

REDEVELOPMENT CREDITS:

New development replacing previously existing development may be entitled to a credit. Consistent with the legislation, an education development charge will not be imposed with respect to the replacement, on the same site, of a dwelling unit or a non-residential building that was destroyed or damaged by fire, demolition or otherwise, or that was so damaged as to render it uninhabitable. The exemption will not apply, however, if the building permit is issued more than 2 years after, in the case of a residential dwelling unit, or more than 5 years after, in the case of non-residential gross floor area.

TIMING OF PAYMENT OF EDUCATION DEVELOPMENT CHARGES:

Education development charges shall be calculated at the rate in effect at the time of issuance of the building permit and paid in full to the Treasurer of the area municipality in which the land is located, prior to the issuance of a building permit under the *Building Code Act*.

BY-LAW INSPECTION:

The Education Development Charges 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 Ardelt Ave., Kitchener, Ontario and 35 Weber St. W., Unit A, Kitchener, Ontario, respectively, or on each board's website at www.wrdsb.ca for the Waterloo Region DSB or www.wcdsb.ca for the Waterloo Catholic DSB.

CLARIFICATION RE BY-LAW APPLICATION:

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

Mr. Shawn Callon, Principal Planner
Waterloo Region District School Board
Telephone: 519-570-0003, ext. 4308
edc_inquiries@wrdsb.on.ca

or

Ms. Lindsay Ford, Manager of 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, 2016**

AND THE

**WATERLOO CATHOLIC DISTRICT SCHOOL BOARD
Education Development Charges BY-LAW, 2016**

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 boards and the municipality in which the development approval is sought to determine the applicable charges that may apply to specific development proposals.

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 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, 1998*
- the issuing of a building permit under the *Building Code Act, 1992*, in relation to a building or structure

Only one Education Development Charge is leviable for a development under the By-laws' provisions, and is payable at the time of building permit issuance, even if more than one planning approval is required.

PURPOSE OF EDUCATION DEVELOPMENT CHARGES

Education Development Charges are used to fund the acquisition of school sites and related costs to accommodate growth-related pupil needs arising from new development.

EDUCATION DEVELOPMENT CHARGE BY-LAW PROCESS

The Waterloo Region District School Board and the Waterloo Catholic District School Board, together, held information sessions on October 8, 2015 and March 31, 2016. In addition, they held Public Meetings on April 25, 2016 and May 16, 2016.

The effective implementation date for each Board's By-law is June 1, 2016. The By-laws shall expire 5 years after they come into force, unless they are repealed earlier.

EDUCATION DEVELOPMENT CHARGE RATES:

The By-laws impose single uniform **residential and non-residential** Education Development Charge rates on development on all lands within the Region of Waterloo, as follows:

	Residential \$/new residential dwelling unit	Non-residential \$/new sq.ft. of gross floor area¹
Waterloo Region District School Board	\$1,948	\$1.41
Waterloo Catholic District School Board	\$653	\$0.32
Total Applicable EDC Rate	\$2,601	\$1.73

BY-LAW EXEMPTIONS:

In addition to the statutory exemptions required under the *Education Act*, and set out in the By-laws, the Boards have approved additional non-statutory exemptions. These are as follows:

- Publicly funded university or college established by an Act of the Legislative Assembly of Ontario, or a college of applied arts and technology established under the *Ontario Colleges of Applied Art and Technology Act, S.O. 2002, c.8, Schedule F*, as amended;
- Public hospital receiving aid under the *Public Hospitals Act, R.S.O. 1990, c.P.40*.
- A farm (a greenhouse, wind turbine or dwelling unit is not considered a farm)

CONVERSION CREDITS:

This section applies where an education development charge has previously been paid in respect of development on land and the development is being converted to an alternate use. An education development charge will be imposed where a residential building is replaced by, or converted to, in whole or in part, a non-residential building. The same would apply to the conversion of non-residential space to residential space. In both circumstances, a credit would be given equal to 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.

¹ Gross floor area is defined in Part 1 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.