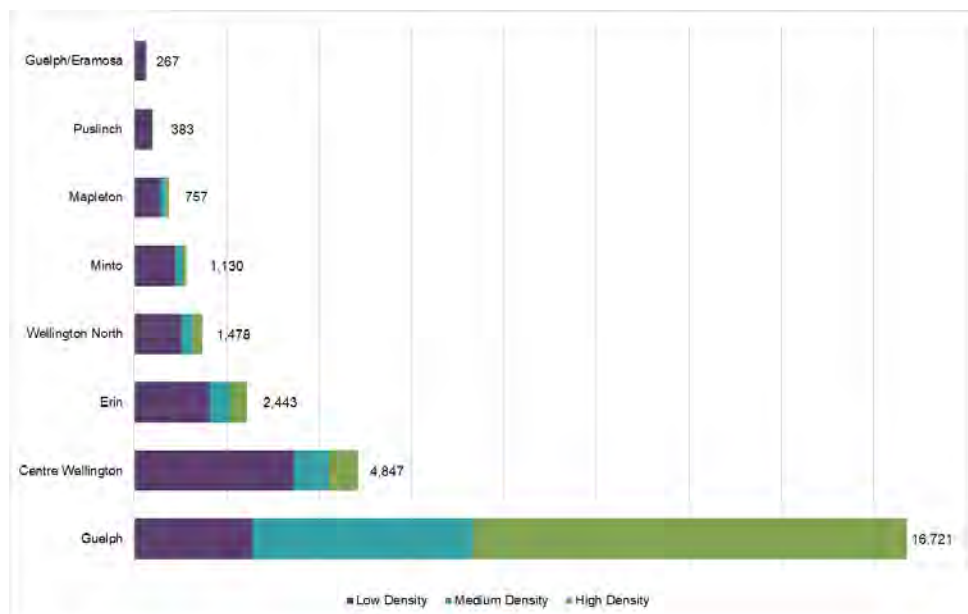


Figure 4-2: Wellington County (including the City of Guelph) Historical Building Permits by Municipality, 2013 to 2023



Source: Derived from Statistics Canada Municipal Building Permit Reports (2023).

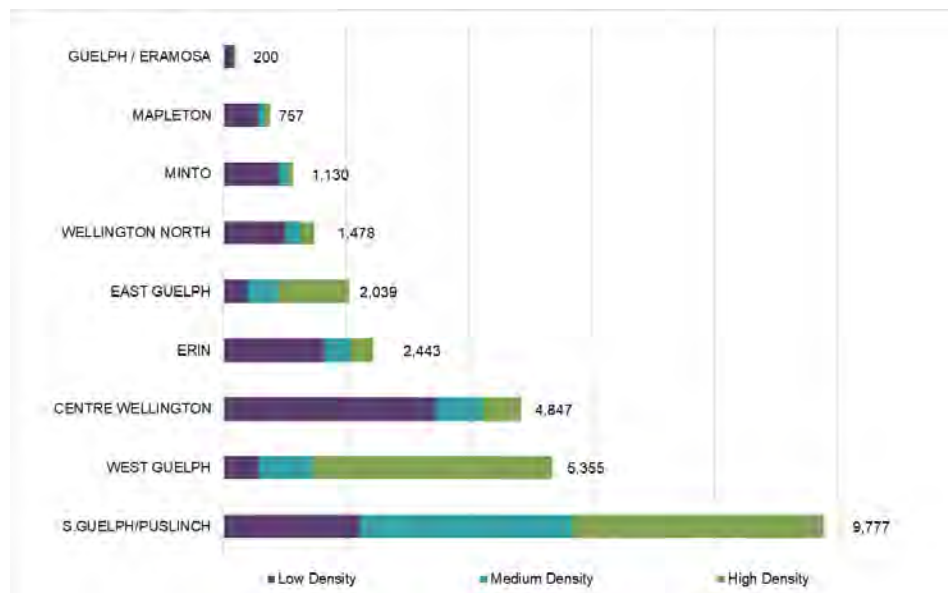
Figure 4-3: Wellington County (including the City of Guelph) Residential Forecast, 2023 to 2037 by Municipality



Source: Derived from the 2022 Phase 1 MCR Report: Urban Structure and Growth Allocations – County of Wellington (excluding City of Guelph) and 2020 City of Guelph Official Plan Review, by Watson & Associates Economists Ltd.

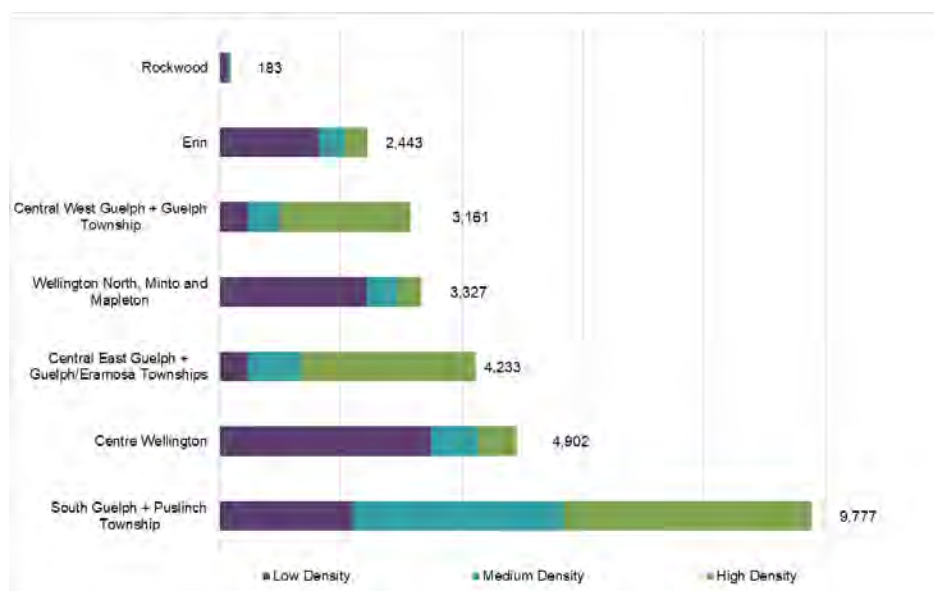


Figure 4-4: Wellington County (including the City of Guelph) Residential Forecast, 2023 to 2037 by Review Area (UGDSB)



Source: Derived from the 2022 Phase 1 MCR Report: Urban Structure and Growth Allocations – County of Wellington (excluding City of Guelph) and 2020 City of Guelph Official Plan Review, by Watson & Associates Economists Ltd.

Figure 4-5: Wellington County (including the City of Guelph) Residential Forecast, 2023 to 2037 by Review Area (WCDSB)



Source: Derived from the 2022 Phase 1 MCR Report: Urban Structure and Growth Allocations – County of Wellington (excluding City of Guelph) and 2020 City of Guelph Official Plan Review, by Watson & Associates Economists Ltd.



As noted earlier, the final growth forecast for the Wellington County (including the City of Guelph) EDC by-law for both the UGDSB and the WCDSB is based on the aforementioned data and totals **28,026** new units that are forecast to be built over the next 15 years. Of these new units, 39% are estimated to be low density, 23% medium density and 38% high density. While the forecast averages **1,868** units per year for the 15-year EDC term, the first five years of the forecast will average a slightly higher number of new builds at **1,936** 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.

To account for intensification of units, which are exempt from EDCs, an adjustment to the projections was made to derive the “net” new units housing 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 1.3% to estimate the number of exempt units and resulted in a projection of **27,662** net new units as shown on Form C.

## **Dufferin County**

According to information from municipal building permit data, Dufferin County averaged approximately 234 occupancies from new units constructed between 2019 and 2023, which was a significant decrease from the 2014 to 2018 average of 424 units. Residential building activity in Dufferin County has fluctuated over the last five years, ranging from 226 in 2019 up to 440 issued permits in 2022. In 2020, building permit issuance was similar to the year before at 223, while in 2021 there was a decrease to 165. In 2023, Dufferin County issued a total of 115 building permits, a decrease of 325 from 2022.



Table 4-3: Dufferin County  
Historical Building Permit Occupancy (New Units)

Year	Area	Total
2013	Dufferin County	308
2014	Dufferin County	627
2015	Dufferin County	517
2016	Dufferin County	497
2017	Dufferin County	271
2018	Dufferin County	208
2019	Dufferin County	226
2020	Dufferin County	223
2021	Dufferin County	165
2022	Dufferin County	440
2023	Dufferin County	115
2013-2023 Dufferin County Total		3,597
2013-2023 Average		327
2019-2023 Average		234

Source: Statistics Canada Municipal Building Permit Reports (2023).

Figure 4-6: Dufferin County, Residential Building Permit Occupancy (New Units) by Type, 2013 to 2023





The County’s growth forecasts project significant growth over the next few decades with an average of approximately **5,166** new dwelling units per year from 2023 to 2037 (15-year EDC forecast term). A change in future development is expected to occur in both the location and in the type of units being built as presented within the 2022 Dufferin County Municipal Comprehensive Review - Draft Land Needs Assessment Report (July 13, 2022). According to building permits reported by the County between 2013 and 2023, approximately 71% of all permits were for low-density type units (singles/semis), 23% were for medium-density type units, and 6% were for high-density type units. Future growth is anticipated to have 61% of new development come from low-density and 21% from medium-density development, and 17% is expected from high-density development.

Table 4-4: Dufferin County Residential Forecast, 2023-2037

Unit Type	# of Units	% By Density
Low Density (Singles/Semis)	3,167	<b>61%</b>
Medium Density (Townhouses)	1,105	<b>21%</b>
High Density (Apartments)	894	<b>17%</b>
<b>Total</b>	<b>5,166</b>	<b>100%</b>

Source: Derived from the 2022 Dufferin County Municipal Comprehensive Review – Draft Land Needs Assessment Report by Watson & Associates Economists Ltd.

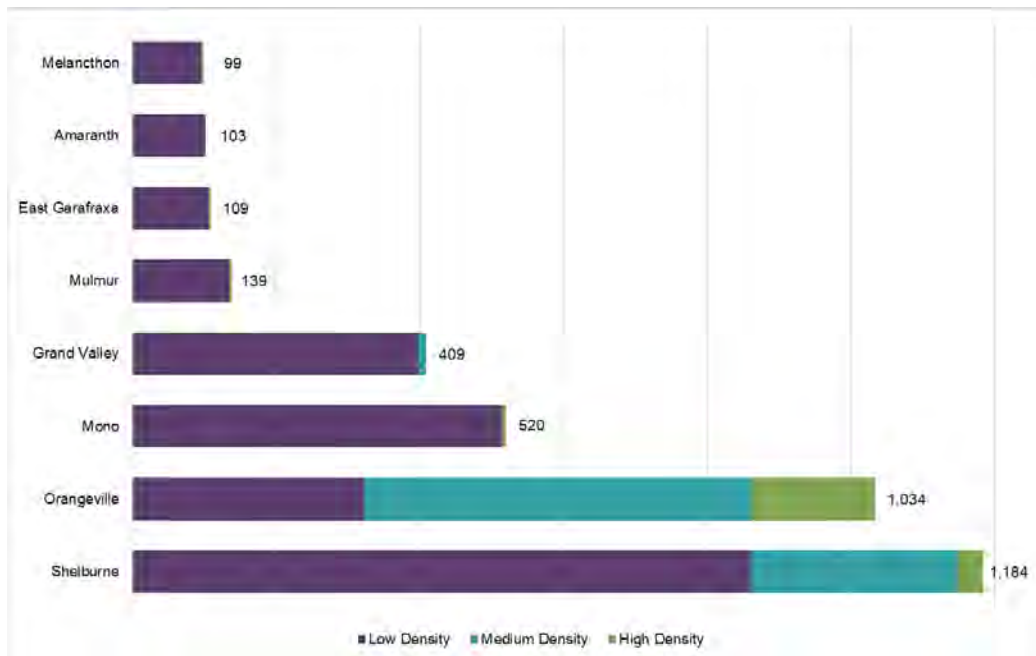
Over the last decade, growth within the County has not been distributed equally across each local municipality. From 2013 to 2023, the Town of Shelburne received 1,184 building permits (33%) of Dufferin County’s housing development; meanwhile, the Town of Orangeville and the Town of Mono received 29% and 14% of all residential growth at 1,034 and 520 building permits, respectively (Figure 4-7).

Similar trends are expected throughout the 15-year projections, with the Town of Orangeville anticipated to receive 34% of future residential unit development. Differently, the Town of Grand Valley is expected to receive 23%, and the Town of Shelburne is expected to receive 20% of the County’s (Dufferin County) residential units over the 2023 to 2037 time horizon (see Figure 4-8).



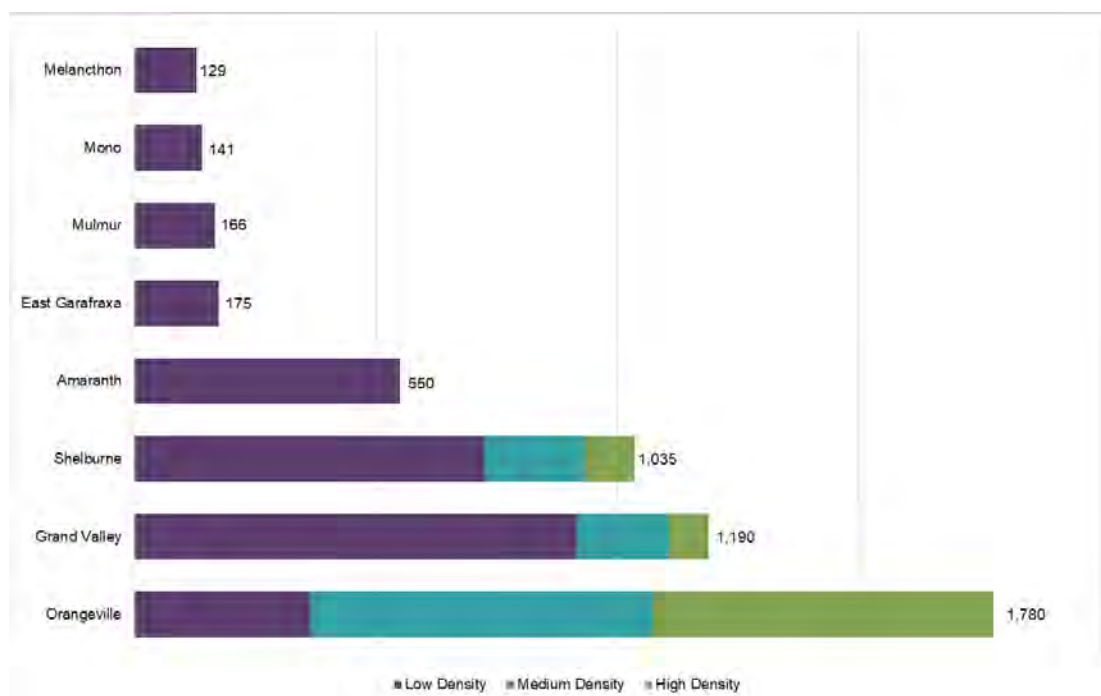


Figure 4-7: Dufferin County, Historical Building Permits by Municipality, 2013 to 2023



Source: Derived from Statistics Canada Municipal Building Permit Reports (2023).

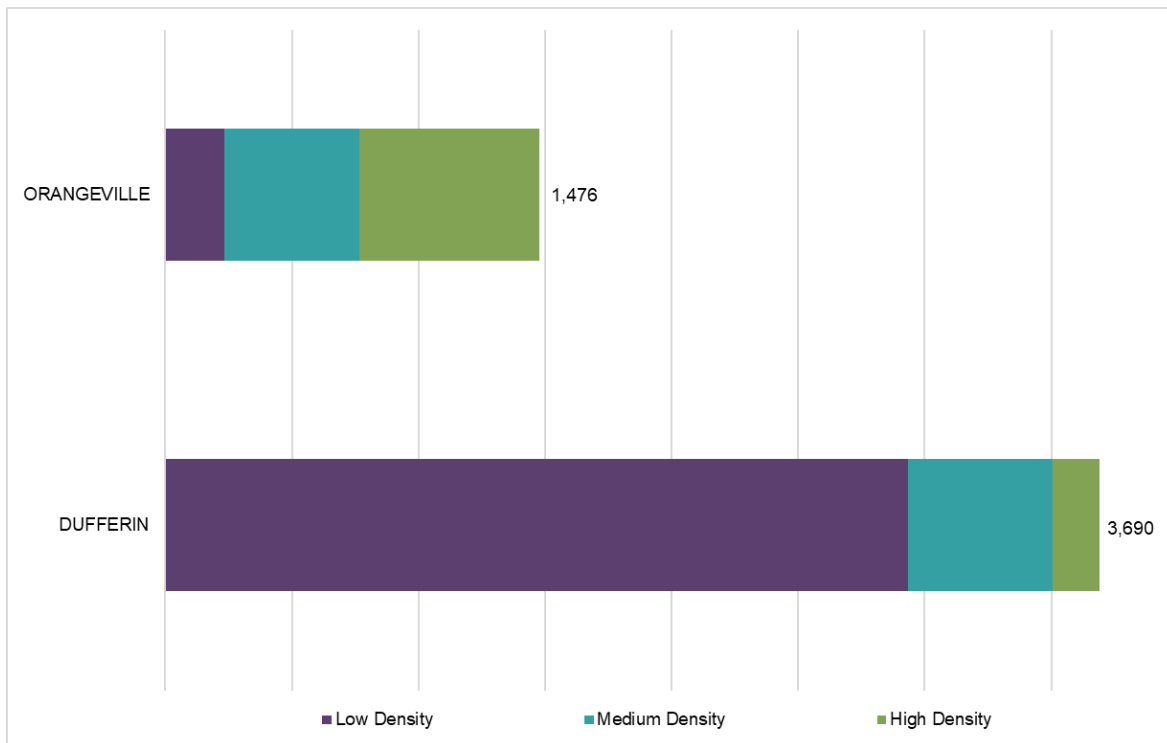
Figure 4-8: Residential Forecast (Dufferin County), 2023 to 2037 by Municipality



Source: Derived from the 2022 Dufferin County Municipal Comprehensive Review – Draft Land Needs Assessment Report by Watson & Associates Economists Ltd.



Figure 4-9: Residential Forecast (Dufferin County), 2023 to 2037 by Review Area (UGDSB)



Source: Derived from the 2022 Dufferin County Municipal Comprehensive Review – Draft Land Needs Assessment Report by Watson & Associates Economists Ltd.

As noted earlier, the growth forecast for the Dufferin County EDC by-law for the UGDSB is based on the aforementioned data and totals **5,166** new units that are forecast to be built over the next 15 years. Of these new units, 61% are estimated to be low density, 21% medium density and 17% high density. While the forecast averages **344** units per year for the 15-year EDC term, the first five years of the forecast will average a slightly lower number of new builds at **299** units per year. Forecasts for both UGDSB elementary review areas by density type can be found as part of the Ministry Forms package in Appendix A.

To account for intensification of units, which are exempt from EDCs, an adjustment to the projections was made to derive the “net” new units housing 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 1.3% to



estimate the number of exempt units and resulted in a projection of **5,099** net new units as shown on Form C.

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

There is currently no non-residential component to the existing in-force by-laws.

## **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 based on a scenario of no new housing growth and 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 Wellington County. The existing community projections have been prepared for each Board's 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., 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

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ratio method looks at historical ratios of school enrolment compared with the overall population and then carries forward these ratios, or makes assumptions about new ratios, and applies them to a population forecast. The grade transition method examines historical progression rates from grade to grade and makes 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.

Pupils residing in development areas that are not accommodated in permanent structures identified in the previous background studies have been identified in Form F as “Pupils Holding for New Schools” and have been included in determining the review areas’ net growth-related pupil places.

## **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.

## **Wellington County**

Table 4-5 and Table 4-6 depict the demographic trends for Wellington County (including the City of Guelph). Growth in Wellington County (including the City of Guelph) has fluctuated over the last three Census periods, with a population increase of 7.0% between 2001 and 2006, and only a 4.0% increase between 2006 and 2011. This increase was less than the provincial and national rates during this period, which were 5.7% and 5.9%, respectively. Between 2011 and 2016, the County continued to grow, with a population increase of 6.9%, compared to 4.6% provincially and 5.0% nationally. More recently, between 2016 and 2021, the population of Ontario and Canada grew by 5.8% and 5.2%, respectively; meanwhile, Wellington County continued to exceed the provincial and national averages and grew by 8.2% (Figure 4-10).



The elementary school-aged population (4-13 years) is especially important from a school board's perspective – the size of this cohort decreased from 2001 to 2011 and then increased from 2011 to 2021. Between 2001 and 2006, Wellington County (Including the City of Guelph) elementary school-aged population decreased by 0.4% and again by 3.0% between 2006 and 2011. Since then, the elementary school-aged population increased by 3.8% between 2011 and 2016, and 5.5% between 2016 and 2021. Overall, this resulted in an absolute increase of 1,545 (6%) from 2001 to 2021. Similarly, the secondary school-aged population (14-18) has fluctuated over the last twenty years. The secondary school-aged population (14-18) increased by 7.0% between 2001 and 2006 and then only by 0.04% from 2006 to 2011. From 2011 to 2016 it decreased by 2.4% before increasing by 0.5% from 2016 to 2021. This amounts to a net increase in the secondary school-aged population of 670 (5%) between 2001 and 2021.

In addition to the school-aged population, 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 said 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 increased by 2.2% from 2001 to 2011. Between 2011 and 2016, the size of this group increased again, this time by 3.3%, but then between 2016 and 2021 this group declined by 0.1%. Meanwhile, the number of females aged 25-44 showed overall growth despite decreasing by 5.9% between 2001 and 2011. From 2011 to 2016, the number of females aged 25-44 increased by 5.3% and then grew by 8.9% between 2016 and 2021.



Table 4-5: Wellington County (including the City of Guelph) Demographic Profile, 2001 to 2021

Cohort	2001 Census	2006 Census	2011 Census	2016 Census	2021 Census
<b>Total Population</b>	<b>187,265</b>	<b>200,395</b>	<b>208,340</b>	<b>222,770</b>	<b>241,080</b>
Pre-School Population (0-3)	9,535	9,355	9,745	10,065	10,055
Elementary School Population (4-13)	26,495	26,400	25,595	26,570	28,040
Secondary School Population (14-18)	13,310	14,240	14,245	13,910	13,980
Population Over 18 Years of Age	137,925	150,400	158,755	172,225	189,005
<i>Females Aged 25-44</i>	28,705	28,315	27,015	28,450	30,985

Source: Derived by Watson & Associates Economists Ltd., from Statistics Canada Census Profiles [2001, 2006, 2011, 2016, 2021] Single Year of Age data.

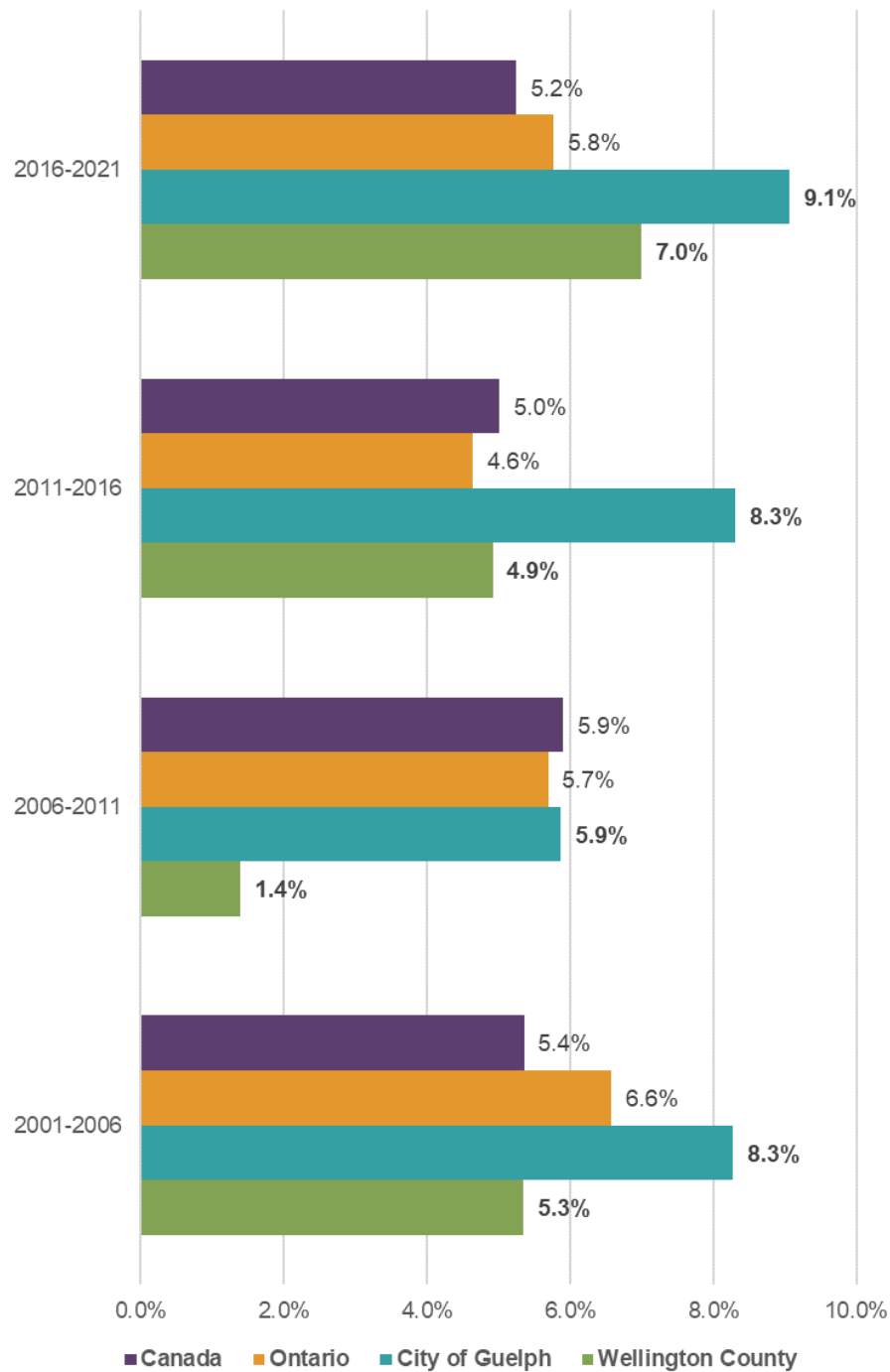
Table 4-6: Wellington County (including the City of Guelph) Population Change, 2001 to 2021

Cohort	2001-2011		2011-2016		2016-2021	
	Absolute Change	% Change	Absolute Change	% Change	Absolute Change	% Change
<b>Total Population</b>	<b>21,075</b>	<b>11.3%</b>	<b>14,430</b>	<b>6.9%</b>	<b>18,310</b>	<b>8.2%</b>
Pre-School Population (0-3)	210	-2.2%	320	3.3%	-10	-0.1%
Elementary School Population (4-13)	-900	-3.4%	975	3.8%	1,470	5.5%
Secondary School Population (14-18)	935	7.0%	-335	-2.4%	70	0.5%
Population Over 18 Years of Age	20,830	15.1%	13,470	8.5%	16,780	9.7%
<i>Females Aged 25-44</i>	-1,690	-5.9%	1,435	5.3%	2,535	8.9%

Source: Derived by Watson & Associates Economists Ltd., from Statistics Canada Census Profiles [2001, 2006, 2011, 2016, 2021] Single Year of Age data.



Figure 4-10: Historical Growth Rates (Wellington County)



*Note: Wellington County figures exclude the City of Guelph.*

Source: Derived by Watson & Associates Economists Ltd., from Statistics Canada Census Profiles [2001, 2006, 2011, 2016, 2021]



## Dufferin County

Table 4-7 and Table 4-8 depict the demographic trends for Dufferin County. Growth in Dufferin County has fluctuated over the last three Census periods, with a population increase of 6.8% 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. Dufferin County then grew by 6.2% between 2006 and 2011 and this increase was greater than the provincial and national rates during this period, which were 5.7% and 5.9%, respectively. Between 2011 and 2016, the County continued to grow, with a population increase of 8.5%, 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, Dufferin County continued to exceed the provincial and national averages and grew by 7.3% (see Figure 4-11).

The elementary school-aged population (4-13 years) is especially important from a school board's perspective – the size of this cohort declined from 2001 to 2011, decreasing by 5.9% between 2001 and 2006, and 9.3% between 2006 and 2011. Over the last two Census periods, the elementary school-aged population in Dufferin County has increased, first by 4.4% between 2011 and 2016, and again by 6.2% between 2016 and 2021. Overall, this resulted in an absolute decrease of 464 (5%) from 2001 to 2021. The secondary school-aged population (14-18) has fluctuated over the last four Census periods. The secondary school-aged population (14-18) increased by 20.2% between 2001 to 2006 and then declined by 0.3% from 2006 to 2011. Furthermore, from 2011 to 2016 it decreased by 6.7% and again from 2016 to 2021 the secondary school-aged population declined by 3.7%. This amounts to a net increase of 295 (8%) between 2001 and 2021.

Between 2011 and 2016, the pre-school-aged population in Dufferin County increased significantly by 10.9% and the growth trend continued between 2016 and 2021 but only by 3.9%. Meanwhile, the number of females aged 25-44 showed overall growth of 211 (3%) from 2001 to 2021, although this group decreased by 12.8% between 2001 and 2011. From 2011 to 2016, the number of females aged 25-44 increased by 7.2% and then grew by 9.8% between 2016 and 2021.





Table 4-7: Dufferin County Demographic Profile, 2001 to 2021

Cohort	2001 Census	2006 Census	2011 Census	2016 Census	2021 Census
<b>Total Population</b>	<b>50,936</b>	<b>54,391</b>	<b>56,841</b>	<b>61,710</b>	<b>66,230</b>
Pre-School Population (0-3)	2,673	2,488	2,519	2,794	2,903
Elementary School Population (4-13)	8,720	8,205	7,445	7,772	8,256
Secondary School Population (14-18)	3,832	4,607	4,593	4,287	4,127
Population Over 18 Years of Age	35,710	39,091	42,284	46,858	50,944
<i>Females Aged 25-44</i>	8,135	7,851	7,092	7,602	8,346

Source: Derived by Watson & Associates Economists Ltd., from Statistics Canada Census Profiles [2001, 2006, 2011, 2016, 2021] Single Year of Age data.

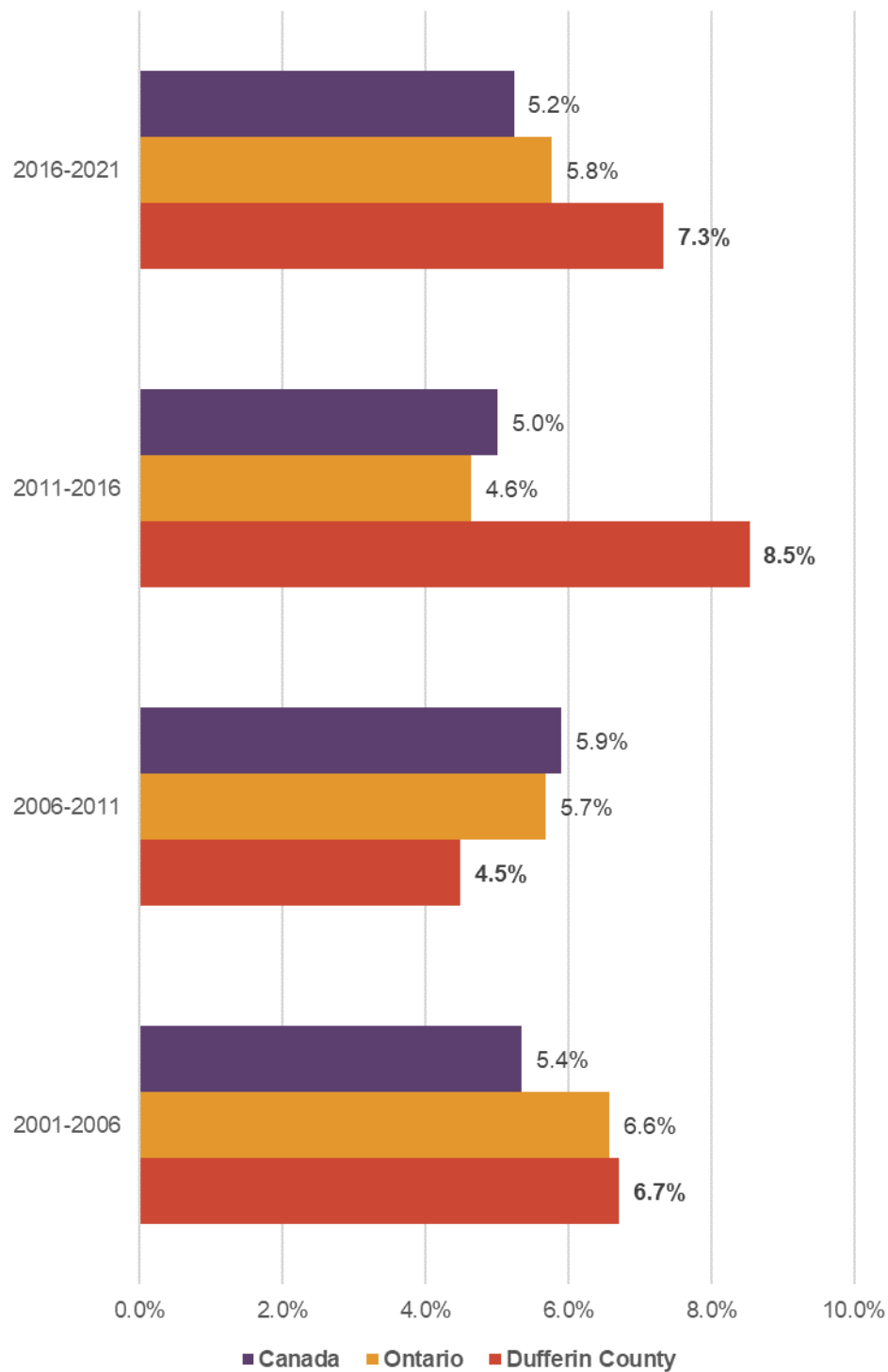
Table 4-8: Dufferin County Population Change, 2001 to 2021

Cohort	2001-2011		2011-2016		2016-2021	
	Absolute Change	% Change	Absolute Change	% Change	Absolute Change	% Change
<b>Total Population</b>	<b>5,906</b>	<b>11.6%</b>	<b>4,869</b>	<b>8.6%</b>	<b>4,520</b>	<b>7.3%</b>
Pre-School Population (0-3)	-154	-5.8%	274	10.9%	109	3.9%
Elementary School Population (4-13)	-1,275	-14.6%	327	4.4%	484	6.2%
Secondary School Population (14-18)	760	19.8%	-306	-6.7%	-160	-3.7%
Population Over 18 Years of Age	6,574	18.4%	4,573	10.8%	4,086	8.7%
<i>Females Aged 25-44</i>	-1,043	-12.8%	510	7.2%	744	9.8%

Source: Derived by Watson & Associates Economists Ltd., from Statistics Canada Census Profiles [2001, 2006, 2011, 2016, 2021]



Figure 4-11: Historical Growth Rates (Dufferin County)



Source: Derived by Watson & Associates Economists Ltd., from Statistics Canada Census Profiles [2001, 2006, 2011, 2016, 2021].



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 who attend elementary schools.
- Secondary (14-18) – represents the predominant age structure of the students who 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 regarding 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-aged 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 from the 2001, 2006, 2011, 2016 and 2021 Censuses periods, as well as other relevant demographic trends of the area. Recent fertility and death rates were applied to the 2021 Census population and the population was 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 Censuses 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 4-9 depicts an example of JK/elementary participation rates between 2011 and 2021.

Table 4-9: 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>	<b>172</b>	<b>150</b>	<b>145</b>
<b>Elementary Enrolment</b>	<b>1,567</b>	<b>1,591</b>	<b>1,760</b>
<b>JK Participation</b>	<b>51%</b>	<b>52%</b>	<b>51%</b>
<b>Elementary Participation</b>	<b>45%</b>	<b>45%</b>	<b>48%</b>

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 then 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 is 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 4-10 provides a generic example of retention rate calculations based on historical enrolment.

Table 4-10: Retention Rate Example

				Historical					
				2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022
Years	Years	Years	Grade	2017	2018	2019	2020	2021	2022
<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 considering 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 provides 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 considering 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 UGDSB in Wellington County and Dufferin County was 1.06 in 2011/12, which then decreased in 2016/17 before increasing in 2021/22. The GSR decreased to 0.96 in 2016/17 and then increased in 2021/22 to 1.04. Table 4-11 outlines historical enrolment and historical grade ratios for the UGDSB.

