



# Halton District School Board

## Education Development Charges

### LEGISLATIVE AUTHORITY:

The *Education Act* provides that a district school board may pass by-laws for the imposition of education development charges against land in its area of jurisdiction undergoing residential or non-residential development if there is residential development in the area of jurisdiction of the district school board that would increase education land costs and the residential or non-residential development require one or more of the actions identified in section 257.54(2) of the *Education Act*;

Education development charges shall be imposed against all lands, buildings or structures undergoing residential and non-residential development if the development requires one or more of the following:

- a) the passing of a zoning by-law or of an amendment thereto under section 34 of the *Planning Act*;
- b) the approval of a minor variance under section 45 of the *Planning Act*;
- c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
- d) the approval of a plan of subdivision under section 51 of the *Planning Act*;
- e) a consent under section 53 of the *Planning Act*;
- f) the approval of a description under section 50 of the *Condominium Act*; or
- g) the issuing of a permit under the *Building Code Act, 1992* in relation to a building or structure.

### 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 Halton District School Board held a Public Meeting on April 22, 2009 and subsequently the Board adopted an Education Development Charges (EDC) by-law on May 20, 2009. The effective implementation date for the Board's EDC by-law is June 8, 2009. The 2009 By-law has a term of five (5) years. The Board amended the EDC by-law on June 15, 2011, to adjust the EDC rates.

### EDUCATION DEVELOPMENT CHARGE RATES:

The 2009 EDC By-law (as amended June 15, 2011) imposes residential and non-residential education development charges on development of all lands within the Region of Halton.

## EDUCATION DEVELOPMENT CHARGE RATES (cont'd)

The applicable rates are as follows:

	<b>Residential Development</b>	<b>Non-Residential Development</b>
\$ / new unit (as defined in the EDC By-law)	\$ 2,506.00/unit	
\$ / sq.ft of gross floor area (as defined in the EDC By-law); \$ / sq.m of gross floor area		\$ 0.69/sq.ft or \$ 7.43/sq.m

The education development charge is additional to charges levied by other Boards and government bodies.

### 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 Board. The exemptions are as follows:

- a) a public hospital receiving aid under the Public Hospitals Act;
- b) 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;
- c) a seminary of learning maintained for educational purposes that is exempt from taxation under the Assessment Act, the whole profits from which are devoted or applied to such purposes, i.e. a non-profit private school;
- d) a place of worship owned by a religious organization exempt from taxation under the Assessment Act that is used primarily as a place of public worship;
- e) a cemetery or burying ground exempt from taxation under the Assessment Act;
- f) non residential agricultural buildings or structures that are owned by and are used for the purposes of a bona fide farming operation.
- g) Go Transit

### TIMING OF PAYMENT OF EDUCATION DEVELOPMENT CHARGES:

Education Development Charges are payable in full to the municipality in which the development takes place, on the date a building permit is issued.

### BY-LAW INSPECTION:

The 2009 EDC By-law (as amended June 15, 2011) adopted by the Halton District School Board is available for inspection in the Clerk's Office of each area municipality, as well as at the Halton District School Board offices during regular business hours. A copy is also available on the Halton District School Board website at: [www.hdsb.ca](http://www.hdsb.ca)

**City of Burlington**, 426 Brant Street, Burlington, Ontario L7R 3Z6

**Town of Milton**, 43 Brown Street, Milton, Ontario L9T 5H2

**Town of Oakville**, 1225 Trafalgar Road, Oakville, Ontario L6J 5A6

**Town of Halton Hills**, 1 Halton Hills Drive, Halton Hills, Ontario L7G 5G2

**Halton District School Board**, 2050 Guelph Line, Burlington, Ontario L7R 3Z2