

# Education Development Charges

## City and County of Peterborough

### **Purpose of Education Development Charges**

Education Development Charges (EDCs) are used to fund the purchase of sites for schools, as well as site-related costs to accommodate growth in new pupil places.

### **Legislative Authority**

The Education Act provides that a district school board may pass by-laws for the imposition of EDCs. These charges can be imposed on residential and/or non-residential development if residential development within the board's jurisdiction increases education land costs, and the development requires one or more of the following:

- a. the passing of a zoning by-law or an amendment to a zoning by-law;
- b. the approval of a minor variance;
- 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;
- e. a consent (severance) approval;
- f. the approval of a description under the Condominium Act;
- g. the issuing of a permit under the Building Code Act, in relation to a building or structure.

The EDCs are payable at the time a building permit is issued and is additional to charges levied by other boards and government bodies.

### **Education Development Charges Rates**

The EDCs By-laws for the Kawartha Pine Ridge District School Board and the Peterborough Victoria Northumberland and Clarington Catholic District School Board impose EDCs on residential and non-residential development in the City and County of Peterborough, as follows:

#### **Kawartha Pine Ridge District School Board**

| Type of Development                       | Year 1<br>April 4, 2022 – April 3, 2023 | Year 2<br>April 4, 2023 – April 3, 2024 | Year 3<br>April 4, 2024 – April 3, 2025 | Year 4<br>April 4, 2025 – April 3, 2026 | Year 5<br>April 4, 2026 – April 3, 2027 |
|---|---|---|---|---|---|
| <b>Residential</b>                        | \$436.00                                | \$736.00                                | \$1,036.00                              | \$1,246.00                              | \$1,246.00                              |
| <b>Non-residential (per sq.ft./sq.m*)</b> | \$0.14/sq.ft.<br>\$1.51/sq.m            | \$0.24/sq.ft.<br>\$2.58/sq.m            | \$0.33/sq.ft.<br>\$3.55/sq.m            | \$0.33/sq.ft.<br>\$3.55/sq.m            | \$0.33/sq.ft.<br>\$3.55/sq.m            |

#### **Peterborough Victoria Northumberland and Clarington Catholic District School Board**

| Type of Development                       | Year 1<br>April 4, 2022 – April 3, 2023 | Year 2<br>April 4, 2023 – April 3, 2024 | Year 3<br>April 4, 2024 – April 3, 2025 | Year 4<br>April 4, 2025 – April 3, 2026 | Year 5<br>April 4, 2026 – April 3, 2027 |
|---|---|---|---|---|---|
| <b>Residential</b>                        | \$362.00                                | \$524.00                                | \$524.00                                | \$524.00                                | \$524.00                                |
| <b>Non-residential (per sq.ft./sq.m*)</b> | \$0.12/sq.ft.<br>\$1.19/sq.m            | \$0.14/sq.ft.<br>\$1.51/sq.m            | \$0.14/sq.ft.<br>\$1.51/sq.m            | \$0.14/sq.ft.<br>\$1.51/sq.m            | \$0.14/sq.ft.<br>\$1.51/sq.m            |

\* Note: Gross floor area (gfa) is defined by the Education Act and may not be the same definition of gfa set out in the City of Peterborough and the County of Peterborough (including lower-tier municipalities) development charge, zoning or other by-laws.

### **Statutory By-law Exemptions**

There are several statutory exemptions to the EDCs by-law passed by the Kawartha Pine Ridge District School Board and the Peterborough Victoria Northumberland and Clarington Catholic District School Board, as follows:

- the City of Peterborough, County of Peterborough (including lower-tier municipalities) or a local board thereof;
- a board defined in Section 257.53(1) of the Education Act;
- the enlargement of an existing dwelling unit where an additional dwelling unit is not created;



- the creation of one or two 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 one additional dwelling unit in a semidetached dwelling, row dwelling or any other residential building where the gross floor area of the additional dwelling unit is less than the gross floor area of the existing dwelling unit in the case of a semi-detached or row dwelling; or in the case of any other residential building, is less than the gross floor area of the smallest dwelling unit already contained in the residential building;
- the replacement within two years, on the same site, of a dwelling unit destroyed by fire or demolished;
- the replacement within five years, on the same site, of a non-residential building or structure destroyed by fire, or demolished when the gross floor area of the non-residential part of the replacement building or structure is less than or equal to the gross floor area of the non-residential part of the building or structure being replaced;
- where non-residential development does not create gross floor area or increase existing gross floor area.

Those who fall within the above statutory exemptions are not required to pay EDCs.

### ***Non-Statutory By-law Exemptions***

In addition to the statutory exemptions required under the Education Act, and as set out in the by-law, the Kawartha Pine Ridge District School Board approved the following non-statutory exemptions:

- non-residential “agricultural building or structure” means a building or structure used, or designed or intended for use for the purpose of a bona fide farming operation including, but not limited to, animal husbandry, dairying, fallow, field crops, removal of sod, forestry, fruit farming, horticulture, market gardening, pasturage, poultry keeping and any other activities customarily carried on in the field of agriculture, and residential buildings which are used exclusively to provide living accommodation for employees of the operator of the farming operation and which are occupied for fewer than six (6) consecutive months during each calendar year, but shall not include a dwelling unit or any other building or structure or parts thereof used for other retail, commercial, office, industrial or institutional purposes which constitute non-residential development; and
- a “public hospital” receiving aid under the Public Hospitals Act, R.S.O. 1990, c.26, as amended.

### ***Education Development Charges By-law Process***

The Kawartha Pine Ridge District School Board passed an Education Development Charges by-law on March 29, 2022. The Peterborough Victoria Northumberland and Clarington Catholic District School Board passed an Education Development Charges by-law on March 22, 2022. The effective implementation date for the Kawartha Pine Ridge District School Board and the Peterborough Victoria Northumberland and Clarington Catholic District School Board by-laws is April 4, 2022. Unless the by-law is repealed sooner, it expires on April 3, 2027. For further information on the Education Development Charges by-law, please contact the respective boards at the contact information provided within this brochure.

This pamphlet summarizes the Education Development Charges imposed by the Kawartha Pine Ridge District School Board and the Peterborough Victoria Northumberland and Clarington Catholic District School Board. The information contained herein is intended only as a guide. Interested parties should review the approved by-law and consult with the municipality in which the development approval is sought, to determine the applicable charges that may apply to specific development proposals.



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