

Providence Reformed Collegiate

Request to Middlesex Centre re: Development Charges

November 6, 2024

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Our Membership Community

Our association is a religious community working together to educate the next generation.

- * Parents of Current Students
- * Parents of Past Students
- * Broader Supporting Community

What Are We?

- * Grade 9 to 12 Secondary School
- * Approximately 110 Students
- * Ontario Secondary School Diploma
- * “Private School” as defined in *Education Act*

- * Independent, Christian School
 - * An association of like-minded parents seeking a specific education for their teens
 - * Of the Presbyterian and Reformed Tradition

Where Are We?

- * 93 Queen St
- * Established in Komoka in 1997
- * Current Building Constructed in 2002
- * Expanded in 2018 to accommodate growing program



Operation of School

- * Paid Positions:
 - * Approximately 20 people:
 - * Teaching Faculty
 - * Bus Drivers
 - * Administration
- * Unpaid Positions
 - * Approximately 50 people:
 - * Board of Directors
 - * Numerous Committees
 - * Coaches, clubs



Financial Support

No Government Funding

Income

- * Tuition – 65%
 - * Fundraising & Donations – 25%
 - * Membership Fees – 10%
 - * Sweat Equity
-
- * Cost-Recovery Budget
 - * Not-for-Profit Corporation
 - * Registered Charity



Community Involvement

- * Country Terrace
- * Neighbourhood Food Drive
- * Salt and Light Community Volunteer Hours

- * Community Use of Our Facilities & Property
 - * Open Space
 - * Sports Facilities
 - * Polling station in provincial and federal elections

