



EDUCATION DEVELOPMENT CHARGES (EDC) PAMPHLET

FOR THE

OTTAWA-CARLETON DISTRICT SCHOOL BOARD

Education Development Charges By-law 01-2024

133 Greenbank Road, Nepean, ON K2H 6L3
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AND THE

OTTAWA CATHOLIC SCHOOL BOARD

Education Development Charges By-law 01-2024

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AND THE

CONSEIL DES ÉCOLES CATHOLIQUES DU CENTRE-EST

Education Development Charges By-law 01-2024

4000, Rue Labelle, Vanier, ON K1J 1A1
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AND THE

CONSEIL DES ÉCOLES PUBLIQUES DE L'EST DE L'ONTARIO

Education Development Charges By-law 01-2024-RAS-OTTAWA

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This pamphlet summarizes the Education Development Charges imposed by the Ottawa-Carleton District School Board, the Ottawa Catholic School Board, the Conseil des écoles catholiques du Centre-Est, and the Conseil des écoles publiques de l'Est de l'Ontario. The information contained herein is intended only as a guide. Interested parties should review the approved by-laws and consult with the boards and the City of Ottawa 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 Boards' by-laws, the Boards impose an education development charge against land undergoing Residential Development, Non-Residential Development, or redevelopment in the City of Ottawa, if the Residential Development, Non-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 boards' by-laws 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 – education land costs. The coterminous Ottawa boards held information sessions, Public Meetings and provided Notice of Public Meetings in accordance with the legislation.

CURRENT LEGISLATIVE RATE ‘CAP’

The EDC by-laws and rates adopted by the coterminous Ottawa boards and consistent with the legislative rate ‘cap’ provisions are as follows. The calculated rates (i.e. the rates required to fund the education land costs) are also shown:

	In-force By-law Rates to March 31, 2024	2024 EDC Calculated Rates	Year 1 Rates April 1, 2024 to March 31, 2025	Year 2 EDC Rates April 1, 2025 to March 31, 2026	Year 3 EDC Rates April 1, 2026 to March 31, 2027	Year 4 EDC Rates April 1, 2027 to March 31, 2028	Year 5 EDC Rates April 1, 2028 to March 31, 2029
Ottawa-Carleton District School Board (80% residential/20% non-residential)							
<i>Residential EDC Rate per Dwelling Unit</i>	\$787	\$1,988	\$1,087	\$1,387	\$1,687	\$1,987	\$1,988
<i>Non-residential EDC Rate per Sq. Ft. of GFA</i>	\$0.58	\$1.76	\$0.68	\$0.78	\$0.88	\$0.98	\$1.08
	In-force By-law Rates to March 31, 2024	2024 EDC Calculated Rates	Year 1 Rates April 1, 2024 to March 31, 2025	Year 2 EDC Rates April 1, 2025 to March 31, 2026	Year 3 EDC Rates April 1, 2026 to March 31, 2027	Year 4 EDC Rates April 1, 2027 to March 31, 2028	Year 5 EDC Rates April 1, 2028 to March 31, 2029
Ottawa Catholic School Board (80% residential/20% non-residential)							
<i>Residential EDC Rate per Dwelling Unit</i>	\$499	\$1,286	\$799	\$1,099	\$1,286	\$1,286	\$1,286
<i>Non-residential EDC Rate per Sq. Ft. of GFA</i>	\$0.37	\$1.14	\$0.47	\$0.57	\$0.67	\$0.77	\$0.87
	In-force By-law Rates to March 31, 2024	2024 EDC Calculated Rates	Year 1 Rates April 1, 2024 to March 31, 2025	Year 2 EDC Rates April 1, 2025 to March 31, 2026	Year 3 EDC Rates April 1, 2026 to March 31, 2027	Year 4 EDC Rates April 1, 2027 to March 31, 2028	Year 5 EDC Rates April 1, 2028 to March 31, 2029
Conseil des écoles catholiques du Centre-Est (80% residential/20% non-residential)							
<i>Residential EDC Rate per Dwelling Unit</i>	\$968	\$987	\$987	\$987	\$987	\$987	\$987
<i>Non-residential EDC Rate per Sq. Ft. of GFA</i>	\$0.59	\$0.87	\$0.69	\$0.79	\$0.87	\$0.87	\$0.87
	In-force By-law Rates to March 31, 2024	2024 EDC Calculated Rates	Year 1 Rates April 1, 2024 to March 31, 2025	Year 2 EDC Rates April 1, 2025 to March 31, 2026	Year 3 EDC Rates April 1, 2026 to March 31, 2027	Year 4 EDC Rates April 1, 2027 to March 31, 2028	Year 5 EDC Rates April 1, 2028 to March 31, 2029
Conseil des écoles publiques de l'Est de l'Ontario (85% residential/15% non-residential)							
<i>Residential EDC Rate per Dwelling Unit</i>	\$784	\$547	\$547	\$547	\$547	\$547	\$547
<i>Non-residential EDC Rate per Sq. Ft. of GFA</i>	\$0.28	\$0.34	\$0.34	\$0.34	\$0.34	\$0.34	\$0.34

Each EDC by-law will expire March 31, 2029, unless they are repealed earlier.

Therefore, the total EDC Rates payable in relation to each building permit are:

	In-force By-law Rates to March 31, 2024	2024 EDC Calculated Rates	Year 1 Rates April 1, 2024 to March 31, 2025	Year 2 EDC Rates April 1, 2025 to March 31, 2026	Year 3 EDC Rates April 1, 2026 to March 31, 2027	Year 4 EDC Rates April 1, 2027 to March 31, 2028	Year 5 EDC Rates April 1, 2028 to March 31, 2029
TOTAL EDC RATES PAYABLE							
<i>Residential EDC Rate per Dwelling Unit</i>	\$3,038	\$4,808	\$3,420	\$4,020	\$4,507	\$4,807	\$4,808
<i>Non-residential EDC Rate per Sq. Ft. of GFA</i>	\$1.82	\$4.11	\$2.18	\$2.48	\$2.76	\$2.96	\$3.16

STATUTORY EXEMPTIONS

Subject to any exemption contained with the respective EDC by-laws, the EDC charges apply to all lands located within the City of Ottawa and applies to all categories of Residential Development and all related uses of land, buildings or structures thereof, and all categories of Non-Residential Development and all related uses of land, buildings or structures thereof.

The respective EDC by-laws do not apply to lands that are owned by and are used for the purpose of:

- the Region or a local board thereof;
- a municipality or a local board thereof;
- a district school board;
- residential development on lands designated as a 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 centre, 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 a portion 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-laws, only that portion of the building, structure, 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 facilities

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

- conversions of use – residential to non-residential or 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 City of Ottawa, 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 or a non-residential building 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 after, in the case of a residential dwelling unit, or more than 5 years after, in the case of non-residential gross floor area.

BY-LAW INSPECTION:

The Education Development Charges By-laws adopted by each of the co-terminous Ottawa boards are available for inspection during regular business hours, in each Board's office at the respective addresses, or on each board's website as indicated on the cover page.