



Regular Board Meeting

Tuesday, March 22, 2022

Open Meeting – 6:30 P.M. – Catholic Education Centre

by Google Meet: <https://meet.google.com/deo-kobt-zhs>

If you would like to join by telephone, please contact Michelle Kennedy
by email - mkennedy@pvnccdsb.on.ca or at 1-800-461-8009 ext. 1247
Arrangements to join by phone must be made prior to 5:30 p.m. on the day of the meeting

Please note that similar to there being physical space limitations in our boardroom for meetings held in person, the virtual meeting platform also has space limitations. Meeting attendance is limited to 100.

Chairperson: Braden Leal

Vice-chairperson: Kevin MacKenzie

Trustees who are unable to attend the meeting are asked to please notify Michelle Kennedy (mkennedy@pvnccdsb.on.ca).

A. Call to Order of the Open Meeting – 6:30 p.m.:

1. Examen and Opening Prayer.
2. Land Acknowledgement.
3. National Anthem.
4. Approval of the Agenda.
5. Declarations of Conflicts of Interest.
6. Approval of the Minutes of the February 22, 2022 Regular Board Meeting. [Page 5](#)
7. Business Arising Out of the Minutes.

B. Reports from the Office of the Director and Student Trustees:

1. Report from the Director of Education, Joan Carragher.
2. Report from the Student Trustee, Siobhan Marie.
3. Report from the Manager of Communications, Galen Eagle.
Highlights of System Achievements

C. Presentations:

1. Ensuring Equity: Board Update on Equity Initiatives.
Jeannie Armstrong, Superintendent of Learning and Mante Molepo, Board Equity Advisor.
2. Ensuring Equity: Student Census Data.
Jeannie Armstrong, Superintendent of Learning, Peter Bagnall, Learning Consultant and Sandra Connolly, Learning Consultant.

D. Programs and Services:

E. Business, Finance and Governance:

1. R.A. 2022 Trustee Determination and Distribution. R.A.: Page 14 Report: Page 15
Isabel Grace, Superintendent of Business and Finance.
2. R.A. Roof Replacements: Tender Awards. R.A.: Page 19 Report: Page 20
Isabel Grace, Superintendent of Business and Finance.
3. R.A. Education Development Charges By-law. Report: Page 21 Appendix A - Page 24
Isabel Grace, Superintendent of Business and Finance. Appendix B - Page 25 Appendix C - Page 36
Schedule 1 - Page 42
4. Ontario Catholic School Trustees' Association (OCSTA) Open Session Report.
Braden Leal, Board Chairperson and Linda Ainsworth, OCSTA Regional Representative.

F. Human Resources:

G. Policy Development:

H. Old Business:

I. New Business:

J. Bring Forward:

K. Information Items:

1. Chairperson's Report.
Braden Leal, Board Chairperson.
2. Committee Chairpersons' Report:
 - a. Catholic Parent Engagement Committee, February 28, 2022.

L. Future Meetings and Events:

1. Board Meetings:
 - a. Special Board Meeting Double In-camera Session, March 30, 2022, 6:30 p.m.
 - b. Board Meeting Open Session, April 26, 2022, 6:30 p.m.
(In-camera Session, 6:00 p.m.)
2. Board Standing Committee Meetings: (Listed in chronological order.)
 - a. Policy Development Committee, March 29, 2022, 6:30 p.m.
 - b. Chairperson's Committee, April 4, 2022, 4:30 p.m.
 - c. Committee-of-the-Whole, April 4, 2022, 6:30 p.m.
3. Other Committee Meetings: (Listed in chronological order.)
 - a. Catholic Parent Engagement Committee, March 28, 2022, 6:30 p.m.
 - b. Special Education Advisory Committee, April 21, 2022, 6:30 p.m.
 - c. Student Council Liaison Committee, April 26, 2022, 4:15 p.m.
 - d. French as a Second Language Advisory Committee, April 27, 2022, 4:30 p.m.
 - e. Accessibility for All Committee, May 5, 2022, 1:00 p.m.
 - f. Faith and Equity Advisory Committee, May 12, 2022, 6:30 p.m.
 - g. First Nation Métis Inuit Advisory Committee, June 7, 2022, 6:30 p.m.
 - h. Audit Committee, TBA
 - i. SAL Committee, TBA
4. Board Events: (Listed in chronological order.)
 - a. Catholic Leadership Development Series – Session #3, April 21, 2022.
 - b. Ontario Catholic School Trustees' Association (OCSTA) Annual General Meeting, Ottawa, ON, April 21-23, 2022.
 - c. Catholic Education Week, May2-6, 2022.
 - d. Catholic Education Week, Province-wide Mass, May 4, 2022, at 10:30 a.m. (virtual event)
 - e. Catholic Student Leadership Awards, May 4, 2022, Holy Cross Catholic Secondary School.
 - f. Catholic Parent Engagement Event, May 18, 2022, 6:00 p.m., Holy Cross Catholic Secondary School.
 - g. Canadian Catholic School Trustees' Association (CCSTA) Annual General Meeting

and Convention, June 2-3, 2022. (virtual event)

M. Conclusion:

1. Report from the In-camera Meeting.
2. Closing Prayer.
3. Adjournment.



Minutes

The Minutes of the Open Session of the Regular Board Meeting, held on Tuesday, February 22, 2022, at 6:30 p.m. by Google Meet.

PRESENT:

Trustees – Linda Ainsworth, David Bernier, Loretta Durst, Braden Leal (Chairperson), Kevin MacKenzie, Siobhan Marie (Student Trustee), Helen McCarthy, and Emmanuel Pinto.

Administration – Jeannie Armstrong, Joan Carragher, Jonathan Di Ianni, Galen Eagle, Isabel Grace, Father Paul Massel, Stephen O'Sullivan, and Julie Selby.

Recorder – Michelle Kennedy

A. Call to Order of the Open Meeting:

The Board Chairperson Braden Leal called the online meeting to order at 6:31 p.m.

1. Examen and Opening Prayer

Father Paul Massel, Board Chaplain and Faith Animator, led a daily examen and opened the meeting with prayer.

2. Land Acknowledgement

Braden Leal, Board Chairperson, respectfully acknowledged that the board meeting was taking place on the treaty and traditional territory of the Mississauga Anishinaabeg.

3. Singing of the National Anthem

The National Anthem was played.

4. Approval of the Agenda

MOTION: Moved by Kevin MacKenzie, seconded by David Bernier
that the Agenda be approved.

Carried.

5. Declarations of Conflicts of Interest

There were no conflicts of interest declared.

6. Approval of the Minutes of the January 25, 2022 Regular Board Meeting.

MOTION: Moved by Linda Ainsworth, seconded by Loretta Durst
that the minutes of the January 22, 2022 Regular Meeting be
approved.

Carried.

7. Business Arising Out of the Minutes.

There was no business arising out of the minutes.

B. Reports from the Office of the Director and Student Trustees:

1. Report from the Director of Education.

Joan Carragher gave the Director's Report, which included the following points:

- Congratulations to Laurie Corrigan who began her role as Director of Education at the Catholic District School Board of Eastern Ontario on February 22.
- Welcome and congratulations to Julie Selby, newly-appointed Superintendent of Learning, who has begun her work with the senior team and joins her first Board Meeting.
- Speakers and Activities have been taking place in our schools and at the Catholic Education Centre for Black History Month. Our principals welcomed guest speaker Asante Haughton, who talked about his personal experiences as a Jamaican-born person growing up in Toronto and focused on how educators can support anti-black racism.
- The Annual St. Joseph Dinner was attended in a virtual format on February 5th to support College and University campus ministry in Peterborough.
- Various construction projects continue to be on-going throughout the board including a classroom addition at St. Paul Catholic Elementary School in Lakefield, roof replacements at St. Mary Catholic Elementary School in Lindsay, and planning for parking lot improvements at St. Paul Catholic Elementary School, Norwood.
- Additional HEPA filter units have been received and placed in our schools. Filter changes to existing units in schools are planned during March Break.

- Changes to COVID-19 restrictions have allowed the Catholic Education Centre to be re-opened and staff continue to follow protocols such as wearing masks and maintaining physical distance when possible.
- Thanks were extended to Kevin Hickey, Manager of Purchasing for his ongoing work in the receipt and distribution of Rapid Antigen Tests to students and staff and PPE which have been provided by the Ministry of Education.
- Much work has been done to keep students and staff safe and no schools have had to close any schools due to absenteeism as of yet.
- Vaccination clinics have been planned and held in 75% of our elementary schools and gratitude is extended to principals for helping to facilitate the vaccination of approximately 300 students in these clinics.
- The Ministry has released the Grant for Student Needs (GSNs) which is the funding information for the next school year. Resources have been directed to a learning recovery action plan with focus on five key areas: Measurement and Assessment; Strengthening numeracy and literacy skills; Focus on student resilience and mental well-being; Delivering comprehensive tutoring supports; and Modernizing education.

Following her report, Joan Carragher invited questions and comments from the trustees.

