



## **Simcoe County District School Board and Simcoe Muskoka Catholic District School Board**

### **2023 Education Development Charges Background Study**

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**August 21, 2023**

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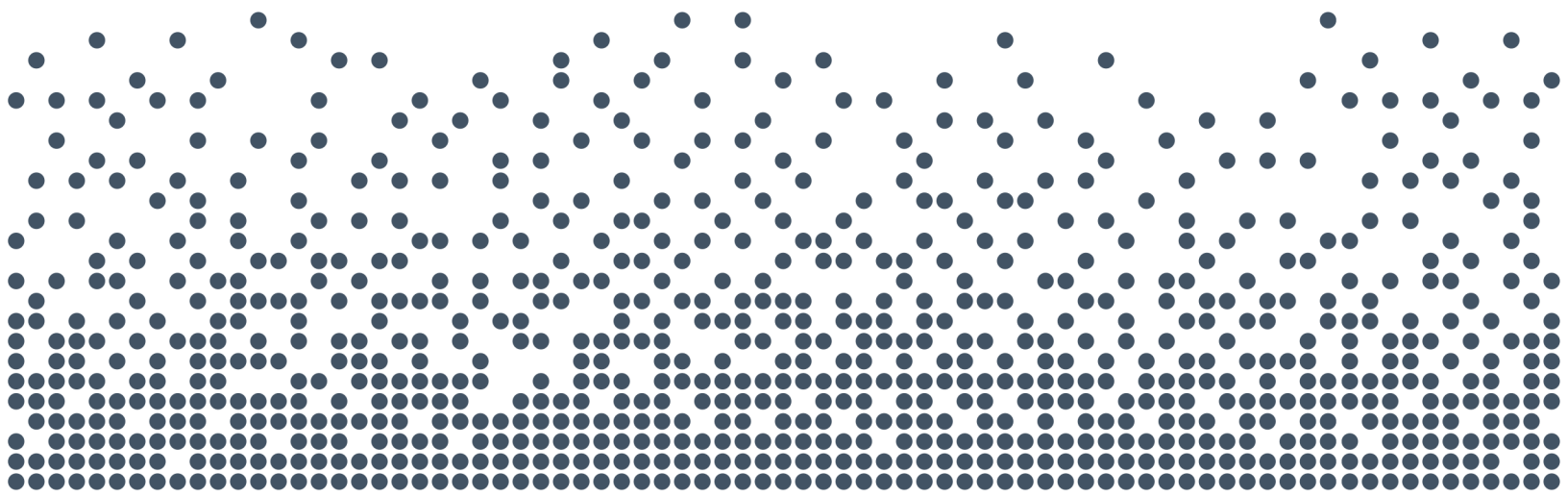
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## List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
DC	Development Charge
EDC	Education Development Charge
GFA	Gross Floor Area
GMS	Growth Management Study
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)
SCDSB	Simcoe County District School Board
SMCDSB	Simcoe Muskoka Catholic District School Board





# Executive Summary



# Executive Summary

The Simcoe County District School Board (SCDSB) and the Simcoe Muskoka Catholic District School Board (SMCDSB) have education development charge (EDC) by-laws in place in the County of Simcoe that are set to expire on October 29 of 2023. EDCs are a revenue source, for school boards that qualify, to purchase and develop land for new schools. EDCs are meant as a funding mechanism for boards that are experiencing a growth-related accommodation need in their jurisdiction. 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 SCDSB and the SMCDSB are eligible to renew their existing by-laws based on:

1. **Reserve Fund Qualification** – The SCDSB and SMCDSB both have estimated deficits in their respective EDC reserve funds and both Boards have outstanding EDC financial obligations; and
2. **Capacity Trigger** – The Simcoe County District School Board has an average five-year projected enrolment exceeding the approved OTG capacity, on both



the elementary and secondary panels and qualifies under the capacity trigger, however, the Simcoe Muskoka Catholic District School Board has an average five-year projected enrolment under that of the approved OTG capacity on both panels and would not qualify under the capacity trigger.

**The Boards intend to hold joint statutory public meetings to inform the public as to the new proposed EDC by-laws. The SCDSB and the SMCDSB will hold joint meetings on September 7, 2023, and then consider passage of the EDC by-laws at an additional meeting on October 16, 2023. 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 SCDSB and the SMCDSB within Simcoe County. This EDC study contemplates jurisdiction-wide by-laws for Simcoe County for the Simcoe County District School Board and limited to the Simcoe region for the Simcoe Muskoka Catholic District School Board.

Demographic projections form an important component of the EDC analysis. The residential dwelling unit forecast is used both to project pupils from new development and to determine the final quantum of the residential charge. The residential forecasts used in this analysis are consistent with the most recent county/municipal forecasts that were available at the time of study preparation. The total number of net new units projected in Simcoe County for the 15 years in the EDC analysis is **83,965**. The total net estimated non-residential Board-determined gross floor area to be constructed over 15 years from the date of by-law passage is **40,062,038** sq. ft.

The number of growth-related pupils is based on the 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 **17,918** net growth-related elementary pupils and **6,531** net growth-related secondary pupils for the SCDSB. For the SMCDSB, a total of **5,407** net growth-related elementary pupils was projected, and **2,142** net growth-related pupil places for the secondary panel.



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 Simcoe County projects that the SCDSB will require approximately **34 new elementary sites** (5 in PE01, 4 in PE02, 1 in PE03, 2 in PE04, 3 in PE05, 1 in PE07, 4 in PE08, 6 in PE09, 4 in PE10, and 4 in PE11) and **5 new secondary sites** (1 in PS01, 1 in PS02, 1 in PS06, 1 in PS07, and 1 in PS08) in the 15-year EDC time frame.

For the SMCDSB, the EDC analysis for Simcoe County projects a requirement of **12 new elementary sites** (3 in CE01, 1 in CE02, 2 in CE06, 1 in CE07, 2 in CE08, and 3 in CE09) and **2 new secondary sites** (1 in CS01 and 1 in CS03) 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 Andrew, Thompson, and Associates (ATA) Real Estate Advisors. The per acre acquisition values ranged from **\$700,000 to \$2,500,000** for sites within Simcoe County, the City of Barrie, and the City of Orillia. 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 **12.0%** 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. In this study, the assumed site preparation costs were based on the analysis completed by the firm Skelton, Brumwell and Associates and have been estimated at **\$392,600** per acre for both the SCDSB and the SMCDSB. Site preparation costs are escalated to the time of site purchase at a rate of **4.3%** per year.

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



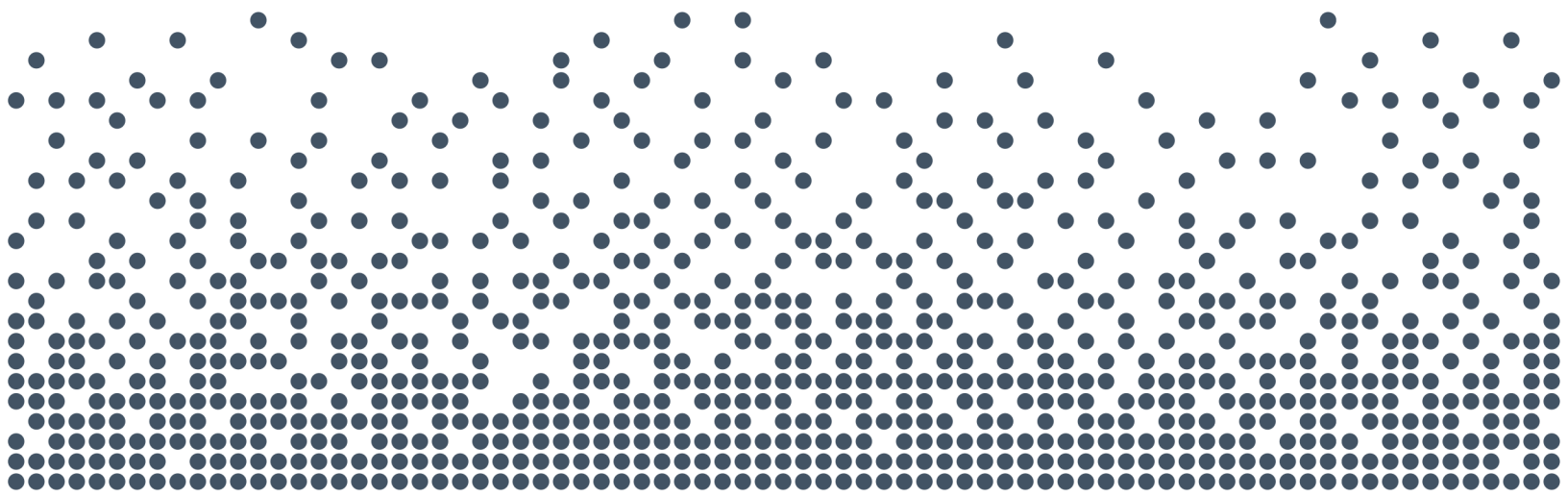
existing land costs. If a board has a surplus balance in the EDC reserve fund, this amount must be subtracted from the land costs and used to defray the net education land costs.

The SCDSB's total net education land costs in Simcoe County are estimated to be **\$826,025,204** which includes an existing EDC reserve fund deficit of **-\$2,289,951** that was added on top of the total EDC-eligible costs.

The SMCDSB's total net education land costs in Simcoe County are estimated to be **\$322,154,439** which includes an existing EDC reserve fund deficit of **-\$18,713,012** 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 **\$8,854 per dwelling unit** for the SCDSB's residential charge in Simcoe County and **\$2.06 per square foot of non-residential gross floor area (GFA)**. The new proposed EDC rate for the SMCDSB is **\$3,453 per dwelling unit** for the residential charge in Simcoe County and **\$0.80 per square foot of non-residential GFA**. The charges contained herein are based on a uniform rate for all types of development. For both boards, 90% of costs are allocated to residential development and 10% are allocated to non-residential development; these costs are applicable only within Simcoe County.





# Report



# Chapter 1

## Introduction



# 1. Introduction

## 1.1 Background

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

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

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

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

The other qualification criteria deal 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

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This EDC background study has been prepared on behalf of the Simcoe County District School Board (SCDSB) and the Simcoe Muskoka Catholic District School Board (SMCDSB) in consideration of renewing their EDC by-laws within Simcoe County. Each Board's current in-force by-laws came into effect on October 30, 2018, and with amendments passed the following year; May 27, 2019, for the SCDSB and June 10, 2019, for SMCDSB. Each Board's by-law is based on 90% cost recovery from residential development and 10% from non-residential development and are set to expire on October 29, 2023.

The current EDC rates (Year 5 Rates, Effective October 30, 2022) for the SCDSB are \$2,811 per residential dwelling unit and \$0.45 per sq. ft. of non-residential gross floor area (GFA). For the SMCDSB, the current EDC rates (Year 5 Rates, Effective October 30, 2021) are \$1,472 per residential dwelling unit and \$0.15 per sq. ft. of non-residential GFA.



Table 1-1: Current In-force EDC By-laws for the SCDSB and the SMCD SB

School Board	In-force Date	Area of By-law	% Residential/ Non-residential	Charge
SCDSB	October 30, 2022 (Amending By-law)	Simcoe County	90% (Res.) 10% (Non-Res.)	\$2,811/unit \$0.45/sq. ft.
SMCD SB	October 30, 2021 (Amending By-law)	Simcoe County	90% (Res.) 10% (Non-Res.)	\$1,472/unit \$0.15/sq. ft.

## EDC Policy Review

All school boards with an existing EDC by-law in place must conduct a review of the policies contained in their existing by-laws before passing a new by-law. This process includes a public meeting to review the policies in a public forum.

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

The legislation states that an EDC by-law may apply to the entire area of the jurisdiction of a board or only part of it. In addition, an EDC by-law of the board shall not apply with respect to land in more than one “region” if the regulations divide the area of the jurisdiction of the board into prescribed regions. This EDC applies uniformly to the **County of Simcoe** region of each school board as presented in Maps 1-4.





## 1.4 EDC Review Areas

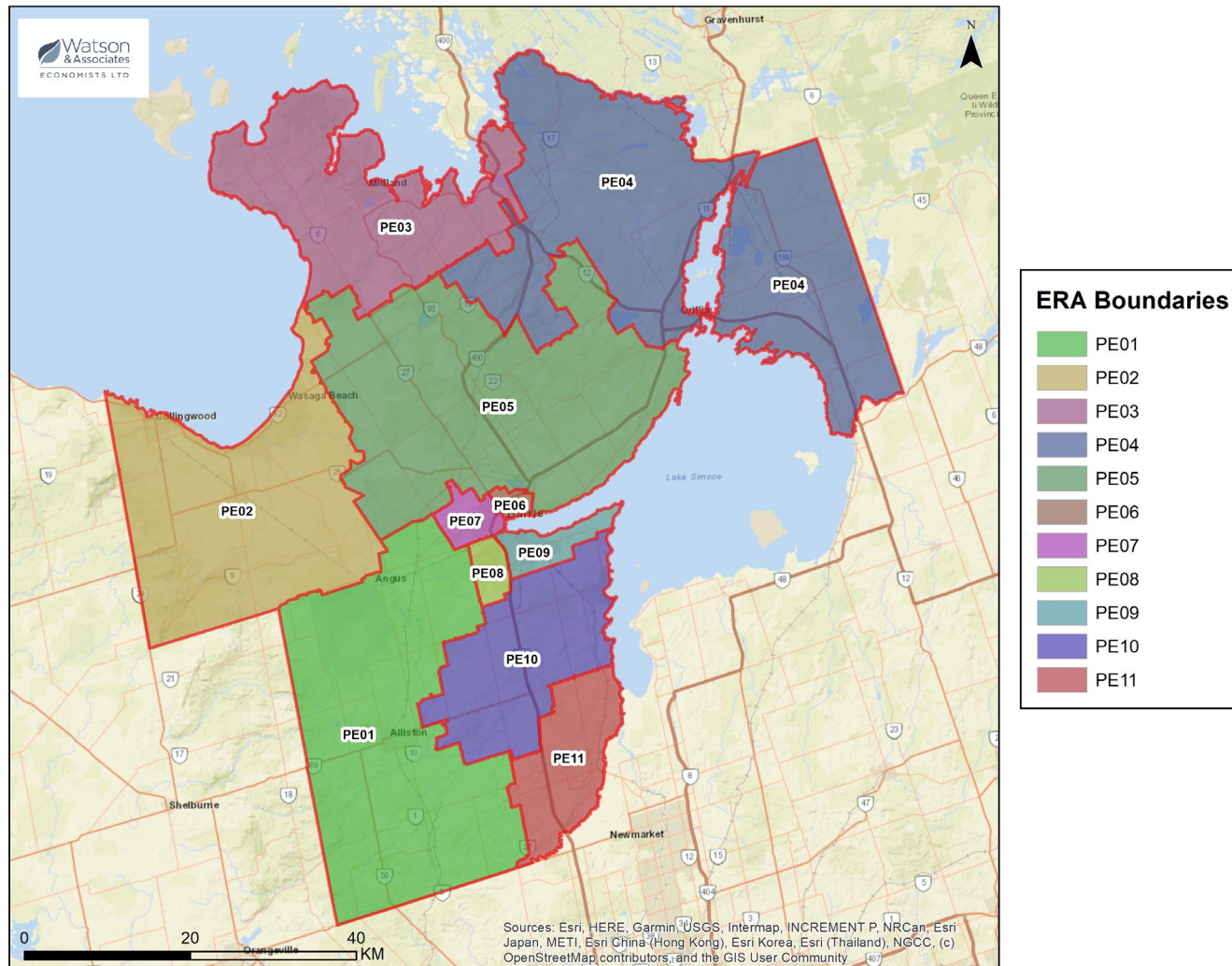
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The EDC methodology allows school boards to examine growth-related needs on a jurisdiction-wide basis – that is, to treat the whole EDC area as one review area – or to examine them on a sub-area basis or review areas. Review areas are artificial constructs intended to divide the board’s jurisdiction into sub-areas to determine the location of new school sites more accurately. 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 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 (2023) have been altered from the previous study (2018) to account for new and adjusted elementary and secondary attendance area and large-scale residential growth.*

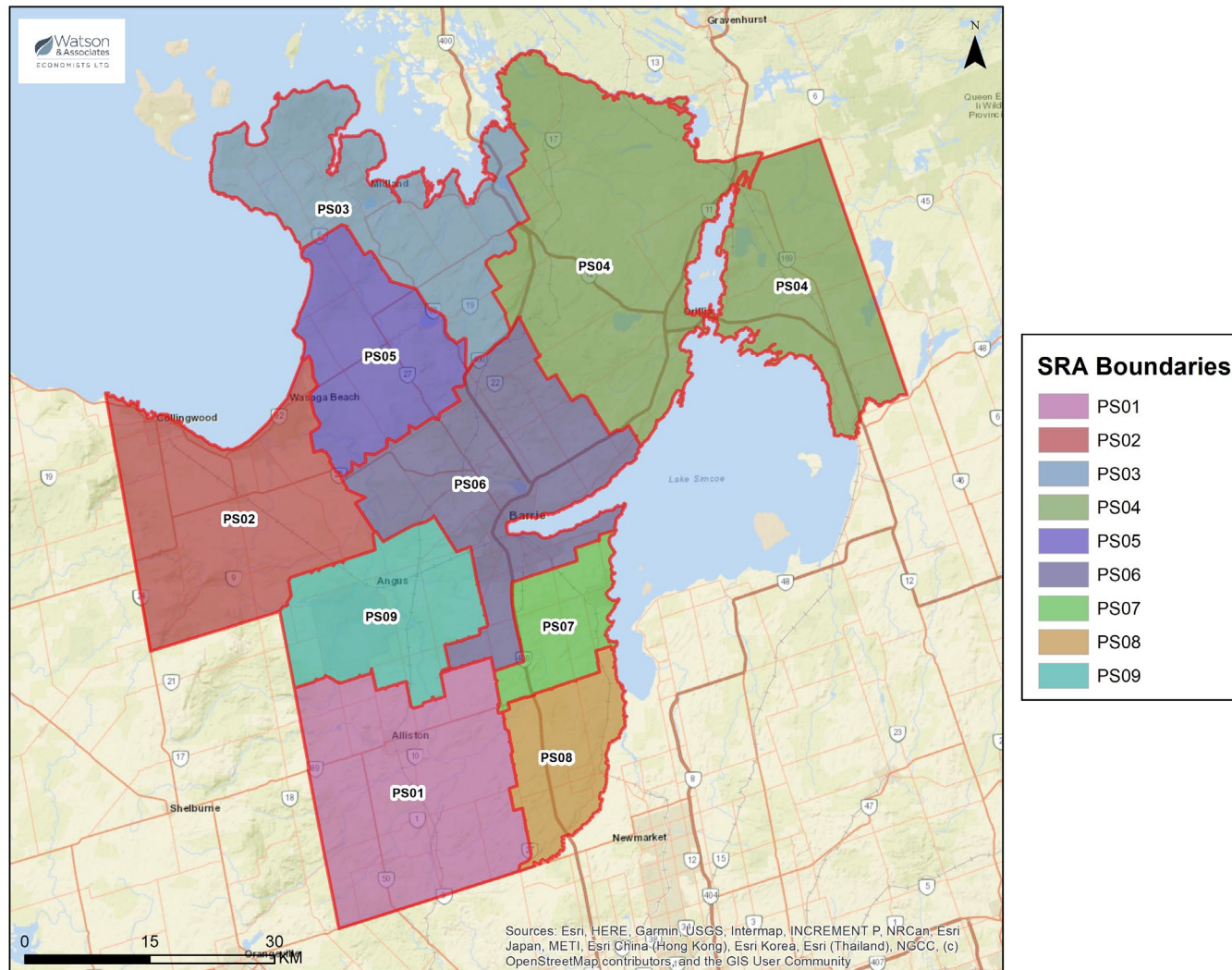


Map 1: Simcoe County District School Board Elementary EDC Review Areas 2023 – Simcoe County





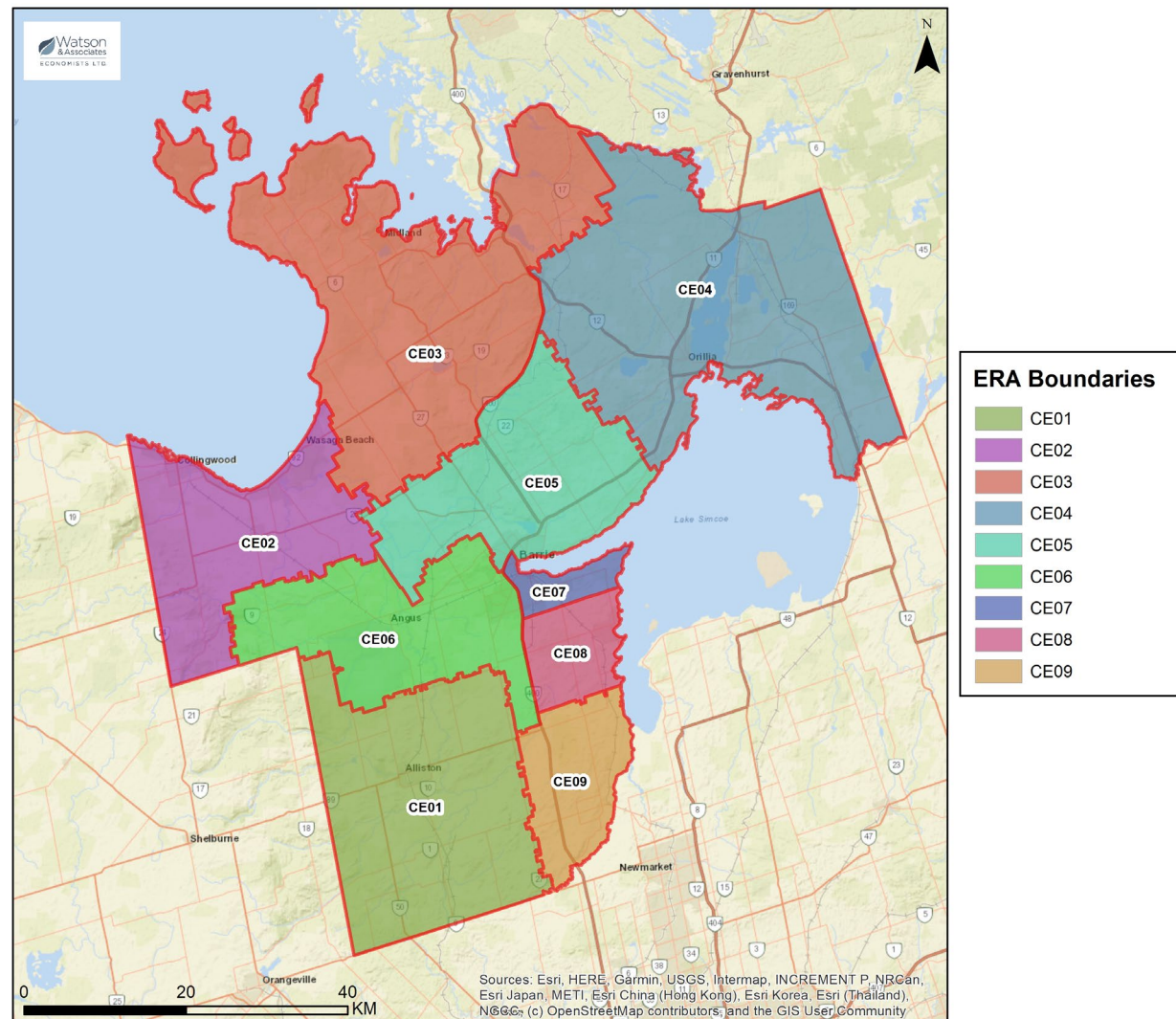
Map 2: Simcoe County District School Board Secondary EDC Review Areas 2023 – Simcoe County





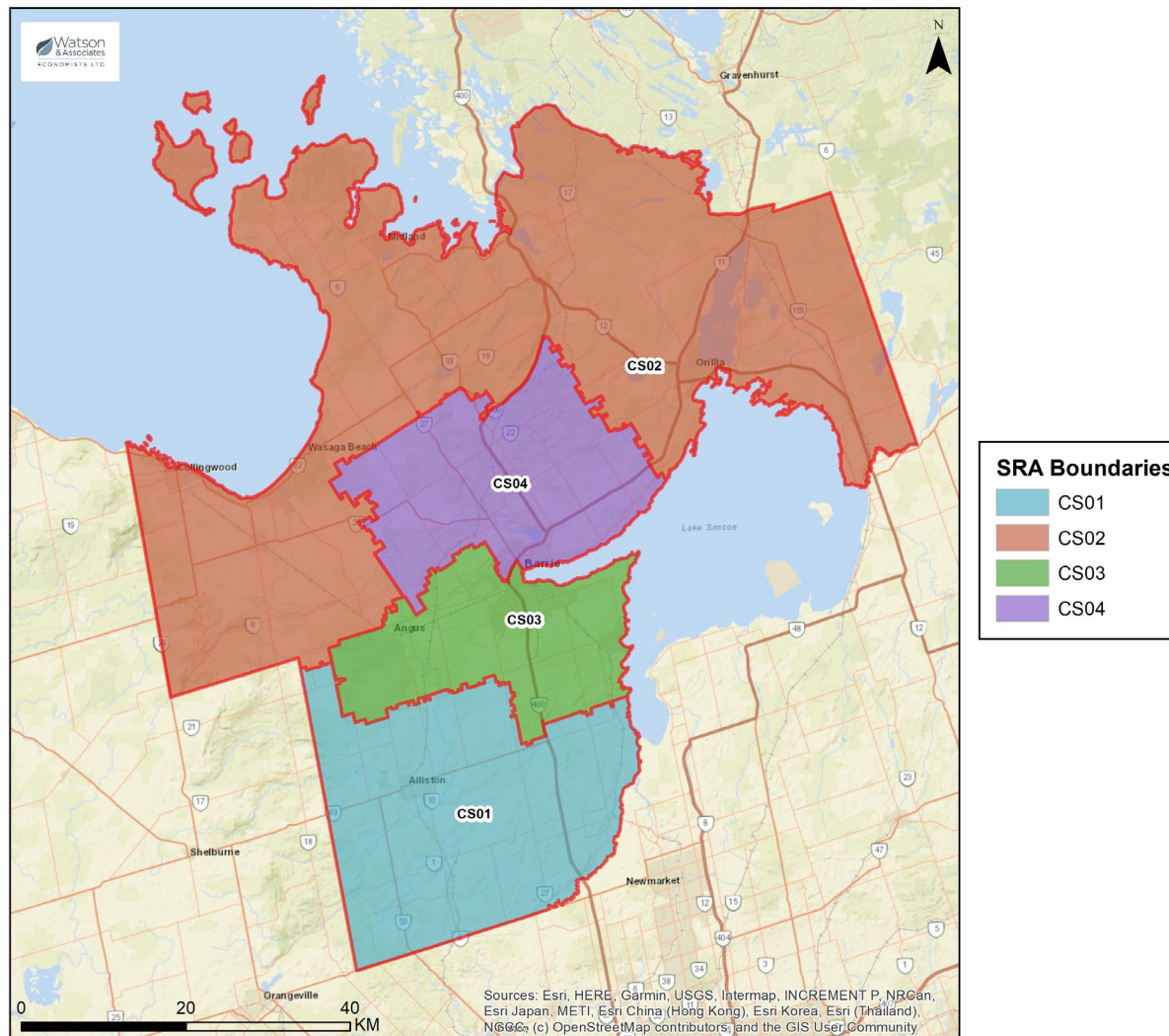


Map 3: Simcoe Muskoka Catholic District School Board Elementary EDC Review Areas 2023 – Simcoe County





Map 4: Simcoe Muskoka Catholic District School Board Secondary EDC Review Areas 2023 – Simcoe County







For both the SCDSB and the SMCDSB, 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 SCDSB has been divided into **11** review areas on the elementary panel, with **9** corresponding secondary review areas. The SMCDSB has been divided into **9** elementary and **4** secondary review areas that cover the Simcoe region.

Table 1-2: SCDSB Review Areas

Elementary Review Area		Secondary Review Area	
Name	Region	Name	Region
PE01	Adjala-Tosorontio, Essa, New Tecumseth	PS01	Adjala-Tosorontio, part of New Tecumseth, part of Bradford West Gwillimbury
PE02	Clearview, Collingwood, Wasaga Beach	PS02	Clearview, Collingwood, Wasaga Beach
PE03	Midland, Penetanguishene, Tay, Tiny	PS03	Midland, Penetanguishene, Tay, part of Tiny, part of Springwater, part of Oro-Medonte
PE04	Orillia, Ramara, Severn	PS04	Orillia, Ramara, Severn, East Oro-Medonte
PE05	Oro-Medonte, Springwater	PS05	Northwest Springwater, part of Tiny
PE06	Northeast Barrie	PS06	Southwest Oro-Medonte, South Springwater, Barrie
PE07	Northwest Barrie	PS07	Part of Innisfil
PE08	Southwest Barrie	PS08	Part of Bradford West Gwillimbury, part of Innisfil, part of New Tecumseth
PE09	South Central Barrie, Southeast Barrie	PS09	Essa
PE10	Innisfil		
PE11	Bradford West Gwillimbury		

Table 1-3: SMCDSB Review Areas – Simcoe County

Elementary Review Area		Secondary Review Area	
Name	Region	Name	Region
CE01	Adjala-Tosorontio, New Tecumseth, South Essa	CS01	Adjala - Tosorontio, New Tecumseth, Bradford West Gwillimbury, Parts Essa and Innisfil
CE02	Clearview, Collingwood, Wasaga Beach	CS02	Clearview, Collingwood, Wasaga Beach, Tiny, Tay, Midland, Severn, Orillia, Ramara, Penetanguishene, Parts Oro-Medonte and Springwater
CE03	Midland, Penetanguishene, Tay, Tiny, North Springwater, North Oro-Medonte, North Severn	CS03	South Barrie, Parts of Springwater, Innisfil, Essa
CE04	Orillia, Ramara, South Severn, East Oro-Medonte	CS04	North Barrie, Parts Oro-Medonte and Springwater
CE05	North Barrie, West Oro-Medonte, South Springwater		
CE06	South West Barrie, Parts Innisfil and Essa		
CE07	South East Barrie, North Innisfil		
CE08	Parts Innisfil		
CE09	Bradford West Gwillimbury, South Innisfil		

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; and
- New pupils residing in development areas that came from units built since the coming into force of the existing or most recently expired bylaw 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 areas net growth-related pupil places. (Ontario Regulation 20/98 as amended, Section 7 (1) paragraph 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, and
- The board provides any information regarding the calculation of the EDC if requested by the Minister upon the review of the background study.

### 2.2 The Background Study

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An EDC background study must be completed by a school board that wishes to pass an EDC by-law. The intention of the background study is to provide information on the



process and methodology of calculating an EDC, as well as the background and assumptions that make up the estimates of the enrolment projections and site needs.

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

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

Section 9 (1):

- Estimates of the anticipated amount, type, and location of new dwelling units for each year of the 15-year forecast period in the area in which the charge is to be imposed.
- The number of projected new pupil places 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.

Section 9 (2):

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

The EDC Guidelines suggest that school boards are required to provide the Ministry with a copy of the final background study at least 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:

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

If a school board already has an existing in-force EDC by-law in place, the board must hold an additional meeting to review the existing policies of the current EDC by-law. This part of the process is 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 is scheduled to take place on August 22, 2023, with the first public meeting to take place on September 7, 2023, immediately followed by a successor meeting on September 7, 2023, and a final third public meeting in consideration of By-Law enactment on October 16, 2023, as outlined within the following notice.



# **EDUCATION DEVELOPMENT CHARGES**

## **Simcoe County**

### **NOTICE OF PUBLIC MEETINGS**

#### **FIRST MEETING**

##### **– POLICY REVIEW PUBLIC MEETING –**

**THURSDAY, SEPTEMBER 7, 2023 @ 6:00 P.M.**  
**Simcoe County District School Board, Education Centre**  
**1170 Highway 26, Midhurst, Ontario**

TAKE NOTICE that on September 7, 2023, the Simcoe County District School Board and the Simcoe Muskoka Catholic District School Board will hold joint public meetings pursuant to Section 257.60 of the Education Act. The purpose of the meetings will be to review the current education development charge policies of both Boards and to solicit public input. Information concerning the Boards' policies for their current education development charge by-laws will be available on or before August 24, 2023, on the Boards' websites ([www.scdsb.on.ca](http://www.scdsb.on.ca) and [www.smcdsb.on.ca](http://www.smcdsb.on.ca)).

#### **IMMEDIATELY FOLLOWED BY: SECOND MEETING**

##### **– SUCCESSOR BY-LAW PUBLIC MEETING –**

**THURSDAY, SEPTEMBER 7, 2023 @ 6:15 P.M.**  
**Simcoe County District School Board, Education Centre**  
**1170 Highway 26, Midhurst, Ontario**

TAKE NOTICE that on September 7, 2023, the Simcoe County District School Board and the Simcoe Muskoka Catholic District School Board will jointly hold their second public meetings pursuant to Section 257.63 of the Education Act. The purpose of these meetings 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 Education Act (including the proposed EDC by-laws) which details each Board's education development charge proposal will be available on or before August 24, 2023, on the Boards' websites ([www.scdsb.on.ca](http://www.scdsb.on.ca) and [www.smcdsb.on.ca](http://www.smcdsb.on.ca)).

#### **THIRD PUBLIC MEETING**

##### **– IN CONSIDERATION OF BY-LAW ENACTMENT –**

**MONDAY, OCTOBER 16, 2023 @ 6:00 PM**  
**Simcoe Muskoka Catholic District School Board, Catholic Education Centre**  
**46 Alliance Boulevard, Barrie**

TAKE NOTICE that on October 16, 2023, the Simcoe County District School Board and the Simcoe Muskoka Catholic District School Board will jointly hold their third public meetings. The purpose of these meetings is to consider the enactment of successor EDC by-laws that will apply in Simcoe County and the Cities of Barrie and Orillia.

All interested parties are invited to attend the public meetings. Any person who attends the public meetings may make representations to the Boards in respect of this matter in accordance with each Board's delegation procedures posted on its website. The Boards will also post on their websites instructions on how to connect remotely to the public meetings for those persons who wish to do so. Written submissions, filed in advance of the meeting, will also be considered. The Boards would appreciate receiving written submissions one week prior to the public meetings, so that they may be distributed to Trustees prior thereto. Submissions and requests to address the Boards as a delegation should be submitted to:

**Andrew Keuken, Manager of Planning and Enrolment**  
**Simcoe County District School Board**  
1170 Highway 26, Midhurst, Ontario, L9X 1N6  
Tel: (705) 734-6363 Ext. 11513  
[akeuken@scdsb.on.ca](mailto:akeuken@scdsb.on.ca)

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## 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 SCDSB and the SMCD SB 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 2022. An early stakeholder meeting was held on February 7, 2023. A stakeholder update meeting is to be held for August 22, 2023.

## 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 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.
- Repeal or amend the by-law itself.



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

## **Amendments**

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

“A board may not amend an education development charge by-law so as to do 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 the school will be used for after the transfer is complete. Boards must have passed a resolution for this to take effect.





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

The permanent existing capacity in Simcoe County for the SCDSB is **37,315** on the elementary panel and **15,499** on the secondary panel. Comparably, the permanent existing capacity for the SMCDSB is **17,970** spaces on the elementary panel and **7,671** on the secondary panel.

Simcoe County District School Board meet the capacity trigger on both the elementary and secondary panel; however, Simcoe Muskoka Catholic District School Board does not meet the capacity trigger on either panel. The SCDSB’s five-year average elementary projected enrolment is **42,476**, compared to the capacity of **37,315**, leaving a deficit of **5,161** spaces. The SMCDSB’s five-year average elementary projected enrolment is **17,648**, compared to the capacity of **17,970**, leaving a surplus of **322** spaces.

On the secondary panel, the SCDSB average projected enrolment is **17,951**, with **15,499** capacity, resulting in a deficit of **2,452** spaces. For the SMCDSB, the five-year average projected enrolment is **7,559**, compared to the capacity of **7,671**, resulting in a surplus of **112** 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 (SMCDSB), yet still be obligated to pay for sites that



have been purchased because 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 SCDSB'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 SCDSB will have an estimated reserve fund balance of -\$2,289,951.

The SMCDsB's EDC reserve fund has an existing EDC financial obligation of -\$18,713,012, 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. A.2 of the Ministry EDC forms outlines the Boards' proposed reserve fund balances at the time of by-law renewal.**



Figure 3-1: Simcoe County District School Board – Form A

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

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

Elementary Panel Board-Wide EDC Capacity	Projected Elementary Panel Enrolment						Elementary Average Projected Enrolment less Capacity
	Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Average Projected Enrolment Over Five Years	
37,315.0	40,543	41,421	42,502	43,445	44,468	42,476	5,161

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

Secondary Panel Board-Wide EDC Capacity	Projected Secondary Panel Enrolment						Secondary Projected Enrolment less Capacity
	Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Average Projected Enrolment Over Five Years	
15,499.0	17,301	17,896	18,008	18,252	18,300	17,951	2,452

**A.2: EDC FINANCIAL OBLIGATIONS**

Total Outstanding EDC Financial Obligations (Reserve Fund Balance):	-\$ 2,289,951
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Figure 3-2: Simcoe Muskoka Catholic District School Board – Form A

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

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

Elementary Panel Board-Wide EDC Capacity	Projected Elementary Panel Enrolment						Elementary Average Projected Enrolment less Capacity
	Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Average Projected Enrolment Over Five Years	
17,970.0	16,709	17,214	17,683	18,104	18,527	17,648	-322

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

Secondary Panel Board-Wide EDC Capacity	Projected Secondary Panel Enrolment						Secondary Projected Enrolment less Capacity
	Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Average Projected Enrolment Over Five Years	
7,671.0	7,171	7,360	7,627	7,777	7,861	7,559	-112

**A.2: EDC FINANCIAL OBLIGATIONS**

Total Outstanding EDC Financial Obligations (Reserve Fund Balance):	-\$ 18,713,012
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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 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 housing forecast and the use of pupil yield factors. Pupil yields are mathematical representations of the number of school-aged children that will be generated by a particular dwelling over the planning forecast and that will attend a particular school board. Pupil yields used in this analysis are based on Statistics Canada data and board historical enrolment information. Multiplying the pupil yield factors by the appropriate type of developments in the net new dwelling forecast determines the projected pupils from new development.

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

## Site Needs

The final “planning” or “forecasting” step in the EDC process is to determine the board's site needs, specifically the number, location, and size of sites for new growth-related schools. The calculation of net growth-related pupil place requirements ultimately determines the number of necessary sites and their size. The regulation governing the EDC provides a table of maximum sizes depending on the number of pupil places that will be constructed. These tables can be found on the following page.

While the calculations shown in the tables ultimately determine the amount/size of land that will be necessary for new school sites, the legislation also recognizes that there may be situations in which the necessary site for a new school may exceed the size



specified in the table. For example, a board may need a larger site to accommodate certain municipal requirements or Ministry initiatives. Should a site exceed the legislative requirements, justification must be included in the EDC background study.

Table 3-1: Elementary School Maximum Area to Pupils

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. 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.