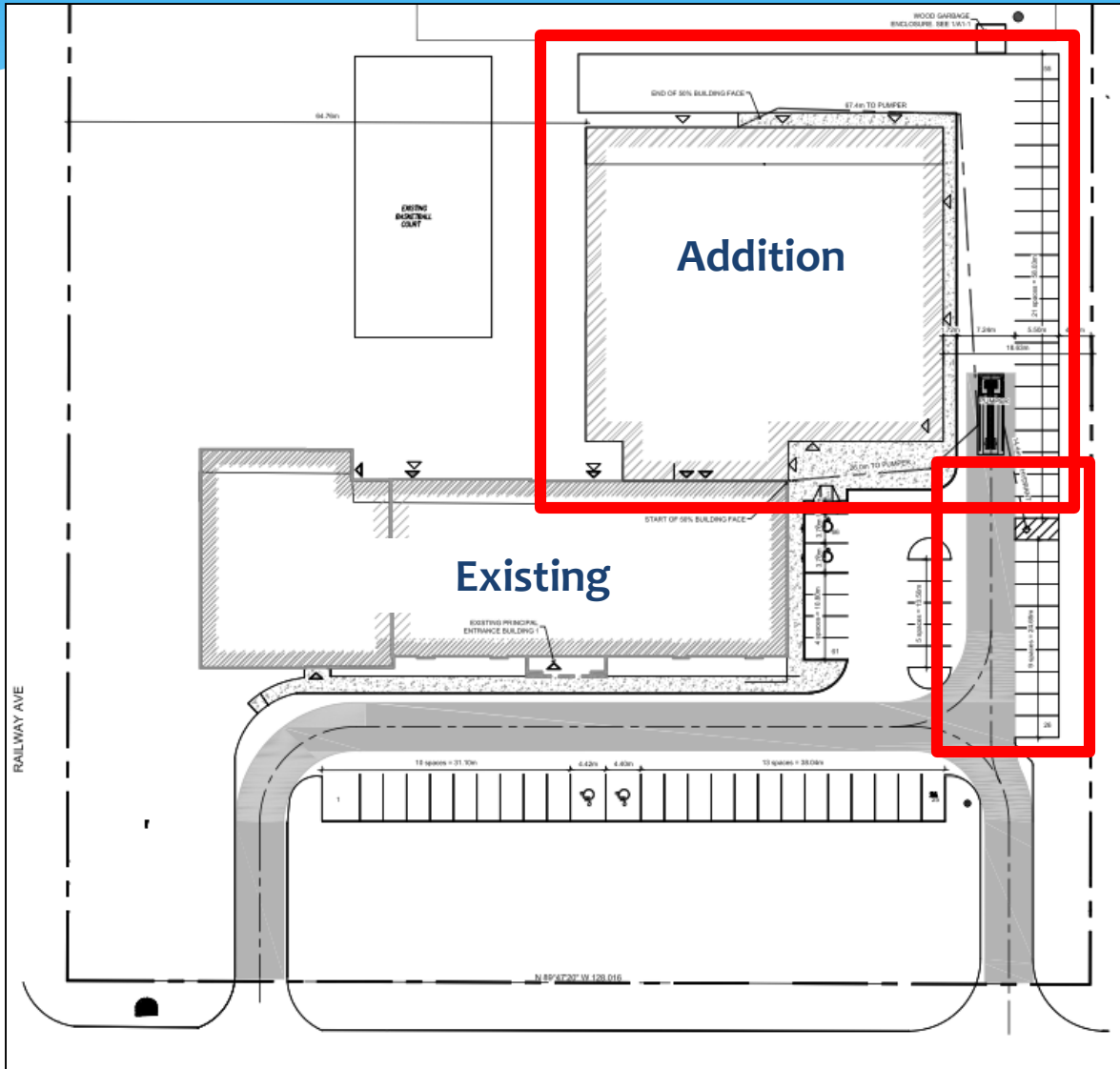


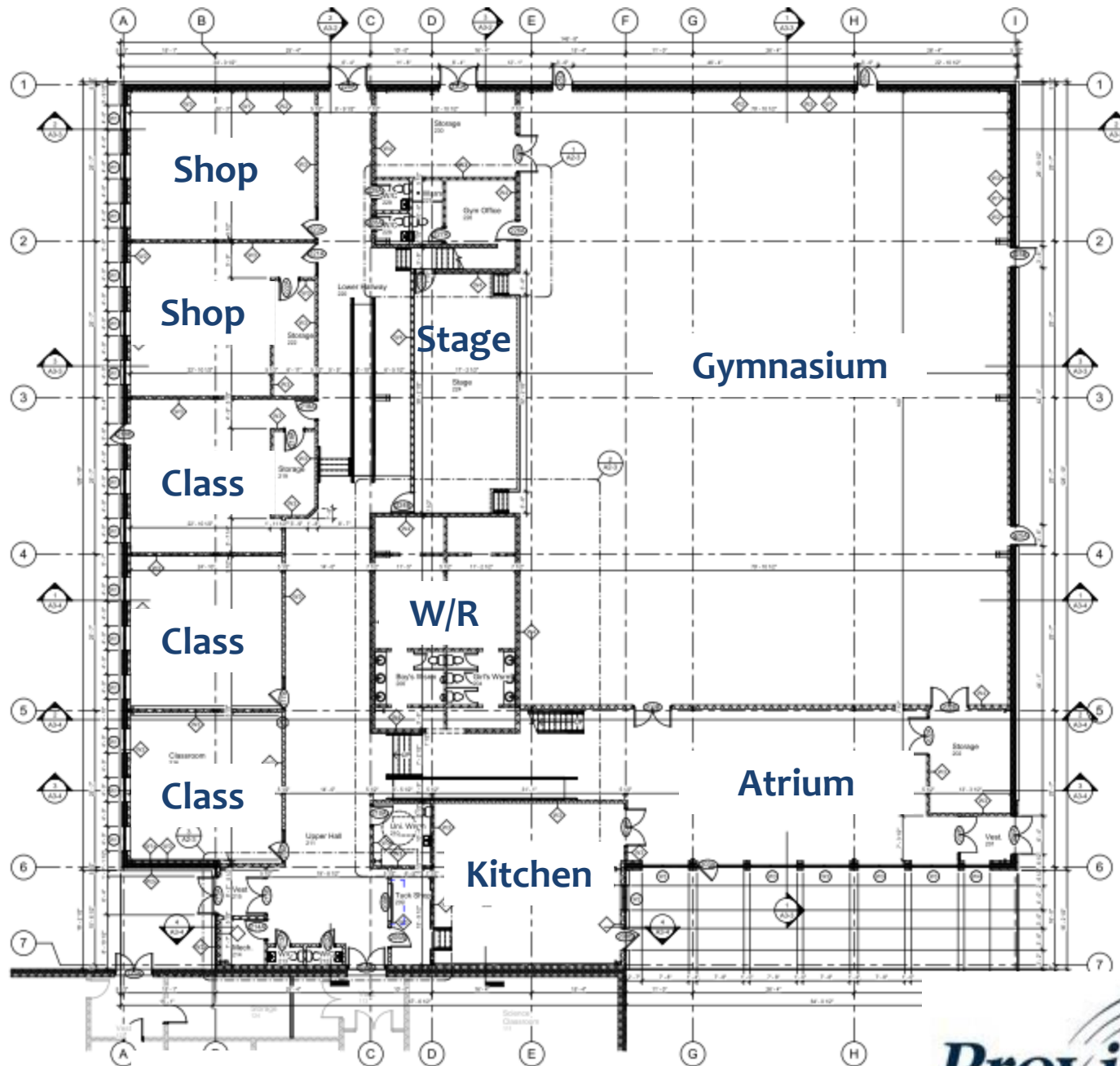
Proposed Addition

Front Elevation



Proposed Addition





Existing

Main Floor Plan
1/8" = 1'-0"

Proposed Addition

The Need:

- * Availability of Wellness Centre (Gymnasium)
- * Mandatory Technology Classes in OSSD (Shop Classes)
- * Food & Nutrition Classes (Industrial Kitchen)



Development Charges

- * Community Growth
- * Community Facility and Infrastructure Needs
- * Development pays for Development (not Existing Tax Base)
- * Development Charges Act, 1997
- * DC Background Study
- * Municipal DC By-law 2024-64

DC Exemptions

- * Mandatory vs. Discretionary
 - * Greater Societal Benefit
 - * Provide Community Facilities
 - * Less Demand on Services
- * Elementary and Secondary Schools – or rather, Board of Education
 - * Recreational Facilities
 - * Open Space
 - * Meeting Rooms
 - * Parkview

PRC's Problem

- * Middlesex Center By-law 2024-64 uses same language as DC Act
 - * Not Institutional as defined in by-law
 - * Not a “Board of Education”
 - * Not Industrial, Commercial, Agricultural, Etc
 - * But fall under “Other Non-Residential”
- * DC Payable 20,040 ft² (1861.8m²) at \$134.69/m² = \$250,762

PRC's Request

- * Treat us the same as other schools
 - * Like other legislation
 - * Like Middlesex Centre Zoning By-law
- * Waive the DC
- * Amend Middlesex Centre By-law 2024-64