2. Report from the Student Trustee, Siobhan Marie.

Student Trustee Siobhan Marie gave the Student Trustee report which included the following highlights:

- Students in many of the secondary schools participated in Sweater Day where the temperature was turned down a few degrees to recognize one way to mitigate climate change.
- Holy Trinity Catholic Secondary School and Holy Cross Catholic Secondary School both held sock drives and donated to their respective local communities.
- St. Stephen Catholic Secondary School volleyball teams participated in a tournament this month for the first time since the onset of the pandemic.
- An online safety information session was held for parents and students at St. Stephen CSS.
- St Peter Catholic Secondary School students participated in a number of events including the 'Coldest Night of the Year' to recognize and raise funds for homelessness.
- The Amigos program at Holy Cross Catholic Secondary School is a club that involves students interacting with students in LLS classrooms. There is an emphasis on diversity and inclusion while enjoying social activities such as snowshoeing at the Ganaraska Forest.

- Activities for Black History month and Pink Shirt Day will be celebrated
- The Student Council Liaison Committee welcomed Superintendent Jeannie Armstrong and Peter Bagnall who talked about equity projects and informed us that inclusive resources are being provided to schools. The SCLC also learned about the synodal discussions that will take place this year.
- The second session of the Voices that Accompany retreat took place with the themes of Being Well. Board Mental Health Leads Mandy Hamu and Jennifer Angelo were the keynote speakers and talked about the importance of student well-being and inspired student leaders with ideas of how to promote wellness in others and themselves. A second 'handbook' will be created and shared with students.

Siobhan Marie invited questions and comments at the conclusion of her report.

3. Report from the Manager of Communications.

The Manager of Communications, Galen Eagle shared system achievements from all areas of the board which included the following highlights and initiatives:

- A story of inspiration from St. Stephen Catholic Secondary School student Katie Girard, who has shared her story of recovery from a life-threatening illness with her classmates.
- Students from St. Paul Catholic Elementary School took time to create cards and posters to thank the local fire department which responded on February 16th to a fire on the school property. The firefighters were thanked for their service and credited with protecting the school, as there was no damage to prevent classes from resuming the next day.
- An overview of various Black History Month learning activities showcasing the board's commitment to honouring Black Canadians during the month of February and throughout the year.
- Students and staff look forward to Pink Shirt Day on February 23, when there will be a focus on kindness and inclusiveness. The hash-tag theme for this year is #LiftEachOtherUp.

At the conclusion of his report, Galen Eagle invited questions and comments from the trustees.

C. Presentations:

1. Delegation: Education Development Charges Proposed By-law, County of Peterborough and City of Peterborough.

Garnet Northey, President and Rebecca Schillemat, Executive Officer, of the Peterborough and the Kawarthas Home Builders Association were in attendance to bring forward a delegation in response to the Board's proposed Education Development Charges By-law for the County of Peterborough and City of Peterborough. Mr. Northey gave a 15-minute presentation citing various reasons the proposed by-law should be opposed at this time. Following the presentation, trustees had the opportunity to answer clarifying questions.

2. Board Strategic Priority – Inspiring Faith: Christian Meditation.

Superintendent Jeannie Armstrong introduced Peter Bagnall, Learning Consultant and Father Paul Massel, Board Chaplain and Faith Animator who gave a presentation about Christian Meditation and its use in PVNCCDSB schools. Their visual and interactive presentation explained what Christian Meditation is and explained how their department supports meditation practice through workshops, school visits and available resources.

The trustees were able to take part in a brief meditation and share their experiences. Father Paul Massel and Peter Bagnall answered questions following the presentation.

D. Programs and Services:

E. Business, Finance and Governance:

1. Ontario Catholic School Trustees' Association (OCSTA) Open Session Report.

Braden Leal, Chairperson of the Board reported that all information received from the OCSTA was forwarded on to trustees for their information.

Linda Ainsworth reported that she attended the OCSTA board meeting on February 4, 2022. Trustees were encouraged to read the information that was shared with them from the meeting. Linda Ainsworth also reported that well-known speaker, David Wells, was giving an online presentation tonight conflicting with the PVNCCDSB Board Meeting. It is hoped that the presentation will be made available online through the OCSTA trustee portal to view after the fact.

There was discussion about direction of municipal property taxes and the default of taxes directed to English public following sale of property. Taxpayers are able to confirm their tax direction through the website voterlookup.ca. This information will be shared with parents in advance of the Municipal election scheduled for October 24, 2022.

2. School Year Calendar, 2022-2023.

Stephen O'Sullivan, Superintendent of Human Resource Services brought forward a revised school year calendar in response to a recent Ministry of Education request that school boards include a profession activity day on October 24, 2022, which will assist

with the staging of the Municipal elections scheduled on that day. The revised calendars were developed in consultation with coterminous boards.

MOTION: Moved by Kevin MacKenzie, seconded by Loretta Durst

that the motion passed at the January 25, 2022 Board Meeting approving the proposed Elementary and Secondary School Year Calendars for 2022-2023 (Option A) be rescinded; and that the proposed revised Elementary and Secondary School Year Calendars for 2022-2023, be approved and submitted to the Ministry of Education for approval, as required.

Carried.

3. Trustee Professional Development, Ontario Catholic School Trustees' Association Annual General Meeting and Conference, April 21-23, 2022.

MOTION: Moved by David Bernier, seconded by Linda Ainsworth

that trustees and the student trustee, if wishing to do so, be authorized to attend the Ontario Catholic School Trustees' Association (OCSTA) Annual General Meeting and Conference, April 21-23, 2022, in Ottawa, Ontario.

Carried.

F. Human Resources:

1. Staffing Update.

Superintendent of Human Resource Services, Stephen O'Sullivan reported on recent Principal and Vice-principal appointments, effective February 22, 2022. Krista McEwen is promoted from Teacher at Immaculate Conception Catholic Elementary School to Vice-principal at St. Peter Catholic Secondary School and Heather Michel is promoted from Learning Consultant at the Catholic Education Centre to Vice-principal at St. Francis of Assisi Catholic Elementary School. Vice-principal Sherri-Slade Brady is transferred from St. Francis of Assisi Catholic Elementary School to St. Mary Catholic Secondary School.

Stephen O'Sullivan reported that Karen Procyk is assigned as acting principal at St. Catherine Catholic Elementary School from February 22 through to June 30, 2022.

G. Policy Development:

1. Recommended Action from the Policy Development Committee Meeting, February 1, 2022.

MOTION: Moved by Emmanuel Pinto, seconded by Kevin MacKenzie that the Board receive the report and recommendations from the Policy Development Committee dated February 1, 2022, for publication and implementation.

Carried.

H. Old Business:**I. New Business:****J. Bring Forward:****K. Information Items:**

1. Chairperson's Report

Board Chairperson, Braden Leal expressed his thanks to Julie Selby for joining the senior administration team as a superintendent and extended his best wishes in her new role. Braden Leal noted that students have returned to regular semesters this month and extended his best wishes for their academic success in the coming months in their resilience to meet another change for them during the pandemic.

2. Committee Chairperson's Report:

- a) Accessibility for All Committee, February 3, 2022.

- b) Faith and Equity Advisory Committee, February 10, 2022.

Trustee Emmanuel Pinto commented on the various presentations that were heard at the recent Faith and Equity meeting.

- c) Special Education Advisory Committee, February 17, 2022.

Trustee Helen McCarthy sought clarification with respect to the mandate of the Provincial Parent Association advisory committee and bringing forward motions from provincial organizations to the board of trustees. It was clarified that only motions from the board's Special Education Advisory Committee would be brought the board of trustees.

L. Future Meetings and Events:

1. Board Meeting
 - a. Board Meeting Open Session, March 22, 2022, 6:30 p.m.
(In-camera Session, 6:00 p.m.)
2. Board Standing Committee Meetings: (Listed in chronological order.)
 - a. Chairperson's Committee, March 7, 2022, 5:00 p.m.
 - b. Committee-of-the-Whole, March 7, 2022, 6:30 p.m.
 - c. Policy Development Committee, March 29, 2022, 6:30 p.m.
3. Other Committee Meetings: (Listed in chronological order.):
 - a. Catholic Parent Engagement Committee, February 28, 2022, 6:30 p.m.
 - b. First Nation Métis Inuit Advisory Committee, March 8, 2022, 6:30 p.m.
 - c. Student Council Liaison Committee, March 22, 2022, 4:15 p.m.
 - d. Special Education Advisory Committee, March 24, 2022, 6:30 p.m.
 - e. STSCO Governance Committee, March 30, 2022, 3:00 p.m.
 - f. French as a Second Language Advisory Committee, April 27, 2022, 4:30 p.m.
 - g. Accessibility for All Committee, May 5, 2022, 1:00 p.m.
 - h. Faith and Equity Advisory Committee, May 12, 2022, 6:30 p.m.
 - i. Audit Committee, TBA
 - j. Supervised Alternative Learning Committee (SAL), TBA.
4. Board Events:
 - a. Catholic Leadership Development Series – Session #3, April 21, 2022.
 - b. Ontario Catholic School Trustees' Association (OCSTA) Annual General Meeting, Ottawa, ON, April 21-23, 2022.
 - c. Catholic Education Week, May 2-6, 2022.
 - d. Catholic Education Week, Province-wide Mass, May 4, 2022. 10:30 a.m. (virtual event)
 - e. Catholic Student Leadership Awards, May 4, 2022, Holy Cross Catholic Secondary School

M. Conclusion:

1. Report from the In-camera Meeting

MOTION: Moved by David Bernier, seconded by Linda Ainsworth

that the Board approve the actions and the discussions arising from the February 22, 2022, in-camera session, as follows:

- A. Call to Order:
 - 1. Opening Prayer
 - 2. Motion for the Approval of agenda.
 - 3. There were no conflicts of interest declared.
 - 4. Motion for the approval of the minutes from the January 25, 2022 Regular In-camera meeting.
- D. Business, Finance and Governance:
 - 1. OCSTA In-Camera Report.
 - 2. 2022-2023 Capital Priorities Project.
 - 3. Recommended action: Capital Building Project.
- I. Convening in Open Session:
 - 1. Closing Prayer.
 - 2. Motion to convene in Open Session.