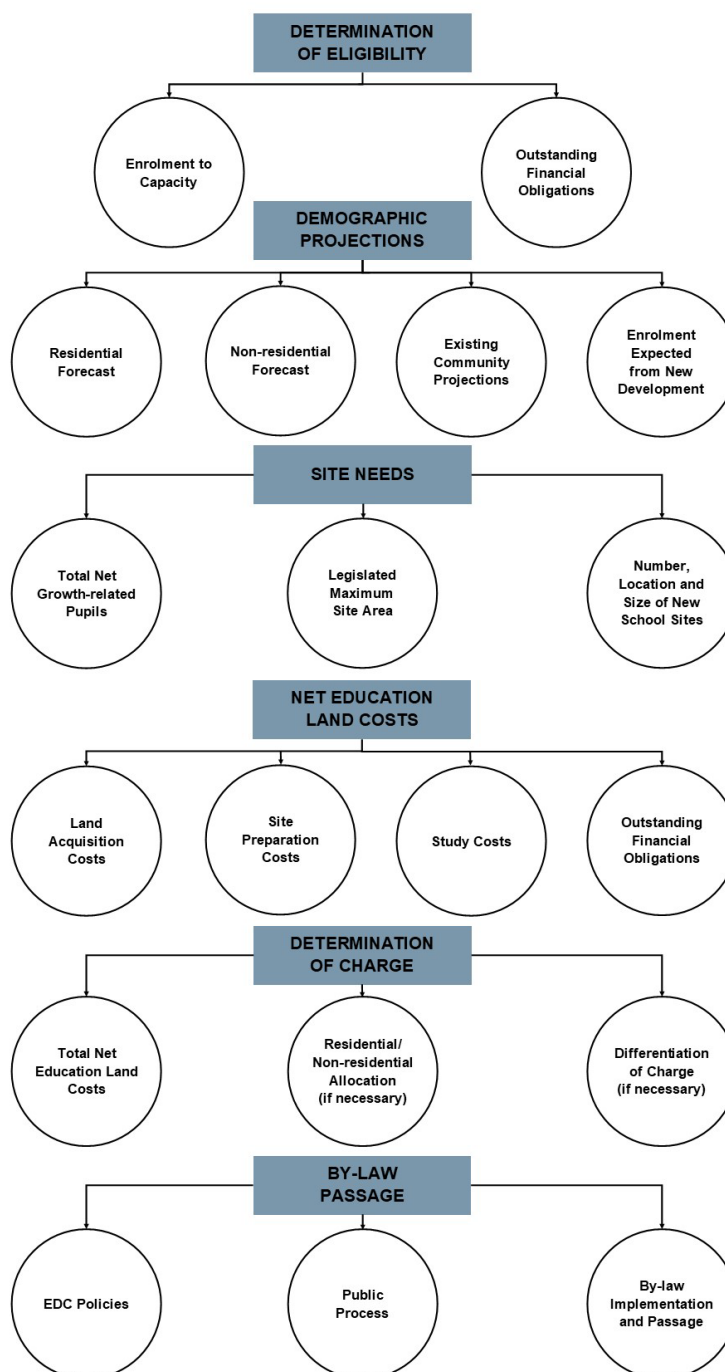
A distribution factor is determined by the distribution of growth-related pupils amongst the various unit types defined by the board. For example, if 100 students were from low-density developments, 50 from medium-density developments and 10 from high-density developments, the distribution factors would be 62.5% for low density (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 Simcoe County.**

### 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 are derived from the 2022 Simcoe County Municipal Comprehensive Review (excluding the City of Barrie and the City of Orillia), 2022 City of Barrie Growth Management Study Forecast, and the 2023 Development Charge Background Study for Orillia that outline population, housing, and employment growth to 2051. Municipal secondary plans, such as Orbit in the Town of Innisfil, have been reviewed in the preparation of the growth forecasts. The anticipated growth from the secondary plans that 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.

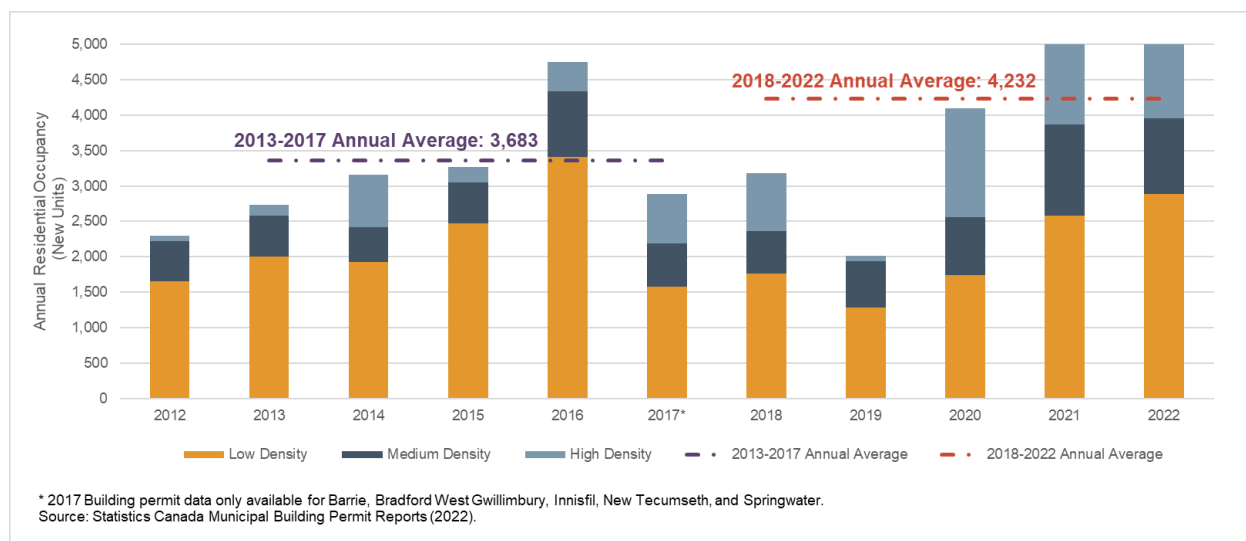
According to information from municipal building permit data, Simcoe County (including Barrie and Orillia) has averaged approximately 4,232 occupancies from new units constructed from 2018 to 2022, increasing from a 2013 to 2018 average of 3,359 units. Residential building activity in Simcoe County has fluctuated over the last five years, ranging from a low of 2,019 in 2019 to a high of 5,729 occupancies in 2021 (range of 3,710 units). Prior to this peak, building permit issuance was slightly lower at 3,182 in 2018 to 4,094 in 2020. Conversely, in 2022, 6,135 building permits were issued for Simcoe County, 406 more building permits than the year before.



Table 4-1: Simcoe County  
Historical Building Permit Occupancy (New Units)

Year	Area	Total
2012	County of Simcoe	2,301
2013	County of Simcoe	2,739
2014	County of Simcoe	3,154
2015	County of Simcoe	3,269
2016	County of Simcoe	4,751
2017	County of Simcoe	2,883
2018	County of Simcoe	3,182
2019	County of Simcoe	2,019
2020	County of Simcoe	4,094
2021	County of Simcoe	5,729
2022	County of Simcoe	6,135
	2012-2022 County of Simcoe Total	40,256
	2012-2022 Average	3,660
	2018-2022 Average	4,232

Figure 4-1: Simcoe County, Residential Building Permit Occupancy (New Units)  
by Type, 2012 to 2022







The County's growth forecasts project significant growth over the next few decades with an average of approximately **5,671** 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 2012 and 2022, approximately 58% of all permits were for low-density type units (singles/semis), 20% for medium-density type units, and 22% for high-density type units, while future growth is anticipated to have 47% of new development come from medium- and high-density development through both greenfield development and intensification areas (major transit station areas, Urban Growth Areas, etc.) across the region.

Table 4-2: Simcoe County Residential Forecast, 2023-2037

Unit Type	# of Units	% By Density
Low Density (Singles/Semis)	44,970	<b>53%</b>
Medium Density (Townhouses)	17,118	<b>20%</b>
High Density (Apartments)	22,983	<b>27%</b>
<b>Total</b>	<b>85,071</b>	<b>100%</b>

Source: 2022 Simcoe County MCR – Simcoe County (excludes Barrie and Orillia), 2022 Barrie GMS Forecast, and 2023 Orillia DC Background Study.

Over the last decade, growth across the County has not been distributed equally across each local municipality. From 2012 to 2022, the City of Barrie received 9,041 building permits or 22% of the county's (Simcoe County + Barrie + Orillia) housing development, meanwhile the Town of Innisfil and the Town of New Tecumseth both received 12% of all residential growth at 4,966 and 4,918 building permits respectively (Figure 4-2).

Similar trends are expected throughout the 15-year projections, with the City of Barrie anticipating to receive 34% of future residential unit development (through development of the Hewitt and Salem Secondary Plans) and New Tecumseth to receive 11%, while Bradford and Innisfil are both expecting to receive 10% of county (Simcoe County + Barrie + Innisfil) residential units over the 2023 to 2037 time horizon (Figure 4-3).



Figure 4-2: Simcoe County, Historical Building Permits by Municipality, 2012 to 2022

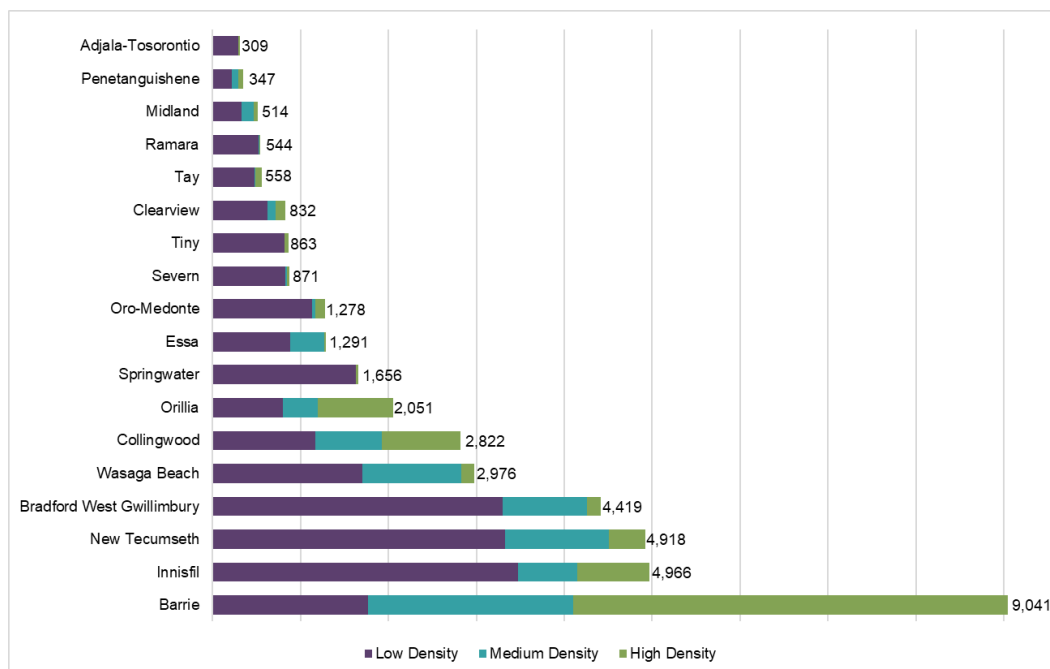
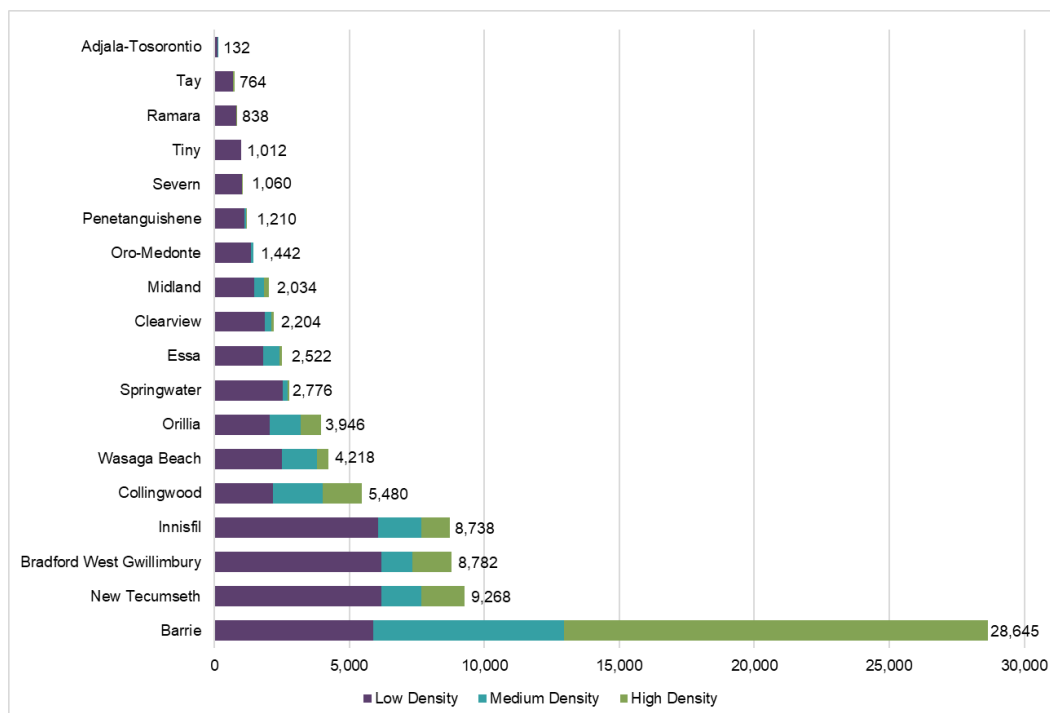


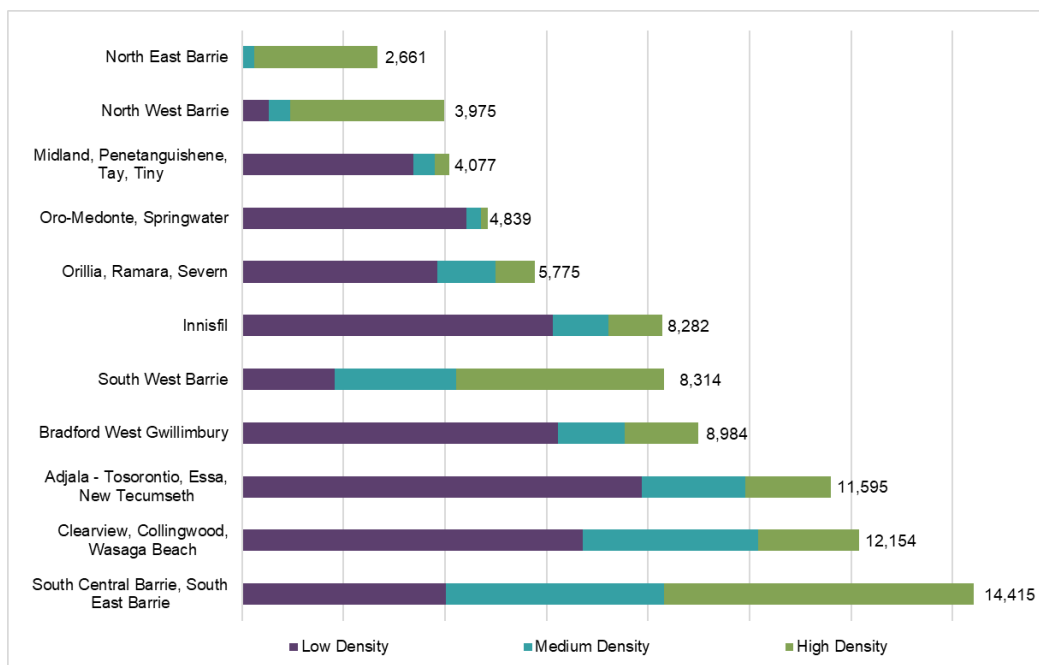
Figure 4-3: Residential Forecast, 2023 to 2037 by Municipality



Source: 2022 Simcoe County MCR – Simcoe County (excludes Barrie and Orillia), 2022 Barrie GMS Forecast, and 2023 Orillia DC Background Study.



Figure 4-4: Residential Forecast, 2023 to 2037 by Review Area



Source: 2022 Simcoe County MCR – Simcoe County (excludes Barrie and Orillia), 2022 Barrie GMS Forecast, and 2023 Orillia DC Background Study.

As noted earlier, the final growth forecast for the Simcoe County EDC by-law for both the SCDSB and the SMCD SB is based on the aforementioned data and totals **85,071** new units that are forecast to be built over the next 15 years. Of these new units, 53% are estimated to be low density, 20% medium density and 27% high density. While the forecast averages **5,671** units per year for the 15-year EDC term, the first five years of the forecast will average slightly lower new builds at **5,322** 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 **83,965** net new units as shown on Form C.



### **4.1.2 Non-residential**

The non-residential growth forecast provides a basis for calculating a non-residential EDC, should boards elect to impose such a charge. O. Reg. 20/98 subsection 7 (11) states that, “If charges are to be imposed on non-residential development, the board shall determine the charges, which shall be expressed as a rate to be applied to the board determined GFA of the development and shall satisfy the following requirements.” The non-residential forecasts contained in this report are projections of GFA and have been derived from the same sources as the residential forecasts.

The non-residential forecast for Simcoe County totals **49,480,982** sq. ft. of GFA over the next 15 years. As with the residential forecast, assumptions must be made respecting certain exemptions of GFA. Industrial additions (up to 50% of existing floor area) and certain institutional properties (municipal and school board properties) are exempt under the legislation. Utilizing historical Statistics Canada data on non-residential construction by type, **9,418,944** sq. ft. (approximately 19%) were exempt from this forecast and the total “net” new non-residential forecast totals **40,062,038** sq. ft. of GFA.

## **4.2 Enrolment Projections**

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Enrolment projections for the purposes of the EDC analysis are completed as two separate components – enrolment of the existing community and enrolment expected from new housing growth. The enrolment projections of the existing community are based on a scenario of no new housing growth and project 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 Simcoe County. The existing community projections have been prepared for each Boards’ schools contained in the EDC analysis. The projections of enrolment from new housing growth are provided on a review area basis.

The enrolment projections also assume that students are accommodated in their home attendance areas. This means that any students currently in a holding situation, attending a school outside their home school boundary, are returned to their home



boundary. Holding situations typically arise when students in a development area await new school construction and are “held” in nearby schools until the new school is open. Situations where students are permanently accommodated outside their home areas (e.g., are attending an outside school as part of a special program) are not affected.

## **Methodology**

The prediction of school enrolment involves the consideration of a wide range of factors. There are three common methods of enrolment projection: rate of growth, enrolment ratios, and grade transition. The rate of growth method assumes that past rates of enrolment growth or decline will carry forward. In today’s changing demographic and economic landscape this method of enrolment forecasting is unreliable. The enrolment ratio method 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.



Table 4-3 and Table 4-4 depict the demographic trends for Simcoe County. The total population of Simcoe County grew by approximately 11.5% between 2001 and 2006. In comparison, the population of Ontario grew by 6.6%, while Canada grew by 5.4% over that same time. Growth in Simcoe County has fluctuated over the last three Census periods, with a population increase of 11.5% between 2001 and 2006, with only a 6.2% increase between 2006 and 2011. This increase was nevertheless greater than the provincial and national rates during this period, which were 5.7% and 5.9%, respectively. Between 2011 and 2016, the County continued to grow, with a population increase of 7.3%, compared to 4.6% provincially and 5.0% nationally. More recently, between 2016 and 2021, Ontario and Canada grew by 5.8% and 5.2%, respectively; meanwhile, Simcoe County continued to exceed the provincial and national averages and grew by 11.3% (Figure 4-3).

The elementary school-aged population (4-13 years) is especially important from a school board's perspective – the size of this cohort fluctuated from 2001 to 2021, decreasing by 3.1% between 2001 and 2006, and 6.5% between 2006 and 2011. Over the last decade, the elementary school-aged population increased by 4.5% between 2011 and 2016, and 8.9% between 2016 and 2021. Overall, this resulted in an absolute increase of 1,790 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 18.3% between 2001 to 2006 and then only by 0.8% from 2006 to 2011. Furthermore, from 2011 to 2016 it decreased by 9.2% and from 2016 to 2021 the secondary school-aged population (14-18) grew slightly by 2.3%. This amounts to a net increase of 2,845 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 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 grew by 1.7% from 2001 to 2006, and by 1.3% between 2006 and 2011. Between 2011 and 2016, the size of this group grew by 4.5% and the growth trend continued again between 2016 and 2021 by 8.9%. Meanwhile, the number of females aged 25-44 showed overall growth, increasing by 0.6% between 2001 and 2006, with a slight decrease of 6.5% between





2006 and 2011. From 2011 and 2016, the number of females aged 25-44 increased by 5.1% and then grew by 12.0% between 2016 and 2021.

Table 4-3: Simcoe County Demographic Profile, 2001 to 2021

Cohort	2001 Census	2006 Census	2011 Census	2016 Census	2021 Census
<b>Total Population</b>	<b>376,815</b>	<b>420,145</b>	<b>446,122</b>	<b>478,900</b>	<b>533,060</b>
Pre-School Population (0-3)	17,860	18,165	18,393	19,215	21,150
Elementary School Population (4-13)	57,175	55,380	51,807	54,135	58,965
Secondary School Population (14-18)	26,330	31,155	31,417	28,515	29,175
Population Over 18 Years of Age	275,450	315,445	344,505	377,035	423,770
<i>Females Aged 25-44</i>	58,105	58,460	54,655	57,455	64,325

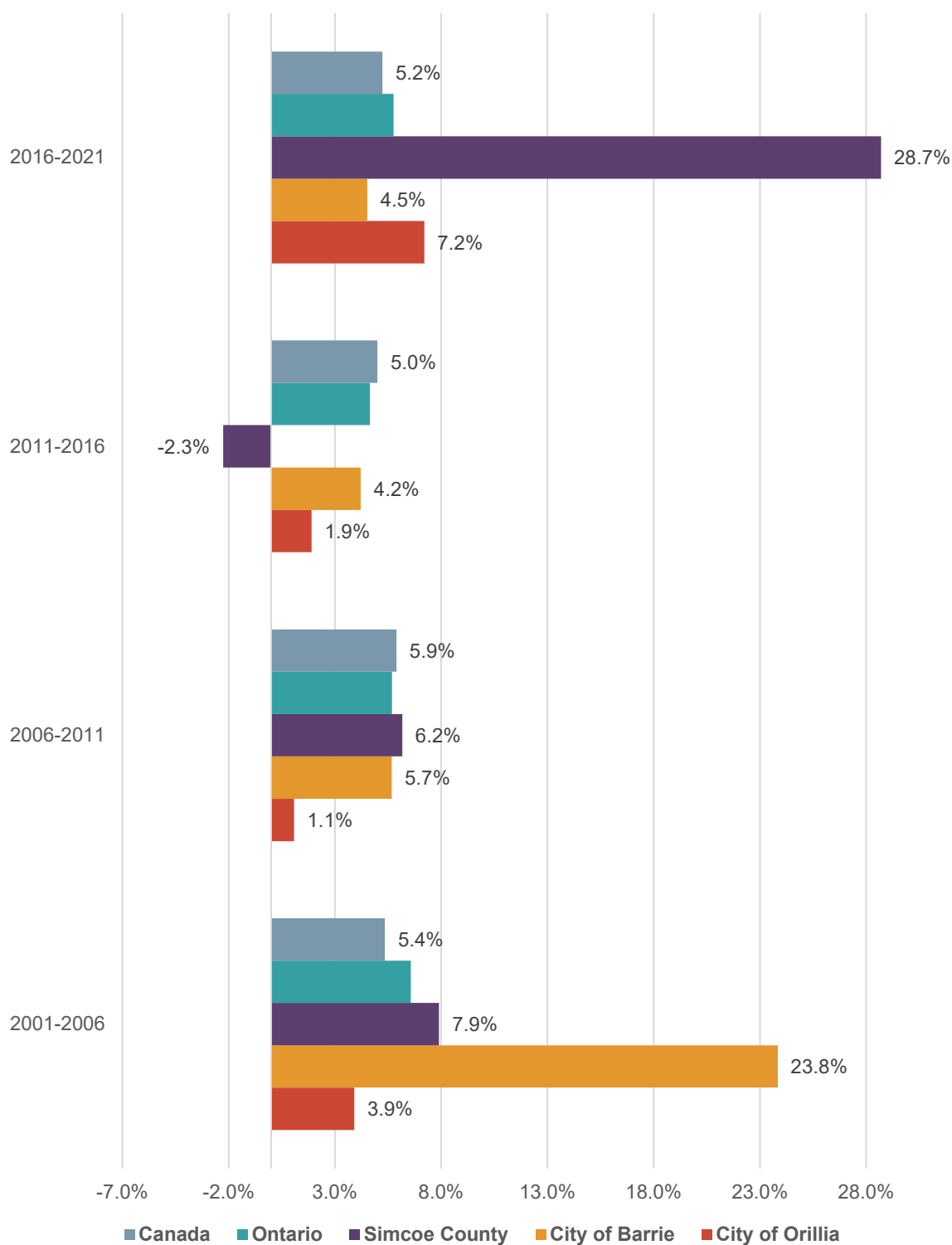
Source: Derived by Watson & Associates Economists Ltd. 2021, using Statistics Canada Census DA level Single Year of Age data.

Table 4-4: Simcoe County Population Change, 2001 to 2021

Cohort	2001-2006		2006-2011		2011-2016		2016-2021	
	Abs. Change	% Change	Abs. Change	% Change	Abs. Change	% Change	Abs. Change	% Change
<b>Total Population</b>	<b>43,330</b>	<b>11.5%</b>	<b>25,977</b>	<b>6.2%</b>	<b>32,778</b>	<b>7.3%</b>	<b>54,160</b>	<b>11.3%</b>
Pre-School Population (0-3)	305	1.7%	228	1.3%	822	4.5%	1,935	10.1%
Elementary School Population (4-13)	-1,795	-3.1%	-3,573	-6.5%	2,328	4.5%	4,830	8.9%
Secondary School Population (14-18)	4,825	18.3%	262	0.8%	-2,902	-9.2%	660	2.3%
Population Over 18 Years of Age	39,995	14.5%	29,060	9.2%	32,530	9.4%	46,735	12.4%
<i>Females Aged 25-44</i>	355	0.6%	-3,805	-6.5%	2,800	5.1%	6,870	12.0%



Figure 4-5: Historical Growth Rates



*Note that Simcoe County figures excludes the City of Barrie and City of Orillia.*



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

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

## **The Enrolment Projection Process**

### Determining Entry Year Enrolment

One of the most important and most difficult components of the enrolment forecast is predicting entry year enrolment for the junior kindergarten (JK) grade. Much of the overall projection relies on the assumptions made 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 and school-aged population (0-18 years) by single year of age was prepared for the study area. This forecast is based on the population trends of the 2001, 2006, 2011, 2016 and 2021 Censuses periods, as well as other relevant demographic trends of the area. Recent fertility and death rates are applied to the 2021 Census population and the population is aged to provide future births and future school-aged population.

The challenge in this population forecast is to exclude growth/development in this phase of the forecast. The total enrolment forecast is divided into two separate components – existing enrolment and enrolment from future housing. To account for this, trends are examined for 2001, 2006, 2011, 2016 and 2021 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 4-5 depicts an example of JK/elementary participation rates between 2011 and 2021.

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

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

At this stage of the projections, each school in a review area will have a projected number of JKs for the forecast period. The next step 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 an indication that more students routinely enter the SK grade than would be expected, given the JK count from the previous year. Programs, such as French Immersion, can also have a significant impact on grade-to-grade retention. Table 4-6 provides a generic example of retention rate calculations based on historical enrolment.

Table 4-6: Retention Rate Example

				Historical					
				2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022
	Years		Grade						
<b>5</b>	<b>4</b>	<b>2</b>	<b>JK</b>	1,484	1,562	1,539	1,559	1,605	1,730
111%	112%	110%	<b>SK</b>	1,720	1,611	1,745	1,750	1,696	1,797
110%	111%	112%	<b>1</b>	1,613	1,859	1,787	1,919	1,929	1,915
104%	103%	102%	<b>2</b>	1,847	1,682	1,949	1,866	1,947	1,994
104%	104%	104%	<b>3</b>	1,982	1,911	1,765	2,016	1,934	2,047
103%	103%	103%	<b>4</b>	1,971	2,004	1,953	1,846	2,067	1,990
103%	103%	103%	<b>5</b>	2,119	2,058	2,082	2,011	1,895	2,128
102%	102%	103%	<b>6</b>	2,151	2,145	2,093	2,123	2,051	1,953
101%	101%	102%	<b>7</b>	2,184	2,144	2,174	2,114	2,148	2,093
101%	102%	102%	<b>8</b>	2,120	2,210	2,194	2,178	2,145	2,193

Historical enrolment trends, overall participation rates/enrolment share, and the overall demographics of the area are all examined in conjunction with the ratio of the projected enrolment to the population. This examination looks at the reasonableness of the projections and expected ratios and assumptions 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 SCDSB in Simcoe County was 1.07 in 2011/12, which then decreased in subsequent years. The GSR decreased to 1.00 in 2016/17 and then increased in 2021/22 to 1.01. Table 4-7 outlines historical enrolment and historical grade ratios for the SCDSB.

Table 4-7: Simcoe County SCDSB Total

GRADES	2011/12	2016/17	2021/22
<b>JK</b>	3,155	3,366	3,503
<b>SK</b>	3,269	3,461	3,782
<b>1</b>	3,280	3,559	3,773
<b>2</b>	3,342	3,700	4,024
<b>3</b>	3,369	3,581	3,716
<b>4</b>	3,252	3,612	3,618
<b>5</b>	3,450	3,473	3,556
<b>6</b>	3,241	3,422	3,650
<b>7</b>	3,562	3,430	3,763
<b>8</b>	3,577	3,502	3,737
<b>SE</b>	992	1,022	1,369
<b>ALT/OTH</b>	0	0	0
<b>TOTAL</b>	<b>34,489</b>	<b>36,128</b>	<b>38,491</b>
<b>RATIO</b>	<b>1.07</b>	<b>1.00</b>	<b>1.01</b>





Table 4-8 depicts the historical GSR within Simcoe County for the SMCDSB. It has fluctuated throughout the years, falling from 1.16 in 2011/12, to 1.08 in 2016/17, then rising to 1.13 in 2021/22.

Table 4-8: Simcoe County SMCDSB Total

GRADES	2011/12	2016/17	2021/22
<b>JK</b>	1,113	1,211	1,333
<b>SK</b>	1,247	1,306	1,499
<b>1</b>	1,235	1,349	1,492
<b>2</b>	1,268	1,416	1,499
<b>3</b>	1,341	1,439	1,515
<b>4</b>	1,313	1,373	1,530
<b>5</b>	1,281	1,398	1,543
<b>6</b>	1,307	1,389	1,586
<b>7</b>	1,373	1,374	1,666
<b>8</b>	1,503	1,417	1,637
<b>SE</b>	0	0	0
<b>ALT/OTH</b>	0	0	0
<b>TOTAL</b>	<b>12,981</b>	<b>13,672</b>	<b>15,300</b>
<b>RATIO</b>	<b>1.16</b>	<b>1.08</b>	<b>1.13</b>

### The Impact of Enrolment Share

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

Table 4-9 displays the historical elementary enrolment of the SCDSB and the SMCDSB within Simcoe County. Between 2006 and 2021, enrolment share consistently favoured the public board. According to enrolment data the SCDSB received a 73% share of the elementary enrolment between the two Boards in 2006/07, 2011/12 and again in 2016/17. In 2021/22 it then had a small decline to 72%, resulting in SMCDSB's enrolment share between the two boards increasing from 27% in 2006/07 to 28% in 2021/22.



Table 4-9: Elementary Historical Enrolment

ELEMENTARY PANEL				
SCHOOL BOARD	2006/07	2011/12	2016/17	2021/22
SCDSB TOTAL	36,877	34,489	36,128	38,491
SMCDSB TOTAL	13,914	12,981	13,672	15,300
TOTAL OF BOTH BOARDS	50,791	47,470	49,800	53,791
SCDSB SHARE	73%	73%	73%	72%
SMCDSB SHARE	27%	27%	27%	28%

The secondary enrolment share declined for the SMCDSB between 2006 and 2011 by approximately 2% (Table 4-10). For 2011/12 and 2016/17, however, the secondary enrolment shares between the school boards remained largely unchanged with the SCDSB and the SMCDSB receiving 69% and 31% of the enrolment share, respectively. Then, in 2021/22, the SCDSB's secondary share increased to 70% and the SMCDSB's share decreased to 30%.

Table 4-10: Secondary Historical Enrolment

SECONDARY PANEL				
SCHOOL BOARD	2006/07	2011/12	2016/17	2021/22
SCDSB TOTAL	19,090	17,359	14,987	16,624
SMCDSB TOTAL	7,976	7,822	6,829	7,053
TOTAL OF BOTH BOARDS	27,066	25,181	21,816	23,677
SCDSB SHARE	71%	69%	69%	70%
SMCDSB SHARE	29%	31%	31%	30%

#### 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 SCDSB, the total yields for the elementary panel in Simcoe County range between 0.144 in Midland, Penetanguishene, Tay, and Tiny to 0.308 in Oro-Medonte and Springwater (Table 4-11). Comparably, on the secondary panel, yields range from 0.050 in Midland, Penetanguishene, Tay, and Tiny to 0.104 in Northwest Barrie as well as South Central Barrie, and Southeast Barrie. The SMCDsB's total yields (Table 4-12) for the elementary panel range between 0.040 in North Barrie, Oro-Medonte and Springwater to 0.191 in Bradford West Gwillimbury, Parts Innisfil, while secondary yields range from 0.022 in North Barrie, Parts Oro-Medonte and Springwater to 0.337 in South Barrie, Parts of Springwater, Innisfil, Essa.

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



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

Form E – Growth-Related Pupils – Elementary Panel

Municipality	Dwelling Unit Type	Elementary Pupil Yield
Adjala-Tosorontio, Essa, New Tecumseth	Low Density	0.227
	Medium Density	0.194
	High Density	0.039
	Total	0.194
Clearview, Collingwood, Wasaga Beach	Low Density	0.197
	Medium Density	0.180
	High Density	0.054
	Total	0.169
Midland, Penetanguishene, Tay, Tiny	Low Density	0.146
	Medium Density	0.187
	High Density	0.055
	Total	0.144
Orillia, Ramara, Severn	Low Density	0.209
	Medium Density	0.185
	High Density	0.055
	Total	0.183
Oro-Medonte, Springwater	Low Density	0.321
	Medium Density	0.200
	High Density	0.061
	Total	0.308
Northeast Barrie	Low Density	0.540
	Medium Density	0.278
	High Density	0.103
	Total	0.118
Northwest Barrie	Low Density	0.428
	Medium Density	0.251
	High Density	0.091
	Total	0.152
Southwest Barrie	Low Density	0.540
	Medium Density	0.284
	High Density	0.102
	Total	0.250
South Central Barrie, Southeast Barrie	Low Density	0.516
	Medium Density	0.286
	High Density	0.087
	Total	0.266
Innisfil	Low Density	0.268
	Medium Density	0.264
	High Density	0.058
	Total	0.240
Bradford West Gwillimbury	Low Density	0.304
	Medium Density	0.236
	High Density	0.042
	Total	0.252

Form E – Growth-Related Pupils – Secondary Panel

Municipality	Dwelling Unit Type	Secondary Pupil Yield
Adjala-Tosorontio, part of new Tecumseth, part of Bradford West Gwillimbury	Low Density	0.103
	Medium Density	0.073
	High Density	0.021
	Total	0.084
Clearview, Collingwood, Wasaga Beach	Low Density	0.089
	Medium Density	0.070
	High Density	0.020
	Total	0.072
Midland, Penetanguishene, Tay, part of Tiny, part of Springwater, part of Oro-Medonte	Low Density	0.054
	Medium Density	0.040
	High Density	0.012
	Total	0.050
Orillia, Ramara, Severn, East Oro-Medonte	Low Density	0.089
	Medium Density	0.066
	High Density	0.019
	Total	0.076
Northwest Springwater, part of Tiny	Low Density	0.096
	Medium Density	0.063
	High Density	0.018
	Total	0.077
Southwest Oro-Medonte, South Springwater, Barrie	Low Density	0.132
	Medium Density	0.094
	High Density	0.027
	Total	0.073
Part of Innisfil	Low Density	0.125
	Medium Density	0.066
	High Density	0.019
	Total	0.104
Part of Bradford West Gwillimbury, part of Innisfil, part of New Tecumseth	Low Density	0.120
	Medium Density	0.071
	High Density	0.020
	Total	0.097
Essa	Low Density	0.115
	Medium Density	0.079
	High Density	0.023
	Total	0.104



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

Form E – Growth-Related Pupils – Elementary Panel

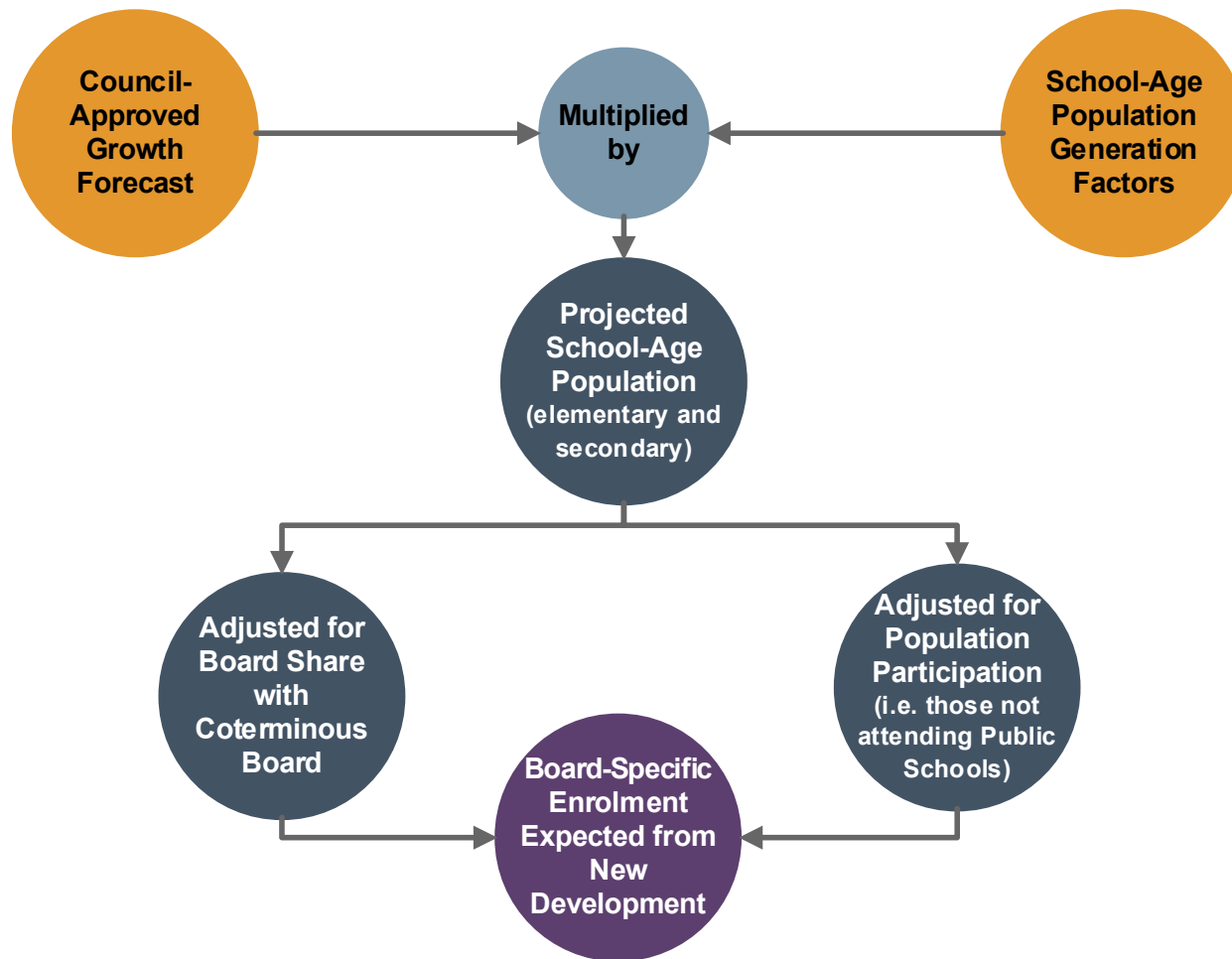
Form E – Growth-Related Pupils – Secondary Panel

Municipality	Dwelling Unit Type	Elementary Pupil Yield
Adjala - Tosorontio, New Tecumseth, Parts Essa	Low Density	0.173
	Medium Density	0.145
	High Density	0.030
	Total	0.145
Clearview, Collingwood, Wasaga Beach	Low Density	0.050
	Medium Density	0.049
	High Density	0.015
	Total	0.044
Midland, Penetanguishene, Tay, Tiny	Low Density	0.051
	Medium Density	0.063
	High Density	0.019
	Total	0.051
Orillia, Ramara, Severn, Parts Oro- Medonte	Low Density	0.058
	Medium Density	0.051
	High Density	0.015
	Total	0.051
North Barrie, Oro- Medonte/Springwater	Low Density	0.073
	Medium Density	0.045
	High Density	0.014
	Total	0.040
South West Barrie, Parts Innisfil and Essa	Low Density	0.145
	Medium Density	0.092
	High Density	0.025
	Total	0.087
South East Barrie, Parts Innisfil	Low Density	0.168
	Medium Density	0.092
	High Density	0.035
	Total	0.081
Parts Innisfil	Low Density	0.147
	Medium Density	0.103
	High Density	0.028
	Total	0.126
Bradford West Gwillimbury, Parts Innisfil	Low Density	0.238
	Medium Density	0.132
	High Density	0.032
	Total	0.191

Municipality	Dwelling Unit Type	Secondary Pupil Yield
Adjala - Tosorontio, New Tecumseth, Bradford West Gwillimbury, Parts Essa and Innisfil	Low Density	0.115
	Medium Density	0.068
	High Density	0.021
	Total	0.091
Clearview, Collingwood, Wasaga Beach, Tiny, Tay, Midland, Severn, Orilla,	Low Density	0.069
	Medium Density	0.043
	High Density	0.014
	Total	0.053
South Barrie, Parts of Springwater, Innisfil, Essa	Low Density	0.272
	Medium Density	0.787
	High Density	0.537
	Total	0.337
North Barrie, Parts Oro-Medonte and Springwater	Low Density	0.024
	Medium Density	0.011
	High Density	0.031
	Total	0.022



Figure 4-6: Enrolment Expected from New Development





## 4.3 Summary of Projected Enrolment

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The total EDC enrolment projections for Simcoe County indicate that by the end of the 15-year forecast period (2037/38), the SCDSB will have a total elementary enrolment of approximately 56,555. This represents a total increase of 17,060 from 2022/23, approximately 43.2%. On the secondary panel, enrolment is expected to increase by about 35.8%, from a 2022/23 enrolment of 16,562 to around 22,491 by the end of the 15-year forecast term.

