

# Halton District School Board

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Report Number: 17061

Date: April 25, 2017

**FOR DECISION (June 21)**

TO: The Chair and Members of the Halton District School Board

FROM: L. Veerman, Superintendent of Business  
S. Miller, Director of Education

RE: **Education Development Charge By-law Amendment (2017)**

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## **Warrant**

This report provides information regarding the need to amend the current EDC By-law as a result of changes to some of the assumptions included in the EDC By-law Background Study that were initially used to calculate the current Education Development Charge. As well, the report includes proposed changes to the EDC By-law, resulting in increased levies for residential and non-residential development in Halton Region.

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## **RECOMMENDATIONS:**

***Be it resolved that no further public meeting is required in regard to the Education Development Charges By-Law Amendment; and***

***THAT the Halton District School Board enact an Education Development Charge By-Law amendment to apply to the Region of Halton; and***

***THAT the amending EDC By-Law be in the form attached to Report 17061, and that it amend the Board's EDC By-Law 2013 in the following respects:***

- ***in Section 9, substitute \$4364.00 as the education development charge applicable to each dwelling unit in a residential development;***
  - ***in Section 12, substitute \$1.11 as the education development charge per square foot of gross floor area applicable to non-residential development.***
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## **Background**

Education Development Charges are the primary source of funding for the acquisition and preparation of school sites and related costs to accommodate growth-related pupil needs within a Board's jurisdiction. These costs are typically not covered by the Ministry of Education.

These are levies that are applied to all new residential and non-residential development, with certain exceptions. The existing by-law recovers 85% of education land costs (i.e. the purchase price of school sites and associated costs) from residential development and 15% from non-residential development.

On June 19, 2013 the Board adopted a jurisdiction wide 2013 EDC By-law under the legislative authority of the Education Act, R.S.O., 1990 c.E.2, which was undertaken jointly with the Halton Catholic District School Board. The 2013 EDC By-law had an effective implementation date of June 24, 2013 and may be in effect for no more than five (5) years. In 2014, Board staff undertook a review of the EDC By-Law 2013, as a result of concerns regarding increasing land acquisition costs. On June 4, 2014, the Board passed Education

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Development Charges Amending By-law, 2014, which amended the Education Development Charges By-law, (2013) of the Board.

As a result of discussions with Watson & Associates Economists Ltd. (W&A) in 2015, it was confirmed both the boards experienced higher site acquisition costs than were initially identified in the 2013 EDC By-law Background Study, and updated to include the negotiated site purchases in Milton and North Oakville in 2014. An appraisal study was undertaken by Cushman & Wakefield Limited to review valuations of future school sites the HDSB will acquire.

As a result of the site valuation review, the EDCs at the time needed to be increased so the Board collects the appropriate amount of funds required to finance the cost of site acquisitions. Watson & Associates Economists Ltd. updated the calculation model. As a result, the Board of Trustees approved an amendment to the EDC By-law on June 3, 2015.

	<b>June 4, 2014: EDC By-Law</b>	<b>June 3, 2015: Proposed New Charge</b>
Charge on residential development	\$3380.00 per residential unit	\$3969.00 per residential unit
Charge on non-residential development	\$0.87 per square foot; or (\$9.36 per sq. metre) of gross floor area	\$1.02 per square foot; or (\$10.98 per square metre) of gross floor area

Both the HDSB and HCDSB 2015 EDC By-law amendments were appealed by BILD to the Ontario Municipal Board, citing concerns with the methodology used by the boards' consultant in developing the rates. A mediation was held by the OMB in February 2016 in an attempt to resolve the issues before going to a full OMB hearing. Respective staff from the Boards, legal counsel and W&A, met with BILD representatives.

The results of the mediation were as follows:

- methodology used in the respective Boards' EDC By-law amendments will be modified, resulting in a new residential rate of \$3,714 per unit and a non-residential rate of \$0.93 per square foot.
- BILD will agree to the new methodology when the Boards are calculating future EDC by-law amendments
- the EDC By-law will be amended by the OMB as of March 1, 2016 to reflect the new rates.
- the HDSB and HCDSB will not be required to refund any portion of the EDCs collected.
- the next EDC By-law amendments for the respective school boards will not take effect prior to December 1, 2016.

