

TIMING OF PAYMENT OF EDUCATION DEVELOPMENT CHARGES:

Education development charges are paid to the municipality before a building permit is issued

BY-LAW INSPECTION:

The EDC By-laws adopted by the Waterloo Region District School Board and the Waterloo Catholic District School Board are available for inspection during regular business hours, in each Board's office at 51 Ardelet Ave., Kitchener, Ontario and 35 Weber St. W., Unit A, Kitchener, Ontario, respectively.

CLARIFICATION RE BY-LAW APPLICATION:

Any questions respecting the application of the Boards' EDC By-laws should be directed to:

Mr. Shawn Callon, Principal Planner
Waterloo Region District School Board
Telephone: (519) 570-0003, ext. 4308

or

Mr. Dave Bennett, Senior Manager of Capital Planning
Waterloo Catholic District School Board
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EDUCATION DEVELOPMENT CHARGES

PAMPHLET

FOR THE

**WATERLOO REGION DISTRICT SCHOOL BOARD
EDUCATION DEVELOPMENT CHARGES BY-LAW, 2011**

AND THE

**WATERLOO CATHOLIC DISTRICT SCHOOL BOARD
EDUCATION DEVELOPMENT CHARGES BY-LAW, 2011**

This pamphlet summarizes the Education Development Charges imposed by the Waterloo Region District School Board and the co-terminous Waterloo Catholic District School Board. The information contained herein is intended only as a guide. Interested parties should review the approved by-laws and consult with the municipality in which the development approval is sought, to determine the applicable charges that may apply to specific development proposals.

**WATERLOO REGION DISTRICT SCHOOL BOARD
WATERLOO CATHOLIC DISTRICT SCHOOL BOARD
EDUCATION DEVELOPMENT CHARGES**

LEGISLATIVE AUTHORITY

Division E of Part IX of the *Education Act* enables a district school board to pass by-laws for the imposition of education development charges (EDCs) against residential and/or non-residential development, if residential development in the area of jurisdiction of the board increases education land costs, and the development requires one or more of the actions set out below and described in section 257.54 of the *Education Act*:

- the passing of a zoning by-law or an amendment to a zoning by-law
- the approval of a minor variance
- a conveyance of land to which a by-law passed under the *Planning Act* applies
- the approval of a plan of subdivision
- a consent
- the approval of a description under the *Condominium Act*
- the issuing of a building permit under the *Building Code Act, 1992*, in relation to a building or structure

The Education Development Charge is collected only once for a development under the By-law's provisions, and must be paid before a building permit is issued, even if more than one planning approval is required.

PURPOSE OF EDUCATION DEVELOPMENT CHARGES

Education development charges are used to pay for school sites and their related costs that accommodate students from new growth.

EDUCATION DEVELOPMENT CHARGE BY-LAW PROCESS AND IMPLEMENTATION

The Waterloo Region District School Board and the Waterloo Catholic District School Board, together, held information sessions on January 17, 2011, April 6, 2011 and April 11, 2011. As required under the legislation, the information sessions dealt with policies of the Boards and a Background Study that determined the need for and calculation of the Education Development Charges.

In addition, the Boards held Public Meetings on April 11, 2011 and May 16, 2011 to review the findings and to adopt their respective policies and By-laws.

The effective implementation date for each Board's By-law is June 1, 2011. The By-laws have a term of five years; however, it should be noted that each By-law may be amended in any given year during that term.

EDUCATION DEVELOPMENT CHARGE RATES:

Both Boards have adopted By-laws that collect residential and non-residential Education Development Charges on all lands within the Region of Waterloo as follows:

	Residential \$/new residential unit	Non-residential \$/new sq.ft. of gross floor area¹
Waterloo Region District School Board	\$1,266	\$0.92
Waterloo Catholic District School Board	\$425	\$0.31
Total EDC Rate	\$1,691	\$1.23

BY-LAW EXEMPTIONS:

In addition to the statutory exemptions set out in the By-laws that are required under the *Education Act*, the Boards have approved a number of non-statutory exemptions including:

- Publicly funded university or college established by an Act of the Legislative Assembly of Ontario;
- Public Hospitals receiving aid under the Public Hospitals Act; and,
- The Crown in right of Ontario or the Crown in right of Canada.

CONVERSION CREDITS:

Where an Education Development Charge has previously been paid and the land is being redeveloped, a charge will again be imposed where a residential building is replaced by, or converted to, in whole or in part, a non-residential building. The same applies to the conversion from non-residential space to residential space. In both circumstances, however, a credit would be given for any Education Development Charge previously paid and in respect of the space proposed to be converted, provided that the credit does not exceed the amount of the Education Development Charges set out in the table above.

REDEVELOPMENT CREDITS:

An Education Development Charge will not be imposed for the replacement, on the same site, of a dwelling unit or non-residential building that was destroyed or damaged by fire, demolition or otherwise. This exemption will not apply if the building permit for residential was issued more than 2 years, or for non-residential gross floor area¹, more than 5 years, after the occurrence.

¹ Gross floor area is defined in Part I of O.Reg. 20/98, and may be inconsistent with the definition of gross floor area set out in the municipalities' development charge by-laws.