The SMCDSD can expect a total elementary enrolment of about 22,796 at the end of the forecast period, compared to the 2022/23 enrolment of 16,088— a total increase of about 6,708 pupils, or 41.7%. On the secondary panel, enrolment is expected to increase from 6,894 in 2022/23 to nearly 9,782 at the end of the forecast period, for a total increase of 2,888 pupils, or approximately 41.9%.

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





Table 4-13: SCDSB Enrolment Projections

**SCDSB Elementary Review Areas**

Review Area	Year 1 2023/24	Year 5 2027/28	Year 10 2032/33	Year 15 2037/38
PE01	5,430	6,442	7,439	8,228
PE02	4,553	4,958	5,646	6,413
PE03	2,576	2,626	2,655	2,655
PE04	4,377	4,668	4,970	5,206
PE05	3,529	3,915	4,277	4,733
PE06	2,677	2,694	2,656	2,598
PE07	2,380	2,436	2,556	2,766
PE08	3,092	3,292	4,059	4,972
PE09	4,060	4,538	5,912	7,329
PE10	3,868	4,332	4,863	5,859
PE11	4,002	4,567	5,137	5,796
<b>Total</b>	<b>40,543</b>	<b>44,468</b>	<b>50,170</b>	<b>56,555</b>

**SCDSB Secondary Review Areas**

Review Area	Year 1 2023/24	Year 5 2027/28	Year 10 2032/33	Year 15 2037/38
PS01	1,587	1,728	2,161	2,618
PS02	1,882	1,976	2,215	2,292
PS03	1,080	1,137	1,207	1,189
PS04	2,069	1,973	2,249	2,329
PS05	508	443	486	582
PS06	6,488	6,729	7,112	7,707
PS07	1,435	1,547	2,108	2,167
PS08	1,457	1,846	2,190	2,385
PS09	796	921	1,136	1,222
<b>Total</b>	<b>17,301</b>	<b>18,300</b>	<b>20,863</b>	<b>22,491</b>

Table 4-14: SMCD SB Enrolment Projections

**SMCD SB Elementary Review Areas**

Review Area	Year 1 2023/24	Year 5 2027/28	Year 10 2032/33	Year 15 2037/38
CE01	2,975	3,505	4,041	4,398
CE02	1,008	1,131	1,229	1,366
CE03	1,262	1,268	1,288	1,286
CE04	1,189	1,297	1,376	1,423
CE05	1,539	1,592	1,537	1,530
CE06	2,493	2,667	2,908	3,219
CE07	1,484	1,607	2,086	2,521
CE08	1,260	1,408	1,693	1,998
CE09	2,731	3,193	3,684	4,171
CE10*	768	859	871	885
<b>Total Excluding Muskoka</b>	<b>15,941</b>	<b>17,668</b>	<b>19,841</b>	<b>21,911</b>
<b>Overall Total</b>	<b>16,709</b>	<b>18,527</b>	<b>20,713</b>	<b>22,796</b>

\*Muskoka Not Included in EDC Study

**SMCD SB Secondary Review Areas**

Review Area	Year 1 2023/24	Year 5 2027/28	Year 10 2032/33	Year 15 2037/38
CS01	1,879	2,307	2,831	3,032
CS02	2,001	2,065	2,325	2,353
CS03	2,216	2,420	2,703	3,218
CS04	870	854	987	915
CS05*	204	215	279	263
<b>Total Excluding Muskoka</b>	<b>6,967</b>	<b>7,646</b>	<b>8,846</b>	<b>9,519</b>
<b>Overall Total</b>	<b>7,171</b>	<b>7,861</b>	<b>9,125</b>	<b>9,782</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, S.7 provides the basis under which the EDC is determined. The following section will explain and highlight the specific calculation components of the EDC.

### 5.1 The Projections

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

#### Residential Unit Forecasts

Simcoe County, City of Barrie, City of Orillia	2023/24-2037/38
Total Projected Units	85,071
Total Net New Units	83,965

#### Non-Residential Unit Forecasts

Simcoe County, City of Barrie, City of Orillia	2023/24-2037/38
Total Projected GFA	49,480,982
Total Net GFA	40,062,038

#### 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 and Table 5-2, highlight, by review area, the net number of units, the board pupil yields, and the growth-related pupils.

The SCDSB's projections forecast a total of 17,918 net growth-related elementary pupils and 6,531 net growth-related secondary pupils in the County of Simcoe. In comparison, the SMCDSB enrolment projections forecast 5,407 net growth-related pupils on the elementary panel and 2,142 on the secondary panel.

In addition, Form F includes those pupils holding in new schools. These pupils represent those pupils residing in development areas that are not accommodated in permanent structures identified in the previous background studies. They are 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). The Boards have determined that no existing and planned pupil places could be used to accommodate those pupils.



Table 5-1: SCDSB EDC Submission 2023 – Simcoe County, Form E Growth-Related Pupils

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
Adjala - Tosorontio, Essa, New Tecumseth	Low Density	7,884	0.227	1,789	Adjala-Tosorontio, part of New Tecumseth, part of Bradford West Gwillimbury	Low Density	5,983	0.103	614
	Medium Density	1,896	0.194	367		Medium Density	1,811	0.073	132
	High Density	1,684	0.039	66		High Density	1,458	0.021	31
	Total	11,464	0.194	2,222		Total	9,252	0.084	777
Clearview, Collingwood, Wasaga Beach	Low Density	6,719	0.197	1,326	Clearview, Collingwood, Wasaga Beach	Low Density	6,047	0.089	537
	Medium Density	3,234	0.180	582		Medium Density	2,910	0.070	204
	High Density	1,978	0.054	106		High Density	1,780	0.020	36
	Total	11,931	0.169	2,015		Total	10,738	0.072	777
Midland, Penetanguishene, Tay, Tiny	Low Density	3,381	0.146	494	Midland, Penetanguishene, Tay, part of Tiny, part of Springwater, part of Oro-Medonte	Low Density	3,602	0.054	194
	Medium Density	384	0.187	72		Medium Density	397	0.040	16
	High Density	286	0.055	16		High Density	292	0.012	3
	Total	4,051	0.144	582		Total	4,292	0.050	214
Orillia, Ramara, Severn	Low Density	3,849	0.209	805	Orillia, Ramara, Severn, east Oro-Medonte	Low Density	4,512	0.089	402
	Medium Density	1,072	0.185	198		Medium Density	1,113	0.066	74
	High Density	780	0.055	43		High Density	799	0.019	15
	Total	5,701	0.183	1,046		Total	6,424	0.076	491
Oro-Medonte, Springwater	Low Density	4,424	0.321	1,422	North West Springwater, part of Tiny	Low Density	893	0.096	85
	Medium Density	272	0.200	55		Medium Density	337	0.063	21
	High Density	124	0.061	8		High Density	204	0.018	4
	Total	4,820	0.308	1,484		Total	1,434	0.077	110
North East Barrie	Low Density	1	0.540	0	South-west Oro-Medonte, south Springwater, Barrie	Low Density	9,688	0.132	1,277
	Medium Density	230	0.278	64		Medium Density	7,101	0.094	670
	High Density	2,414	0.103	249		High Density	15,714	0.027	424
	Total	2,645	0.118	313		Total	32,504	0.073	2,371
North West Barrie	Low Density	523	0.428	224	Part of Innisfil	Low Density	6,117	0.125	767
	Medium Density	405	0.251	101		Medium Density	1,034	0.066	68
	High Density	3,019	0.091	276		High Density	1,060	0.019	21
	Total	3,947	0.152	601		Total	8,211	0.104	855
South West Barrie	Low Density	1,824	0.540	986	Part of Bradford West Gwillimbury, part of Innisfil, part of New Tecumseth	Low Density	6,226	0.120	745
	Medium Density	2,244	0.284	637		Medium Density	1,224	0.071	87
	High Density	4,091	0.102	417		High Density	1,450	0.020	29
	Total	8,159	0.250	2,039		Total	8,900	0.097	861
South Central Barrie, South East Barrie	Low Density	4,022	0.516	2,076	Essa	Low Density	1,901	0.115	218
	Medium Density	4,018	0.286	1,149		Medium Density	85	0.079	7
	High Density	6,096	0.087	532		High Density	226	0.023	5
	Total	14,137	0.266	3,757		Total	2,212	0.104	230
Innisfil	Low Density	6,117	0.268	1,637					
	Medium Density	1,034	0.264	273					
	High Density	1,060	0.058	61					
	Total	8,211	0.240	1,971					
Bradford West Gwillimbury	Low Density	6,226	0.304	1,894					
	Medium Density	1,224	0.236	289					
	High Density	1,450	0.042	61					
	Total	8,900	0.252	2,244					
SUBTOTAL:				18,273	SUBTOTAL:				6,686
LESS: Available Pupil Places:				355	LESS: Available Pupil Places:				155
NET GROWTH RELATED PUPILS:				17,918	NET GROWTH RELATED PUPILS:				6,531



Table 5-2: SMCDSB EDC Submission 2023 – Simcoe County, Form E Growth-Related Pupils

Municipality	Dwelling Unit Type	Net New Units	Elementary Pupil Yield	Elementary Growth-Related Pupils
Adjala - Tosorontio, New Tecumseth, Parts Essa	Low Density Medium Density High Density Total	6,803 1,620 1,624 10,047	0.173 0.145 0.030 0.145	1,175 235 48 1,458
Clearview, Collingwood, Wasaga Beach	Low Density Medium Density High Density Total	6,066 3,129 1,941 11,136	0.050 0.049 0.015 0.044	305 153 28 487
Midland, Penetanguishene, Tay, Tiny	Low Density Medium Density High Density Total	5,208 518 286 6,012	0.051 0.064 0.019 0.051	266 33 5 304
Orillia, Ramara, Severn, Parts Oro-Medonte	Low Density Medium Density High Density Total	4,028 1,086 780 5,894	0.058 0.051 0.015 0.051	235 55 12 302
North Barrie, Oro-Medonte/Springwater	Low Density Medium Density High Density Total	2,263 482 2,980 5,725	0.073 0.045 0.014 0.040	166 22 42 230
South West Barrie, Parts Innisfil and Essa	Low Density Medium Density High Density Total	4,438 2,839 4,463 11,740	0.145 0.092 0.025 0.087	644 262 113 1,019
South East Barrie, Parts Innisfil	Low Density Medium Density High Density Total	4,025 4,273 8,439 16,737	0.168 0.092 0.035 0.081	678 393 294 1,364
Parts Innisfil	Low Density Medium Density High Density Total	5,984 1,042 1,020 8,046	0.147 0.103 0.028 0.126	877 108 29 1,014
Bradford West Gwillimbury, Parts Innisfil	Low Density Medium Density High Density Total	6,156 985 1,450 8,590	0.238 0.132 0.032 0.191	1,468 130 46 1,644
SUBTOTAL:				7,822
LESS: Available Pupil Places:				2,415
NET GROWTH RELATED PUPILS:				5,407

Municipality	Dwelling Unit Type	Net New Units	Secondary Pupil Yield	Secondary Growth-Related Pupils
Adjala - Tosorontio, New Tecumseth, Bradford West Gwillimbury, Parts	Low Density Medium Density High Density Total	12,959 2,611 3,074 18,643	0.053 0.047 0.010 0.045	687 124 31 842
Clearview, Collingwood, Wasaga Beach, Tiny, Tay, Midland, Severn,	Low Density Medium Density High Density Total	15,301 4,745 3,007 23,053	0.027 0.026 0.008 0.025	419 125 24 569
South Barrie, Parts of Springwater, Innisfil, Essa	Low Density Medium Density High Density Total	14,447 8,174 13,921 36,542	0.068 0.038 0.011 0.040	979 313 157 1,448
North Barrie, Parts Oro-Medonte and Springwater	Low Density Medium Density High Density Total	2,263 483 2,980 5,727	0.047 0.026 0.008 0.025	106 13 25 144
SUBTOTAL:				3,002
LESS: Available Pupil Places:				860
NET GROWTH RELATED PUPILS:				2,142



## 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 SCDSB and the SMCD SB retained the appraisal firm of ATA Real Estate Advisors. 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 5-3: SCDSB Elementary Sites

ELEMENTARY PANEL				
Site	Cost Per Acre		Site	Cost Per Acre
PE01 Site #1	Owned		PE08 Site #2	\$1,812,000
PE01 Site #2	Owned		PE08 Site #3	\$1,812,000
PE01 Site #3	\$1,800,000		PE08 Site #4	\$1,812,000
PE01 Site #4	\$1,450,000		PE09 Site #1	Owned
PE01 Site #5	\$1,800,000		PE09 Site #2	\$1,812,000
PE02 Site #1	\$1,580,000		PE09 Site #3	\$1,812,000
PE02 Site #2	Owned		PE09 Site #4	\$1,812,000
PE02 Site #3	\$1,184,000		PE09 Site #5	\$1,812,000
PE02 Site #4	\$700,000		PE09 Site #6	\$1,812,000
PE03 Site #1	\$750,000		PE10 Site #1	\$1,700,000
PE04 Site #1	\$1,184,000		PE10 Site #2	\$1,700,000
PE04 Site #2	\$700,000		PE10 Site #3	\$1,700,000
PE05 Site #1	\$1,650,000		PE10 Site #4	\$1,700,000
PE05 Site #2	\$750,000		PE11 Site #1	\$2,500,000
PE05 Site #3	\$1,650,000		PE11 Site #2	\$2,500,000
PE07 Site #1	\$1,812,000		PE11 Site #3	\$2,500,000
PE08 Site #1	\$1,812,000		PE11 Site #4	\$2,500,000



Table 5-4: SCDSB Secondary Sites

SECONDARY PANEL	
Site	Cost Per Acre
PS01 Site #1	\$1,800,000
PS02 Site #1	\$1,184,000
PS06 Site #2	\$1,812,000
PS07 Site #1	\$1,700,000
PS08 Site #1	\$2,500,000

Table 5-5: SMCDSD Elementary Sites

ELEMENTARY PANEL	
Site	Cost Per Acre
CE01 Site #1	\$1,450,000
CE01 Site #2	\$1,800,000
CE01 Site #3	\$1,400,000
CE02 Site #1	\$1,184,000
CE06 Site #1	\$1,400,000
CE06 Site #2	\$1,812,000
CE07 Site #1	\$1,812,000
CE08 Site #1	\$1,700,000
CE08 Site #2	\$1,700,000
CE09 Site #1	\$2,500,000
CE09 Site #2	\$2,500,000
CE09 Site #3	\$2,500,000

Table 5-6: SMCDSD Secondary Sites

SECONDARY PANEL	
Site	Cost Per Acre
CS01 Site #1	\$1,800,000
CS03 Site #2	\$1,812,000

## Land Escalation Over the Forecast Period

As previously mentioned, the appraiser's report estimates an annual land escalation rate to be applied to the acreage values 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 EDC eligible:

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

Based on analyses completed by Skelton, Brumwell and Associates site preparation costs have been estimated at **\$392,600** per acre for both the SCDSB and the SMCDsb. Using historical economic data and construction cost indices, an escalation factor of **4.3%** per annum was applied to the assumed per acre site preparation costs. Site preparation costs are escalated for the term of the bylaw.



## Total Land Costs

The total net education land costs, including the site acquisition costs, the escalation of land over the term of the by-law (five years), the site development/servicing costs, and the associated financing costs and study costs, are projected to approximately **\$826.03 million** for the SCDSB in Simcoe County. The SMCDSB is projected to incur total education land costs of approximately **\$322.15 million** over the 15-year term of the proposed by-law in Simcoe 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 2018, as well as estimates to the proposed new by-law inception date, the new reserve fund balance for the SCDSB is estimated at **-\$2,289,951** in County of Simcoe. For the SMCDSB, the new reserve fund balance is estimated at **-\$18,713,012**.

## 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 SCDSB and the SMCDSB are based on an 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 SCDSB's by-law are estimated to be **\$743,422,684** and the number of net new units in the EDC forecast is projected to be **83,965** resulting in a rate of **\$8,854** per dwelling unit. The non-residential portion of the SCDSB's by-law is estimated to be **\$82,602,520** and the number of net new GFA in the EDC forecast is projected to be **40,062,038** resulting in a rate of **\$2.06** per sq. ft.

The net education land costs for the residential portion of the SMCDSB's by-law are estimated to be **\$289,938,995** and the number of net new units in the EDC forecast is projected to be **83,965**, resulting in a rate of **\$3,453** per dwelling unit. The non-residential portion of the SMCDSB's by-law is estimated to be **\$32,215,444** and the



number of net new GFA in the EDC forecast is projected to be **40,062,038** resulting in a rate of **\$0.80** per sq. ft.

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.

SCDSB – Simcoe County EDC  
Calculation of Uniform 90% Residential

Residential Growth-Related Net Education Land Costs	\$743,422,684
Net New Dwelling Units (Form C)	83,965
<b>Uniform Residential EDC Per Dwelling Unit</b>	<b>\$8,854</b>

SCDSB – Simcoe County EDC  
Calculation of Uniform 10% Non-Residential

Non-Residential Growth-Related Net Education Land Costs	\$82,602,520
Net Estimated Board-Determined GFA (Form D)	40,062,038
<b>Uniform Non-Residential EDC Per Sq. Ft. of GFA</b>	<b>\$2.06</b>

SMCDSB – Simcoe County EDC  
Calculation of Uniform 90% Residential

Residential Growth-Related Net Education Land Costs	\$289,938,995
Net New Dwelling Units (Form C)	83,965
<b>Uniform Residential EDC Per Dwelling Unit</b>	<b>\$3,453</b>

SMCDSB – Simcoe County EDC  
Calculation of Uniform 10% Non-Residential

Non-Residential Growth-Related Net Education Land Costs	\$32,215,444
Net Estimated Board-Determined GFA (Form D)	40,062,038
<b>Uniform Non-Residential EDC Per Sq. Ft. of GFA</b>	<b>\$0.80</b>

### EDC Rate Phase-In

As described earlier in the report, the final step in the EDC calculation is to determine the permitted phase-in of EDC rates. The existing in-force EDC rates for the SCDSB are **\$2,811** per residential unit and **\$0.45** per sq. ft. of non-residential GFA. 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 **\$3,111** per unit. This would increase to **\$3,411** in Year 2, **\$3,711** in Year 3, **\$4,011** in Year 4 and **\$4,311** in Year 5. The new proposed phased-in rate for non-residential would, again, increase by the maximum of **\$0.10** per year over the existing rate to **\$0.45** per sq. ft. of GFA. The rate would increase to **\$0.55** in Year 1, **\$0.65** in Year 2, **\$0.75** in Year 3, **\$0.85** in Year 4, and **\$0.95** in Year 5.

The existing Year 5 in-force EDC rates for the SMCDSD are **\$1,4729** per residential unit and **\$0.15** per sq. ft. of GFA. This means that since their new proposed residential EDC rate can increase by **\$300** per year over the existing rate, upon passage of a new by-law the rate would equal **\$1,772** per unit. This would increase to **\$2,072** in Year 2, **\$2,372** in Year 3, **\$2,672** in Year 4 and **\$2,972** in Year 5 of the proposed by-law. The new proposed phased-in rate for non-residential would again increase by the maximum of **\$0.10** per year over the existing rate of **\$0.15** per sq. ft. of GFA. The rate would increase to **\$0.25** in Year 1, **\$0.35** in Year 2, **\$0.45** in Year 3, **\$0.55** in Year 4 and **\$0.65** in 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 5-7: SCDSB Phase in Rates

Type of Development	Existing EDC Rate (2023)	Year 1	Year 2	Year 3	Year 4	Year 5	MAXIMUM RATE
Residential	\$2,811	\$3,111	\$3,411	\$3,711	\$4,011	\$4,311	\$8,854
Non-Residential	\$0.45	\$0.55	\$0.65	\$0.75	\$0.85	\$0.95	\$2.06



Table 5-8: SMCDSB Phase in Rates

Type of Development	Existing EDC Rate (2023)	Year 1	Year 2	Year 3	Year 4	Year 5	MAXIMUM RATE
Residential	\$1,472	\$1,772	\$2,072	\$2,372	\$2,672	\$2,972	\$3,453
Non-Residential	\$0.15	\$0.25	\$0.35	\$0.45	\$0.55	\$0.65	\$0.80

### The Cashflow Analysis

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

#### General Assumptions Used

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

Site Acquisition Escalation Rate	Yr. 1 – 2%, Yr. 2 – 2%, Yr. 3 – 2%, Yr. 4 – 2%, Yr. 5 – 2%
Site Preparation Escalation Rate	4.25% per annum
EDC Reserve Fund Interest Earnings	1.5%
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 Tables 5-9 and 5-10 on the following pages.



Table 5-9: SCDSB 15-Year Cashflow  
Simcoe County EDC By-Law

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

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

Range of Residential and Non-Residential Rates		
Non-res Share	Res Rate	Non-Res Rate
0%	\$9,838	\$0.00
5%	\$9,346	\$1.03
10%	\$8,854	\$2.06
15%	\$8,362	\$3.09
20%	\$7,870	\$4.12
25%	\$7,378	\$5.15
40%	\$5,903	\$8.25

		Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Year 6 2028/ 2029	Year 7 2029/ 2030	Year 8 2030/ 2031	Year 9 2031/ 2032	Year 10 2032/ 2033	Year 11 2033/ 2034	Year 12 2034/ 2035	Year 13 2035/ 2036	Year 14 2036/ 2037	Year 15 2037/ 2038
Projected Revenues																
1 Long Term Financing		\$0	\$0	\$0	\$0	\$38,300,000	\$0	\$51,500,000	\$0	\$54,600,000	\$0	\$27,100,000	\$0	\$0	\$0	\$0
2 Subtotal Financing		\$0	\$0	\$0	\$0	\$38,300,000	\$0	\$51,500,000	\$0	\$54,600,000	\$0	\$27,100,000	\$0	\$0	\$0	\$0
3 Education Development Charge Revenue (Residential)	0.90 8,854 per unit	\$49,055,172	\$49,055,172	\$49,055,172	\$46,479,031	\$46,479,031	\$46,479,031	\$46,479,031	\$46,479,031	\$52,190,373	\$52,190,373	\$52,190,373	\$52,190,373	\$52,190,373	\$51,455,075	\$51,455,075
4 Education Development Charge Revenue (Non-Residential)	0.10 2.06 per sq.ft	\$5,506,835	\$5,506,835	\$5,506,835	\$5,506,835	\$5,506,835	\$5,506,835	\$5,506,835	\$5,506,835	\$5,506,835	\$5,506,835	\$5,506,835	\$5,506,835	\$5,506,835	\$5,506,835	\$5,506,835
5 Subtotal EDC Revenue (3 + 4)		\$54,562,006	\$54,562,006	\$54,562,006	\$51,985,866	\$51,985,866	\$51,985,866	\$51,985,866	\$51,985,866	\$57,697,207	\$57,697,207	\$57,697,207	\$57,697,207	\$57,697,207	\$56,961,910	\$56,961,910
6 Total Revenue (2 + 5)		\$54,562,006	\$54,562,006	\$54,562,006	\$51,985,866	\$90,285,866	\$51,985,866	\$103,485,866	\$51,985,866	\$112,297,207	\$57,697,207	\$84,797,207	\$57,697,207	\$57,697,207	\$56,961,910	\$56,961,910
Education Development Charge Expenditures																
7 Site acquisition costs (Escalation Rates Included) <sup>1</sup>		\$0	\$33,129,600	\$60,272,282	\$59,259,863	\$99,316,946	\$7,930,538	\$119,307,048	\$12,519,675	\$104,532,770	\$25,008,707	\$64,755,483	\$20,698,223	\$13,552,270	\$19,160,179	\$0
8 Site preparation costs (Escalation Rates Included) <sup>1</sup>		\$6,465,141	\$7,367,139	\$10,686,253	\$9,341,095	\$20,130,984	\$2,900,560	\$15,107,281	\$2,900,560	\$19,785,137	\$3,966,992	\$8,701,680	\$4,472,136	\$2,051,608	\$2,900,560	\$0
9 Projected Future Study Costs		\$150,000				\$150,000					\$150,000					
10 Long Term Debt Costs		\$0	\$0	\$0	\$0	\$0	\$5,327,710	\$5,327,710	\$12,491,601	\$12,491,601	\$20,086,717	\$20,086,717	\$23,856,454	\$23,856,454	\$23,856,454	\$23,856,454
15 Reserve Fund Surplus	2,289,951															
11 Total Expenditures (7 through 10)		\$6,615,141	\$40,496,739	\$70,958,535	\$68,600,958	\$119,597,930	\$16,158,808	\$139,742,039	\$27,911,836	\$136,809,508	\$49,212,416	\$93,543,880	\$49,026,813	\$39,460,332	\$45,917,193	\$23,856,454
Cashflow Analysis:																
12 Revenues Minus Expenditures (6 -11)		\$47,946,865	\$14,065,267	-\$16,396,529	-\$16,615,092	-\$29,312,064	\$35,827,058	-\$36,256,173	\$24,074,030	-\$24,512,301	\$8,484,791	-\$8,746,673	\$8,670,394	\$18,236,875	\$11,044,716	\$33,105,455
13 Opening Balance (previous year's closing balance)		\$0	-\$2,289,951	\$46,341,768	\$61,313,141	\$45,590,361	\$29,409,898	\$99,302	\$36,465,255	\$212,218	\$24,650,542	\$140,315	\$8,754,483	\$7,927	\$8,808,496	\$27,451,052
14 Sub total (17 + 18)		\$0	\$45,656,914	\$60,407,035	\$44,916,612	\$28,975,269	\$97,834	\$35,926,360	\$209,082	\$24,286,248	\$138,241	\$8,625,106	\$7,810	\$8,678,321	\$27,045,371	\$38,495,768
15 Interest Earnings		\$684,854	\$906,106	\$673,749	\$434,629	\$1,468	\$538,895	\$3,136	\$364,294	\$2,074	\$129,377	\$117	\$130,175	\$405,681	\$577,437	\$1,082,680
16 Closing Balance (19 + 20)		-\$2,289,951	\$46,341,768	\$61,313,141	\$45,590,361	\$29,409,898	\$99,302	\$36,465,255	\$212,218	\$24,650,542	\$140,315	\$8,754,483	\$7,927	\$8,808,496	\$27,451,052	\$39,073,205

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

Long Term Borrowing (Total of Line 3):	\$171,500,000
Short Term Borrowing (Total of Line 4):	\$0
Total Debt Payments (current \$, Total of Lines 13 & 14 + Outstanding Debt):	\$238,564,543
Outstanding Debt At End Of Forecast(15 years):	\$67,326,670
Outstanding Debt Will Be Fully Funded In:	2043



Table 5-10: SMCDSB 15-Year Cashflow  
Simcoe County EDC By-law

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

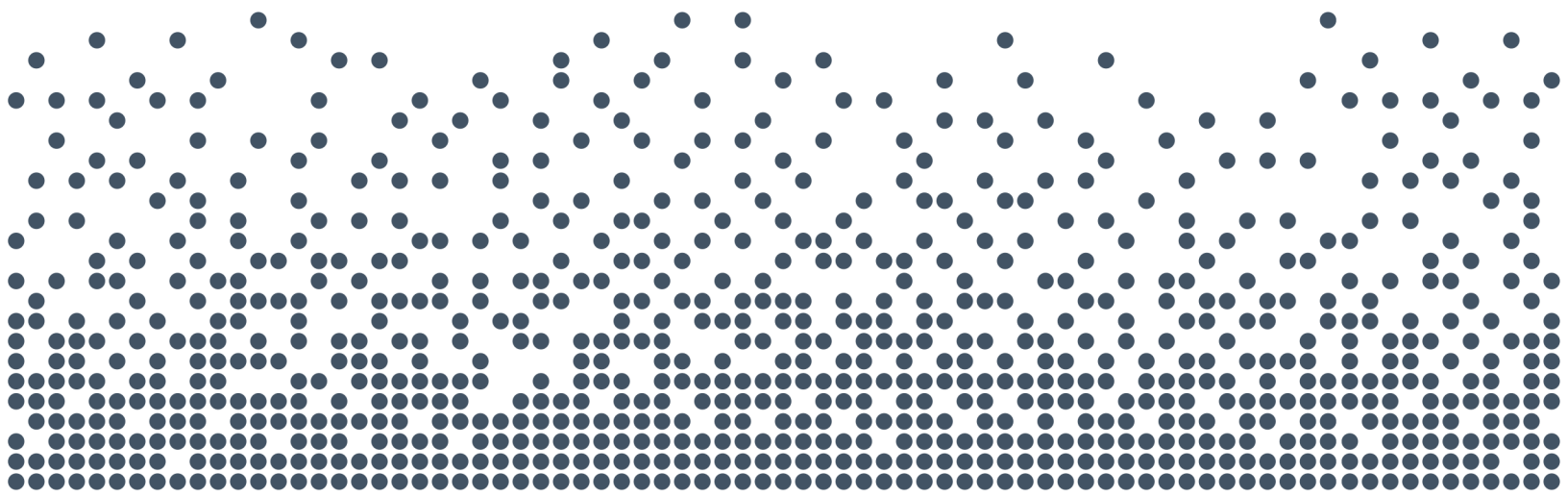
Cash Flow Assumptions		
A. Reserve Fund Interest Rate		1.50%
B. Borrowing Rate		6.50%
C. Borrowing Term (Years)		10

Range of Residential and Non-Residential Rates		
Non-res Share	Res Rate	Non-Res Rate
0%	\$3,837	\$0.00
5%	\$3,645	\$0.40
10%	\$3,453	\$0.80
15%	\$3,261	\$1.21
20%	\$3,069	\$1.61
25%	\$2,878	\$2.01
40%	\$2,302	\$3.22

		Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Year 6 2028/ 2029	Year 7 2029/ 2030	Year 8 2030/ 2031	Year 9 2031/ 2032	Year 10 2032/ 2033	Year 11 2033/ 2034	Year 12 2034/ 2035	Year 13 2035/ 2036	Year 14 2036/ 2037	Year 15 2037/ 2038
Projected Revenues																
1 Long Term Financing		\$15,000,000	\$0	\$0	\$0	\$0	\$3,750,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,250,000	\$0
2 Subtotal Financing		\$15,000,000	\$0	\$0	\$0	\$0	\$3,750,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,250,000	\$0
3 Education Development Charge Revenue (Residential)	0.90 3,453 per unit	\$19,131,791	\$19,131,791	\$19,131,791	\$18,127,082	\$18,127,082	\$18,127,082	\$18,127,082	\$18,127,082	\$20,354,537	\$20,354,537	\$20,354,537	\$20,354,537	\$20,354,537	\$20,067,766	\$20,067,766
4 Education Development Charge Revenue (Non-Residential)	0.10 0.80 per sq.ft	\$2,147,696	\$2,147,696	\$2,147,696	\$2,147,696	\$2,147,696	\$2,147,696	\$2,147,696	\$2,147,696	\$2,147,696	\$2,147,696	\$2,147,696	\$2,147,696	\$2,147,696	\$2,147,696	\$2,147,696
5 Subtotal EDC Revenue (3 + 4)		\$21,279,487	\$21,279,487	\$21,279,487	\$20,274,778	\$20,274,778	\$20,274,778	\$20,274,778	\$20,274,778	\$22,502,233	\$22,502,233	\$22,502,233	\$22,502,233	\$22,502,233	\$22,215,463	\$22,215,463
6 Total Revenue (2 + 5)		\$36,279,487	\$21,279,487	\$21,279,487	\$20,274,778	\$20,274,778	\$24,024,778	\$20,274,778	\$20,274,778	\$22,502,233	\$22,502,233	\$22,502,233	\$22,502,233	\$22,502,233	\$33,465,463	\$22,215,463
Education Development Charge Expenditures																
7 Site acquisition costs (Escalation Rates Included) <sup>1</sup>		\$15,000,000	\$9,744,000	\$0	\$0	\$30,211,572	\$44,411,010	\$0	\$0	\$12,221,635	\$34,501,495	\$0	\$8,865,412	\$21,915,016	\$74,602,889	\$0
8 Site preparation costs (Escalation Rates Included) <sup>1</sup>		\$2,455,713	\$2,455,713	\$0	\$0	\$5,564,624	\$5,801,120	\$0	\$0	\$2,394,648	\$5,225,478	\$0	\$1,342,089	\$3,355,839	\$11,341,767	\$0
9 Projected Future Study Costs		\$100,000				\$100,000					\$100,000					
10 Long Term Debt Costs		\$0	\$2,086,570	\$2,086,570	\$2,086,570	\$2,086,570	\$2,086,570	\$2,608,213	\$2,608,213	\$2,608,213	\$2,608,213	\$2,608,213	\$521,643	\$521,643	\$521,643	\$2,086,570
15 Reserve Fund Surplus	18,713,012															
11 Total Expenditures (7 through 10)		\$17,555,713	\$14,286,283	\$2,086,570	\$2,086,570	\$37,962,766	\$52,298,700	\$2,608,213	\$2,608,213	\$17,224,496	\$42,435,186	\$2,608,213	\$10,729,144	\$25,792,498	\$86,466,299	\$2,086,570
Cashflow Analysis:																
12 Revenues Minus Expenditures (6 - 11)		\$18,723,774	\$6,993,204	\$19,192,917	\$18,188,207	-\$17,687,989	-\$28,273,923	\$17,666,565	\$17,666,565	\$5,277,737	-\$19,932,953	\$19,894,020	\$11,773,089	-\$3,290,265	-\$53,000,836	\$20,128,892
13 Opening Balance (previous year's closing balance)	\$0	-\$18,713,012	\$10,923	\$7,109,189	\$26,696,638	\$45,558,118	\$28,288,181	\$14,472	\$17,946,253	\$36,147,010	\$42,046,118	\$22,444,862	\$42,973,965	\$55,568,260	\$53,062,165	\$62,249
14 Sub total (17 + 18)	\$0	\$10,762	\$7,004,127	\$26,302,106	\$44,884,845	\$27,870,129	\$14,258	\$17,681,037	\$35,612,818	\$41,424,747	\$22,113,165	\$42,338,882	\$54,747,054	\$52,277,995	\$61,329	\$20,191,141
15 Interest Earnings		\$161	\$105,062	\$394,532	\$673,273	\$418,052	\$214	\$265,216	\$534,192	\$621,371	\$331,697	\$635,083	\$821,206	\$784,170	\$920	\$302,867
16 Closing Balance (19 + 20)	-\$18,713,012	\$10,923	\$7,109,189	\$26,696,638	\$45,558,118	\$28,288,181	\$14,472	\$17,946,253	\$36,147,010	\$42,046,118	\$22,444,862	\$42,973,965	\$55,568,260	\$53,062,165	\$62,249	\$20,494,008

1 Land acquisition costs have been escalated by 12% compounded for the term of the bylaw. Escalation rates for site preparation costs are also applied for the term of the bylaw and are escalated by 4.25% compounded annually.

Long Term Borrowing (Total of Line 3):	\$30,000,000
Short Term Borrowing (Total of Line 4):	\$0
Total Debt Payments (current \$, Total of Lines 13 & 14 + Outstanding Debt):	\$41,731,407
Outstanding Debt At End Of Forecast(15 years):	\$14,605,992
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 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.