Trustees approved the aforementioned mediation settlement on February 17, 2016. As a result the EDCs were revised as follows:

	<b>June 3, 2015: Amended Charge</b>	<b>March 1, 2016: New Charge</b>
Charge on residential development	\$3969.00 per residential unit	\$3714.00 per residential unit
Charge on non-residential development	\$1.02 per square foot; or (\$10.98 per square metre) of gross floor area	\$.93 per square foot; or (\$10.01 per square metre) of gross floor area

# Halton District School Board

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## Rationale

The legislation provides the Board the opportunity to amend its EDC By-law annually, based on increasing site acquisition and site preparation costs. One of the conditions of the OMB mediation as approved by both boards, was that no amendments to the EDC By-law would take effect prior to December 1, 2016. As a result, staff from HDSB and HCDSB met with Watson & Associates Economists Ltd. (W&A) in the fall of 2016 for the purpose of completing the annual review of the 2013 EDC By-Law. More specifically, it is to address the ongoing and continued increases in site acquisition costs in Halton.

As a result of these discussions, it was confirmed with W&A that both boards are experiencing higher site acquisition costs than were initially identified in the 2013 EDC By-law Background Study and updated to include the negotiated site purchases in Milton and North Oakville in 2016. An appraisal study was undertaken by Cushman & Wakefield Limited to review valuations of future school sites that the HDSB will acquire.

As a result of the site valuation review, the current charges need to be increased so the Board collects the appropriate amount of funds required to finance the cost of site acquisitions. Watson & Associates Economists Ltd. has updated the model (*Appendix A*). The new proposed levies are as follows:

	<b><i>March 1, 2016 EDC By-Law</i></b>	<b><i>Proposed New Charge</i></b>
Charge on residential development	\$3714.00 per residential unit	\$4364.00 per residential unit
Charge on non-residential development	\$0.93 per square foot (\$10.01 per square metre) of gross floor area	\$1.11 per square foot (\$11.95 per square metre) of gross floor area

A board seeking to amend its EDC By-Law is not required to secure Ministry approval or hold a public meeting; however, paragraph 6.2 of the EDC Guidelines issued by the Business Services Branch of the Ministry encourages a board to hold at least one public meeting prior to passing an amending By-Law. As such, that public meeting requirement will be held on Wednesday, May 3, 2017, at 7 p.m. as part of the regular Board meeting.

The Board's solicitor has recommended a notice of the meeting be published 20 days prior to the meeting. A notice of the meeting (*Appendix B*) has been published in local newspapers, and notifications have been sent to every person and organization that has given the secretary of the board a written request for notice of any amendments to the EDC By-Law and has provided a return address.

Adoption of the By-Law amendment is scheduled for June 21, 2017, following an additional opportunity during the public meeting of the Board for the public to provide input to the amendment prior to its adoption.

The Halton Catholic District School Board is having its public meeting and presentation of the amendment on May 2, 2017, with adoption of the amendment on June 20, 2017.

## Conclusion

Board staff has undertaken a review of the EDC By-law 2013 (as amended), as a result of concerns regarding increasing land acquisition costs.

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Cushman & Wakefield Limited has undertaken a review of valuations of future school sites. This information has been utilized by Watson & Associates Economists Ltd. to recalculate the EDC levies.

A public meeting has been scheduled as part of the regular Board meeting on May 3, 2017 to present the proposed changes. The By-law amendment adoption is scheduled for June 21, 2017. This will allow the public additional opportunity to provide input to the amendment prior to its adoption.

*Respectfully submitted,*

*L. Veerman,  
Superintendent of Business*

*S. Miller,  
Director of Education*

**HALTON DISTRICT SCHOOL  
BOARD**

**CONSIDERATION OF AN  
EDUCATION DEVELOPMENT  
CHARGE AMENDMENT**

**BACKGROUND REPORT**

April 11, 2017



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 Planning for growth

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# **1. EDUCATION DEVELOPMENT CHARGE AMENDMENT**

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# 1. EDUCATION DEVELOPMENT CHARGE AMENDMENT

## 1.1 The Education Development Charge Amendment Process

Education Development Charges (EDC's) are a revenue source, for school boards that qualify, to purchase and develop land for growth related schools. EDC's are based on a formulaic approach which focuses on three main areas – enrolment forecasting to determine need, the number of school sites necessary to accommodate that need and a determination of the estimated costs. The *Education Act* and Ontario Regulation 20/98 provide the direction, methodology and guidelines necessary for a school board to pass an EDC by-law.

