

# Statutory By-Law Exemptions

*There are a number of statutory exemptions to the Education Development Charge by-laws as follows:*

- the enlargement of an existing dwelling unit provided the enlargement does not create an additional dwelling unit;
- the creation of up to two (2) dwelling units in an existing residential building;
- replacement within two (2) years of a dwelling destroyed by fire or demolished;
- the County of Essex or a local board thereof;
- any area municipality or board thereof;
- the City of Windsor and any board thereof;
- a school board defined in Section 257.53 of the Education Act.

*This pamphlet summarizes the Education Development Charges imposed by the*  
**Greater Essex County District School Board.**

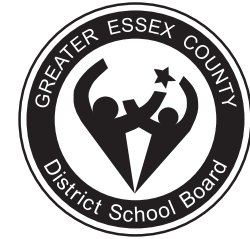
*The information contained herein is intended only as a guide.*

*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.*



**GREATER ESSEX COUNTY  
District School Board**

451 Park St. West, Windsor, Ontario N9A 6K1  
*"Building Tomorrow Together!"*



**GREATER ESSEX COUNTY  
District School Board**

## **EDUCATION**



## **DEVELOPMENT CHARGES**

**EFFECTIVE MAY 11, 2014**

*For further information, please contact  
Superintendent of Business  
during regular business hours*

**519-255-3200 Ext. 10210**

# EDUCATION DEVELOPMENT CHARGES

*Education Development Charges (EDCs) can be imposed if a school board's anticipated enrolment exceeds its rated school capacity or has an outstanding financial obligation for its EDC reserves.*

*The purpose of the charge is to collect money to be used for acquiring new school sites and providing hard services such as water, sewers, gas, and hydro for those sites.*



## Legislative Authority

Division E of Part IX of the Education Act enables a district school board to pass a by-law for the imposition of education development charges against residential (and/or non-residential) development if the 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:

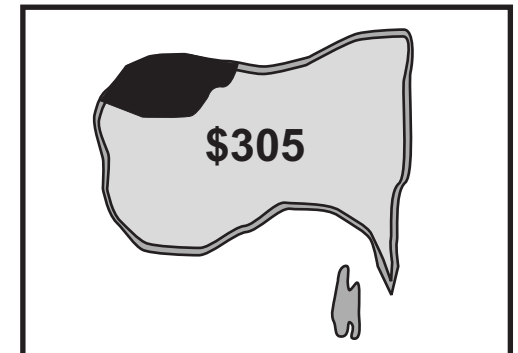
- the passing of a zoning by-law or an amendment to a zoning by-law;*
- the approval of a minor variance;*
- a conveyance of land to which a by-law passed under Subsection 50 (7) of the Planning Act applies;*
- the approval of a plan of subdivision;*
- a consent (severance);*
- the approval of a description 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.*

Pursuant to the Education Act the charge is collected by municipalities at the time of building permit issuance and deposited monthly to the school board EDC reserve fund for school site development.

## Education Development Charge Rates

The Board's EDC by-laws impose only a residential education development charge rate on all new dwelling units, including a dwelling unit accessory to a non-residential use and dwelling units in a mixed use building, as follows:

- County of Essex.....\$305**
  - Municipality of Leamington
  - Town of Amherstburg
  - Town of Essex
  - Town of Kingsville
  - Town of Lakeshore
  - Town of LaSalle
  - Town of Tecumseh
- Township of Pelee.....\$305**
- City of Windsor.....\$305**



**Unless the by-laws are sooner repealed, they expire on May 11, 2019.**