Table 4-11: Wellington County and Dufferin County UGDSB Total

<b>GRADES</b>	<b>2011/12</b>	<b>2016/17</b>	<b>2021/22</b>
<b>JK</b>	2,039	2,337	2,266
<b>SK</b>	2,288	2,346	2,397
<b>1</b>	2,098	2,368	2,381
<b>2</b>	2,155	2,308	2,422
<b>3</b>	2,159	2,392	2,405
<b>4</b>	2,138	2,242	2,495
<b>5</b>	2,166	2,355	2,429
<b>6</b>	2,192	2,212	2,402
<b>7</b>	2,306	2,254	2,479
<b>8</b>	2,292	2,281	2,471
<b>SE</b>	0	0	9
<b>ALT/OTH</b>	0	0	0
<b>TOTAL</b>	<b>21,833</b>	<b>23,095</b>	<b>24,156</b>
<b>RATIO</b>	<b>1.06</b>	<b>0.96</b>	<b>1.04</b>



Table 4-12 depicts the historical GSR within Wellington County for the WCDSB. It has decreased throughout the years, falling from 1.29 in 2011/12, to 1.27 in 2016/17, and falling again to 1.14 in 2021/22.

Table 4-12: Wellington County WCDSB Total

GRADES	2011/12	2016/17	2021/22
<b>JK</b>	467	445	465
<b>SK</b>	500	492	567
<b>1</b>	546	495	598
<b>2</b>	555	532	622
<b>3</b>	563	567	587
<b>4</b>	582	559	566
<b>5</b>	607	554	600
<b>6</b>	617	592	581
<b>7</b>	678	627	630
<b>8</b>	651	604	642
<b>SE</b>	0	0	0
<b>ALT/OTH</b>	0	0	0
<b>TOTAL</b>	<b>5,766</b>	<b>5,467</b>	<b>5,858</b>
<b>RATIO</b>	<b>1.29</b>	<b>1.27</b>	<b>1.14</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 4-13 displays the historical elementary enrolment of the UGDSB and the WCDSB within Wellington County. Between 2006 and 2021, enrolment share consistently favoured the public board. According to enrolment data, the UGDSB received a 79% share of the elementary enrolment between the two Boards in 2006/07 and 2011/12. In 2016/17, it had a small increase to 81% and a slight decrease to 80% in 2021/22, resulting in WCDSB's enrolment share between the two Boards decreasing from 21% in





2006/07 to 19% in 2016/17 and up to 20% in 2021/22 (includes Dufferin County students for UGDSB).

Table 4-13: 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>
WCDSB TOTAL	6,184	5,766	5,467	5,858
UGDSB TOTAL	22,650	21,833	23,095	24,156
<b>TOTAL OF BOTH BOARDS</b>	<b>28,834</b>	<b>27,599</b>	<b>28,562</b>	<b>30,014</b>
WCDSB SHARE	<b>21%</b>	<b>21%</b>	<b>19%</b>	<b>20%</b>
UGDSB SHARE	<b>79%</b>	<b>79%</b>	<b>81%</b>	<b>80%</b>

The secondary enrolment share remained consistent for WCDSB between 2006 and 2021 (see Table 4-14). In 2006 WCDSB received 17% of the secondary enrolment share and UGDSB received 83%. This secondary enrolment split remained the same throughout all years with the only outlier being in 2016/17 when the WCDSB secondary enrolment share increased to 18% and UGDSB's share decreased to 82%.

Table 4-14: 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>
WCDSB TOTAL	2,517	2,529	2,499	2,353
UGDSB TOTAL	11,927	12,248	11,553	11,288
<b>TOTAL OF BOTH BOARDS</b>	<b>14,444</b>	<b>14,777</b>	<b>14,052</b>	<b>13,641</b>
WCDSB SHARE	<b>17%</b>	<b>17%</b>	<b>18%</b>	<b>17%</b>
UGDSB SHARE	<b>83%</b>	<b>83%</b>	<b>82%</b>	<b>83%</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 us to make assumptions 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 one and five years old 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 a forecast 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 UGDSB, the total yields for the elementary panel in Wellington County range between 0.101 in West Guelph to 0.295 in Minto (see Table 4-15), whereas the total yields for the UGDSB elementary panel in Dufferin County range from 0.252 in Orangeville to 0.279 in Dufferin (see Table 4-16). Comparably, on the secondary panel, yields range from 0.060 in Guelph to 0.119 in Erin for Wellington County, while the secondary yields for Dufferin County are 0.122.

The WCDSB's total yields (shown in Table 4-17) for the elementary panel range between 0.044 in Central West Guelph + Guelph Township to 0.110 in Rockwood, while secondary yields range from 0.020 in Guelph/Guelph-Eramosa/Puslinch to 0.027 in Wellington County Less Guelph-Eramosa/Puslinch.



**Figure 4-12 provides a flow chart outlining the process of projecting enrolment from new development.**



## Table 4-15: UGDSB – Growth-Related Pupil Yields (Wellington County)

Table 4.15.1: UGDSB – Elementary Growth-Related Pupil Yields

Form E – Growth-Related Pupils – Elementary Panel

Municipality	Dwelling Unit Type	Elementary Pupil Yield
EAST GUELPH	Low Density	0.385
	Medium Density	0.250
	High Density	0.056
	Total	0.164
WEST GUELPH	Low Density	0.342
	Medium Density	0.173
	High Density	0.050
	Total	0.101
S. GUELPH/PUSLINCH	Low Density	0.361
	Medium Density	0.183
	High Density	0.070
	Total	0.176
GUELPH/ERAMOSIA	Low Density	0.292
	Medium Density	0.149
	High Density	0.048
	Total	0.261
WELLINGTON NORTH	Low Density	0.262
	Medium Density	0.124
	High Density	0.039
	Total	0.207
MINTO	Low Density	0.336
	Medium Density	0.181
	High Density	0.059
	Total	0.295
MAPLETON	Low Density	0.338
	Medium Density	0.124
	High Density	0.041
	Total	0.273
CENTRE WELLINGTON	Low Density	0.284
	Medium Density	0.149
	High Density	0.048
	Total	0.233
ERIN	Low Density	0.338
	Medium Density	0.186
	High Density	0.061
	Total	0.269

Table 4.15.2: UGDSB – Secondary Growth-Related Pupil Yields

Form E – Growth-Related Pupils – Secondary Panel

Municipality	Dwelling Unit Type	Secondary Pupil Yield
GUELPH	Low Density	0.166
	Medium Density	0.057
	High Density	0.023
	Total	0.060
CENTRE & NORTH WELLINGTON	Low Density	0.138
	Medium Density	0.056
	High Density	0.022
	Total	0.112
ERIN	Low Density	0.157
	Medium Density	0.057
	High Density	0.022
	Total	0.119



## Table 4-16: UGDSB – Growth-Related Pupil Yields (Dufferin County)

Table 4.16.1: UGDSB – Elementary Growth-Related Pupil Yields

Form E – Growth-Related Pupils – Elementary Panel

Municipality	Dwelling Unit Type	Elementary Pupil Yield
ORANGEVILLE	Low Density	0.434
	Medium Density	0.426
	High Density	0.068
	Total	0.252
DUFFERIN	Low Density	0.301
	Medium Density	0.240
	High Density	0.049
	Total	0.279

Table 4.16.2: UGDSB – Secondary Growth-Related Pupil Yields

Form E – Growth-Related Pupils – Secondary Panel

Municipality	Dwelling Unit Type	Secondary Pupil Yield
DUFFERIN COUNTY	Low Density	0.167
	Medium Density	0.072
	High Density	0.024
	Total	0.122



## Table 4-17: WCDSB – Growth-Related Pupil Yields (Wellington County)

Table 4.17.1: WCDSB – Elementary Growth-Related Pupil Yields

Form E – Growth-Related Pupils – Elementary Panel

Municipality	Dwelling Unit Type	Elementary Pupil Yield
Central East Guelph + Guelph/Eramosa Townships	Low Density	0.163
	Medium Density	0.086
	High Density	0.016
	<b>Total</b>	<b>0.046</b>
Rockwood	Low Density	0.124
	Medium Density	0.069
	High Density	0.023
	<b>Total</b>	<b>0.110</b>
Central West Guelph + Guelph Township	Low Density	0.127
	Medium Density	0.061
	High Density	0.022
	<b>Total</b>	<b>0.044</b>
South Guelph + Puslinch Township	Low Density	0.146
	Medium Density	0.075
	High Density	0.025
	<b>Total</b>	<b>0.070</b>
Wellington North, Minto and Mapleton	Low Density	0.111
	Medium Density	0.053
	High Density	0.015
	<b>Total</b>	<b>0.091</b>
Centre Wellington	Low Density	0.113
	Medium Density	0.053
	High Density	0.018
	<b>Total</b>	<b>0.091</b>
Erin	Low Density	0.087
	Medium Density	0.052
	High Density	0.017
	<b>Total</b>	<b>0.070</b>

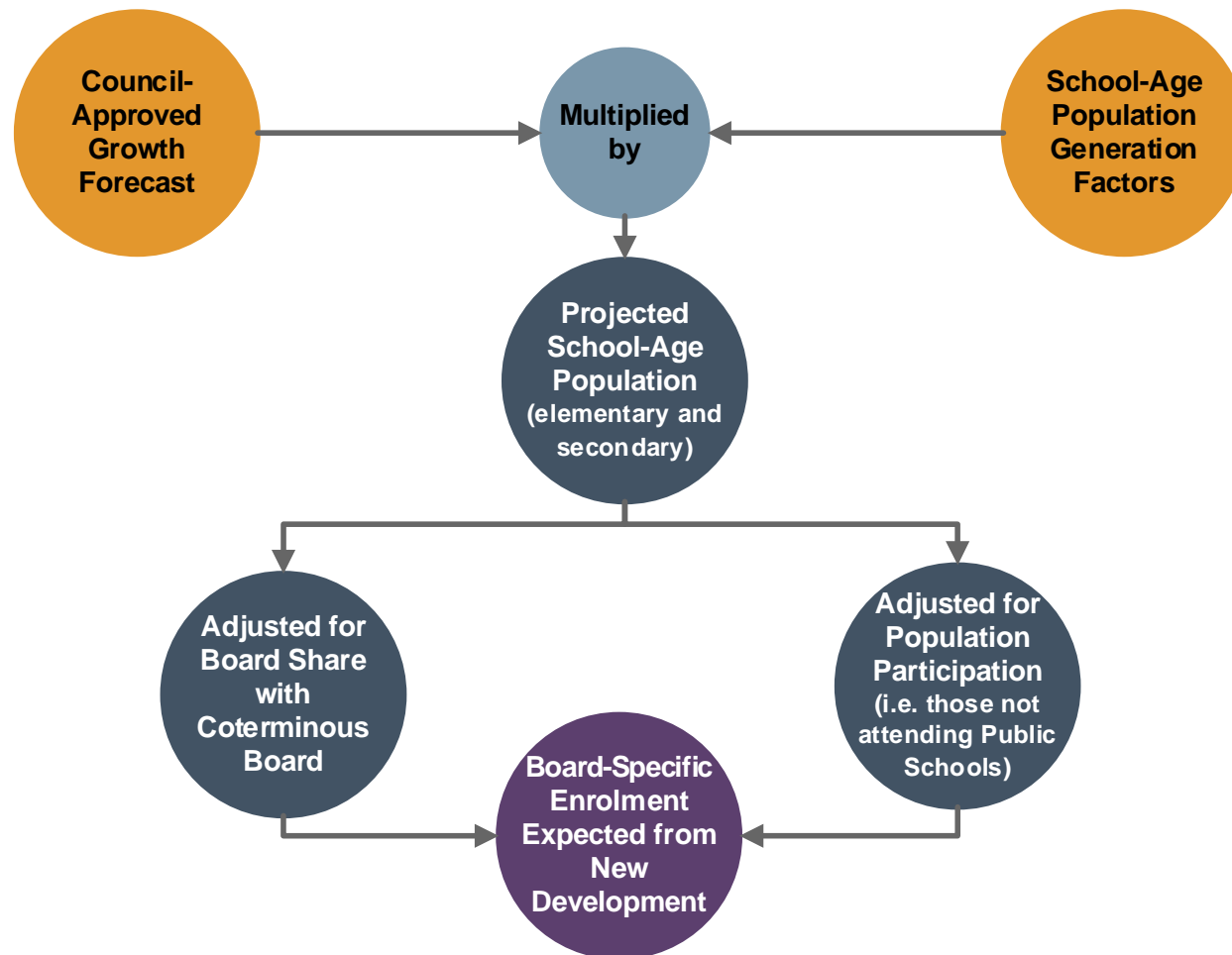
Table 4.17.2: WCDSB – Secondary Growth-Related Pupil Yields

Form E – Growth-Related Pupils – Secondary Panel

Municipality	Dwelling Unit Type	Secondary Pupil Yield
Guelph/Guelph-Eramosa/Puslinch	Low Density	0.054
	Medium Density	0.022
	High Density	0.007
	<b>Total</b>	<b>0.020</b>
Wellington County Less Guelph-Eramosa/Puslinch	Low Density	0.033
	Medium Density	0.014
	High Density	0.005
	<b>Total</b>	<b>0.027</b>



Figure 4-12: Enrolment Expected from New Development





## 4.3 Summary of Projected Enrolment

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The total EDC enrolment projections for the UGDSB indicate that by the end of the 15-year forecast period (2038/39), the UGDSB will have a total elementary enrolment of approximately **31,682**. This represents a total increase of **7,291** from 2023/24, approximately **29.9%**. On the secondary panel, enrolment is expected to increase by about **25.3%**, from a 2023/24 enrolment of **11,677** to around **14,633** by the end of the 15-year forecast term.

In the Wellington County region of the UGDSB, EDC enrolment projections indicate an elementary enrolment of **23,505** and a secondary enrolment of **10,772** by the end of the 15-year forecast term. In the Dufferin County region of the UGDSB, EDC enrolment projections indicate an elementary enrolment of **8,177** and a secondary enrolment of **3,861** by 2038/39.

The WCDSB can expect a total elementary enrolment of about **8,501** at the end of the forecast period, compared to the 2023/24 enrolment of **6,117** – a total increase of about **1,934** pupils, or **31.6%**. On the secondary panel, enrolment is expected to increase from **2,505** in 2023/24 to nearly **3,181** at the end of the forecast period, for a total increase of **676** pupils, or approximately **27%**.

A summary of the projected enrolment by Board, review area, and panel can be found on the following pages in Table 4-18 and Table 4-19.





Table 4-18: UGDSB Enrolment Projections

**UGDSB Elementary Review Areas**

Review Area	Year 1 2024/25	Year 5 2028/29	Year 10 2033/34	Year 15 2038/39
WPE01	3,794	3,824	3,961	4,269
WPE02	3,166	3,187	3,365	3,480
WPE03	4,655	5,000	5,576	6,347
WPE04	777	774	842	887
WPE05	956	1,087	1,225	1,265
WPE06	949	1,037	1,193	1,300
WPE07	795	840	886	1,000
WPE08	2,427	2,615	2,932	3,400
WPE09	880	1,093	1,408	1,556
<i>Wellington County Total</i>	<i>18,400</i>	<i>19,456</i>	<i>21,390</i>	<i>23,505</i>
DPE01	3,189	3,297	3,498	3,593
DPE02	3,187	3,636	4,261	4,584
<i>Dufferin County Total</i>	<i>6,376</i>	<i>6,933</i>	<i>7,759</i>	<i>8,177</i>
<b>Board-Wide Total</b>	<b>24,775</b>	<b>26,389</b>	<b>29,149</b>	<b>31,682</b>

**UGDSB Secondary Review Areas**

Review Area	Year 1 2024/25	Year 5 2028/29	Year 10 2033/34	Year 15 2038/39
WPS01	6,109	6,579	6,694	6,914
WPS02	2,422	2,619	2,844	3,107
WPS03	511	568	668	750
<i>Wellington County Total</i>	<i>9,042</i>	<i>9,767</i>	<i>10,206</i>	<i>10,772</i>
DPS01	2,773	3,108	3,400	3,861
<b>Board-Wide Total</b>	<b>11,815</b>	<b>12,875</b>	<b>13,607</b>	<b>14,633</b>

Table 4-19: WCDSB Enrolment Projections

**WCDSB Elementary Review Areas**

Review Area	Year 1 2024/25	Year 5 2028/29	Year 10 2033/34	Year 15 2038/39
CE01	1,644	1,649	1,683	1,725
CE02	335	365	386	388
CE03	1,338	1,453	1,515	1,545
CE04	1,321	1,387	1,666	1,889
CE05	446	601	666	733
CE06	948	1,090	1,175	1,345
CE07	260	315	384	427
<b>Overall Total</b>	<b>6,294</b>	<b>6,861</b>	<b>7,474</b>	<b>8,051</b>

**WCDSB Secondary Review Areas**

Review Area	Year 1 2024/25	Year 5 2028/29	Year 10 2033/34	Year 15 2038/39
CS01	2,128	2,245	2,366	2,475
CS02	391	489	611	705
<b>Overall Total</b>	<b>2,519</b>	<b>2,734</b>	<b>2,977</b>	<b>3,181</b>



# 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/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, section 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 that were used in the EDC analysis are explained in detail in section 4.1 and outlined below.

#### Residential Unit Forecasts

<b>Wellington County</b>	<b>2023/24-2037/38</b>
Total Projected Units	28,026
Total Net New Units	27,662

#### Residential Unit Forecasts

<b>Dufferin County</b>	<b>2023/24-2037/38</b>
Total Projected Units	5,166
Total Net New Units	5,099

#### Net Growth-related Pupil Places

The projected school board enrolments and the residential 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, Table 5-2, and Table 5-3 highlight, by review area, the net number of units, the Board's pupil yields, and the growth-related pupils.

The UGDSB's projections forecast a total of **3,741** net growth-related elementary pupils and **1,232** net growth-related secondary pupils in the County of Wellington.

Additionally, the UGDSB's projections forecast a total of **1,198** net growth-related elementary pupils and **624** net growth-related secondary pupils in the County of Dufferin. In comparison, the WCDSB enrolment projections forecast **1,477** net growth-related pupils on the elementary panel and **406** on the secondary panel.

In addition, Form F includes pupils holding in new schools. These pupils represent students residing in development areas who are not accommodated in permanent structures identified in the previous background studies and have been identified as students contributing to the net growth-related pupil places as per section 28 of the Education Development Charge and Site Acquisition Guidelines (November 1, 2019).



**Table 5-1: UGDSB EDC Submission 2024 – Wellington County Form E Growth-Related Pupils**

Upper Grand District School Board (Wellington County/City of Guelph Bylaw Area)

Education Development Charges Submission 2024

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
EASTGUELPH	Low Density	383	0.385	147	GUELPH	Low Density	3,337	0.166	553
	Medium Density	474	0.250	119		Medium Density	4,572	0.057	263
	High Density	1,154	0.056	64		High Density	9,193	0.023	209
	Total	2,011	0.164	330		Total	17,102	0.060	1,025
WESTGUELPH	Low Density	579	0.342	198	CENTRE & NORTH WELLINGTON	Low Density	5,907	0.138	817
	Medium Density	803	0.173	139		Medium Density	1,219	0.056	68
	High Density	3,927	0.050	197		High Density	1,015	0.022	23
	Total	5,308	0.101	534		Total	8,140	0.112	908
S. GUELPH/PUSLINCH	Low Density	2,210	0.361	798	ERIN	Low Density	1,632	0.157	256
	Medium Density	3,277	0.183	599		Medium Density	417	0.057	24
	High Density	4,098	0.070	288		High Density	370	0.022	8
	Total	9,585	0.176	1,685		Total	2,419	0.119	288
GUELPH/ ERAMOSIA	Low Density	165	0.292	48					
	Medium Density	19	0.149	3					
	High Density	14	0.048	1					
	Total	199	0.261	52					
WELLINGTON NORTH	Low Density	1,013	0.262	265					
	Medium Density	236	0.124	29					
	High Density	216	0.039	8					
	Total	1,464	0.207	303					
MINTO	Low Density	887	0.336	298					
	Medium Density	153	0.181	28					
	High Density	81	0.059	5					
	Total	1,121	0.295	331					
MAPLETON	Low Density	556	0.338	188					
	Medium Density	108	0.124	13					
	High Density	86	0.041	4					
	Total	751	0.273	205					
CENTRE WELLINGTON	Low Density	3,451	0.284	982					
	Medium Density	722	0.149	107					
	High Density	632	0.048	30					
	Total	4,805	0.233	1,119					
ERIN	Low Density	1,632	0.338	551					
	Medium Density	417	0.186	77					
	High Density	370	0.061	23					
	Total	2,419	0.269	651					
SUBTOTAL:				5,211	SUBTOTAL:				2,221
LESS: Available Pupil Places:				1,470	LESS: Available Pupil Places:				989
NET GROWTH RELATED PUPILS:				3,741	NET GROWTH RELATED PUPILS:				1,232



Table 5-2: UGDSB EDC Submission 2024 – Dufferin County Form E Growth-Related Pupils

Upper Grand District School Board (County of Dufferin By-law Area)

Education Development Charges Submission 2024

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
ORANGEVILLE	Low Density	233	0.434	101	DUFFERIN COUNTY	Low Density	3,167	0.167	529
	Medium Density	503	0.426	214		Medium Density	1,037	0.072	74
	High Density	708	0.068	48		High Density	894	0.024	21
	<b>Total</b>	<b>1,444</b>	<b>0.252</b>	<b>364</b>		<b>Total</b>	<b>5,099</b>	<b>0.122</b>	<b>624</b>
DUFFERIN	Low Density	2,935	0.301	883					
	Medium Density	535	0.240	128					
	High Density	186	0.049	9					
	<b>Total</b>	<b>3,655</b>	<b>0.279</b>	<b>1,021</b>					
<b>SUBTOTAL:</b>				<b>1,384</b>	<b>SUBTOTAL:</b>				<b>624</b>
<b>LESS: Available Pupil Places:</b>				<b>186</b>	<b>LESS: Available Pupil Places:</b>				<b>-</b>
<b>NET GROWTH RELATED PUPILS:</b>				<b>1,198</b>	<b>NET GROWTH RELATED PUPILS:</b>				<b>624</b>



Table 5-3: WCDSB EDC Submission 2024 – Wellington County, Form E Growth-Related Pupils

Wellington Catholic District School Board  
 Education Development Charges Submission 2024  
 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
Central East Guelph + Guelph/Eramosa Townships	Low Density	476	0.16	77	Guelph/Guelph-Eramosa/Puslinch	Low Density	3,320	0.05	180
	Medium Density	808	0.09	69		Medium Density	4,572	0.02	100
	High Density	2,901	0.02	47		High Density	9,193	0.01	67
	Total	4,185	0.05	194		Total	17,085	0.02	348
Rockwood	Low Density	148	0.12	18	Wellington County Less Guelph-Eramosa/Puslinch	Low Density	7,556	0.03	251
	Medium Density	19	0.07	1		Medium Density	1,636	0.01	23
	High Density	14	0.02	0		High Density	1,385	0.00	7
	Total	182	0.11	20		Total	10,576	0.03	281
Central West Guelph + Guelph Township	Low Density	486	0.13	61					
	Medium Density	468	0.06	28					
	High Density	2,180	0.02	49					
	Total	3,134	0.04	139					
South Guelph + Puslinch Township	Low Density	2,210	0.15	324					
	Medium Density	3,277	0.07	245					
	High Density	4,098	0.03	102					
	Total	9,585	0.07	671					
Wellington North, Minto and Mapleton	Low Density	2,428	0.11	269					
	Medium Density	491	0.05	26					
	High Density	379	0.02	6					
	Total	3,298	0.09	300					
Centre Wellington	Low Density	3,496	0.11	394					
	Medium Density	727	0.05	39					
	High Density	636	0.02	12					
	Total	4,859	0.09	444					
Erin	Low Density	1,632	0.09	142					
	Medium Density	417	0.05	22					
	High Density	370	0.02	6					
	Total	2,419	0.07	170					
		<b>SUBTOTAL:</b>		<b>1,938</b>			<b>SUBTOTAL:</b>		<b>628</b>
		<b>LESS: Available Pupil Places:</b>		<b>461</b>			<b>LESS: Available Pupil Places:</b>		<b>223</b>
		<b>NET GROWTH RELATED PUPILS:</b>		<b>1,477</b>			<b>NET GROWTH RELATED PUPILS:</b>		<b>406</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 and the number of EDC-eligible acres of land that are required for those sites.

O. Reg. 20/98, section 7, specifically paragraphs 4-7, 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 section 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 UGDSB and the WCDSB retained the appraisal firm of Cushman and Wakefield ULC. 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 following tables set out the estimated EDC-eligible sites that the Boards will require in the 15-year analysis term and their appraised land values on a 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 5-4: UGDSB Form G Elementary Sites

<b>ELEMENTARY PANEL</b>	
<b>Site</b>	<b>Cost Per Acre</b>
<b>Wellington County</b>	
WPE01 Site #1	\$1,875,000
WPE03 Site #1	\$1,875,000
WPE03 Site #2	\$1,875,000
WPE03 Site #3	\$1,875,000
WPE03 Site #4	\$1,875,000
WPE05 Site #1	\$600,000
WPE06 Site #1	\$600,000
WPE08 Site #1	\$1,500,000
WPE08 Site #2	\$1,500,000
WPE09 Site #1	\$1,500,000
<b>Dufferin County</b>	
DPE01 Site #1	\$1,700,000
DPE02 Site #1	\$1,350,000
DPE02 Site #2	\$1,350,000
DPE02 Site #3	\$1,250,000

Source: Cushman & Wakefield ULC Appraisal of Real Property – Upper Grand District School Board and Wellington Catholic District School Board Future School Site Land Values (2023).



Table 5-5: UGDSB Form G Secondary Sites

<b>SECONDARY PANEL</b>	
<b>Site</b>	<b>Cost Per Acre</b>
Wellington County	
WPS01	\$1,875,000
Dufferin County	
DPS01	\$1,350,000

Source: Cushman & Wakefield ULC Appraisal of Real Property – Upper Grand District School Board and Wellington Catholic District School Board Future School Site Land Values (2023).

Table 5-6: WCDSB Form G Elementary Sites

<b>ELEMENTARY PANEL</b>	
<b>Site</b>	<b>Cost Per Acre</b>
CE03 Site #1	\$1,875,000
CE05 Site #1	Site Owned
CE06 Site #1	\$1,500,000
CE06 Site #2	\$1,500,000
CE07 Site #1	\$1,500,000

Source: Cushman & Wakefield ULC Appraisal of Real Property – Upper Grand District School Board and Wellington Catholic District School Board Future School Site Land Values (2023).

Table 5-7: WCDSB Form G Secondary Sites

<b>SECONDARY PANEL</b>	
<b>Site</b>	<b>Cost Per Acre</b>
CS02 Site #1	Site Owned

Source: Cushman & Wakefield ULC Appraisal of Real Property – Upper Grand District School Board and Wellington Catholic District School Board Future School Site Land Values (2023).

## 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 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 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 the above, the appraisers concluded escalation factors of 12% per annum for the first year through to the final year are reasonable for the purposes of projecting the land values over the five-year by-law period.

### **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 has 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.

Site preparation costs have been estimated at **\$112,409** per acre for both the UGDSB and the WCDSB. Using historical economic data and construction cost indices, an escalation factor of **8.6%** per annum was applied to the assumed per acre site preparation costs. Site preparation costs are escalated for the term of the by-law.



## 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), the site development/servicing costs, and the associated financing costs and study costs, are projected to approximately **\$129.07 million** for the UGDSB in Wellington County. Additionally, the UGDSB is projected to incur total education land costs of approximately **\$41.82 million** in Dufferin County over the 15-year term of the proposed by-law.

The WCDSB is projected to incur total education land costs of approximately **\$33.17 million** over the 15-year term of the proposed by-law in Wellington County.

## 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 5-7 of O. Reg. 20/98 describe the process for 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) as well as 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 2019, as well as estimates to the proposed new by-law inception date, the new reserve fund balance for the UGDSB is estimated at **-\$8,121,082** in the County of Wellington and **+\$2,365,402** for the County of Dufferin. For the WCDSB, the new reserve fund balance is estimated at **-\$4,169,589**.

## 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 UGDSB and the WCDSB are based on a 90% residential charge/10% 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 UGDSB's by-law is estimated to be **\$129,074,927** and the number of net new units in the EDC forecast is projected to be **27,662**, resulting in a rate of **\$4,666** per dwelling unit in Wellington County. As for Dufferin County, the UGDSB's by-law is estimated to be **\$41,825,267** and the number of net new units in the EDC forecast is projected to be **5,099**, resulting in a rate of **\$8,203** per dwelling unit.



The net education land costs for the residential portion of the WCDSB's by-law are estimated to be **\$33,177,453** and the number of net new units in the EDC forecast is projected to be **27,662**, resulting in a rate of **\$1,199** per dwelling unit.

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.

UGDSB – Wellington County EDC  
Calculation of Uniform 100% Residential

Residential Growth-Related Net Education Land Costs	\$129,074,927
Net New Dwelling Units (Form C)	27,662
<b>Uniform Residential EDC Per Dwelling Unit</b>	<b>\$4,666</b>

UGDSB – Dufferin County EDC  
Calculation of Uniform 100% Residential

Residential Growth-Related Net Education Land Costs	\$41,825,267
Net New Dwelling Units (Form C)	5,099
<b>Uniform Residential EDC Per Dwelling Unit</b>	<b>\$8,203</b>

WCDSB – Wellington County EDC  
Calculation of Uniform 100% Residential

Residential Growth-Related Net Education Land Costs	\$31,177,453
Net New Dwelling Units (Form C)	27,662
<b>Uniform Residential EDC Per Dwelling Unit</b>	<b>\$1,199</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 rate for Wellington County for the UGDSB is **\$2,222** per residential unit. As described above, the residential EDC rate can increase by **\$300** per year over the existing rate, and upon passage of a new by-law would equal **\$2,522** per unit. This would increase to **\$2,822** in Year 2, **\$3,122** in Year 3, **\$3,422** in Year 4, and **\$3,722** in Year 5. The maximum rate of **\$4,666** would not be achieved over the term of the by-law.

The existing Year 5 in-force EDC rate for Dufferin County for the UGDSB is **\$2,332** per residential unit. 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 **\$2,632** per unit. This would increase to **\$2,932** in Year 2, **\$3,232** in Year 3, **\$3,532** in Year 4, and **\$3,832** in Year 5 of the proposed by-law. The maximum rate of **\$8,203** would not be achieved over the term of the by-law.

The existing Year 5 in-force EDC rate for the WCDSB is **\$619** per residential unit. 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 **\$919** per unit. This would increase to the maximum rate of **\$1,199** in Year 2, remaining at **\$1,199** in Year 3, Year 4, and Year 5 of the proposed by-law.

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

Table 5-8: UGDSB Phase-in Rates (Wellington County)

Type of Development	Existing EDC Rate (2023)	Year 1	Year 2	Year 3	Year 4	Year 5	MAXIMUM RATE
Residential	\$2,222	\$2,522	\$2,822	\$3,122	\$3,422	\$3,722	\$4,666

Table 5-9: UGDSB Phase-in Rates (Dufferin County)

Type of Development	Existing EDC Rate (2023)	Year 1	Year 2	Year 3	Year 4	Year 5	MAXIMUM RATE
Residential	\$2,332	\$2,632	\$2,932	\$3,232	\$3,532	\$3,832	\$8,203

Table 5-10: WCDSB Phase-in Rates (Wellington County)

Type of Development	Existing EDC Rate (2023)	Year 1	Year 2	Year 3	Year 4	Year 5	MAXIMUM RATE
Residential	\$619	\$919	\$1,199	\$1,199	\$1,199	\$1,199	\$1,199

## 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 – 2.5%, Yr. 2.5 – 2.5%, Yr. 3 – 2.5%, Yr. 4 – 2.5%, Yr. 5 – 2.5%
Site Preparation Escalation Rate	8.6% per annum
EDC Reserve Fund Interest Earnings	1.5%
Short-Term Debt (term/rate)	5 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 Board (and by-law) are included in Table 5-11, Table 5-12, and Table 5-13 on the following pages.



Table 5-11: UGDSB 15-Year Cashflow Wellington County EDC By-Law

**Upper Grand DSB (County of Wellington)  
Education Development Charge 2024  
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

		Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Year 6 2029/ 2030	Year 7 2030/ 2031	Year 8 2031/ 2032	Year 9 2032/ 2033	Year 10 2033/ 2034	Year 11 2034/ 2035	Year 12 2035/ 2036	Year 13 2036/ 2037	Year 14 2037/ 2038	Year 15 2038/ 2039
<b>Projected Revenues</b>																
1 Long Term Financing		\$0	\$1,900,000	\$0	\$0	\$0	\$20,000,000	\$0	\$0	\$0	\$1,100,000	\$0	\$0	\$0	\$0	\$0
2 Subtotal Financing		\$0	\$1,900,000	\$0	\$0	\$0	\$20,000,000	\$0	\$0	\$0	\$1,100,000	\$0	\$0	\$0	\$0	\$0
3 Education Development Charge Revenue (Residential)	4,666 per unit	\$8,356,915	\$8,356,915	\$8,356,915	\$9,771,432	\$9,771,432	\$9,771,432	\$9,771,432	\$9,771,432	\$8,167,008	\$8,167,008	\$8,167,008	\$8,167,008	\$8,167,008	\$7,155,991	\$7,155,991
4 Education Development Charge Revenue (Non-Residential)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5 Subtotal EDC Revenue (3 + 4)		\$8,356,915	\$8,356,915	\$8,356,915	\$9,771,432	\$9,771,432	\$9,771,432	\$9,771,432	\$9,771,432	\$8,167,008	\$8,167,008	\$8,167,008	\$8,167,008	\$8,167,008	\$7,155,991	\$7,155,991
6 Total Revenue (2 + 5)		\$8,356,915	\$10,256,915	\$8,356,915	\$9,771,432	\$9,771,432	\$29,771,432	\$9,771,432	\$9,771,432	\$8,167,008	\$9,267,008	\$8,167,008	\$8,167,008	\$8,167,008	\$7,155,991	\$7,155,991
<b>Education Development Charge Expenditures</b>																
7 Site acquisition costs (Escalation Rates Included) <sup>1</sup>		\$0	\$9,609,375	\$0	\$0	\$8,177,464	\$44,549,199	\$0	\$2,621,214	\$0	\$19,793,331	\$0	\$6,789,466	\$0	\$10,606,952	\$0
8 Site preparation costs (Escalation Rates Included) <sup>1</sup>		\$0	\$610,382	\$0	\$0	\$772,242	\$3,735,715	\$0	\$655,666	\$0	\$2,060,411	\$0	\$679,323	\$0	\$849,026	\$0
9 Projected Future Study Costs		\$150,000	\$0	\$0	\$0	\$150,000	\$0	\$0	\$0	\$0	\$150,000	\$0	\$0	\$0	\$0	\$0
10 Long Term Debt Costs		\$0	\$0	\$264,299	\$264,299	\$264,299	\$264,299	\$3,046,393	\$3,046,393	\$3,046,393	\$3,046,393	\$3,199,408	\$3,199,408	\$2,935,109	\$2,935,109	\$2,935,109
11 Total Expenditures (7 through 10)		\$150,000	\$10,219,757	\$264,299	\$264,299	\$9,364,005	\$48,549,213	\$3,046,393	\$6,323,273	\$3,046,393	\$25,050,135	\$3,199,408	\$10,668,197	\$2,935,109	\$14,391,087	\$2,935,109
<b>Cashflow Analysis:</b>																
12 Revenues Minus Expenditures (6 -11)		\$8,206,915	\$37,158	\$8,092,616	\$9,507,133	\$407,427	-\$18,777,781	\$6,725,039	\$3,448,159	\$5,120,615	-\$15,783,127	\$4,967,600	-\$2,501,189	\$5,231,899	-\$7,235,096	\$4,220,882
13 Opening Balance (previous year's closing balance)		\$0	-\$8,121,082	\$87,120	\$126,142	\$8,342,039	\$18,116,910	\$18,802,202	\$24,787	\$6,851,073	\$10,453,720	\$15,807,950	\$25,195	\$5,067,687	\$2,604,995	\$7,954,447
14 Sub total (17 + 18)		\$0	\$85,833	\$124,278	\$8,218,758	\$17,849,172	\$18,524,337	\$24,421	\$6,749,826	\$10,299,232	\$15,574,335	\$24,823	\$4,992,795	\$2,566,498	\$7,836,894	\$719,351
15 Interest Earnings		\$1,287	\$1,864	\$123,281	\$267,738	\$277,865	\$366	\$101,247	\$154,488	\$233,615	\$372	\$74,892	\$38,497	\$117,553	\$10,790	\$74,265
16 Closing Balance (19 + 20)		-\$8,121,082	\$87,120	\$126,142	\$8,342,039	\$18,116,910	\$18,802,202	\$24,787	\$6,851,073	\$10,453,720	\$15,807,950	\$25,195	\$5,067,687	\$2,604,995	\$7,954,447	\$730,141

<sup>1</sup> Land acquisition costs have been escalated by 2.5% 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 8.6% compounded annually.