The *Education Act* stipulates that an EDC by-law can have a maximum term of 5 years and that school boards can amend their by-laws within that period, should they choose to do so. Under the *Education Act*, a Board can amend a by-law only **once** in a **one year** period if the amendment would;

- A. Increase the quantum of the charge.
- B. Remove or reduce the scope of an exemption.
- C. Extend the term of the by-law.

It is the Halton District School Board's (HDSB) intention to amend its current Education Development Charge by-law. The amendment would serve to increase the quantum of the charge to reflect the increasing costs related to the purchasing of land for new school sites in the Region of Halton.

## 1.2 BACKGROUND

The Halton District School Board's current and in-force EDC by-law was originally passed in June of 2013 and is applicable to the Region of Halton. The charge at the time of passage was \$2,691 per residential dwelling unit and \$0.69 per square foot of gross floor area (GFA) for non-residential development. The residential and non-residential allocation at the time of passage was 85% of the costs charged to residential development and 15% to non-residential development. The original by-law was amended in June of 2014 and the amending by-law had a residential charge totaling \$3,380 per residential dwelling unit – an increase of \$689 over the previous charge. The amended non-residential EDC was \$0.87 per square foot of GFA, an increase of \$0.18 over the previous charge.

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In 2015, the Board passed an additional amendment to its EDC bylaw and the charges increased for both the residential and non-residential component. The residential charge was \$3,969 per unit and the non-residential charge was \$1.02 per square foot of GFA – a 17% increase over the 2014 charges. The 2015 amending bylaw was appealed to the Ontario Municipal Board by a developer organization (BILD) and a revised EDC was settled upon through OMB mediation. The new amended EDC which went into effect on March 1, 2016 resulted in a residential charge of \$3,714 per unit and a non-residential charge of \$0.93 per square foot of GFA. These are the existing and in-force EDC rates for the HDSB that currently apply to the Region of Halton.

The price of land in Halton Region has continued to increase significantly since the last amendment process and current land values continue to outpace the appraisals and escalation assumptions contained in the EDC Background Study. To keep pace with rising land costs, board staff proposed that a further amendment to the EDC by-law be considered. To that end, the Board engaged the appraisal firm of Cushman & Wakefield to re-evaluate the EDC eligible school sites and provide updated appraisals. The updated appraisals confirmed the increase in land values and the HDSB began the process of amending its EDC by-law.

### **1.3 THE PROCESS**

The EDC amendment is being proposed to revise/adjust the land values used in the 2015 EDC amending by-law to better reflect the actual cost of land in the Region of Halton. Amending the current bylaw would help ensure that the Board has sufficient revenues to purchase future school sites and mitigate future deficits.

In the amendment process, it is important to note that there are no changes or revisions made to the inherent assumptions or calculations on which the original study is based and which the Minister of Education has approved (ie. enrolment projections from new development and the number of required school sites). The Ministry of Education's EDC Guidelines state that, "The EDC Regulation specifies that adjustments to the original calculation are to be made by a board amending the quantum of the EDC. This provision requires boards to make 'necessary modifications' to the application of section 7 of the EDC Regulation when determining an amended EDC."

When revising land costs in the EDC amendment process, school boards typically have two options available to them; they can use historical purchases as a basis or use a qualified appraiser



to provide updated current values. In this case, the Board engaged the same valuation firm that completed the original appraisals as part of the 2013 EDC Study and each subsequent amendment. Cushman & Wakefield re-appraised all the sites contained in the 2013 study (with the exception of sites that had been purchased or in respect of which option agreements setting out a purchase price had been entered into).

