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- 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.