**Simcoe County District School Board**  
**Education Development Charge Forms Submission**  
**Simcoe County**

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

A.1.1: CAPACITY TRIGGER CALCULATION - ELEMENTARY PANEL

Elementary Panel Board-Wide EDC Capacity	Projected Elementary Panel Enrolment						Elementary Average Projected Enrolment less Capacity
	Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Average Projected Enrolment Over Five Years	
37,315.0	40,543	41,421	42,502	43,445	44,468	42,476	5,161

A.1.2: CAPACITY TRIGGER CALCULATION - SECONDARY PANEL

Secondary Panel Board-Wide EDC Capacity	Projected Secondary Panel Enrolment						Secondary Projected Enrolment less Capacity
	Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Average Projected Enrolment Over Five Years	
15,499.0	17,301	17,896	18,008	18,252	18,300	17,951	2,452

A.2: EDC FINANCIAL OBLIGATIONS

Total Outstanding EDC Financial Obligations (Reserve Fund Balance):	-\$ 2,289,951
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**Simcoe County District School Board**  
**Education Development Charges Submission 2023**  
**Form B - Dwelling Unit Summary**

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

	Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Year 6 2028/ 2029	Year 7 2029/ 2030	Year 8 2030/ 2031	Year 9 2031/ 2032	Year 10 2032/ 2033	Year 11 2033/ 2034	Year 12 2034/ 2035	Year 13 2035/ 2036	Year 14 2036/ 2037	Year 15 2037/ 2038	Total All Units
<b>Adjala - Tosorontio, Essa, New Tecumseth</b>																
Low Density	577	577	577	473	473	473	473	473	537	537	537	537	537	551	551	7,884
Medium Density	146	146	146	123	123	123	123	123	140	140	140	140	140	136	136	2,027
High Density	124	124	124	118	118	118	118	118	102	102	102	102	102	106	106	1,684
<b>Total</b>	<b>847</b>	<b>847</b>	<b>847</b>	<b>715</b>	<b>715</b>	<b>715</b>	<b>715</b>	<b>715</b>	<b>779</b>	<b>779</b>	<b>779</b>	<b>779</b>	<b>779</b>	<b>793</b>	<b>793</b>	<b>11,595</b>
<b>Clearview, Collingwood, Wasaga Beach</b>																
Low Density	380	380	380	512	512	512	512	512	440	440	440	440	440	410	410	6,719
Medium Density	238	238	238	237	237	237	237	237	224	224	224	224	224	220	220	3,457
High Density	132	132	132	124	124	124	124	124	134	134	134	134	134	146	146	1,978
<b>Total</b>	<b>750</b>	<b>750</b>	<b>750</b>	<b>872</b>	<b>872</b>	<b>872</b>	<b>872</b>	<b>872</b>	<b>798</b>	<b>798</b>	<b>798</b>	<b>798</b>	<b>798</b>	<b>776</b>	<b>776</b>	<b>12,154</b>
<b>Midland, Penetanguishene, Tay, Tiny</b>																
Low Density	255	255	255	237	237	237	237	237	213	213	206	206	206	194	194	3,381
Medium Density	28	28	28	28	28	28	28	28	26	26	26	26	26	28	28	410
High Density	20	20	20	20	20	20	20	20	18	18	18	18	18	18	18	286
<b>Total</b>	<b>303</b>	<b>303</b>	<b>303</b>	<b>285</b>	<b>285</b>	<b>285</b>	<b>285</b>	<b>285</b>	<b>257</b>	<b>257</b>	<b>250</b>	<b>250</b>	<b>250</b>	<b>240</b>	<b>240</b>	<b>4,077</b>
<b>Orillia, Ramara, Severn</b>																
Low Density	309	309	309	253	253	253	253	253	231	231	238	238	238	240	240	3,849
Medium Density	110	110	110	68	68	68	68	68	68	68	68	68	68	68	68	1,146
High Density	8	8	8	62	62	62	62	62	66	66	66	66	66	58	58	780
<b>Total</b>	<b>427</b>	<b>427</b>	<b>427</b>	<b>383</b>	<b>383</b>	<b>383</b>	<b>383</b>	<b>383</b>	<b>365</b>	<b>365</b>	<b>372</b>	<b>372</b>	<b>372</b>	<b>366</b>	<b>366</b>	<b>5,775</b>
<b>Oro-Medonte, Springwater</b>																
Low Density	418	369	369	283	298	298	290	290	268	268	268	268	268	235	235	4,424
Medium Density	22	19	19	19	20	20	20	20	19	19	19	19	19	18	18	291
High Density	8	7	7	6	6	6	6	6	10	10	10	10	10	11	11	124
<b>Total</b>	<b>447</b>	<b>395</b>	<b>395</b>	<b>307</b>	<b>324</b>	<b>324</b>	<b>316</b>	<b>316</b>	<b>297</b>	<b>297</b>	<b>297</b>	<b>297</b>	<b>297</b>	<b>264</b>	<b>264</b>	<b>4,839</b>
<b>North East Barrie</b>																
Low Density	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Medium Density	18	18	18	18	18	18	18	18	14	14	14	14	14	17	17	246
High Density	127	127	127	127	127	127	127	127	191	191	191	191	191	221	221	2,414
<b>Total</b>	<b>145</b>	<b>145</b>	<b>145</b>	<b>145</b>	<b>145</b>	<b>145</b>	<b>145</b>	<b>145</b>	<b>205</b>	<b>205</b>	<b>205</b>	<b>205</b>	<b>205</b>	<b>238</b>	<b>238</b>	<b>2,661</b>
<b>North West Barrie</b>																
Low Density	12	61	61	38	23	23	30	30	38	38	38	38	38	28	28	523
Medium Density	29	32	32	32	30	30	31	31	26	26	26	26	26	28	28	433
High Density	160	160	160	160	160	160	160	160	237	237	237	237	237	277	277	3,019
<b>Total</b>	<b>201</b>	<b>253</b>	<b>253</b>	<b>229</b>	<b>213</b>	<b>213</b>	<b>221</b>	<b>221</b>	<b>301</b>	<b>301</b>	<b>301</b>	<b>301</b>	<b>301</b>	<b>333</b>	<b>333</b>	<b>3,975</b>
<b>South West Barrie</b>																
Low Density	118	118	118	118	118	118	118	118	139	139	139	139	139	92	92	1,824
Medium Density	146	146	146	146	146	146	146	146	184	184	184	184	184	156	156	2,399
High Density	197	197	197	197	197	197	197	197	355	355	355	355	355	372	372	4,091
<b>Total</b>	<b>461</b>	<b>461</b>	<b>461</b>	<b>461</b>	<b>461</b>	<b>461</b>	<b>461</b>	<b>461</b>	<b>677</b>	<b>677</b>	<b>677</b>	<b>677</b>	<b>677</b>	<b>620</b>	<b>620</b>	<b>8,314</b>
<b>South Central Barrie, South East Barrie</b>																
Low Density	269	269	269	269	269	269	269	269	293	293	293	293	293	203	203	4,022
Medium Density	329	329	329	329	329	263	263	263	268	268	268	268	268	261	261	4,296
High Density	299	299	299	299	299	299	299	299	519	519	519	519	519	554	554	6,096
<b>Total</b>	<b>897</b>	<b>897</b>	<b>897</b>	<b>897</b>	<b>897</b>	<b>831</b>	<b>831</b>	<b>831</b>	<b>1,080</b>	<b>1,080</b>	<b>1,080</b>	<b>1,080</b>	<b>1,080</b>	<b>1,018</b>	<b>1,018</b>	<b>14,415</b>
<b>Innisfil</b>																
Low Density	404	404	404	358	358	358	365	365	439	439	439	439	439	453	453	6,117
Medium Density	28	28	28	20	20	86	86	86	88	106	106	106	106	104	104	1,105
High Density	58	58	58	56	56	56	56	56	82	82	82	82	82	98	98	1,060
<b>Total</b>	<b>490</b>	<b>490</b>	<b>490</b>	<b>434</b>	<b>434</b>	<b>500</b>	<b>507</b>	<b>507</b>	<b>609</b>	<b>627</b>	<b>627</b>	<b>627</b>	<b>627</b>	<b>655</b>	<b>655</b>	<b>8,282</b>
<b>Bradford West Gwillimbury</b>																
Low Density	443	443	443	395	395	395	388	388	416	416	416	416	416	428	428	6,226
Medium Density	98	98	98	94	94	94	94	94	94	76	76	76	76	74	74	1,308
High Density	108	108	108	104	104	104	104	104	90	90	90	90	90	78	78	1,450
<b>Total</b>	<b>649</b>	<b>649</b>	<b>649</b>	<b>593</b>	<b>593</b>	<b>593</b>	<b>586</b>	<b>586</b>	<b>600</b>	<b>582</b>	<b>582</b>	<b>582</b>	<b>582</b>	<b>580</b>	<b>580</b>	<b>8,984</b>
<b>Total Jurisdiction</b>																
Low Density	3,186	3,186	3,186	2,936	2,936	2,936	2,936	2,936	3,013	3,013	3,013	3,013	3,013	2,835	2,835	44,970
Medium Density	1,192	1,192	1,192	1,114	1,114	1,114	1,114	1,114	1,151	1,151	1,151	1,151	1,151	1,109	1,109	17,118
High Density	1,240	1,240	1,240	1,272	1,272	1,272	1,272	1,272	1,804	1,804	1,804	1,804	1,804	1,940	1,940	22,983
<b>Total</b>	<b>5,618</b>	<b>5,618</b>	<b>5,618</b>	<b>5,322</b>	<b>5,322</b>	<b>5,322</b>	<b>5,322</b>	<b>5,322</b>	<b>5,969</b>	<b>5,969</b>	<b>5,969</b>	<b>5,969</b>	<b>5,969</b>	<b>5,883</b>	<b>5,883</b>	<b>85,071</b>

**Simcoe County District School Board**  
**Education Development Charges Submission 2023**  
**Form C - Net New Dwelling Units - By-law Summary**

<b>Municipality/Review Area</b>	<b>Number of Units</b>
Adjala - Tosorontio, Essa, New Tecumseth	11,595
Clearview, Collingwood, Wasaga Beach	12,154
Midland, Penetanguishene, Tay, Tiny	4,077
Orillia, Ramara, Severn	5,775
Oro-Medonte, Springwater	4,839
North East Barrie	2,661
North West Barrie	3,975
South West Barrie	8,314
South Central Barrie, South East Barrie	14,415
Innisfil	8,282
Bradford West Gwillimbury	8,984

<b>Grand Total Gross New Units In By-Law Area</b>	<b>85,071</b>
<b>Less: Statutorily Exempt Units In By-Law Area</b>	<b>1,106</b>
<b>Total Net New Units In By-Law Area</b>	<b>83,965</b>

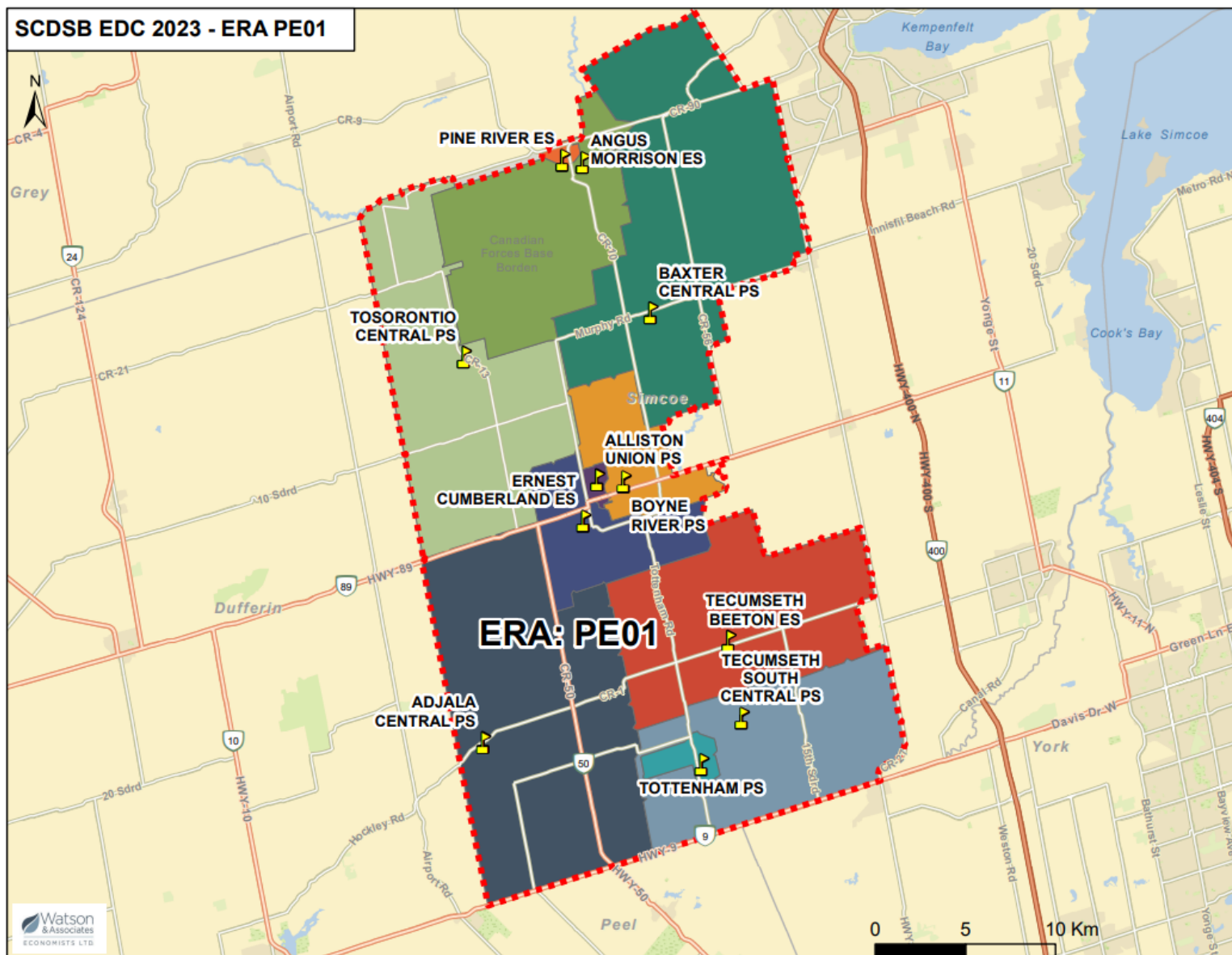
**Simcoe County District School Board  
Education Development Charges Submission 2023  
Form D - Non-Residential Development**

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

<b>Total Estimated Non-Residential Board-Determined Gross Floor Area to be Constructed Over 15 Years From Date of By-Law Passage:</b>	<b>49,480,982</b>
<b>Less: Board-Determined Gross Floor Area From Exempt Development:</b>	<b>9,418,944</b>
<b>Net Estimated Board-Determined Gross Floor Area:</b>	<b>40,062,038</b>

Simcoe County District School Board  
Education Development Charges Submission 2023  
Form E - Growth Related Pupils - Elementary 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
Adjala - Tosorontio, Essa, New Tecumseth	Low Density Medium Density High Density Total	7,884 1,896 1,684 11,464	0.227 0.194 0.039 0.194	1,789 367 66 2,222	Adjala-Tosorontio, part of New Tecumseth, part of Bradford West Gwillimbury	Low Density Medium Density High Density Total	5,983 1,811 1,458 9,252	0.103 0.073 0.021 0.084	614 132 31 777
Clearview, Collingwood, Wasaga Beach	Low Density Medium Density High Density Total	6,719 3,234 1,978 11,931	0.197 0.180 0.054 0.169	1,326 582 106 2,015	Clearview, Collingwood, Wasaga Beach	Low Density Medium Density High Density Total	6,047 2,910 1,780 10,738	0.089 0.070 0.020 0.072	537 204 36 777
Midland, Penetanguishene, Tay, Tiny	Low Density Medium Density High Density Total	3,381 384 286 4,051	0.146 0.187 0.055 0.144	494 72 16 582	Midland, Penetanguishene, Tay, part of Tiny, part of Springwater, part of Oro-Medonte	Low Density Medium Density High Density Total	3,602 397 292 4,292	0.054 0.040 0.012 0.050	194 16 3 214
Orillia, Ramara, Severn	Low Density Medium Density High Density Total	3,849 1,072 780 5,701	0.209 0.185 0.055 0.183	805 198 43 1,046	Orillia, Ramara, Severn, east Oro-Medonte	Low Density Medium Density High Density Total	4,512 1,113 799 6,424	0.089 0.066 0.019 0.076	402 74 15 491
Oro-Medonte, Springwater	Low Density Medium Density High Density Total	4,424 272 124 4,820	0.321 0.200 0.061 0.308	1,422 55 8 1,484	North West Springwater, part of Tiny	Low Density Medium Density High Density Total	893 337 204 1,434	0.054 0.063 0.018 0.077	85 21 4 110
North East Barrie	Low Density Medium Density High Density Total	1 230 2,414 2,645	0.540 0.278 0.103 0.118	0 64 249 313	South-west Oro-Medonte, south Springwater, Barrie	Low Density Medium Density High Density Total	9,688 7,101 15,714 32,504	0.132 0.094 0.027 0.073	1,277 670 424 2,371
North West Barrie	Low Density Medium Density High Density Total	523 405 3,019 3,947	0.428 0.251 0.091 0.152	224 101 276 601	Part of Innisfil	Low Density Medium Density High Density Total	6,117 1,034 1,060 8,211	0.125 0.066 0.019 0.104	767 68 21 855
South West Barrie	Low Density Medium Density High Density Total	1,824 2,244 4,091 8,159	0.540 0.284 0.102 0.250	986 637 417 2,039	Part of Bradford West Gwillimbury, part of Innisfil, part of New Tecumseth	Low Density Medium Density High Density Total	6,226 1,224 1,450 8,900	0.120 0.071 0.020 0.097	745 87 29 861
South Central Barrie, South East Barrie	Low Density Medium Density High Density Total	4,022 4,018 6,096 14,137	0.516 0.286 0.087 0.266	2,076 1,149 532 3,757	Essa	Low Density Medium Density High Density Total	1,901 85 226 2,212	0.115 0.079 0.023 0.104	218 7 5 230
Innisfil	Low Density Medium Density High Density Total	6,117 1,034 1,060 8,211	0.268 0.264 0.058 0.240	1,637 273 61 1,971					
Bradford West Gwillimbury	Low Density Medium Density High Density Total	6,226 1,224 1,450 8,900	0.304 0.236 0.042 0.252	1,894 289 61 2,244					
		SUBTOTAL:		18,273			SUBTOTAL:		6,686
		LESS: Available Pupil Places:		355			LESS: Available Pupil Places:		155
		NET GROWTH RELATED PUPILS:		17,918			NET GROWTH RELATED PUPILS:		6,531



Panel:	<u>Elementary Panel</u>	
Review Area:	<u>PE1</u>	<u>Adjala - Tosorontio, Essa, New Tecumseth</u>

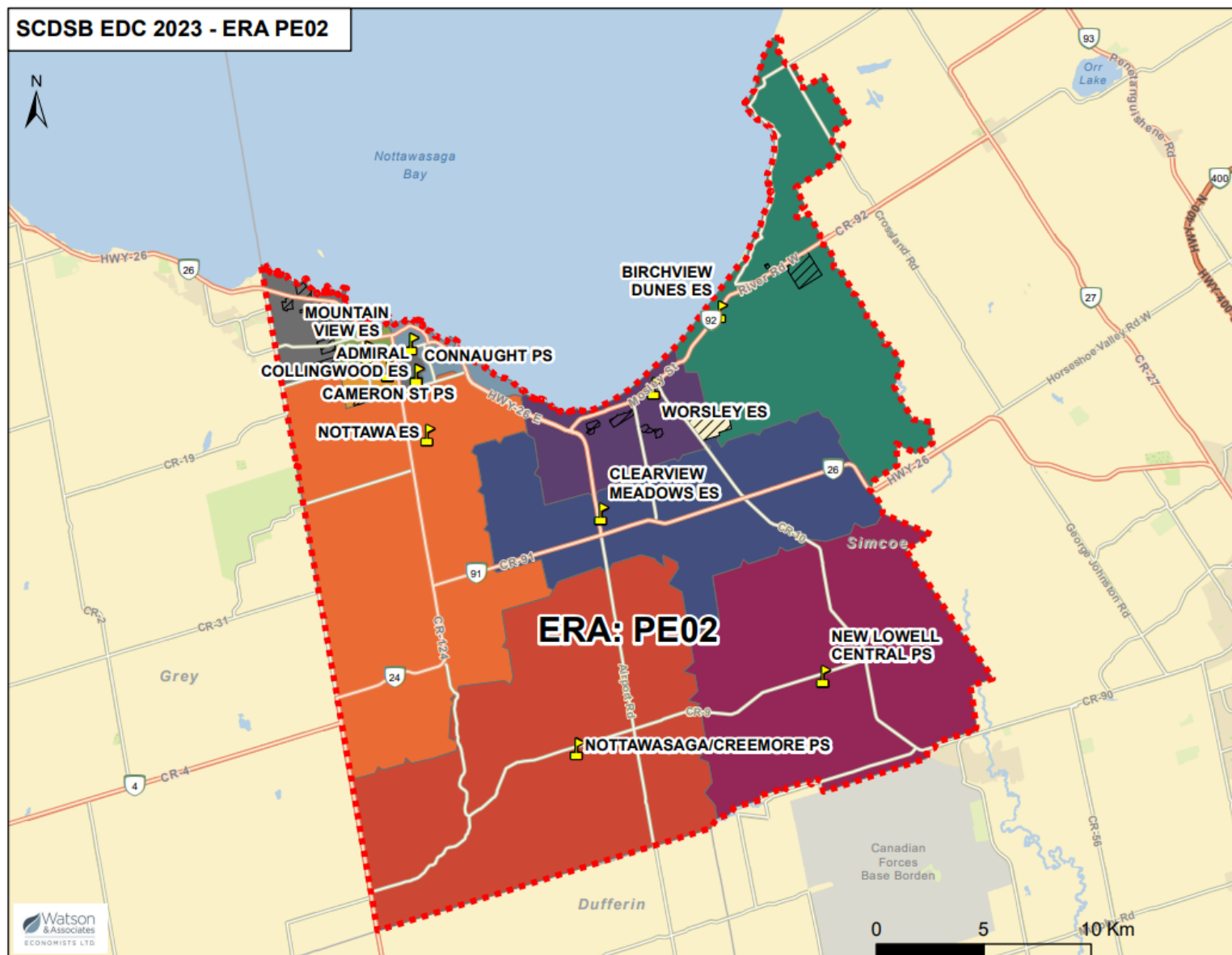
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15 Year Projections (Assumes Full Day JK/SK)																
Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Year 6 2028/ 2029	Year 7 2029/ 2030	Year 8 2030/ 2031	Year 9 2031/ 2032	Year 10 2032/ 2033	Year 11 2033/ 2034	Year 12 2034/ 2035	Year 13 2035/ 2036	Year 14 2036/ 2037	Year 15 2037/ 2038		
160	320	480	613	746	895	1,045	1,195	1,358	1,521	1,657	1,793	1,930	2,076	2,222		

1	Requirements of New Development (Pupil Places)	2,222
2	Pupils Holding For New Schools	703
3	Available Pupil Places in Existing Facilities	0
4	Net Growth-Related Pupil Place Requirements (1+2-3)	2,925

**NOTES**



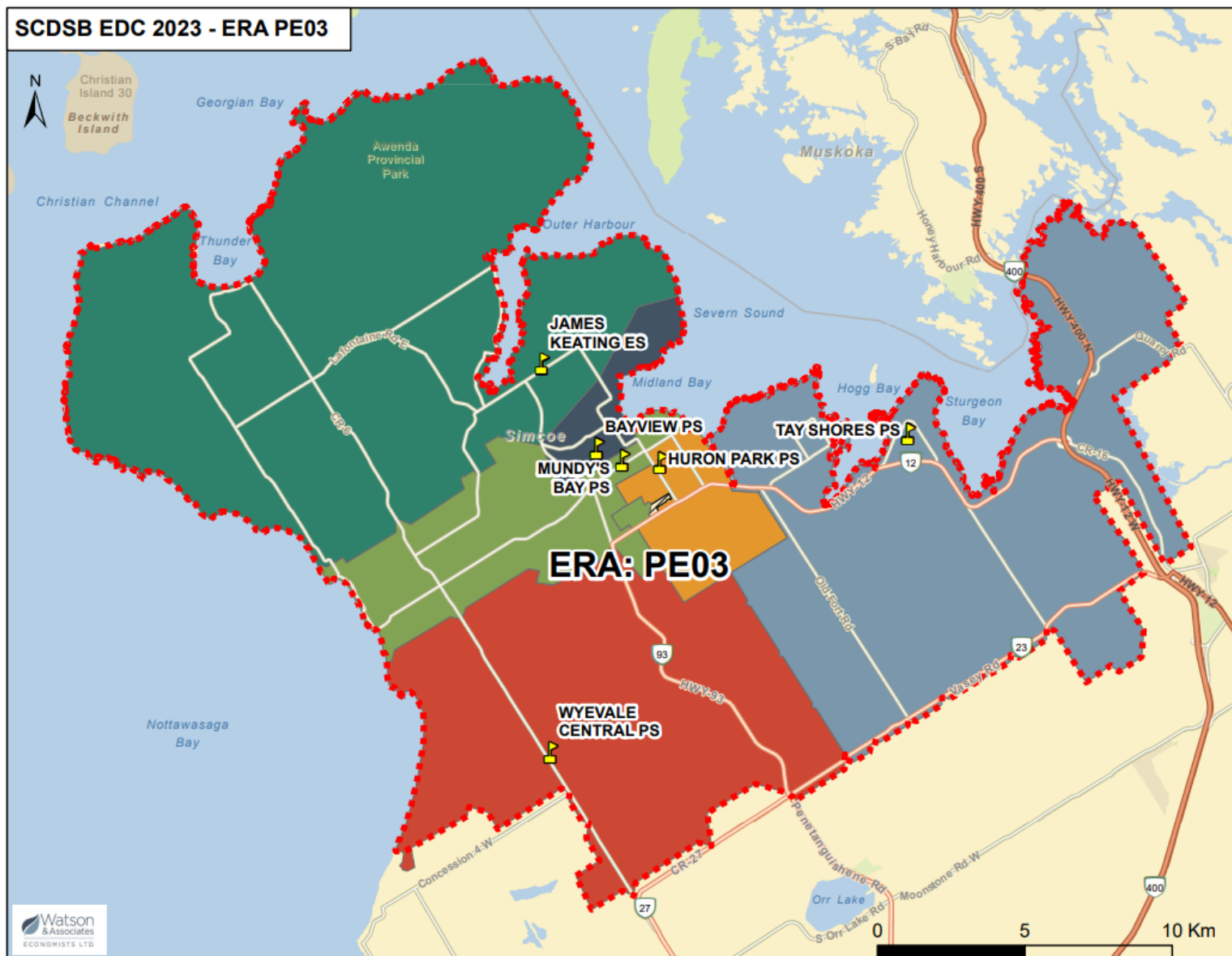


#### REQUIREMENTS OF EXISTING COMMUNITY

#### REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

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

**NOTES**



Midland, Penetanguishene, Tay, Tiny

### REQUIREMENTS OF EXISTING COMMUNITY

[illegible]

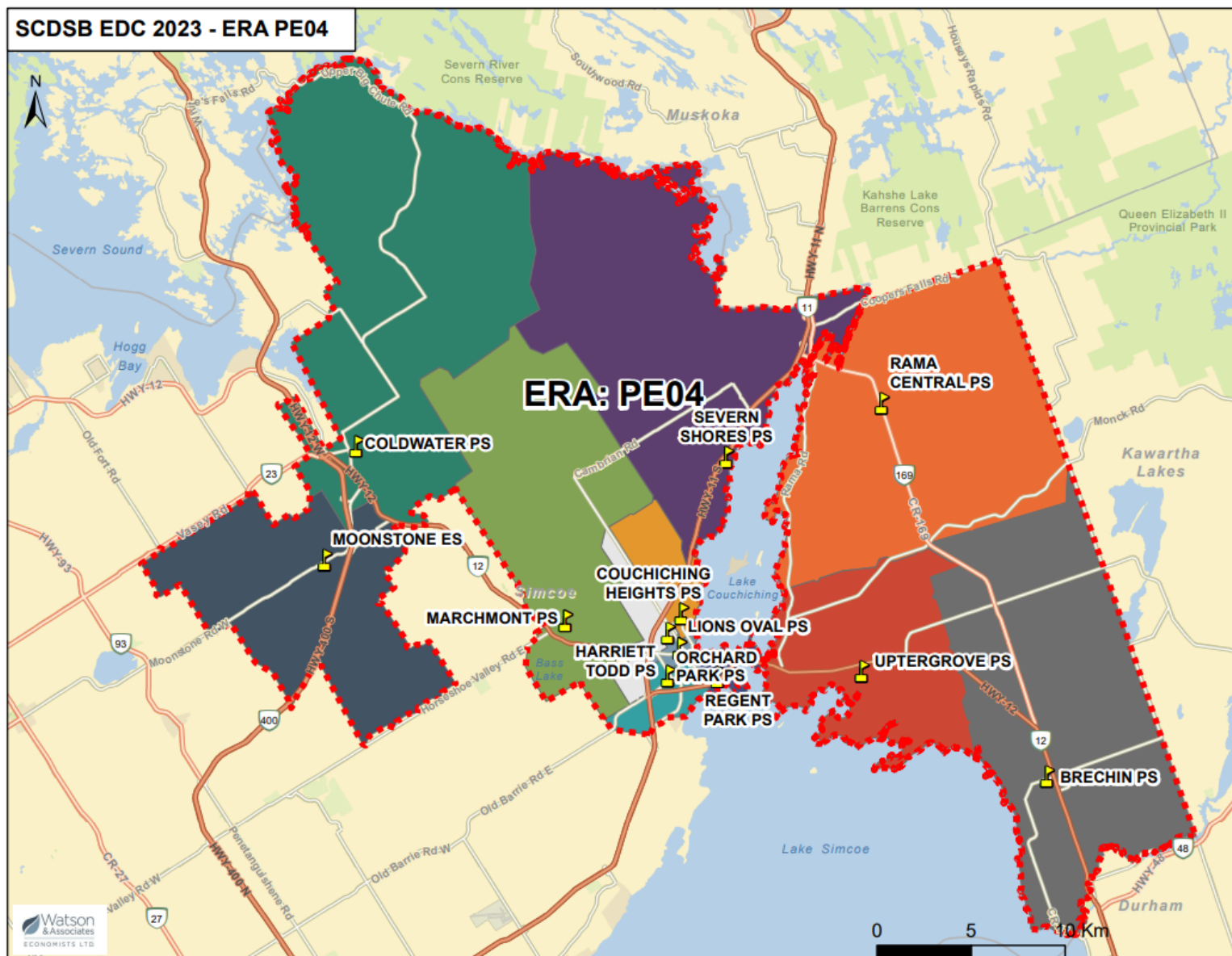
#### REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

	15 Year Projections (Assumes Full Day JK/SK)														
	Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Year 6 2028/ 2029	Year 7 2029/ 2030	Year 8 2030/ 2031	Year 9 2031/ 2032	Year 10 2032/ 2033	Year 11 2033/ 2034	Year 12 2034/ 2035	Year 13 2035/ 2036	Year 14 2036/ 2037	Year 15 2037/ 2038
	45	89	134	176	218	261	305	349	388	428	459	490	522	552	582

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

1	Requirements of New Development (Pupil Places)	582
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	197
4	Net Growth-Related Pupil Place Requirements (1+2-3)	384

**NOTES**



Orillia, Ramara, Severn

### REQUIREMENTS OF EXISTING COMMUNITY

[illegible]

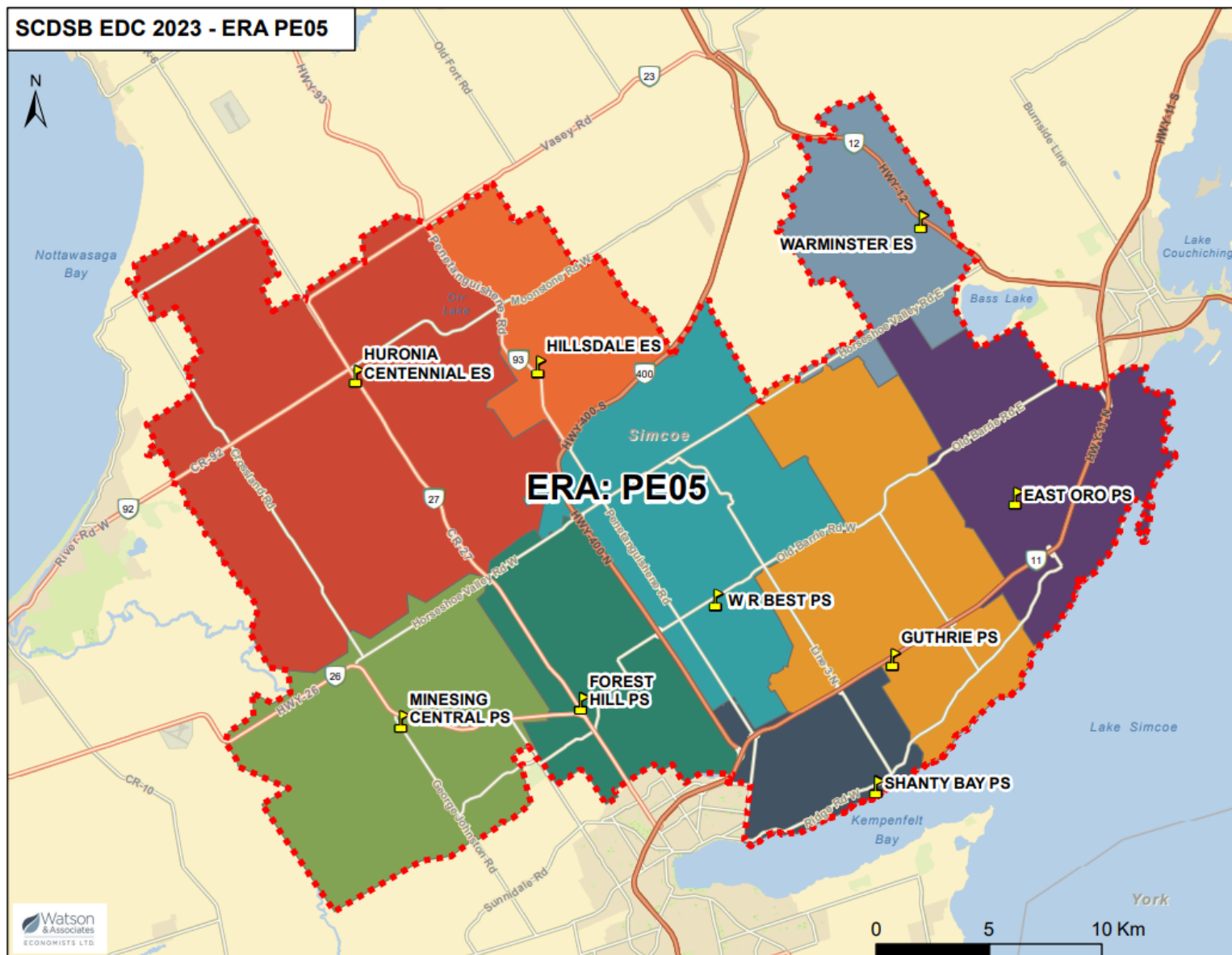
#### REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

	15 Year Projections (Assumes Full Day JK/SK)														
	Year 1 2023/2024	Year 2 2024/2025	Year 3 2025/2026	Year 4 2026/2027	Year 5 2027/2028	Year 6 2028/2029	Year 7 2029/2030	Year 8 2030/2031	Year 9 2031/2032	Year 10 2032/2033	Year 11 2033/2034	Year 12 2034/2035	Year 13 2035/2036	Year 14 2036/2037	Year 15 2037/2038
	77	154	231	295	358	433	507	581	647	713	780	846	912	979	1,046

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

1	Requirements of New Development (Pupil Places)	1,046
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	183
4	Net Growth-Related Pupil Place Requirements (1+2-3)	863

## NOTES



Oro-Medonte, Springwater

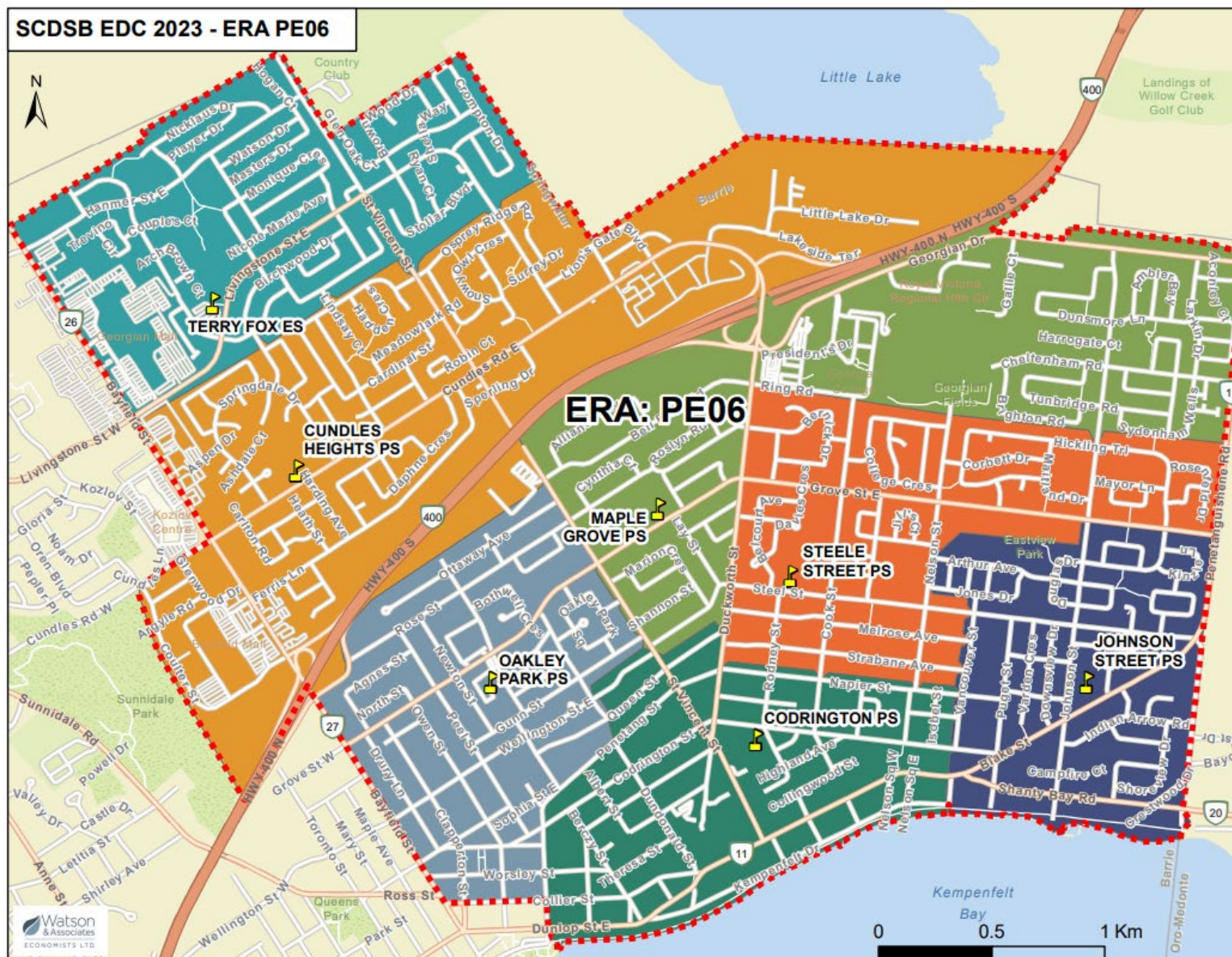
[illegible]

	15 Year Projections (Assumes Full Day JK/SK)														
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/	2036/	2037/
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	120	226	332	414	500	607	710	812	905	998	1,101	1,203	1,305	1,394	1,484

1	Requirements of New Development (Pupil Places)	1,484
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	0
4	Net Growth-Related Pupil Place Requirements (1+2-3)	1,484