The appraisal report prepared by Cushman & Wakefield has an effective date of April 1, 2017 and contains the methodologies, approach and background to the new appraised land values. A table has been provided that outlines the average per acre acquisition costs by municipality from 2013 to the most current appraisals in 2017. Appraisals were completed on a site by site basis and per site values can be found in both the appraisal report as well as in the updated Ministry forms found at the end of this document.

Municipality	2013 EDC Bylaw	2014 EDC Amendment	2013-14 Difference	2015 Amendment	2014-15 Difference	2017 Proposed Amendment	2015-17 Difference
Oakville	\$ 900,000	\$ 1,250,000	39%	\$ 1,440,000	15%	\$ 2,115,000	47%
Milton	\$ 725,000	\$ 950,000	31%	\$ 1,050,000	11%	\$ 1,420,000	35%
Halton Hills	\$ 625,000	\$ 625,000	0%	\$ 950,000	52%	\$ 1,235,000	30%

The average per acre value for the EDC eligible sites that were appraised in the 2013 EDC Background Study was approximately \$750,000 per acre with site values ranging from \$625,000 per acre in Halton Hills to \$900,000 per acre in Oakville. The new appraised land values used for the 2017 EDC Amendment analysis averaged approximately \$1.6 million per acre – an increase in the average per acre price of approximately 112%. In addition, the per acre site values in the 2017 appraisals ranged from \$1.2 million to \$2.1 million. Since the 2015 amendment, land values in Oakville have increased by just below 50% while Milton increased by 35% and Halton Hills by 30%.

In addition to providing updated land values, the appraiser also reviewed the land escalation factor assumptions that are used to index the price of land for appraised sites. The annual land escalation factor in the 2015 amendment analysis was 6% per annum and the valuation firm increased the escalation rate to 10% for the 2017 amendment analysis.

Another component of the EDC Amendment process, is the reconciliation of the EDC reserve fund. The EDC reserve fund balance must be updated to reflect any expenditures or collections that have been made since the last amending by-law came into force. The Board's Finance and

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Planning Departments provided an updated reserve fund balance based on actual expenditures and collections that the Board has made since the last amendment in 2015. This estimate is based on both the Ministry of Education Appendix D1/D2 submissions (which track all EDC collections and expenditures) to August 31 2016 and Board records and estimates from September 2016 to May 2017.

The Board's EDC reserve fund balance, for the purposes of calculating an amended EDC rate has been estimated at **\$-39,485,913** (ie. a deficit of \$39,485,913).

The final step in the process is to make adjustments to the residential and non-residential development forecast to account for the actual collections/expenditures that have taken place since the original bylaw and for which the reserve fund balance has been adjusted. The actual number of residential building permits and square footage of non-residential permits for which EDC's have been paid, have been removed from the original EDC forecasts. According to Board and municipal records and estimates, the consultant concluded that a total of approximately 13,251 residential permits and 8,858,957 square feet of non-residential space permits have been issued for which EDC's have been collected since the inception of the bylaw. The original EDC forecast in 2013 had projected a total of 82,659 residential permits and 56,902,759 square feet of non-residential space permits over the 15 year forecast period. Therefore, the new adjusted residential units for the purposes of calculating the amending EDC rate are 69,409 and the new adjusted non-residential square foot forecast is 48,043,802 (both are for the remainder of the forecast period, now 11 years). This information is outlined in Form H1 at the end of this document.

## 1.4 FINDINGS

The EDC is meant to recover funds to pay for the **total growth-related net education land costs**. These total growth-related education land costs include the costs to acquire land, provide services to the land and all associated study and financing costs. The increase in the price of land and the revisions made to the estimated costs in the EDC has resulted in the total growth-related education land costs increasing.

***The total growth-related education land costs in the proposed EDC amendment total \$356,379,027.***

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Based on the above findings, the proposed new residential charge is **\$4,364** per dwelling unit compared with the existing charge of \$3,714. The increase in the charge is \$650 for the residential component. For the non-residential component, the new proposed charge is **\$1.11** per square foot of gross floor area. This is an increase of \$0.18 from the existing non-residential charge of \$0.93 per square foot.