Long Term Borrowing (Total of Line 2): \$23,000,000  
 Total Debt Payments (current \$, Total of Lines 10 + Outstanding Debt): \$31,994,079  
 Outstanding Debt At End Of Forecast (15 years): \$3,547,170  
 Outstanding Debt Will Be Fully Funded In: 2043



Table 5-12: UGDSB 15-Year Cashflow Dufferin County EDC By-law

Upper Grand District School Board (County of Dufferin Bylaw Area)  
 Education Development Charge 2024  
 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

	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Year 6 2029/ 2030	Year 7 2030/ 2031	Year 8 2031/ 2032	Year 9 2032/ 2033	Year 10 2033/ 2034	Year 11 2034/ 2035	Year 12 2035/ 2036	Year 13 2036/ 2037	Year 14 2037/ 2038	Year 15 2038/ 2039
<b>Projected Revenues</b>															
1 Long Term Financing	\$0	\$1,300,000	\$0	\$0	\$0	\$2,500,000	\$0	\$0	\$0	\$8,500,000	\$0	\$0	\$0	\$0	\$0
2 Subtotal Financing	\$0	\$1,300,000	\$0	\$0	\$0	\$2,500,000	\$0	\$0	\$0	\$8,500,000	\$0	\$0	\$0	\$0	\$0
3 Education Development Charge Revenue (Residential) 8,203 per unit	\$2,033,292	\$2,033,292	\$2,033,292	\$3,004,063	\$3,004,063	\$3,004,063	\$3,004,063	\$3,004,063	\$2,995,212	\$2,995,212	\$2,995,212	\$2,995,212	\$2,995,212	\$2,864,508	\$2,864,508
4 Education Development Charge Revenue (Non-Residential)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5 Subtotal EDC Revenue (3 + 4)	\$2,033,292	\$2,033,292	\$2,033,292	\$3,004,063	\$3,004,063	\$3,004,063	\$3,004,063	\$3,004,063	\$2,995,212	\$2,995,212	\$2,995,212	\$2,995,212	\$2,995,212	\$2,864,508	\$2,864,508
6 Total Revenue (2 + 5)	\$2,033,292	\$3,333,292	\$2,033,292	\$3,004,063	\$3,004,063	\$5,504,063	\$3,004,063	\$3,004,063	\$2,995,212	\$11,495,212	\$2,995,212	\$2,995,212	\$2,995,212	\$2,864,508	\$2,864,508
<b>Education Development Charge Expenditures</b>															
7 Site acquisition costs (Escalation Rates Included) <sup>1</sup>	\$0	\$6,918,750	\$0	\$0	\$4,053,645	\$7,637,005	\$0	\$0	\$0	\$16,639,449	\$0	\$0	\$0	\$0	\$0
8 Site preparation costs (Escalation Rates Included) <sup>1</sup>	\$0	\$610,382	\$0	\$0	\$337,771	\$849,026	\$0	\$0	\$0	\$1,884,764	\$0	\$0	\$0	\$0	\$0
9 Projected Future Study Costs	\$150,000				\$150,000					\$150,000					
10 Long Term Debt Costs	\$0	\$0	\$180,836	\$180,836	\$180,836	\$180,836	\$528,598	\$528,598	\$528,598	\$528,598	\$1,710,988	\$1,710,988	\$1,530,152	\$1,530,152	\$1,530,152
11 Total Expenditures (7 through 10)	\$150,000	\$7,529,132	\$180,836	\$180,836	\$4,722,252	\$8,666,867	\$528,598	\$528,598	\$528,598	\$19,202,811	\$1,710,988	\$1,710,988	\$1,530,152	\$1,530,152	\$1,530,152
<b>Cashflow Analysis:</b>															
12 Revenues Minus Expenditures (6 -11)	\$1,883,292	-\$4,195,840	\$1,852,455	\$2,823,227	-\$1,718,189	-\$3,162,804	\$2,475,465	\$2,475,465	\$2,466,614	-\$7,707,599	\$1,284,224	\$1,284,224	\$1,465,060	\$1,334,356	\$1,334,356
13 Opening Balance (previous year's closing balance)	\$0	\$2,365,402	\$4,312,424	\$118,333	\$2,000,350	\$4,895,931	\$3,225,408	\$63,543	\$2,577,093	\$5,128,346	\$7,708,884	\$1,304	\$1,304,811	\$2,627,871	\$4,154,325
14 Sub total (17 + 18)	\$0	\$4,248,694	\$116,584	\$1,970,788	\$4,823,577	\$3,177,742	\$62,604	\$2,539,008	\$5,052,558	\$7,594,960	\$1,285	\$1,285,528	\$2,589,035	\$4,092,931	\$5,488,681
15 Interest Earnings	\$63,730	\$1,749	\$29,562	\$72,354	\$47,666	\$939	\$38,085	\$75,788	\$113,924	\$19	\$19,283	\$38,836	\$61,394	\$82,330	\$103,581
16 Closing Balance (19 + 20)	\$2,365,402	\$4,312,424	\$118,333	\$2,000,350	\$4,895,931	\$3,225,408	\$63,543	\$2,577,093	\$5,128,346	\$7,708,884	\$1,304	\$1,304,811	\$2,627,871	\$4,154,325	\$5,571,011

1 Land acquisition costs have been escalated by 2.5% 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 8.6% compounded annually.

Long Term Borrowing (Total of Line 2): \$12,300,000  
 Total Debt Payments (current \$, Total of Lines 10 + Outstanding Debt): \$17,109,877  
 Outstanding Debt At End Of Forecast(15 years): \$6,259,711  
 Outstanding Debt Will Be Fully Funded In: 2043



Table 5-13: WCDSB 15-Year Cashflow Wellington County EDC By-law

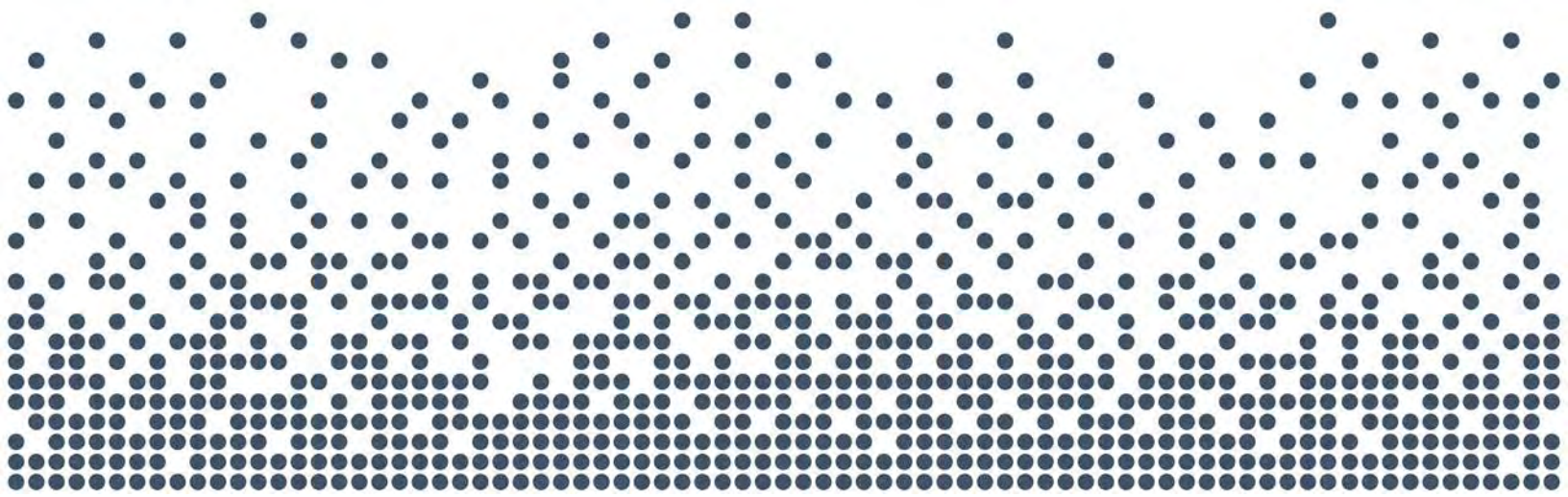
**Wellington Catholic DSB  
Education Development Charge 2024  
15 Year Cash Flow Analysis**

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

	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Year 6 2029/ 2030	Year 7 2030/ 2031	Year 8 2031/ 2032	Year 9 2032/ 2033	Year 10 2033/ 2034	Year 11 2034/ 2035	Year 12 2035/ 2036	Year 13 2036/ 2037	Year 14 2037/ 2038	Year 15 2038/ 2039
<b>Projected Revenues</b>															
1 Long Term Financing	\$3,300,000	\$0	\$0	\$3,000,000	\$5,800,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$0
2 Subtotal Financing	\$3,300,000	\$0	\$0	\$3,000,000	\$5,800,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$0
3 Education Development Charge Revenue (Residential) 1,199 per unit	\$2,148,064	\$2,148,064	\$2,148,064	\$2,511,651	\$2,511,651	\$2,511,651	\$2,511,651	\$2,511,651	\$2,099,250	\$2,099,250	\$2,099,250	\$2,099,250	\$2,099,250	\$1,839,378	\$1,839,378
4 Education Development Charge Revenue (Non-Residential) 0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5 Subtotal EDC Revenue (3 + 4)	\$2,148,064	\$2,148,064	\$2,148,064	\$2,511,651	\$2,511,651	\$2,511,651	\$2,511,651	\$2,511,651	\$2,099,250	\$2,099,250	\$2,099,250	\$2,099,250	\$2,099,250	\$1,839,378	\$1,839,378
6 Total Revenue (2 + 5)	\$5,448,064	\$2,148,064	\$2,148,064	\$5,511,651	\$8,311,651	\$2,511,651	\$2,511,651	\$2,511,651	\$2,099,250	\$2,099,250	\$2,099,250	\$2,099,250	\$3,099,250	\$1,839,378	\$1,839,378
<b>Education Development Charge Expenditures</b>															
7 Site acquisition costs (Escalation Rates Included) <sup>1</sup>	\$0	\$0	\$0	\$7,947,725	\$6,622,877	\$0	\$0	\$0	\$0	\$0	\$0	\$3,496,051	\$2,522,067	\$0	\$0
8 Site preparation costs (Escalation Rates Included) <sup>1</sup>	\$1,052,140	\$0	\$0	\$566,711	\$625,434	\$0	\$0	\$0	\$0	\$0	\$0	\$349,799	\$252,346	\$0	\$0
9 Projected Future Study Costs	\$150,000										\$150,000				
10 Long Term Debt Costs	\$0	\$459,045	\$459,045	\$459,045	\$876,360	\$1,683,167	\$1,683,167	\$1,683,167	\$1,683,167	\$1,683,167	\$1,683,167	\$1,224,121	\$1,224,121	\$1,363,226	\$945,912
11 Total Expenditures (7 through 10)	\$1,202,140	\$459,045	\$459,045	\$8,973,481	\$8,274,671	\$1,683,167	\$1,683,167	\$1,683,167	\$1,683,167	\$1,833,167	\$1,683,167	\$5,069,971	\$3,998,534	\$1,363,226	\$945,912
<b>Cashflow Analysis:</b>															
12 Revenues Minus Expenditures (6 -11)	\$4,245,924	\$1,689,018	\$1,689,018	-\$3,461,830	\$36,981	\$828,485	\$828,485	\$828,485	\$416,083	\$266,083	\$416,083	-\$2,970,721	-\$899,284	\$476,152	\$893,466
13 Opening Balance (previous year's closing balance)	\$0	-\$4,169,589	\$77,480	\$1,792,995	\$3,534,243	\$73,499	\$112,137	\$954,731	\$1,809,964	\$2,678,026	\$3,140,521	\$3,457,703	\$3,931,893	\$975,590	\$77,451
14 Sub total (17 + 18)	\$0	\$76,335	\$1,766,498	\$3,482,013	\$72,413	\$110,480	\$940,622	\$1,783,216	\$2,638,449	\$3,094,109	\$3,406,604	\$3,873,786	\$961,172	\$76,306	\$553,603
15 Interest Earnings	\$1,145	\$26,497	\$52,230	\$1,086	\$1,657	\$14,109	\$26,748	\$39,577	\$46,412	\$51,099	\$58,107	\$14,418	\$1,145	\$8,304	\$21,831
16 Closing Balance (19 + 20)	-\$4,169,589	\$77,480	\$1,792,995	\$3,534,243	\$73,499	\$112,137	\$954,731	\$1,809,964	\$2,678,026	\$3,140,521	\$3,457,703	\$3,931,893	\$975,590	\$77,451	\$561,907

1 Land acquisition costs have been escalated by 2.5% 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 8.6% compounded annually.

Long Term Borrowing (Total of Line 2): \$13,100,000  
 Total Debt Payments (current \$, Total of Lines 10 + Outstanding Debt): \$18,222,714  
 Outstanding Debt At End Of Forecast(15 years): \$1,112,838  
 Outstanding Debt Will Be Fully Funded In: 2046



# 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 Education Development Charge (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 On-The-Ground (OTG) capacity for each panel as well as 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 a 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. Like 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 Boards are 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.



**Upper Grand District School Board**  
**Education Development Charge Forms Submission**  
**Wellington County**

Upper Grand District School Board (Wellington County/City of Guelph By-law Area)  
 Education Development Charges Submission 2024  
 Form A - Eligibility to Impose an EDC: Board-Wide Enrolment & Capacity

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 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Average Projected Enrolment Over Five Years	
26,426.0	24,775	25,094	25,377	25,888	26,389	25,505	-921

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 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Average Projected Enrolment Over Five Years	
12,201.0	11,815	12,070	12,354	12,481	12,875	12,319	118

A.2: EDC FINANCIAL OBLIGATIONS

Total Outstanding EDC Financial Obligations (Reserve Fund Balance):	-\$ 8,121,082
---------------------------------------------------------------------	---------------

**Upper Grand District School Board (Wellington County/City of Guelph By-law Area)**  
**Education Development Charges Submission 2024**  
**Form B - Dwelling Unit Summary**

**PROJECTION OF GROSS NEW DWELLING UNITS BY MUNICIPALITY**

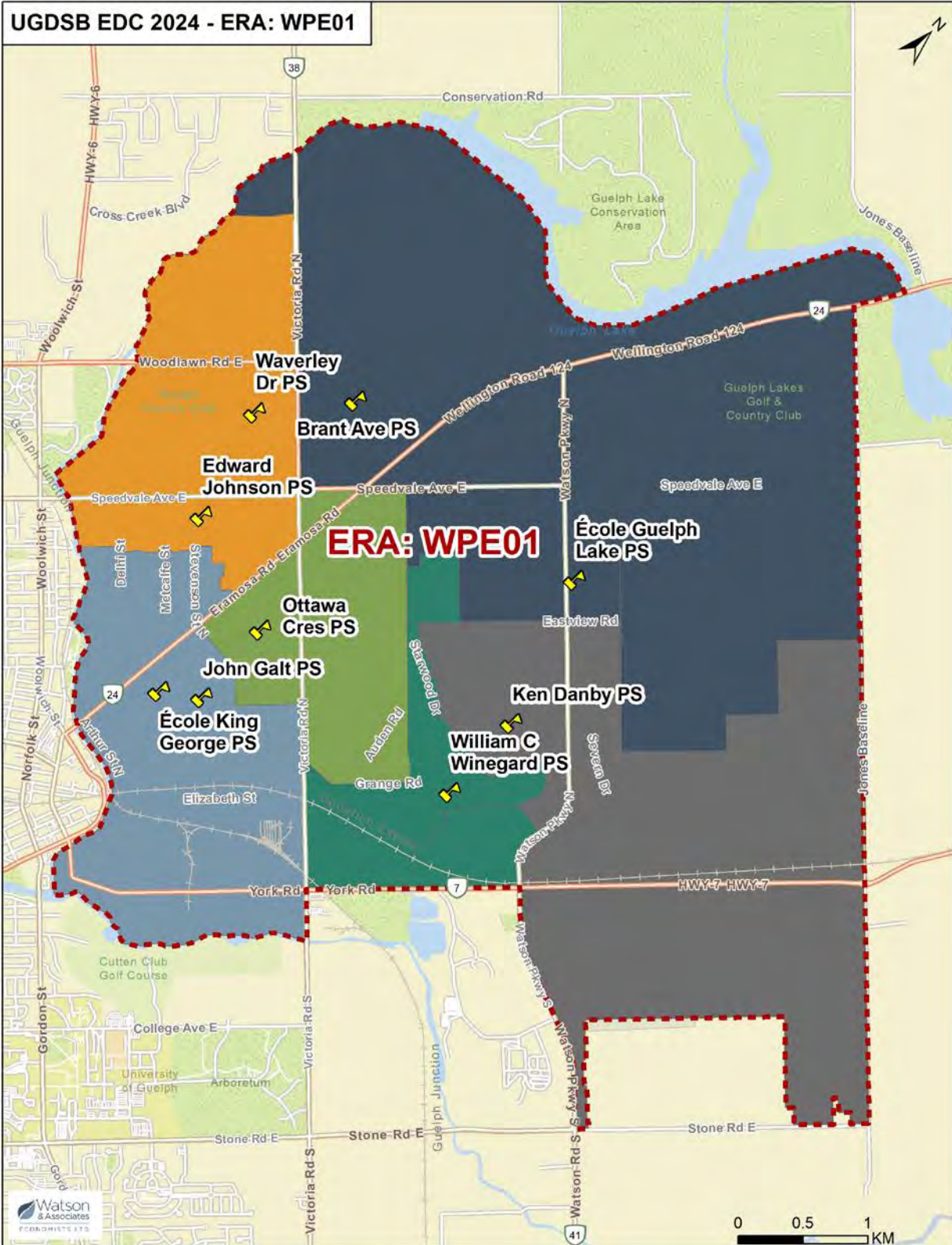
	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Year 6 2029/ 2030	Year 7 2030/ 2031	Year 8 2031/ 2032	Year 9 2032/ 2033	Year 10 2033/ 2034	Year 11 2034/ 2035	Year 12 2035/ 2036	Year 13 2036/ 2037	Year 14 2037/ 2038	Year 15 2038/ 2039	Total All Units
<b>EAST GUELPH</b>																
Low Density	39	39	39	21	21	21	21	21	23	23	23	23	23	23	23	383
Medium Density	53	53	53	34	34	34	34	34	25	25	25	25	25	24	24	501
High Density	129	129	129	106	106	106	106	106	37	37	37	37	37	27	27	1,154
																0
																0
<b>Total</b>	<b>221</b>	<b>221</b>	<b>221</b>	<b>160</b>	<b>160</b>	<b>160</b>	<b>160</b>	<b>160</b>	<b>85</b>	<b>85</b>	<b>85</b>	<b>85</b>	<b>85</b>	<b>74</b>	<b>74</b>	<b>2,039</b>
<b>WEST GUELPH</b>																
Low Density	13	13	13	64	64	64	64	64	37	37	37	37	37	20	20	579
Medium Density	61	61	61	72	72	72	72	72	48	48	48	48	48	35	35	850
High Density	304	304	304	387	387	387	387	387	154	154	154	154	154	153	153	3,927
	270	270	270	186	186	186	186	186	171	171	171	171	171	140	140	2,875
																0
<b>Total</b>	<b>647</b>	<b>647</b>	<b>647</b>	<b>709</b>	<b>709</b>	<b>709</b>	<b>709</b>	<b>709</b>	<b>410</b>	<b>410</b>	<b>410</b>	<b>410</b>	<b>410</b>	<b>347</b>	<b>347</b>	<b>5,355</b>
<b>S.GUELPH/PUSLINCH</b>																
Low Density	70	70	70	190	190	190	190	190	179	179	179	179	179	76	76	2,210
Medium Density	166	166	166	277	277	277	277	277	242	242	242	242	242	187	187	3,469
High Density	239	239	239	196	196	196	196	196	330	330	330	330	330	374	374	4,098
																0
																0
<b>Total</b>	<b>475</b>	<b>475</b>	<b>475</b>	<b>664</b>	<b>664</b>	<b>664</b>	<b>664</b>	<b>664</b>	<b>751</b>	<b>751</b>	<b>751</b>	<b>751</b>	<b>751</b>	<b>638</b>	<b>638</b>	<b>9,777</b>
<b>GUELPH / ERAMOSIA</b>																
Low Density	25	25	25	8	8	8	8	8	8	8	8	8	8	5	5	165
Medium Density	1	1	1	2	2	2	2	2	1	1	1	1	1	1	1	20
High Density	0	0	0	1	1	1	1	1	1	1	1	1	1	1	1	14
																0
																0
<b>Total</b>	<b>27</b>	<b>27</b>	<b>27</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>7</b>	<b>7</b>	<b>200</b>
<b>WELLINGTON NORTH</b>																
Low Density	97	97	97	75	75	75	75	75	65	65	65	65	65	11	11	1,013
Medium Density	17	17	17	17	17	17	17	17	22	22	22	22	22	4	4	249
High Density	31	31	31	17	17	17	17	17	5	5	5	5	5	7	7	216
																0
																0
<b>Total</b>	<b>144</b>	<b>144</b>	<b>144</b>	<b>108</b>	<b>108</b>	<b>108</b>	<b>108</b>	<b>108</b>	<b>92</b>	<b>92</b>	<b>92</b>	<b>92</b>	<b>92</b>	<b>21</b>	<b>21</b>	<b>1,478</b>
<b>MINTO</b>																
Low Density	75	75	75	72	72	72	72	72	54	54	54	54	54	15	15	887
Medium Density	9	9	9	9	9	9	9	9	12	12	12	12	12	13	13	162
High Density	3	3	3	6	6	6	6	6	6	6	6	6	6	7	7	81
																0
																0
<b>Total</b>	<b>88</b>	<b>88</b>	<b>88</b>	<b>88</b>	<b>88</b>	<b>88</b>	<b>88</b>	<b>88</b>	<b>72</b>	<b>72</b>	<b>72</b>	<b>72</b>	<b>72</b>	<b>35</b>	<b>35</b>	<b>1,130</b>
<b>MAPLETON</b>																
Low Density	36	36	36	35	35	35	35	35	31	31	31	31	31	58	58	556
Medium Density	14	14	14	7	7	7	7	7	1	1	1	1	1	17	17	115
High Density	7	7	7	5	5	5	5	5	4	4	4	4	4	10	10	86
																0
																0
<b>Total</b>	<b>57</b>	<b>57</b>	<b>57</b>	<b>47</b>	<b>47</b>	<b>47</b>	<b>47</b>	<b>47</b>	<b>36</b>	<b>36</b>	<b>36</b>	<b>36</b>	<b>36</b>	<b>85</b>	<b>85</b>	<b>757</b>
<b>CENTRE WELLINGTON</b>																
Low Density	220	220	220	212	212	212	212	212	251	251	251	251	251	237	237	3,451
Medium Density	52	52	52	14	14	14	14	14	74	74	74	74	74	86	86	764
High Density	41	41	41	53	53	53	53	53	35	35	35	35	35	35	35	632
																0
																0
<b>Total</b>	<b>312</b>	<b>312</b>	<b>312</b>	<b>279</b>	<b>279</b>	<b>279</b>	<b>279</b>	<b>279</b>	<b>360</b>	<b>360</b>	<b>360</b>	<b>360</b>	<b>360</b>	<b>358</b>	<b>358</b>	<b>4,847</b>
<b>ERIN</b>																
Low Density	93	93	93	175	175	175	175	175	71	71	71	71	71	65	65	1,632
Medium Density	7	7	7	54	54	54	54	54	23	23	23	23	23	19	19	442
High Density	10	10	10	13	13	13	13	13	37	37	37	37	37	46	46	370
																0
																0
<b>Total</b>	<b>109</b>	<b>109</b>	<b>109</b>	<b>241</b>	<b>241</b>	<b>241</b>	<b>241</b>	<b>241</b>	<b>130</b>	<b>130</b>	<b>130</b>	<b>130</b>	<b>130</b>	<b>130</b>	<b>130</b>	<b>2,443</b>
<b>Total Jurisdiction</b>																
Low Density	668	668	668	852	852	852	852	852	719	719	719	719	719	509	509	10,876
Medium Density	380	380	380	485	485	485	485	485	447	447	447	447	447	386	386	6,572
High Density	764	764	764	784	784	784	784	784	610	610	610	610	610	659	659	10,578
																0
																0
<b>Total</b>	<b>1,812</b>	<b>1,812</b>	<b>1,812</b>	<b>2,121</b>	<b>2,121</b>	<b>2,121</b>	<b>2,121</b>	<b>2,121</b>	<b>1,775</b>	<b>1,775</b>	<b>1,775</b>	<b>1,775</b>	<b>1,775</b>	<b>1,555</b>	<b>1,555</b>	<b>28,026</b>

**Upper Grand District School Board (Wellington County/City of Guelph By-law Area)**  
**Education Development Charges Submission 2024**  
**Form C - Net New Dwelling Units - By-Law Summary**

<b>Municipality</b>	<b>Number of Units</b>
EAST GUELPH	2,039
WEST GUELPH	5,355
S.GUELPH/PUSLINCH	9,777
GUELPH / ERAMOSA	200
WELLINGTON NORTH	1,478
MINTO	1,130
MAPLETON	757
CENTRE WELLINGTON	4,847
ERIN	2,443
<b>Grand Total Gross New Units In By-Law Area</b>	<b>28,026</b>
<b>Less: Statutorily Exempt Units In By-Law Area</b>	<b>364</b>
<b>Total Net New Units In By-Law Area</b>	<b>27,662</b>

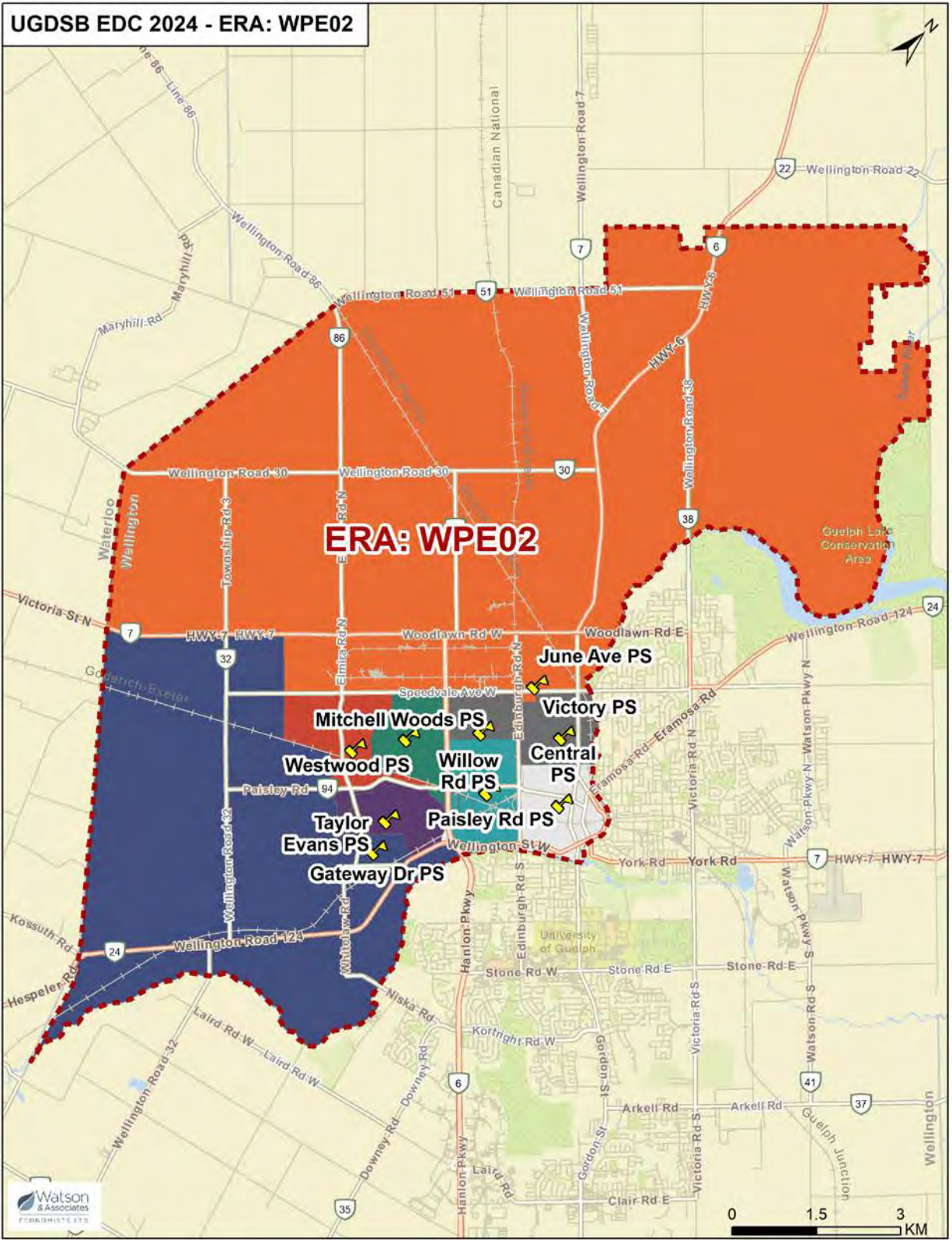
Municipality	Dwelling Unit Type	Net New Units	Elementary Pupil Yield	Elementary Growth-Related Pupils
EAST GUELPH	Low Density	383	0.385	147
	Medium Density	474	0.250	119
	High Density	1,154	0.056	64
	<b>Total</b>	<b>2,011</b>	<b>0.164</b>	<b>330</b>
WEST GUELPH	Low Density	579	0.342	198
	Medium Density	803	0.173	139
	High Density	3,927	0.050	197
	<b>Total</b>	<b>5,308</b>	<b>0.101</b>	<b>534</b>
S.GUELPH/PUSLINCH	Low Density	2,210	0.361	798
	Medium Density	3,277	0.183	599
	High Density	4,098	0.070	288
	<b>Total</b>	<b>9,585</b>	<b>0.176</b>	<b>1,685</b>
GUELPH / ERAMOSIA	Low Density	165	0.292	48
	Medium Density	19	0.149	3
	High Density	14	0.048	1
	<b>Total</b>	<b>199</b>	<b>0.261</b>	<b>52</b>
WELLINGTON NORTH	Low Density	1,013	0.262	265
	Medium Density	236	0.124	29
	High Density	216	0.039	8
	<b>Total</b>	<b>1,464</b>	<b>0.207</b>	<b>303</b>
MINTO	Low Density	887	0.336	298
	Medium Density	153	0.181	28
	High Density	81	0.059	5
	<b>Total</b>	<b>1,121</b>	<b>0.295</b>	<b>331</b>
MAPLETON	Low Density	556	0.338	188
	Medium Density	108	0.124	13
	High Density	86	0.041	4
	<b>Total</b>	<b>751</b>	<b>0.273</b>	<b>205</b>
CENTRE WELLINGTON	Low Density	3,451	0.284	982
	Medium Density	722	0.149	107
	High Density	632	0.048	30
	<b>Total</b>	<b>4,805</b>	<b>0.233</b>	<b>1,119</b>
ERIN	Low Density	1,632	0.338	551
	Medium Density	417	0.186	77
	High Density	370	0.061	23
	<b>Total</b>	<b>2,419</b>	<b>0.269</b>	<b>651</b>
		<b>SUBTOTAL:</b>		<b>5,211</b>
		<b>LESS: Available Pupil Places:</b>		<b>1,470</b>
		<b>NET GROWTH RELATED PUPILS:</b>		<b>3,741</b>

Municipality	Dwelling Unit Type	Net New Units	Secondary Pupil Yield	Secondary Growth-Related Pupils
GUELPH	Low Density	3,337	0.166	553
	Medium Density	4,572	0.057	263
	High Density	9,193	0.023	209
	<b>Total</b>	<b>17,102</b>	<b>0.060</b>	<b>1,025</b>
CENTRE & NORTH WELLINGTON	Low Density	5,907	0.138	817
	Medium Density	1,219	0.056	68
	High Density	1,015	0.022	23
	<b>Total</b>	<b>8,140</b>	<b>0.112</b>	<b>908</b>
ERIN	Low Density	1,632	0.157	256
	Medium Density	417	0.057	24
	High Density	370	0.022	8
	<b>Total</b>	<b>2,419</b>	<b>0.119</b>	<b>288</b>
		<b>SUBTOTAL:</b>		<b>2,221</b>
		<b>LESS: Available Pupil Places:</b>		<b>989</b>
		<b>NET GROWTH RELATED PUPILS:</b>		<b>1,232</b>









Review Area:

WPE2 WEST GUELPH

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2023/2024	15 Year Projections (Assumes Full Day JK/SK)															
				Year 1 2024/2025	Year 2 2025/2026	Year 3 2026/2027	Year 4 2027/2028	Year 5 2028/2029	Year 6 2029/2030	Year 7 2030/2031	Year 8 2031/2032	Year 9 2032/2033	Year 10 2033/2034	Year 11 2034/2035	Year 12 2035/2036	Year 13 2036/2037	Year 14 2037/2038	Year 15 2038/2039	
Central PS	274	0	285	276	292	306	325	338	353	343	355	365	360	357	351	348	343	342	
Gateway Dr PS	369	0	331	317	327	344	344	352	359	362	359	360	365	373	368	364	364	365	
June Ave PS	257	0	192	189	183	167	161	153	138	134	129	123	123	122	122	122	122	122	
Mitchell Woods PS	495	0	497	472	454	423	403	381	377	363	374	372	382	387	393	400	406	412	
Paisley Rd PS	510	0	395	378	387	392	399	400	400	398	393	393	390	387	387	387	387	387	
Taylor Evans PS	465	0	440	449	439	434	424	412	404	408	395	391	393	390	398	396	397	396	
Victory PS	308	0	286	270	261	260	254	255	250	251	252	251	252	252	252	252	252	252	
Westwood PS	458	0	346	337	328	320	307	302	303	301	286	284	286	283	277	272	266	261	
Willow Rd PS	607	0	375	450	461	436	425	414	412	435	434	416	425	435	426	416	414	409	
TOTAL:	3,743.0	0	3,147	3,138	3,132	3,083	3,044	3,006	2,995	2,995	2,977	2,956	2,975	2,985	2,975	2,956	2,950	2,946	
AVAILABLE PUPIL PLACES:																		797	

