



A Review Of Education Development Charge Policies

Waterloo Catholic District School Board

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What Is An Education Development Charge?



- An Education Development Charge is a development charge that is imposed under a bylaw respecting growth-related net education land costs incurred or proposed to be incurred by a School Board.
- This means it is a charge that is levied on new development that is paid by the developer/permit taker when the building permit is issued by the municipality.
- The revenue collected from the charge is then used by a school board to purchase land/school sites for new schools to be built upon.

What Are EDC Policies?



Each EDC by-law has a set of underlying policies which help determine the structure and type of by-law that will be enacted.

Provincial legislation dictates that each School Board with an existing EDC by-law must conduct a review of its EDC policies prior to renewing their EDC by-law.

Section 257.60 sub-section (1) of the Education Act states that:

“Before passing an education development charge by-law, the board shall conduct a review of the education development charge policies of the board.”

What Do EDC Policies Do?



- Policy decisions made by the school board can play a key role in determining things like:
 - The areas to which the EDC bylaw applies,
 - The ability to have different EDC charges for different types of housing developments and densities,
 - How much of the EDC is to be borne by residential or non-residential developments?



Percentage of growth-related net education land costs to be borne through EDCs

- **EDC Exemptions**

School boards typically try to collect 100% of education land costs; however, exemptions in the EDC bylaws may result in less than 100% of land costs being collected.

There are two types of exemptions, statutory and non-statutory.

A statutory exemption is determined through the legislation, and a non-statutory exemption is a ‘voluntary’ exemption.

The Board’s EDC bylaw contains the specific list of EDC exemptions.



Jurisdiction Wide vs. Area Municipal (or Sub Area) Charges

The existing EDC bylaws apply to the entire Board jurisdiction. This means that the EDC rate is the same throughout the entire Region of Waterloo.

**Boards can
choose what
areas they
want the EDC
to cover**

**Bylaws can be
jurisdiction-
wide or cover
only certain
areas**



Percentage of net education land costs to be borne by residential and non-residential development

The existing EDC bylaw allocates 20% of the EDC calculation to Non-Residential Developments.

**Boards can
allocate up to
40% of the
EDC to non-
residential
development**

**The average
around the
Province is
~10-15%**



Uniform charges for all types of residential development vs. differentiated charges

School boards can have one rate that applies to all types of residential development in the same way (e.g., a low-density single-family home pays the same rate as a townhouse or a condo), or they can have different rates depending on the type of residential development.

There are
currently no EDC
bylaws with
differentiated
rates