Carried.

2. Closing Prayer

Trustee Loretta Durst led the closing prayer to end the meeting.

3. Adjournment

MOTION: Moved by Emmanuel Pinto, seconded by Kevin MacKenzie

that the open session meeting be adjourned at 8:32 p.m.

Carried.

Braden Leal
Board Chairperson

Joan Carragher
Director of Education, Secretary-Treasurer
per M.K.

2022 Trustee Determination and Distribution.

R.A.: that the distribution of trustees for the 2022 election remain unchanged from the 2018 election, with one representative to be elected from each of Peterborough County, Northumberland County, and the City of Kawartha Lakes, and two representatives elected from each of the City of Peterborough and the Municipality of Clarington;
and,
that in accordance with governing legislation, the decision of the Board concerning trustee determination and distribution for 2022 election purposes be summarized in an appropriate report and forwarded to the Ministry of Education and municipal election clerks by April 4, 2022.

March 7, 2022.

Administration



BUSINESS AND FINANCE

Report to the Board

Meeting: In Camera
 Open

Presented for: Information
 Approval

Meeting Date: March 22, 2022

Presented by: Isabel Grace, Superintendent of Business/Finance

Submitted by:

Subject: 2022 Trustee Determination and Distribution

Recommended Action(s): 1) that the distribution of trustees for the 2022 election remain unchanged from the 2018 election, with one representative to be elected from each of Peterborough County, Northumberland County, and the City of Kawartha Lakes, and two representatives elected from each of the City of Peterborough and the Municipality of Clarington, and, 2) that in accordance with governing legislation, the decision of the Board concerning trustee determination and distribution for 2022 election purposes be summarized in an appropriate report and forwarded to the Ministry of Education and municipal election clerks by April 4, 2022.

1) Background:

A municipal election is scheduled for October 24, 2022. As a result of amendments to the Education Act, the number of elected trustees in each board is now set at the number determined for the 2006 regular election. For PVNCCDSB, that number is 7. This number applied for the 2010 election and all subsequent regular elections. The Board continues to be responsible to determine the distribution of trustees to be elected in terms of representation across the jurisdiction.

2) Time Line for Decisions:

A report summarizing the Board's final decision is to be prepared. The deadline for submitting the report to the Minister of Education and all municipal election clerks is April 4, 2022.

3) Trustee Distribution:

Distribution should follow logically from analysis of electors by county and city. The Board will continue to be comprised of seven members. The current group is made up of two from the City of Peterborough, one from Peterborough County, one from the City of Kawartha Lakes, one from Northumberland County, and two from the Municipality of Clarington.

Regulation 412/00 details how distribution is to be determined. An electoral quotient is to be calculated for each of the municipalities or wards that individual trustees are to represent.

Electoral Quotient = (Electoral Population of Municipality x 7 trustees)/Total Electoral Population

- i) The Municipal Property Assessment Corporation (MPAC) provides boards with the electoral group numbers. By upper tier municipality, these figures are:

	2022	2018
Peterborough County: see Appendix A	5,920	6,224
Peterborough City	10,962	11,510
City of Kawartha Lakes	4,477	4,927
Northumberland County (incl. former Murray Twp.): see Appendix A	6,572	7,372
Municipality of Clarington	12,444	12,806
Total	40,375	42,839

- ii) For each of the board’s electoral regions, the 2022 Electoral Quotient is shown below with the 2018 number for comparison purposes.

	2022	2018
Peterborough County	1.03	1.02
Peterborough City	1.90	1.88
City of Kawartha Lakes	.78	.81
Northumberland County (incl. former Murray Twp.)	1.14	1.20
Municipality of Clarington	2.15	2.09
Total	7.0	7.0

Based on the calculated quotients for 2022, and based on the limited change in comparison to 2018, it is reasonable for the Board to continue with the existing distribution and electoral boundaries for trustees.

Jurisdiction	Number of Trustees for Election
Peterborough County	1
Peterborough City	2
City of Kawartha Lakes	1
Northumberland County (incl. former Murray Twp.)	1
Municipality of Clarington	2
Total	7.0

POPULATION OF ELECTOR GROUPS

Peterborough County	
Asphodel-Norwood Township	405
Otonabee-South Monaghan Township	890
Cavan Monaghan Township	693
Selwyn Township	2258
Douro-Dummer Township	1152
Havelock-Belmont-Methuen Township	190
North Kawartha Township	73
Trent Lakes Municipality	259
Total	5920

Lead Municipality for Peterborough County for the purposes of the election is Selwyn Township

Northumberland County	
Quinte-West City	607
Brighton Municipality	318
Cramahe Township	357
Hamilton Township	971
Cobourg Town	1658
Port Hope Municipality	1240
Trent Hills Municipality	787
Alnwick-Haldimand Township	634
Total	6572

Lead Municipality for Northumberland County for the purposes of the election is the Town of Cobourg.

Roof Replacement: Tenders Awards.

R.A.: that the Board approve the following Roof Replacement tenders:

- 1) St.Catherine Catholic Elementary School in the amount of \$957,000 plus HST to Designed Roofing Inc.
- 2) Holy Cross Catholic Secondary School in the amount of \$1,432,903 plus HST to Blanchfield Roofing Co. Ltd.

March 7, 2022.

Administration



BUSINESS AND FINANCE

Report to the Board

Meeting: In Camera
 Open

Presented for: Information
 Approval

Meeting Date: **March 22, 2022**

Presented by: **Isabel Grace, Superintendent of Business/Finance**

Submitted by:

Subject: Roof Replacements: Tender Awards

Recommended Action(s): It is recommended that the Board approve the following Roof Replacement tenders: 1) St.Catherine C.E.S. in the amount of \$957,000 plus HST to Designed Roofing Inc., and 2) Holy Cross C.S.S. in the amount of \$1,432,903 plus HST to Blanchfield Roofing Co. Ltd.

Background:

The Board's Administrative Procedure 610-Purchasing outlines the various authority levels for committing Board funds. Where a contract award exceeds \$1,000,000, the Board must approve the award.

A competitive process was undertaken for two roofing replacements and documents in that regard were issued to contractors as 2022-T-02 Roof Replacements.

Results:

St.Catherine C.E.S. received 3 qualified submissions with a range (before taxes) of \$957,000 to 1,124,430. The low bid was from Designed Roofing Inc. for \$957,000 plus taxes.

Holy Cross C.E.S. received 3 qualified submissions with a range (before taxes) of \$1,432,930 to 1815913. The low bid was from Blanchfield Roofing Co. Ltd for \$1,432,903 plus taxes.



BUSINESS AND FINANCE

Report to the Board

Meeting: In Camera
 Open

Presented for: Information
 Approval

Meeting Date: March 22, 2022

Submitted by: Isabel Grace, Superintendent of Business/Finance

Subject: Education Development Charges Bylaw – Peterborough City and County

Recommended Action(s): see end of the report

Background:

Administration has been considering and working on preparation of a new education development charge by-law for Peterborough City and County since the fall of 2019. The Board has not had a bylaw in place since the expiration of a previous bylaw in 2005. (The Board currently has an EDC bylaw in place in the Municipality of Clarington.)

The Board released its background document regarding the education development charge policies and the background study for the proposed by-law in the November of 2021.

With respect to the proposed by-law, Board staff, its consultants and lawyers have either met in person, or had opportunities virtually to meet with representatives of the development community throughout the process.

On November 29, 2021, the Board held a joint public meeting with Kawartha Pine Ridge District School Board to discuss the policies and to discuss the education development

charge background study and proposed by-laws. No member of the public attended the meetings and no delegations were received by the Boards prior to the meetings. On February 22, 2022, the Board held a public meeting and received a delegation from the development community which made representations in respect of the proposed education development charges. The development community has requested that the Boards not impose education development charges in Peterborough City and County and set forth their rationale for the Boards' not doing so at the meeting and in the written presentation they had presented to both Boards.

A copy of that presentation, as well as a response from the Boards' consultant Watson & Associates Ltd. have been provided as Appendices to this report for the Boards' consideration prior to by-law passage.

The Board's proposed by-law:

- Provides that 90% of the net education land costs recovered under the by-law come from residential development and 10% come from non-residential development.
- imposes a uniform charge on all residential development.
- provides for an exemption for lands owned by and used for public hospitals.

Following the proposed passage of a new by-law on March 22, 2022, Administration recommends that it come into effect on April 4, 2022 to permit stakeholders to be notified of the new by-law.

The form of by-law which Administration recommends be passed by the Board is attached as Schedule 1. It is in the form of the draft by-law previously posted on the Board's website, with amounts and dates inserted.

The Board submitted all necessary material to the Ministry of Education and anticipates receiving approval from the Minister of Education of the Board's estimates of the total number of new elementary school pupils and new secondary school pupils and the number of elementary school sites and the secondary school sites in accordance with section 10 of Ontario Regulation 20/98. That approval is required before the Board can pass a new EDC by-law.