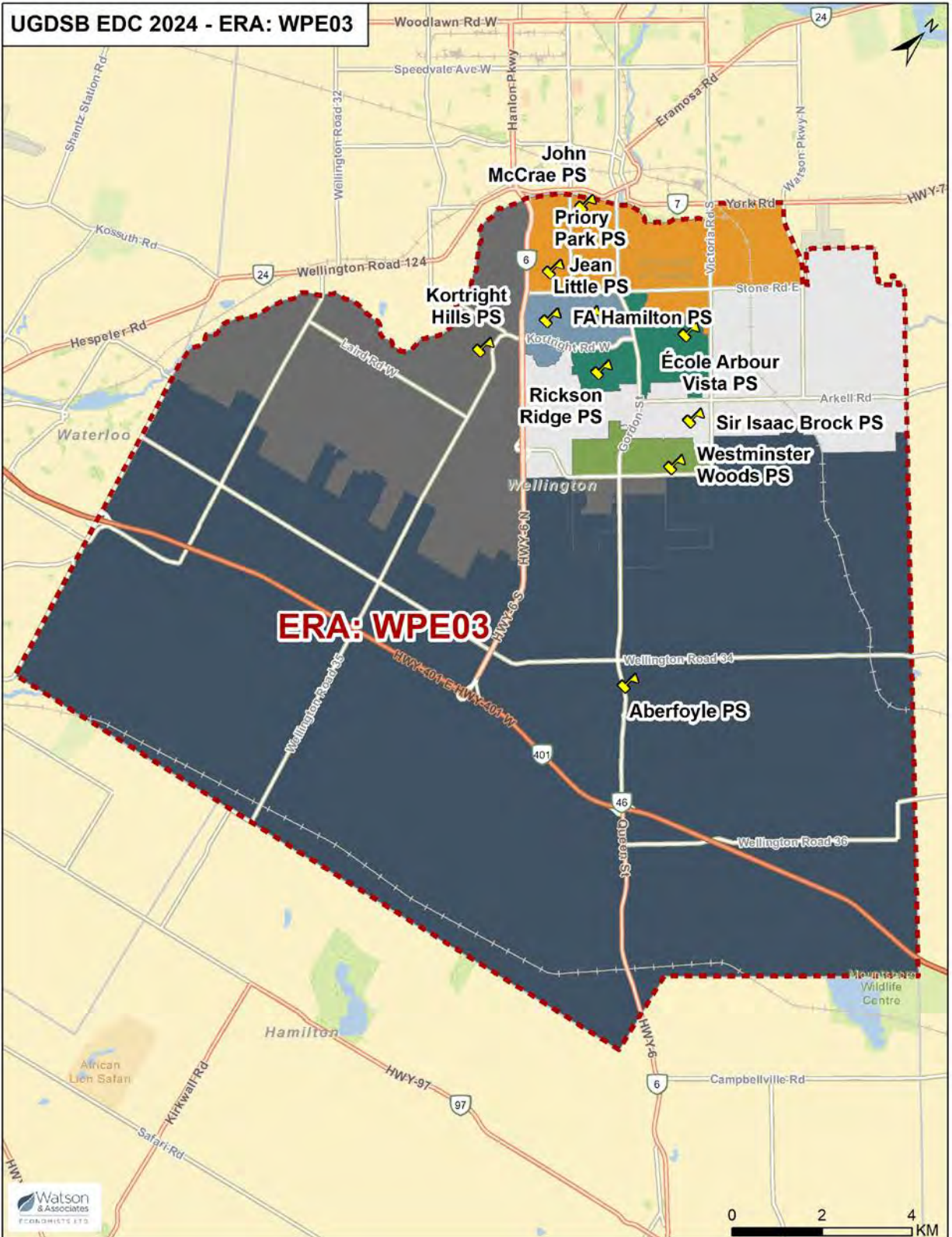
REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

	15 Year Projections (Assumes Full Day JK/SK)														
	Year 1 2024/2025	Year 2 2025/2026	Year 3 2026/2027	Year 4 2027/2028	Year 5 2028/2029	Year 6 2029/2030	Year 7 2030/2031	Year 8 2031/2032	Year 9 2032/2033	Year 10 2033/2034	Year 11 2034/2035	Year 12 2035/2036	Year 13 2036/2037	Year 14 2037/2038	Year 15 2038/2039
	28	56	84	133	181	231	280	330	360	391	423	455	487	510	534

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1. Requirements of New Development (Pupil Places)	534
2. Pupils Holding For New Schools	0
3. Available Pupil Places in Existing Facilities	797
4. Net Growth-Related Pupil Place Requirements (1+2-3)	0

NOTES



Review Area:

WPE3 S.GUELPH/PUSLINCH

**REQUIREMENTS OF EXISTING COMMUNITY**

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2023/2024	15 Year Projections (Assumes Full Day JK/SK)														
				Year 1 2024/2025	Year 2 2025/2026	Year 3 2026/2027	Year 4 2027/2028	Year 5 2028/2029	Year 6 2029/2030	Year 7 2030/2031	Year 8 2031/2032	Year 9 2032/2033	Year 10 2033/2034	Year 11 2034/2035	Year 12 2035/2036	Year 13 2036/2037	Year 14 2037/2038	Year 15 2038/2039
Aberfoyle PS	423	0	393	387	388	386	381	387	397	413	416	431	436	440	442	444	447	448
Ecole Arbour Vista PS	449	0	467	451	427	391	389	376	379	385	389	399	412	432	452	473	493	515
Fred A Hamilton PS	308	0	229	200	203	201	205	213	217	222	231	240	245	249	254	258	262	266
Jean Little PS	343	0	429	447	443	457	453	458	456	470	458	462	434	438	452	438	442	432
John McCrae PS	484	0	550	561	554	540	555	561	575	576	577	574	570	577	580	582	586	590
Kortright Hills PS	426	0	542	545	543	539	531	519	510	513	512	508	509	517	524	531	539	546
Priory Park PS	280	0	206	199	195	196	197	197	198	194	195	195	195	194	194	194	194	194
Rickson Ridge PS	490	0	595	616	633	635	659	657	642	638	621	622	627	630	629	628	628	627
Sir Isaac Brock PS	527	0	539	519	501	486	488	483	467	441	429	418	417	421	421	418	417	417
Westminster Woods PS	588	0	669	654	644	638	644	645	643	645	630	638	627	629	631	631	630	626
TOTAL:	4,318.0	0	4,619	4,579	4,530	4,468	4,502	4,498	4,484	4,498	4,458	4,488	4,473	4,527	4,579	4,597	4,639	4,661
AVAILABLE PUPIL PLACES:																		

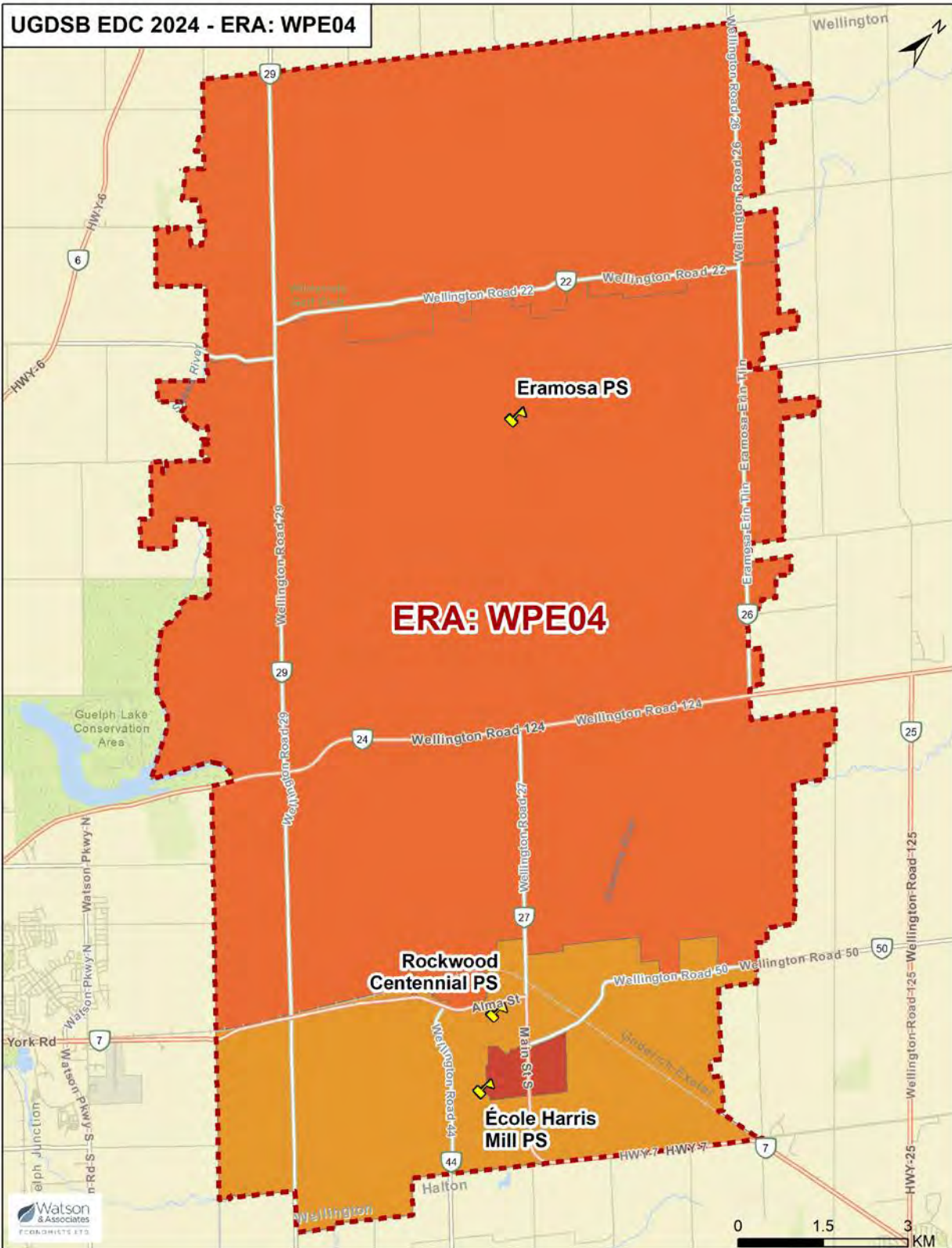
**REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)**

	15 Year Projections (Assumes Full Day JK/SK)														
	Year 1 2024/2025	Year 2 2025/2026	Year 3 2026/2027	Year 4 2027/2028	Year 5 2028/2029	Year 6 2029/2030	Year 7 2030/2031	Year 8 2031/2032	Year 9 2032/2033	Year 10 2033/2034	Year 11 2034/2035	Year 12 2035/2036	Year 13 2036/2037	Year 14 2037/2038	Year 15 2038/2039
	76	152	228	365	503	627	750	874	989	1104	1232	1360	1488	1587	1685

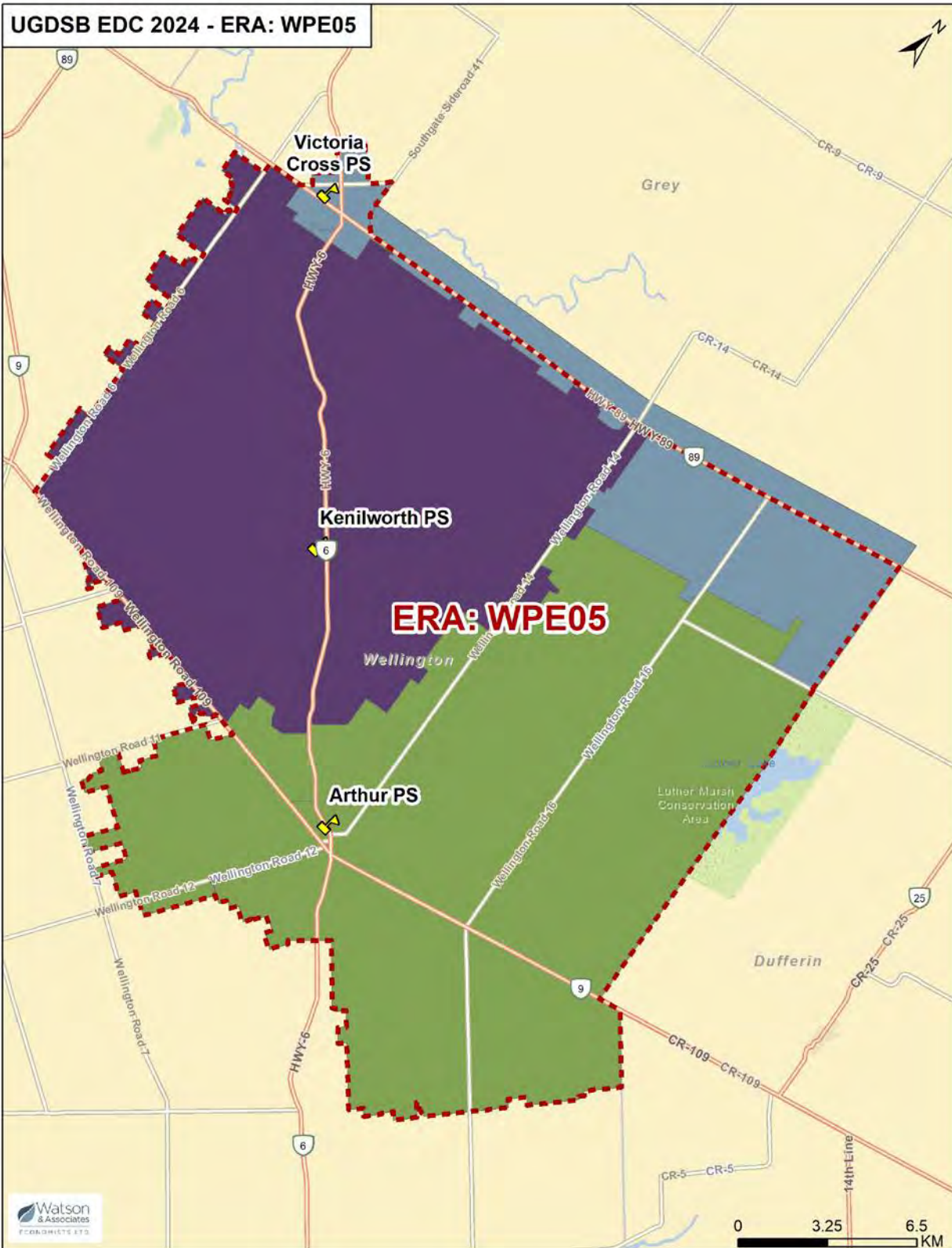
**CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS**

1. Requirements of New Development (Pupil Places)	1685
2. Pupils Holding For New Schools	56
3. Available Pupil Places in Existing Facilities	0
4. Net Growth-Related Pupil Place Requirements (1+2-3)	1741

**NOTES**









Review Area:

WPES WELLINGTON NORTH

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2023/2024	15 Year Projections (Assumes Full Day JK/SK)														
				Year 1 2024/2025	Year 2 2025/2026	Year 3 2026/2027	Year 4 2027/2028	Year 5 2028/2029	Year 6 2029/2030	Year 7 2030/2031	Year 8 2031/2032	Year 9 2032/2033	Year 10 2033/2034	Year 11 2034/2035	Year 12 2035/2036	Year 13 2036/2037	Year 14 2037/2038	Year 15 2038/2039
Arthur PS	446	0	376	374	375	372	383	375	386	388	396	403	406	412	413	413	414	413
Kenilworth PS	118	0	96	93	95	94	99	98	102	102	103	104	104	104	104	104	104	104
Victoria Cross PS	409	0	442	453	453	447	450	444	440	457	454	455	455	454	451	447	445	444
TOTAL:	973.0	0	914	919	922	913	932	918	928	946	953	961	965	970	968	964	963	962
AVAILABLE PUPIL PLACES:																		11

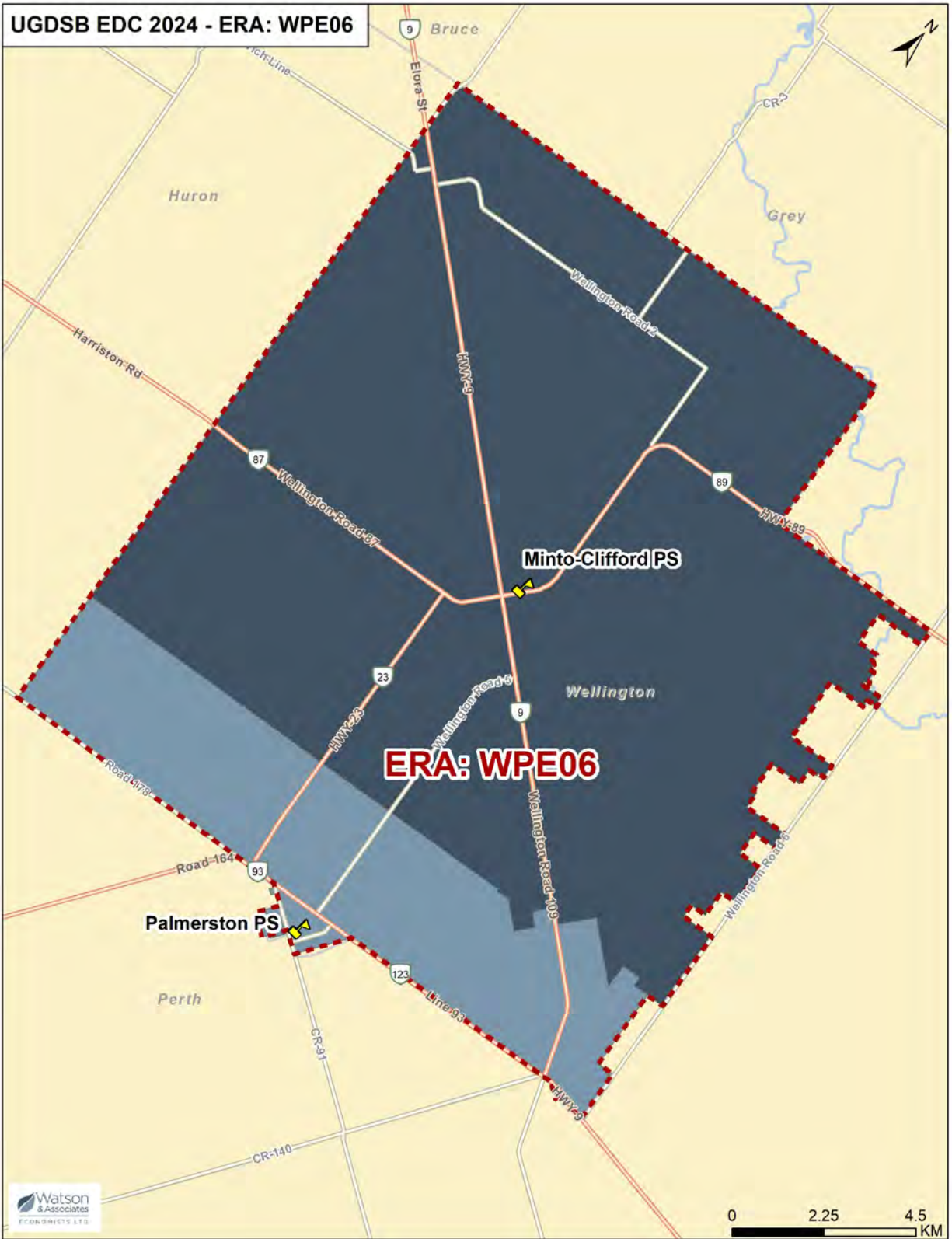
REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

	15 Year Projections (Assumes Full Day JK/SK)														
	Year 1 2024/2025	Year 2 2025/2026	Year 3 2026/2027	Year 4 2027/2028	Year 5 2028/2029	Year 6 2029/2030	Year 7 2030/2031	Year 8 2031/2032	Year 9 2032/2033	Year 10 2033/2034	Year 11 2034/2035	Year 12 2035/2036	Year 13 2036/2037	Year 14 2037/2038	Year 15 2038/2039
	37	75	112	141	170	188	207	225	243	260	277	293	309	306	303

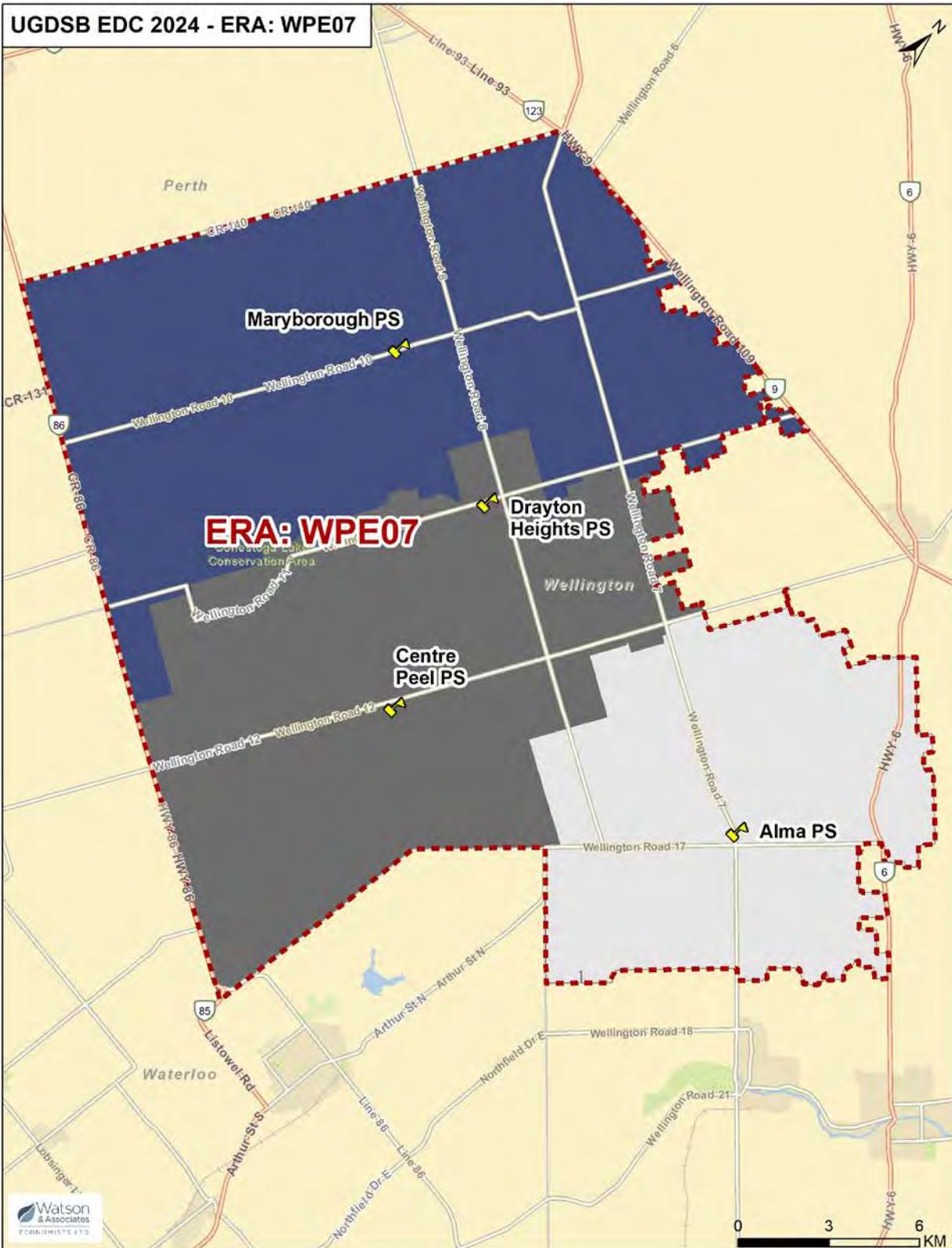
CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1. Requirements of New Development (Pupil Places)	303
2. Pupils Holding For New Schools	18
3. Available Pupil Places in Existing Facilities	11
4. Net Growth-Related Pupil Place Requirements (1+2-3)	310

NOTES







Review Area:

WPE7 MAPLETON

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2023/2024	15 Year Projection of Average Daily Enrolments														
				Year 1 2024/2025	Year 2 2025/2026	Year 3 2026/2027	Year 4 2027/2028	Year 5 2028/2029	Year 6 2029/2030	Year 7 2030/2031	Year 8 2031/2032	Year 9 2032/2033	Year 10 2033/2034	Year 11 2034/2035	Year 12 2035/2036	Year 13 2036/2037	Year 14 2037/2038	Year 15 2038/2039
Alma PS	190	0	110	106	103	107	105	104	98	96	95	96	97	98	99	100	100	102
Centre Peel PS	282	0	121	116	111	115	112	111	114	112	113	112	113	113	113	113	113	113
Drayton Heights PS	351	0	407	399	402	409	400	413	402	396	406	407	412	423	427	430	431	436
Maryborough PS	179	0	164	158	147	147	145	135	139	137	140	143	144	142	142	143	144	145
TOTAL:	1,002.0	0	802	779	763	777	762	763	754	741	755	758	766	776	782	785	788	795
AVAILABLE PUPIL PLACES:																		207

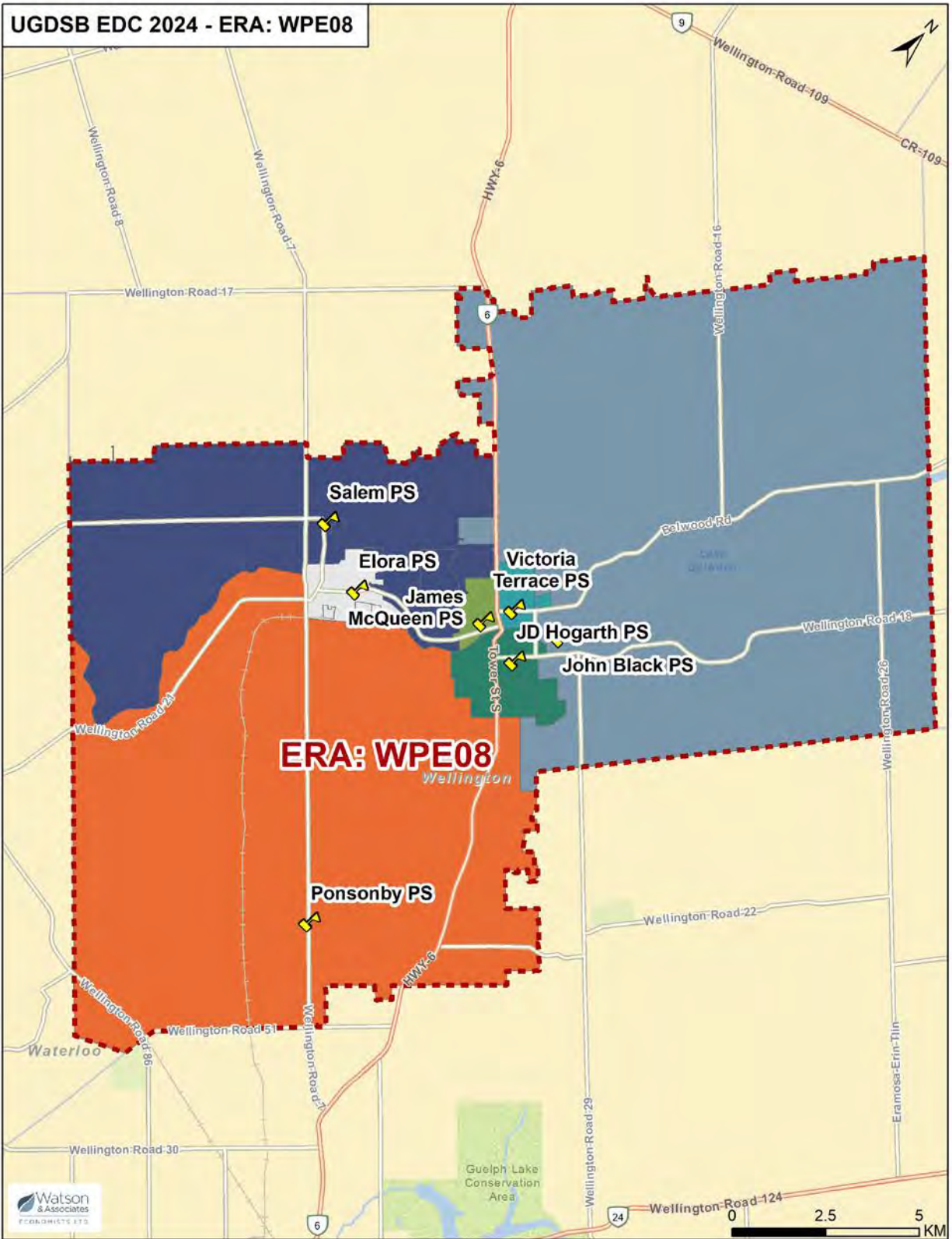
REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

	15 Year Projection of Average Daily Enrolments														
	Year 1 2024/2025	Year 2 2025/2026	Year 3 2026/2027	Year 4 2027/2028	Year 5 2028/2029	Year 6 2029/2030	Year 7 2030/2031	Year 8 2031/2032	Year 9 2032/2033	Year 10 2033/2034	Year 11 2034/2035	Year 12 2035/2036	Year 13 2036/2037	Year 14 2037/2038	Year 15 2038/2039
	16	32	47	62	76	86	96	105	112	120	132	143	155	180	205

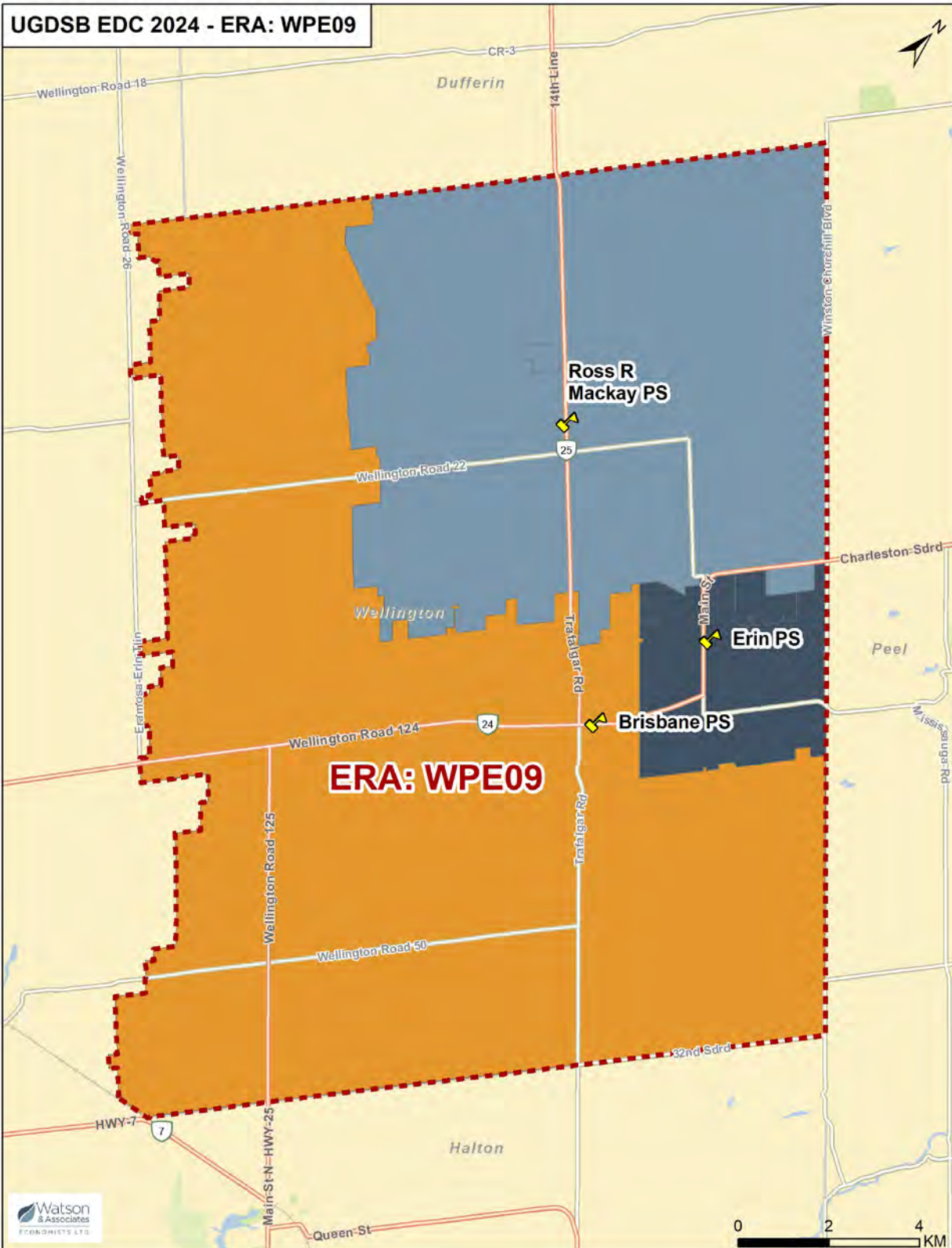
CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1. Requirements of New Development (Pupil Places)	205
2. Pupils Holding For New Schools	0
3. Available Pupil Places in Existing Facilities	207
4. Net Growth-Related Pupil Place Requirements (1+2-3)	0

NOTES









Review Area:

WPE9 ERIN

**REQUIREMENTS OF EXISTING COMMUNITY**

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2023/2024	15 Year Projection of Average Daily Enrolments														
				Year 1 2024/2025	Year 2 2025/2026	Year 3 2026/2027	Year 4 2027/2028	Year 5 2028/2029	Year 6 2029/2030	Year 7 2030/2031	Year 8 2031/2032	Year 9 2032/2033	Year 10 2033/2034	Year 11 2034/2035	Year 12 2035/2036	Year 13 2036/2037	Year 14 2037/2038	Year 15 2038/2039
Brisbane PS	446	0	386	415	424	425	421	418	418	434	443	436	442	451	461	471	478	484
Erin PS	535	0	329	321	317	338	350	346	346	337	337	369	369	345	344	347	353	358
Ross R Mackay PS	199	0	106	111	105	96	88	83	80	77	74	68	68	68	67	66	65	63
TOTAL:	1,180.0	0	821	846	846	859	858	848	844	848	854	874	879	864	872	884	895	905
AVAILABLE PUPIL PLACES:																		275

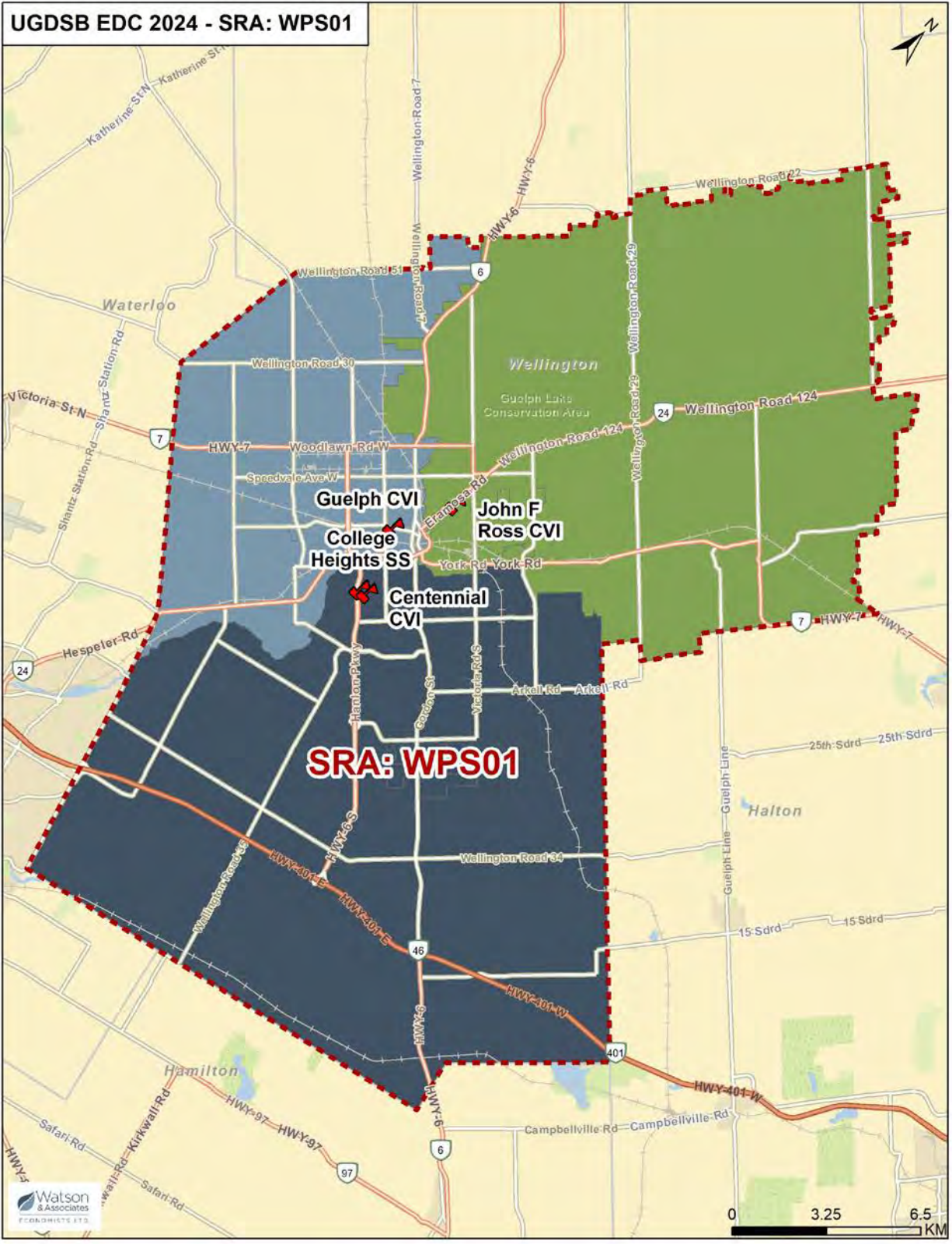
**REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)**

	15 Year Projection of Average Daily Enrolments														
	Year 1 2024/2025	Year 2 2025/2026	Year 3 2026/2027	Year 4 2027/2028	Year 5 2028/2029	Year 6 2029/2030	Year 7 2030/2031	Year 8 2031/2032	Year 9 2032/2033	Year 10 2033/2034	Year 11 2034/2035	Year 12 2035/2036	Year 13 2036/2037	Year 14 2037/2038	Year 15 2038/2039
	34	68	103	174	245	317	389	462	495	529	557	585	614	632	651