## NOTES





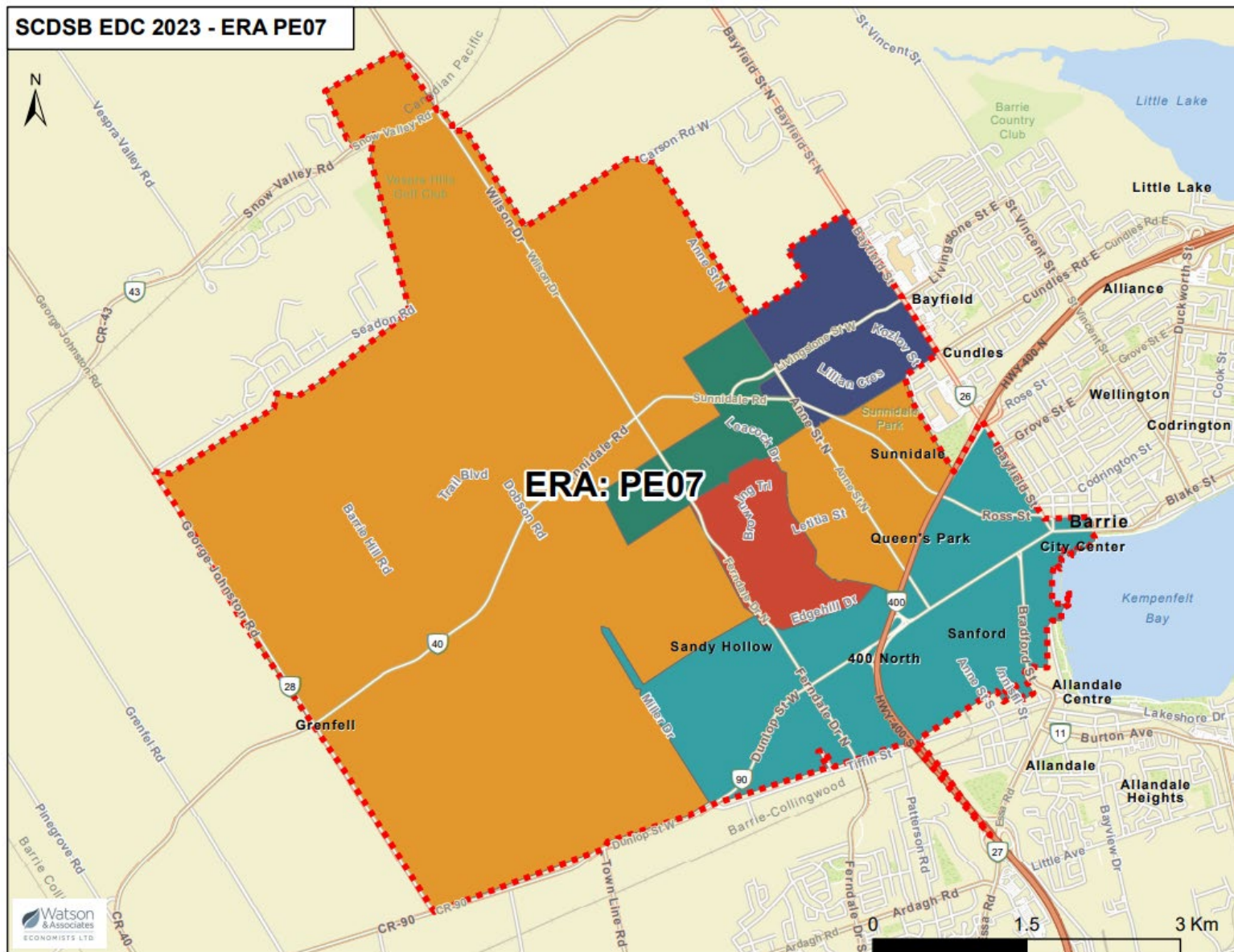
#### REQUIREMENTS OF EXISTING COMMUNITY

#### REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

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

**NOTES**



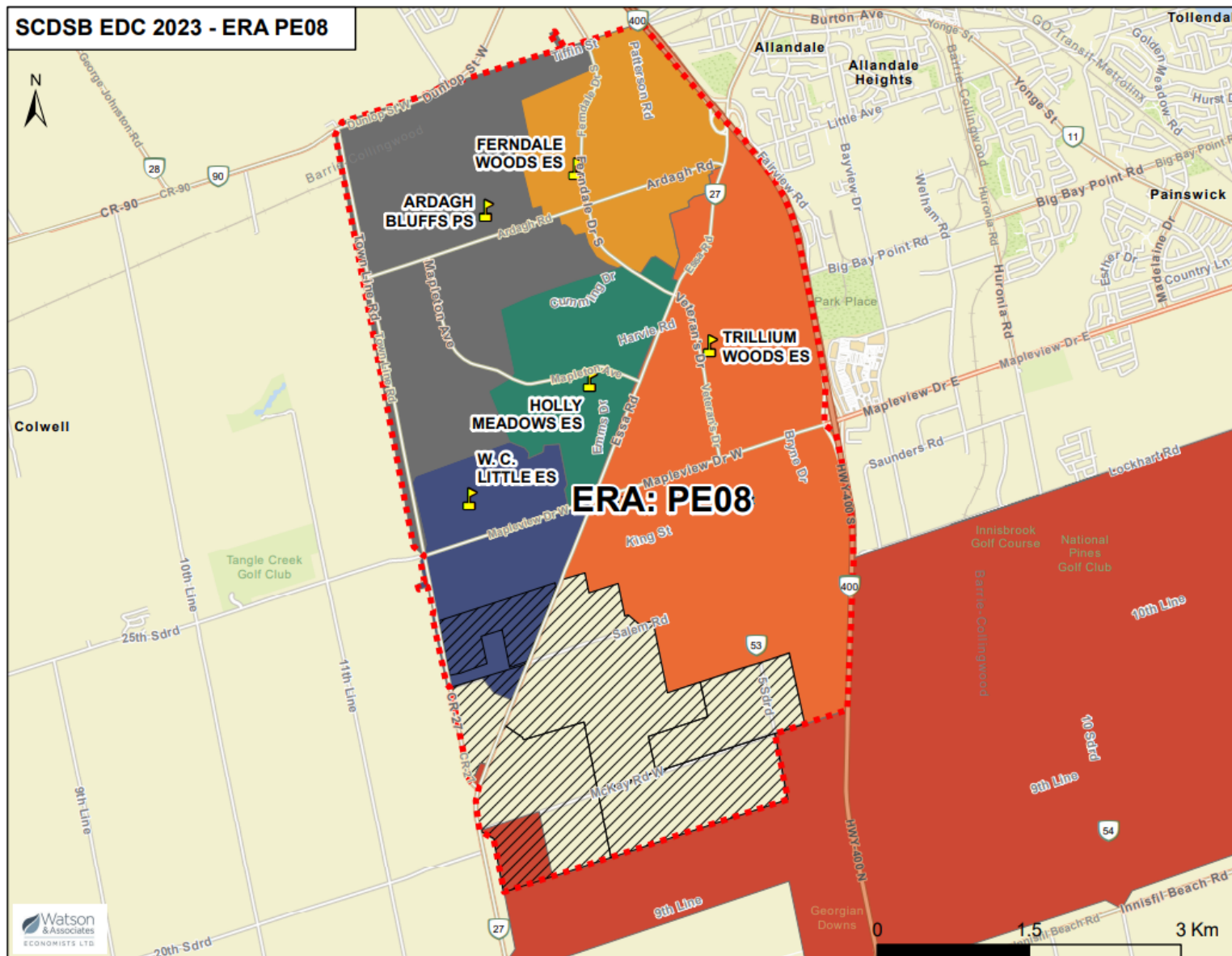


### REQUIREMENTS OF EXISTING COMMUNITY

### REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

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

**NOTES**

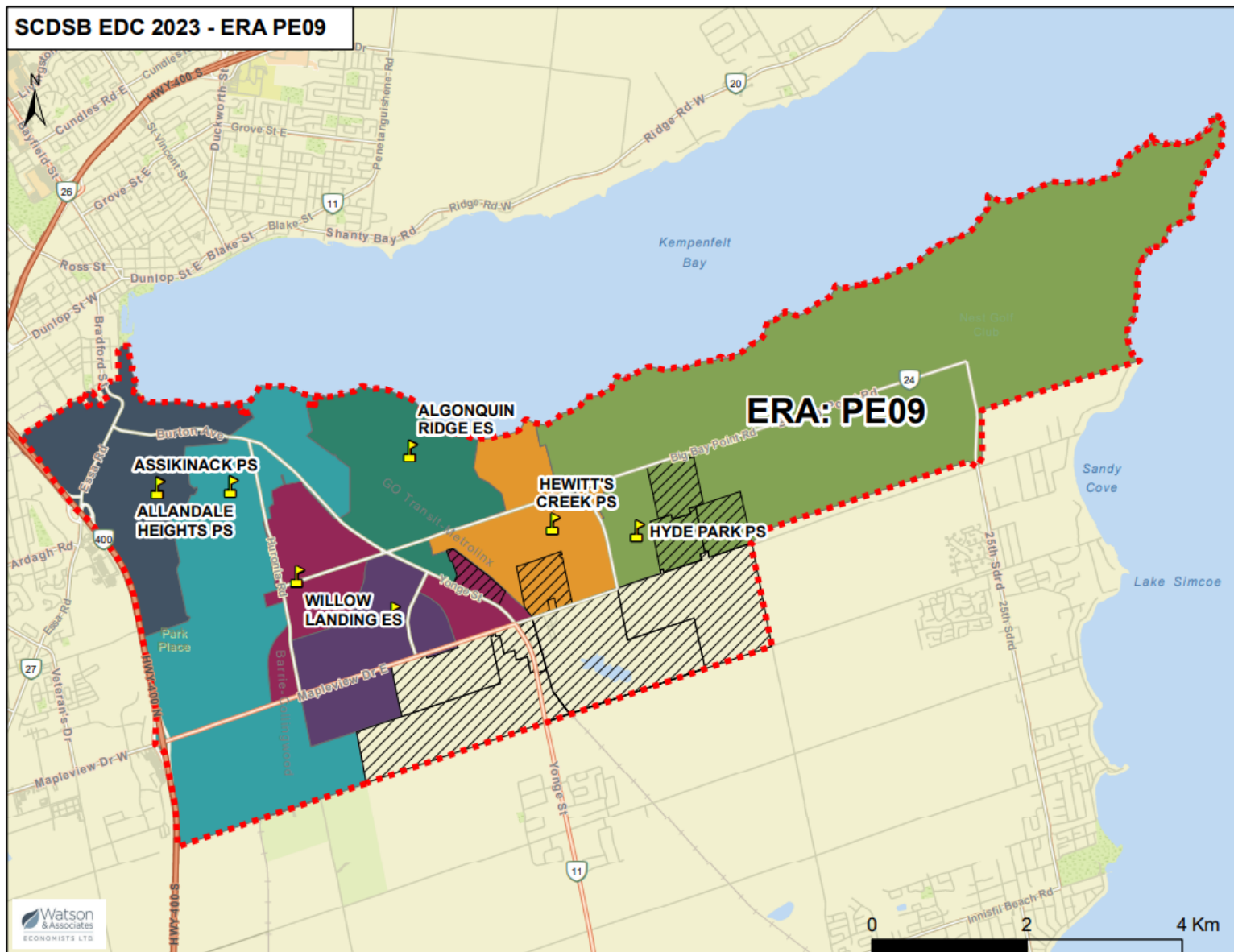


### REQUIREMENTS OF EXISTING COMMUNITY

#### REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

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

NOTES



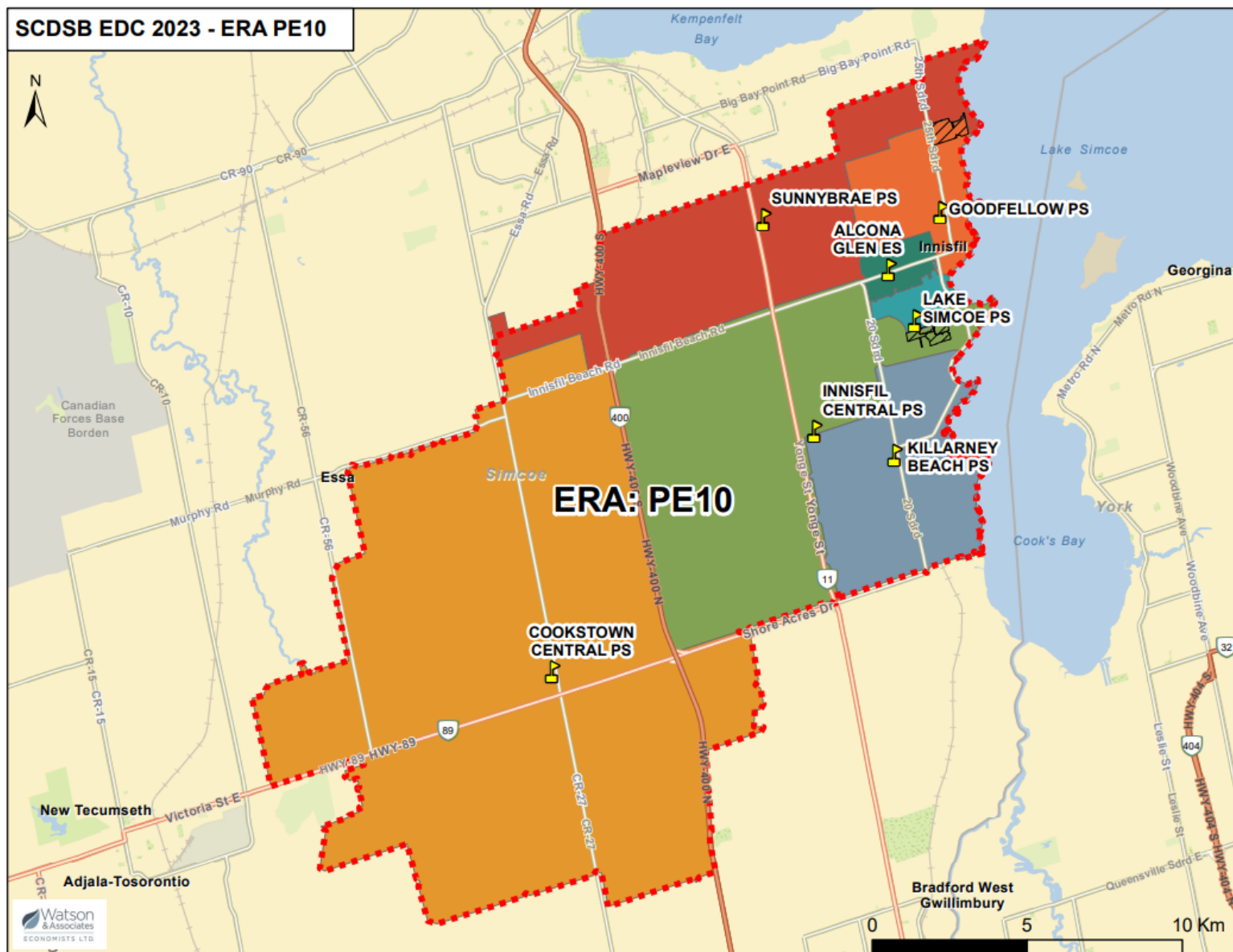
#### REQUIREMENTS OF EXISTING COMMUNITY

#### REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

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

NOTES





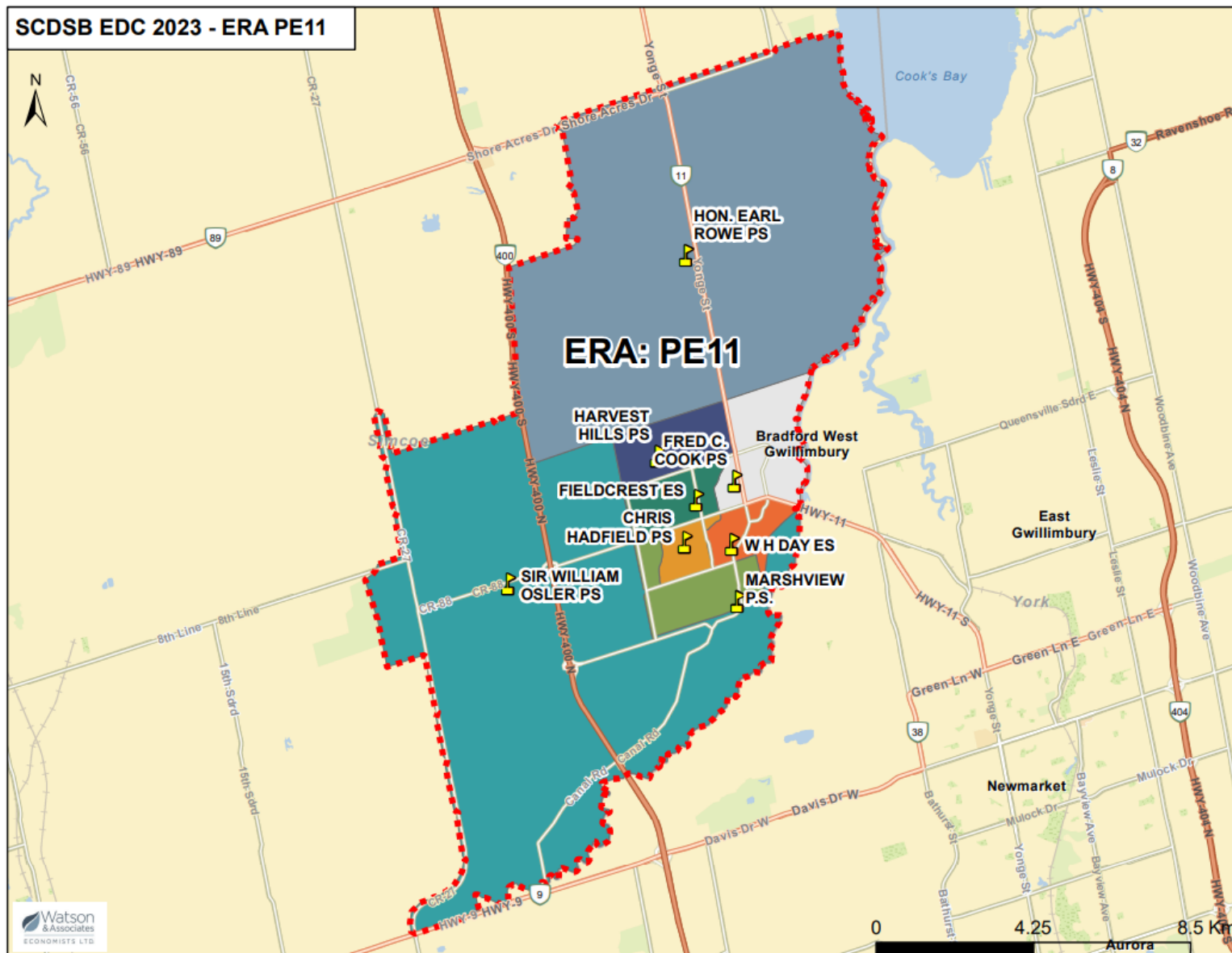
Innisfil

[illegible]

	15 Year Projection of Average Daily Enrolments														
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	135	270	406	525	644	767	892	1,018	1,169	1,323	1,450	1,577	1,703	1,837	1,971

1	Requirements of New Development (Pupil Places)	1,971
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)	2,133

## NOTES



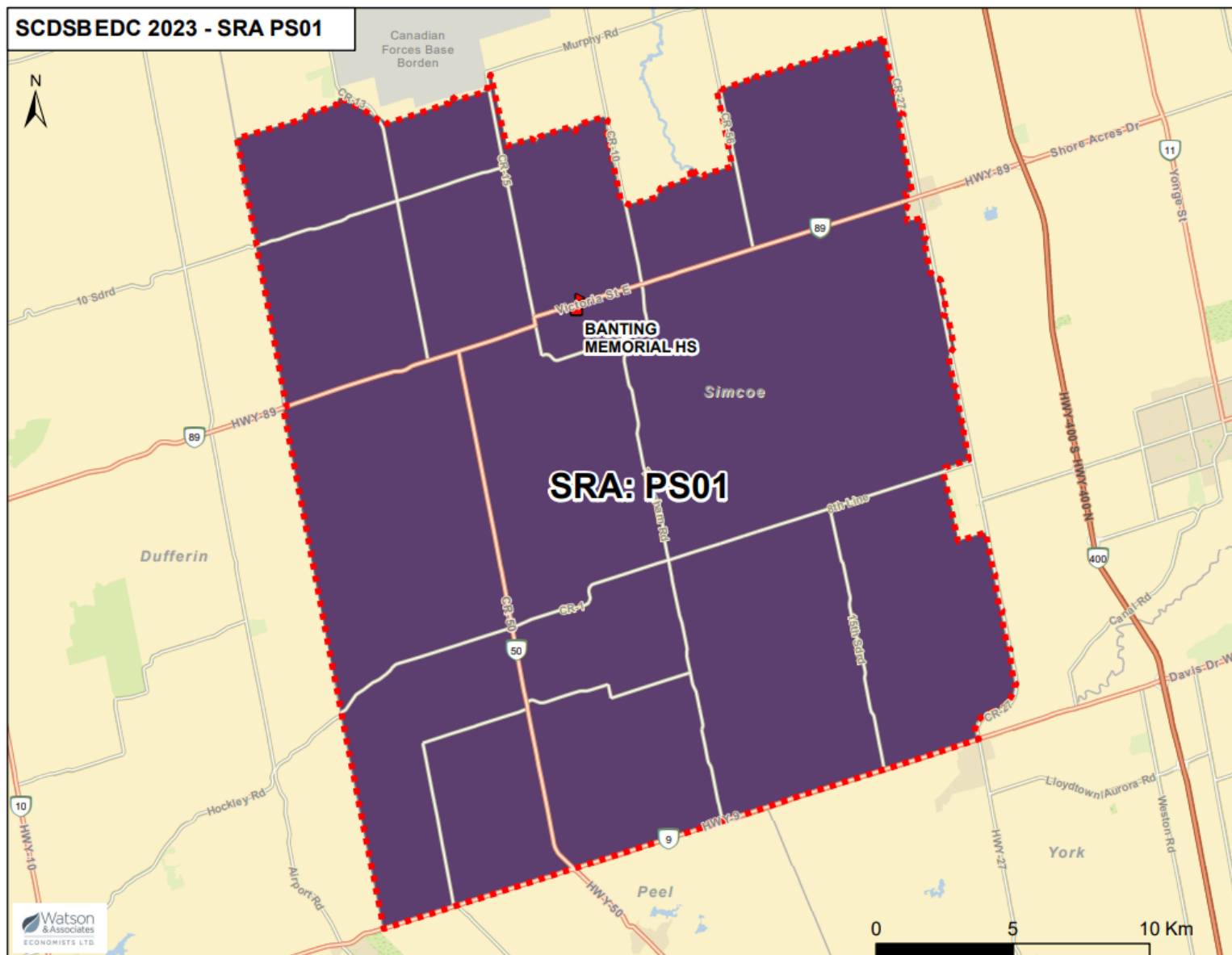
Bradford West Gwillimbury

[illegible]

	15 Year Projection of Average Daily Enrolments														
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2035/	2036/	2037/
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	156	313	469	610	751	905	1,058	1,210	1,369	1,525	1,667	1,809	1,951	2,098	2,244

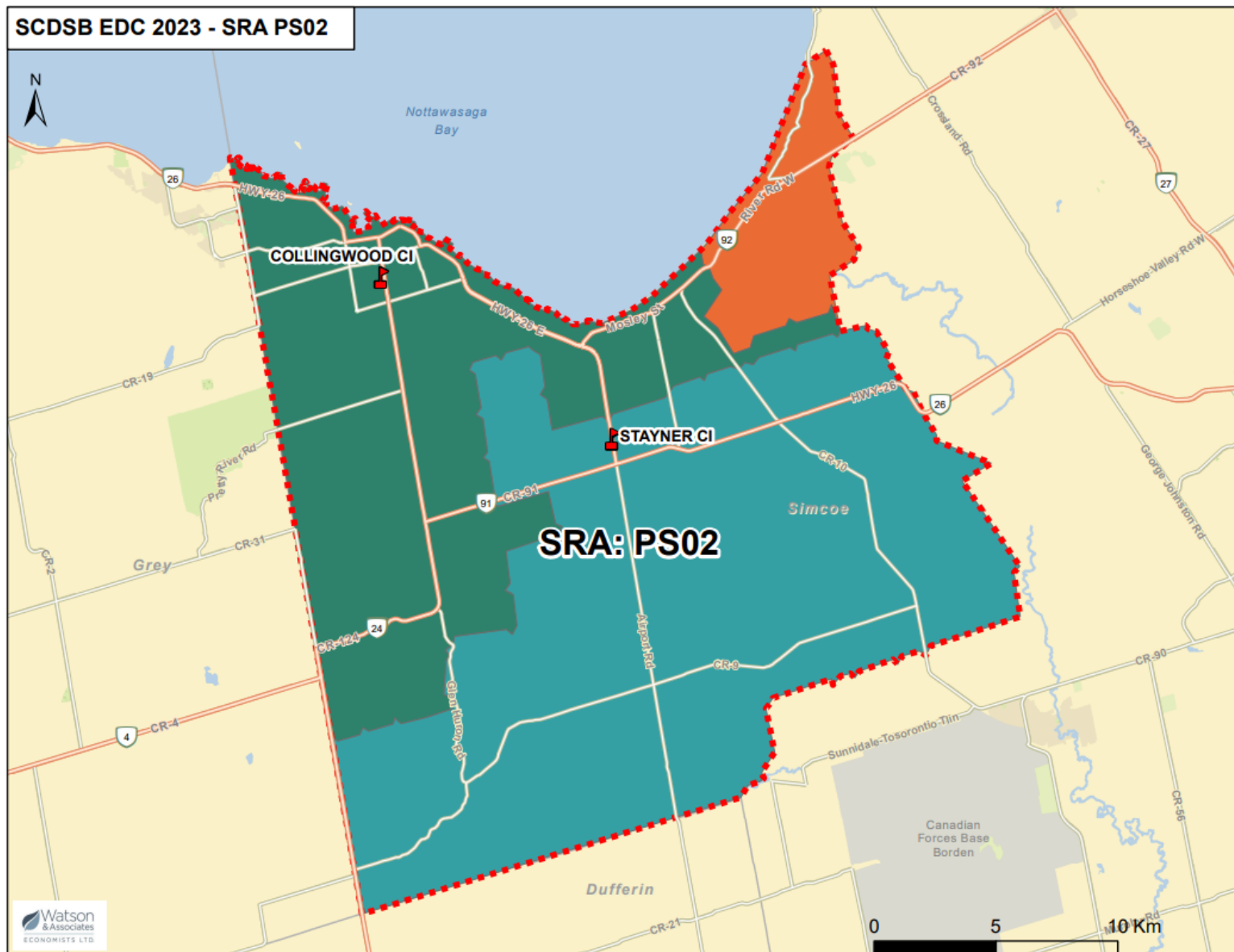
1	Requirements of New Development (Pupil Places)	2,244
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	0
4	Net Growth-Related Pupil Place Requirements (1+2-3)	2,244

## NOTES



4 NE

NOTES



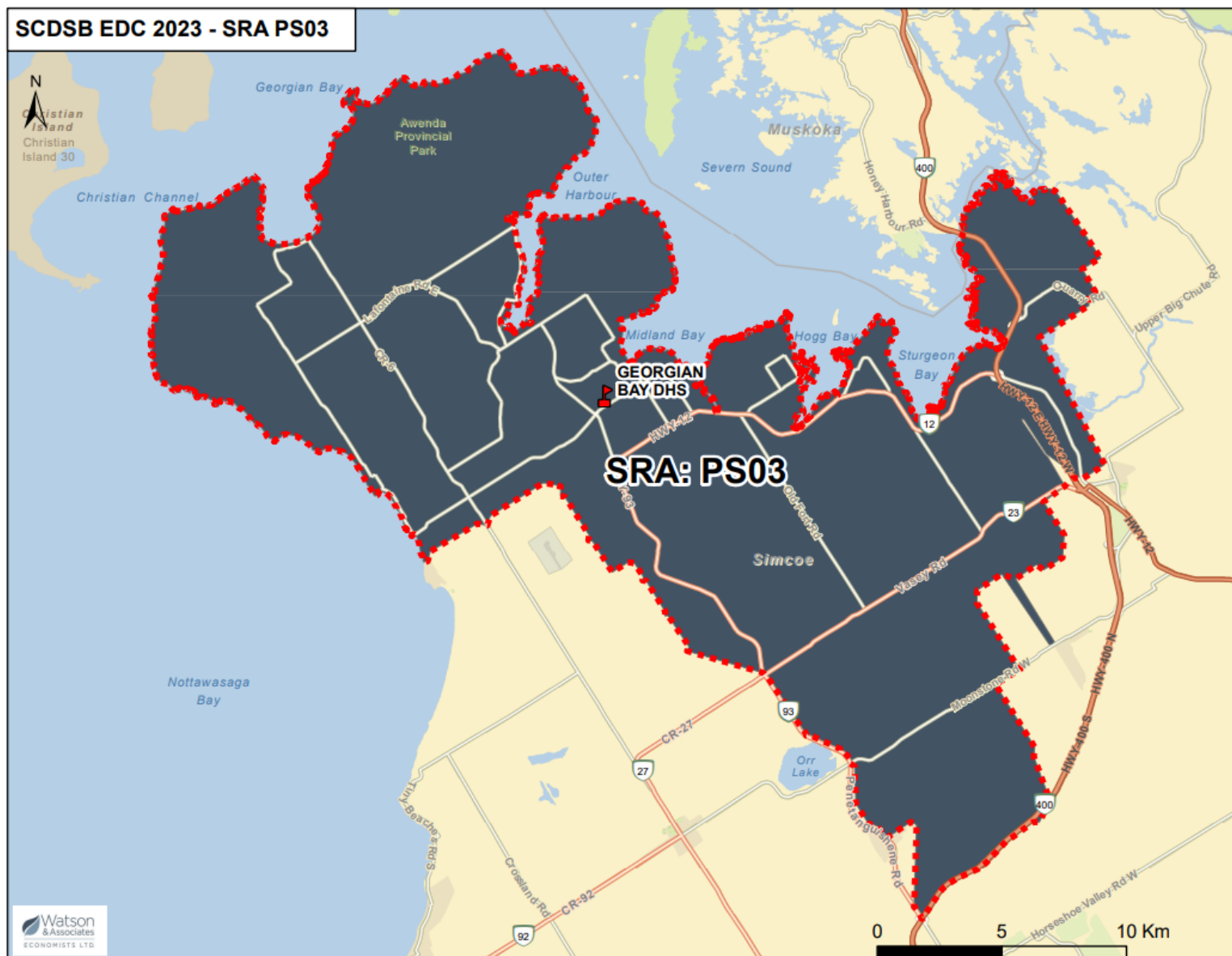
### REQUIREMENTS OF EXISTING COMMUNITY

#### REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

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

NOTES



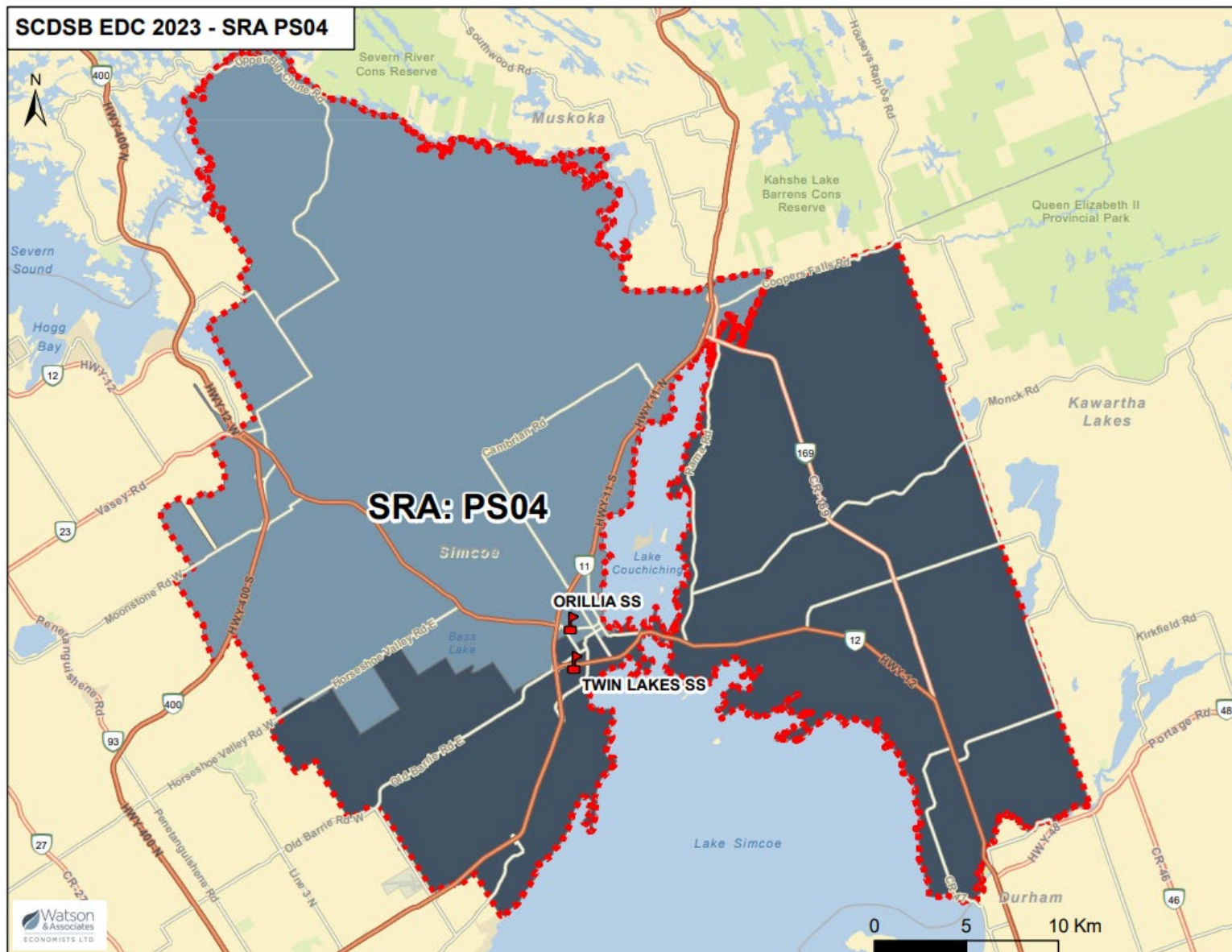


#### REQUIREMENTS OF EXISTING COMMUNITY

#### REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

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

NOTES

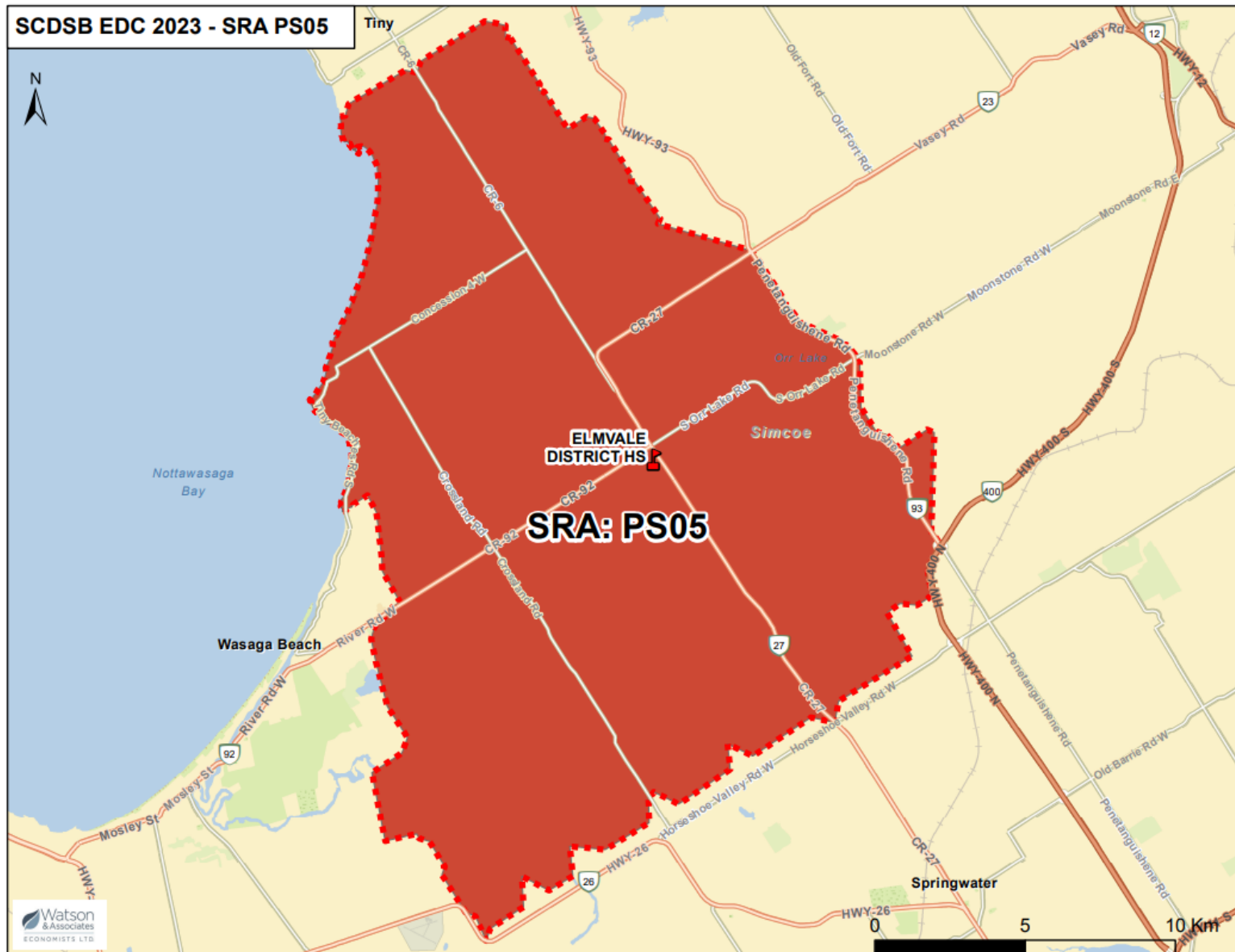


#### REQUIREMENTS OF EXISTING COMMUNITY

#### REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

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

NOTES

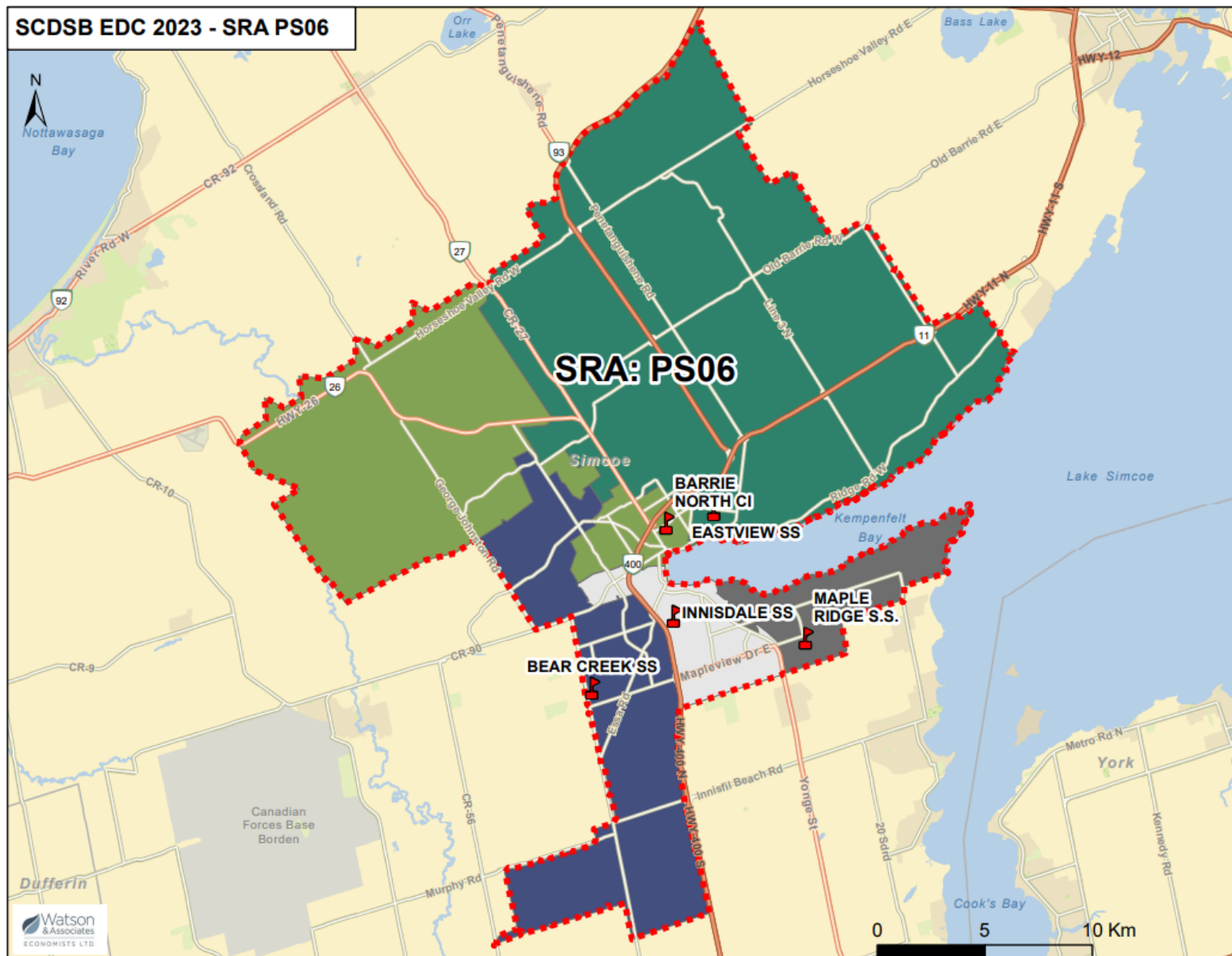


#### REQUIREMENTS OF EXISTING COMMUNITY

#### REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

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

NOTES



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### REQUIREMENTS OF EXISTING COMMUNITY