Recommended Action:

1. That the Board determine that no further public meetings need to be held by the Board in regard to the proposed by-law since any changes in the form of by-law from that previously posted on the Board's website are clerical in nature.

2. That the Board levy an education development charge on both residential and non-residential development and that the percentage of the growth related net education land cost that is to be recovered from non-residential development be 10%.
3. That the education development charge on residential development be a uniform charge on all residential development.
4. That the new residential education development charge be phased in as required under current regulations from the prior amount of \$62 per dwelling unit to a maximum of \$524 per dwelling unit as outlined in Appendix A.
5. That the new non-residential education development charge be phased in as required under current regulations from the prior rate of \$.02 per square foot of gross floor area to a maximum of \$.14 per square foot of gross floor area as outlined in Appendix A.
6. That the new by-law come into effect on April 4, 2022 and expire on April 3, 2027 (unless repealed on an earlier date).
7. That the Board enact and pass the by-law set out at Schedule "1" (with the date of Ministerial approval to be inserted in the second recital).

Appendix A

PVNCCDSB							
Type of Development	Prior EDC RATE	Year 1	Year 2	Year 3	Year 4	Year 5	MAXIMUM RATE
Residential	\$62	\$362	\$524	\$524	\$524	\$524	\$524
Non-Residential	\$0.02	\$0.12	\$0.14	\$0.14	\$0.14	\$0.14	\$0.14



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PKHBA's review of EDC report from KPRDSB & PVNCCDSB

Good evening KPR/PVNCC School Boards. We appreciate the opportunity to speak to you tonight about the proposed Educational Development Charges for the City and County of Peterborough. PKHBA represents the residential construction industry in the City and County of Peterborough, as well as Kawartha Lakes. Our members have been working together with the City and County for over 65 years to build this beautiful place we all call home. PKHBA's goals are to build market rate housing, which creates options at the top of the Housing Continuum so local residents have choices when it comes to purchasing their homes in the City and County of Peterborough.

PKHBA does not support implementing educational development charges at this time because it will make housing even more unaffordable for the residents of Peterborough. The past 2 years have shown that education can happen at home, but that home needs to accommodate the entire family. Furthermore, PKHBA feels that there will not be enough students to warrant 3 more public schools, and another high school for KPRDSB, in addition to 2 more public schools and an additional high school for PVNCCDSB in the City and County of Peterborough over the next 15 years. The data provided in the Watson background study is highly impacted by the ongoing Covid-19 pandemic, which makes the timing of this proposal not only concerning but also distressing in respect to the changing schools needs. PKHBA would like to see taxpayer money being spent wisely with renovations or vertical additions to existing schools, which cost less than buying land at \$600,000 per acre, in addition to the cost of construction, and until the effects of the Covid-19 pandemic have subsided.

Population Growth

We agree that Peterborough's population is growing. It has grown steadily at 2% for the past 15 years. Yet, despite this steady growth the KPRDSB needed to close 2 high schools in Peterborough City and County over the past 10 years. Peterborough's population is expected to increase by 40% by 2051, which is still based on a 2 % increase in population each year. The City and County of Peterborough has steadily been growing at the same rate, and is expected to continue to grow at the same rate, as the concerns of current residents, and the lack of options for expansion in the City will restrict the population from growing any faster.

We understand that the Educational Development Charges are triggered by growth in the City and County of Peterborough; however, where that growth is coming from matters. Peterborough



has traditionally been a retirement community. The current population over the age of 65 makes up 25% of the entire population. Over the next 15 years that number is expected to grow by 4% to 29%, according to the data from the provincial Ministry of Finance¹. 4% growth is significant compared to the 0.5% growth expected for the 0 to 14 age range. In fact, the period during 2027-2031 shows negative growth in the 10 to 14 age range². Province wide it is expected that there will be a decrease in the number of children aged 0 to 14 from 2020 to 2046 in the City and County of Peterborough. “Residents of the Peterborough CMA have a median age of 44.6 years – the second highest in Ontario and fifth nationally.”³ Peterborough has always been a retirement community, and the largest future growth for the population is in the 65+ age range. That age range will not require new schools to be built.

Census Results for Family Composition Peterborough			
Year	2016	2011	2006
Households with 1 or more children	11,930	12,230	12,885
Households without children	38,600	36,620	33,820

Growth and new housing are closely linked, but the number of new houses built in the City and County of Peterborough has not substantially increased in population size. In fact, the number of new houses built in 2021 surpassed the previous record from 2005 when the City accelerated new home construction to assist those whose homes were damaged in the historic July 2004 flood ([graph](#)). The residents of Peterborough continually fight large developments that would trigger the growth required for 7 new schools in the City and County of Peterborough.

Table 4-1 on page 4-15 of the [Watson Report](#) shows that in 2020 there were 806 building permits issued, and the growth forecasts are projecting that to increase to “932 new dwelling units per year from 2021-2036”. However, the statistics provided by the [CMHC](#) show that the number of houses where construction actually began was only 528 for 2020, and there were only 327 completions. The number of completions (dwellings ready for occupancy) from 2017-2021 were 2,200 units, and the housing starts (meaning the foundation has been poured) were 2,489 over that same period. However, the issuance of 3,359 building permits during

¹ <https://data.ontario.ca/dataset/population-projections>

² <https://data.ontario.ca/dataset/population-projections>

³

<https://www.peterborough.ca/en/doing-business/resources/Documents/Residential-Monitoring-Reports/2019-RMR.pdf>



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2016-2020 does not immediately translate into 3,359 new dwelling units available for people to move into the following year.

The residential forecast provided by the Watson report is calling for an average of 932 new residential units to be built over the next 15 years. But, that number of residential units has never been built in a single year in Peterborough. Furthermore, the projections in the Watson report are nearly double the projections from the City of Peterborough's Development Charge Background Study. The City of Peterborough projects 465 new residential units every year from 2011 to 2031⁴. Moreover, the most residential dwellings built in the City of Peterborough from 1960 to 2021, was in 1988 with 694 detached homes ([graph](#) with data from the City of Peterborough Building Department). 2021 came close with 624 new residential units, but almost half of those units are affordable apartments from 3 projects where builders have participated in the CMHC's Rental Construction Financing Initiative Program⁵.

The City and County of Peterborough are growing, and PKHBA believes that growth should pay for growth. But the population increase is still only 2% each year, and the number of new residential dwellings built are increasing at the same rate. KPRDSB was able to close 2 high schools at this population growth rate and has many underutilized properties. Building up or out until the effects of the Covid-19 pandemic stabilize, gives taxpayers and new homeowners a break until the housing market stabilizes, allowing more young families and couples to become first time homeowners.

Timing

Population growth has been disrupted by the Covid-19 pandemic, as most growth being experienced comes from migration. The provincial growth projections note that Covid-19 has resulted in higher mortality rates in addition to the reduced migration. This has resulted in a growth decrease for the area to 0.6% in 2020-2021⁶. This fluctuation makes planning for the future challenging and very difficult. Growth in Ontario, and Peterborough is dependent on migration and immigration ([Chart 3](#)).

4

<https://www.peterborough.ca/en/doing-business/resources/Documents/Parkway-Corridor-Class-EA-PIC-1-Summary.pdf>

5

<https://www.cmhc-schl.gc.ca/en/media-newsroom/news-releases/2021/more-rental-housing-families-peterborough#:~:text=The%20project%20received%20funding%20through,families%20in%20expensive%20housing%20markets>

⁶ <https://data.ontario.ca/dataset/population-projections>



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The KPRDSB budget for 2021-2022 shows an increase of 1,000 new students in the next school year, but the population growth for children ages 0 to 19 in all of Ontario is 489 for that same period⁷. Furthermore, the average population increase is only 0.5% for ages 0 to 14 over the next 15 years in Peterborough according to the Ontario Ministry of Finance data⁸. The enrollments at both KPRDSB and PVNCCDSB show a large decline in the 2020-2021 schools year, as per the below tables with information from the KPRDSB Budget and the PVNCCDSB Director's Annual Report. We realize that these numbers are for the entire catchment area, but they show the instability that has occurred due to the Covid-19 pandemic.

While enrolment numbers have fluctuated with Covid-19, many parents are not sending their children back to school, and have been looking at alternatives such as private schools and homeschooling. The enrolment charts show that enrolment numbers are not back to what they were pre-pandemic. The effects of this pandemic make it difficult to plan for the future. Everyone has gotten used to pivoting at a moment's notice, especially parents who have gone back and forth from in person schooling to homeschooling multiple times over the past 2 years. Parents are eager to see stability for their children, not higher costs of living and construction for new schools when there are not enough teachers and bus drivers as is.⁹

Affordability

In our opinion, the uncertainty of the effects of the Covid-19 pandemic on Peterborough's economic growth makes the timing for adding Educational Development Charges on new construction unnecessary and distressing to an already hard hit economic driver. Peterborough had negative economic growth before the pandemic, at -2.2% from 2008 to 2019 when Canada's average economic growth was 11.9% for the same period¹⁰. Peterborough also has the highest unemployment rate in Canada, at 9.5%, compared to the national average of 5.9% as of January 2022.¹¹ Employment opportunities play a major role in attracting people to an area, but Peterborough's business development has been declining for decades.