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

1. Requirements of New Development (Pupil Places)	651
2. Pupils Holding For New Schools	20
3. Available Pupil Places in Existing Facilities	275
4. Net Growth-Related Pupil Place Requirements (1+2-3)	396

**NOTES**



Upper Grand District School Board (Wellington County/City of Guelph By-law Area)  
 Education Development Charges Submission 2024  
 Form F - Growth Related Pupil Place Requirements

Panel: Secondary Panel

Review Area: WPS1 GUELPH

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2023/2024	15 Year Projection of Average Daily Enrolments															
				Year 1 2024/2025	Year 2 2025/2026	Year 3 2026/2027	Year 4 2027/2028	Year 5 2028/2029	Year 6 2029/2030	Year 7 2030/2031	Year 8 2031/2032	Year 9 2032/2033	Year 10 2033/2034	Year 11 2034/2035	Year 12 2035/2036	Year 13 2036/2037	Year 14 2037/2038	Year 15 2038/2039	
				Centennial CVI	1,167.0	0	1,652	1,678	1,680	1,669	1,605	1,631	1,650	1,629	1,708	1,700	1,678	1,660	1,573
College Heights SS	507.0	0	361	359	366	357	370	368	369	369	367	366	367	366	367	367	367	367	367
Guelph CVI	1,269.0	0	1,749	1,741	1,748	1,840	1,843	1,920	1,933	1,825	1,794	1,766	1,723	1,715	1,701	1,674	1,712	1,740	
JF Ross CVI	1,800.0	0	2,193	2,178	2,186	2,265	2,246	2,256	2,259	2,186	2,198	2,163	2,159	2,110	2,087	2,087	2,098	2,097	
Wellington Centre For Continuing Education	-	0	102	102	102	102	102	102	102	102	102	102	102	102	102	102	102	102	
New Guelph Secondary School	900.0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL:	5,643.0	0	6,057	6,059	6,083	6,234	6,167	6,277	6,313	6,110	6,169	6,098	6,029	5,952	5,830	5,828	5,828	5,890	
AVAILABLE PUPIL PLACES:																		-	

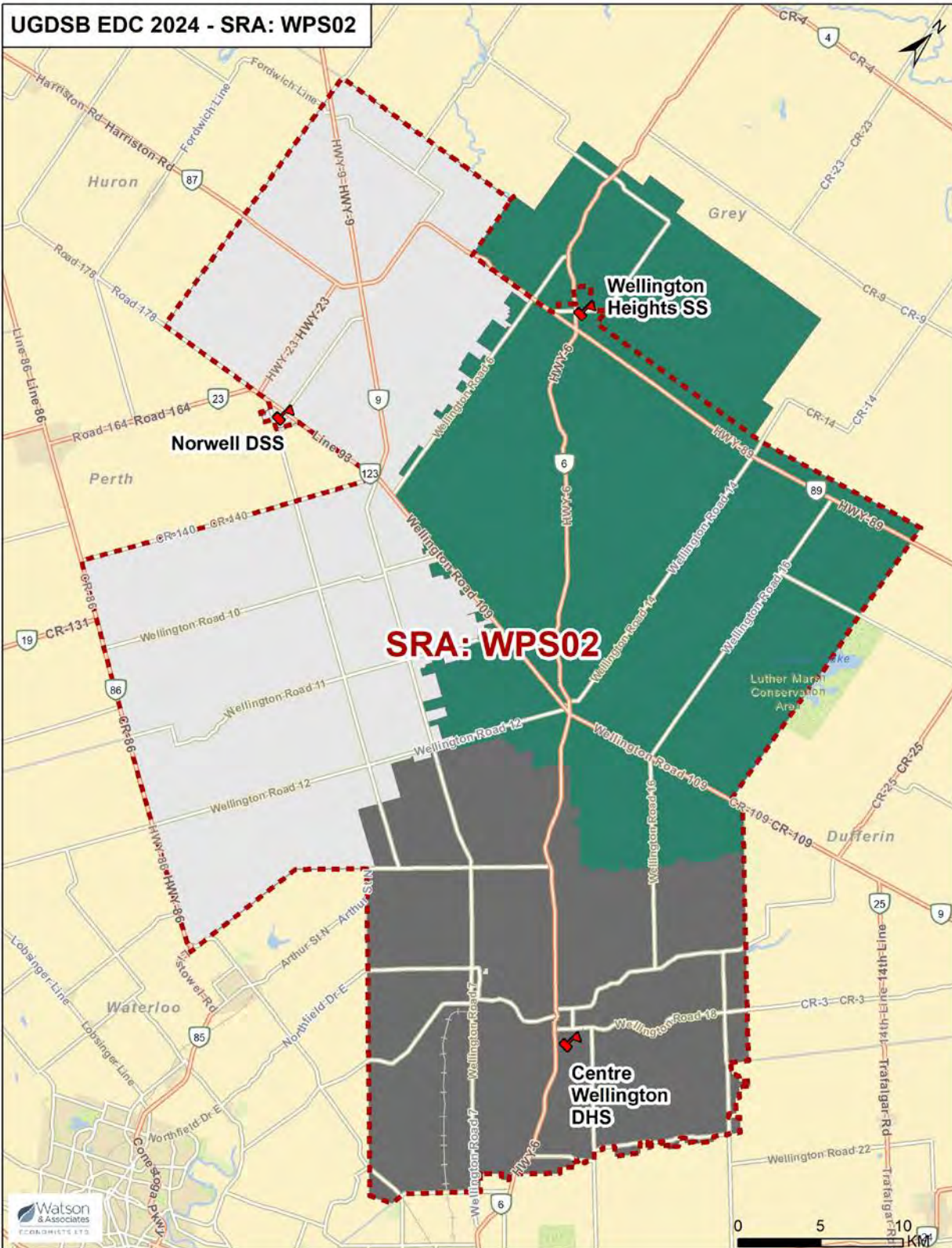
REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

	15 Year Projection of Average Daily Enrolments														
	Year 1 2024/2025	Year 2 2025/2026	Year 3 2026/2027	Year 4 2027/2028	Year 5 2028/2029	Year 6 2029/2030	Year 7 2030/2031	Year 8 2031/2032	Year 9 2032/2033	Year 10 2033/2034	Year 11 2034/2035	Year 12 2035/2036	Year 13 2036/2037	Year 14 2037/2038	Year 15 2038/2039
		50	100	150	226	302	379	457	534	600	665	743	821	899	962

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	1025
2 Pupils Holding For New Schools	
3 Available Pupil Places in Existing Facilities	0
4 Net Growth-Related Pupil Place Requirements (1+2-3)	1025

NOTES



Review Area:

WPS2 CENTRE & NORTH WELLINGTON

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2023/2024	15 Year Projection of Average Daily Enrolments															
				Year 1 2024/2025	Year 2 2025/2026	Year 3 2026/2027	Year 4 2027/2028	Year 5 2028/2029	Year 6 2029/2030	Year 7 2030/2031	Year 8 2031/2032	Year 9 2032/2033	Year 10 2033/2034	Year 11 2034/2035	Year 12 2035/2036	Year 13 2036/2037	Year 14 2037/2038	Year 15 2038/2039	
Centre Wellington DHS	1,467.0	0	1,199	1,185	1,223	1,220	1,207	1,187	1,176	1,186	1,187	1,242	1,208	1,156	1,114	1,076	1,069	1,099	
Norwell DSS	975.0	0	710	724	705	686	699	655	648	688	633	632	630	583	599	612	616	637	
Wellington Heights SS	651.0	0	460	450	461	489	451	474	470	417	434	404	404	429	439	453	457	464	
TOTAL:	3,093.0	0	2,369	2,358	2,389	2,394	2,357	2,316	2,295	2,290	2,255	2,278	2,243	2,168	2,152	2,140	2,142	2,200	
AVAILABLE PUPIL PLACES:																		893	

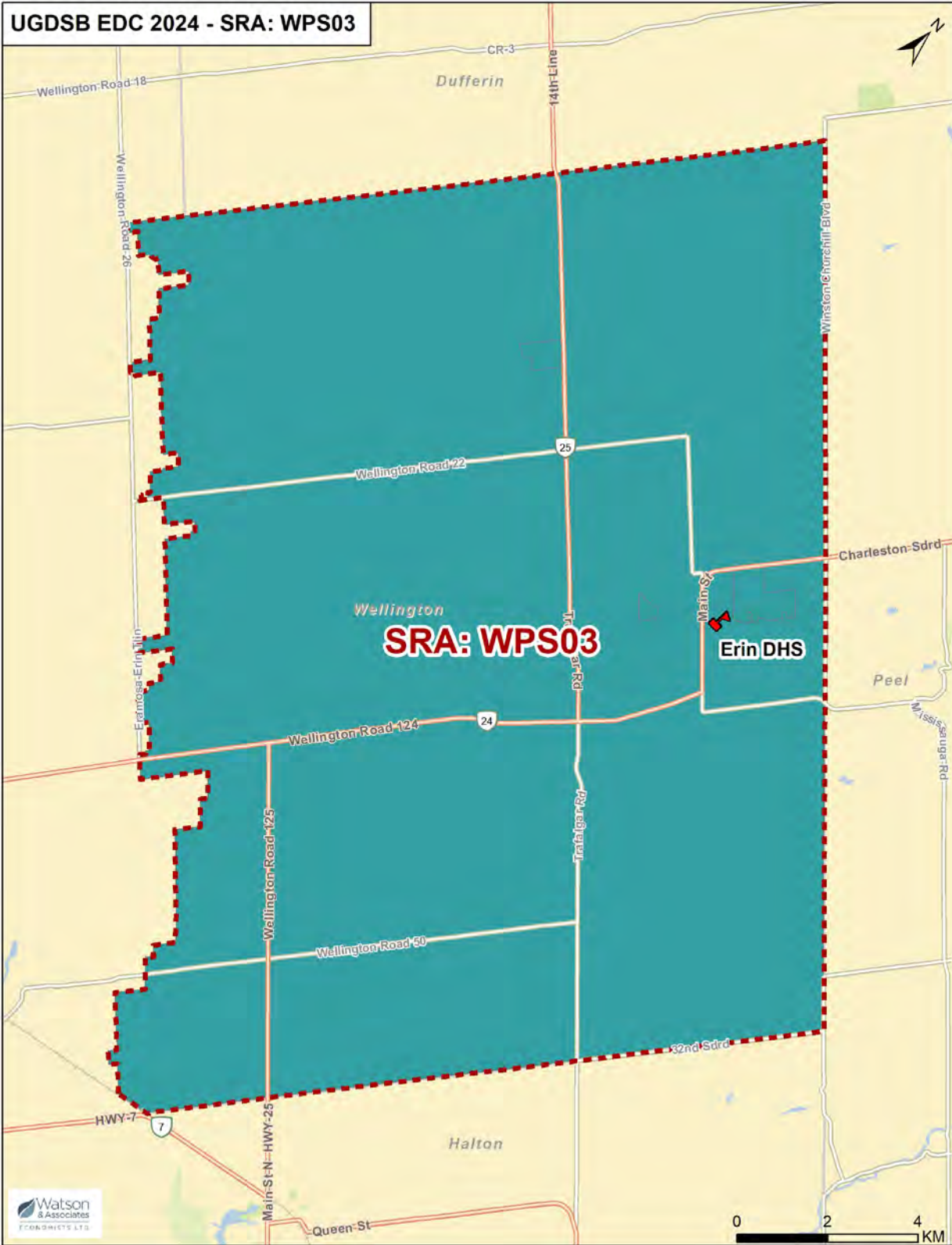
REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

	15 Year Projection of Average Daily Enrolments															
	Year 1 2024/2025	Year 2 2025/2026	Year 3 2026/2027	Year 4 2027/2028	Year 5 2028/2029	Year 6 2029/2030	Year 7 2030/2031	Year 8 2031/2032	Year 9 2032/2033	Year 10 2033/2034	Year 11 2034/2035	Year 12 2035/2036	Year 13 2036/2037	Year 14 2037/2038	Year 15 2038/2039	
	63	127	190	246	303	362	420	479	540	601	667	732	798	853	908	

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	908
2 Pupils Holding For New Schools	0
3 Available Pupil Places in Existing Facilities	893
4 Net Growth-Related Pupil Place Requirements (1+2-3)	14

NOTES



Review Area:

WPS3 ERIN

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2023/2024	15 Year Projection of Average Daily Enrolments															
				Year 1 2024/2025	Year 2 2025/2026	Year 3 2026/2027	Year 4 2027/2028	Year 5 2028/2029	Year 6 2029/2030	Year 7 2030/2031	Year 8 2031/2032	Year 9 2032/2033	Year 10 2033/2034	Year 11 2034/2035	Year 12 2035/2036	Year 13 2036/2037	Year 14 2037/2038	Year 15 2038/2039	
Erin DHS	558.0	0	513	498	501	472	451	471	478	485	488	457	458	484	483	493	489	462	
<b>TOTAL:</b>	558.0	0	513	498	501	472	451	471	478	485	488	457	458	484	483	493	489	462	
AVAILABLE PUPIL PLACES:																		96	

REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

	15 Year Projection of Average Daily Enrolments															
	Year 1 2024/2025	Year 2 2025/2026	Year 3 2026/2027	Year 4 2027/2028	Year 5 2028/2029	Year 6 2029/2030	Year 7 2030/2031	Year 8 2031/2032	Year 9 2032/2033	Year 10 2033/2034	Year 11 2034/2035	Year 12 2035/2036	Year 13 2036/2037	Year 14 2037/2038	Year 15 2038/2039	
	14	27	41	69	97	125	154	183	196	210	226	241	257	272	288	

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	288
2 Pupils Holding For New Schools	0
3 Available Pupil Places in Existing Facilities	96
4 Net Growth-Related Pupil Place Requirements (1+2-3)	192

NOTES

Upper Grand District School Board (Wellington County/City of Guelph By-law Area)  
 Education Development Charges Submission 2024  
 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) *	Acreege 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
WPE1	TBD	2033	New Elementary School: EAST GUELPH	241	401	60.22%	5.00	3.01	\$ 1,875,000	\$ 5,645,648	\$ 511,286	\$ 741,885	\$ 556,440	\$ 7,455,259
WPE3	TBD	2025	New Elementary School: S.GUELPH/PUSLUNCH	401	401	100.00%	5.00	5.00	\$ 1,875,000	\$ 9,375,000	\$ 610,382	\$ 234,375	\$ 824,298	\$ 11,044,055
WPE3	TBD	2029	New Elementary School: S.GUELPH/PUSLUNCH	401	401	100.00%	5.00	5.00	\$ 1,875,000	\$ 9,375,000	\$ 849,026	\$ 1,231,952	\$ 924,008	\$ 12,379,986
WPE3	TBD	2033	New Elementary School: S.GUELPH/PUSLUNCH	401	401	100.00%	5.00	5.00	\$ 1,875,000	\$ 9,375,000	\$ 849,026	\$ 1,231,952	\$ 924,008	\$ 12,379,986
WPE3	TBD	2037	New Elementary School: S.GUELPH/PUSLUNCH	401	401	100.00%	5.00	5.00	\$ 1,875,000	\$ 9,375,000	\$ 849,026	\$ 1,231,952	\$ 924,008	\$ 12,379,986
WPE3			Accommodated In Existing Facilities, Temporary Accommodation or Additions	137										
WPE5	TBD	2031	New Elementary School: WELLINGTON NORTH	310	401	77.23%	5.00	3.86	\$ 600,000	\$ 2,316,771	\$ 655,666	\$ 304,443	\$ 264,304	\$ 3,541,184
WPE6	TBD	2033	New Elementary School: MINTO	331	401	82.46%	5.00	4.12	\$ 600,000	\$ 2,473,772	\$ 700,099	\$ 325,074	\$ 282,216	\$ 3,781,161
WPE8	Secondary or Subdivision Plan	2029	New Elementary School: CENTRE WELLINGTON	401	401	100.00%	5.00	5.00	\$ 1,500,000	\$ 7,500,000	\$ 849,026	\$ 985,562	\$ 752,903	\$ 10,087,491
WPE8	Secondary or Subdivision Plan	2035	New Elementary School: CENTRE WELLINGTON	321	401	80.01%	5.00	4.00	\$ 1,500,000	\$ 6,000,899	\$ 679,323	\$ 788,567	\$ 602,412	\$ 8,071,201
WPE9	Secondary or Subdivision Plan	2028	New Elementary School: ERIN	396	401	98.78%	5.00	4.94	\$ 1,500,000	\$ 7,408,379	\$ 772,242	\$ 769,085	\$ 721,859	\$ 9,671,565
<b>Total:</b>				<b>3,741</b>	<b>4,010</b>		<b>50</b>	<b>45</b>		<b>\$ 63,199,821</b>	<b>\$ 7,325,102</b>	<b>\$ 7,844,847</b>	<b>\$ 6,776,458</b>	<b>\$ 90,791,876</b>

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)	Acreege 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
WPS1	TBD	2029	New Secondary School: GUELPH	900	900	100.00%	12.00	12.00	\$ 1,875,000	\$ 22,500,000	\$ 2,037,663	\$ 2,956,685	\$ 2,217,620	\$ 29,711,968
WPS1			Accommodated In Existing Facilities, Temporary Accommodation or Additions	125										
WPS2			Accommodated In Existing Facilities, Temporary Accommodation or Additions	14										
WPS3			Accommodated In Existing Facilities, Temporary Accommodation or Additions	192										
<b>Total:</b>				<b>1,232</b>	<b>900</b>		<b>12.00</b>	<b>12.00</b>		<b>\$ 22,500,000</b>	<b>\$ 2,037,663</b>	<b>\$ 2,956,685</b>	<b>\$ 2,217,620</b>	<b>\$ 29,711,968</b>



**Upper Grand District School Board (Wellington County/City of Guelph By-law Area)**  
**Education Development Charges Submission 2024**  
**Form H1 - EDC Calculation - Uniform Residential and Non-Residential**

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

Total:	Education Land Costs (Form G)	\$ 120,503,845
Add:	EDC Financial Obligations (Form A2)	\$ 8,121,082
<b>Subtotal:</b>	<b>Growth-Related Net Education Land Costs</b>	<b>\$ 128,624,927</b>
Add:	EDC Study Costs	\$ 450,000
<b>Total:</b>	<b>Growth-Related Net Education Land Costs</b>	<b>\$ 129,074,927</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%)	0%	\$ -
Total Growth-Related Net Education Land Costs to be Attributed to Residential Development	100%	\$ 129,074,927

**Calculation of Uniform Residential Charge**

Residential Growth-Related Net Education Land Costs	\$ 129,074,927
Net New Dwelling Units (Form C)	27,662
Uniform Residential EDC per Dwelling Unit	\$ 4,666

**Upper Grand District School Board (Wellington County/City of Guelph By-law Area)**  
**Education Development Charges Submission 2024**  
**Form H2 - EDC Calculation - Differentiated Residential and Non-Residential (Part 2 of 2)**

<b>Residential Growth-Related Net Education Land Costs:</b>	<b>\$ 129,074,927</b>
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**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	10,876	0.320	3,476	66.7%	0.150	1,627	73%	5,103	69%
Medium Density	6,208	0.180	1,115	21.4%	0.057	355	16%	1,470	20%
High Density	10,578	0.059	620	11.9%	0.023	239	11%	859	12%
<b>Total</b>	<b>27,662</b>	<b>0.1884</b>	<b>5,211</b>	<b>100%</b>	<b>0.0803</b>	<b>2,221</b>	<b>100%</b>	<b>7,431</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	\$ 88,628,338	10,876	\$ 8,149
Medium Density	\$ 25,524,727	6,208	\$ 4,112
High Density	\$ 14,921,861	10,578	\$ 1,411



**Upper Grand District School Board**  
**Education Development Charge Forms Submission**  
**Dufferin County**

Upper Grand District School Board (County of Dufferin By-law Area)  
 Education Development Charges Submission 2024  
 Form A - Eligibility to Impose an EDC: Board-Wide Enrolment & Capacity

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 2024/2025	Year 2 2025/2026	Year 3 2026/2027	Year 4 2027/2028	Year 5 2028/2029	Average Projected Enrolment Over Five Years	
26,426.0	24,775	25,094	25,377	25,888	26,389	25,505	-921

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 2024/2025	Year 2 2025/2026	Year 3 2026/2027	Year 4 2027/2028	Year 5 2028/2029	Average Projected Enrolment Over Five Years	
12,201.0	11,815	12,070	12,354	12,481	12,875	12,319	118

A.2: EDC FINANCIAL OBLIGATIONS

Total Outstanding EDC Financial Obligations (Reserve Fund Balance):	\$ 2,365,402
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Upper Grand District School Board (County of Dufferin By-law Area)  
 Education Development Charges Submission 2024  
 Form B - Dwelling Unit Summary

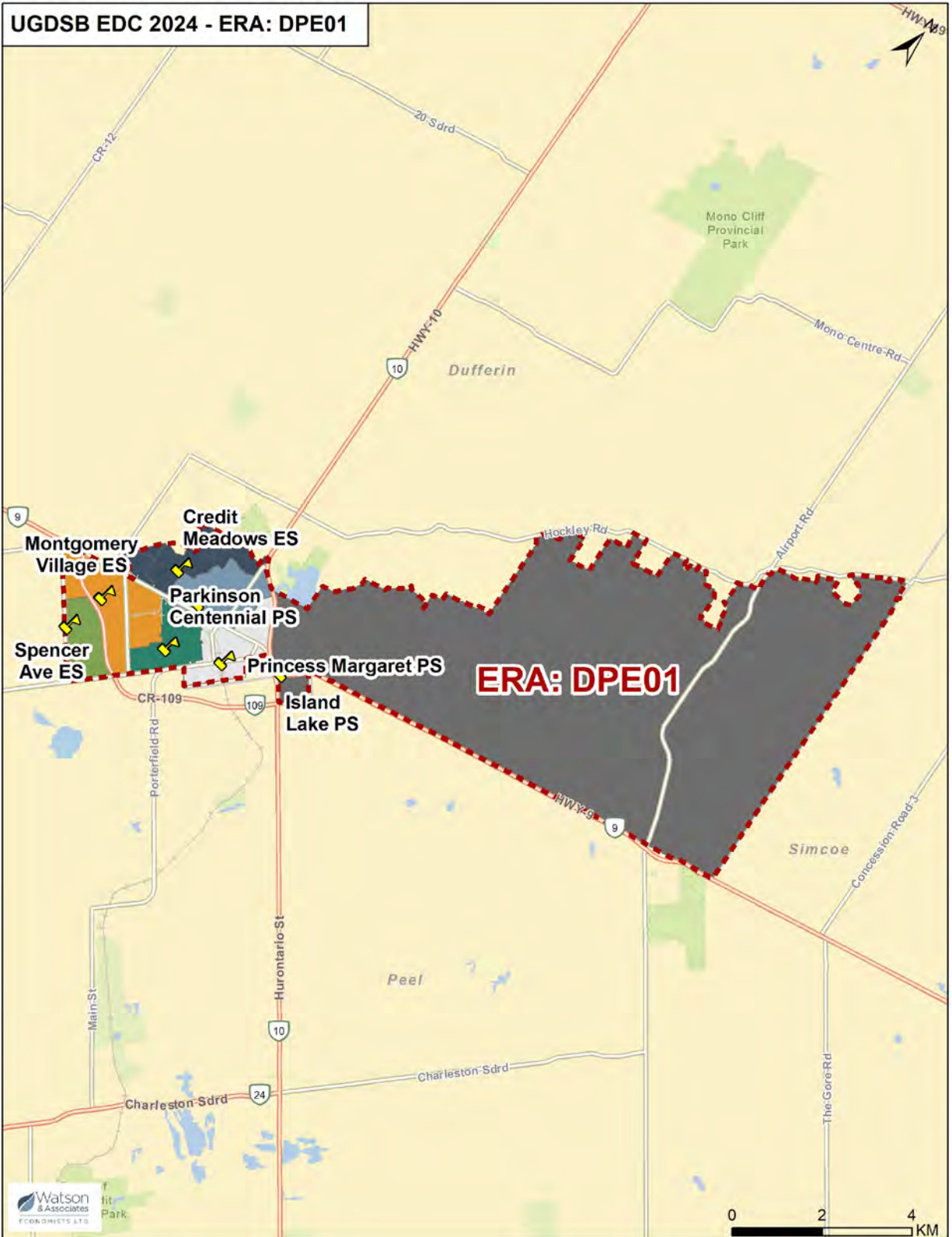
**PROJECTION OF GROSS NEW DWELLING UNITS BY MUNICIPALITY**

	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Year 6 2029/ 2030	Year 7 2030/ 2031	Year 8 2031/ 2032	Year 9 2032/ 2033	Year 10 2033/ 2034	Year 11 2034/ 2035	Year 12 2035/ 2036	Year 13 2036/ 2037	Year 14 2037/ 2038	Year 15 2038/ 2039	Total All Units
<b>ORANGEVILLE</b>																
Low Density	12	12	12	18	18	18	18	18	17	17	17	17	17	11	11	233
Medium Density	23	23	23	38	38	38	38	38	39	39	39	39	39	39	39	535
High Density	31	31	31	51	51	51	51	51	52	52	52	52	52	51	51	708
																0
																0
<b>Total</b>	<b>66</b>	<b>66</b>	<b>66</b>	<b>107</b>	<b>107</b>	<b>107</b>	<b>107</b>	<b>107</b>	<b>108</b>	<b>108</b>	<b>108</b>	<b>108</b>	<b>108</b>	<b>101</b>	<b>101</b>	<b>1,476</b>
<b>DUFFERIN</b>																
Low Density	147	147	147	210	210	210	210	210	208	208	208	208	208	200	200	2,935
Medium Density	28	28	28	40	40	40	40	40	41	41	41	41	41	40	40	569
High Density	10	10	10	13	13	13	13	13	13	13	13	13	13	13	13	186
	270	270	270	186	186	186	186	186	171	171	171	171	171	140	140	2,875
																0
<b>Total</b>	<b>456</b>	<b>456</b>	<b>456</b>	<b>449</b>	<b>449</b>	<b>449</b>	<b>449</b>	<b>449</b>	<b>433</b>	<b>433</b>	<b>433</b>	<b>433</b>	<b>433</b>	<b>393</b>	<b>393</b>	<b>3,690</b>
<b>Total Jurisdiction</b>																
Low Density	159	159	159	229	229	229	229	229	225	225	225	225	225	211	211	3,167
Medium Density	51	51	51	79	79	79	79	79	80	80	80	80	80	79	79	1,105
High Density	40	40	40	64	64	64	64	64	65	65	65	65	65	64	64	894
																0
																0
<b>Total</b>	<b>251</b>	<b>251</b>	<b>251</b>	<b>371</b>	<b>371</b>	<b>371</b>	<b>371</b>	<b>371</b>	<b>370</b>	<b>370</b>	<b>370</b>	<b>370</b>	<b>370</b>	<b>354</b>	<b>354</b>	<b>5,166</b>

**Upper Grand District School Board (County of Dufferin By-law Area)**  
**Education Development Charges Submission 2024**  
**Form C - Net New Dwelling Units - By-Law Summary**

<b>Municipality</b>	<b>Number of Units</b>
ORANGEVILLE	1,476
DUFFERIN	3,690
<b>Grand Total Gross New Units In By-Law Area</b>	<b>5,166</b>
<b>Less: Statutorily Exempt Units In By-Law Area</b>	<b>67</b>
<b>Total Net New Units In By-Law Area</b>	<b>5,099</b>

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																														
ORANGEVILLE	Low Density	233	0.434	101	DUFFERIN COUNTY	Low Density	3,167	0.167	529																														
	Medium Density	503	0.426	214		Medium Density	1,037	0.072	74																														
	High Density	708	0.068	48		High Density	894	0.024	21																														
	Total	1,444	0.252	364		Total	5,099	0.122	624																														
DUFFERIN	Low Density	2,935	0.301	883	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2"><b>SUBTOTAL:</b></td> <td colspan="2"></td> <td style="text-align: right;"><b>1,384</b></td> </tr> <tr> <td colspan="2"><b>LESS: Available Pupil Places:</b></td> <td colspan="2"></td> <td style="text-align: right;"><b>186</b></td> </tr> <tr> <td colspan="2"><b>NET GROWTH RELATED PUPILS:</b></td> <td colspan="2"></td> <td style="text-align: right;"><b>1,198</b></td> </tr> </table>					<b>SUBTOTAL:</b>				<b>1,384</b>	<b>LESS: Available Pupil Places:</b>				<b>186</b>	<b>NET GROWTH RELATED PUPILS:</b>				<b>1,198</b>															
	<b>SUBTOTAL:</b>									<b>1,384</b>																													
	<b>LESS: Available Pupil Places:</b>									<b>186</b>																													
	<b>NET GROWTH RELATED PUPILS:</b>									<b>1,198</b>																													
Medium Density	535	0.240	128																																				
High Density	186	0.049	9																																				
Total	3,655	0.279	1,021																																				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2"><b>SUBTOTAL:</b></td> <td colspan="2"></td> <td style="text-align: right;"><b>1,384</b></td> </tr> <tr> <td colspan="2"><b>LESS: Available Pupil Places:</b></td> <td colspan="2"></td> <td style="text-align: right;"><b>186</b></td> </tr> <tr> <td colspan="2"><b>NET GROWTH RELATED PUPILS:</b></td> <td colspan="2"></td> <td style="text-align: right;"><b>1,198</b></td> </tr> </table>					<b>SUBTOTAL:</b>				<b>1,384</b>	<b>LESS: Available Pupil Places:</b>				<b>186</b>	<b>NET GROWTH RELATED PUPILS:</b>				<b>1,198</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2"><b>SUBTOTAL:</b></td> <td colspan="2"></td> <td style="text-align: right;"><b>624</b></td> </tr> <tr> <td colspan="2"><b>LESS: Available Pupil Places:</b></td> <td colspan="2"></td> <td style="text-align: right;"><b>-</b></td> </tr> <tr> <td colspan="2"><b>NET GROWTH RELATED PUPILS:</b></td> <td colspan="2"></td> <td style="text-align: right;"><b>624</b></td> </tr> </table>					<b>SUBTOTAL:</b>				<b>624</b>	<b>LESS: Available Pupil Places:</b>				<b>-</b>	<b>NET GROWTH RELATED PUPILS:</b>				<b>624</b>
<b>SUBTOTAL:</b>				<b>1,384</b>																																			
<b>LESS: Available Pupil Places:</b>				<b>186</b>																																			
<b>NET GROWTH RELATED PUPILS:</b>				<b>1,198</b>																																			
<b>SUBTOTAL:</b>				<b>624</b>																																			
<b>LESS: Available Pupil Places:</b>				<b>-</b>																																			
<b>NET GROWTH RELATED PUPILS:</b>				<b>624</b>																																			





Upper Grand District School Board (County of Dufferin By-law Area)  
 Education Development Charges Submission 2024  
 Form F - Growth Related Pupil Place Requirements

Panel: Elementary Panel

Review Area: DPE1 ORANGEVILLE

REQUIREMENTS OF EXISTING COMMUNITY

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2023/2024	15 Year Projections (Assumes Full Day JK/SK)														
				Year 1 2024/2025	Year 2 2025/2026	Year 3 2026/2027	Year 4 2027/2028	Year 5 2028/2029	Year 6 2029/2030	Year 7 2030/2031	Year 8 2031/2032	Year 9 2032/2033	Year 10 2033/2034	Year 11 2034/2035	Year 12 2035/2036	Year 13 2036/2037	Year 14 2037/2038	Year 15 2038/2039
Credit Meadows ES	426	0	458	458	461	468	471	474	480	493	497	508	513	525	521	518	523	
Island Lake PS	490	0	573	572	575	568	542	532	525	528	523	524	526	527	532	539	546	
Montgomery Village ES	481	0	485	472	471	467	467	458	467	476	471	469	480	497	496	496	498	
Parkinson Centennial PS	521	0	386	409	412	415	418	423	420	416	422	427	427	419	419	421	420	
Princess Elizabeth PS	636	0	525	528	516	512	517	518	519	514	512	509	503	498	487	478	469	
Princess Margaret PS	443	0	290	275	277	266	259	263	260	262	259	256	251	254	253	252	250	
Spencer Ave ES	423	0	439	455	471	491	502	512	524	518	523	524	529	508	525	525	524	
TOTAL:	3,420.0	0	3,156	3,170	3,183	3,187	3,176	3,180	3,196	3,207	3,207	3,216	3,230	3,228	3,235	3,229	3,231	
AVAILABLE PUPIL PLACES:																	190	

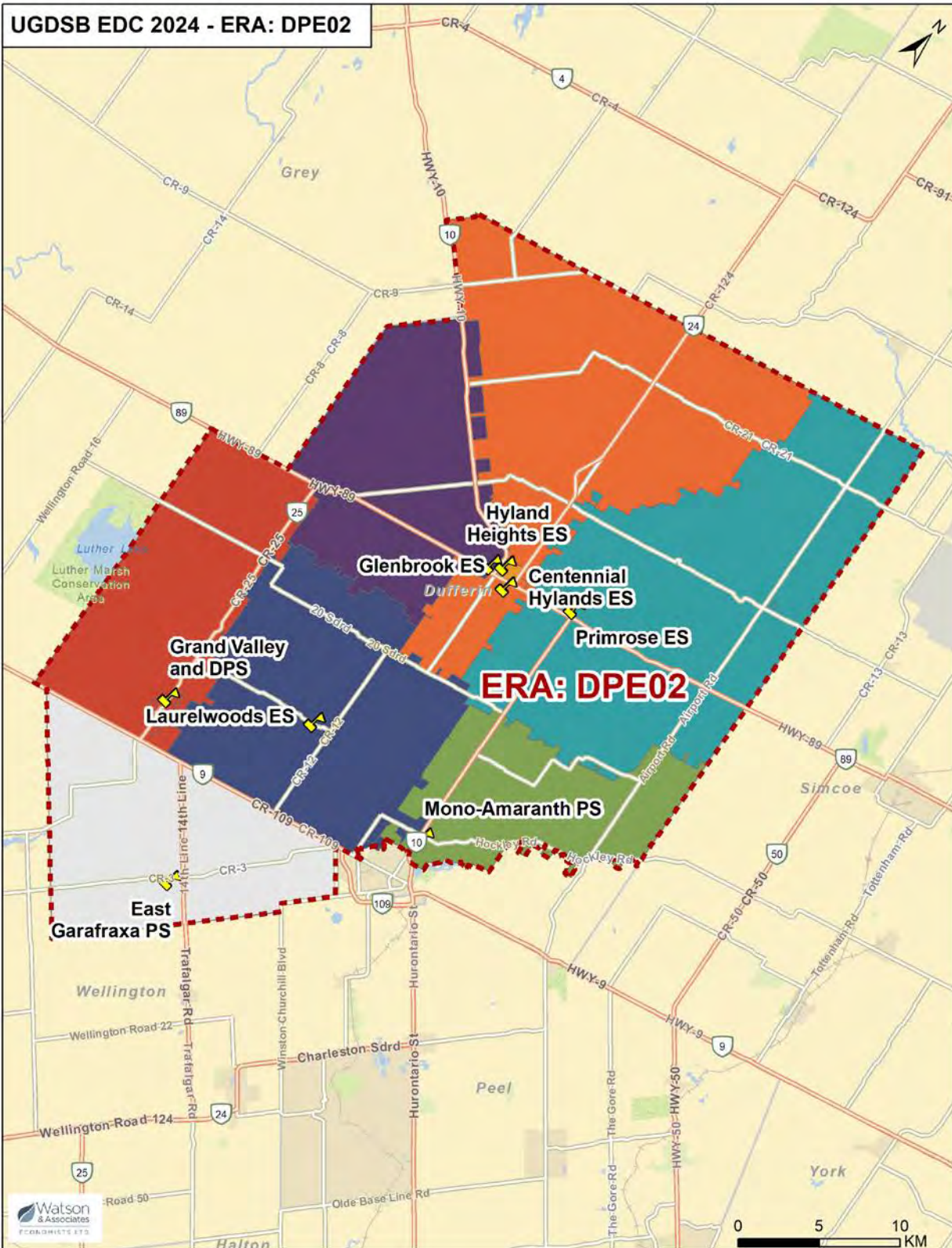
REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

	15 Year Projections (Assumes Full Day JK/SK)														
	Year 1 2024/2025	Year 2 2025/2026	Year 3 2026/2027	Year 4 2027/2028	Year 5 2028/2029	Year 6 2029/2030	Year 7 2030/2031	Year 8 2031/2032	Year 9 2032/2033	Year 10 2033/2034	Year 11 2034/2035	Year 12 2035/2036	Year 13 2036/2037	Year 14 2037/2038	Year 15 2038/2039
	19	38	56	87	117	148	178	208	238	267	290	312	334	349	364

CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1 Requirements of New Development (Pupil Places)	364
2 Pupils Holding For New Schools	0
3 Available Pupil Places in Existing Facilities	190
4 Net Growth-Related Pupil Place Requirements (1+2-3)	173

NOTES



Review Area:

DPE2 DUFFERIN

**REQUIREMENTS OF EXISTING COMMUNITY**

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2023/2024	15 Year Projections (Assumes Full Day JK/SK)															
				Year 1 2024/2025	Year 2 2025/2026	Year 3 2026/2027	Year 4 2027/2028	Year 5 2028/2029	Year 6 2029/2030	Year 7 2030/2031	Year 8 2031/2032	Year 9 2032/2033	Year 10 2033/2034	Year 11 2034/2035	Year 12 2035/2036	Year 13 2036/2037	Year 14 2037/2038	Year 15 2038/2039	
Centennial Hylands ES	541	0	454	460	469	453	445	429	433	437	440	445	446	444	456	468	482	495	
East Garafraxa ES	167	0	190	199	199	207	203	202	208	197	201	196	203	204	202	205	209	208	
Glenbrook ES	449	0	446	439	426	411	407	399	391	385	382	377	386	393	399	394	390	390	
Grand Valley and DPS	458	0	402	430	464	520	568	600	633	653	694	713	713	713	702	707	706	703	
Hyland Heights ES	510	0	493	484	514	554	584	622	658	693	712	735	771	776	781	771	774	776	
Laurelwoods PS	375	0	241	230	231	230	221	214	221	225	232	232	231	237	240	242	245	249	
Mono-Amaranth PS	328	0	298	303	309	297	302	295	298	301	307	310	311	312	314	314	311	306	
Primrose ES	377	0	581	585	574	569	565	550	538	530	511	497	480	476	468	456	446	437	
TOTAL:	3,205.0	0	3,105	3,131	3,185	3,242	3,293	3,311	3,380	3,421	3,480	3,505	3,542	3,555	3,561	3,558	3,564	3,563	
AVAILABLE PUPIL PLACES:																			

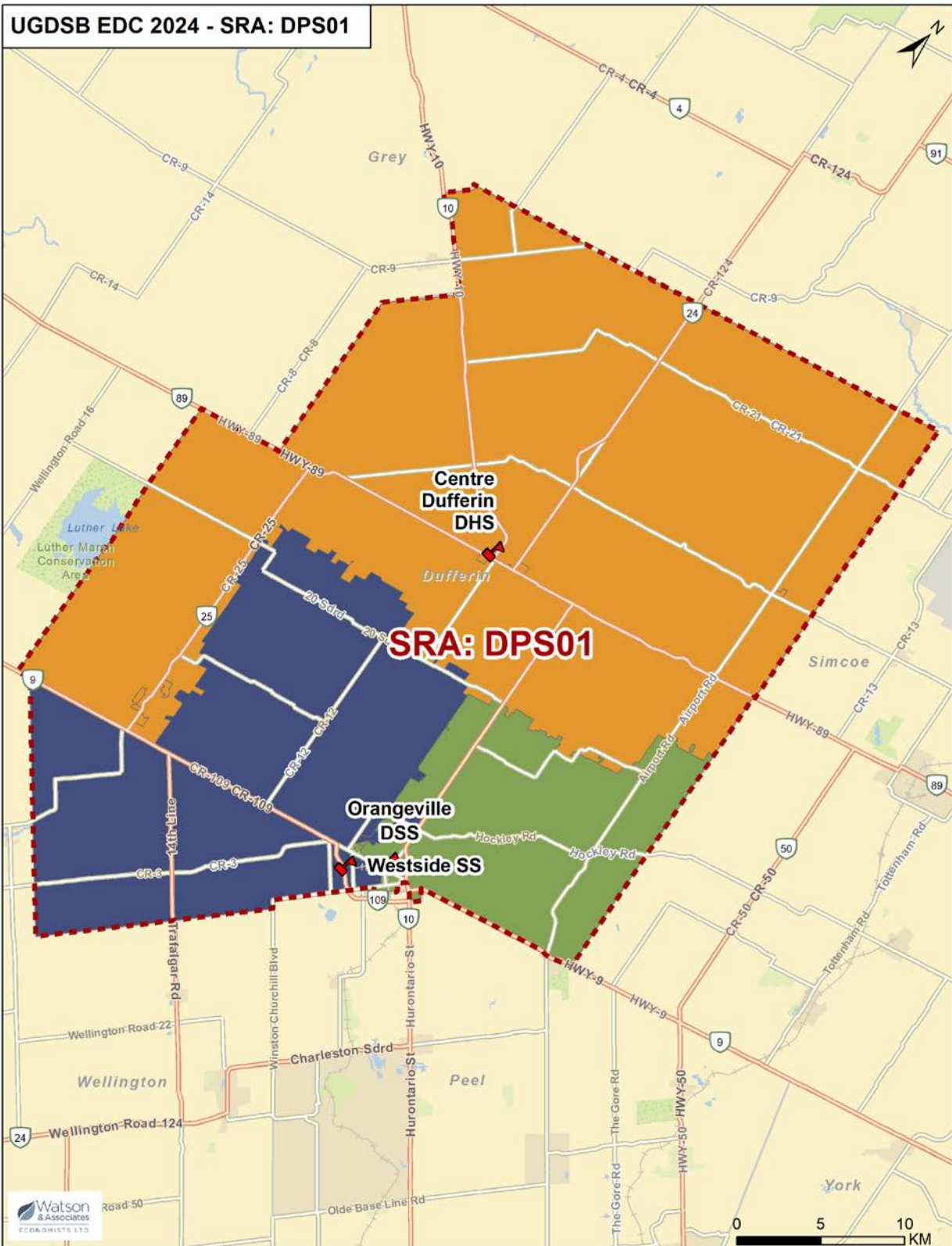
**REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)**

	15 Year Projections (Assumes Full Day JK/SK)														
	Year 1 2024/2025	Year 2 2025/2026	Year 3 2026/2027	Year 4 2027/2028	Year 5 2028/2029	Year 6 2029/2030	Year 7 2030/2031	Year 8 2031/2032	Year 9 2032/2033	Year 10 2033/2034	Year 11 2034/2035	Year 12 2035/2036	Year 13 2036/2037	Year 14 2037/2038	Year 15 2038/2039
	56	111	167	246	325	404	483	562	641	719	783	847	911	966	1021

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

1 Requirements of New Development (Pupil Places)	1021
2 Pupils Holding For New Schools	4
3 Available Pupil Places in Existing Facilities	0
4 Net Growth-Related Pupil Place Requirements (1+2-3)	1025

**NOTES**



Upper Grand District School Board (County of Dufferin By-law Area)  
 Education Development Charges Submission 2024  
 Form F - Growth Related Pupil Place Requirements

Panel: **Secondary Panel**

Review Area: **DPS1 DUFFERIN COUNTY**

**REQUIREMENTS OF EXISTING COMMUNITY**

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2023/2024	15 Year Projection of Average Daily Enrolments														
				Year 1 2024/2025	Year 2 2025/2026	Year 3 2026/2027	Year 4 2027/2028	Year 5 2028/2029	Year 6 2029/2030	Year 7 2030/2031	Year 8 2031/2032	Year 9 2032/2033	Year 10 2033/2034	Year 11 2034/2035	Year 12 2035/2036	Year 13 2036/2037	Year 14 2037/2038	Year 15 2038/2039
Centre Dufferin DHS	798.0	0	834	799	850	855	885	944	963	993	1,027	1,050	1,086	1,133	1,187	1,232	1,263	1,270
Orangeville DSS	1,332.0	0	1,135	1,160	1,139	1,149	1,151	1,168	1,178	1,115	1,083	1,058	1,055	1,070	1,072	1,092	1,080	1,101
Westside SS	777.0	0	756	752	762	749	765	790	785	825	814	809	823	822	827	819	842	832
Dufferin Centre for Cont Ed.	-	0	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33
TOTAL:	2,907.0	0	2,758	2,744	2,784	2,785	2,834	2,935	2,959	2,966	2,957	2,949	2,998	3,058	3,118	3,176	3,218	3,236
AVAILABLE PUPIL PLACES:																		

**REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)**

	15 Year Projection of Average Daily Enrolments														
	Year 1 2024/2025	Year 2 2025/2026	Year 3 2026/2027	Year 4 2027/2028	Year 5 2028/2029	Year 6 2029/2030	Year 7 2030/2031	Year 8 2031/2032	Year 9 2032/2033	Year 10 2033/2034	Year 11 2034/2035	Year 12 2035/2036	Year 13 2036/2037	Year 14 2037/2038	Year 15 2038/2039
	29	59	88	131	174	219	264	310	356	402	448	493	538	581	624

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

1 Requirements of New Development (Pupil Places)	624
2 Pupils Holding For New Schools	
3 Available Pupil Places in Existing Facilities	0
4 Net Growth-Related Pupil Place Requirements (1+2-3)	624

**NOTES**

Upper Grand District School Board (County of Dufferin By-law Area)  
 Education Development Charges Submission 2024  
 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) *	Acreage 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
DPE1	TBD	2028	New Elementary School: ORANGEVILLE	173	401	43.20%	5.00	2.16	\$ 1,700,000	\$ 3,672,402	\$ 337,771	\$ 381,243	\$ 542,557	\$ 4,933,973
DPE2	TBD	2025	New Elementary School: DUFFERIN	401	401	100.00%	5.00	5.00	\$ 1,350,000	\$ 6,750,000	\$ 610,382	\$ 168,750	\$ 930,220	\$ 8,459,352
DPE2	TBD	2029	New Elementary School: DUFFERIN	401	401	100.00%	5.00	5.00	\$ 1,350,000	\$ 6,750,000	\$ 849,026	\$ 887,005	\$ 1,048,444	\$ 9,534,475
DPE2	TBD	2033	New Elementary School: DUFFERIN	223	401	55.51%	5.00	2.78	\$ 1,250,000	\$ 3,469,510	\$ 471,313	\$ 455,922	\$ 543,215	\$ 4,939,960
<b>Total:</b>				<b>1,198</b>	<b>1,604</b>		<b>20</b>	<b>15</b>		<b>\$ 16,969,510</b>	<b>\$ 2,268,492</b>	<b>\$ 1,892,920</b>	<b>\$ 3,064,436</b>	<b>\$ 27,867,760</b>

**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)	Acreage 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
DPS1	TBD	2033	New Secondary School: DUFFERIN	624	900	69.37%	12.00	8.32	\$ 1,350,000	\$ 11,237,338	\$ 1,413,451	\$ 1,476,679	\$ 1,745,441	\$ 15,872,909
<b>Total:</b>				<b>624</b>	<b>900</b>		<b>12.00</b>	<b>8.32</b>		<b>\$ 11,237,338</b>	<b>\$ 1,413,451</b>	<b>\$ 1,476,679</b>	<b>\$ 1,745,441</b>	<b>\$ 15,872,909</b>

**Upper Grand District School Board (County of Dufferin By-law Area)**  
**Education Development Charges Submission 2024**  
**Form H1 - EDC Calculation - Uniform Residential and Non-Residential**

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

Total:	Education Land Costs (Form G)	\$ 43,740,669
Add:	EDC Financial Obligations (Form A2)	-\$ 2,365,402
<b>Subtotal:</b>	<b>Growth-Related Net Education Land Costs</b>	<b>\$ 41,375,267</b>
Add:	EDC Study Costs	\$ 450,000
<b>Total:</b>	<b>Growth-Related Net Education Land Costs</b>	<b>\$ 41,825,267</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%)	0%	\$ -
Total Growth-Related Net Education Land Costs to be Attributed to Residential Development	100%	\$ 41,825,267

**Calculation of Uniform Residential Charge**

Residential Growth-Related Net Education Land Costs	\$ 41,825,267
Net New Dwelling Units (Form C)	5,099
Uniform Residential EDC per Dwelling Unit	\$ 8,203

Upper Grand District School Board (County of Dufferin By-law Area)  
**Education Development Charges Submission 2024**  
**Form H2 - EDC Calculation - Differentiated Residential and Non-Residential (Part 2 of 2)**

<b>Residential Growth-Related Net Education Land Costs:</b>	<b>\$ 41,825,267</b>
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**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	3,167	0.311	984	71.1%	0.167	529	85%	1,513	75%
Medium Density	1,037	0.330	342	24.7%	0.072	74	12%	416	21%
High Density	894	0.064	58	4.2%	0.024	21	3%	79	4%
<b>Total</b>	<b>5,099</b>	<b>0.2715</b>	<b>1,384</b>	<b>100%</b>	<b>0.1224</b>	<b>624</b>	<b>100%</b>	<b>2,008</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	\$ 31,513,407	3,167	\$ 9,949
Medium Density	\$ 8,672,072	1,037	\$ 8,359
High Density	\$ 1,639,787	894	\$ 1,834





**Wellington Catholic District School Board**  
**Education Development Charge Forms Submission**  
**Wellington County**

Wellington Catholic District School Board  
 Education Development Charges Submission 2024  
 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 Over Five Years	Elementary Average Projected Enrolment less Capacity
	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Average Projected Enrolment Over Five Years		
7,055.0	6,294	6,444	6,590	6,747	6,861	6,587	-468	

A.1.2: CAPACITY TRIGGER CALCULATION - SECONDARY PANEL

Secondary Panel Board-Wide EDC Capacity	Projected Secondary Panel Enrolment						Secondary Average Projected Enrolment Over Five Years	Secondary Average Projected Enrolment less Capacity
	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Average Projected Enrolment Over Five Years		
2,841.0	2,520	2,523	2,531	2,607	2,740	2,584	-257	

A.2: EDC FINANCIAL OBLIGATIONS

Total Outstanding EDC Financial Obligations (Reserve Fund Balance):	-\$ 4,169,589
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**Wellington Catholic District School Board  
Education Development Charges Submission 2024  
Form B - Dwelling Unit Summary**

**PROJECTION OF GROSS NEW DWELLING UNITS BY REVIEW AREA**

	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Year 6 2029/ 2030	Year 7 2030/ 2031	Year 8 2031/ 2032	Year 9 2032/ 2033	Year 10 2033/ 2034	Year 11 2034/ 2035	Year 12 2035/ 2036	Year 13 2036/ 2037	Year 14 2037/ 2038	Year 15 2038/ 2039	Total All Units
<b>Central East Guelph + Guelph/Eramosa Townships</b>																
Low Density	44	44	44	24	24	24	24	24	31	31	31	31	31	36	36	476
Medium Density	86	86	86	60	60	60	60	60	43	43	43	43	43	40	40	855
High Density	330	330	330	300	300	300	300	300	71	71	71	71	71	29	29	2,901
<b>Total</b>	<b>460</b>	<b>460</b>	<b>460</b>	<b>384</b>	<b>384</b>	<b>384</b>	<b>384</b>	<b>384</b>	<b>144</b>	<b>144</b>	<b>144</b>	<b>144</b>	<b>144</b>	<b>106</b>	<b>106</b>	<b>4,233</b>
<b>Rockwood</b>																
Low Density	24	24	24	7	7	7	7	7	7	7	7	7	7	3	3	148
Medium Density	1	1	1	2	2	2	2	2	1	1	1	1	1	1	1	20
High Density	0	0	0	1	1	1	1	1	1	1	1	1	1	1	1	14
<b>Total</b>	<b>26</b>	<b>26</b>	<b>26</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>5</b>	<b>5</b>	<b>183</b>
<b>Central West Guelph + Guelph Township</b>																
Low Density	8	8	8	60	60	60	60	60	30	30	30	30	30	7	7	486
Medium Density	28	28	28	45	45	45	45	45	30	30	30	30	30	19	19	496
High Density	104	104	104	193	193	193	193	193	120	120	120	120	120	150	150	2,180
<b>Total</b>	<b>139</b>	<b>139</b>	<b>139</b>	<b>299</b>	<b>299</b>	<b>299</b>	<b>299</b>	<b>299</b>	<b>180</b>	<b>180</b>	<b>180</b>	<b>180</b>	<b>180</b>	<b>176</b>	<b>176</b>	<b>3,161</b>
<b>South Guelph + Puslinch Township</b>																
Low Density	70	70	70	190	190	190	190	190	179	179	179	179	179	76	76	2,210
Medium Density	166	166	166	277	277	277	277	277	242	242	242	242	242	187	187	3,469
High Density	239	239	239	196	196	196	196	196	330	330	330	330	330	374	374	4,098
<b>Total</b>	<b>475</b>	<b>475</b>	<b>475</b>	<b>664</b>	<b>664</b>	<b>664</b>	<b>664</b>	<b>664</b>	<b>751</b>	<b>751</b>	<b>751</b>	<b>751</b>	<b>751</b>	<b>638</b>	<b>638</b>	<b>9,777</b>
<b>Wellington North, Minto and Mapleton</b>																
Low Density	207	207	207	181	181	181	181	181	148	148	148	148	148	81	81	2,428
Medium Density	39	39	39	33	33	33	33	33	34	34	34	34	34	33	33	520
High Density	41	41	41	27	27	27	27	27	15	15	15	15	15	23	23	379
<b>Total</b>	<b>287</b>	<b>287</b>	<b>287</b>	<b>241</b>	<b>241</b>	<b>241</b>	<b>241</b>	<b>241</b>	<b>197</b>	<b>197</b>	<b>197</b>	<b>197</b>	<b>197</b>	<b>137</b>	<b>137</b>	<b>3,327</b>
<b>Centre Wellington</b>																
Low Density	223	223	223	215	215	215	215	215	254	254	254	254	254	242	242	3,496
Medium Density	53	53	53	14	14	14	14	14	74	74	74	74	74	87	87	770
High Density	41	41	41	53	53	53	53	53	35	35	35	35	35	35	35	636
<b>Total</b>	<b>316</b>	<b>316</b>	<b>316</b>	<b>282</b>	<b>282</b>	<b>282</b>	<b>282</b>	<b>282</b>	<b>363</b>	<b>363</b>	<b>363</b>	<b>363</b>	<b>363</b>	<b>365</b>	<b>365</b>	<b>4,902</b>
<b>Erin</b>																
Low Density	93	93	93	175	175	175	175	175	71	71	71	71	71	65	65	1,632
Medium Density	7	7	7	54	54	54	54	54	23	23	23	23	23	19	19	442
High Density	10	10	10	13	13	13	13	13	37	37	37	37	37	46	46	370
<b>Total</b>	<b>109</b>	<b>109</b>	<b>109</b>	<b>241</b>	<b>241</b>	<b>241</b>	<b>241</b>	<b>241</b>	<b>130</b>	<b>130</b>	<b>130</b>	<b>130</b>	<b>130</b>	<b>130</b>	<b>130</b>	<b>2,443</b>
<b>Total Jurisdiction</b>																
Low Density	668	668	668	852	852	852	852	852	719	719	719	719	719	509	509	10,876
Medium Density	380	380	380	485	485	485	485	485	447	447	447	447	447	386	386	6,572
High Density	764	764	764	784	784	784	784	784	610	610	610	610	610	659	659	10,578
<b>Total</b>	<b>1,812</b>	<b>1,812</b>	<b>1,812</b>	<b>2,121</b>	<b>2,121</b>	<b>2,121</b>	<b>2,121</b>	<b>2,121</b>	<b>1,775</b>	<b>1,775</b>	<b>1,775</b>	<b>1,775</b>	<b>1,775</b>	<b>1,555</b>	<b>1,555</b>	<b>28,026</b>

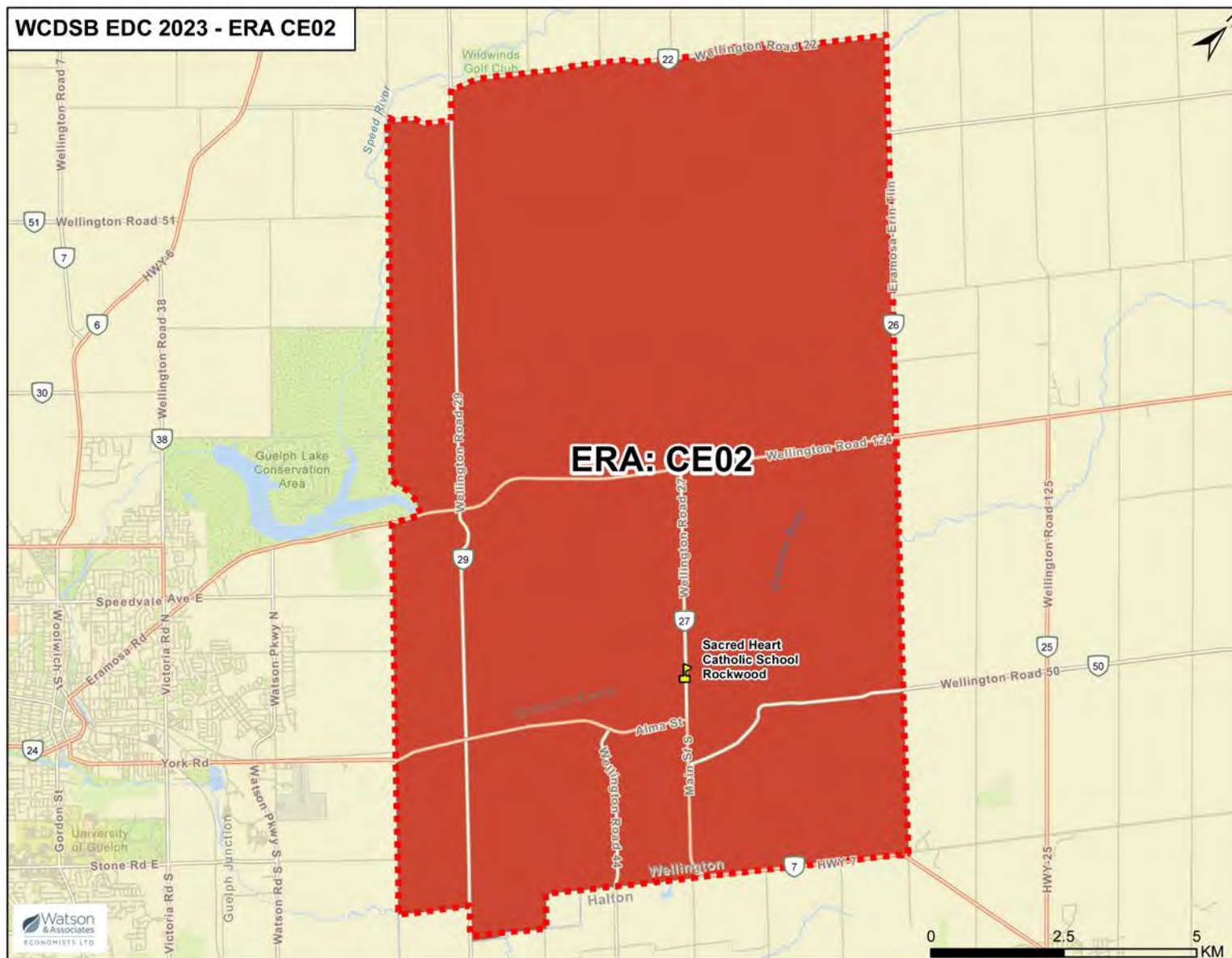
**Wellington Catholic District School Board  
 Education Development Charges Submission 2024  
 Form C - Net New Dwelling Units - By-Law Summary**

<b>Municipality</b>	<b>Number of Units</b>
Central East Guelph + Guelph/Eramosa Townships	4,233
Rockwood	183
Central West Guelph + Guelph Township	3,161
South Guelph + Puslinch Township	9,777
Wellington North, Minto and Mapleton	3,327
Centre Wellington	4,902
Erin	2,443
<b>Grand Total Gross New Units In By-Law Area</b>	<b>28,026</b>
<b>Less: Statutorily Exempt Units In By-Law Area</b>	<b>364</b>
<b>Total Net New Units In By-Law Area</b>	<b>27,662</b>

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
Central East Guelph + Guelph/Eramosa Townships	Low Density	476	0.16	77	Guelph/Guelph-Eramosa/Puslinch	Low Density	3,320	0.05	180
	Medium Density	808	0.09	69		Medium Density	4,572	0.02	100
	High Density	2,901	0.02	47		High Density	9,193	0.01	67
	Total	4,185	0.05	194		Total	17,085	0.02	348
Rockwood	Low Density	148	0.12	18	Wellington County Less Guelph-Eramosa/Puslinch	Low Density	7,556	0.03	251
	Medium Density	19	0.07	1		Medium Density	1,636	0.01	23
	High Density	14	0.02	0		High Density	1,385	0.00	7
	Total	182	0.11	20		Total	10,576	0.03	281
Central West Guelph + Guelph Township	Low Density	486	0.13	61					
	Medium Density	468	0.06	28					
	High Density	2,180	0.02	49					
	Total	3,134	0.04	139					
South Guelph + Puslinch Township	Low Density	2,210	0.15	324					
	Medium Density	3,277	0.07	245					
	High Density	4,098	0.03	102					
	Total	9,585	0.07	671					
Wellington North, Minto and Mapleton	Low Density	2,428	0.11	269					
	Medium Density	491	0.05	26					
	High Density	379	0.02	6					
	Total	3,298	0.09	300					
Centre Wellington	Low Density	3,496	0.11	394					
	Medium Density	727	0.05	39					
	High Density	636	0.02	12					
	Total	4,859	0.09	444					
Erin	Low Density	1,632	0.09	142					
	Medium Density	417	0.05	22					
	High Density	370	0.02	6					
	Total	2,419	0.07	170					
SUBTOTAL:				1,938	SUBTOTAL:				628
LESS: Available Pupil Places:				461	LESS: Available Pupil Places:				223
NET GROWTH RELATED PUPILS:				1,477	NET GROWTH RELATED PUPILS:				406

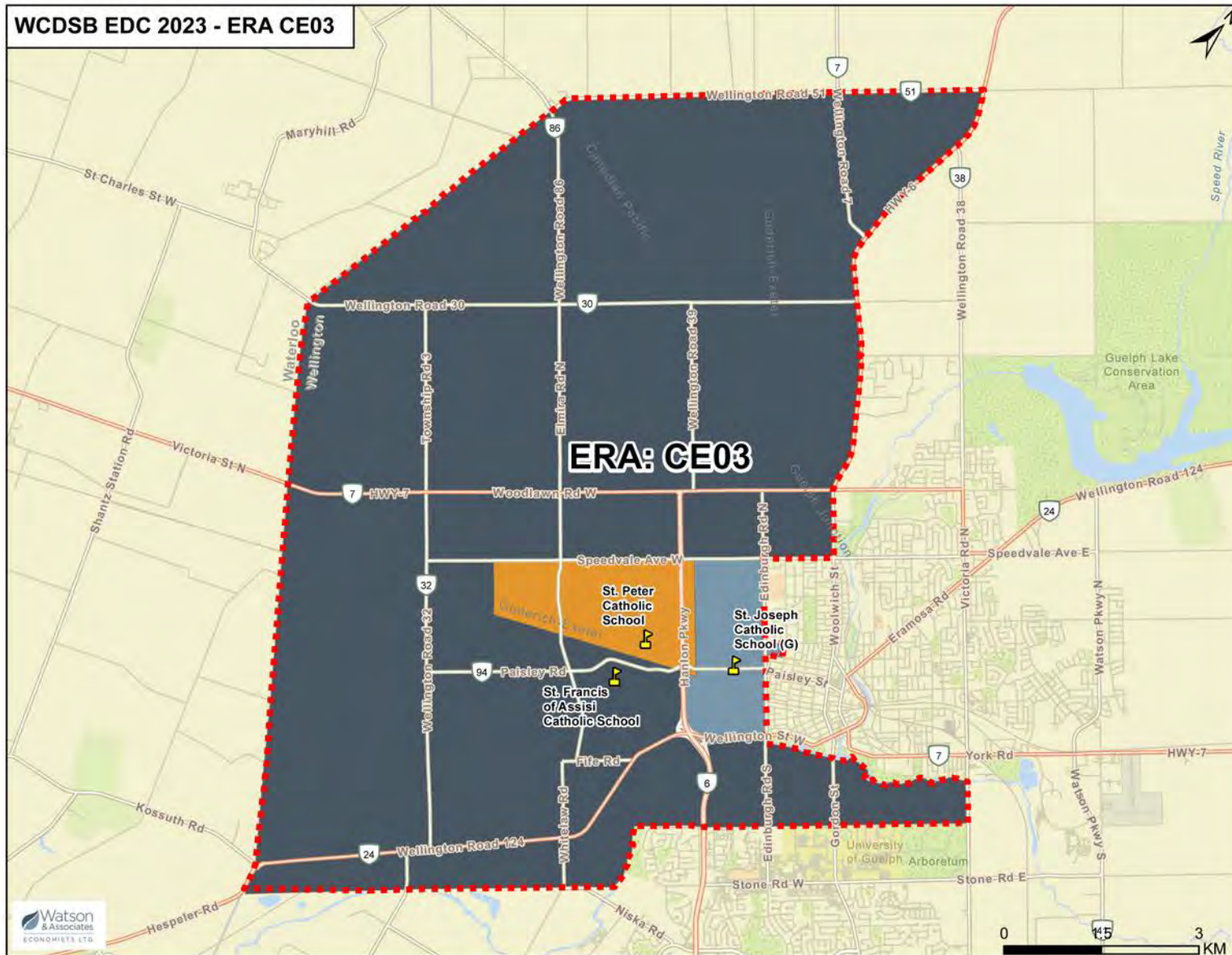












Review Area:

CE03 Central West Guelph + Guelph Township

**REQUIREMENTS OF EXISTING COMMUNITY**

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2023/2024	15 Year Projections (Assumes Full Day JK/SK)														
				Year 1 2024/2025	Year 2 2025/2026	Year 3 2026/2027	Year 4 2027/2028	Year 5 2028/2029	Year 6 2029/2030	Year 7 2030/2031	Year 8 2031/2032	Year 9 2032/2033	Year 10 2033/2034	Year 11 2034/2035	Year 12 2035/2036	Year 13 2036/2037	Year 14 2037/2038	Year 15 2038/2039
St. Francis of Assisi Catholic School	475	0	451	452	445	439	434	437	434	425	426	419	410	413	416	415	413	412
St. Joseph Catholic School - Guelph	337	0	370	393	417	426	439	452	469	477	485	489	478	476	475	476	475	472
St. Peter Catholic School	314	0	462	488	506	522	524	522	529	529	529	524	524	525	527	525	523	522
TOTAL:	1,126.0	0	1,283	1,333	1,368	1,387	1,397	1,410	1,432	1,431	1,440	1,431	1,413	1,414	1,418	1,416	1,412	1,406
AVAILABLE PUPIL PLACES:																		

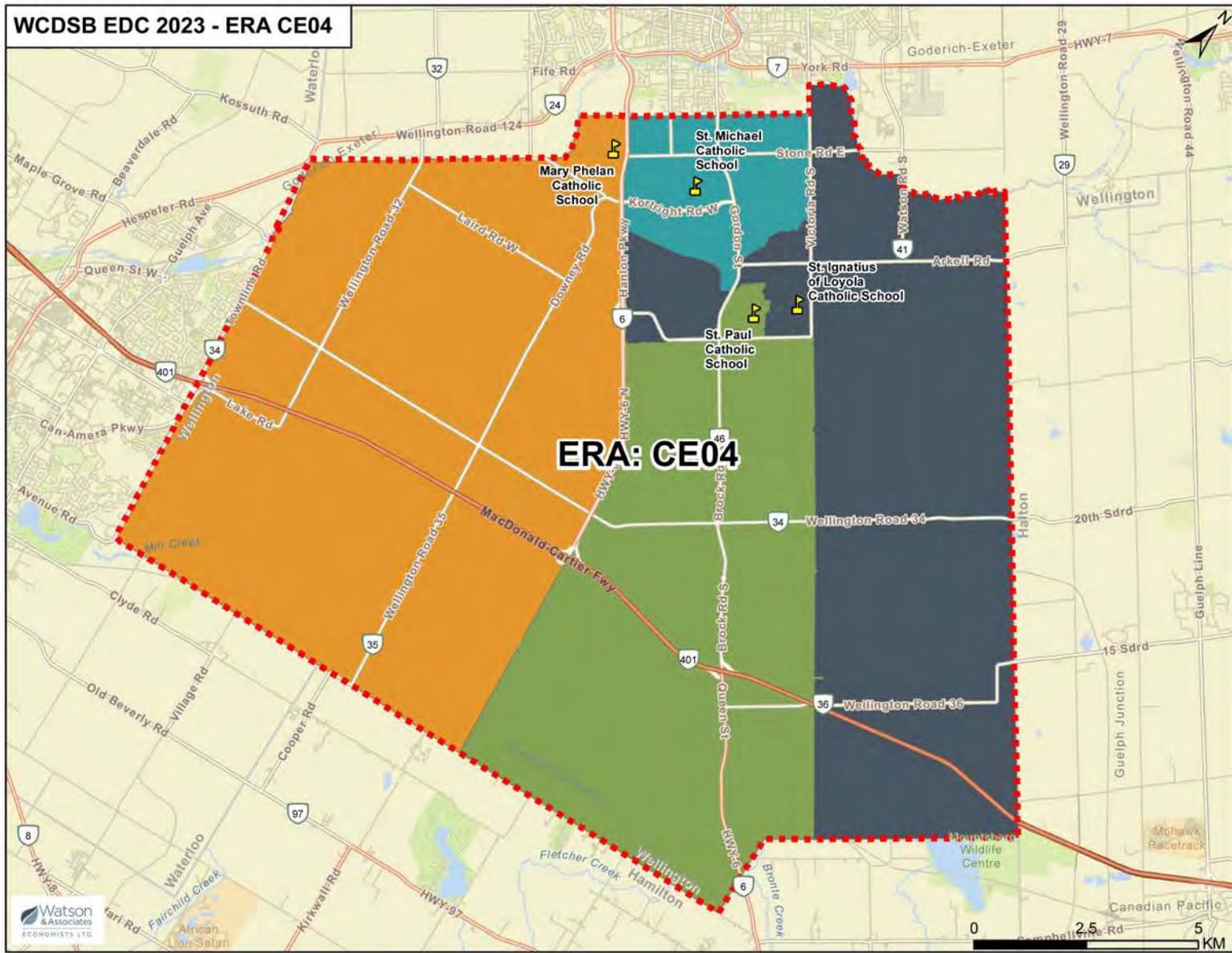
**REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)**

	15 Year Projections (Assumes Full Day JK/SK)														
	Year 1 2024/2025	Year 2 2025/2026	Year 3 2026/2027	Year 4 2027/2028	Year 5 2028/2029	Year 6 2029/2030	Year 7 2030/2031	Year 8 2031/2032	Year 9 2032/2033	Year 10 2033/2034	Year 11 2034/2035	Year 12 2035/2036	Year 13 2036/2037	Year 14 2037/2038	Year 15 2038/2039
	5	10	15	29	43	57	71	86	94	102	111	119	127	133	139

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

1 Requirements of New Development (Pupil Places)	139
2 Pupils Holding For New Schools	255
3 Available Pupil Places in Existing Facilities	0
4 Net Growth-Related Pupil Place Requirements (1+2-3)	394

**NOTES**



Review Area:

CE04 South Guelph + Puslinch Township

**REQUIREMENTS OF EXISTING COMMUNITY**

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2023/2024	15 Year Projections (Assumes Full Day JK/SK)														
				Year 1 2024/2025	Year 2 2025/2026	Year 3 2026/2027	Year 4 2027/2028	Year 5 2028/2029	Year 6 2029/2030	Year 7 2030/2031	Year 8 2031/2032	Year 9 2032/2033	Year 10 2033/2034	Year 11 2034/2035	Year 12 2035/2036	Year 13 2036/2037	Year 14 2037/2038	Year 15 2038/2039
Mary Phelan Catholic School	291	0	182	187	184	193	191	192	192	198	191	191	191	191	191	191	191	191
St. Ignatius of Loyola Catholic School	649	0	435	422	390	373	372	357	347	354	354	364	367	363	362	364	365	366
St. Michael Catholic School	464	0	376	372	379	365	363	358	353	344	351	341	335	338	340	340	339	338
St. Paul Catholic School	475	0	319	315	316	314	294	289	286	296	307	312	324	322	320	319	321	322
TOTAL:	1,879.0	0	1,312	1,296	1,268	1,245	1,220	1,196	1,178	1,192	1,202	1,208	1,217	1,214	1,213	1,213	1,216	1,218
AVAILABLE PUPIL PLACES:																		661

