

EDUCATION DEVELOPMENT CHARGES
PAMPHLET
FOR THE GREATER ESSEX COUNTY DISTRICT
SCHOOL BOARD
THE COUNTY OF ESSEX/TOWNSHIP OF PELEE
EDC BY-LAW

This pamphlet summarizes the Education Development Charges imposed by the Greater Essex County District School Board in the County of Essex/Township of Pelee. The information contained herein is intended only as a guide. Interested parties should review the approved by-law and consult with the local municipality or school board, to determine the applicable charges that may apply to specific development proposals. In the event of any conflict between this pamphlet and the by-law, the by-law shall govern.

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 if 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 under section 45 of the *Planning Act*

- a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies
- the approval of a plan of subdivision under section 51 of the *Planning Act*
- a consent under section 53 of the *Planning Act*
- the approval of a description under section 9 of 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 EDC per dwelling unit can be levied for a residential development under the by-law's 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.

Education Development Charge By-law Process:

The Greater Essex County District School Board held public meetings on April 2, 2019 and April 16, 2019 and the Board passed an education development charge by-law on April 16, 2019.

The Board's by-law came into force on April 22, 2019 and has a term of five years.

Education Development Charge Rate:

The by-law imposes a uniform education development charge of \$605 per dwelling unit against the residential development of all lands within the County of Essex/Township of Pelee. The EDC rate of \$605 will be increased by the amounts and on the dates indicated in the chart below.

| YEAR OF THE BY-LAW | DATE RANGE | EDUCATION DEVELOPMENT CHARGE RATE PER DWELLING UNIT |
|--------------------|----------------------------------|---|
| 1 | April 22, 2019 to April 21, 2020 | \$ 605 |
| 2 | April 22, 2020 to April 21, 2024 | \$ 682 |

By-law Exemptions:

In addition to the statutory exemptions required under the *Education Act*, which include land owned by and used for the purposes of school boards and municipalities, an exemption was approved by the Board as follows:

- for public hospitals.

In accordance with Ontario Regulation 20/98, the by-law exempts certain additional and replacement dwelling units as follows:

- the enlargement of an existing residential unit;
- the creation of one or two additional dwelling units in an existing single detached dwelling where the gross floor area of the additional unit or units does not exceed the gross floor area of the existing single detached dwelling;
- the creation of one additional dwelling unit in an existing semi-detached, row or any other residential dwelling where the gross floor area does not exceed the gross floor area of the smallest dwelling unit;
- the replacement within two years of a dwelling unit destroyed by fire or demolition.

Timing of Payment of Education Development Charges:

Education development charges are payable to the local municipalities in the County of Essex/Township of Pelee on the date a building permit is issued in relation to a building or structure on land to which the education development charge by-law applies.

By-law Inspection:

The by-law was passed by the Greater Essex County District School Board and is available for inspection during regular business hours, in the Board's office at 451 Park St. W, Windsor, Ontario and is posted on the Board's website.

Any inquiries with respect to the by-law should be directed to Shelley Armstrong of the Greater Essex County District School Board (at: Shelley.Armstrong@publicboard.ca).