

From: Karen Farace
To: Jennifer E. Willoughby
Subject: Notice of EDC Increase - UGDSB
Date: Tuesday, March 11, 2025 3:11:01 PM
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11 March 2025

Town of Shelburne
203 Main St E
Shelburne, ON L9V 3K7

To: Jennifer Willoughby, Town Clerk

Re: Notice of Increase of Education Development Charges – Effective April 23, 2025

On April 18, 2024, the Upper Grand District School Board (UGDSB) passed Education Development Charge (EDC) by-laws for Wellington County and Dufferin County. In accordance with Ontario Regulation 55/19, the approved EDC bylaws for Wellington County and Dufferin County include an increase of \$300.00 in the second year and in each subsequent year of the bylaw or until the calculated rate is reached.

Please note that effective from April 23, 2025 to April 22, 2026, the EDC rates applicable in Wellington County and Dufferin County are identified as "Year 2" in the table below:

Region	Current 100% Residential Rate	Calculated 100% Residential Rate	Year 1 Apr 23, 2024 to Apr 22, 2025	Year 2 Apr 23, 2025 to Apr 22, 2026	Year 3 Apr 23, 2026 to Apr 22, 2027	Year 4 Apr 23, 2027 to Apr 22, 2028	Year 5 Apr 23, 2028 to Apr 22, 2029
County of Dufferin	\$2,734	\$4,666	\$2,632	\$2,932	\$3,232	\$3,532	\$3,832
County of Wellington (incl. City of Guelph)	\$2,222	\$8,230	\$2,522	\$2,822	\$3,122	\$3,422	\$3,722

For more information on the UGDSB's EDC Bylaws, including accessory dwelling applicability, please visit the Board's EDC [webpage](#). The Accessory Dwelling Unit Development Charges sheet can also be found below for your convenience.

Should you have additional questions, please contact the Planning Department for more information at Planning.Info@ugdsb.on.ca.

Sincerely,



Ruchika Angrish
Manager of Planning

PLN: 25-016
File Code:M01

Applicable Fees for Accessory Units

Scenario	Applicability of EDC's
Adding an accessory unit within the footprint of a <u>proposed new dwelling</u> (i.e. basement, above garage, attached to, etc.)	EDCs are applicable for each unit.
Adding an accessory unit within the footprint of an <u>existing dwelling</u> or <u>existing accessory dwelling unit</u> (basement, attached to, etc.)	EDCs not applicable as long as total Gross Floor Area (GFA) of proposed accessory unit or units is not larger than the GFA of existing dwelling or existing accessory dwelling unit, and number of exempt units not exceeded.
Adding an accessory unit that will <u>exceed</u> footprint of <u>existing dwelling unit</u> or <u>existing accessory dwelling unit</u>	EDCs are applicable for each unit.
Adding an accessory unit in a <u>proposed new detached garage</u>	EDCs are applicable for each unit.
Adding an accessory unit in a <u>proposed new attached garage</u> to an <u>existing dwelling</u>	EDCs not applicable as long as total GFA of proposed accessory unit or units is not larger than the GFA of existing dwelling, and number of exempt units not exceeded.
Adding an accessory unit in an <u>existing attached garage</u> to an <u>existing dwelling</u>	EDCs not applicable as long as total GFA of proposed accessory unit or units is not larger than the GFA of existing dwelling, and number of exempt units not exceeded.
Adding an accessory unit in an <u>existing detached garage</u>	EDCs are applicable for each unit.
A secondary modular dwelling for seasonal farm workers	EDCs are applicable as long as modular dwelling has kitchen and washroom facilities included for the exclusive use of the occupant of the modular dwelling.
Supportive Housing containing multiple units with a <u>common kitchen facility</u>	EDCs are applicable based on number of kitchen facilities. With a single common kitchen facility, this would constitute one dwelling unit and therefore would be subject to one EDC.
Supportive Housing containing multiple units containing <u>separate washroom and kitchen facilities for exclusive use of the person(s) living in the unit</u>	EDCs are applicable for each unit.

