

# The Corporation of the Town of Aurora

## By-law Number 6357-21

### Being a By-Law of The Corporation of the Town of Aurora to amend By-Law Number 6166-19, to establish development charges for the Town of Aurora.

**Whereas** the Town of Aurora enacted By-law Number 6166-19 pursuant to the *Development Charges Act, 1997, S.O. 1997, c. 27*, as amended (the "Act"), which Act authorizes Council to pass by-laws for the imposition of development charges against land;

**And Whereas** the Town has undertaken a study pursuant to the Act which has provided an updated Schedule B to By-law Number 6166-19;

**And Whereas** Council has before it a report entitled "Town of Aurora 2021 Development Charge Update Study" prepared by Watson & Associates Economists Ltd., dated April 22, 2021 (the "update study");

**And Whereas** the update study and proposed amending by-law were made available to the public on April 22, 2021, and Council gave notice to the public pursuant to section 12 of the Act.

**And Whereas** Council, on May 18, 2021, held a meeting open to the public, pursuant to section 12 of the Act, at which Council considered the study, and written and oral submissions from the public;

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

1. By-law Number 6166-19 is hereby amended as follows:

A. Addition of Rental Housing to the definitions in section 1 as follows:

"Rental housing" means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises

B. Addition of Institutional development to the definitions in section 1 as follows:

"Institutional development" means development of a building or structure intended for use,

a) as a long-term care home within the meaning of subsection 2(1) of the *Long-Term Care Homes Act, 2007*;

b) as a retirement home within the meaning of subsection 2(1) of the *Retirement Homes Act, 2010*;

c) by any of the following post-secondary institutions for the objects of the institution:

- i. a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario,
  - ii. a college or university federated or affiliated with a university described in subclause (i), or
  - iii. an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act, 2017*;
- d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- e) as a hospice to provide end of life care.

C. Addition of non-profit housing development to the definitions in section 1 as follows:

“Non-profit housing development” means development of a building or structure intended for use as residential premises by,

- a) a corporation without share capital to which the *Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing;
- b) a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing; or
- c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*.

D. Addition of Interest rate to the definitions in section 1 as follows:

“Interest rate” means the annual rate of interest calculated at the Town’s Policy No. FIN20-005 – Development Charge Changes Under Bill 108 and Bill 138.

E. Addition of Class to the definitions in section 1 as follows:

“Class” means a grouping of services combined to create a single service for the purposes of this by-law and as provided in section 7 of the *Development Charges Act*;

F. Replace Section 2.0 with the following:

**Designation of Services/Class of Services**

2.1 The categories of services/class 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) Municipal Parking Spaces;
- e) General Government (Studies);
- f) Services Related to a Highway;
- g) Wastewater Services; and
- h) Water Supply and Distribution Services.

2.2 The components of the services/class of services designated in subsection 2.1 are described in Schedule "A" to this By-law.

G. Addition of the following university exemption to Section 3.5:

New bullet (i) – Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the *Development Charges Act, 1997* if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.

H. Addition of policies related to the timing of development charges payments. These will be included after section 3.15 of the development charges by-law:

New Section – 3.16 Notwithstanding subsections 3.14 and 3.15, development charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of first occupancy certificate issued, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.

New Section – 3.17 Notwithstanding subsections 3.14 and 3.15 development charges for non-profit housing developments are due and payable in 21 installments commencing with the first installment payable on the date of first occupancy certificate issued, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.

New Section – 3.18 Where the development of land results from the approval of a site plan or zoning by-law amendment received on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the development charges under subsections 3.6 and 3.7 shall be calculated on the rates set out in Schedule "B" on the date of the planning application, including interest. Where both planning applications apply development charges under subsections 3.6 and 3.7 shall be calculated on the rates, including interest, set out in Schedule "B" on the date of the later planning application, including interest.

