EDUCATION DEVELOPMENT CHARGES PAMPHLET

FOR THE

YORK REGION DISTRICT SCHOOL BOARD

BY-LAW 2009-02

AND THE

YORK CATHOLIC DISTRICT SCHOOL BOARD

BY-LAW 194

This pamphlet summarizes the Education Development Charges imposed by the York Region District School Board and the co-terminous York 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.

YORK REGION DISTRICT SCHOOL BOARD

YORK 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 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 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 50 of the *Condominium Act*
- the issuing of a building permit under the *Building Code Act, 1992* in relation to a building or structure

Only one EDC 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.

Education Development Charge By-law Process:

The York Region District School Board and the York Catholic District School Board, together, held Public Meetings on May 13, 2009 and June 2, 2009 and each Board adopted an education development charges by-law on June 2, 2009.

The effective implementation date for each Board's by-law is July 1, 2009. The by-laws have a term of five years.

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 York, as follows:

	Residential $/new residential unit	**Non-residential $/new (sq. ft.) of gross floor area***
York Region District School Board	$1,370	$0.35
York Catholic District School Board	$ 650	$0.17
Total	$2,020	$0.52

* 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 charges by-laws.

By-law Exemptions:

In addition to the statutory exemptions required under the *Education Act*, and set out in the by-law, a number of non-statutory exemptions were approved by the Boards. These are as follows:

- a municipality or a local board thereof;
- a district school board;
- a public hospital receiving aid under the *Public Hospitals Act*;
- a publicly-funded university, community college or a college of applied arts and technology established under the *Ministry of Colleges and Universities Act*, or a predecessor statute;

- The Toronto Area Transit Operating Authority ("GO Transit")
- Every place of worship that is used primarily as a place of worship and land used in connection therewith, and every churchyard, cemetery, or burying ground, if they are exempt from taxation under section 3 of the Assessment Act;
- Non-residential farm building;
- non-residential uses permitted pursuant to section 39 of the *Planning Act*;

Timing of Payment of Education Development Charges:

Education development charges are payable to the municipality approving the development, upon the date that a building permit is issued.

By-law Inspection:

The by-laws adopted by the York Region District School Board and the York Catholic District School Board are available for inspection during regular business hours, in each Board's office at 60 Wellington Street, West, Aurora and 320 Bloomington Road West, Aurora, respectively, and will be posted on the Boards' respective websites.

Any inquiries with respect to the by-laws should be directed to Jane Ross of the York Region District School Board (at jane.ross@yrdsb.edu.on.ca) or Tom Pechkovsky of the York Catholic District School Board (at tom.pechkovsky@ycdsb.ca).