⁷ <https://data.ontario.ca/dataset/population-projections>

⁸ <https://data.ontario.ca/dataset/population-projections>

⁹

<https://www.cbc.ca/news/canada/toronto/ontario-is-facing-a-teacher-shortage-so-why-is-it-taking-so-long-to-certify-new-ones-1.6336574>

¹⁰ <https://www.fraserinstitute.org/blogs/much-of-ontario-struggled-even-before-the-pandemic>

¹¹

<https://www.thepeterboroughexaminer.com/news/peterborough-region/2022/01/07/peterborough-now-has-highest-unemployment-rate-in-canada.html#:~:text=Peterborough's%20jobless%20rate%20jumped%20to%20unemployment%20rate%20in%20December%202020>



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Peterborough's employment growth is in the service industry and tourism sectors¹², which have been shut down on and off for the past 2 years due to the ongoing Covid-19 pandemic. Peterborough is more affordable than the GTA, but we want Peterborough to be affordable for the young people who grew up here and want to stay here.

At the same time, the cost of buying a residential dwelling in the City and County of Peterborough has increased by 30% in the past year alone.¹³ Young people who would buy a house in the area where they grew up to start a family cannot afford it.¹⁴ Compounding affordability issues, many Canadian women are delaying having children, or having fewer children than previous generations.¹⁵ 54% of young people are buying homes with roommates and co-living rather than starting families, because they cannot afford to start a family.¹⁶ None of these factors point towards an increase in population growth for the area. In fact, the 40% increase in population forecasts for the City and County of Peterborough over the next 15 years is reached with just 2% increase to the population each year, which is the same as it has been for the past 15 years. As already mentioned, the largest age group for that population growth is in the age group of 65 and over.

Additionally, the cost in the report of \$675,000 to \$700,000 per acre to acquire land for a new school is a crippling number for residents and taxpayers. This cost (which is reflected in the proposed Education DC rates) will only be added to the price of a new home, which young people already cannot afford. Young couples left Toronto and Peel Region in search of a home that is affordable once they had one or two children, putting pressure on GTA markets¹⁷. Regions that could accommodate the growth thrived, but Peterborough is not ready to accommodate that level of growth and is getting overlooked due to lower average income and lack of employment land available for future development or expansion. Population forecasts need to also consider employment growth and housing stock.

Alternatives

Existing rather than new school properties already owned by the school boards should be seriously considered to accommodate the 2% increase each year for the next 15 years. KPR

¹²

<https://peterboroughed.ca/wp-content/uploads/2018/10/Peterborough-the-Kawarthas-Situational-Analysis.pdf>

¹³ <https://creastats.crea.ca/board/pete>

¹⁴ <https://globalnews.ca/news/4528546/millennials-debt-kids-bdo-survey/>

¹⁵ <https://www150.statcan.gc.ca/n1/pub/11-630-x/11-630-x2014002-eng.htm>

¹⁶

<https://www.narcity.com/buying-a-house-in-canada-young-people-are-looking-into-these-workarounds-to-buy-homes>

¹⁷ <https://institute.smartprosperity.ca/publications/forecast-for-failure>



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was able to close 2 high schools over the past 10 years when the City and County of Peterborough's population had been growing steadily at 2% since 2006. Yes, KPRDSB will need to build a new school in the Lily Lake subdivision where construction started in 2020 after 15 years of planning. But KPRDSB already owns a 5.92 acre site in the [Lily Lake Subdivision](#) as per the [2020 Long Term Accommodation Plan](#). KPRDSB also owns the 19 acre site where the [Lakefield High School](#) was located, which was closed in 2016. KPRDSB is also the owner of 5.5 acres referred to only as "Millbrook Property, Towerhill North" with no location provided; we believe this property is in the [Towerhill North Subdivision](#) in the Village of Millbrook. Educational Development Charges are only to be used for the purchase of property to accommodate growth, but KPRDSB already owns the property in key growth areas in the City and County of Peterborough¹⁸.

KPRDSB has 2 public schools 3 kms away from one another, one is over capacity and one is under capacity¹⁹. The over capacity school offers French Immersion, if that program was expanded and moved to other schools then that one school would not be over capacity. In our opinion, it would be significantly less expensive to hire a new teacher than to build a new school.

Conclusion

On behalf of PKHBA, I would like to express our opposition to the implementation of an Educational Development Charge by the KPRDSB and the PVNCCDSB at this time. As outlined above, the effects of the Covid-19 pandemic and inconsistent population growth forecasts make planning for future pupil accommodations difficult. The increasing cost of housing, coupled with the low economic performance of the Peterborough region, and uncertainty with the ongoing pandemic do not foster an environment conducive to starting a family. Furthermore, KPRDSB does not have an immediate need to purchase property to accommodate the forecasted growth in the region as they already own prime property in new developments. PKHBA believes that development should pay for development. In the Lily Lake and Millbrook's Towerhill developments the property is already owned by the schools and the developers will be paying to install services to the lot line, provide sewer and water infrastructure and grading the roads.

Thank you for the opportunity to provide our association's comments and concerns.

¹⁸ <https://www.ontario.ca/laws/regulation/980020> and https://www.pvnccdsb.on.ca/wp-content/uploads/2019/04/Long_Term_Accommodation_Plan_2019-2023.pdf

¹⁹ Page 91-92 <https://www.kprschools.ca/content/dam/kpr/documents/LTAP20202025WEB.pdf>

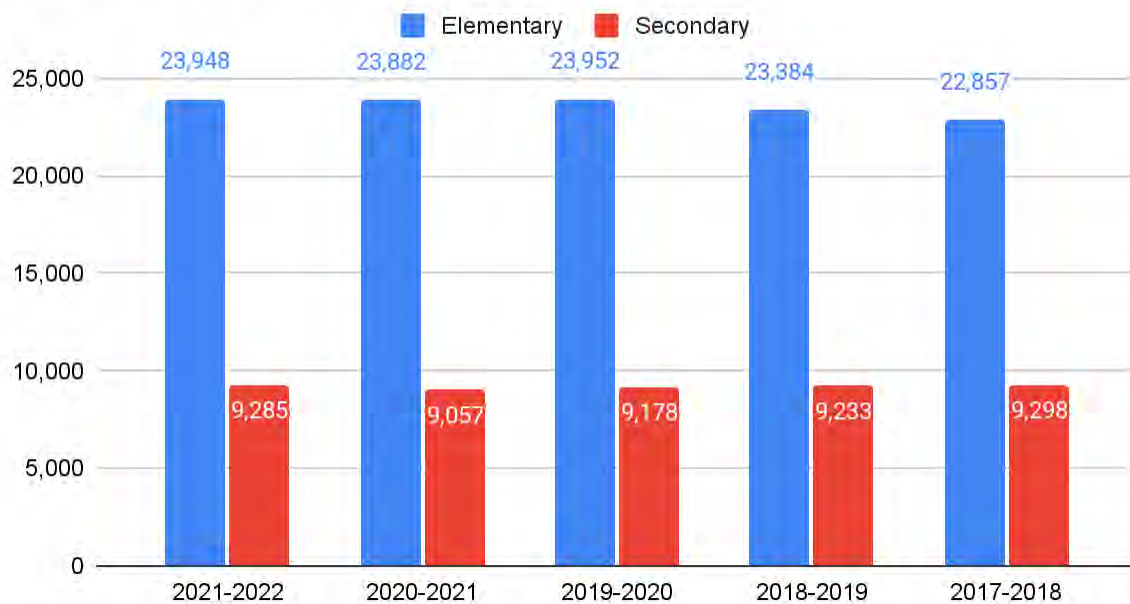


Appendix

PVNCCDSB Enrolment



KPRDSB Enrolment





Despite actual 2020 enrolment numbers being off because of the pandemic, the original forecasts through 2030 will be maintained, believing the pandemic will resolve. Forecasted municipal growth and development has maintained as is evident in our updated development maps in this report. As such, the students that will populate our schools once the pandemic resolves, are still there and we believe enrolment will reflect these forecasts in the near term.



Panel	OTG	Forecast 2020 ADE	%	Actual 2020 ADE	%	ADE 2025	%	ADE 2030	%
Elementary	24,970	24,245	97%	23,644	94%	26,029	104%	26,101	104%
Secondary	11,562	9,136	79%	9,069	78%	10,232	88%	11,097	96%
Total	36,532	33,381	91%	32,713	90%	36,261	99%	37,198	101%

Community and Demographic Trends

Economic conditions, the extension of the 407 Express Toll Route and the continued expansion of GO transit services have spread growth from the Greater Toronto Area eastbound and has impacted enrolment growth throughout the Kawartha Pine Ridge District School Board.

