
DATE: June 22, 2010

REPORT TITLE: **PAYMENT OF DEVELOPMENT CHARGES BY BRAMPTON CHRISTIAN SCHOOLS**

FROM: Norma Trim, Chief Financial Officer and Commissioner of Corporate Services

RECOMMENDATION

The request to provide a grant to the Brampton Christian School to offset its payment of Regional development charges in the amount of \$243,180.74, not be approved.

REPORT HIGHLIGHTS

- In January 2009, the Brampton Christian School paid Regional development charges in the amount of \$243,180.74; as governed by the current Regional Development Charge By-law 115-2007.
- The Brampton Christian School has since requested that the development charges be eliminated and/or substantially reduced.
- The Brampton Christian School is not on land that is owned by a board of education and used only for board of education purposes; therefore is not exempt from development charges.
- Wastewater services have been adjacent to this property since 1997 and the school has opted not to connect to the sewermain.
- Any reduction to development charges would have to be made by way of a grant which would have to be funded from the tax base.
- If the grant is made a precedent could be set and other private schools on the tax roll, currently estimated at sixty-nine, could possibly request similar treatment.

DISCUSSION

1. Background

In August 1995, the Brampton Christian Schools received a building permit for an addition. At that time the Town of Caledon waived the Town portion of the development charges, but Regional and school board development charges were paid. The Regional development charge amount paid was based on the Regional services available at the time.

On January 29, 2009, Brampton Christian Schools paid for development charges relating to the expansion of their facility. The Town again waived its portion of the development charges. The remaining development charges were paid in full prior to the calculations becoming finalized and validated by the Region of Peel and the school boards. This allowed

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Brampton Christian School to avoid Regional indexing costs of \$18,768.80; had the payment be made on or after February 1, 2009. The Region of Peel and the school boards subsequently allowed a demolition allowance for six portables that were to be removed from the site. The portion of the payment made to the Town for the Regional portion was initially \$299,678.76 and adjusted to \$243,180.74 after allowing for the demolition allowance. The Town issued a cheque to Brampton Christian Schools on February 5, 2009 in the amount of \$59,730.94 which represented the demolition allowance which can be further broken down into \$56,498.02 for the Region and \$3,232.92 for the school boards. The list of the Regional services included in the calculation of the development charge amount for this property is shown in the appendix.

On June 17th, Councillor Thompson provided a notice of motion with respect to providing a grant to the Brampton Christian School in the amount of \$243,180.74 to offset its payment of development charges. The rationale being that development charges are not imposed on lands owned by a board of education and used only for education purposes and the Brampton Christian School is a not-for-profit education facility which complies with Ministry of Education standards. Staff were requested to report back to Council on the implications.

2. Findings

Only land that is owned by a board of education and used for board of education purposes are exempt from Regional development charges according to the Regional by-law; which mirrors the *Development Charges Act* provisions. Brampton Christian School does not meet this criteria.

Should Council choose to provide a grant to the Brampton Christian School, this would need to be funded from the tax base. Council should be aware that there are currently sixty-nine other private schools on the tax roll. Although we do not know how many of these are not-for-profit education facilities which comply with Ministry of Education standards, we do know that there are fifteen other schools operated by various religious faiths. It is reasonable to assume that other requests for grants will follow if Council chooses to approve this motion. Further, other not-for-profit schools may also seek a grant or relief from Regional development charges in the future if this precedent is set, thereby representing a potential future impact to the Region.

The Brampton Christian School does not currently use Regional wastewater services. Wastewater services have been adjacent to this property since 1997 and the school has opted not to connect to the sewermain. Given that servicing is available, there is no basis to reduce the development charges payable for services not used. The amount of the development charges related to providing wastewater services is \$52,406.74.

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CONCLUSION

There is no basis for providing a grant to offset Regional development charges paid by the Brampton Christian School.



Norma Trim
Chief Financial Officer
and Commissioner of Corporate Services

Approved for Submission:



D. Swarc, Chief Administrative Officer

For further information regarding this report, please contact [Ed Zamparo] at extension 4281 or via email at ed.zamparo@peelregion.ca

c. Legislative Services

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**Regional Development Charges relating to Brampton Christian School
12480 Hurontario Street, Caledon
Paid January 29, 2009**

Service	Gross Floor Area (M²)	Rate	Value
Water	2,805.5	\$22.34	\$62,674.87
Wastewater	2,805.5	\$18.68	\$52,406.74
Roads	2,805.5	\$45.50	\$127,650.25
Growth Studies	2,805.5	\$0.14	\$392.77
OPP	2,805.5	\$0.02	\$56.11
Total Development Charges Paid			\$243,180.74