- I. Sections 3.16 and 3.17 of the by-law are renumbered to 3.19 and 3.20 respectively.
- J. Addition of a Section 3.21 for "Rules with Respect to Exemptions for New Development"

"3.21 Notwithstanding the provisions of this By-law, no development charge shall be payable where the development:

- (a) is limited to the creation of an additional dwelling unit as prescribed, in prescribed classes of new residential buildings as set out in the Regulations to the *Development Charges Act, 1997*; and
- (b) is limited to the creation of an additional dwelling unit ancillary to a new dwelling unit for prescribed classes of new residential buildings as set out in the Regulations to the *Development Charges Act, 1997*."

- K. Replace Section 6 with the following:

"The following schedules to this By-law form an integral part of this By-law:

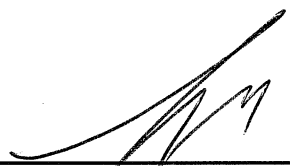
Schedule "A" – Components of Services/Classes of Services Designated in subsection 2.1

Schedule "B" – Residential and Non-Residential Development Charges

Schedule "C" – Calculation of Development Charge Credits Provided to Residential Derelict Buildings

- L. Schedule "A" is deleted and the attached Schedule "A" is substituted therefore.
  - M. Schedule "B" is deleted and the attached Schedule "B" is substituted therefore.
2. This by-law shall come into force and effect at 12:01 a.m. on June 23, 2021.
  3. Except as amended by this by-law, all provisions of By-law Number 6166-19, as amended, are and shall remain in full force and effect.

**Enacted by Town of Aurora Council this 22nd day of June, 2021.**

  
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**Tom Mrakas, Mayor**

  
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**Michael de Rond, Town Clerk**

**Schedule "A"**

**Town of Aurora**

**Components of Services/Class of Services**

**Town-wide Services/Class of Services:**

- 1) Library Services;
- 2) Fire Services;
- 3) Parks and Recreation Services
- 4) Municipal Parking Spaces;
- 5) General Government (Studies);

**Town-wide Engineered Services:**

- 6) Services Related to a Highway;
- 7) Wastewater Services; and
- 8) Water Supply and Distribution Services.

**Schedule "B"**  
**Schedule of Development Charges**

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)
<b>Town-Wide Services:</b>							
Fire Services	891	662	538	369	275	0.37	3.98
Parks and Recreation Services	14,683	10,916	8,867	6,079	4,524	0.65	7.00
Library Services	1,525	1,134	921	631	470	0.07	0.75
General Development	776	577	469	321	239	0.32	3.44
<b>Total Town-Wide Services</b>	<b>17,875</b>	<b>13,289</b>	<b>10,795</b>	<b>7,400</b>	<b>5,508</b>	<b>1.41</b>	<b>15.17</b>
<b>Town-Wide Engineering Services</b>							
Services Related to a Highway	6,139	4,564	3,707	2,542	1,892	2.55	27.45
Wastewater Services	734	546	443	304	226	0.30	3.23
Water Supply and Distribution Services	377	280	228	156	116	0.16	1.72
<b>Total Town-Wide Engineered Services</b>	<b>7,250</b>	<b>5,390</b>	<b>4,378</b>	<b>3,002</b>	<b>2,234</b>	<b>3.01</b>	<b>32.40</b>
<b>Grand Total</b>	<b>25,125</b>	<b>18,679</b>	<b>15,173</b>	<b>10,402</b>	<b>7,742</b>	<b>4.42</b>	<b>47.57</b>

**Municipal Parking Development Charges - Effective until September 18, 2022**

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)
<b>Town-Wide Services:</b> Municipal Parking Spaces	12	9	7	5	4	0.01	0.11

**Total Development Charges Payable**

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)
<b>Development Charges Payable:</b>							
<b>Effective until September 18, 2022</b>	<b>25,137</b>	<b>18,688</b>	<b>15,180</b>	<b>10,407</b>	<b>7,746</b>	<b>4.43</b>	<b>47.68</b>
<b>Effective September 19, 2022</b>	<b>25,125</b>	<b>18,679</b>	<b>15,173</b>	<b>10,402</b>	<b>7,742</b>	<b>4.42</b>	<b>47.57</b>