Official plan documents in our more active regions forecast population increases of:

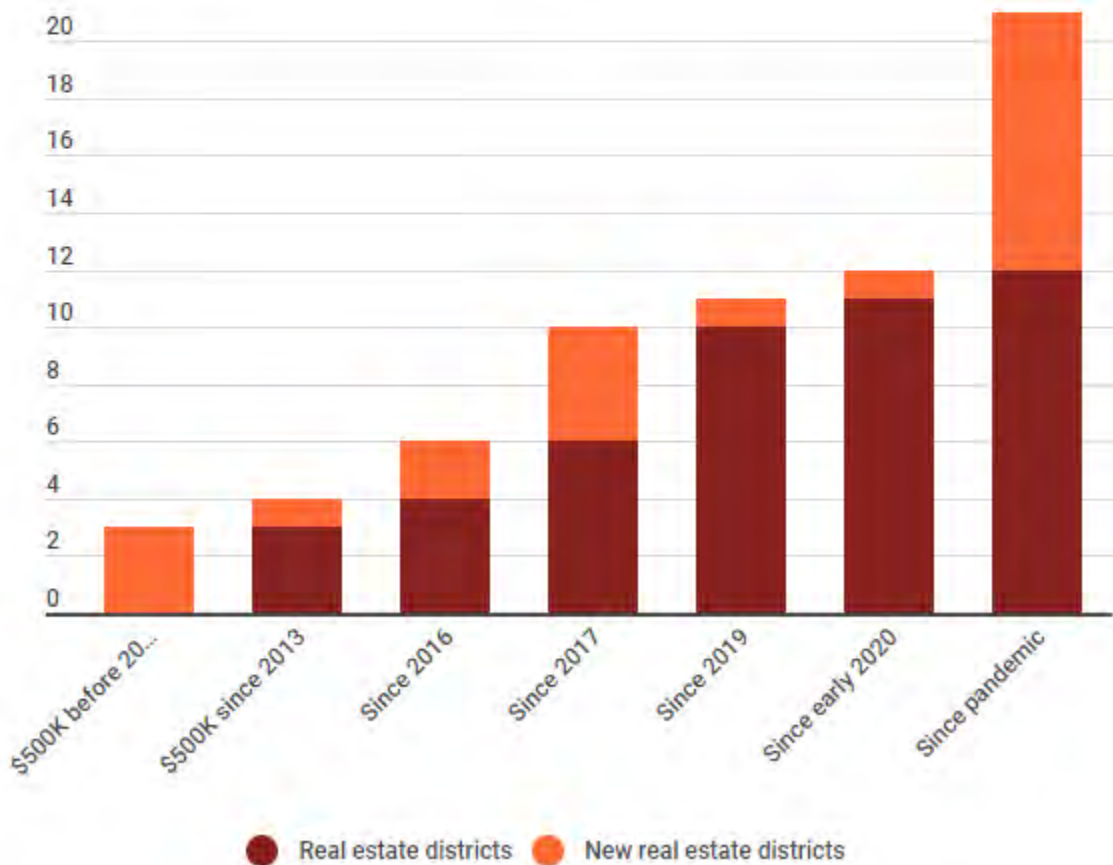
- 60,000 throughout Clarington by 2031
- 32,000 throughout the City of Peterborough by 2041
- 3,000 throughout Peterborough County by 2031, 70% of that occurring in the Township of Cavan-Monaghan, and
- 7,700 throughout Quinte West by 2030, impacting Murray Ward.

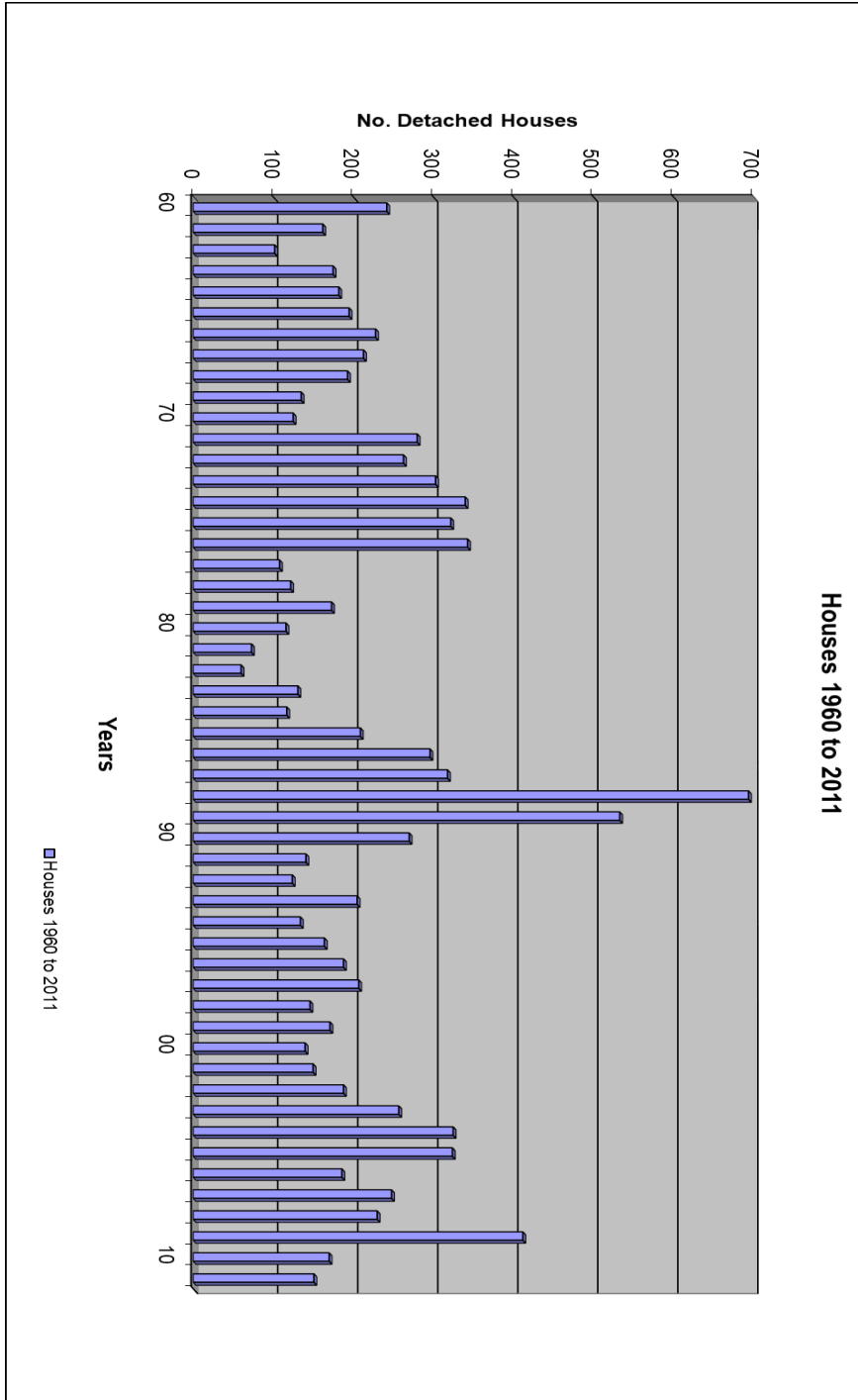
Historic and projected birthrates throughout the district clearly show the impact on school board enrolment through the decline period and into the recent and forecasted growth.

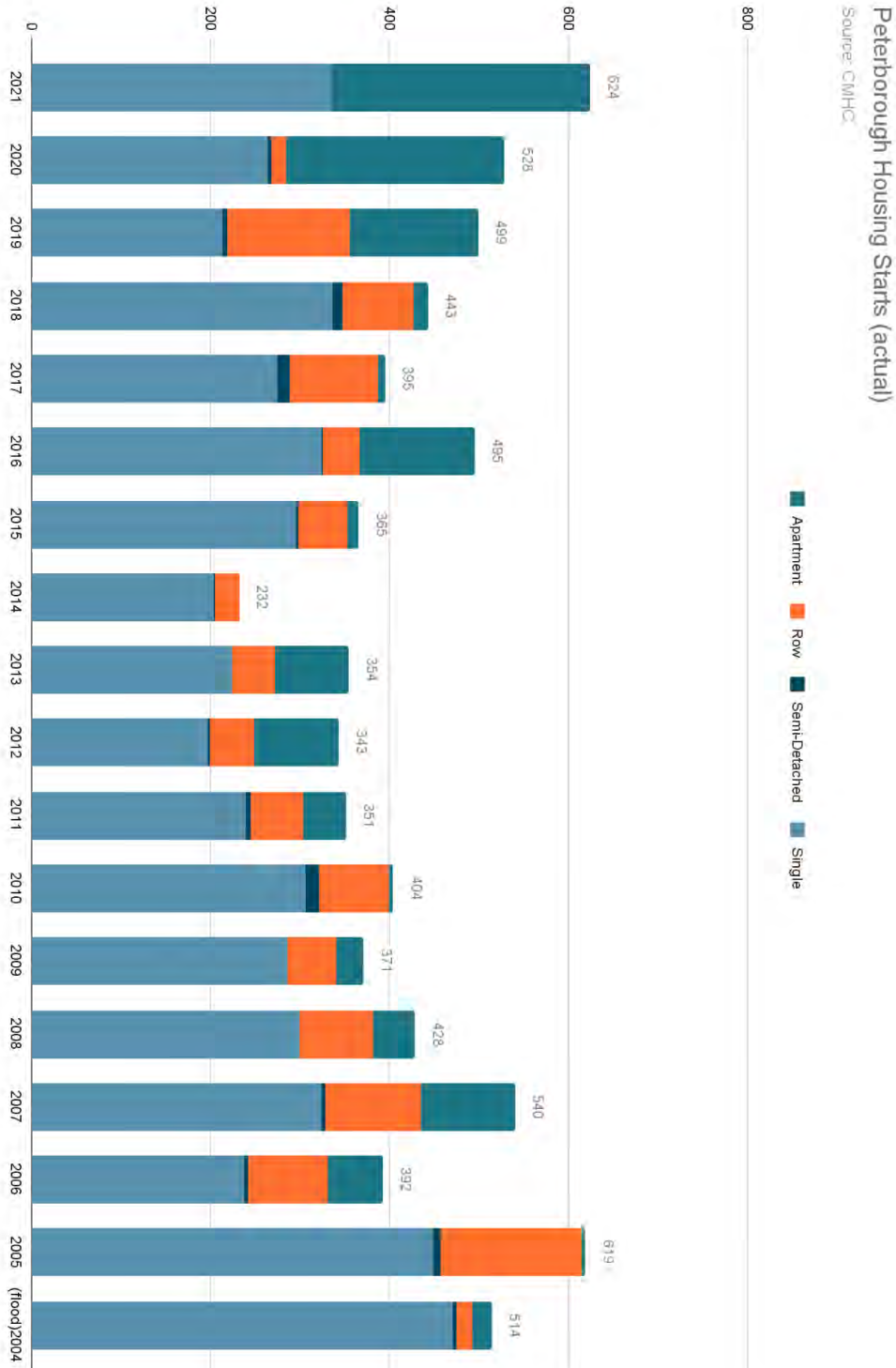


Southern Ontario, where you can drive all day and still be in half-million-dollar country

Real estate districts where the price of a typical detached home now exceeds \$500,000 are multiplying fast in Canada's most populous region. (*Price also surpassed \$600,000 in the last year.)