A revised Form G and Form H1 can be found at the end of this document. Form G identifies the Board's EDC eligible school sites and the revised education land costs. Form H1 summarizes the total costs, allocations between residential and non-residential development, the adjusted residential units and non-residential square footage and the quantum of each charge.

The Halton District School Board will hold a public meeting to consider the proposed amendments and inform the public on May 3, 2017 at 7PM and will consider passage and adoption of the Education Development Charge Amendment at a separate Board meeting on June 21, 2017 at 7PM at the Board's offices. Official notice of the proposed amendment has been provided by the Board.

Halton District School Board  
 Education Development Charges Submission - 2017 Amendment  
 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
ERA104	-	-	Accommodated In Existing Facilities	32						\$ -	\$ -	\$ -		
ERA107	-	-	Accommodated In Existing Facilities	12						\$ -	\$ -	\$ -		
ERA109	-	-	Accommodated In Existing Facilities	116						\$ -	\$ -	\$ -		
ERA111	-	-	Accommodated In Proposed Lakeshore Woods <sup>1</sup>	29						\$ -	\$ -	\$ -		
ERA113	-	-	Accommodated In Existing Facilities	-						\$ -	\$ -	\$ -		
ERA114	-	-	Accommodated In Existing Facilities	-						\$ -	\$ -	\$ -		
ERA118	PURCHASED	2015	New North Oakville #1	704	704	100.00%	7.00	7.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ERA118	PURCHASED	2017	New North Oakville #2	704	704	100.00%	8.00	8.00	\$ -	\$ -	\$ 1,354,467	\$ -	\$ 206,655	\$ 1,561,122
ERA118	TBD	2018	New North Oakville #3	704	704	100.00%	8.00	8.00	\$ 2,115,000	\$ 16,920,000	\$ 1,388,328	\$ 1,692,000	\$ 3,051,501	\$ 23,051,829
ERA118	TBD	2021	New North Oakville #4	704	704	100.00%	8.00	8.00	\$ 2,115,000	\$ 16,920,000	\$ 1,495,078	\$ 1,692,000	\$ 3,067,789	\$ 23,174,867
ERA118	TBD	2027	New North Oakville #5	522	704	74.15%	8.00	5.93	\$ 2,115,000	\$ 12,545,795	\$ 1,285,597	\$ 1,254,580	\$ 2,301,705	\$ 17,387,677
ERA119	-	-	Accommodated In Existing Facilities	294						\$ -	\$ -	\$ -		
ERA120	TBD	2022	New Milton ES #16	516	704	73.30%	8.00	5.86	\$ 1,420,000	\$ 8,326,364	\$ 1,123,220	\$ 832,636	\$ 1,568,785	\$ 11,851,005
ERA121	TBD	2017	New Milton ES #11	704	704	100.00%	8.00	8.00	\$ 1,420,000	\$ 11,360,000	\$ 1,354,467	\$ -	\$ 1,939,879	\$ 14,654,346
ERA121	-	-	Accommodated In Existing Facilities	125						\$ -	\$ -	\$ -		
ERA122	TBD	2020	New Milton ES #14	704	704	100.00%	8.00	8.00	\$ 1,420,000	\$ 11,360,000	\$ 1,458,613	\$ 1,136,000	\$ 2,129,091	\$ 16,083,704
ERA122	TBD	2022	New Milton ES #15	704	704	100.00%	8.00	8.00	\$ 1,420,000	\$ 11,360,000	\$ 1,532,455	\$ 1,136,000	\$ 2,140,357	\$ 16,168,812
ERA122	TBD	2023	New Milton ES #18	704	704	100.00%	8.00	8.00	\$ 1,420,000	\$ 11,360,000	\$ 1,321,431	\$ 1,136,000	\$ 2,108,161	\$ 15,925,592
ERA122	TBD	2025	New Milton ES #19	704	704	100.00%	8.00	8.00	\$ 1,420,000	\$ 11,360,000	\$ 1,650,286	\$ 1,136,000	\$ 2,158,335	\$ 16,304,621
ERA122	-	-	Accommodated In Existing Facilities	111						\$ -	\$ -	\$ -		
ERA123	-	-	Accommodated In Existing Facilities	154						\$ -	\$ -	\$ -		
ERA124	Site H2	2017	New Halton Hills ES #1	704	704	100.00%	8.00	8.00	\$ 1,090,000	\$ 8,720,000	\$ 1,354,467	\$ -	\$ 1,537,087	\$ 11,611,554
ERA124	TBD	2023	New Halton Hills ES #2	704	704	100.00%	8.00	8.00	\$ 1,235,000	\$ 9,880,000	\$ 1,570,766	\$ 988,000	\$ 1,897,814	\$ 14,336,580