As a general rule, an addition to an existing dwelling that will contain an accessory dwelling unit will not be subject to EDCs provided,

1. addition is attached to the existing dwelling rather than free standing;
2. total size (i.e. in case of 2 ADUs, combined GFA) not greater than existing dwelling and the size limitations are met;
3. regardless if the addition is horizontal or vertical, (i.e. adding a second or third floor);
4. number of exempt units not exceeded. (see chart below)

Number of Additional Dwelling Units Subject to Exemption by Unit Type and Subject to Size Restrictions

<u>Detached</u>	Maximum units 2. Total GFA of unit or units is less than GFA of original dwelling
<u>Semi-detached, Townhouse & Apartment</u>	Maximum units 1. Total GFA of unit is less than GFA of original dwelling

NOTE: If building permit is applied for the first ADU, and it meets the above noted criteria, the ADU will be exempt. However, if a second ADU is applied for, and the total GFA of the two units combined is larger than the main dwelling, EDC will be eligible. If Building Permits for both ADUs are applied at the same time, the total GFA of the combined units shall be less than the main dwelling to be eligible for exemption.

"Dwelling unit" means a room or suite of rooms used, or designed or intended for use by one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such person or persons, and shall include, but is not limited to, a dwelling unit or units in an apartment, group home, mobile home, duplex, triplex, semi-detached dwelling, single detached dwelling, stacked townhouse and townhouse.

"Existing" means Occupancy Permit has been provided and the dwelling is habitable.

"Exempt" refers to number of units where EDCs are not charged; exceeding that number, EDCs are charged

"SF" means Single Family Detached dwelling

"SD" means Semi-detached dwelling

"TH" means Townhouse attached dwelling

"APT" means Apartment dwelling

Applicable Fees for Accessory Units

Scenario	Applicability of EDC's
Adding an accessory unit within the footprint of a proposed new dwelling (ex. basement, above garage, attached to, etc.)	EDCs are applicable for each unit.
Adding an accessory unit within the footprint of an existing dwelling or existing accessory dwelling unit (basement, attached to, etc.)	EDCs not applicable as long as total Gross Floor Area (GFA) of proposed accessory unit or units is not larger than the GFA of existing dwelling or existing accessory dwelling unit, and number of exempt units not exceeded.
Adding an accessory unit that will exceed footprint of existing dwelling unit or existing accessory dwelling unit	EDCs are applicable for each unit.
Adding an accessory unit in a proposed new detached garage	EDCs are applicable for each unit.
Adding an accessory unit in a proposed new attached garage to an existing dwelling	EDCs not applicable as long as total GFA of proposed accessory unit or units is not larger than the GFA of existing dwelling, and number of exempt units not exceeded.
Adding an accessory unit in an existing attached garage to an existing dwelling	EDCs not applicable as long as total GFA of proposed accessory unit or units is not larger than the GFA of existing dwelling, and number of exempt units not exceeded.
Adding an accessory unit in an existing detached garage	EDCs are applicable for each unit.
A secondary modular dwelling for seasonal farm workers	EDCs are applicable as long as modular dwelling has kitchen and washroom facilities included for the exclusive use of the occupant of the modular dwelling.
Supportive Housing containing multiple units with a common kitchen facility	EDCs are applicable based on number of kitchen facilities. With a single common kitchen facility, this would constitute one dwelling unit and therefore would be subject to one EDC.
Supportive Housing containing multiple units containing separate washroom and kitchen facilities for exclusive use of the person(s) living in the unit	EDCs are applicable for each unit.

As a general rule, an addition to an **existing** dwelling that will contain an accessory dwelling unit **will not be** subject to EDCs provided,

1. addition is attached to the existing dwelling rather than free standing;
2. total size (i.e. in case of 2 ADUs, combined GFA) not greater than existing dwelling and the size limitations are met;
3. regardless if the addition is horizontal or vertical, (i.e. adding a second or third floor).;
4. number of exempt units not exceeded. (see chart below)

Number of Additional Dwelling Units Subject to Exemption by Unit Type and Subject to Size Restrictions

Detached	Maximum units 2. Total GFA of unit or units is less than GFA of original dwelling
Semi-detached, Townhouse & Apartment	Maximum units 1. Total GFA of unit is less than GFA of original dwelling

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