Memorandum

To	Jeannette Thompson, Isabel Grace
From	Jack Ammendolia
Date	March 1, 2022
Re:	PKHBA Review of EDC Background Study

Fax Courier Mail Email

The Kawartha Pine Ridge District School Board (KPRDSB) and the Peterborough Victoria Northumberland and Clarington Catholic District School Board (PVNCCDSB) are both considering implementing Education Development Charges (EDCs) that would cover the City and County of Peterborough portions of their jurisdiction. The Board's both have EDCs in place that currently cover the Municipality of Clarington portion of their jurisdiction as a result of significant growth in that Municipality. Clarington has been growing by approximately 10% during the last several census periods – almost double the National and Provincial averages. Over the past several years, after relative enrolment stability or even decline, many schools in both the City and County of Peterborough have started to also experience enrolment increases and both Boards are dealing with accommodation pressures at many of their schools in the City and County.

The 2021 Census bears out some of the pressures the Boards have been experiencing at their schools. The new Census indicates that the City of Peterborough's population has been growing at rates similar to the previous Census period – about 3% between 2011 and 2016 and 3.2% between 2016 and 2021. However, the more significant changes have come from within the County of Peterborough where most of the Municipalities experienced double digit population growth between 2016 and 2021. Between 2011 and 2016 the County's population increased by less than 2%, however between 2016 and 2021 the population increased by almost 12% - an absolute population increase of almost 7,000 people. This growth is also occurring in many municipalities where schools are traditionally smaller or where new developments are not located close to existing schools.



To be able to enact an EDC bylaw in a Board's jurisdiction, there must be clear factors present. Not all school boards in Ontario have EDCs because a school board must qualify first before being able to enact EDCs. A school board does this by having 5 years of projected enrolment that exceeds the total capacity of its schools. This means that to qualify for an EDC, a school board must have no additional surplus spaces (on a total basis) across the board's jurisdiction. In addition, when a school board implements an EDC, there is a technical and formulaic process that must be followed that is dictated through multiple pieces of Ministry of Education legislation. The assumptions and background report that inform an EDC bylaw, must also be approved by the Minister of Education before a school board can enact an EDC and there is also a legislated public process that must be followed.

The public process ensures that members of the public have sufficient information on the proposed charges. In addition to the legislated public process, both school boards also reached out to their local developer communities to see if they had any questions or concerns. The Peterborough Kawartha Home Builders Association (PKHBA) was the organization that took a lead on this and was who the Boards and the Board's consultant primarily dealt with as representatives of the development community. PKHBA was provided with information pertaining to the proposed EDC bylaws, with direct contact information of Board staff and consultants and the Board's also held a developer and municipal information session above and beyond the legislated public requirements.

Both Boards were able to answer questions and provide details at the information session and subsequent to the session received additional feedback from PKHBA through a letter. Board staff along with their consultant and legal counsel reviewed the letter. This memo addresses some of the questions and comments contained in that correspondence.

Board staff and their EDC consultant understand the pressures the development community is facing at this time with the uncertainty in the markets, increasing costs and housing affordability and appreciate the feedback received as part of this process. The Boards are always interested in working with their local developers to see if there are ways to plan more progressively and find efficiencies where possible.



In the case of this proposed EDC, the Board's examined all possible accommodation options and considerations before deciding to pursue the implementation of EDCs. The PKHBA in their letter, suggest that there may be other ways to accommodate these future student populations, however, the current way additions to schools are funded and the uncertainty of capital approvals, makes many of the suggestions provided by PKHBA not possible. If, in the future however, opportunities present themselves for vertical construction or additions etc., the Boards would always consider them.

The PKHBA provides commentary regarding future population growth in their letter to the Boards. While there seems to be agreement from PKHBA with Board staff, that the City and County are growing, there seems to be some disagreement about how much growth is being experienced and what sectors of the population are growing. While the City and County of Peterborough are experiencing growth in some of the older segments of the population, housing affordability in other parts of Ontario is driving families further from the Greater Toronto and Greater Golden Horseshoe areas to seek affordable housing options. The ongoing pandemic seems to have exacerbated this trend and the aforementioned Census data is validating this. In addition, as mentioned previously, both school boards were already experiencing enrolment increases and accommodation pressures at many of their City and County schools. Projections are always understood to be an estimate and have many external factors that can end up impacting them, however Board staff and their EDC consultant are confident in the assumptions and trends used to project enrolment. If anything, some recent preliminary data suggests that projected enrolment might actually be slightly understated.

The PKHBA also writes in their letter, that the EDC Background study and the projections contained therein are 'highly impacted' by the ongoing Covid-19 impact. The projections and assumptions used are based on approximately 20 years of demographic, socio-economic and enrolment data and extreme care was taken in the methodology to account for pandemic impacts. In fact, the projections put more emphasis on pre-pandemic trends and relationships.

While it is understood that changes made during this pandemic might bring added complexities, Board staff feel that they have undertaken an appropriate consultation process. In fact, the Boards had initially considered implementing these EDC bylaws sometime in 2020 and had put the study on hold due to the pandemic, possible enrolment impacts and concerns regarding public consultation. However, residential development and enrolment has continued to increase and move forward and most



institutions have found ways to navigate around the pandemic while still providing worthwhile public engagement.

Many of the school sites identified in the EDC background study have been identified for many years as parts of development plans. Furthermore, all EDC background studies must be submitted to the Ministry of Education and approved before an EDC bylaw can be implemented. As part of the EDC review, the Ministry of Education ensures that the Boards have examined all accommodation possibilities and that a new school site is in the best interests of all parties.

The PKHBA letter also brings up a few questions surrounding the residential forecasts used and how they project new students. Some details surrounding the methodology has been provided and can likely provide greater clarity to the assumptions used. First, there was some concern from PKHBA about how building permits translated to building completions and eventually to building occupancy. The residential and enrolment projection methodology that Watson employs accounts for many of the points/questions made and asked by PKHBA. Building occupancy lags and trends are built into the projection model – for example each unit that is projected in the residential forecast has a yearly student yield applied to it with a lag built in for permit issuance to occupancy. A new home will start out with a yield of zero and build up to a peak yield a few years after occupancy and then have a declining yield as the family ages, moves etc.

The PKHBA also brings up some questions about how consistent the residential growth forecasts used for the EDCs are with local and County forecasts. In fact, the EDC forecast is based wholly on those County and City forecasts. The residential forecast used for the EDC is consistent with the City of Peterborough Development Charge forecast, as well as Development Charge forecasts from Cavan Monaghan, Douro Dummer, Trent Lakes and Selwyn. In total, those development charge forecasts alone account for approximately 900 units forecast per year. In addition, sources like historical building permit averages (7 years) were used to round out the forecast for places like Asphodel-Norwood, Havelock-Belmont-Methuen, Otonabee-South Monaghan and North Kawartha. Watson doesn't develop an EDC forecast per say but rather, as per the Ministry of Education's EDC Guidelines, relies on recent council approved growth forecasts.



The EDC forecast is consistent with these forecasts. The PKHBA letter states that the Watson report forecasts are more than double the City of Peterborough's forecasts – however, the forecasts are consistent and in-line with the City forecasts referenced. It is possible, the letter writer was comparing the County of Peterborough and the City of Peterborough forecast (which is the EDC forecast) combined to the City of Peterborough's forecast on its own. It should be reminded, that the proposed EDC covers the City as well as the County and that residential forecasts are for both the City and the County. All forecasts used as part of the EDC are considerate of local and regional trends including employment, housing and servicing.

Ultimately, the PKHBA does not agree with the implementation of EDCs in the area and feel that they will further contribute to housing affordability issues. While the school boards do not want to contribute to greater housing affordability issues, it is important to note, that the proposed EDC rates are rather low and when compared to some of the Municipal development charge rates, they would be a small percentage. For example, in Douro Dummer the Municipal wide DC rate will be over \$6,000 per unit and in some areas of Millbrook the DC rate could be as much as \$12,000 per unit. In the City of Peterborough, DC rates are as high as \$35,000 per unit in some neighborhoods. This compares to proposed EDC rates of \$362 per unit for the PVNCCDSB and \$436 for the KPRDSB. In fact, the EDC rates are also capped and have maximum phase-ins as a result of a change in legislation to ensure that the rates do not accelerate too quickly. It is also worthwhile to mention that all EDC revenues that are collected can only be used to buy land for new schools and to prepare that land for construction. EDCs cannot be used towards any construction costs.

