

EDUCATION DEVELOPMENT CHARGES (EDC) PAMPHLET

FOR THE

CONSEIL DES ÉCOLES PUBLIQUES DE L'EST DE L'ONTARIO By-law on the Education Development Charges 01-2024-RAS-P&R

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This pamphlet summarizes the Education Development Charges (EDC) to be imposed by the Conseil des écoles publiques de l'Est de l'Ontario (CEPEO), starting on July 1st 2024. The information contained herein is intended only as a guide. Interested parties should review the approved by-law and consult with the school board and local municipality of the United Counties of Prescott and Russell 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. In accordance with the Act and the Board by-law, The Board imposes an education development charge against land undergoing residential development or redevelopment in the United Counties of Prescott and Russell, if the residential development or redevelopment requires any one of those actions described in section 257.54 of the *Education Act*. An Education Development Charge will be collected once in respect of a particular development, but does not prevent the application of the board by-law to future development of the same property.

PURPOSE OF EDUCATION DEVELOPMENT CHARGES & PROCESS:

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 – educational land costs. The school board held information sessions, Public Meetings and provided Notice of Public Meetings in accordance with the legislation.

CURRENT STATUTORY “CAPPED” INTEREST RATE:

The EDC by-law and rate adopted on June 18, 2024 by the CEPEO and consistent with the legislative rate ‘cap’ provisions are as follows. The calculated rate (i.e. the rate required to fund the education land costs) is also shown:

Conseil des écoles publiques de l'Est de l'Ontario	2024 EDC Calculated Rates	In-force By-Law Rates to June 30, 2024	Year 1 Rates July 1, 2024 to June 30, 2025	Year 2 Rates July 1, 2025 to June 30, 2026	Year 3 Rates July 1, 2026 to June 30, 2027	Year 4 Rates July 1, 2027 to June 30, 2028	Year 5 Rates July 1, 2028 To June 30, 2029
Residential EDC Rate per Dwelling Unit	\$898	\$941	\$898	\$898	\$898	\$898	\$898

STATUTORY EXEMPTIONS:

Subject to any exemption contained with the EDC by-law, the EDC charge applies to all lands located within the United Counties of Prescott and Russell and all related uses of land, buildings or structures thereof.

The respective EDC by-laws do not apply to land owned and used for the following purposes:

- The United Counties or a local board thereof;
- a municipality or a local board thereof;
- a district school board;
- residential development on lands designated as farm retirement lots being a lot adjacent to a farming lot on which a dwelling unit is to be built for the residence of a person who had conducted farming on the adjacent farming lot;
- a place of worship and land used in connection therewith, and every churchyard, cemetery or burying ground, if such is exempt from taxation under Section 3 of the *Assessment Act*, R.S.O. 1990, c. A.31, as amended;
- farm buildings as defined within the EDC by-laws.

Further, an owner shall be exempt from education development charges if a development on its lands would construct, erect, or place a building or structure, or make an addition or alteration to a building or structure for one of the following purposes:

- a private school;
- a long-term care home, as defined in the *Fixing Long-Term Care Act, 2021*;
- a retirement home, as defined in the *Retirement Homes Act 2010*;
- a hospice or other facility that provides palliative care services;
- a child care center, as defined in the *Child Care and Early Years Act, 2014*;
- a memorial home, clubhouse or athletic grounds owned by the Royal Canadian Legion.

If only part of a building or structure, or an addition or alteration to a building or structure, will be used for a purpose identified in the EDC by-law, only the part of the building, construction, addition or alteration is exempt from an education development charge.

Finally, an owner shall be exempt from education development charges if the owner is:

- a college of applied arts and technology established under the *Ontario Colleges of Applied Arts and Technology Act, 2002*;
- a university that receives regular and ongoing operating funds from the Government of Ontario for the purposes of post-secondary education;
- an indigenous institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act, 2017* – post-secondary educational facilities.

For clarity, the following applications are not exempted from payment of education development charges:

- conversions of use – non-residential to residential;
- secondary dwelling units built on the same property, but ancillary to the principal residence.

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 municipality (Alfred and Plantagenet, Casselman, Champlain, Clarence-Rockland, East Hawkesbury, Hawkesbury, La Nation and Russell) of the United Counties of Prescott and Russell, prior to the issuance of a building permit under the *Building Code Act*.

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 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 later, in the case of a residential dwelling unit.

INSPECTION OF MUNICIPAL REGULATIONS:

The Education Development Charges by-laws adopted by the CEPEO are available for inspection during regular business hours, at the CEPEO office at the respective address, or on the CEPEO website, as indicated on the cover page.