 - * Add definition of “Private School” per *Education Act*
 - * Exempt “Private Schools” from DCs
- * Willing to pay an amendment application fee

Reasons to Exempt PRC

- * Equitable treatment
- * PRC provides societal benefits and diversifies education options
- * PRC actively contributes to the Komoka community
- * PRC provides community open space and facilities
- * PRC expansion decreases demand on municipal facilities
- * PRC expansion does not significantly increase need for services
- * Expansion is due to diversified facility needs, not just an expanding student population
- * PRC's capital cost is partly a result of Komoka growth and lost access to community services

DC By-Law Amendment

- * Background Study and By-law passed summer 2024
- * By-law may be amended within 1 year of Background Study (*DC Act s. 11*)
- * Same Process as Passing DC By-law (*DC Act s. 19*)
- * Public meeting as Part of Regular Council Meeting (*DC Act s. 12 a*)
- * Public Notification of meeting and of passing amendment (*DC Act s. 12 b & 13*)

Financial Impact

- * DC Act s. 33 & 34 require DC reserves and payment of collected DCs into these reserves.
 - * A DC that is payable under the By-law but waived
vs.
 - * A DC charge that was never payable under the By-law in the first place (e.g. Agriculture, Parkview)
- * By-law 2024-64 s. 12 – allows for refund of “overpayment” resulting from a change to By-law

Questions?