The PKHBA states that land values in the area are increasing rapidly and the school boards agree with this statement. It is for this very reason that, when combined with the residential and population growth in the area, the Boards are considering EDCs. The cost of land to build new schools is becoming significant and the EDC is the only funding source that growth boards have. The Boards have done everything they can to ensure they build on school sites that are efficient and require EDC funds to ensure they can continue to do so. The intention of the EDC is that growth pays for growth. As the letter writer mentions, the high costs of land could be crippling to taxpayers. The intention of the EDC is to remove the burden of this high cost of land from the existing taxpayers and existing homeowners to new residential development. It is also important to note that not all school boards in Ontario are able to implement EDCs. The Board must not have any surplus space which means that there must be more enrolment than



the Board has capacity for. The EDC calculation itself must use any surplus space in existing schools first before any future school sites can be collected for.

Both school boards are experiencing growth and accommodation pressures and after careful study and consideration have determined that new schools will be necessary in some areas to address those needs. The EDC is the funding mechanism available to ensure that school boards have adequate funds to purchase school sites for these projected new schools. Both Boards appreciate the feedback and comments from the PKHBA.

**PETERBOROUGH VICTORIA NORTHUMBERLAND AND
CLARINGTON CATHOLIC DISTRICT SCHOOL BOARD**

EDUCATION DEVELOPMENT CHARGES BY-LAW

FOR THE COUNTY AND CITY OF PETERBOROUGH

A by-law for the imposition of education development charges

WHEREAS subsection 257.54 (1) of the *Education Act* provides that if there is residential development in the area of jurisdiction of a district school board of education that would increase education land costs, the 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 provided that the development requires one or more of the actions identified in subsection 257.54(2) of the *Education Act*;

WHEREAS the Peterborough Victoria Northumberland and Clarington Catholic District School Board (the “**Board**”) has referred to the Minister of Education the following estimates with respect to the County of and City of Peterborough for approval:

- (i) the total number of new school pupils and the number of existing school pupil places that could reasonably be used to accommodate those new school pupils, for each of the 15 years immediately following the day the Board intends to have this by-law come into force; and,
- (ii) the number of school sites used by the Board to determine the net education land cost to be recovered in the 15-year period immediately following the day the Board intends to have this by-law come into force;

which estimates the Minister of Education approved on ● in accordance with section 10 of Ontario Regulation 20/98, as amended;

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

WHEREAS the 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;

WHEREAS the Board has provided any information related to the education development charge background study or the calculation of education development charges as set out therein requested by the Minister of Education;

WHEREAS the Board has given notice of and held a public meeting on November 29, 2021 in accordance with subsection 257.60(2) of the *Education Act*;

WHEREAS the Board has given notice of and held public meetings on November 29, 2021 and February 22, 2022 in accordance with subsection 257.63(1) of the *Education Act*;

WHEREAS the Board has permitted any person who attended the public meetings on November 29, 2021 and February 22, 2022 to make representations in respect of the proposed education development charges and by-law;

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

NOW THEREFORE THE PETERBOROUGH VICTORIA NORTHUMBERLAND AND CLARINGTON CATHOLIC DISTRICT SCHOOL BOARD HEREBY ENACTS AS FOLLOWS:

PART I

APPLICATION

Defined Terms

1. In this by-law,
 - (a) “Act” means the *Education Act*, R.S.O. 1990, c.E.2, as amended, or a successor statute;
 - (b) “agricultural building or structure” means a building or structure used, or designed or intended for use for the purpose of a *bona fide* farming operation including, but not limited to, animal husbandry, dairying, fallow, field crops, removal of sod, forestry, fruit farming, horticulture, market gardening, pasturage, poultry keeping and any other activities customarily carried on in the field of agriculture, and residential buildings which are used exclusively to provide living accommodation for employees of the operator of the farming operation and which are occupied for fewer than six (6) consecutive months during each calendar year, but shall not include a dwelling unit or any other building or structure or parts thereof used for other retail, commercial, office, industrial or institutional purposes which constitute non-residential development;
 - (c) “Board” means the Peterborough Victoria Northumberland and Clarington Catholic District School Board;
 - (d) “City” means the City of Peterborough;
 - (e) “County” means the County of Peterborough;

- (f) “development” includes redevelopment;
- (g) “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;
- (h) “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).

but not:

 - (vi) costs of any building to be used to provide pupil accommodation; or
 - (vii) costs that are prescribed in the Regulation as costs that are not education land costs.
- (i) “education development charge” means charges imposed pursuant to this by-law in accordance with the Act;
- (j) “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,

- (1) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
 - (2) in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution;
- (k) “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;
- (l) “local board” means a local board as defined in the *Municipal Affairs Act*, R.S.O. 1990, c. M.46, as amended, other than a board defined in subsection 257.53(1) of the Act;
- (m) “mixed use” means land, buildings or structures used, or designed or intended for use, for a combination of non-residential and residential uses;
- (n) “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;
- (o) “non-residential development” means a development other than a residential development and includes, but is not limited to, office, retail, industrial or institutional development;
- (p) “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;
- (q) “*Planning Act*” means the Planning Act, R.S.O. 1990, c. P.13, as amended;
- (r) “Regulation” means Ontario Regulation 20/98, as amended, made under the Act;
- (s) “residential development” means lands, buildings or structures developed or to be developed for residential use.
- (t) “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 agricultural use.
2. In this by-law where reference is made to a statute or a section of a statute such reference is deemed to be a reference to any successor statute or section.

Lands Affected

3. (1) Subject to subsections (2) to (6), this by-law applies to all lands in the City and the County.
- (2) This by-law shall not apply to lands that are owned by and are used for the purposes of:
 - (a) the City or a local board thereof;
 - (b) a board as defined in subsection 257.53(1) of the Act;
 - (c) the County or a local board thereof;
 - (d) a public hospital receiving aid under the *Public Hospitals Act*, R.S.O. 1990, c.26, as amended; or,
 - (e) Metrolinx.
- (3) Subject to subsection (4), an owner shall be exempt from education development charges if a development on its lands would construct, erect, or place a building or structure, or make an addition or alteration to a building or structure for one of the following purposes:
 - (a) a private school;
 - (b) a long-term care home, as defined in the *Long-Term Care Homes Act, 2007*, S.O. 2007, c. 8, as amended;
 - (c) a retirement home, as defined in the *Retirement Homes Act, 2010*, S.O. 2010, c. 11, as amended;
 - (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* S.O. 2014, c. 11, Sched. 1, as amended; 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*, S.O. 2002, c. 8, Sched. F, as amended;

- (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*, S.O. 2017, c. 34, Sched. 20, as amended;
- (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 the *Condominium Act, 1998*, S.O. 1998, c. C.19, as amended; or
 - (g) the issuing of a permit under the *Building Code Act, 1992*, S.O. 1992, c.23, as amended, in relation to a building or structure.
- (2) In respect of a particular development an education development charge will be collected once, but this does not prevent the application of this by-law to future development on the same property.
5. (1) Education development charges shall be imposed against all lands, buildings or structures undergoing non-residential development which has the effect of creating gross floor area of non-residential development or of increasing existing gross floor area of non-residential development if the development requires one or more of the following:
- (a) the passing of a zoning by-law or of an amendment thereto under section 34 of the *Planning Act*;
 - (b) the approval of a minor variance under section 45 of the *Planning Act*;
 - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
 - (d) the approval of a plan of subdivision under section 51 of the *Planning Act*;

- (e) a consent under section 53 of the *Planning Act*;
- (f) the approval of a description under the *Condominium Act, 1998*, S.O. 1998, c. C.19, as amended; or
- (g) the issuing of a permit under the *Building Code Act, 1992*, S.O. 1992, c.23, as amended, 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 in the area of jurisdiction of the Board 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) April 4, 2022 to April 3, 2023 - \$362.00; and,
- (b) April 4, 2023 to April 3, 2027 - \$524.00.

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 subsections (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 a semi-detached dwelling, a row dwelling, or any other residential building.
- (3) Notwithstanding subsection (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 subsection (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:
- (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*, R.S.O. 1990, c. O.31, as amended, 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 subsection (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 2 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 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 subsection (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 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 (square metre) of such non-residential development and uses of land, buildings or structures shall be in the following amounts for the periods set out below:

- (a) April 4, 2022 to April 3, 2023 - \$0.12 (\$1.29); and,
- (b) April 4, 2023 to April 3, 2027 - \$0.14 (\$1.51).

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

Collection of Unpaid Education Development Charges

- 19. Section 349 of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, applies with necessary modifications with respect to an education development charge or any part of it that remains unpaid after it is payable.

Date By-Law in Force

- 20. This by-law shall come into force on April 4, 2022.

Date By-Law Expires

- 21. This by-law shall expire on April 3, 2027, unless it is repealed at an earlier date.

Severability

- 22. 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

- 23. 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

- 24. This by-law may be cited as the Peterborough Victoria Northumberland and Clarington Catholic District School Board 2022 Education Development Charges By-Law (County and City of Peterborough).

ENACTED AND PASSED this 22nd day of March, 2022.

.....
Chairperson of the Board

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Director of Education and Secretary/Treasurer of the Board