[illegible]

#### REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

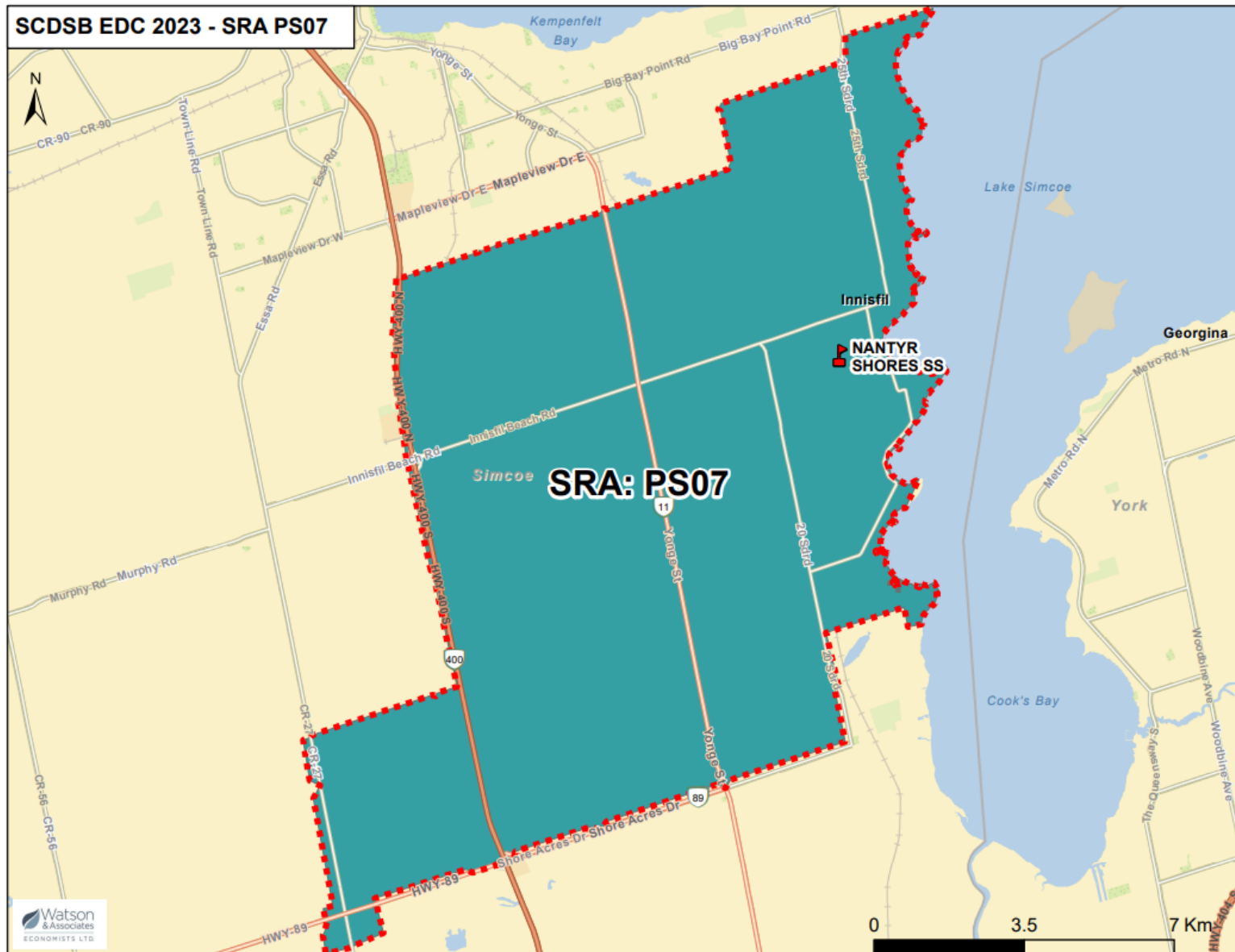
		15 Year Projection of Average Daily Enrolments														
	Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Year 6 2028/ 2029	Year 7 2029/ 2030	Year 8 2030/ 2031	Year 9 2031/ 2032	Year 10 2032/ 2033	Year 11 2033/ 2034	Year 12 2034/ 2035	Year 13 2035/ 2036	Year 14 2036/ 2037	Year 15 2037/ 2038	
	144	290	436	571	706	866	1,027	1,188	1,367	1,545	1,717	1,889	2,061	2,216	2,371	

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

1	Requirements of New Development (Pupil Places)	2,371
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	724
4	Net Growth-Related Pupil Place Requirements (1+2-3)	1,647

## NOTES





Part of Innisfil

### REQUIREMENTS OF EXISTING COMMUNITY

[illegible]

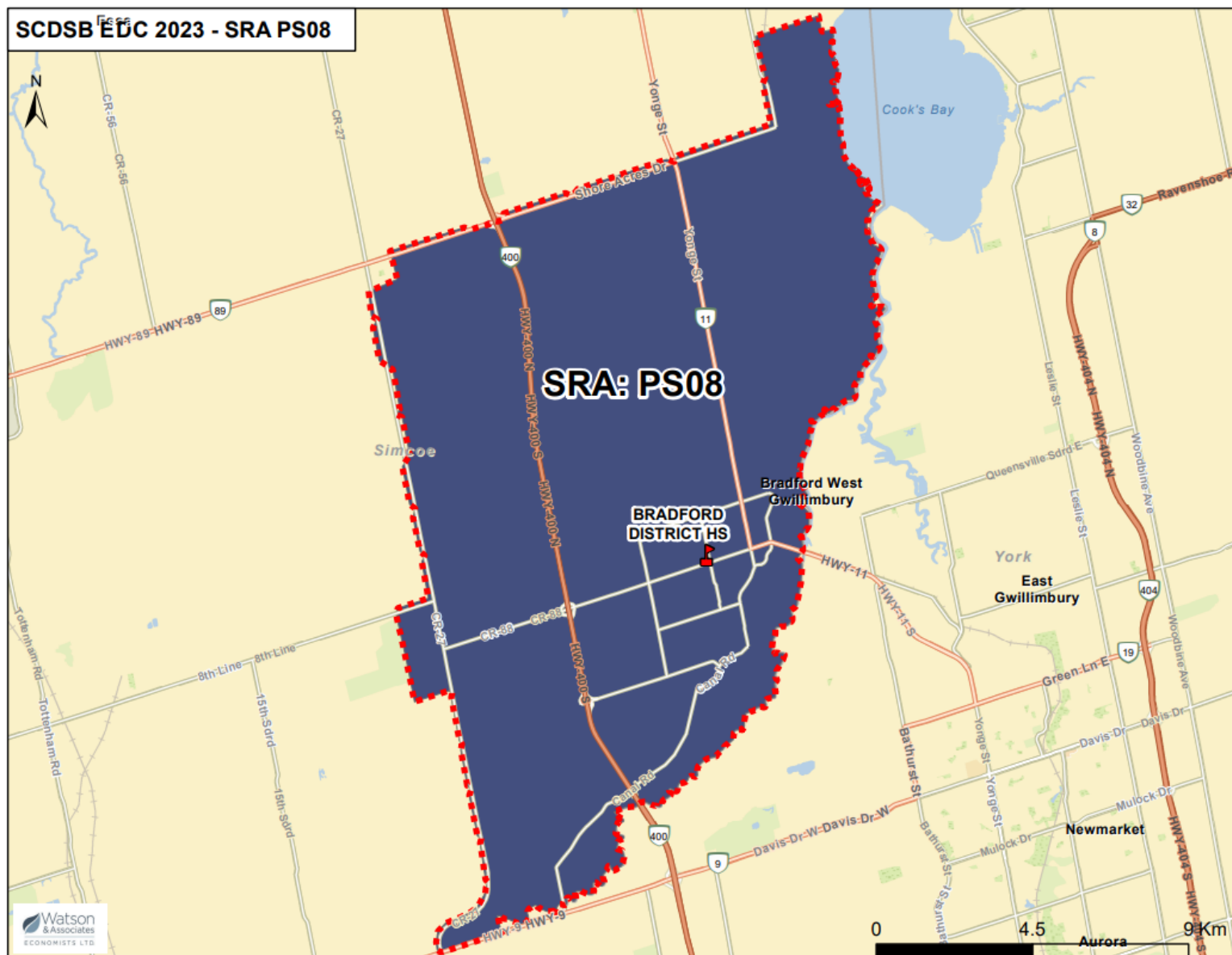
#### REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

		15 Year Projection of Average Daily Enrolments														
		Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Year 6 2028/ 2029	Year 7 2029/ 2030	Year 8 2030/ 2031	Year 9 2031/ 2032	Year 10 2032/ 2033	Year 11 2033/ 2034	Year 12 2034/ 2035	Year 13 2035/ 2036	Year 14 2036/ 2037	Year 15 2037/ 2038
		44	88	131	170	209	260	312	365	424	484	557	631	704	780	855

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

1	Requirements of New Development (Pupil Places)	855
2	Pupils Holding For New Schools	232
3	Available Pupil Places in Existing Facilities	0
4	Net Growth-Related Pupil Place Requirements (1+2-3)	1087

NOTES



#### REQUIREMENTS OF EXISTING COMMUNITY

[illegible]

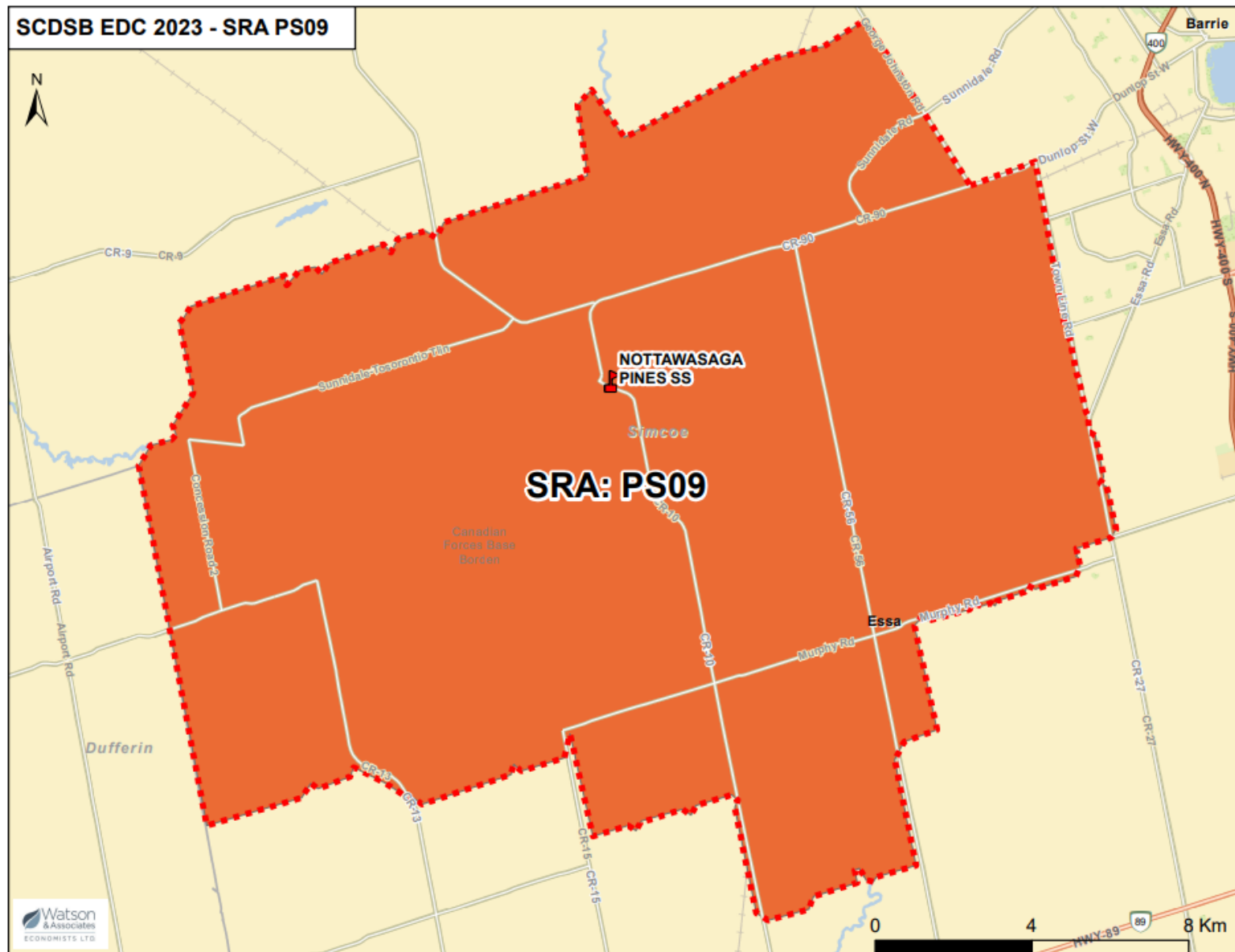
#### REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

		15 Year Projection of Average Daily Enrolments														
		Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Year 6 2028/ 2029	Year 7 2029/ 2030	Year 8 2030/ 2031	Year 9 2031/ 2032	Year 10 2032/ 2033	Year 11 2033/ 2034	Year 12 2034/ 2035	Year 13 2035/ 2036	Year 14 2036/ 2037	Year 15 2037/ 2038
		61	122	182	237	292	341	389	438	490	541	605	670	734	798	861

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

1	Requirements of New Development (Pupil Places)	861
2	Pupils Holding For New Schools	243
3	Available Pupil Places in Existing Facilities	0
4	Net Growth-Related Pupil Place Requirements (1+2-3)	1104

## NOTES



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[illegible]

	15 Year Projection of Average Daily Enrollments														
	Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Year 6 2028/ 2029	Year 7 2029/ 2030	Year 8 2030/ 2031	Year 9 2031/ 2032	Year 10 2032/ 2033	Year 11 2033/ 2034	Year 12 2034/ 2035	Year 13 2035/ 2036	Year 14 2036/ 2037	Year 15 2037/ 2038
	14	28	43	54	66	79	91	104	118	132	152	172	192	211	230

1	Requirements of New Development (Pupil Places)	230
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	0
4	Net Growth-Related Pupil Place Requirements (1+2-3)	230

## NOTES

ELEMENTARY PANEL

[illegible]

SECONDARY PANEL

Review Year	Site Status (Closed, Relocated, Purchased, Renovated, etc.)	Program Year of Completion	Facility Type	Net Growth- Related Total Programs	Proposed School Capacity	Percent of Capacity Related to Growth-Related Programs	Total Number of Students (Enrollment)	Average To Be Funded by EDC Byline	Cost Per Sq. Ft.	Education Total Cost	Right to Preparation Cost	Land Exclusion Cost	Financing Cost	Total Education Total Cost
2001	2007	New Secondary School	2007	3,118	8,434	35.00%	15,000	11.41	\$ 400,000	\$ 20,447,500	\$ 2,117,404	\$ 10,845,743	\$ 3,240,435	\$ 40,733,133
2002	2007	New Secondary School	2007	1,220	10,120	12.00%	15,000	9.11	\$ 194,000	11,076,100	0	6,433,200	0	17,515,300
2003	2008	Accommodation to existing facilities, additions or future facilities	2008	253	100,000	0.25%	15,000	15.00	\$ 3,612,000	\$ 27,180,000	\$ 6,272,211	\$ 11,005,043	\$ 3,978,193	\$ 48,435,347
2004	2008	Accommodation to existing facilities, additions or future facilities	2008	253	100,000	0.25%	15,000	15.00	\$ 3,612,000	\$ 27,180,000	\$ 6,272,211	\$ 11,005,043	\$ 3,978,193	\$ 48,435,347
2005	2008	Accommodation to existing facilities, additions or future facilities	2008	253	100,000	0.25%	15,000	15.00	\$ 3,612,000	\$ 27,180,000	\$ 6,272,211	\$ 11,005,043	\$ 3,978,193	\$ 48,435,347
2006	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2007	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2008	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2009	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2010	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2011	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2012	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2013	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2014	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2015	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2016	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2017	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2018	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2019	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2020	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2021	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2022	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2023	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2024	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2025	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2026	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2027	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2028	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2029	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2030	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2031	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2032	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2033	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2034	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2035	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2036	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2037	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2038	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2039	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2040	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2041	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2042	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2043	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2044	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2045	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2046	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2047	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2048	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2049	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2050	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2051	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2052	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2053	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2054	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2055	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2056	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2057	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2058	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2059	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2060	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2061	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2062	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2063	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	\$ 34,134,782
2064	2008	Accommodation to existing facilities, additions or future facilities	2008	1,089	1,430	76.27%	15,000	13.87	\$ 1,700,000	\$ 17,124,000	\$ 1,569,000	\$ 6,641,734	\$ 10,025,048	

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

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

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

Total:	Education Land Costs (Form G)	\$ 823,285,253
Add:	EDC Financial Obligations (Form A2)	\$ 2,289,951
<b>Subtotal:</b>	<b>Net Education Land Costs</b>	<b>\$ 825,575,204</b>
Add:	EDC Study Costs	\$ 450,000
<b>Total:</b>	<b>Growth-Related Net Education Land Costs</b>	<b>\$ 826,025,204</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%)	10%	\$ 82,602,520
Total Growth-Related Net Education Land Costs to be Attributed to Residential Development	90%	\$ 743,422,684

**Calculation of Uniform Residential Charge**

Residential Growth-Related Net Education Land Costs	\$ 743,422,684
Net New Dwelling Units (Form C)	83,965
Uniform Residential EDC per Dwelling Unit	\$ 8,854

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

Non-Residential Growth-Related Net Education Land Costs	\$ 82,602,520
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GFA Method:	Non-Exempt Board-Determined GFA (Form D)	40,062,038
	Non-Residential EDC per Square Foot of GFA	\$ 2.06





**Simcoe Muskoka Catholic District School Board**  
**Education Development Charge Forms Submission**  
**Simcoe County**

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

A.1.1: CAPACITY TRIGGER CALCULATION - ELEMENTARY PANEL

Elementary Panel Board-Wide EDC Capacity	Projected Elementary Panel Enrolment						Elementary Average Projected Enrolment less Capacity
	Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Average Projected Enrolment Over Five Years	
17,970.0	16,709	17,214	17,683	18,104	18,527	17,648	-322

A.1.2: CAPACITY TRIGGER CALCULATION - SECONDARY PANEL

Secondary Panel Board-Wide EDC Capacity	Projected Secondary Panel Enrolment						Secondary Projected Enrolment less Capacity
	Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Average Projected Enrolment Over Five Years	
7,671.0	7,171	7,360	7,627	7,777	7,861	7,559	-112

A.2: EDC FINANCIAL OBLIGATIONS

Total Outstanding EDC Financial Obligations (Reserve Fund Balance):	-\$ 18,713,012
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**Simcoe Muskoka Catholic District School Board**  
**Education Development Charges Submission 2023**  
**Form B - Dwelling Unit Summary**

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

	Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Year 6 2028/ 2029	Year 7 2029/ 2030	Year 8 2030/ 2031	Year 9 2031/ 2032	Year 10 2032/ 2033	Year 11 2033/ 2034	Year 12 2034/ 2035	Year 13 2035/ 2036	Year 14 2036/ 2037	Year 15 2037/ 2038	Total All Units
<b>Adjala - Tosorontio, New Tecumseth, Parts Essa</b>																
Low Density	514	514	514	453	453	453	408	408	440	440	440	437	437	447	447	6,803
Medium Density	147	147	137	131	121	121	103	103	105	105	105	105	105	101	101	1,736
High Density	126	126	126	122	112	112	112	112	96	96	96	96	96	98	98	1,624
<b>Total</b>	<b>786</b>	<b>786</b>	<b>776</b>	<b>705</b>	<b>685</b>	<b>685</b>	<b>623</b>	<b>623</b>	<b>641</b>	<b>641</b>	<b>641</b>	<b>638</b>	<b>638</b>	<b>646</b>	<b>646</b>	<b>10,163</b>
<b>Clearview, Collingwood, Wasaga Beach</b>																
Low Density	364	364	364	440	440	440	440	440	404	404	404	404	404	377	377	6,066
Medium Density	236	236	236	219	219	219	219	219	223	223	223	223	223	219	219	3,354
High Density	129	129	129	122	122	122	122	122	132	132	132	132	132	143	143	1,941
<b>Total</b>	<b>729</b>	<b>729</b>	<b>729</b>	<b>781</b>	<b>781</b>	<b>781</b>	<b>781</b>	<b>781</b>	<b>759</b>	<b>759</b>	<b>759</b>	<b>759</b>	<b>759</b>	<b>739</b>	<b>739</b>	<b>11,361</b>
<b>Midland, Penetanguishene, Tay, Tiny</b>																
Low Density	405	405	405	356	346	368	368	368	346	336	336	304	304	281	281	5,208
Medium Density	28	53	53	53	53	48	43	38	26	26	26	26	26	28	28	555
High Density	20	20	20	20	20	20	20	20	18	18	18	18	18	18	18	286
<b>Total</b>	<b>453</b>	<b>478</b>	<b>478</b>	<b>429</b>	<b>419</b>	<b>436</b>	<b>431</b>	<b>426</b>	<b>390</b>	<b>380</b>	<b>380</b>	<b>348</b>	<b>348</b>	<b>327</b>	<b>327</b>	<b>6,049</b>
<b>Orillia, Ramara, Severn, Parts Oro-Medonte</b>																
Low Density	317	317	317	275	286	286	286	286	228	238	238	238	238	240	240	4,028
Medium Density	116	116	116	68	68	68	68	68	68	68	68	68	68	68	68	1,164
High Density	8	8	8	62	62	62	62	62	66	66	66	66	66	58	58	780
<b>Total</b>	<b>441</b>	<b>441</b>	<b>441</b>	<b>405</b>	<b>416</b>	<b>416</b>	<b>416</b>	<b>416</b>	<b>362</b>	<b>372</b>	<b>372</b>	<b>372</b>	<b>372</b>	<b>366</b>	<b>366</b>	<b>5,972</b>
<b>North Barrie, Oro-Medonte/Springwater</b>																
Low Density	224	224	224	126	126	104	104	104	114	138	138	170	170	148	148	2,263
Medium Density	43	18	18	24	24	29	34	39	40	40	40	40	40	44	44	517
High Density	163	163	163	161	161	161	161	161	228	228	228	228	228	273	273	2,980
<b>Total</b>	<b>430</b>	<b>405</b>	<b>405</b>	<b>312</b>	<b>312</b>	<b>294</b>	<b>299</b>	<b>304</b>	<b>382</b>	<b>406</b>	<b>406</b>	<b>438</b>	<b>438</b>	<b>465</b>	<b>465</b>	<b>5,760</b>
<b>South West Barrie, Parts Innisfil and Essa</b>																
Low Density	265	265	265	277	277	277	321	321	346	322	322	322	322	267	267	4,438
Medium Density	190	190	190	190	190	190	190	190	226	226	226	226	226	198	198	3,043
High Density	221	221	221	219	219	219	219	219	379	379	379	379	379	405	405	4,463
<b>Total</b>	<b>677</b>	<b>677</b>	<b>677</b>	<b>685</b>	<b>685</b>	<b>685</b>	<b>729</b>	<b>729</b>	<b>951</b>	<b>927</b>	<b>927</b>	<b>927</b>	<b>927</b>	<b>870</b>	<b>870</b>	<b>11,943</b>
<b>South East Barrie, Parts Innisfil</b>																
Low Density	269	269	269	269	269	269	269	269	293	293	293	293	293	203	203	4,025
Medium Density	348	348	348	348	348	282	282	282	287	287	287	287	287	279	279	4,579
High Density	417	417	417	417	417	417	417	417	714	714	714	714	714	769	769	8,439
<b>Total</b>	<b>1,034</b>	<b>1,034</b>	<b>1,034</b>	<b>1,034</b>	<b>1,034</b>	<b>968</b>	<b>968</b>	<b>968</b>	<b>1,294</b>	<b>1,294</b>	<b>1,294</b>	<b>1,294</b>	<b>1,294</b>	<b>1,250</b>	<b>1,250</b>	<b>17,043</b>
<b>Parts Innisfil</b>																
Low Density	401	391	391	350	350	350	353	353	427	427	427	434	434	448	448	5,984
Medium Density	26	26	36	10	20	86	86	86	106	106	106	106	106	104	104	1,116
High Density	48	48	48	46	56	56	56	56	82	82	82	82	82	98	98	1,020
<b>Total</b>	<b>475</b>	<b>465</b>	<b>475</b>	<b>406</b>	<b>426</b>	<b>492</b>	<b>495</b>	<b>495</b>	<b>615</b>	<b>615</b>	<b>615</b>	<b>622</b>	<b>622</b>	<b>650</b>	<b>650</b>	<b>8,120</b>
<b>Bradford West Gwillimbury, Parts Innisfil</b>																
Low Density	428	438	438	390	390	390	387	387	415	415	415	411	411	423	423	6,156
Medium Density	57	57	57	71	71	71	89	89	71	71	71	71	71	69	69	1,055
High Density	108	108	108	104	104	104	104	104	90	90	90	90	90	78	78	1,450
<b>Total</b>	<b>593</b>	<b>603</b>	<b>603</b>	<b>565</b>	<b>565</b>	<b>565</b>	<b>579</b>	<b>579</b>	<b>576</b>	<b>576</b>	<b>576</b>	<b>572</b>	<b>572</b>	<b>570</b>	<b>570</b>	<b>8,661</b>
<b>Total Jurisdiction</b>																
Low Density	3,186	3,186	3,186	2,936	2,936	2,936	2,936	2,936	3,013	3,013	3,013	3,013	3,013	2,835	2,835	44,970
Medium Density	1,192	1,192	1,192	1,114	1,114	1,114	1,114	1,114	1,151	1,151	1,151	1,151	1,151	1,109	1,109	17,118
High Density	1,240	1,240	1,240	1,272	1,272	1,272	1,272	1,272	1,804	1,804	1,804	1,804	1,804	1,940	1,940	22,983
<b>Total</b>	<b>5,618</b>	<b>5,618</b>	<b>5,618</b>	<b>5,322</b>	<b>5,322</b>	<b>5,322</b>	<b>5,322</b>	<b>5,322</b>	<b>5,969</b>	<b>5,969</b>	<b>5,969</b>	<b>5,969</b>	<b>5,969</b>	<b>5,883</b>	<b>5,883</b>	<b>85,071</b>

**Simcoe Muskoka Catholic District School Board**  
**Education Development Charges Submission 2023**  
**Form C - Net New Dwelling Units - By-Law Summary**

<b>Municipality/Review Area</b>	<b>Number of Units</b>
Adjala - Tosorontio, New Tecumseth, Parts Essa	10,163
Clearview, Collingwood, Wasaga Beach	11,361
Midland, Penetanguishene, Tay, Tiny	6,049
Orillia, Ramara, Severn, Parts Oro-Medonte	5,972
North Barrie, Oro-Medonte/Springwater	5,760
South West Barrie, Parts Innisfil and Essa	11,943
South East Barrie, Parts Innisfil	17,043
Parts Innisfil	8,120
Bradford West Gwillimbury, Parts Innisfil	8,661

<b>Grand Total Gross New Units In By-Law Area</b>	<b>85,071</b>
<b>Less: Statutorily Exempt Units In By-Law Area</b>	<b>1,106</b>
<b>Total Net New Units In By-Law Area</b>	<b>83,965</b>

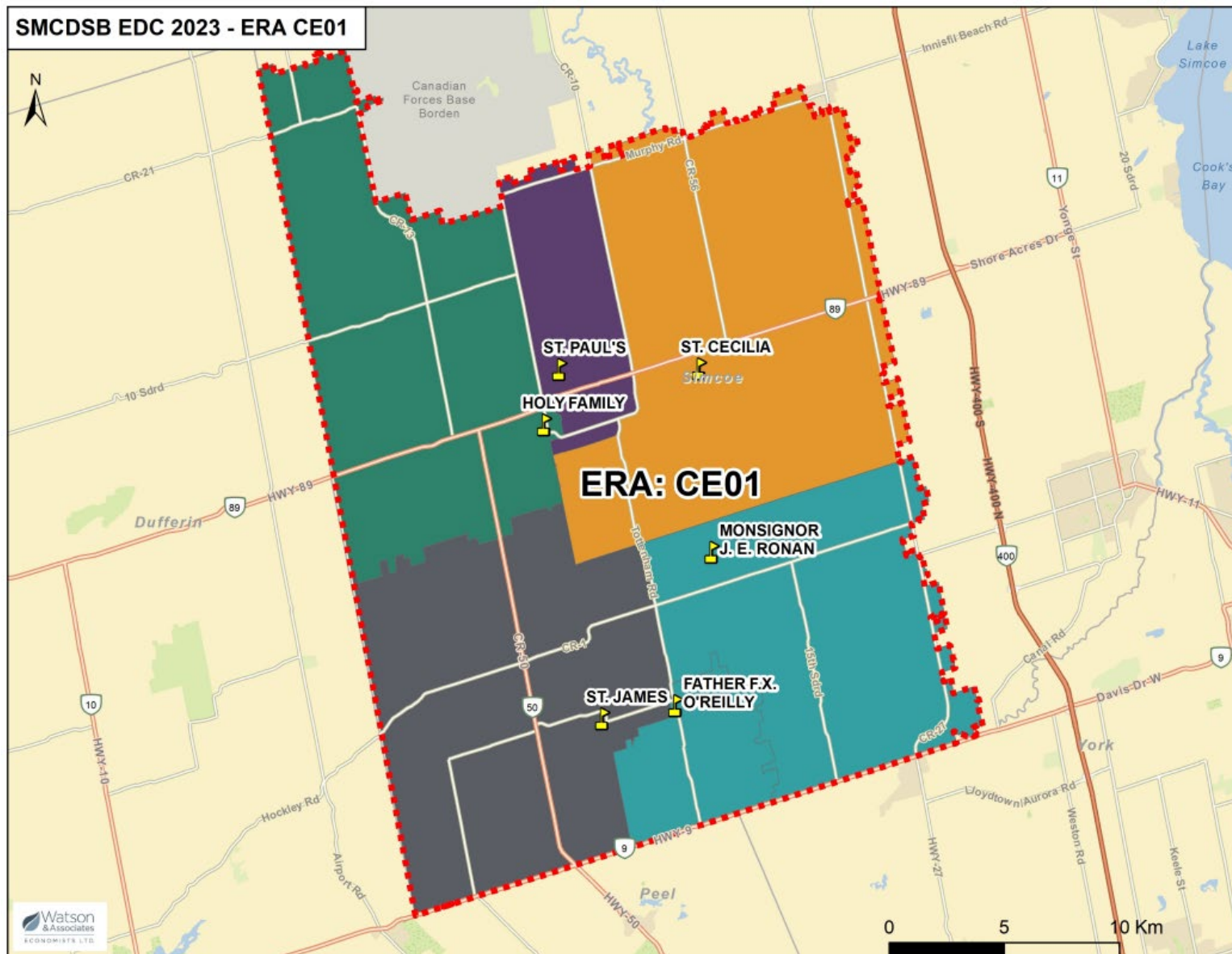
**Simcoe Muskoka Catholic District School Board  
Education Development Charges Submission 2023  
Form D - Non-Residential Development**

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

<b>Total Estimated Non-Residential Board-Determined Gross Floor Area to be Constructed Over 15 Years From Date of By-Law Passage:</b>	<b>49,480,982</b>
<b>Less: Board-Determined Gross Floor Area From Exempt Development:</b>	<b>9,418,944</b>
<b>Net Estimated Board-Determined Gross Floor Area:</b>	<b>40,062,038</b>

Municipality	Dwelling Unit Type	Net New Units	Elementary Pupil Yield	Elementary Growth-Related Pupils
Adjala - Tosorontio, New Tecumseth, Parts Essa	Low Density Medium Density High Density Total	6,803 1,620 1,624 10,047	0.173 0.145 0.030 0.145	1,175 235 48 1,458
Clearview, Collingwood, Wasaga Beach	Low Density Medium Density High Density Total	6,066 3,129 1,941 11,136	0.050 0.049 0.015 0.044	305 153 28 487
Midland, Penetanguishene, Tay, Tiny	Low Density Medium Density High Density Total	5,208 518 286 6,012	0.051 0.064 0.019 0.051	266 33 5 304
Orillia, Ramara, Severn, Parts Oro-Medonte	Low Density Medium Density High Density Total	4,028 1,086 780 5,894	0.058 0.051 0.015 0.051	235 55 12 302
North Barrie, Oro-Medonte/Springwater	Low Density Medium Density High Density Total	2,263 482 2,980 5,725	0.073 0.045 0.014 0.040	166 22 42 230
South West Barrie, Parts Innisfil and Essa	Low Density Medium Density High Density Total	4,438 2,839 4,463 11,740	0.145 0.092 0.025 0.087	644 262 113 1,019
South East Barrie, Parts Innisfil	Low Density Medium Density High Density Total	4,025 4,273 8,439 16,737	0.168 0.092 0.035 0.081	678 393 294 1,364
Parts Innisfil	Low Density Medium Density High Density Total	5,984 1,042 1,020 8,046	0.147 0.103 0.028 0.126	877 108 29 1,014
Bradford West Gwillimbury, Parts Innisfil	Low Density Medium Density High Density Total	6,156 985 1,450 8,590	0.238 0.132 0.032 0.191	1,468 130 46 1,644
SUBTOTAL:		7,822		
LESS: Available Pupil Places:		2,415		
NET GROWTH RELATED PUPILS:		5,407		

Municipality	Dwelling Unit Type	Net New Units	Secondary Pupil Yield	Secondary Growth-Related Pupils
Adjala - Tosorontio, New Tecumseth, Bradford West Gwillimbury, Parts Essa	Low Density Medium Density High Density Total	12,959 2,611 3,074 18,643	0.053 0.047 0.010 0.045	687 124 31 842
Clearview, Collingwood, Wasaga Beach, Tiny, Tay, Midland, Severn, Orilla, Ramara,	Low Density Medium Density High Density Total	15,301 4,745 3,007 23,053	0.027 0.026 0.008 0.025	419 125 24 569
South Barrie, Parts of Springwater, Innisfil, Essa	Low Density Medium Density High Density Total	14,447 8,174 13,921 36,542	0.068 0.038 0.011 0.040	979 313 157 1,448
North Barrie, Parts Oro-Medonte and Springwater	Low Density Medium Density High Density Total	2,263 483 2,980 5,727	0.047 0.026 0.008 0.025	106 13 25 144
SUBTOTAL:		3,002		
LESS: Available Pupil Places:		860		
NET GROWTH RELATED PUPILS:		2,142		



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

Panel: Elementary Panel

Review Area: CE01 Adjala - Tosorontio, New Tecumseth, South Essa

### REQUIREMENTS OF EXISTING COMMUNITY

[illegible]

### REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

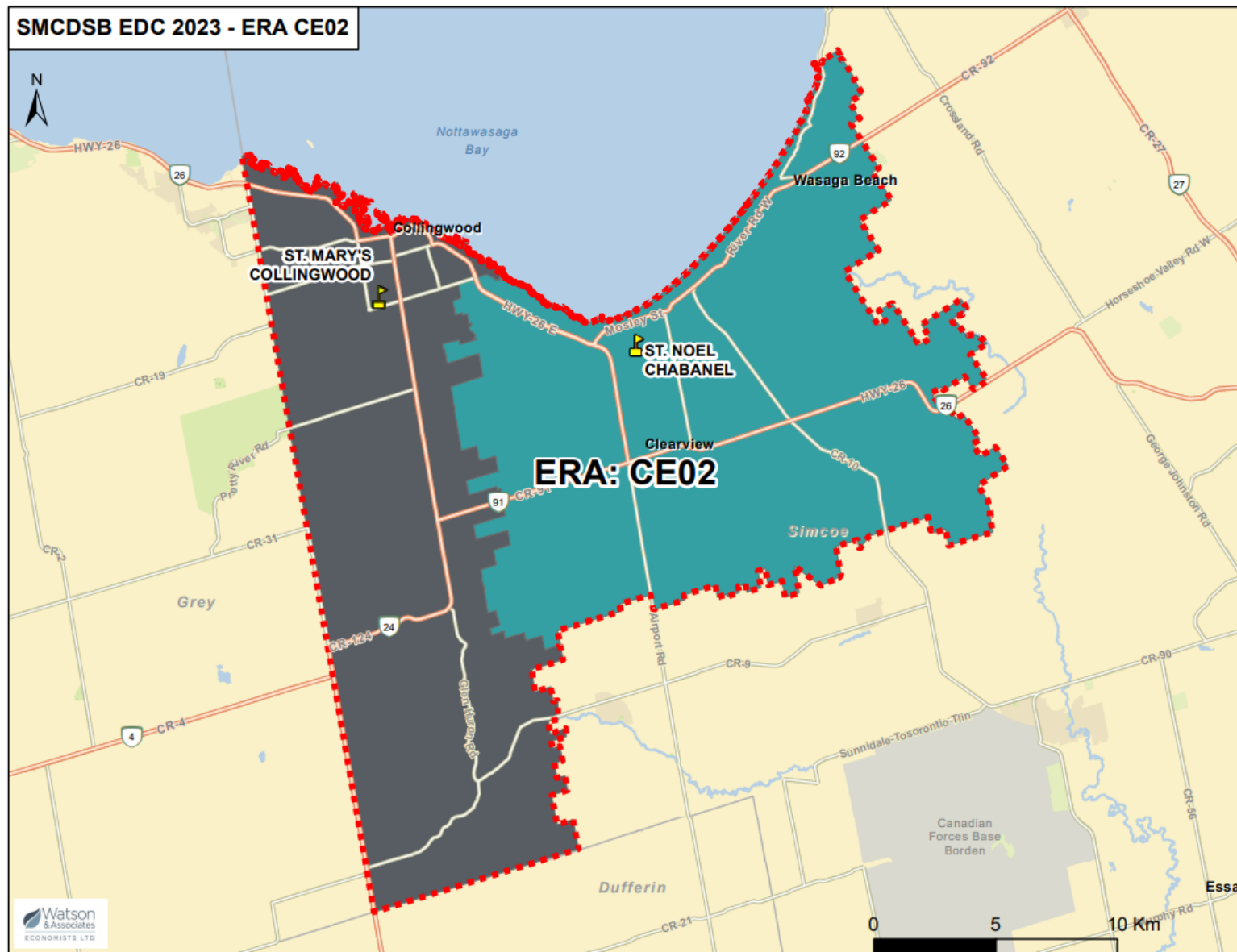
	15 Year Projections (Assumes Full Day JK/SK)														
	Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Year 6 2028/ 2029	Year 7 2029/ 2030	Year 8 2030/ 2031	Year 9 2031/ 2032	Year 10 2032/ 2033	Year 11 2033/ 2034	Year 12 2034/ 2035	Year 13 2035/ 2036	Year 14 2036/ 2037	Year 15 2037/ 2038
	111	222	331	429	526	635	735	834	937	1040	1123	1205	1287	1372	1458

### CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1	Requirements of New Development (Pupil Places)	1458
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	0
4	Net Growth-Related Pupil Place Requirements (1+2-3)	1458

NOTES





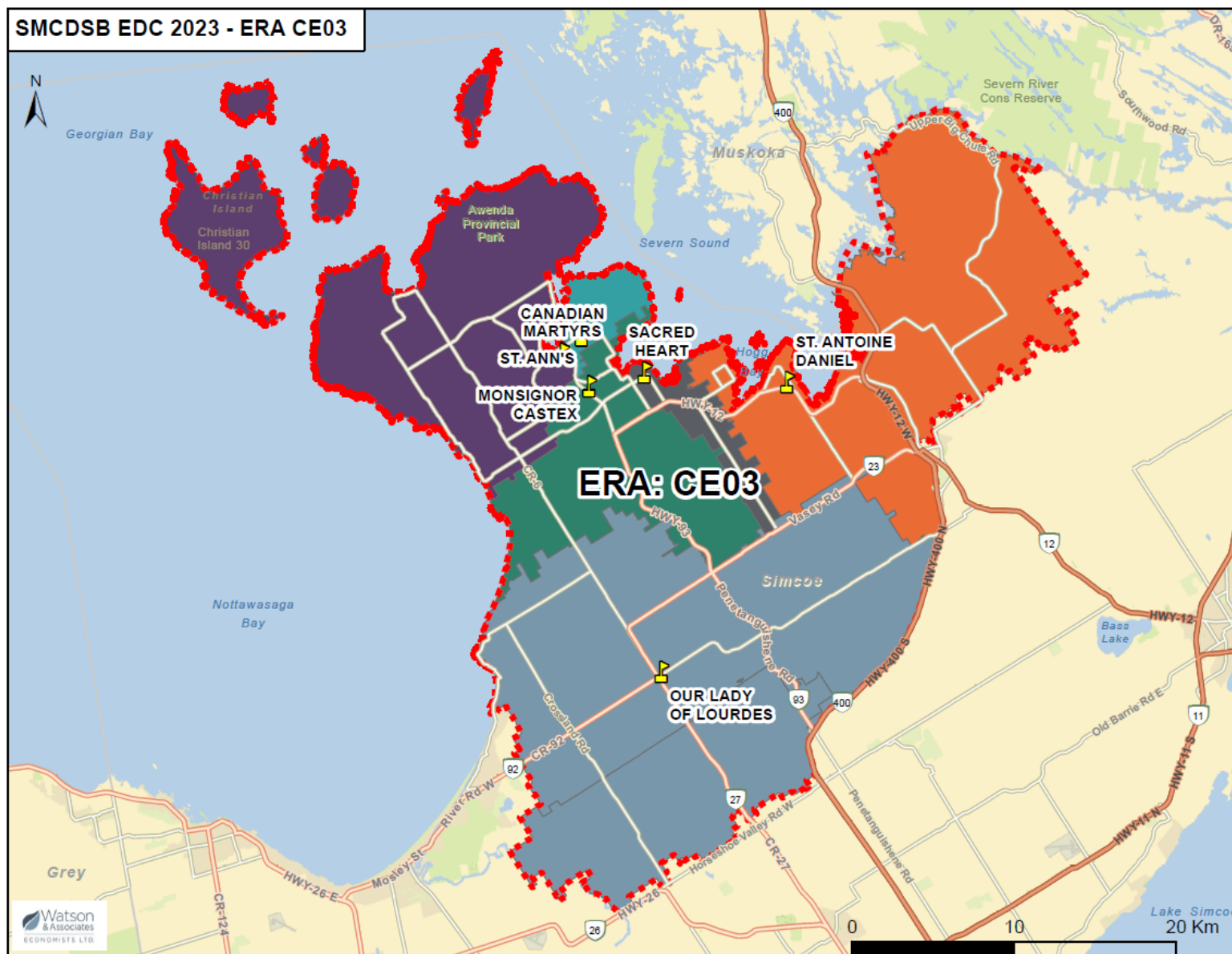
### REQUIREMENTS OF EXISTING COMMUNITY

### REQUIREMENTS OF EXISTING COMMUNITY

### REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

### CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

**NOTES**



Midland, Penetanguishene, Tay, Tiny, North Springwater, North Oro-Medonte, North Severn

### REQUIREMENTS OF EXISTING COMMUNITY

[illegible]

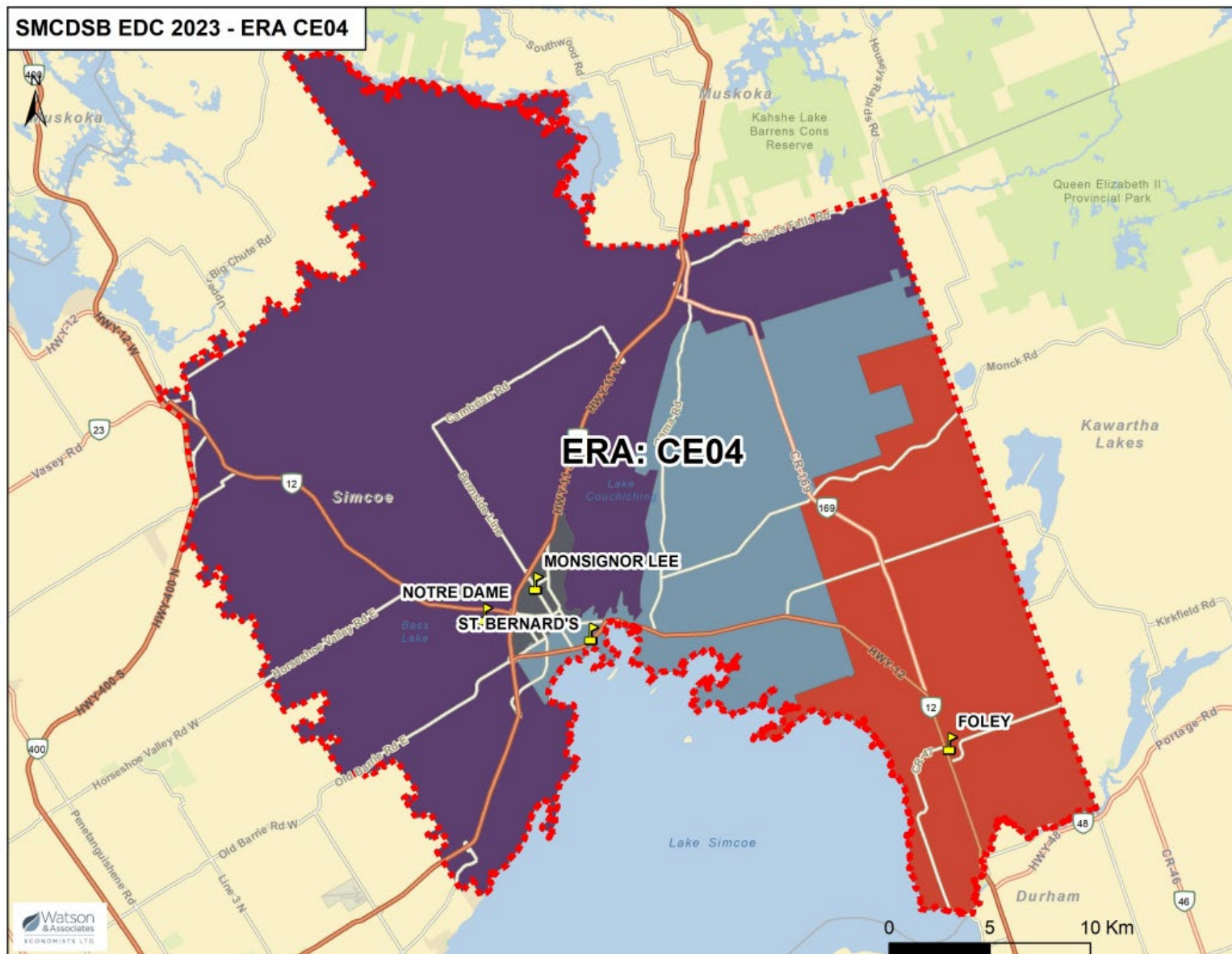
### REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

15 Year Projections (Assumes Full Day JK/SK)														
Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Year 6 2028/ 2029	Year 7 2029/ 2030	Year 8 2030/ 2031	Year 9 2031/ 2032	Year 10 2032/ 2033	Year 11 2033/ 2034	Year 12 2034/ 2035	Year 13 2035/ 2036	Year 14 2036/ 2037	Year 15 2037/ 2038
24	49	74	97	119	143	166	190	211	232	249	263	277	291	304

### CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1	Requirements of New Development (Pupil Places)	304
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	696
4	Net Growth-Related Pupil Place Requirements (1+2-3)	0

## NOTES



Orillia, Ramara, South Severn, East Oro-Medonte

### REQUIREMENTS OF EXISTING COMMUNITY

[illegible]

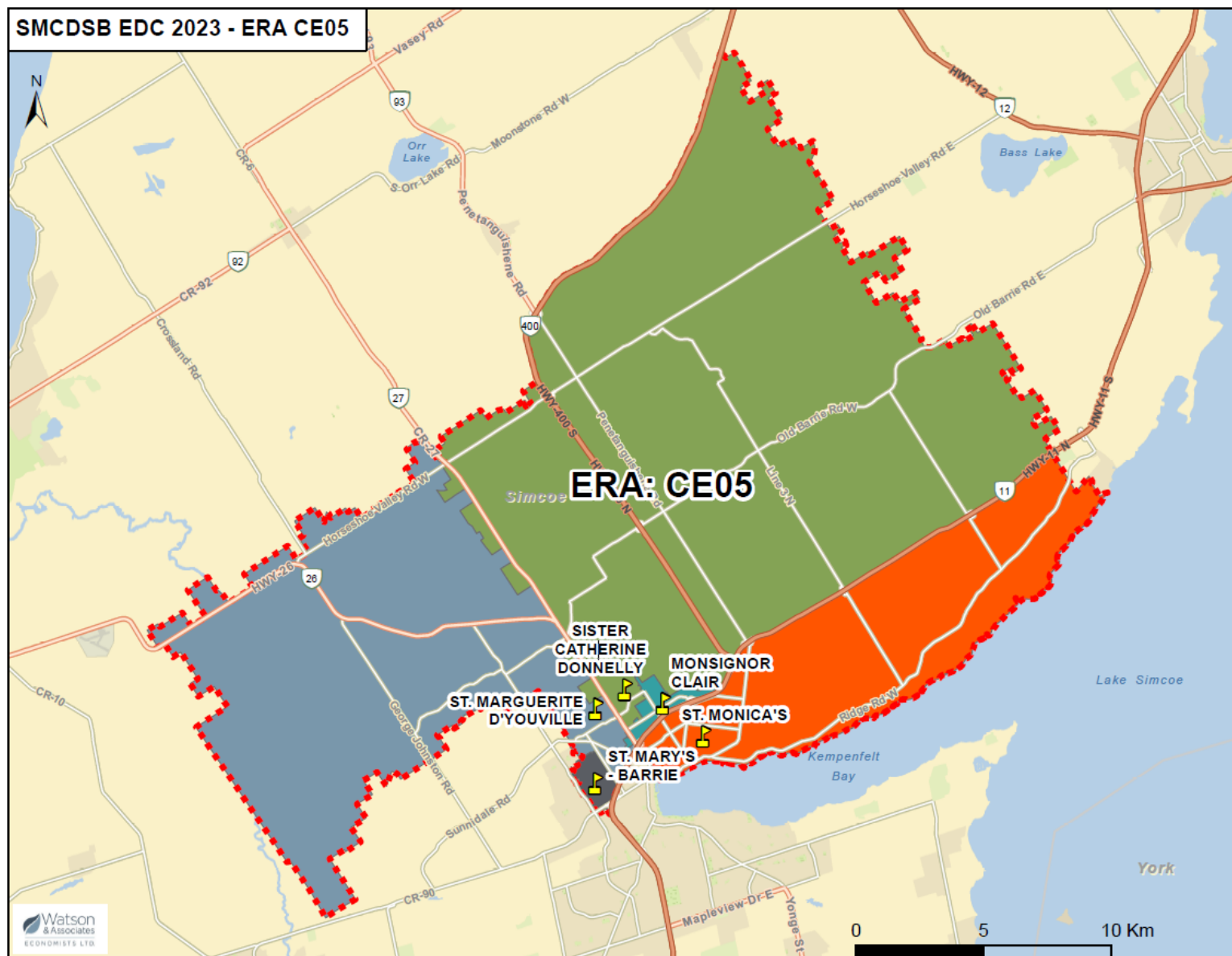
#### REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

		15 Year Projections (Assumes Full Day JK/SK)														
		Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Year 6 2028/ 2029	Year 7 2029/ 2030	Year 8 2030/ 2031	Year 9 2031/ 2032	Year 10 2032/ 2033	Year 11 2033/ 2034	Year 12 2034/ 2035	Year 13 2035/ 2036	Year 14 2036/ 2037	Year 15 2037/ 2038
		22	44	66	85	104	127	149	172	190	209	228	246	265	284	302

### CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1	Requirements of New Development (Pupil Places)	302
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	160
4	Net Growth-Related Pupil Place Requirements (1+2-3)	142

## NOTES



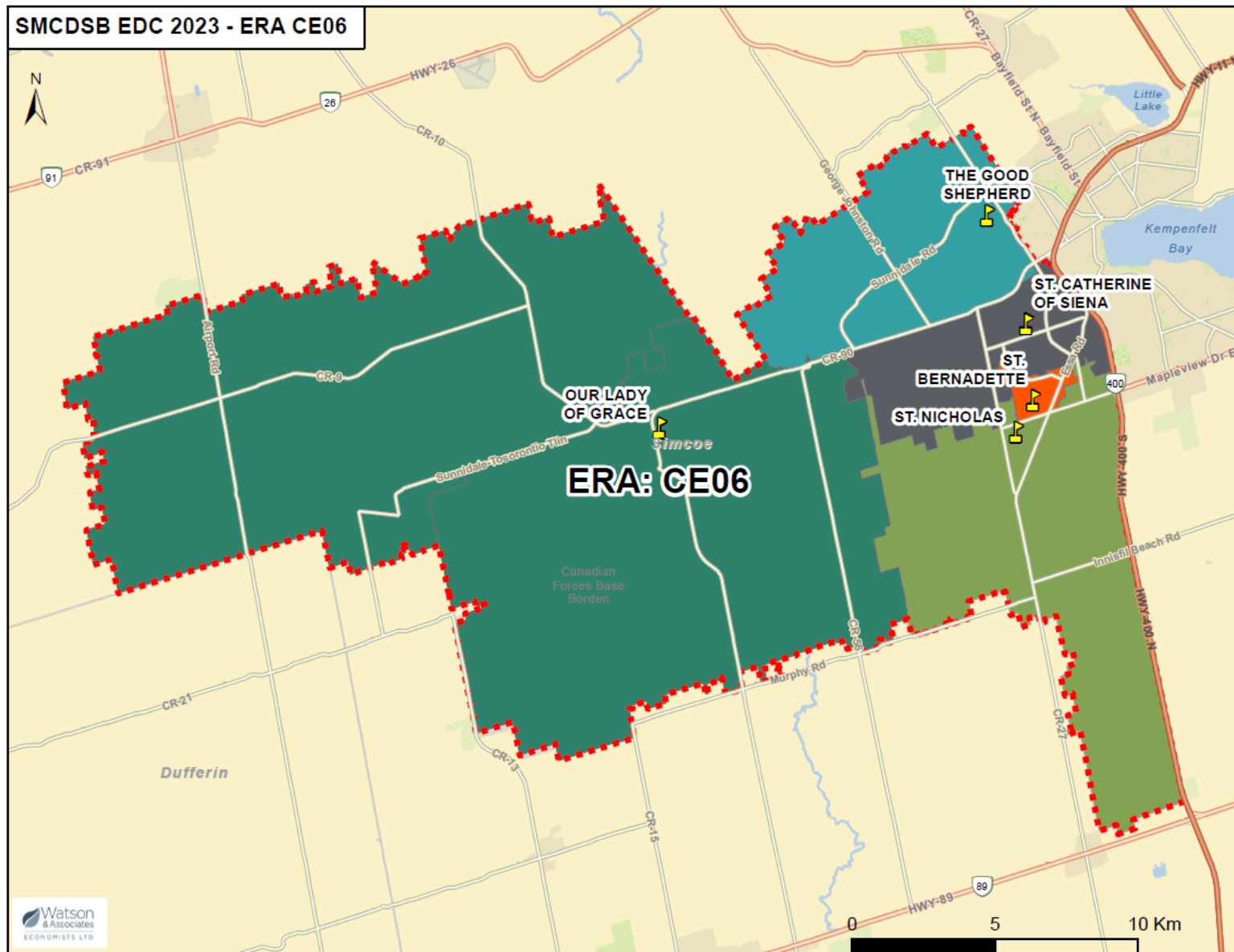
#### REQUIREMENTS OF EXISTING COMMUNITY

### REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

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

**NOTES**





### South West Barrie, Parts Innisfil and Essa

### REQUIREMENTS OF EXISTING COMMUNITY

[illegible]

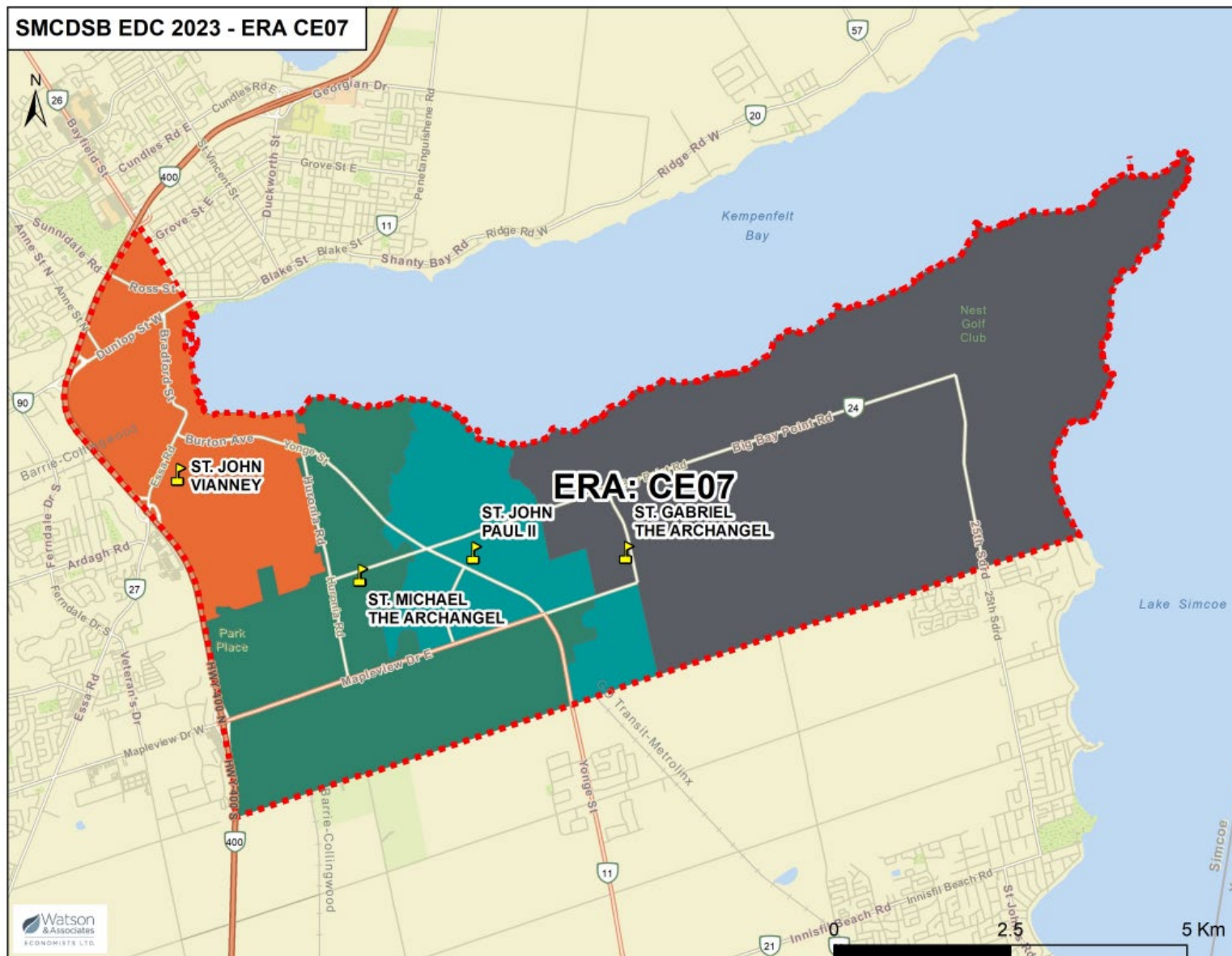
### **REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)**

		15 Year Projections (Assumes Full Day JK/SK)														
		Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Year 6 2028/ 2029	Year 7 2029/ 2030	Year 8 2030/ 2031	Year 9 2031/ 2032	Year 10 2032/ 2033	Year 11 2033/ 2034	Year 12 2034/ 2035	Year 13 2035/ 2036	Year 14 2036/ 2037	Year 15 2037/ 2038
		54	107	161	216	271	333	401	469	548	624	705	788	871	945	1019

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

1	Requirements of New Development (Pupil Places)	1019
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	264
4	Net Growth-Related Pupil Place Requirements (1+2-3)	755

## NOTES



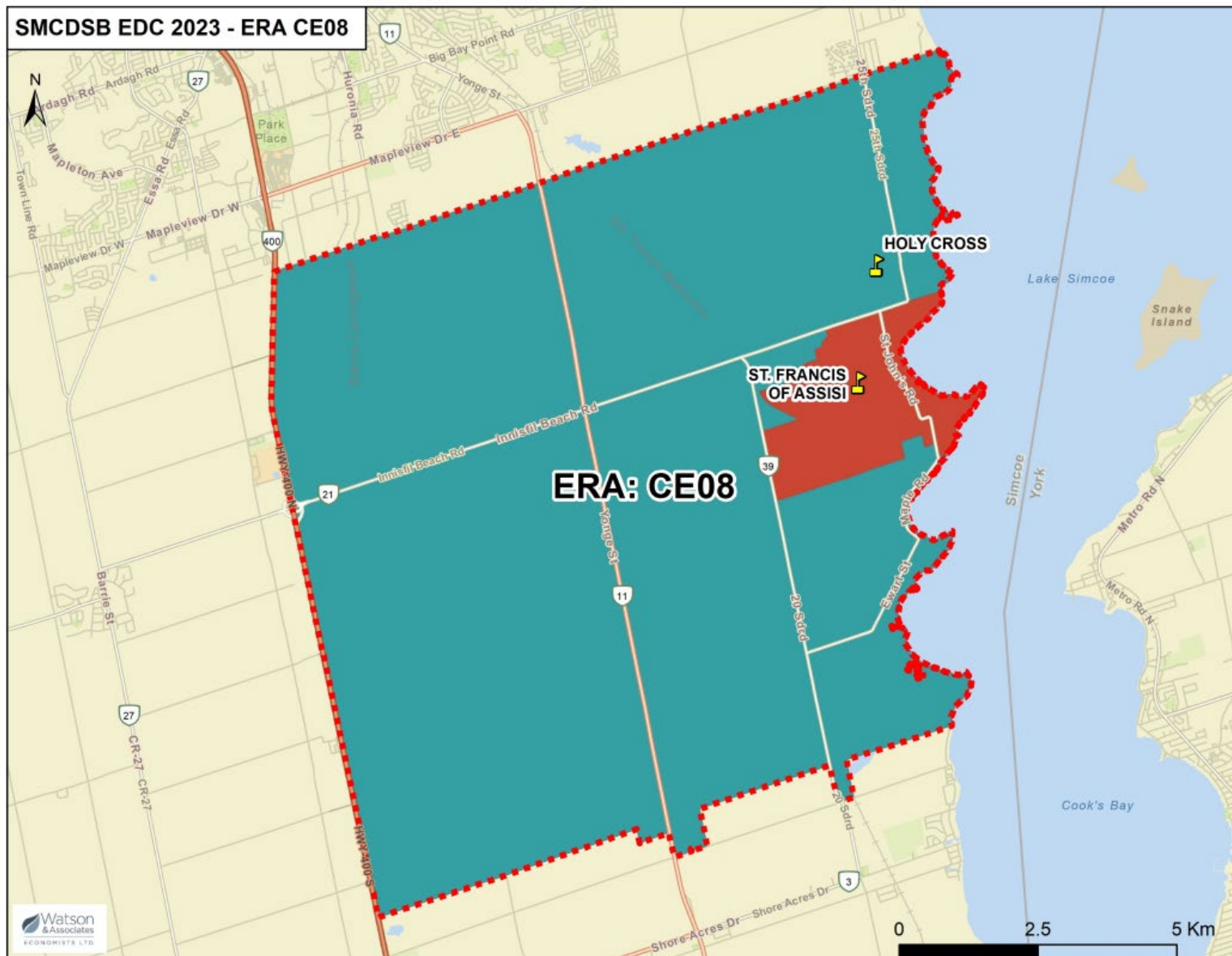
### REQUIREMENTS OF EXISTING COMMUNITY

### REQUIREMENTS OF EXISTING COMMUNITY

#### REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

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

NOTES



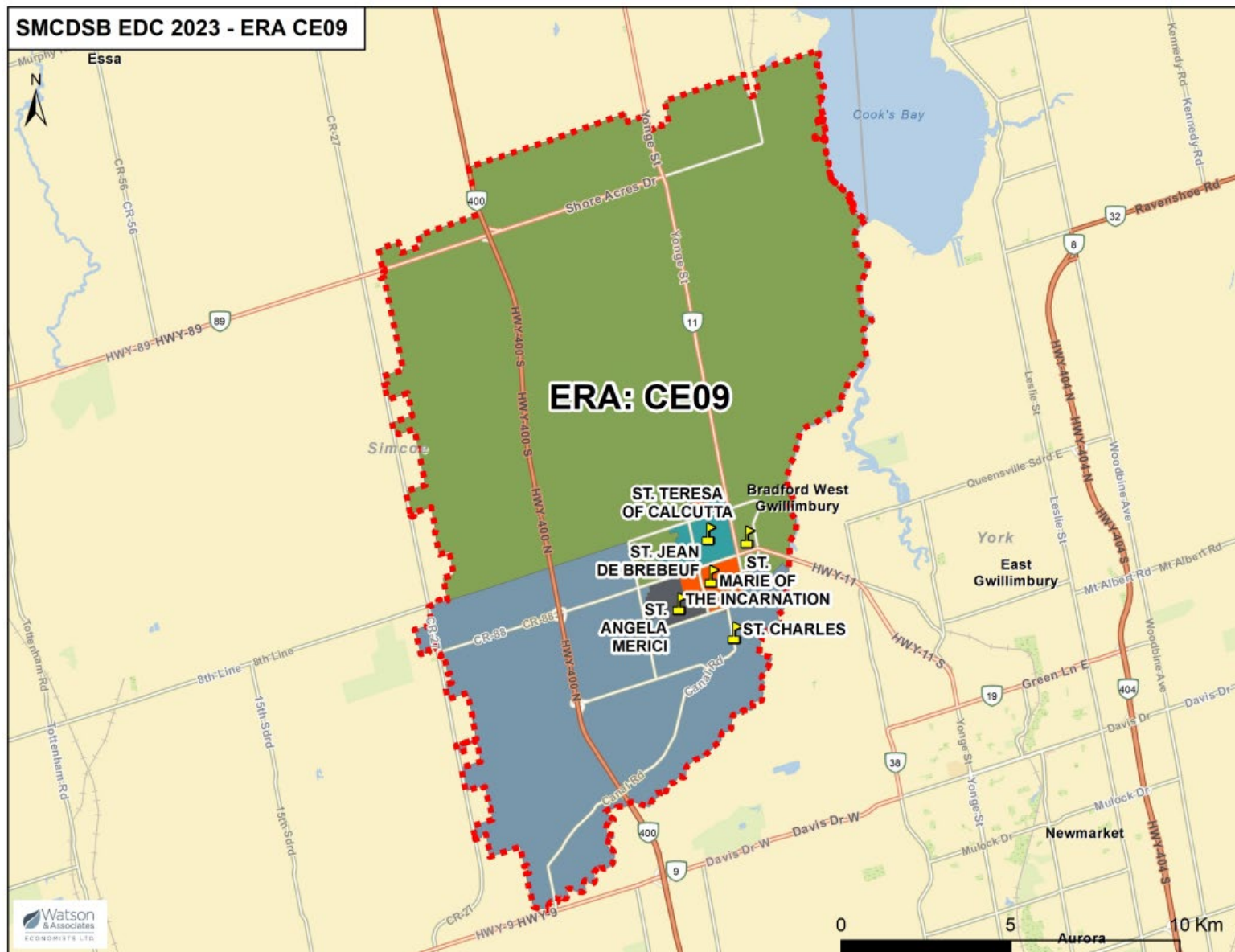
### REQUIREMENTS OF EXISTING COMMUNITY

### REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

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

NOTES





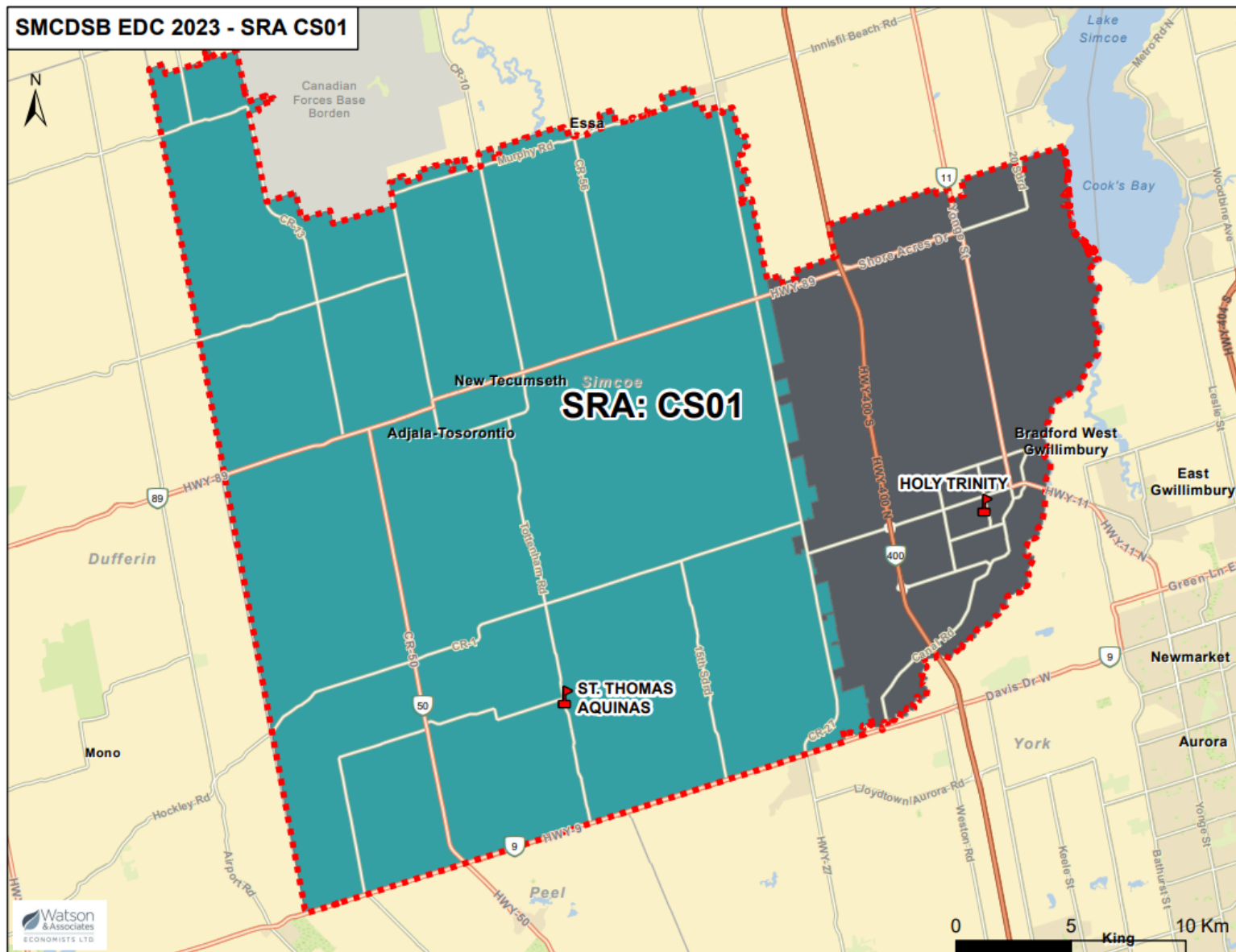
### REQUIREMENTS OF EXISTING COMMUNITY

### REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

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

NOTES





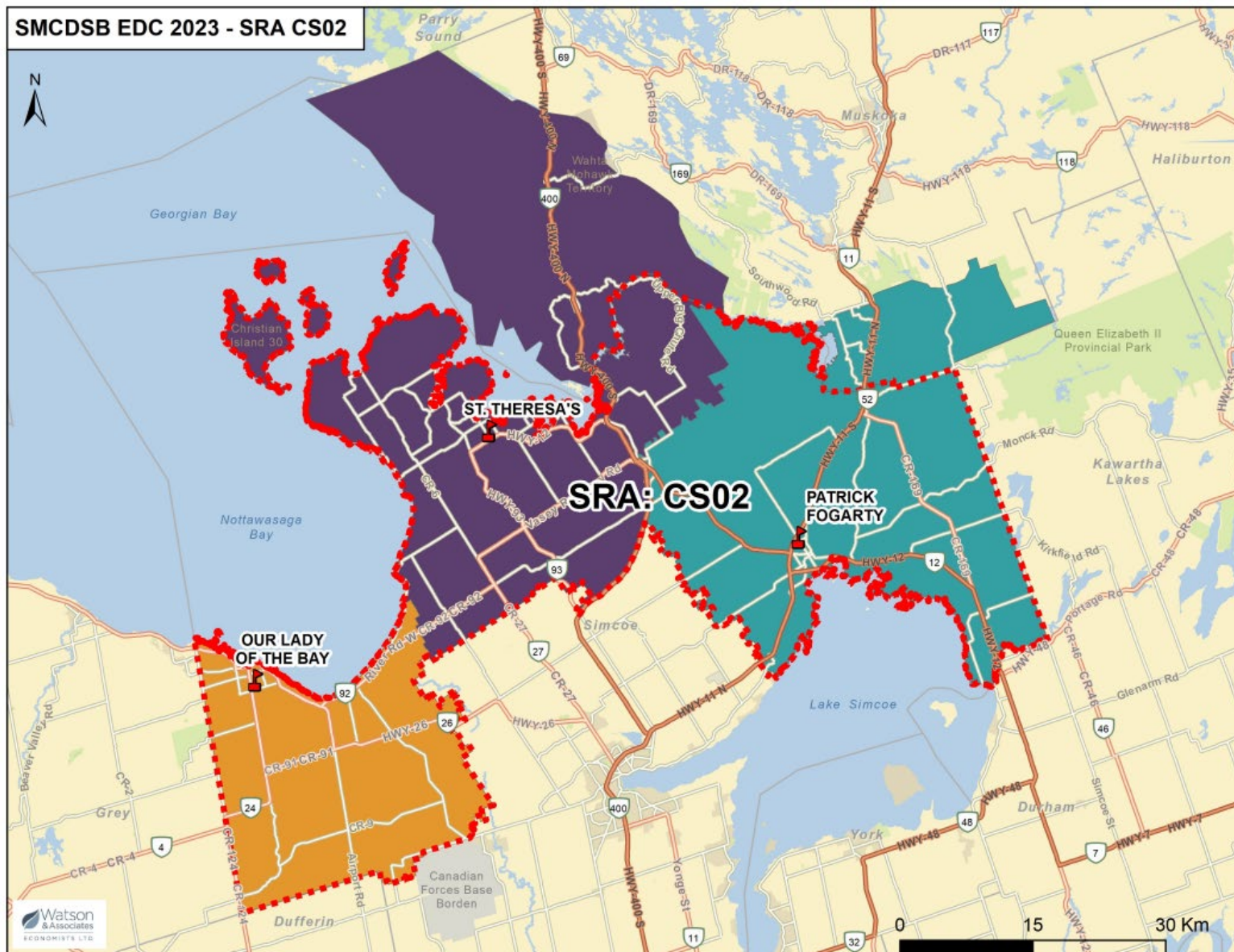
Panel:	<u>Secondary Panel</u>		
Review Area:	CS01	Adjala - Tosorontio, New Tecumseth, Bradford West Gwillimbury, Parts Essa and Innisfil	

[illegible]

	15 Year Projection of Average Daily Enrolments														
	Year 1 2023/ 2024	Year 2 2024/ 2025	Year 3 2025/ 2026	Year 4 2026/ 2027	Year 5 2027/ 2028	Year 6 2028/ 2029	Year 7 2029/ 2030	Year 8 2030/ 2031	Year 9 2031/ 2032	Year 10 2032/ 2033	Year 11 2033/ 2034	Year 12 2034/ 2035	Year 13 2035/ 2036	Year 14 2036/ 2037	Year 15 2037/ 2038
	52	105	157	205	252	310	366	422	479	536	597	658	720	781	842

