



A Review Of Education Development Charges

Greater Essex County District School Board

December 11, 2018



Education development charges are the primary source of funding site acquisition needs for a school board experiencing growth in its jurisdiction.

The GECDSB has 2 existing EDC by-laws that cover the entirety of its jurisdiction. One bylaw covers Essex County/Pelee Island and one bylaw covers the City of Windsor. The by-laws have a maximum term of 5 years and were implemented in 2014.

What Does A School Board Have To Do?



**Prepare an
EDC
Background
Study**

**EDC
Background
Study Must Be
Approved By
Minister of
Education**

**Two Public
Meetings
Must Be
Held Prior
To Passing
A New EDC**

**EDC Study
Must Be
Available To
Public At
Least 2 Weeks
Before 1st Mtg.**

Notice Of Public Meetings Must Be Provided At Least 20 Days Prior To Said Meetings

Ministry Update



- **The Ministry of Education is currently reviewing the EDC legislation.**
- **The Ministry has made recent legislative changes that have essentially ‘frozen’ EDC rates.**
- **The Ministry expects its review to take between 6-8 months.**

EDC Policies



Each EDC by-law has a set of underlying policies that help determine the structure and type of by-law that will be enacted.

Ministry of Education legislation states that a School Board must conduct a review of its EDC policies prior to renewing their EDC by-law.

Policy decisions made by the Board play a key role in determining things like, areas to which the by-law applies, the ability to have different charges for different types of housing developments or how much of the eventual charge is to be borne by residential or non-residential development.



Percentage Of Growth Related Net Education Land Costs To Be Borne Through EDCs

Typically
calculated to
collect 100%
of education
land costs

Exemptions
can result in
less than
100% of
collections

Many school boards with existing EDC by-laws collect less than 100% of net education land costs because they have granted some form of non-statutory exemptions through negotiations with development community interests or in response to positions by local governments or other interested stakeholders.





Jurisdiction Wide Or Area Specific Charges

The existing EDC bylaws are jurisdiction wide. However, it is important to note that the Board has 2 EDC bylaws because the Board's jurisdiction is regarded as two separate 'regions' for the _____

EDC Policies