Halton District School Board  
Education Development Charges Submission - 2017 Amendment  
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
ERA124	-	-	Accommodated In Existing Facilities	156						\$ -	\$ -	\$ -		
ERA127	PURCHASED	2017	New Milton ES #9	704	704	100.00%	8.00	8.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ERA127	PURCHASED	2017	New Milton ES #10	704	704	100.00%	8.00	8.00	\$ -	\$ -	\$ 1,354,467	\$ -	\$ 206,655	\$ 1,561,122
ERA127	TBD	2017	New Milton ES #12	704	704	100.00%	8.00	8.00	\$ 1,420,000	\$ 11,360,000	\$ 1,354,467	\$ -	\$ 1,939,879	\$ 14,654,346
ERA127	TBD	2018	New Milton ES #13	704	704	100.00%	8.00	8.00	\$ 1,420,000	\$ 11,360,000	\$ 1,388,328	\$ 1,136,000	\$ 2,118,368	\$ 16,002,696
ERA127	TBD	2022	New Milton ES #17	704	704	100.00%	8.00	8.00	\$ 1,420,000	\$ 11,360,000	\$ 1,532,455	\$ 1,136,000	\$ 2,140,357	\$ 16,168,812
ERA127	-	-	Accommodated In Existing Facilities	88										
<b>Total:</b>				<b>13,419</b>	<b>12,672</b>		<b>143.00</b>	<b>138.80</b>		<b>\$ 164,192,159</b>	<b>\$ 22,518,892</b>	<b>\$ 13,275,216</b>	<b>\$ 30,512,418</b>	<b>\$ 230,498,685</b>

1 Lakeshore Woods has been identified as an EDC eligible site in the Board's previous EDC bylaw.

Halton District School Board  
 Education Development Charges Submission - 2017 Amendment  
 Form G - Growth-Related Net Education Land Costs

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
SRA101	-	-	Accommodated in Existing Facilities	80						\$ -	\$ -	\$ -		
SRA103	TBD	2017	New North Oakville Secondary School #1	1229	1250	98.32%	15.00	14.75	\$ 2,270,000	\$ 33,477,960	\$ 2,496,959	\$ -	\$ 5,488,786	\$ 41,463,705
SRA104	-	-	Accommodated in Existing Facilities	214						\$ -	\$ -	\$ -		
SRA105	TBD	2017	New Milton Secondary School #1	1250	1250	100.00%	15.00	15.00	\$ 1,420,000	\$ 21,300,000	\$ 2,539,625	\$ -	\$ 3,637,273	\$ 27,476,898
SRA105	-	-	Accommodated in Existing Facilities	489						\$ -	\$ -	\$ -		
SRA106	TBD	2018	New Milton Secondary School #2	699	1250	55.92%	15.00	8.39	\$ 1,420,000	\$ 11,910,960	\$ 1,455,662	\$ 1,191,096	\$ 2,221,108	\$ 16,778,826
SRA107	-	-	Accommodated in Existing Facilities	216						\$ -	\$ -	\$ -		
<b>Total:</b>				<b>4,177</b>	<b>3,750</b>		<b>45.00</b>	<b>38.14</b>		<b>\$ 66,688,920</b>	<b>\$ 6,492,246</b>	<b>\$ 1,191,096</b>	<b>\$ 11,347,167</b>	<b>\$ 85,719,429</b>

**Halton District School Board  
 Education Development Charges Submission - 2017 Amendment  
 Form H1 - EDC Calculation - Uniform Residential and Non-Residential**