1	Requirements of New Development (Pupil Places)	842
2	Pupils Holding For New Schools	421
3	Available Pupil Places in Existing Facilities	0
4	Net Growth-Related Pupil Place Requirements (1+2-3)	1263

## NOTES



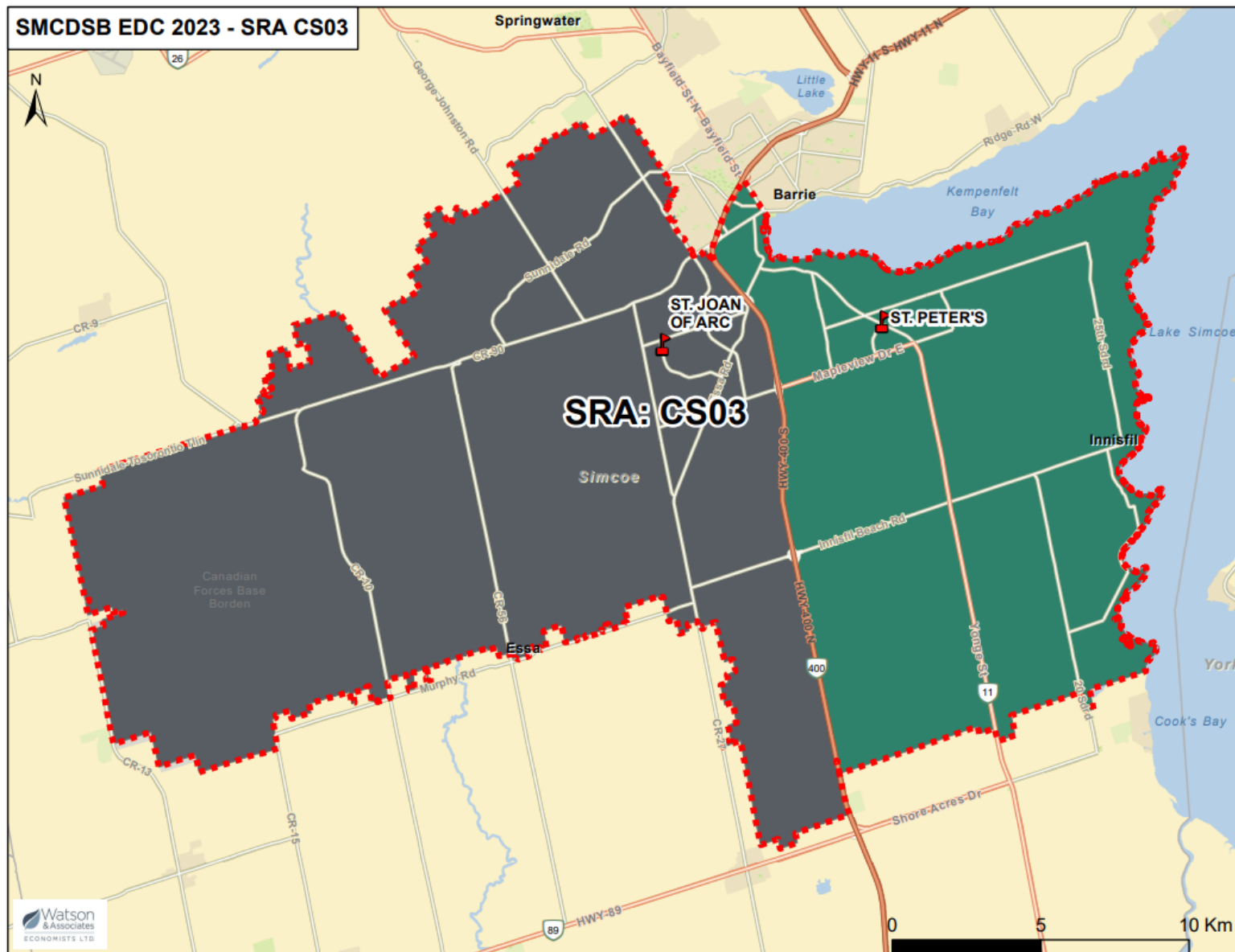
### REQUIREMENTS OF EXISTING COMMUNITY

### REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

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

1	Requirements of New Development (Pupil Places)	569
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	367
4	Net Growth-Related Pupil Place Requirements (1+2-3)	202

NOTES



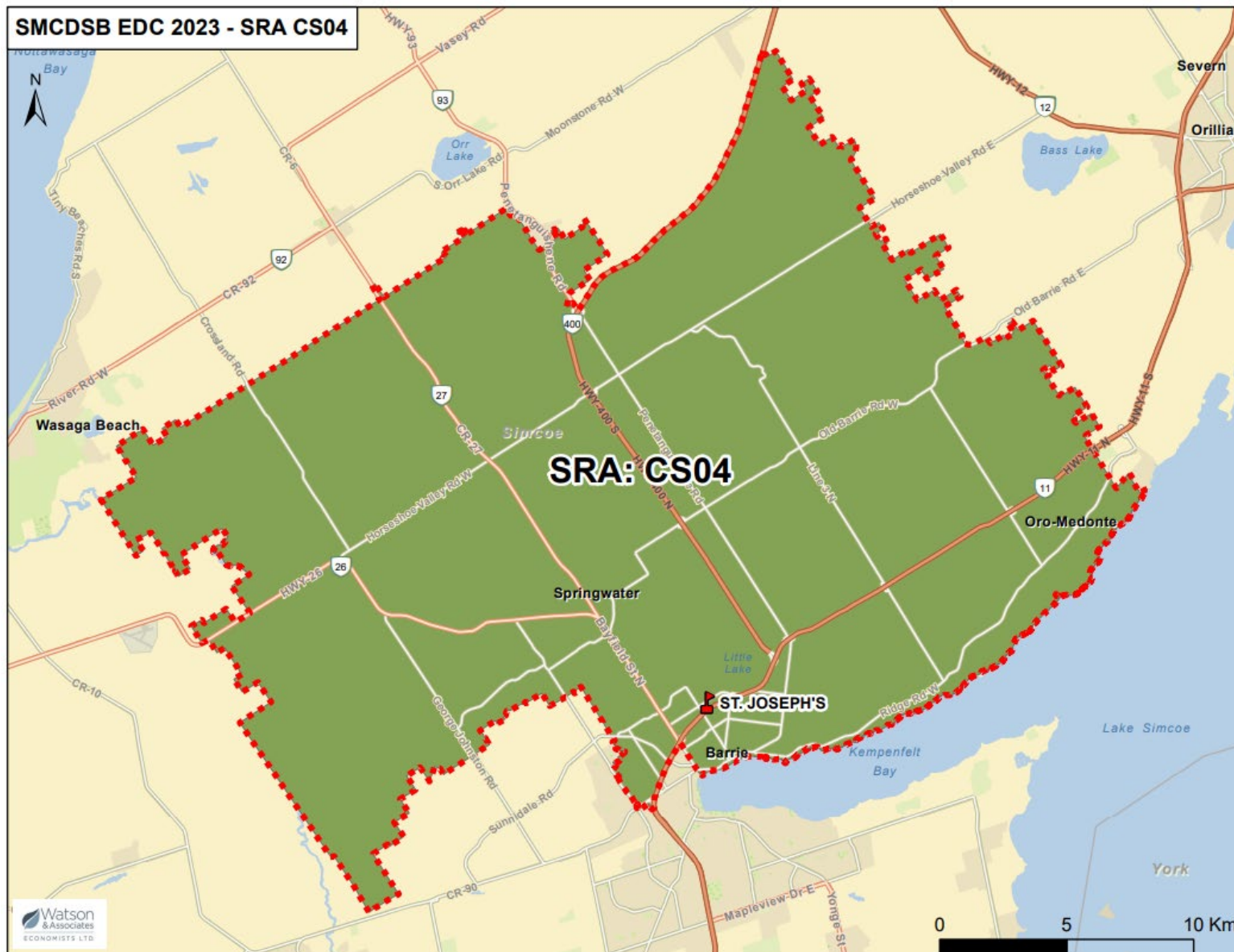
### REQUIREMENTS OF EXISTING COMMUNITY

### REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

### CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

NOTES





### REQUIREMENTS OF EXISTING COMMUNITY

#### REQUIREMENTS OF NEW DEVELOPMENT (CUMULATIVE)

### CALCULATION OF GROWTH-RELATED PUPIL PLACE REQUIREMENTS

1	Requirements of New Development (Pupil Places)	144
2	Pupils Holding For New Schools	0
3	Available Pupil Places in Existing Facilities	246
4	Net Growth-Related Pupil Place Requirements (1+2-3)	0

NOTES



ELEMENTARY PANEL

Review Area	Site Status (Optional: Purchased, Reserved, Etc.)	Proposed Year Of Acquisition	Site Location/ Facility Type	Net Growth-Related Pool Place Requirements	Proposed School Capacity	Percent of Capacity Attributed to Net Growth-Related Pool Place Requirements	Total Number of Acres Required (Footprint Overlaid Sites) +	Acresage To Be Funded in EDC By-Law Period	Cost Per Acre	Education Land Costs	Eligible Site Preservation Costs	Land Escalation Costs	Financing Costs	Total Education Land Costs
CE1: Adela - Toronto, New Tecumseth, South Eosa	TBD	2024	New Elementary School	516	516	100.00%	6.00	6.00	\$ 1,450,000	\$ 8,700,000	\$ 1,925,518	\$ 1,044,000	\$ 485,722	\$ 12,155,240
CE1: Adela - Toronto, New Tecumseth, South Eosa	TBD	2027	New Elementary School	516	516	100.00%	6.00	6.00	\$ 1,450,000	\$ 8,700,000	\$ 1,925,518	\$ 1,044,000	\$ 485,722	\$ 12,155,240
CE1: Adela - Toronto, New Tecumseth, South Eosa	TBD	2031	New Elementary School	436	516	82.56%	6.00	4.95	\$ 1,450,000	\$ 6,934,884	\$ 1,877,838	\$ 5,286,751	\$ 585,856	\$ 14,086,329
CE2: Chelview, Collingwood, Wrenage Beach	Option	2032	New Elementary School (Wrenage Beach)	487	516	94.38%	6.00	5.66	\$ 1,184,000	\$ 6,699,168	\$ 2,144,716	\$ 5,107,053	\$ 585,682	\$ 14,533,621
CE4: Orillia, Ramara, South Simcoe, East Oro-Medonte			Accommodation in existing facilities, additions or future facilities	142										
CE6: South West Barrie, Parts Innisfil and Eosa	TBD	2027	New Elementary School (Innisfil)	516	516	100.00%	6.00	6.00	\$ 1,450,000	\$ 8,400,000	\$ 2,181,604	\$ 4,817,063	\$ 645,962	\$ 16,040,629
CE6: South West Barrie, Parts Innisfil and Eosa	TBD	2024	New Elementary School (Barrie - Seaton)	229	516	46.27%	6.00	2.76	\$ 1,812,000	\$ 5,050,476	\$ 1,652,326	\$ 3,834,809	\$ 412,096	\$ 10,350,546
CE7: South East Barrie, North Innisfil	Option	2035	New Elementary School (Barrie - Newburg)	487	516	94.37%	6.00	5.66	\$ 1,812,000	\$ 10,259,540	\$ 2,146,222	\$ 7,821,351	\$ 841,921	\$ 21,069,134
CE8: Parts Innisfil	TBD	2028	New Elementary School	493	493	100.00%	6.00	6.00	\$ 1,700,000	\$ 10,200,000	\$ 2,278,322	\$ 7,775,885	\$ 812,878	\$ 21,069,085
CE8: Parts Innisfil	TBD	2036	New Elementary School	110	516	21.33%	6.00	1.18	\$ 1,700,000	\$ 2,175,520	\$ 488,064	\$ 1,658,496	\$ 178,175	\$ 4,498,864
CE9: Bradford West Gwillimbury, South Innisfil	TBD	2029	New Elementary School	516	516	100.00%	6.00	6.00	\$ 2,500,000	\$ 15,000,000	\$ 1,925,518	\$ -	\$ 704,494	\$ 17,630,012
CE9: Bradford West Gwillimbury, South Innisfil	TBD	2026	New Elementary School	516	516	100.00%	6.00	6.00	\$ 2,500,000	\$ 15,000,000	\$ 2,278,322	\$ 11,835,123	\$ 1,054,978	\$ 29,904,451
CE9: Bradford West Gwillimbury, South Innisfil	TBD	2032	New Elementary School	443	516	85.85%	6.00	5.15	\$ 2,500,000	\$ 12,877,507	\$ 1,967,567	\$ 9,817,383	\$ 1,025,921	\$ 25,673,760
Total:				5,407	6,169		72.0	61.5		\$ 112,877,681	\$ 22,421,443	\$ 64,792,559	\$ 8,295,146	\$ 207,586,729

SECONDARY PANEL

Review Area	Site Status (Optional: Purchased, Reserved, Etc.)	Proposed Year Of Acquisition	Facility Type	Net Growth-Related Pool Place Requirements	Proposed School Capacity	Percent of Capacity Attributed to Net Growth-Related Pool Place Requirements	Total Number of Acres Required (Footprint Overlaid Sites) +	Acresage To Be Funded in EDC By-Law Period	Cost Per Acre	Education Land Costs	Eligible Site Preservation Costs	Land Escalation Costs	Financing Costs	Total Education Land Costs
CS01: Adela - Toronto, New Tecumseth, Bradford West Gwillimbury, Parts Eosa and Innisfil	TBD	2036	New Secondary School	1,201	1,201	100.00%	15.00	15.00	\$ 1,800,000	\$ 27,000,000	\$ 5,685,804	\$ 20,583,325	\$ 2,217,226	\$ 55,486,255
CS01: Adela - Toronto, New Tecumseth, Bradford West Gwillimbury, Parts Eosa and Innisfil			Accommodation in existing facilities, additions or future facilities	52										
CS01: Adela - Toronto, New Tecumseth, Bradford West Gwillimbury, Parts Eosa and Innisfil			Accommodation in existing facilities, additions or future facilities	289										
CS01: South Barrie, Parts of Springwater, Innisfil, Eosa	TBD	2036	New Secondary School	677	1,201	56.41%	15.00	8.46	\$ 1,812,000	\$ 15,331,683	\$ 3,207,246	\$ 11,687,981	\$ 1,258,140	\$ 31,485,050
Total:				2,161	2,402		30.00	23.46		\$ 42,831,683	\$ 8,893,050	\$ 32,271,306	\$ 3,475,366	\$ 86,071,304

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

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

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

Total:	Education Land Costs (Form G)	\$ 303,141,427
Add:	EDC Financial Obligations (Form A2)	\$ 18,713,012
<b>Subtotal:</b>	<b>Net Education Land Costs</b>	<b>\$ 321,854,439</b>
Add:	EDC Study Costs	\$ 300,000
<b>Total:</b>	<b>Growth-Related Net Education Land Costs</b>	<b>\$ 322,154,439</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%)	10%	\$ 32,215,444
Total Growth-Related Net Education Land Costs to be Attributed to Residential Development	90%	\$ 289,938,995

**Calculation of Uniform Residential Charge**

Residential Growth-Related Net Education Land Costs	\$ 289,938,995
Net New Dwelling Units (Form C)	83,965
Uniform Residential EDC per Dwelling Unit	\$ 3,453

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

Non-Residential Growth-Related Net Education Land Costs	\$ 32,215,444
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GFA Method:	Non-Exempt Board-Determined GFA (Form D)	40,062,038
	Non-Residential EDC per Square Foot of GFA	\$ 0.80



# Appendix B

## DRAFT By-Laws



**Simcoe County District School Board**  
**Draft By-Law**

# **SIMCOE COUNTY DISTRICT SCHOOL BOARD**

## **EDUCATION DEVELOPMENT CHARGES**

### **BY-LAW, 2023**

A by-law for the imposition of education development charges in Simcoe County  
and the Cities of Barrie and Orillia

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

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

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

**AND WHEREAS** the Simcoe County District School Board has conducted a review of its education development charge policies and held a public meeting on September 7, 2023, in accordance with section 257.60 of the *Education Act*;

**AND WHEREAS** the Simcoe County 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 Simcoe County District School Board has given notice and held public meetings on September 7 and October 16, 2023, in accordance with section 257.63(1) of the *Education Act* and permitted any person who attended the public meetings to make representations in respect of the proposed education development charges;

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

NOW THEREFORE THE SIMCOE COUNTY DISTRICT SCHOOL BOARD HEREBY ENACTS AS FOLLOWS:

## PART I APPLICATION

### **Defined Terms**

1. In this by-law,
  - (a) “Act” means the *Education Act*, R.S.O. 1990, c.E.2, as amended, or a successor statute;
  - (b) “agricultural building or structure” means a building or structure used, or designed or intended for use for the purpose of a bona fide farming operation including, but not limited to, animal husbandry, dairying, fallow, field crops, removal of sod, forestry, fruit farming, horticulture, market gardening, pasturage, poultry keeping and any other activities customarily carried on in the field of agriculture, but shall not include a dwelling unit or other structure used for residential accommodation or any building or structure or parts thereof used for other commercial, industrial or institutional purposes qualifying as non-residential development;
  - (c) “Board” means the Simcoe County District School Board;
  - (d) “County” means the County of Simcoe;
  - (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) “existing industrial building” means a building used for or in connection with,
  - (i) manufacturing, producing, processing, storing or distributing something,
  - (ii) research or development in connection with manufacturing, producing or processing something,
  - (iii) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production or processing takes place,
  - (iv) office or administrative purposes, if they are,
    - (a) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
    - (b) in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution;
- (j) “gross floor area of non-residential development” means in the case of a non-residential building or structure or the non-residential portion of a mixed-use building or structure, the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls, and, for the purpose of this definition, the non-residential portion of a mixed-use building is deemed to include one-half of any area common to the residential and non-residential portions of such mixed-use building or structure;
- (k) “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;
- (l) “mixed use” means land, buildings or structures used, or designed or intended for use, for a combination of non-residential and residential uses;
- (m) “non-residential building or structure” means a building or structure or portions thereof used, or designed or intended for use for other than residential use and includes, but is not limited to, an office, retail, industrial or institutional building or structure;

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

### **Lands Affected**

3. (1) Subject to sections 3(2) to 3(6), this by-law applies to all lands in the County and the local municipalities of the City of Barrie and the City of Orillia.
- (2) This by-law shall not apply to lands that are owned by and are used for the purposes of:
- (a) the County or a local board thereof;
  - (b) a municipality or a local board thereof;
  - (c) a board as defined in section 257.53(1) of the Act;
  - (d) a public hospital receiving aid under the *Public Hospitals Act*;
  - (f) a place of worship owned by a religious organization that is exempt from taxation under the *Assessment Act* that is used primarily as a place of public worship;
  - (g) a cemetery or burying ground that is exempt from taxation under the *Assessment Act*; and
  - (h) non-residential uses permitted pursuant to section 39 of the *Planning Act*.



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

#### **Approvals for Development**

4. (1) Education development charges shall be imposed against all lands, buildings or structures undergoing residential development if the development requires one or more of the following:
- (a) the passing of a zoning by-law or of an amendment thereto under section 34 of the *Planning Act*;
  - (b) the approval of a minor variance under section 45 of the *Planning Act*;

- (c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
  - (d) the approval of a plan of subdivision under section 51 of the *Planning Act*;
  - (e) a consent under section 53 of the *Planning Act*;
  - (f) the approval of a description under section 9 of the *Condominium Act, 1998*; 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.
- (3) An education development charge will be imposed upon the issuance of a building permit in respect of the conversion of a cottage or seasonal dwelling to a dwelling unit that is capable of being occupied year-round.
5. (1) Education development charges shall be imposed against all lands, buildings or structures undergoing non-residential development which has the effect of creating gross floor area of non-residential development or of increasing existing gross floor area of non-residential development if the development requires one or more of the following:
- (a) the passing of a zoning by-law or of an amendment thereto under section 34 of the *Planning Act*;
  - (b) the approval of a minor variance under section 45 of the *Planning Act*;
  - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
  - (d) the approval of a plan of subdivision under section 51 of the *Planning Act*;
  - (e) a consent under section 53 of the *Planning Act*;
  - (f) the approval of a description under section 9 of the *Condominium Act, 1998*; 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.

6. The Board has determined that the residential development of land to which this by-law applies increases education land costs.

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

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

## **PART II**

### **EDUCATION DEVELOPMENT CHARGES**

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

9. Subject to the provisions of this by-law, an education development charge per dwelling unit shall be imposed upon the designated categories of residential development and the designated residential uses of land, buildings or structures, including a dwelling unit accessory to a non-residential use, and, in the case of a mixed-use building or structure, upon the dwelling units in the mixed-use building or structure. The education development charge per dwelling unit shall be in the following amounts for the periods set out below:
  - (a) October 30, 2023 to October 29, 2024 - \$3,111.00;
  - (b) October 30, 2024 to October 29, 2025 - \$3,411.00;
  - (c) October 30, 2025 to October 29, 2026 - \$3,711.00;
  - (d) October 30, 2026 to October 29, 2027 - \$4,011.00;
  - (e) October 30, 2027 to October 29, 2028 - \$4,311.00.

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

10. (1) In this section,
  - (a) “gross floor area” means the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls;
  - (b) “other residential building” means a residential building not in another class of residential building described in this section;

- (c) “semi-detached or row dwelling” means a residential building consisting of one dwelling unit having one or two vertical walls, but no other parts, attached to another structure;
  - (d) “single detached dwelling” means a residential building consisting of one dwelling unit that is not attached to another building.
- (2) Subject to sections 10(3) and (4), education development charges shall not be imposed with respect to,
  - (a) the enlargement of an existing dwelling unit that does not create an additional dwelling unit;
  - (b) the creation of one or two additional dwelling units in an existing single detached dwelling; or
  - (c) the creation of one additional dwelling unit in an existing semi-detached dwelling, an existing row dwelling, or any other existing residential building.
- (3) Notwithstanding section 10(2)(b), education development charges shall be imposed in accordance with section 9 if the total gross floor area of the additional unit or two additional dwelling units exceeds the gross floor area of the existing single detached dwelling.
- (4) Notwithstanding section 10(2)(c), education development charges shall be imposed in accordance with section 9 if the additional dwelling unit has a gross floor area greater than,
  - (a) in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; or
  - (b) in the case of any other residential building, the gross floor area of the smallest dwelling unit already contained in the residential building.
- (5) For the purposes of this section 10, an "additional dwelling unit" is a dwelling unit for which the application for the building permit for such additional dwelling unit is submitted no sooner than twelve (12) months after the earliest of the dates on which any of the following events occurs:
  - (a) the issuance of a certificate of occupancy for the dwelling unit already in the building;
  - (b) if no certificate of occupancy is issued by the area municipality, the occupancy of the dwelling unit already in the building, as established by proper evidence of such occupancy; or,

(c) the delivery of the certificate of completion, pursuant to subsection 13(3) of the Ontario New Home Warranties Plan Act, R.S.O. 1990, c. 0.31, for the dwelling unit already in the building.

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

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

12. Subject to the provisions of this by-law, an education development charge per square foot of gross floor area of non-residential development shall be imposed upon the designated categories of non-residential development and the designated non-residential uses of land, buildings or structures and, in the case of a mixed use building or structure, upon the non-residential uses in the mixed-use building or structure. The education development charge per square foot of gross floor area shall be in the following amounts for the periods set out below:
  - (a) October 30, 2023 to October 29, 2024 - \$0.55;
  - (b) October 30, 2024 to October 29, 2025 - \$0.65;
  - (c) October 30, 2025 to October 29, 2026 - \$0.75;
  - (d) October 30, 2026 to October 29, 2027 - \$0.85;
  - (e) October 30, 2027 to October 29, 2028 - \$0.95.

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

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

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

### **PART III**

### **ADMINISTRATION**

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

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

#### **Payment by Services**

- 18. Notwithstanding the payments required under section 17, and subject to section 257.84 of the Act, the Board may, by agreement, permit an owner to provide land for pupil accommodation in lieu of the payment of all or a part of the education development charges.

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

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

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

- 20. (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**

21. This by-law shall come into force on October 30, 2023.

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

22. This by-law shall expire at the close of business on October 29, 2028, unless it is repealed at an earlier date.

### **Repeal**

23. The Simcoe County District School Board Education Development Charges By-law, 2018 is hereby repealed effective on the date this by-law comes into force.

### **Severability**

24. 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**

25. 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**

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

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

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Chairperson

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Director of Education  
and Secretary





**Simcoe Muskoka Catholic District School Board**

**Draft By-Law**

**SIMCOE MUSKOKA**  
**CATHOLIC DISTRICT SCHOOL BOARD**  
**EDUCATION DEVELOPMENT CHARGES BY-LAW NO. ●**

A by-law for the imposition of education development charges in Simcoe County, Barrie and Orillia.

**PREAMBLE**

1. Section 257.54(1) of the *Education Act* (the "**Act**") enables a district school board to pass by-laws for the imposition of education development charges against land if there is residential development in its area of jurisdiction 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 Act;
2. The Simcoe Muskoka Catholic District School Board (the "**Board**") has determined that the residential development of land to which this by-law applies increases education land costs;
3. Pursuant to section 257.57 of the Act, this by-law applies only to that portion of the area of jurisdiction of the Board within the upper-tier municipality of the County of Simcoe and the local municipalities of Barrie and Orillia;
4. The Board has conducted a review of its education development charge policies and held a public meeting on September 7, 2023, in accordance with section 257.60 of the Act;
5. The Board has given notice and held public meetings on September 7, 2023 and October 16, 2023, in accordance with section 257.63(1) of the Act, and permitted any person who attended the public meeting to make representations in respect of the proposed education development charges;
6. The balance in the Board's education development charge reserve fund at the time of expiry of Board By-Law No. 50-01-2018 will be less than the amount required to pay outstanding commitments to meet growth-related net education land costs, as calculated for the purposes of determining the education development charges imposed under that by-law;
7. On ●, the Minister of Education approved the Board's estimates which are prescribed under section 10, paragraph 1 of the Regulation.
8. The Board has given a copy of the education development charges 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 in accordance with section 10 of the Regulation;
9. The Board has therefore satisfied the conditions prescribed by section 10 of the Regulation in order for it to pass this by-law;
10. The Board has determined in accordance with section 257.63(3) of the Act that no additional public meeting is necessary in respect of this by-law.

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

- (g) "education development charge" means charges imposed pursuant to this by-law in accordance with the Act;
- (h) "existing industrial building" means a building used for or in connection with,
- (i) manufacturing, producing, processing, storing or distributing something,
  - (ii) research or development in connection with manufacturing, producing or processing something,
  - (iii) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production or processing takes place,
  - (iv) office or administrative purposes, if they are,
    - a. carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
    - b. in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution;
- (i) "gross floor area" 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 and, for the purpose of this definition, the non-residential portion of a mixed-use building is deemed to include one-half of any area common to the residential and non-residential portions of such mixed-use building or structure;
- (j) "local board" means a local board as defined in the *Municipal Affairs Act*, other than a district school board defined in section 257.53(1) of the Act;
- (k) "mixed use" means land, buildings or structures used, or designed or intended for use, for a combination of non-residential and residential uses;
- (l) "non-residential use" means lands, buildings or structures or portions thereof used, or designed or intended for all uses other than residential use, and includes, but is not limited to, an office, retail, industrial or institutional use;
- (m) "Regulation" means Ontario Regulation 20/98 made under the Act;
- (n) "residential development" means lands, buildings or structures developed or to be developed for residential use; and
- (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. Unless otherwise expressly provided in this by-law, the definitions contained in the Act or the regulations under the Act shall have the same meanings in this by-law.

3. In this by-law where reference is made to a statute, a section of a statute, or a regulation, such reference will be deemed to be a reference to any successor statute, section or regulation and any reference to a statute or regulation will be deemed to be a reference to the statute or regulation as amended, re-enacted or remade or as changed under Part V of the *Legislation Act*.

### **Lands Affected**

4. (1) Subject to subsections 4(2) to 4(6) hereof, this by-law applies to all lands in the upper-tier municipality of Simcoe County and the local municipalities of Barrie and Orillia.

(2) This by-law shall not apply to lands that are owned by and are used for the purpose of:

- (a) a municipality or a local board thereof;
- (b) a district school board;
- (c) a public hospital receiving aid under the *Public Hospitals Act*;
- (d) a place of worship and the lands used in connection therewith owned by a religious organization that is exempt from taxation under the *Assessment Act* that is used primarily as a place of public worship;
- (e) a cemetery or burying ground that is exempt from taxation under the *Assessment Act*; and
- (f) non-residential uses permitted pursuant to section 39 of the Planning Act.

(3) Subject to subsection (4), an owner shall be exempt from education development charges if a development on its lands would construct, erect, or place a building or structure, or make an addition or alteration to a building or structure for one of the following purposes:

- (a) a private school;
- (b) a long-term care home, as defined in the *Fixing Long-Term Care Act, 2021*;
- (c) a retirement home, as defined in the *Retirement Homes Act, 2010*;
- (d) a hospice or other facility that provides palliative care services;
- (e) a child care centre, as defined in the *Child Care and Early Years Act, 2014*;  
or
- (f) a memorial home, clubhouse or athletic grounds owned by the Royal Canadian Legion.

(4) If only a portion of a building or structure, or an addition or alteration to a building or structure, referred to in subsection (3) will be used for a purpose identified in that subsection, only that portion of the building, structure, addition or alteration is exempt from an education development charge.

- (5) An owner shall be exempt from education development charges if the owner is,
- (a) a college of applied arts and technology established under the *Ontario Colleges of Applied Arts and Technology Act, 2002*;
  - (b) a university that receives regular and ongoing operating funds from the Government of Ontario for the purposes of post-secondary education;
  - (c) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act, 2017*.
- (6) This by-law shall not apply to non-residential agricultural buildings or structures that are owned by and are used for the purposes of a bona fide farming operation.

## PART II

### EDUCATION DEVELOPMENT CHARGES

5. (1) In accordance with the Act and this by-law, the Board hereby imposes an education development charge against land undergoing residential development or redevelopment in the area of the by-law if the residential development or redevelopment requires any one of those actions set out in subsection 257.54(2) of the Act, namely:

- (a) the passing of a zoning by-law or of an amendment to zoning by-law 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 50 of the *Condominium Act*; 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 or redevelopment an education development charge will be collected once, but this does not prevent the application of this by-law to future development or redevelopment on the same property.

(3) An education development charge shall be imposed on the issuance of a building permit in respect of the conversion of a cottage or seasonal dwelling unit to a dwelling unit that is capable of being occupied year-round.

6. (1) In accordance with the Act and this by-law, the Board hereby imposes an education development charge against land undergoing non-residential development or redevelopment in the

area of the by-law which has the effect of increasing existing gross floor area of such development if the non-residential development or redevelopment requires any one of those actions set out in subsection 257.54(2) of the Act, namely:

- (a) the passing of a zoning by-law or of an amendment to a zoning by-law 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 50 of the *Condominium Act*; 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 or redevelopment an education development charge will be collected once, but this does not prevent the application of this by-law to future development or redevelopment on the same property.

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

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

8. Subject to the provisions of this by-law, the Board hereby imposes an education development charge per dwelling unit 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:

- (a) October 30, 2023 to October 29, 2024 - \$1772.00;
- (b) October 30, 2024 to October 29, 2025 - \$2072.00;
- (c) October 30, 2025 to October 29, 2026 - \$2372.00;
- (d) October 30, 2026 to October 29, 2027 - \$2672.00; and,
- (e) October 30, 2027 to October 29, 2028 - \$2972.00.

**Exemptions from Residential Education Development Charges**

9. (1) As required by subsection 257.54(3) of the Act, an education development charge shall not be imposed with respect to:

- (a) the enlargement of an existing dwelling unit; or
- (b) the creation of one or two additional dwelling units as prescribed in section 3 of the Regulation as follows:

<b>NAME OF CLASS OF RESIDENTIAL BUILDING</b>	<b>DESCRIPTION OF CLASS OF RESIDENTIAL BUILDINGS</b>	<b>MAXIMUM NUMBER OF ADDITIONAL DWELLING UNITS</b>	<b>RESTRICTIONS</b>
Single detached dwellings	Residential buildings, each of which contains a single dwelling unit, that are not attached to other buildings	Two	The total gross floor area of the additional dwelling unit or units must be less than or equal to the gross floor area of the dwelling unit already in the building
Semi-detached dwellings or row dwellings	Residential buildings, each of which contains a single dwelling unit, that have one or two vertical walls, but no other parts, attached to other buildings	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the dwelling unit already in the building
Other residential buildings	A residential building not in another class of residential building described in this table	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the smallest dwelling unit already in the building

(c) For the purposes of this paragraph 9, an "additional dwelling unit" is a dwelling unit for which the application for the building permit for such additional dwelling unit is submitted no sooner than twelve (12) months after the earliest of the dates on which any of the following events occurs:

- (i) the issuance of a certificate of occupancy for the dwelling unit already in the building;



(ii) if no certificate of occupancy is issued by the area municipality, the occupancy of the dwelling unit already in the building, as established by proper evidence of such occupancy; or,

(iii) the delivery of the certificate of completion, pursuant to subsection 13(3) of the *Ontario New Home Warranties Plan Act*, for the dwelling unit already in the building.

10. (1) An education development charge 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 subsection (1), education development charges shall be imposed under section 8 if the building permit for the replacement dwelling unit is issued more than 5 years after,

- (a) the date the former dwelling unit was destroyed or became uninhabitable; or
- (b) if the former dwelling unit was demolished pursuant to a demolition permit issued before the former dwelling unit was destroyed or became uninhabitable, the date the demolition permit was issued.

(3) Notwithstanding subsection (1), education development charges shall be imposed under 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.

(4) Subject to section 15, an education development charge shall be imposed under section 8 where a non-residential building or structure is replaced by or converted to, in whole or in part, a residential building or structure.

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

11. Subject to the provisions of this by-law, the Board hereby imposes an education development charge upon the designated categories of non-residential development and the designated non-residential uses of land, buildings or structures and, in the case of a mixed use building or structure, upon the non-residential uses in the mixed-use building or structure. The education development charge per square foot (square metre) shall be in the following amounts for the periods set out below:

- (a) October 30, 2023 to October 29, 2024 - \$0.25 (\$2.69);
- (b) October 30, 2024 to October 29, 2025 - \$0.35 (\$3.77);
- (c) October 30, 2025 to October 29, 2026 - \$0.45 (\$4.84);
- (d) October 30, 2026 to October 29, 2027 - \$0.55 (\$5.92); and,
- (e) October 30, 2027 to October 29, 2028 - \$0.65 (\$7.00).

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

12. (1) As required by section 257.55 of the Act, if a development includes the enlargement of a gross floor area of an existing industrial building, the amount of the education development charge that is payable in respect of the enlargement is determined in accordance with the following rules:

(a) if the gross floor area is enlarged by 50 per cent or less, the amount of the education development charge in respect of the enlargement is zero;

(b) If the gross floor area is enlarged by more than 50 per cent the amount of the education development charge in respect of the enlargement is the amount of the education development charge that would otherwise be payable multiplied by the fraction determined as follows:

(i) Determine the amount by which the enlargement exceeds 50 per cent of the gross floor area before the enlargement;

(ii) Divide the amount determined under paragraph 1 by the amount of the enlargement.

(c) For the purposes of this subsection 12(1), the following provisions apply:

(i) the gross floor area of an existing industrial building shall be calculated as it existed prior to the first enlargement of such building for which an exemption under section 12(1) of this by-law or a similar provision of any prior education development charge by-law of the Board was sought;

(ii) the enlargement of the gross floor area of the existing industrial building must be attached to such building; and,

(iii) the enlargement must not be attached to the existing industrial building by means only of a tunnel, bridge, passageway, shared below grade connection, foundation, footing or parking facility, but must share a common wall with such building.

(2) As required by section 5 of the Regulation, subject to paragraphs (3) and (4), an education development charge under s. 11 shall not be imposed with respect to the replacement, on the same site, of a non-residential building that was destroyed by fire, demolition or otherwise, or that was so damaged by fire, demolition or otherwise as to render it unusable.

(3) Notwithstanding paragraph (2), an education development charge shall be imposed under section 11 against any additional gross floor area of any non-residential development on the same site in excess of the gross floor area of the non-residential building or structure being replaced, subject to the following calculation:

If the gross floor area of the non-residential part of the replacement building exceeds the gross floor area of the non-residential part of the building being

replaced, the exemption applies with respect to the portion of the education development charge calculated in accordance with the following formula:

$$\text{Exempted portion} = \frac{\text{GFA (old)} \times \text{EDC}}{\text{GFA (new)}}$$

where,

"Exempted portion" means the portion of the education development charge that the board is required to exempt;

"GFA (old)" means the gross floor area of the non-residential part of the building being replaced;

"GFA (new)" means the gross floor area of the non-residential part of the replacement building;

"EDC" means the education development charge that would be payable in the absence of the exemption;

(4) The exemption in paragraph (2) does not apply if the building permit for the replacement building is issued more than five years after,

(a) the date the former building was destroyed or became unusable; or

(b) if the former building was demolished pursuant to a demolition permit issued before the former building was destroyed or became unusable, the date the demolition permit was issued;

(5) Subject to section 15, an education development charge shall be imposed under section 11 where a residential building or structure is replaced by or converted to, in whole or in part, a non-residential building or structure.

13. The education development charge to be imposed in respect of mixed use development shall be the aggregate of the amount applicable to the residential development component and the amount applicable to the non-residential development component.

### **Interim Review**

14. (1) Where it appears to the Board that the land values underlying the education development charge calculation are predicting 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 may 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 predicting 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 may consider a motion to study amending the By-law to increase the charge.

## **PART III**

## ADMINISTRATION

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

15. The education development charge in respect of a development is payable to the municipality in which the land is situate on the date that a building permit is issued in relation to a building or structure on land to which the education development charge applies.

16. The treasurer of the Board shall establish and maintain an education development charge reserve fund in accordance with the Act, the Regulation and this By-law.

### **Payment by Services**

20. Subject to the requirements of the Act, the Board may by agreement permit an owner to provide land in lieu of the payment of all or any portion of an education development charge. In such event, the treasurer of the Board shall advise the treasurer of the municipality in which the land is situate of the amount of the credit to be applied to the education development charge.

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

21. In accordance with section 257.96 of the Act, section 349 of the *Municipal Act, 2001*, applies with necessary modifications with respect to an education development charge or any part of it that remains unpaid after it is payable.

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

22. This by-law shall come into force on October 30, 2023.

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

23. This by-law shall expire at the close of business on October 29, 2028, unless it is repealed at an earlier date.

### **Repeal**

24. Simcoe Muskoka Catholic District School Board Education Development Charges By-Law No. 50-01-2018 is repealed effective as of the date this by-law comes into force.

### **Severability**

25. Each of the provisions of this by-law are severable and if any provision hereof should for any reason be declared invalid by a court or tribunal, the remaining provisions shall remain in full force and effect.

### **Interpretation**

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

**Short Title**

27. This by-law may be cited as the Simcoe Muskoka Catholic District School Board Education Development Charges By-law No. ●.

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

\_\_\_\_\_  
Board Chair

\_\_\_\_\_  
Director of Education and Secretary-  
Treasurer

DRAFT