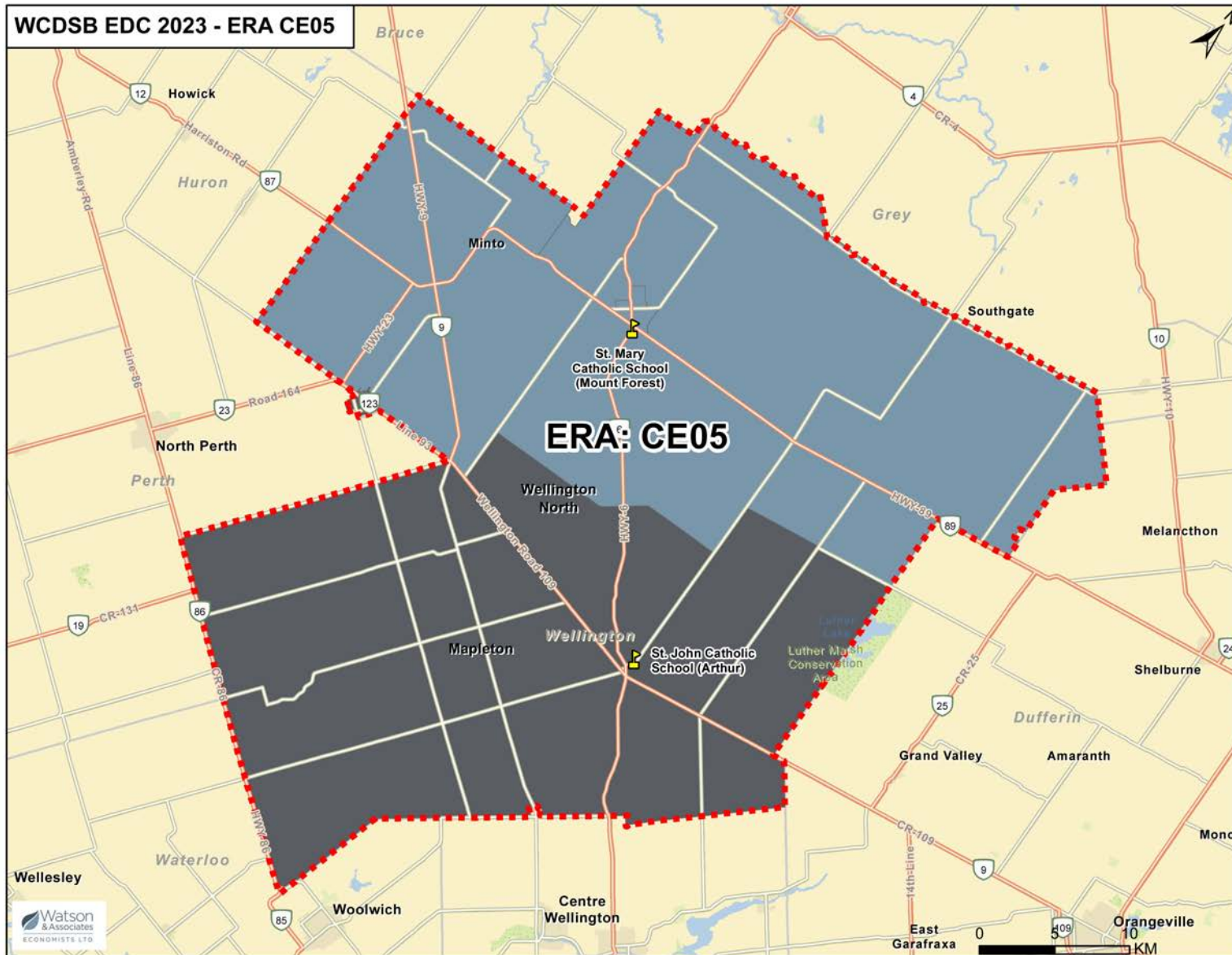
**REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)**

	15 Year Projections (Assumes Full Day JK/SK)														
	Year 1 2024/2025	Year 2 2025/2026	Year 3 2026/2027	Year 4 2027/2028	Year 5 2028/2029	Year 6 2029/2030	Year 7 2030/2031	Year 8 2031/2032	Year 9 2032/2033	Year 10 2033/2034	Year 11 2034/2035	Year 12 2035/2036	Year 13 2036/2037	Year 14 2037/2038	Year 15 2038/2039
	25	51	76	134	191	246	301	355	402	449	498	547	596	634	671

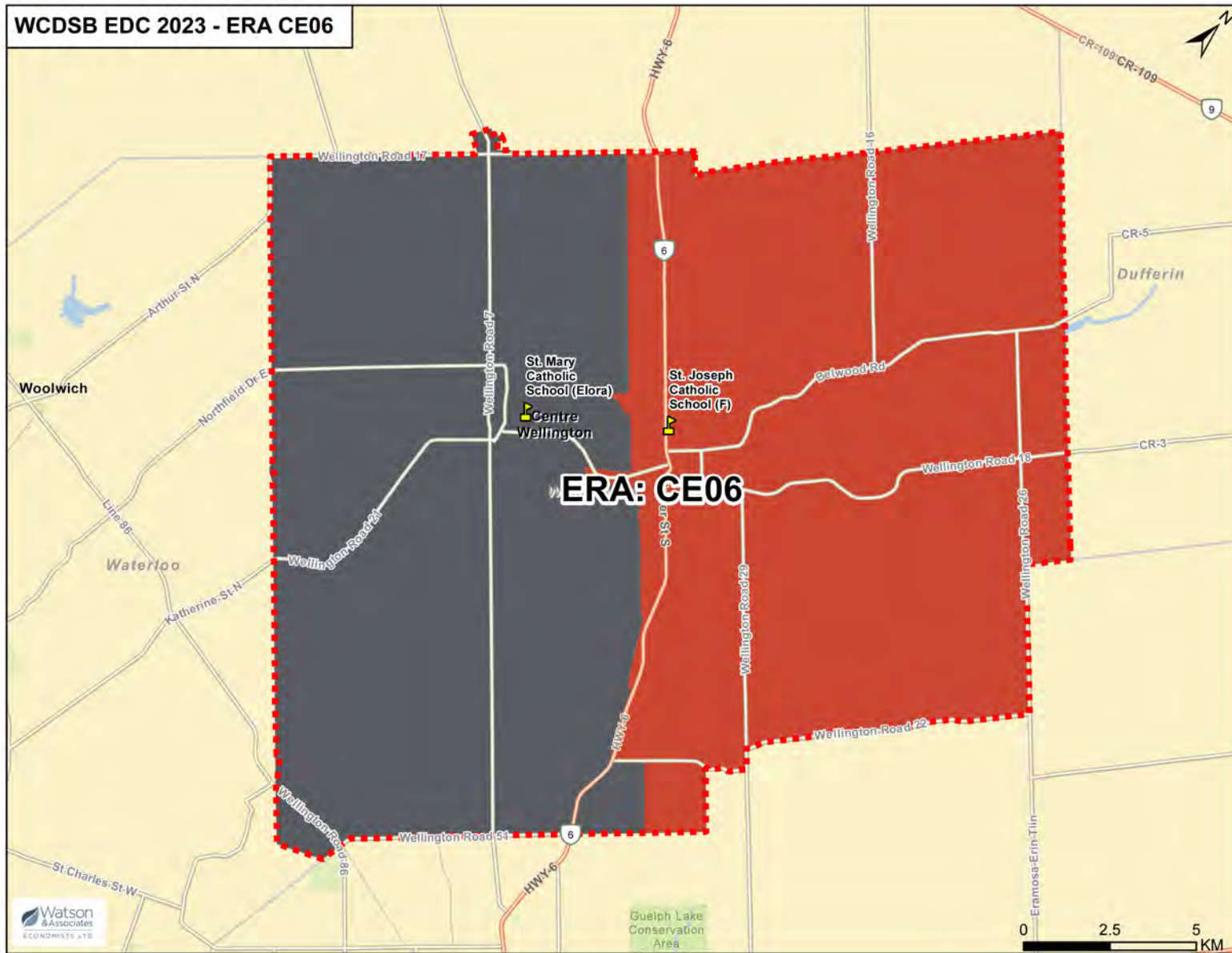
**CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS**

1 Requirements of New Development (Pupil Places)	671
2 Pupils Holding For New Schools	0
3 Available Pupil Places in Existing Facilities	661
4 Net Growth-Related Pupil Place Requirements (1+2-3)	10

**NOTES**









Review Area:

CE06 Centre Wellington

**REQUIREMENTS OF EXISTING COMMUNITY**

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2023/2024	15 Year Projections (Assumes Full Day JK/SK)														
				Year 1 2024/2025	Year 2 2025/2026	Year 3 2026/2027	Year 4 2027/2028	Year 5 2028/2029	Year 6 2029/2030	Year 7 2030/2031	Year 8 2031/2032	Year 9 2032/2033	Year 10 2033/2034	Year 11 2034/2035	Year 12 2035/2036	Year 13 2036/2037	Year 14 2037/2038	Year 15 2038/2039
St. Joseph Catholic School - Fergus	550	0	540	546	563	588	602	610	609	606	600	595	579	581	582	581	581	
St. Mary Catholic School - Elora	337	0	377	377	372	366	360	355	344	334	328	322	317	318	320	321	321	
TOTAL:	887.0	0	917	923	934	953	962	965	953	940	928	917	896	899	902	902	901	
AVAILABLE PUPIL PLACES:																		

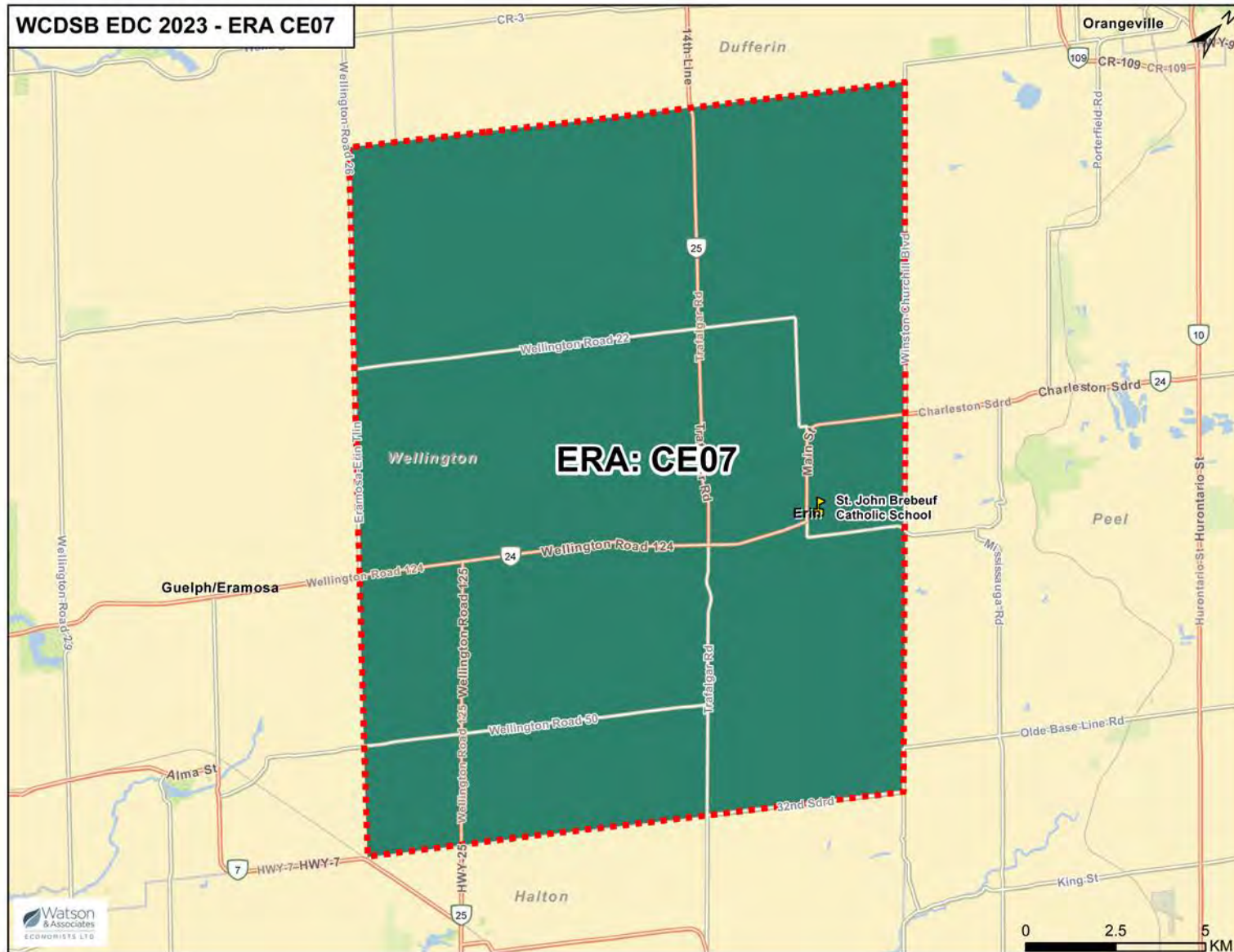
**REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)**

	15 Year Projections (Assumes Full Day JK/SK)														
	Year 1 2024/2025	Year 2 2025/2026	Year 3 2026/2027	Year 4 2027/2028	Year 5 2028/2029	Year 6 2029/2030	Year 7 2030/2031	Year 8 2031/2032	Year 9 2032/2033	Year 10 2033/2034	Year 11 2034/2035	Year 12 2035/2036	Year 13 2036/2037	Year 14 2037/2038	Year 15 2038/2039
	26	51	77	101	125	153	182	210	245	279	312	345	378	411	444

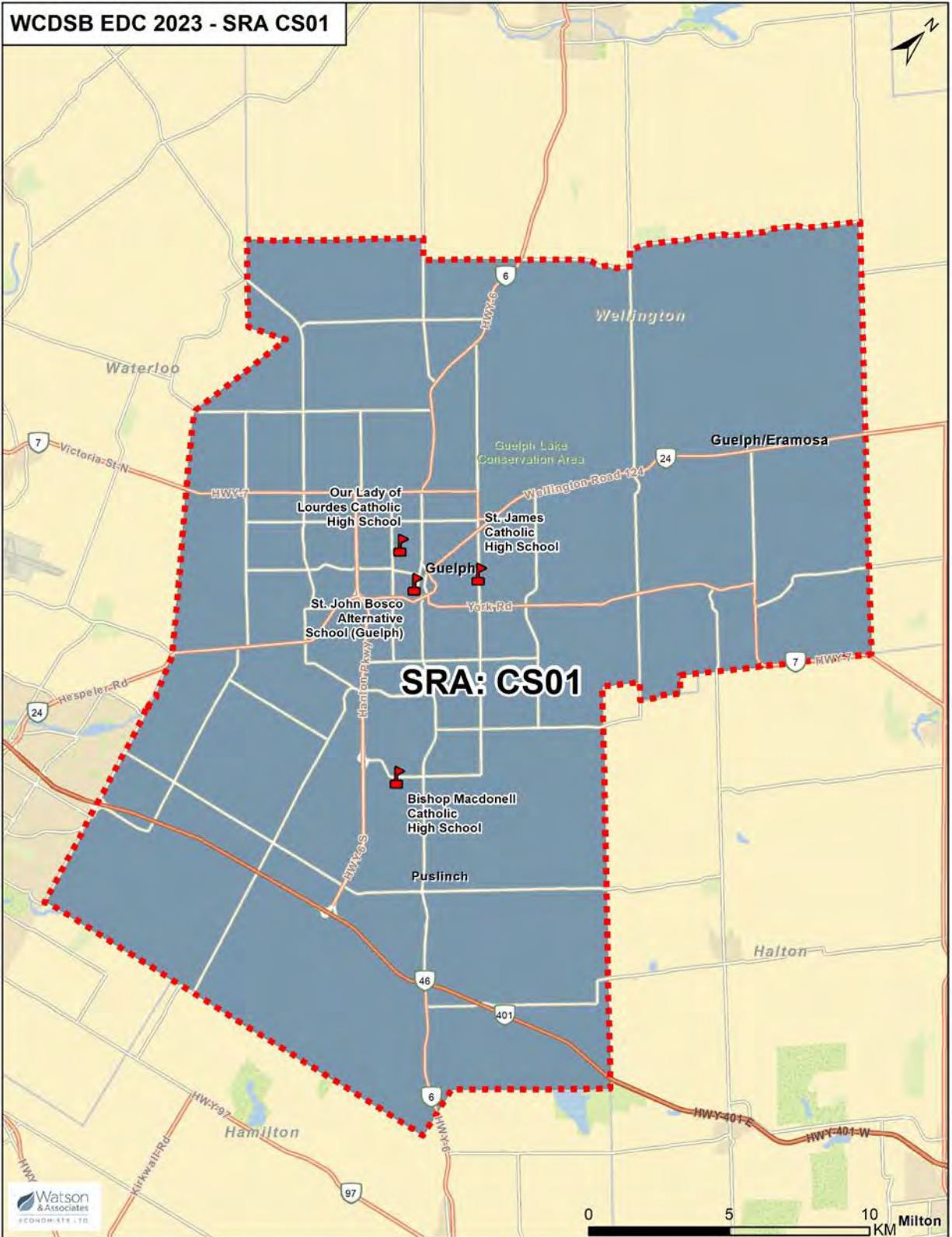
**CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS**

1 Requirements of New Development (Pupil Places)	444
2 Pupils Holding For New Schools	162
3 Available Pupil Places in Existing Facilities	0
4 Net Growth-Related Pupil Place Requirements (1+2-3)	606

**NOTES**







Wellington Catholic District School Board  
 Education Development Charges Submission 2024  
 Form F - Growth Related Pupil Place Requirements

Panel: **Secondary Panel**  
 Review Area: **CSD1 Guelph/Guelph-Eramosa/Puslinch**

**REQUIREMENTS OF EXISTING COMMUNITY**

Existing Schools and Projects	Current OTG Capacity	Number of Temp Facilities	Current 2023/2024	15 Year Projection of Average Daily Enrolments														
				Year 1 2024/2025	Year 2 2025/2026	Year 3 2026/2027	Year 4 2027/2028	Year 5 2028/2029	Year 6 2029/2030	Year 7 2030/2031	Year 8 2031/2032	Year 9 2032/2033	Year 10 2033/2034	Year 11 2034/2035	Year 12 2035/2036	Year 13 2036/2037	Year 14 2037/2038	Year 15 2038/2039
Bishop Macdonell Catholic SS	930.0	0	710	686	692	666	647	654	640	605	572	545	514	528	540	544	553	551
Our Lady of Lourdes Catholic S	810.0	0	657	630	624	642	735	787	823	848	843	859	903	896	911	904	869	866
St James Catholic S	996.0	0	1,075	1,081	1,053	1,039	1,002	1,033	1,060	1,102	1,095	1,071	1,084	1,065	1,080	1,076	1,057	1,054
St John Bosco Catholic School	105.0	0	63	89	87	84	80	79	81	83	83	82	81	81	82	82	82	82
Return Students From Wellington County North of Guelph Back to County			-	- 375	- 361	- 384	- 390	- 406	- 419	- 435	- 432	- 428	- 439	- 432	- 439	- 437	- 426	- 425
TOTAL:	2,841.0	0	2,505	2,112	2,095	2,046	2,074	2,147	2,184	2,204	2,161	2,129	2,144	2,137	2,174	2,169	2,134	2,128
AVAILABLE PUPIL PLACES:																		713

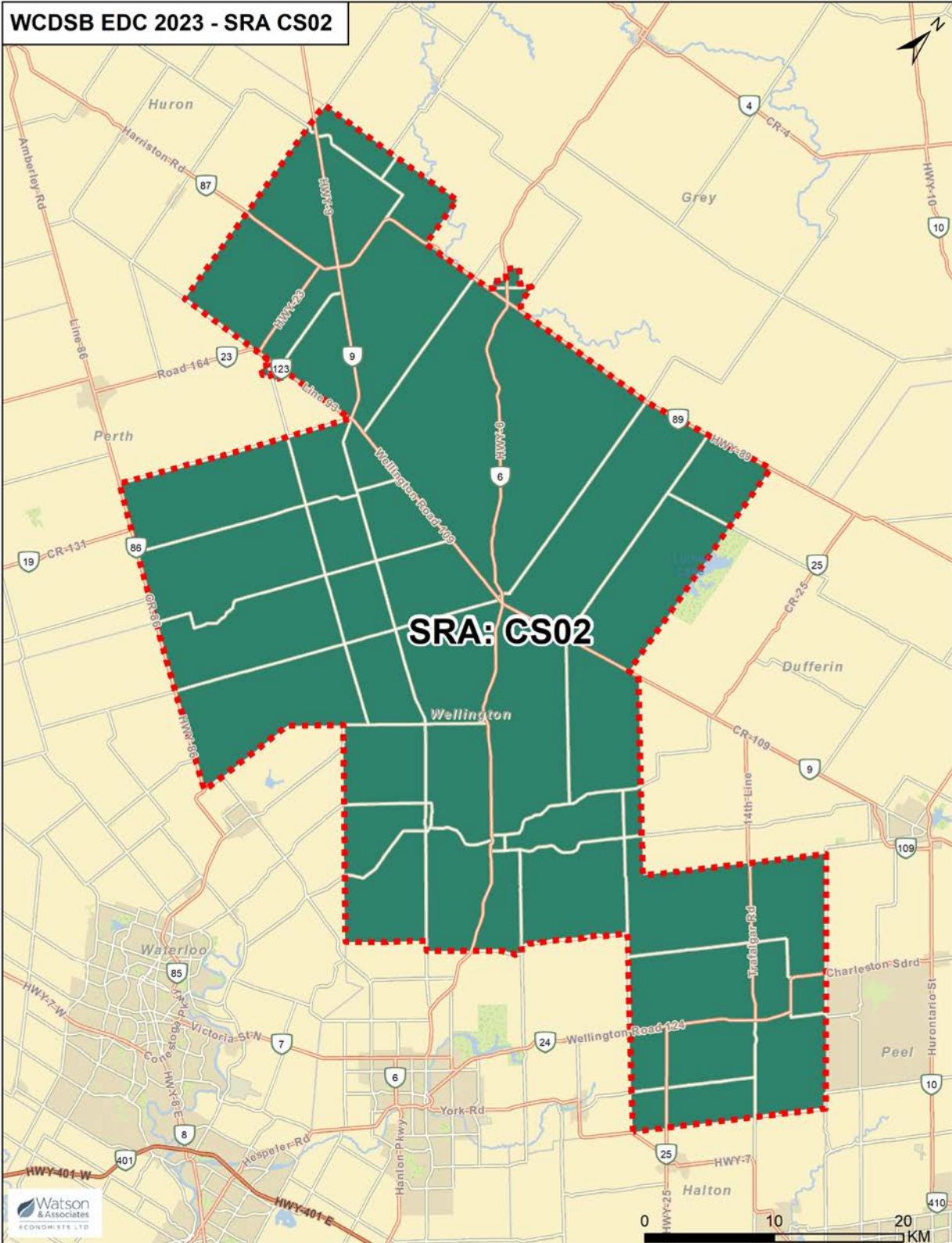
**REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)**

	15 Year Projection of Average Daily Enrolments														
	Year 1 2024/2025	Year 2 2025/2026	Year 3 2026/2027	Year 4 2027/2028	Year 5 2028/2029	Year 6 2029/2030	Year 7 2030/2031	Year 8 2031/2032	Year 9 2032/2033	Year 10 2033/2034	Year 11 2034/2035	Year 12 2035/2036	Year 13 2036/2037	Year 14 2037/2038	Year 15 2038/2039
	16	32	49	73	98	124	150	176	199	222	249	277	304	326	348

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

1 Requirements of New Development (Pupil Places)	348
2 Pupils Holding For New Schools	0
3 Available Pupil Places in Existing Facilities	713
4 Net Growth-Related Pupil Place Requirements (1+2-3)	0

**NOTES**





Wellington Catholic District School Board  
 Education Development Charges Submission 2024  
 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
CE02 - Rockwood			Accommodated in Existing Facilities, Temporary Accommodation or Addition	94										
CE03 - Central West Guelph + Guelph Township	TBD	2027	New Elementary School- West Guelph	394	400	98.40%	4.00	3.94	\$ 1,875,000	\$ 7,380,253	\$ 566,711	\$ 567,472	\$ 1,861,180	\$ 10,375,616
CE04 - South Guelph + Puslinch Township			Accommodated in Existing Facilities, Temporary Accommodation or Addition	10										
CE05 - Wellington North, Minto and Mapleton	Purchased	2024	New Elementary School- Drayton *	225	225	100.00%	5.00	5.00		\$ -	\$ 610,382	\$ -	\$ 133,424	\$ 743,806
CE06 - Centre Wellington	TBD	2028	New Elementary School- Centre Wellington	400	400	100.00%	4.00	4.00	\$ 1,500,000	\$ 6,000,000	\$ 625,434	\$ 622,877	\$ 1,584,416	\$ 8,832,727
CE06 - Centre Wellington	TBD	2035	New Elementary School- Centre Wellington	206	400	51.50%	2.06	2.06	\$ 1,500,000	\$ 3,090,000	\$ 349,799	\$ 406,051	\$ 840,668	\$ 4,686,518
CE07 - Erin	TBD	2036	New Elementary School- Erin	149	400	37.15%	4.00	1.49	\$ 1,500,000	\$ 2,229,140	\$ 252,346	\$ 292,927	\$ 606,462	\$ 3,380,875
<b>Total:</b>				<b>1,476</b>	<b>1,825</b>		<b>21.0</b>	<b>16.5</b>		<b>\$ 18,699,393</b>	<b>\$ 2,404,672</b>	<b>\$ 1,889,327</b>	<b>\$ 5,026,150</b>	<b>\$ 28,019,542</b>

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
CS02 - Wellington County Less Guelph-Eramosa/Puslinch	Purchased	2024	New Secondary School - Centre Wellington	406	492	82.43%	4.39	3.62		\$ -	\$ 441,758	\$ -	\$ 96,564	\$ 538,322
<b>Total:</b>				<b>406</b>	<b>492</b>		<b>4.39</b>	<b>3.62</b>		<b>\$ -</b>	<b>\$ 441,758</b>	<b>\$ -</b>	<b>\$ 96,564</b>	<b>\$ 538,322</b>

\* Note: The EDC guidelines allow for a 4 acre site for under 400 capacity elementary schools. The original site offered by developer was a 6 acre site and the Board was able to negotiate with developer to reduce by 1 acre. While the proposed site is still 1 acre above the EDC requirements, the proposed site is surrounded by existing and proposed new residential development and part of an infill development in the centre of Drayton. While the school would be walkable, it would still have a bussing and driving component and considering its surroundings and street network surrounding the school, the Board feels the extra acre above the EDC requirement would be necessary in this scenario to ensure proper kiss and ride and bus drop off and pick up areas. In addition, it provides additional space should portables or an addition be required in the future.



**Wellington Catholic District School Board  
 Education Development Charges Submission 2024  
 Form H1 - EDC Calculation - Uniform Residential and Non-Residential**

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

Total:	Education Land Costs (Form G)	\$ 28,557,864
Add:	EDC Financial Obligations (Form A2)	\$ 4,169,589
<b>Subtotal:</b>	<b>Growth-Related Net Education Land Costs</b>	<b>\$ 32,727,453</b>
Add:	EDC Study Costs	\$ 450,000
<b>Total:</b>	<b>Growth-Related Net Education Land Costs</b>	<b>\$ 33,177,453</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%)	0%	\$ -
Total Growth-Related Net Education Land Costs to be Attributed to Residential Development	100%	\$ 33,177,453

**Calculation of Uniform Residential Charge**

Residential Growth-Related Net Education Land Costs	\$ 33,177,453
Net New Dwelling Units (Form C)	27,662
Uniform Residential EDC per Dwelling Unit	\$ 1,199

**Wellington Catholic District School Board  
 Education Development Charges Submission 2024  
 Form H2 - EDC Calculation - Differentiated Residential and Non-Residential (Part 2 of 2)**

**Residential Growth-Related Net Education Land Costs: \$ 33,177,453**

**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	10,876	0.118	1,285	66.3%	0.040	431	69%	1,716	67%
Medium Density	6,208	0.069	430	22.2%	0.020	123	20%	554	22%
High Density	10,578	0.021	222	11.5%	0.007	74	12%	296	12%
<b>Total</b>	<b>27,662</b>	<b>0.0700</b>	<b>1,938</b>	<b>100%</b>	<b>0.0227</b>	<b>628</b>	<b>100%</b>	<b>2,566</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	\$ 22,189,825	10,876	\$ 2,040
Medium Density	\$ 7,157,134	6,208	\$ 1,153
High Density	\$ 3,830,493	10,578	\$ 362



# Appendix B

## UGDSB EDC By-Law

### Wellington County (including the City of Guelph)

**UPPER GRAND DISTRICT SCHOOL BOARD**  
**EDUCATION DEVELOPMENT CHARGES BY-LAW, 2024**  
**WELLINGTON COUNTY**

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 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 development requires one or more of the actions identified in section 257.54(2) of the *Education Act*;

**AND WHEREAS** on April XXX, 2024, 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 Upper Grand District School Board has satisfied the conditions prescribed under section 10 of Ontario Regulation 20/98 in order for it to pass an education development charge by-law;

**AND WHEREAS** the Upper Grand District School Board has conducted a review of its education development charge policies and held a public meeting on March 21, 2024, in accordance with section 257.60 of the *Education Act*;

**AND WHEREAS** the Upper Grand 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 Upper Grand District School Board has given notice and held public meetings on March 21, 2024 and April 18, 2024, 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 Upper Grand District School Board has determined in accordance with section 257.63(3) of the *Education Act* that an additional public meeting is not necessary in respect of this by-law;

**NOW THEREFORE THE UPPER GRAND 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 use” means lands, buildings or structures 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;
  - (c) “Board” means the Upper Grand District School Board;
  - (d) “County” means the County of Wellington and includes the City of Guelph;
  - (e) “development” includes redevelopment;
  - (f) “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;
  - (g) “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).
  - (h) “education development charge” means charges imposed pursuant to this by-law in accordance with the Act;
  - (i) “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;
  - (j) “mixed use” means land, buildings or structures used, or designed or intended for use, for a combination of non-residential and residential uses;
  - (k) “non-residential use” means lands, buildings or structures or portions thereof used, or designed or intended for use for other than residential use or agricultural use, and includes, but is not limited to, an office, retail, industrial or institutional use;
  - (l) “*Planning Act*” means the *Planning Act*, R.S.O. 1990, c. P.13, as amended;
  - (m) “Regulation” means Ontario Regulation 20/98, as amended, made under the Act;
  - (n) “residential development” means lands, buildings or structures developed or to be developed for residential use.
  - (o) “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 sections 3(2) and 3(6), this by-law applies to all lands in the County.
- (2) This by-law shall not apply to lands that are owned by and are used for the purposes of:
- (i) the County or a local board thereof;
  - (ii) a municipality or a local board thereof;
  - (iii) a board as defined in section 257.53(1) of the Act;
  - (iv) a public hospital receiving aid under the *Public Hospitals Act*, R.S.O. 1990, c. P.40.

- (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:
  - (i) a private school;
  - (ii) a long-term care home, as defined in the *Fixing Long-Term Care Act, 2021*;
  - (iii) a retirement home, as defined in the *Retirement Homes Act, 2010*;
  - (iv) a hospice or other facility that provides palliative care services;
  - (v) a child care centre, as defined in the *Child Care and Early Years Act, 2014*;
  - (vi) 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,
  - (i) a college of applied arts and technology established under the *Ontario Colleges of Applied Arts and Technology Act, 2002*;
  - (ii) a university that receives regular and ongoing operating funds from the Government of Ontario for the purposes of post-secondary education;
  - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act, 2017*.
- (6) In accordance with section 19 of the University of Guelph Act, 1964, S.O. 1964 c. 120, property vested in the University of Guelph and any lands and premises leased to and occupied by the University are exempt from education development charges under this by-law so long as the same are actually used and occupied for University or University related purposes, those purposes being set out in section 3 of the University of Guelph Act, 1964, as amended.

### **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*;  
or
  - (g) the issuing of a permit under the *Building Code Act, 1992* 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. 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**

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



## PART II

### EDUCATION DEVELOPMENT CHARGES

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

8. 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) April 23, 2024 to April 22, 2025 - \$2,522.00;
  - (ii) April 23, 2025 to April 22, 2026 - \$2,822.00;
  - (iii) April 23, 2026 to April 22, 2027 - \$3,122.00;
  - (iv) April 23, 2027 to April 22, 2028 - \$3,422.00; and
  - (v) April 23, 2028 to April 22, 2029 - \$3,722.00.

#### **Exemptions from Residential Education Development Charges**

9. (1) In this section,
- (i) “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;
  - (ii) “other residential building” means a residential building not in another class of residential building described in this section;
  - (iii) “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;
  - (iv) “single detached dwelling” means a residential building consisting of one dwelling unit that is not attached to another building.
- (2) Subject to sections 9(3) and (4), education development charges shall not be imposed with respect to,

- (i) the enlargement of an existing dwelling unit that does not create an additional dwelling unit;
  - (ii) the creation of one or two additional dwelling units in an existing single detached dwelling; or
  - (iii) the creation of one additional dwelling unit in an existing semi-detached dwelling, an existing row dwelling, or any other residential building.
- (3) Notwithstanding section 9(2)(ii), education development charges shall be imposed in accordance with section 8 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 9(2)(iii), education development charges shall be imposed in accordance with section 8 if the additional dwelling unit has a gross floor area greater than,
- (i) in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; or
  - (ii) in the case of any other residential building, the gross floor area of the smallest dwelling unit already contained in the residential building.
10. (1) Education development charges under section 8 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 10(1), education development charges shall be imposed in accordance with section 8 if the building permit for the replacement dwelling unit is issued more than 4 years after,
- (i) the date the former dwelling unit was destroyed or became uninhabitable; or
  - (ii) 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 10(1), education development charges shall be imposed in accordance with section 8 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.

### **PART III**

#### **ADMINISTRATION**

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

11. Education development charges are payable in full to the area 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.
12. 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**

13. Notwithstanding the payments required under section 11, 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**

14. 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.

##### **Motion to Review the By-law**

15. (1) Where it appears to the Board that the land values underlying the education development charge calculation are indicating higher costs than the Board is generally experiencing over a period of time sufficient to show the discrepancy with a reasonable degree of assurance, the Board shall consider a motion to study amending the by-law to reduce the charge.
- (2) Where it appears to the Board that the land values underlying the education development charge calculation are indicating lower costs than the Board is generally experiencing over a period of time sufficient to show the discrepancy with a reasonable degree of assurance, the Board shall consider a motion to study amending the by-law to increase the charge.

##### **Date By-law In Force**

16. This by-law shall come into force on April 23, 2024.

**Date By-law Expires**

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

**Repeal**

18. The Upper Grand District School Board Education Development Charges By-law, 2019 (Wellington County) is hereby repealed on the date this by-law comes into force.

**Severability**

19. 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**

20. 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**

21. This by-law may be cited as the Upper Grand District School Board Education Development Charges By-Law, 2024 (Wellington County).

ENACTED AND PASSED this 18<sup>th</sup> day of April, 2024.

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Chairperson

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Director of Education and Secretary



# Appendix C

## UGDSB EDC By-Law

### Dufferin County

**UPPER GRAND DISTRICT SCHOOL BOARD**  
**EDUCATION DEVELOPMENT CHARGES BY-LAW, 2024**  
**DUFFERIN COUNTY**

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 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 development requires one or more of the actions identified in section 257.54(2) of the *Education Act*;

**AND WHEREAS** on April XXX, 2024, 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 Upper Grand District School Board has satisfied the conditions prescribed under section 10 of Ontario Regulation 20/98 in order for it to pass an education development charge by-law;

**AND WHEREAS** the Upper Grand District School Board has conducted a review of its education development charge policies and held a public meeting on March 21, 2024, in accordance with section 257.60 of the *Education Act*;

**AND WHEREAS** the Upper Grand 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 Upper Grand District School Board has given notice and held public meetings on March 21, 2024 and April 18, 2024, 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 Upper Grand District School Board has determined in accordance with section 257.63(3) of the *Education Act* that an additional public meeting is not necessary in respect of this by-law;

**NOW THEREFORE THE UPPER GRAND 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 use” means lands, buildings or structures 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;
  - (c) “Board” means the Upper Grand District School Board;
  - (d) “County” means the County of Dufferin;
  - (e) “development” includes redevelopment;
  - (f) “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;
  - (g) “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).
  - (h) “education development charge” means charges imposed pursuant to this by-law in accordance with the Act;
  - (i) “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;
  - (j) “mixed use” means land, buildings or structures used, or designed or intended for use, for a combination of non-residential and residential uses;
  - (k) “non-residential use” means lands, buildings or structures or portions thereof used, or designed or intended for use for other than residential use or agricultural use, and includes, but is not limited to, an office, retail, industrial or institutional use;
  - (l) “*Planning Act*” means the *Planning Act*, R.S.O. 1990, c. P.13, as amended;
  - (m) “Regulation” means Ontario Regulation 20/98, as amended, made under the Act;
  - (n) “residential development” means lands, buildings or structures developed or to be developed for residential use.
  - (o) “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 sections 3(2) to 3(5), this by-law applies to all lands in the County.
- (2) This by-law shall not apply to lands that are owned by and are used for the purposes of:
- (i) the County or a local board thereof;
  - (ii) a municipality or a local board thereof;
  - (iii) a board as defined in section 257.53(1) of the Act;
  - (iv) a public hospital receiving aid under the *Public Hospitals Act*, R.S.O. 1990, c. P.40.



