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EDUCATION DEVELOPMENT CHARGES PAMPHLET

FOR THE

***SIMCOE COUNTY DISTRICT SCHOOL BOARD
EDUCATION DEVELOPMENT CHARGES
BY-LAW, 2018***

AND THE

***SIMCOE MUSKOKA CATHOLIC DISTRICT SCHOOL BOARD
BY-LAW NO. 50-01-2018***

This pamphlet summarizes the Education Development Charges imposed by the Simcoe County District School Board and the co-terminous Simcoe Muskoka 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.

**SIMCOE COUNTY DISTRICT SCHOOL BOARD
SIMCOE MUSKOKA 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
- 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
- a consent
- 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 Simcoe County District School Board and the Simcoe Muskoka Catholic District School Board, together, held a Public Meeting on May 1, 2018, June 5, 2018 and subsequently, each Board adopted a by-law on October 25, 2018.

The effective implementation date for each Board's by-law is October 30, 2018. The by-laws have a term of one year.

EDUCATION DEVELOPMENT CHARGE RATES:

Education Development Charges By-law, 2018 and By-law No. 50-01-2018 impose single uniform **residential and non-residential** education development charge rates on development on all lands within the County of Simcoe, as follows:

	Residential \$/new residential unit	Non-residential \$/new sq.ft. of gross floor area¹
Simcoe County District School Board	\$1,311	\$ 0.35
Simcoe Muskoka Catholic District School Board	\$448	\$0.12
Total	\$1,759	\$0.47

BY-LAW EXEMPTIONS:

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

- Publicly funded University, Community College or College of Applied Arts and Technology established under the Ministry of Colleges and Universities Act or a predecessor statute;
- Public Hospital receiving aid under the Public Hospitals Act;
- A non-residential farm building
- A place of worship owned by a religious organization that is exempt from taxation under the Assessment Act that is used primarily as a place of public worship;
- A cemetery or burying ground that is exempt from taxation under the Assessment Act;
- Non-residential uses permitted pursuant to Section 39 of the Planning Act.

CONVERSION CREDITS:

Notwithstanding any other provision of this By-law, this section applies where an education development charge has previously been paid in respect of development on land and the land is being redeveloped.

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.

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:

Education Development Charges By-law, 2018 and By-law No. 50-01-2018 adopted respectively, by the Simcoe County District School Board and the Simcoe Muskoka Catholic District School Board are available for inspection during regular business hours, in each Board's office at 1170 Highway 26, Midhurst and 46 Alliance Boulevard, Barrie respectively.