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

Total:	Education Land Costs (Form G)	\$	316,218,114
Add:	EDC Financial Obligations (Form A2)	\$	39,485,913
<b>Subtotal:</b>	<b>Net Education Land Costs</b>	<b>\$</b>	<b>355,704,027</b>
Less:	Operating Budget Savings		
	Positive EDC Reserve Fund Balance		
<b>Subtotal:</b>	<b>Growth-Related Net Education Land Costs</b>	<b>\$</b>	<b>355,704,027</b>
Add:	EDC Study Costs	\$	675,000
<b>Total:</b>	<b>Growth-Related Net Education Land Costs</b>	<b>\$</b>	<b>356,379,027</b>

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

Total Growth-Related Net Education Land Costs to be Attributed to Non-Residential Development (Maximum 40%)	15%	\$	53,456,854
Total Growth-Related Net Education Land Costs to be Attributed to Residential Development	85%	\$	302,922,173

**Calculation of Uniform Residential Charge**

Residential Growth-Related Net Education Land Costs	\$	302,922,173
Net New Dwelling Units (Form C)		69,409
Uniform Residential EDC per Dwelling Unit	\$	4,364

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

Non-Residential Growth-Related Net Education Land Costs	\$	53,456,854
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GFA Method:	Non-Exempt Board-Determined GFA (Form D)		48,043,802
	Non-Residential EDC per Square Foot of GFA	\$	1.11



Halton  
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Board

## Notice of Proposed Amendment to Education Development Charges By-law

### Meeting to be held on May 3, 2017 at 7 p.m. Halton District School Board, J.W. Singleton Centre, 2050 Guelph Line, Burlington

Take notice that the Halton District School Board (the "Board") proposes to amend the Halton District School Board Education Development Charges By-law, 2013 (the "2013 By-law"), which came into effect on June 24, 2013.

The schedule of education development charges now imposed by the 2013 By-law is as follows:

**Charge on residential development: \$3,714.00 per dwelling unit**  
**Charge on non-residential development: \$0.93 per square foot (\$10.01 per square metre) of gross floor area**

The proposed amending By-law will increase the charge on residential development to \$4,364.00 per dwelling unit and the charge on non-residential development to \$1.11 per square foot (\$11.95 per square metre) of gross floor area. The increase is due to an increase in the education land costs incurred by the Board over those estimated when the 2013 By-law was passed.

The 2013 By-law applies to all lands in the Regional Municipality of Halton. Accordingly, a key map showing the location of the land subject to the 2013 By-law is not provided as part of this notice.

AND TAKE NOTICE that on May 3, 2017, at 7 p.m. the Halton District School Board will hold a public meeting to consider the proposed amendments and to inform the public generally about the Board's education development charge proposal. Any person who attends the meeting may make a representation to the Board in respect of the proposed amendments. The Board will also consider any written submissions. All submissions received in writing and those expressed at the public meeting will be considered prior to the enactment of an amendment to the 2013 By-law.

At its meeting of June 21, 2017, the Board will consider the adoption of a By-law that will amend the 2013 By-law.

Should an amending By-law be passed on such date, collection of education development charges pursuant to the 2013 By-law, as amended, will commence on June 26, 2017.

A copy of the proposed amending By-law, the education development charge background study prepared in connection with the 2013 By-law, and information concerning the proposed amendment are available on request during regular business hours at the Board's administrative offices, 2050 Guelph Line, Burlington, Ontario, and on the Board's website at [www.hdsb.ca](http://www.hdsb.ca).

If a person wishes to address the Board at the May 3, 2017 public meeting, they are required to register as a delegate using the Board's Online Delegation Request Form ([www.hdsb.ca](http://www.hdsb.ca)) on or before noon, May 1, 2017. Any written submissions on the proposed amending By-law should be submitted by noon, May 2, 2017 to Gail Gortmaker, Manager, Office of the Director of Education, Halton District School Board at (905) 335-3663 ext. 3296

All submissions received in writing and those opinions expressed at the public meeting will be considered prior to a decision by the Board to amend the 2013 By-law.

Any comments or requests for further information regarding this matter may be directed to Domenico Renzella, General Manager of Planning, Halton District School Board at (905) 335-3663 ext. 3375 [renzellad@hdsb.ca](mailto:renzellad@hdsb.ca)