- (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:
  - (i) a private school;
  - (ii) a long-term care home, as defined in the *Fixing Long-Term Care Act, 2021*;
  - (iii) a retirement home, as defined in the *Retirement Homes Act, 2010*;
  - (iv) a hospice or other facility that provides palliative care services;
  - (v) a child care centre, as defined in the *Child Care and Early Years Act, 2014*;
  - (vi) 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,
  - (i) a college of applied arts and technology established under the *Ontario Colleges of Applied Arts and Technology Act, 2002*;
  - (ii) a university that receives regular and ongoing operating funds from the Government of Ontario for the purposes of post-secondary education;
  - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act, 2017*.

#### **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*;  
or
  - (g) the issuing of a permit under the *Building Code Act, 1992* 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. 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**

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

**PART II**

**EDUCATION DEVELOPMENT CHARGES**

**Residential Education Development Charges**

- 8. 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) April 23, 2024 to April 22, 2025 - \$2,632.00;
  - (ii) April 23, 2025 to April 22, 2026 - \$2,932.00;
  - (iii) April 23, 2026 to April 22, 2027 - \$3,232.00;

- (iv) April 23, 2027 to April 22, 2028 - \$3,532.00; and
- (v) April 23, 2028 to April 22, 2029 - \$3,832.00.

**Exemptions from Residential Education Development Charges**

- 9. (1) In this section,
  - (i) “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;
  - (ii) “other residential building” means a residential building not in another class of residential building described in this section;
  - (iii) “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;
  - (iv) “single detached dwelling” means a residential building consisting of one dwelling unit that is not attached to another building.
- (2) Subject to sections 9(3) and (4), education development charges shall not be imposed with respect to,
  - (i) the enlargement of an existing dwelling unit that does not create an additional dwelling unit;
  - (ii) the creation of one or two additional dwelling units in an existing single detached dwelling; or
  - (iii) the creation of one additional dwelling unit in an existing semi-detached dwelling, an existing row dwelling, or any other residential building.
- (3) Notwithstanding section 9(2)(ii), education development charges shall be imposed in accordance with section 8 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 9(2)(iii), education development charges shall be imposed in accordance with section 8 if the additional dwelling unit has a gross floor area greater than,

- (i) in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; or
  - (ii) in the case of any other residential building, the gross floor area of the smallest dwelling unit already contained in the residential building.
10. (1) Education development charges under section 8 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 10(1), education development charges shall be imposed in accordance with section 8 if the building permit for the replacement dwelling unit is issued more than 4 years after,
- (i) the date the former dwelling unit was destroyed or became uninhabitable; or
  - (ii) 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 10(1), education development charges shall be imposed in accordance with section 8 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.

### **PART III**

#### **ADMINISTRATION**

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

11. Education development charges are payable in full to the area 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.
12. 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**

13. Notwithstanding the payments required under section 11, 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**

14. 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.

**Motion to Review the By-law**

15. (1) Where it appears to the Board that the land values underlying the education development charge calculation are indicating higher costs than the Board is generally experiencing over a period of time sufficient to show the discrepancy with a reasonable degree of assurance, the Board shall consider a motion to study amending the by-law to reduce the charge.
- (2) Where it appears to the Board that the land values underlying the education development charge calculation are indicating lower costs than the Board is generally experiencing over a period of time sufficient to show the discrepancy with a reasonable degree of assurance, the Board shall consider a motion to study amending the by-law to increase the charge.

**Date By-law In Force**

16. This by-law shall come into force on April 23, 2024.

**Date By-law Expires**

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

**Repeal**

18. The Upper Grand District School Board Education Development Charges By-law, 2019 (Dufferin County) is hereby repealed on the date this by-law comes into force.

**Severability**

19. 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**

20. 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**

21. This by-law may be cited as the Upper Grand District School Board Education Development Charges By-Law, 2024 (Dufferin County).

ENACTED AND PASSED this 18<sup>th</sup> day of April, 2024.

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Chairperson

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Director of Education and Secretary



# Appendix D

## WCDSB EDC By-Law

### Wellington County (including the City of Guelph)

**WELLINGTON CATHOLIC DISTRICT SCHOOL BOARD**  
**EDUCATION DEVELOPMENT CHARGES BY-LAW No. 2024-01**  
**WELLINGTON COUNTY**

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 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 development requires one or more of the actions identified in section 257.54(2) of the *Education Act*;

**AND WHEREAS** on April XXX, 2024, 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 Wellington Catholic District School Board has satisfied the conditions prescribed under section 10 of Ontario Regulation 20/98 in order for it to pass an education development charge by-law;

**AND WHEREAS** the Wellington Catholic District School Board has conducted a review of its education development charge policies and held a public meeting on March 21, 2024, in accordance with section 257.60 of the *Education Act*;

**AND WHEREAS** the Wellington 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 Wellington Catholic District School Board has given notice and held public meetings on March 21, 2024 and April 18, 2024, 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 Wellington Catholic District School Board has determined in accordance with section 257.63(3) of the *Education Act* that an additional public meeting is not necessary in respect of this by-law;

**NOW THEREFORE THE WELLINGTON 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 use” means lands, buildings or structures 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;
  - (c) “Board” means the Wellington Catholic District School Board;
  - (d) “County” means the County of Wellington and includes the City of Guelph;
  - (e) “development” includes redevelopment;
  - (f) “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;
  - (g) “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).
  - (h) “education development charge” means charges imposed pursuant to this by-law in accordance with the Act;
  - (i) “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;
  - (j) “mixed use” means land, buildings or structures used, or designed or intended for use, for a combination of non-residential and residential uses;
  - (k) “non-residential use” means lands, buildings or structures or portions thereof used, or designed or intended for use for other than residential use or agricultural use, and includes, but is not limited to, an office, retail, industrial or institutional use;
  - (l) “*Planning Act*” means the *Planning Act*, R.S.O. 1990, c. P.13, as amended;
  - (m) “Regulation” means Ontario Regulation 20/98, as amended, made under the Act;
  - (n) “residential development” means lands, buildings or structures developed or to be developed for residential use.
  - (o) “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 sections 3(2) and 3(6), this by-law applies to all lands in the County.
- (2) This by-law shall not apply to lands that are owned by and are used for the purposes of:
- (i) the County or a local board thereof;
  - (ii) a municipality or a local board thereof;
  - (iii) a board as defined in section 257.53(1) of the Act;
  - (iv) a public hospital receiving aid under the *Public Hospitals Act*, R.S.O. 1990, c. P.40.

- (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:
  - (i) a private school;
  - (ii) a long-term care home, as defined in the *Fixing Long-Term Care Act, 2021*;
  - (iii) a retirement home, as defined in the *Retirement Homes Act, 2010*;
  - (iv) a hospice or other facility that provides palliative care services;
  - (v) a child care centre, as defined in the *Child Care and Early Years Act, 2014*;
  - (vi) 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,
  - (i) a college of applied arts and technology established under the *Ontario Colleges of Applied Arts and Technology Act, 2002*;
  - (ii) a university that receives regular and ongoing operating funds from the Government of Ontario for the purposes of post-secondary education;
  - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act, 2017*.
- (6) In accordance with section 19 of the University of Guelph Act, 1964, S.O. 1964 c. 120, property vested in the University of Guelph and any lands and premises leased to and occupied by the University are exempt from education development charges under this by-law so long as the same are actually used and occupied for University or University related purposes, those purposes being set out in section 3 of the University of Guelph Act, 1964, as amended.

### **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*;  
or
  - (g) the issuing of a permit under the *Building Code Act, 1992* 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. 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**

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

## PART II

### EDUCATION DEVELOPMENT CHARGES

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

8. 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) April 23, 2024 to April 22, 2025 - \$919.00;
  - (ii) April 23, 2025 to April 22, 2029 - \$1,199.00.

#### **Exemptions from Residential Education Development Charges**

9. (1) In this section,
- (i) “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;
  - (ii) “other residential building” means a residential building not in another class of residential building described in this section;
  - (iii) “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;
  - (iv) “single detached dwelling” means a residential building consisting of one dwelling unit that is not attached to another building.
- (2) Subject to sections 9(3) and (4), education development charges shall not be imposed with respect to,
- (i) the enlargement of an existing dwelling unit that does not create an additional dwelling unit;
  - (ii) the creation of one or two additional dwelling units in an existing single detached dwelling; or

- (iii) the creation of one additional dwelling unit in an existing semi-detached dwelling, an existing row dwelling, or any other residential building.
- (3) Notwithstanding section 9(2)(ii), education development charges shall be imposed in accordance with section 8 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 9(2)(iii), education development charges shall be imposed in accordance with section 8 if the additional dwelling unit has a gross floor area greater than,
  - (i) in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; or
  - (ii) in the case of any other residential building, the gross floor area of the smallest dwelling unit already contained in the residential building.
- 10. (1) Education development charges under section 8 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 10(1), education development charges shall be imposed in accordance with section 8 if the building permit for the replacement dwelling unit is issued more than 4 years after,
  - (i) the date the former dwelling unit was destroyed or became uninhabitable; or
  - (ii) 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 10(1), education development charges shall be imposed in accordance with section 8 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.

### **PART III**

#### **ADMINISTRATION**

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

11. Education development charges are payable in full to the area 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.
12. 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**

13. Notwithstanding the payments required under section 11, 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**

14. 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.

##### **Motion to Review the By-law**

15. (1) Where it appears to the Board that the land values underlying the education development charge calculation are indicating higher costs than the Board is generally experiencing over a period of time sufficient to show the discrepancy with a reasonable degree of assurance, the Board shall consider a motion to study amending the by-law to reduce the charge.
- (2) Where it appears to the Board that the land values underlying the education development charge calculation are indicating lower costs than the Board is generally experiencing over a period of time sufficient to show the discrepancy with a reasonable degree of assurance, the Board shall consider a motion to study amending the by-law to increase the charge.

##### **Date By-law In Force**

16. This by-law shall come into force on April 23, 2024.

##### **Date By-law Expires**

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

**Repeal**

18. The Wellington Catholic District School Board Education Development Charges By-law No. 2019-01 is hereby repealed on the date this by-law comes into force.

**Severability**

19. 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**

20. 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**

21. This by-law may be cited as the Wellington Catholic District School Board Education Development Charges By-Law No. 2024-01.

ENACTED AND PASSED this 18<sup>th</sup> day of April, 2024.

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Chairperson

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Director of Education and Secretary





# Education Development Charges Public Meetings

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Upper Grand District School Board  
Wellington Catholic District School Board

March 21, 2024



# **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 to Wellington County for the UGDSB and WCDSB. The UGDSB's jurisdiction also includes Dufferin County which also has a separate EDC bylaw. All the bylaws are applied in a uniform way (same rate) across the area of the bylaw.

## **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-20's. All of the existing EDC bylaws are 100% 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 (i.e. a low-density single family type home pays the same rate as a townhouse or a condo) or the school board can have a different rates depending on the type of residential development. **All the EDC bylaws in Ontario** are applied uniformly, like the current EDC bylaws for UGDSB & WCDSB.





# **Public Meeting #2**

## **The Proposed**

### **New EDC By-law**

# What Are The Existing Charges & How Are They Applied?



UGDSB	Old Pre 2019 100% Residential Rate	2019 EDC Calculated 100% Residential Rate	Year 1	Year 2	Year 3	Year 4	Year 5
			May 20, 2019 to May 19, 2020	May 20, 2020 to May 19, 2021	May 20, 2021 to May 19, 2022	May 20, 2022 to May 19, 2023	May 20, 2023 to May 19, 2024
County of Dufferin	\$832	\$2,734	\$1,132	\$1,432	\$1,732	\$2,032	\$2,332
County of Wellington (incl. City of Guelph)	\$1,567	\$2,222	\$1,867	\$2,167	\$2,222	\$2,222	\$2,222
WCDSB	Old Pre 2019 100% Residential Rate	2019 EDC Calculated 100% Residential Rate	Year 1	Year 2	Year 3	Year 4	Year 5
			May 20, 2019 to May 19, 2020	May 20, 2020 to May 19, 2021	May 20, 2021 to May 19, 2022	May 20, 2022 to May 19, 2023	May 20, 2023 to May 19, 2024
County of Wellington (incl. City of Guelph)	\$317	\$619	\$617	\$619	\$619	\$619	\$619

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 1<sup>st</sup> 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 - UGDSB



Elementary Panel Board-Wide EDC Capacity	Projected Elementary Panel Enrolment						Elementary Average Projected Enrolment less Capacity
	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Average Projected Enrolment Over Five Years	
26,426.0	24,775	25,094	25,377	25,888	26,389	25,505	-921

Secondary Panel Board-Wide EDC Capacity	Projected Secondary Panel Enrolment						Secondary Projected Enrolment less Capacity
	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Average Projected Enrolment Over Five Years	
12,201.0	11,815	12,070	12,354	12,481	12,875	12,319	118

<b>Total Outstanding EDC Financial Obligations (Reserve Fund Balance):</b>	<b>-\$ 8,121,082</b>	<b>WELLINGTON COUNTY</b>
<b>Total Outstanding EDC Financial Obligations (Reserve Fund Balance):</b>	<b>\$ 2,365,402</b>	<b>DUFFERIN COUNTY</b>

# Projected Enrolment - WCDSB



Elementary Panel Board-Wide EDC Capacity	Projected Elementary Panel Enrolment						Elementary Average Projected Enrolment less Capacity
	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Average Projected Enrolment Over Five Years	
7,055.0	6,294	6,444	6,590	6,747	6,861	6,587	-468

Secondary Panel Board-Wide EDC Capacity	Projected Secondary Panel Enrolment						Secondary Projected Enrolment less Capacity
	Year 1 2024/ 2025	Year 2 2025/ 2026	Year 3 2026/ 2027	Year 4 2027/ 2028	Year 5 2028/ 2029	Average Projected Enrolment Over Five Years	
2,841.0	2,520	2,523	2,531	2,607	2,740	2,584	-257

<b>Total Outstanding EDC Financial Obligations (Reserve Fund Balance):</b>	<b>-\$ 4,169,589</b>
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# The Residential Growth Forecast: 15 Years



## Wellington County

2024/25 - 2038/39

	# of Units	% By Density
Low Density (Singles/Semis)	10,876	<b>39%</b>
Medium Density (Townhouses)	6,572	<b>23%</b>
High Density (Apartments)	10,578	<b>38%</b>
<i>Total</i>	28,026	<b>100%</b>

## Dufferin County

2024/25 - 2038/39

	# of Units	% By Density
Low Density (Singles/Semis)	3,167	<b>61%</b>
Medium Density (Townhouses)	1,105	<b>21%</b>
High Density (Apartments)	894	<b>17%</b>
<i>Total</i>	5,166	<b>100%</b>

# Net Growth-Related New Pupil Places



## UGDSB – WELLINGTON COUNTY

Elementary		Secondary	
New Pupils:	5211	New Pupils:	2221
Less Available Pupil Places:	1470	Less Available Pupil Places:	989
<b>Total EDC Pupils:</b>	<b>3741</b>	<b>Total EDC Pupils:</b>	<b>1232</b>

## UGDSB – DUFFERIN COUNTY

Elementary		Secondary	
New Pupils:	1384	New Pupils:	624
Less Available Pupil Places:	186	Less Available Pupil Places:	0
<b>Total EDC Pupils:</b>	<b>1198</b>	<b>Total EDC Pupils:</b>	<b>624</b>

## WCDSB

Elementary		Secondary	
New Pupils:	1938	New Pupils:	628
Less Available Pupil Places:	461	Less Available Pupil Places:	223
<b>Total EDC Pupils:</b>	<b>1477</b>	<b>Total EDC Pupils:</b>	<b>406</b>



# Legislated EDC Eligible Site Sizes



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

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

# Appraised Land Values (Per Acre)



**Guelph: \$1,875,000**

**Orangeville: \$1,700,000**

**Fergus/Elora(Centre Wellington): \$1,500,000**

**Erin: \$1,500,000**

**Shelburne: \$1,350,000**

**Mansfield (Mulmur): \$1,250,000**

**Grand Valley: \$1,250,000**

**Palmerston/Mapleton: \$600,000**

*Effective Date of Appraisals November 2023*

# Proposed Charges: UGDSB



## UGDSB (Wellington County) PROPOSED EDC:

<b>Residential Growth-Related Net Education Land Costs</b>	<b>\$129,074,927</b>
<b>Net New Dwelling Units</b>	<b>27,662</b>
<b>Uniform Residential EDC per Dwelling Unit</b>	<b>\$4,666</b>

## UGDSB (Dufferin County) PROPOSED EDC

<b>Residential Growth-Related Net Education Land Costs</b>	<b>\$41,825,267</b>
<b>Net New Dwelling Units</b>	<b>5,099</b>
<b>Uniform Residential EDC per Dwelling Unit</b>	<b>\$8,203</b>

# Proposed Charges: WCDSB



<b>Residential Growth-Related Net Education Land Costs</b>	<b>\$33,177,453</b>
<b>Net New Dwelling Units</b>	<b>27,662</b>
<b>Uniform Residential EDC per Dwelling Unit</b>	<b>\$1,199</b>

# 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.

# Phase-In Of EDC Rates



## UGDSB (Wellington County)

Type of Development	Current 2023 EDC Rate	Year 1	Year 2	Year 3	Year 4	Year 5	MAXIMUM RATE
Residential	\$ 2,222	\$ 2,522	\$ 2,822	\$ 3,122	\$ 3,422	\$ 3,722	\$ 4,666

## UGDSB (Dufferin County)

Type of Development	Current 2023 EDC Rate	Year 1	Year 2	Year 3	Year 4	Year 5	MAXIMUM RATE
Residential	\$ 2,332	\$ 2,632	\$ 2,932	\$ 3,232	\$ 3,532	\$ 3,832	\$ 8,203

## WCDSB

Type of Development	Current 2023 EDC Rate	Year 1	Year 2	Year 3	Year 4	Year 5	MAXIMUM RATE
Residential	\$ 619	\$ 919	\$ 1,199	\$ 1,199	\$ 1,199	\$ 1,199	\$ 1,199

# 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 provided to trustees prior to the passage consideration meeting.
- Bylaw Passage Consideration Public Meeting: April 18, 2024



QUESTIONS?

**REPORT TO:** Conservation Halton Board

**REPORT NO: #** CHB 03 24 17

**FROM:** Kellie McCormack, Director, Planning & Regulations

**DATE:** April 18, 2024

**SUBJECT:** Environmental Registry of Ontario Posting (ERO No. 019-8320):  
Regulation detailing new Minister's Permit and Review Powers under the  
Conservation Authorities Act  
CH File No.: AADM 436

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### Recommendation

THAT the Conservation Halton Board **directs staff to send this report as Conservation Halton's submission to the Province on Environmental Registry of Ontario No. 019:8320 "Regulation detailing new Minister's Permit and Review Powers under the *Conservation Authorities Act*";**

And

THAT the Conservation Halton Board **receives for information the staff report entitled "Environmental Registry of Ontario Posting (ERO No. 019:8320): Regulation detailing new Minister's Permit and Review Powers under the Conservation Authorities Act".**

### Executive Summary

On April 1, 2024, proclaimed provisions in the *Conservation Authorities Act* (CA Act) and associated regulations came into effect. These provisions include new powers for the Minister of Natural Resources and Forestry to:

1. Issue an order to prevent a Conservation Authority (CA) from issuing a permit and to take over the permitting process in the place of a CA; and
2. Review a CA permit decision at the request of the applicant.

On April 5, 2024, the Province posted a proposal for a regulation on the Environmental Registry of Ontario (ERO No. 019-8320) to specify the circumstances under which these Ministerial powers can be used. Some of the key implications of the proposal include that:

1. Decision-making could become political rather than technical and could result in an increased risk to life and property;
2. Local decision-making could be circumvented; and
3. More confusion and time delays could be introduced into the development approval process.

Staff recommends that the Province pause advancing the regulation and engage in focused discussions with CAs to identify possible modifications to the proposal that could clarify and refine the process and scope. Further, the Province should consider other approaches and solutions that would support not only the Province's goals, but also solve the challenges that CAs and municipalities face and that can lead to delays in the development approval process.

## Report

In November 2020, the Province released Bill 229: *Protect, Support and Recover from COVID-19 Act (Budget Measures)*. Bill 229 included amendments to the CA Act to 'improve transparency and consistency in conservation authority operations, strengthen municipal and provincial oversight and streamline conservation authority roles in permitting and land use planning'. Many of these legislative changes were not proclaimed at that time, nor were the associated enabling regulations released.

On April 1, 2024, proclaimed provisions in the CA Act and associated regulations came into effect, including new powers for the Minister to:

1. Issue an order to prevent a CA from issuing a permit and to take over the permitting process in the place of a CA; and
2. Review a CA permit decision at the request of the applicant.

On April 5, 2024, the Province posted a proposal for a regulation on the Environmental Registry of Ontario (ERO No. 019-8320) to specify the circumstances under which these Ministerial powers can be used. If the regulation is approved, guidance would be made publicly available on the criteria and processes outlined in the regulation.

### **Summary of Proposal (ERO No.: 019-8320)**

#### *Permits issued by the Minister*

Under section 28.1.1 of the CA Act, the Minister has powers to:

- direct a CA not to issue a permit to a specific individual for a specified activity;
- direct a CA not to issue a permit for a certain type or class of activity;
- make an order before or after a CA permit application has been submitted (even if CA decision is pending);
- issue a permit in place of a CA for any activity if the same s.28.1 criteria or 'tests' concerning natural hazards and public safety considered by CAs are satisfied; and
- refuse a permit or issue a permit subject to such conditions as the Minister determines are appropriate.

Notice of any Ministerial order must be provided to affected CAs and any person who applied for the permit in question prior to the order, and must be posted on the Environmental Registry of Ontario (ERO) within thirty (30) days.

The Province is proposing a regulation that would specify the circumstances under which the Minister may issue an order to prevent a CA from making a permitting decision and make a permitting decision in place of a CA. Proposed additional requirements that would be set out in regulation include:

- The Minister may make an order to prevent a CA from making a permitting decision and take over the permitting process only if the development activity or type or class of permits pertains to or supports a specified provincial interest, including:
  - Housing (community, affordable and market-based);
  - Community services (health, long-term care, education, recreation socio-cultural, security and safety, environment);
  - Transportation infrastructure;
  - Buildings that facilitate economic development or employment; and
  - Mixed use developments.
- If a proponent wishes to petition the Minister to issue an order, the proponent must submit a request to the Minister that would include information on:
  - Overview of proposed development.
  - Why the Minister's involvement is requested (e.g., development of provincial interest; timing/urgency; permitting process to date, if applicable; other barriers) and why it is preferable to the standard process in the CA Act.
  - Indication of whether the local municipality has endorsed the project and the request for Minister's involvement (e.g., by municipal letter or resolution).
  - Status of other required project approvals, including the extent of any engagement with the CA in the permitting process that the applicant has had to date.

### *Permits reviewed by the Minister*

Under section 28.1.2 of the CA Act, applicants may request reviews of CA permits, including:

- request the Minister's review of the CA's decision where a permit was refused or of the permit conditions imposed within fifteen (15) days;
- appeal to the Ontario Land Tribunal (OLT) a CA's decision to refuse a permit or issue a permit subject to conditions (appeal provisions limited where a request for the Minister's review has been made) within ninety (90) days;
- After receiving a request, the Minister has thirty (30) days to decide whether or not they intend to conduct a review. If the Minister decides to conduct the review, a notice shall be posted on the ERO within thirty (30) days of a reply indicating the Minister intends to review the decision by the authority. If the Minister does not reply within thirty (30) days of the request, this is deemed to indicate that the Minister does not intend to conduct a review.
- After conducting a review, the Minister may confirm or vary the CA's decision or make any decision the Minister considers appropriate, including issuing the permit subject to conditions.
- The Minister is required to base the decision on the same criteria concerning natural hazards and public safety that are considered by CAs.

The Province is proposing a regulation that would specify the circumstances under which the Minister may undertake a review of a CA permitting decision. Proposed additional requirements that would be set out in regulation include:

- The Minister may conduct a review of a CA permit decision only if the development activity pertains to or supports a development of specified Provincial interest, including:
  - Housing (community, affordable and market-based);
  - Community services (health, long-term care, education, recreation socio-cultural, security and safety, environment);
  - Transportation infrastructure;
  - Buildings that facilitate economic development or employment; and

- Mixed use developments.

Note: These criteria would not apply to permit reviews under section 28.1.2 regarding permits where there is an order made by the Minister of Municipal Affairs and Housing under section 34.1 or 47 of the *Planning Act*.

- The request submitted to the Minister for a review would include information on:
  - Overview of proposed development.
  - If the request relates to conditions imposed by the CA to which the applicant objects, identification of the specific conditions that are subject to the request for review, the changes requested to the conditions, and the rationale in support of the requested changes.
  - If the request relates to a CA's decision to refuse a permit, the rationale in support of requesting that the Minister varies the decision and issues the permit.
  - Why the Minister's involvement is requested (e.g., development of Provincial interest, timing/urgency; permitting process to date; other barriers) and preferable to alternative mechanisms in the CA Act.
  - Indication of whether the local municipality has endorsed the project and/or the request for the Minister's involvement (e.g., by municipal letter or resolution).
  - Status of other required project approvals.

The ERO posting states that, by clearly communicating the circumstances under which the Minister would consider whether to issue an order or to review a CA permitting decision, the regulation would ensure that development proponents pursue the appropriate permitting channel and that 'efficiently navigating the permitting process is expected to help save proponents time and resources'.

### ***Implications of Proposal (ERO No.: 019-8320)***

While many of the legislative and regulatory changes recently released by the Province are positive and have already been implemented by Conservation Halton (CH) (e.g., permit review turnaround standards, permit pre-consultations), the proposed regulation introduced through ERO No.: 019-8320 could result in unintended consequences if the scope and process is not clarified. In particular, the proposed circumstances under which the Minister may issue an order to prevent a CA from making a permitting decision and decide in place of a CA is concerning as it covers a broad range of development activities and there is limited detail about how the Ministerial process would streamline a CA's process to save proponents time and resources.

Some of the key implications of the proposal include:

#### **1) Decision-making could become political rather than technical and could result in an increased risk to life and property.**

- If the Minister issues an order to take over and decide on a permit application, it is unclear how the application would be evaluated, despite the requirement for the Minister to base their decision on the same criteria concerning natural hazards and public safety that are considered by CAs. Decisions need to be made with regard for residents in upstream or downstream municipalities, to avoid precedent-setting decisions, cumulative impacts, risk to public safety, and future management challenges. The ERO proposal does not detail what level of technical study may be required to inform the Minister's decision.

- CAs undertake non-partisan, transparent, and technically sound decision-making based on the best available information (e.g., flood hazard modelling/mapping) and local knowledge (e.g., understanding of local conditions and local planning context). The proposal would allow proponents to bypass the technical CA permitting process and the permitting process risks losing transparency and may become politicized.
- The Minister and Ministry of Natural Resources and Forestry (MNRF) may not have the capacity or expertise (i.e., water resources engineering and environmental planning expertise) to review permit applications under the CA Act and may need to hire additional staff or consultants. The Province would be responsible for absorbing any associated costs (cost to taxpayer) or would pass costs along to development proponents. The cost of hiring new staff and/or consultants is substantially higher than it is for CAs to do this work.
- If the Minister makes a decision on permitting matters, the MNRF would also be responsible for undertaking compliance and inspections, as well as liability for development in hazards.
- Some of the development activities listed as being of Provincial interest (e.g., community services - health and long-term care) are also defined as “Institutional use” in the Provincial Policy Statement (PPS) and are not permitted in hazard lands. If the Minister permits these types of development activities, vulnerable populations or sensitive uses could inadvertently be located in hazard lands, posing an increased risk to life and property.

## **2) Local decision-making could be circumvented.**

- If the Minister takes over decision-making on certain permitting matters, decisions could be made without regard for local conditions, watershed context, or CA Board-approved regulatory policies. Without the technical expertise and local knowledge of CAs, or in the absence of a complete, technically sound permit submission for a development proposal, decisions may lack consistency with CA Board-approved policies and may result in precedent-setting decisions, cumulative impacts, risk to public safety and property damage, and lead to future management challenges.
- If the Minister makes a decision on a permit application before municipal planning approvals are granted, a municipality could be put in a difficult position if they do not support the works as approved by the Minister.
- CAs are required to maintain regulatory mapping for their jurisdiction, and many CAs do this by regularly updating hazard models and mapping based on information received from proponents through the permitting process. If the Minister makes a decision on permitting matters, it would be challenging for CAs to maintain regulatory mapping and to make decisions in the future using the most up-to-date information.

## **3) More confusion and time delays could be introduced into the development approval process.**

- The CA permitting and municipal planning process changes introduced by the Province over the past few years have led to a great deal of confusion across the planning and development industry. It is also making the Province’s goals and objectives for delivering critically needed housing more challenging.
- With a lack of permit review and process expertise and experience, delays and inconsistent decision-making are possible if the Minister takes over select permit decision-making. The ERO proposal is unclear about how Ministerial decision-making will be faster or more efficient than CH’s permit approval process.
  - In the past ten (10) years, only two (2) permit applications have been denied by CH. These applications were for substantial expansions within the Regional Storm

floodplain. In one (1) of these cases, the applicant worked with CH to revise and resubmit their application to meet all regulatory requirements and was ultimately granted a permit. This demonstrates CH's willingness to work with applicants to find solutions.

- Over the past few years, CH has, on average, issued 94% of minor permits and 98% of major permits within thirty (30) days and ninety (90) days respectively. CH's permit review processes are transparent, fair, and predictable. CH has openly published service standards for years and regularly meets with developer groups and municipalities to ensure fees, process, and service standards are transparent and consistent.

### ***Key Recommendations for the Province***

To avoid the implications identified above, CH recommends that the proposed circumstances under which Ministerial powers are advanced be clarified and modified. More specifically, CH recommends that the Province:

- i. Pause advancing this regulation and engage with CAs to identify modifications that could be made to the proposal to ensure a streamlined, effective, and transparent decision-making process. CH staff would be pleased to participate in these discussions.
- ii. Consider other solutions that would support Provincial goals and solve the challenges that CAs and municipalities face that can lead to delays in the development approval process. For example, there are competing Provincial objectives and policies related to growth and development and natural hazards. Provincial policy generally directs development away from hazardous lands (Section 3 of the PPS), but it also directs municipalities to plan for development in Strategic Growth Areas to accommodate significant population and employment growth. Updated Provincial technical and policy guidance is needed to support municipal and CA decision-making in this regard. CH would be pleased to meet with the Province along with its municipal partners to identify solutions to address these challenges.

### ***Conclusion***

CH supports the Province and municipalities in meeting housing goals through timely and efficient permit reviews, and by carrying out mandatory responsibilities related to managing risks related to natural hazards, including preventing or mitigating those risks.

The proposal for a regulation to specify the circumstances under which Ministerial powers can be used, as currently presented on the Environmental Registry of Ontario (ERO No. 019-8320), raises numerous questions and may result in unintended consequences, such as risks to life and property, time delays, and confusion. Further details and clarification regarding the Minister's scope and process for considering development proposals is recommended in consultation with CAs.

Staff recommends that the CH Board endorses the comments and recommendations outlined in this report and that staff be directed to send this report to the Province as CH's submission on Environmental Registry of Ontario No. 019-8320 "Regulation detailing new Minister's Permit and Review Powers under the *Conservation Authorities Act*".

### Impact on Strategic Priorities

This report supports the Momentum priority of "Natural Hazards and Water".

### Financial Impact

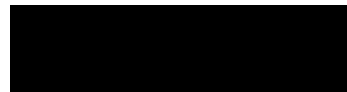
There is no financial impact to this report.

Signed & respectfully submitted:



Kellie McCormack  
Director, Planning & Regulations

Approved for circulation:



Hasaan Basit  
President & CEO/Secretary-Treasurer

**FOR QUESTIONS ON CONTENT:**

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## Courtenay Hoytfox

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**From:** Lafrance, Crystal (She/Her) (MNRF) <Crystal.Lafrance@ontario.ca>  
**Sent:** Tuesday, April 30, 2024 10:56 AM  
**To:** Courtenay Hoytfox  
**Cc:** Sanders, Greg (MNRF); Justine Brotherston  
**Subject:** Aggregate clarifications and invitation to meet

Hello Courtenay,

Thank you for discussing your concerns regarding aggregates in the Township of Puslinch with me last week. I'm happy to work with you to address the Townships concerns and questions.

The ministry assesses complaints and suspected non-compliance reported from the public, municipalities or other agencies, considering the severity and risks. Ministry staff reviewed all 47 compliance complaints provided by the Township of Puslinch in council resolution 2024-023, Schedule B Table 2 regarding site plans and the *Aggregate Resources Act* (ARA). My team assessed the information the Township provided and incorporated that information, in conjunction with other factors, to determine the schedule and prioritization of licensed aggregate site inspections for our 2024-2025 inspection plan.

In response to the Townships questions in Schedule "A" Table 1 of council resolution 2024-023, please see the clarification below:

### **Interpretation of Blending vs. Processing**

#### Processing Aggregate:

- Generally, processing aggregate on-site refers to the crushing/screening/washing of aggregate extracted and transforming it on-site to meet specific project requirements. Processing can involve:
  - Crushing: Breaking down large rocks into smaller, desired sizes.
  - Screening: Separating aggregate into different size fractions.
  - Washing: Removing dirt, debris, and fines from the aggregate.
  - Blending: Combining aggregates from within a site and/or brought in from another site to produce aggregate products that achieve certain specifications (e.g., Granular A, Concrete Sand, Clear Stone).

#### Blending Aggregate:

- Blending of aggregates is a common processing practice that combines aggregates from within a site and/or brought in from another site to produce aggregate products that achieve certain specifications (e.g., Granular A, Concrete Sand, Clear Stone).
  - If aggregate is brought in from another site for blending it may already be crushed and/or screened to specific sizes or be supplied in its original form (i.e., pit run).
  - The imported material utilized for blending and processing with on-site aggregate may also be recycled concrete or reclaimed asphalt pavement if the site plan allows for the importation of recycled materials.

### **When is Portable versus Permanent Processing Equipment Permitted**

- The [site plan standards](#) that must be followed by new applicants for an aggregate licence include a statement that the site plan must include the location of any proposed stationary and/or temporary processing area(s) on the site. Aggregate sites that are already licenced also must have equipment identified on their plans.

#### Portable Processing Equipment:

- Portable processing equipment (e.g., crusher, screening plant) is mobile equipment utilized on an aggregate site to produce a variety of aggregate products. The location of such processing equipment areas must be indicated on the site plan. An Environmental Compliance Approval from the Ministry of the Environment, Conservation and Parks (MECP) may be required before a mobile crusher can operate. Please contact the MECP for further information on requirements and exceptions for Environmental Compliance Approvals.

#### Stationary (Permanent) Processing Equipment:

- Permanent processing equipment (e.g., crusher, screening plant) is considered under the Ministry's site plan standards as stationary equipment (not portable) used to produce a variety of aggregate products. The location of such processing equipment must be indicated on the site plan. An Environmental Compliance Approval from MECP is required before a stationary crusher can operate.
- An applicant for a new aggregate licence or permit must specify on the site plan if they intend to use portable processing equipment that moves around the site, or stationary processing equipment that stays in a single fixed location on the site.

Thank-you for the invitation to attend the Township of Puslinch council meeting. To support the Township with further questions and provide clarification on the ministry's role regulating the aggregate industry, my team is happy to meet with Township staff. We can arrange this virtually, or in person at either the ministries Guelph office or the Township of Puslinch office.

To schedule this meeting please contact me at [Crystal.Lafrance@Ontario.ca](mailto:Crystal.Lafrance@Ontario.ca) or 519-859-6376, I look forward to our continued communication.

Sincerely,

**Crystal Lafrance**

District Manager | Southern Region/Regional Operations Division  
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