

The Corporation of the Town of Aurora

By-law Number XXXX-24

**Being a By-law to amend By-law Number 6592-24 to establish
development charges for the Town of Aurora.**

Where subsection 2 (1) of the *Development Charges Act, 1997*, S.O. 1997, c.27 (“the Act”) provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services arising from the development of the area to which the by-law applies;

And whereas Bill 185, *Cutting Red Tape to Build More Homes Act, 2024*, upon Royal Assent, made certain amendments to the Act, including to subsection 5(3) that added the costs of certain studies as capital costs;

And whereas section 19 of the Act was also amended to provide for amendments to be made to a development charges by-law;

And whereas subsection 19 (1.2) of the Act was added to permit a municipality to amend a development charges by-law, subject to conditions being met, that do not require the process for by-law amendments under subsection 19 (1) of the Act to be followed, including the process to provide notice;

And whereas on March 26, 2024, the Council of The Corporation of the Town of Aurora (the “Town”) enacted By-law Number 6592-24, to establish development charges for the Town of Aurora;

And whereas on June 25, 2024, the Council of the Town approved Report No. FIN24-035 thereby indicating that it intends to include general government (studies) costs, pursuant to paragraphs 5 and 6 of subsection 5 (3) of the Act, within the development charge calculation;

Now therefore the Council of The Corporation of The Town of Aurora hereby enacts as follows:

1. Section 1.1 (j) of By-law Number 6592-24 be and is hereby deleted and replaced with the following:
 - “(j) **“capital cost”** means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of and as authorized by the municipality or local board,
 - (a) to acquire land or an interest in land, including a leasehold interest;
 - (b) to improve land;
 - (c) to acquire, lease, construct or improve buildings and structures;
 - (d) to acquire, lease, construct or improve facilities including (but not limited to),
 - (i) furniture and equipment, other than computer equipment;
and

- (ii) material acquired for circulation, reference or information purposes by a library board within the meaning of the *Public Libraries Act*; and
 - (iii) rolling stock with an estimated useful life of seven (7) years or more;
 - (e) interest on money borrowed to pay for costs in (a) to (d);
 - (f) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d) above, including the development charge background study.
2. Section 2.1 of By-law Number 6592-24 be and is hereby deleted and replaced with the following:
- “2.1 The categories of services for which development charges are imposed under this By-law are as follows:
- (a) Library Services;
 - (b) Fire Services;
 - (c) Parks and Recreation Services;
 - (d) Services Related to a Highway;
 - (e) Wastewater Services;
 - (f) Water Services; and
 - (g) General Government (Studies).
3. Schedule “A” to By-law Number 6592-24 be and is hereby deleted and replaced with Schedule “A” – Components of Services/Classes of Services attached and forming part of this By-law.
4. Schedule “B” to By-law Number 6592-24 be and is hereby deleted and replaced with Schedule “B” – Residential and Non-Residential Development Charges attached and forming part of this by-law
5. This By-law shall come into force and effect on the date of final passage hereof.

Enacted by Town of Aurora Council this 25th day of June, 2024.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk

Schedule "A"
Town of Aurora
Components of Service

Town-wide Engineered Services:

1. Services Related to a Highway;
 - Roads and Related Infrastructure
 - o Roads
 - o Bridges and Culverts
 - o Sidewalks
 - o Streetlights, Traffic Signals
 - o Active Transportation
 - Public Works Facilities, Vehicles, and Equipment
2. Wastewater Services;
 - Collection Infrastructure
3. Water Services
 - Distribution Services

All Other Town-wide Services:

4. Fire Services;
 - Facilities, Vehicles, and Equipment
5. Parks and Recreation Services;
 - Parkland Development, Amenities, and Trails
 - Facilities, Vehicles, and Equipment
6. Library Services;
 - Facilities, Materials, and Equipment
7. General Government (Studies)

Schedule "B"

Town of Aurora

Schedule of Development Charges

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Multiples	Apartments - Large	Apartments - Small	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)	(per sq.m of Gross Floor Area)
Town-Wide Services/Class of Service:							
Wastewater Services	1,233	946	692	476	383	0.55	5.92
Water Services	1,003	769	563	387	312	0.45	4.84
Services Related to a Highway	9,404	7,212	5,281	3,629	2,922	4.22	45.42
Fire Protection Services	1,292	991	726	499	401	0.58	6.24
Library Services	2,935	2,251	1,648	1,133	912	0.15	1.61
Parks and Recreation Services	21,280	16,321	11,950	8,211	6,612	1.07	11.52
General Government (Studies)	556	426	312	215	173	0.23	2.48
Total Town-Wide Services/Class of Services	37,703	28,916	21,172	14,550	11,715	7.25	78.04