

EDUCATION DEVELOPMENT CHARGES (REGION OF PEEL)



This pamphlet summarizes the Education Development Charges imposed by the Dufferin-Peel Catholic District School Board (Peel Region only) and the Peel 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.


PURPOSE OF EDUCATION DEVELOPMENT CHARGES:

Education development charges are used to fund the acquisition of school sites and site related costs to accommodate growth-related pupil places.

EDUCATION DEVELOPMENT CHARGE RATES:

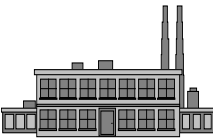
Each Board's EDC by-law imposes single uniform residential and non-residential education development charge rates on development of all lands within the Region of Peel, unless otherwise stated in the by-law, as follows:

Residential
(\$/new residential unit)



Dufferin-Peel Catholic District School Board (Peel Section)	\$1,096.00
Peel District School Board	\$ 3,476.00
Total	\$4,572.00

Non-Residential
(\$/new sq. m. (sq. ft.) of gross floor area¹)



Dufferin-Peel Catholic District School Board (Peel Section)	\$4.74 (\$0.44)
Peel District School Board	\$4.95 (\$0.46)
Total	\$9.69 (\$0.90)

¹ Gross floor area (gfa) is defined in the approved Education Development Charge by-laws, and may not be the same definition of gross floor area set out in the municipality's development charge by-laws.

LEGISLATIVE AUTHORITY:

Education Development Charges are applicable if residential and/or non-residential development is subject to 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 to severance;
- the approval of a description under *Condominium Act, 1998*;
- the issuing of a building permit under the *Building Code Act, 1992*, in relation to a building or structure.

An EDC is leviable for each of the Dufferin-Peel Catholic District School Board and the Peel District School Board for a development application under the by-law provisions. The EDC is payable to the area municipality at the time of building permit issuance.

EDUCATION DEVELOPMENT CHARGES BY-LAW EXEMPTIONS:

- the Region, an area municipality or local boards thereof;
- a board defined in section 257.53 of the *Education Act*;
- the enlargement of an existing residential unit;
- the creation of 1 or 2 additional dwelling units in an existing single detached dwelling where the gross floor area does not exceed the gross floor area of the existing single detached dwelling;
- the creation of 1 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 3 years of a dwelling unit destroyed by fire or demolition;
- the replacement within 10 years of non-residential gross floor area destroyed by fire or demolition provided the former building or structure was destroyed after April 1, 1996;
- the enlargement of an existing industrial building of 50% or less of gross floor area;
- non-residential agricultural buildings or structures that are owned by and are used for the purposes of a bona fide farming operation;
- a public hospital receiving aid under the *Public Hospitals Act, R.S.O. 1990, c. P.40*.
- a publicly funded university established by a special act of the Legislative Assembly of Ontario and/or a college of applied arts and technology established under the *Ontario Colleges of Applied Art and Technology Act, 2002, S.O. 2002, c.8, Schedule F, as amended*;
- Metrolinx

For greater certainty, this by-law applies to lands that are owned by or are used for the purposes of the Peel Housing Corporation.

EDUCATION DEVELOPMENT CHARGE BY-LAW PROCESS:

The Dufferin-Peel Catholic District School Board held public meetings on April 23, 2019 and May 28, 2019 and adopted the by-law on May 28, 2019. The Peel District School Board held public meetings on May 14, 2014 and May 28, 2019 and adopted the by-law on May 28, 2019.

The effective implementation date for each Board's by-law is July 1, 2019. The by-laws have a term of five years.

*For further information on Education Development Charge By-laws
please contact the Dufferin-Peel Catholic District School Board at (905) 890-1221 or
the Peel District School Board at (905) 890-1099 during regular business hours.*