

Exemptions

Town development charges apply to new developments unless exempted by the Development Charges By-law or Development Charges Act. Exemptions include, but are not limited to:

- Land used for private schools
- Land used for cemeteries or burial grounds exempt from taxation under the Assessment Act
- Places of worship
- Non-residential uses permitted by the Planning Act
- Building permits not resulting in additional gross floor area
- Agricultural uses
- Public hospitals receiving aid under the Public Hospital Act
- Land vested in or leased to government-funded universities for post-secondary education
- Non-Profit residential development
- Affordable residential units required pursuant to section 34 and 16(4) of the Planning Act
- Affordable and attainable residential units

Development Charge Credits

Aurora Town Council may, by agreement, give credit towards a DC in exchange for relevant work. Contact Town of Aurora staff for more details.



Indexing

Development charges imposed under the current Development Charges By-law shall be adjusted semi-annually, without an amendment to the by-law. Development charges rates will be adjusted on January 1 and July 1 of each year, in accordance with the Statistics Canada Non-Residential Building Quarterly Construction Price Index for Toronto.

Reporting

The annual Treasurer's Statement identifies opening and closing reserve fund balances and transactions during the year. The statement is available for review in the office of the Town Clerk: clerks@aurora.ca.

Development Charges By-law Term

The Town of Aurora's Development Charges By-law will be in effect until March 26, 2034, unless repealed at an earlier date.

This pamphlet provides an overview of the Town of Aurora's development charges and is intended to be used only as a guide.

Applicants should review the **Town's Development Charges By-law and the Development Charges Act, 1997** and consult with Finance Department staff at: developmentcharges@aurora.ca

[Aurora.ca/DevelopmentCharges](https://www.aurora.ca/DevelopmentCharges)

100 John West Way
Aurora, Ontario L4G 6J1
[aurora.ca](https://www.aurora.ca)



Development Charges Rates

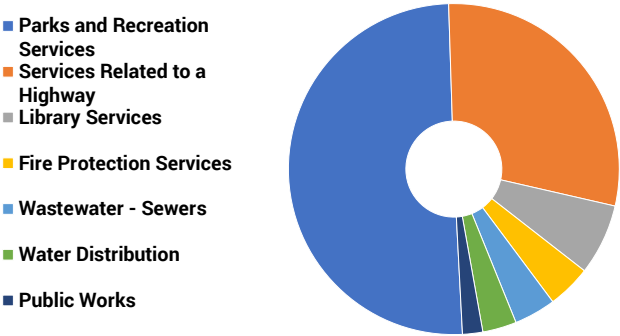
Effective July 1, 2026



Town of Aurora Development Charges

Town of Aurora’s 2024 Development Charges Bylaw No. 6592-24 allocates \$255.6 million for growth-related capital projects until 2029. \$168.6 million of this sum will be recovered through development charges. These charges, collected from developers serve as a key revenue stream to fund essential growth-related infrastructure like water, wastewater, roads and parks & recreation.

Breakdown of Development Charges
Eligible Capital Costs until 2029
Total \$168.6 Million



Development Charges Rates

The following charts outline the residential and non-residential development charge rates in effect for the Town of Aurora.

Residential Development Charges Rates in the Town of Aurora

Service	RESIDENTIAL (per unit)				
	Single and Semi-Detached Dwelling	Apartment Large ≥700 sq.ft	Apartment Small <700sq.ft	Other Multiples	Special Care/Special Dwelling Units
Town-Wide Services					
Fire Protection Services	1,416	795	545	1,086	438
Library Services	3,216	1,804	1,242	2,466	999
Parks and Recreation Services	23,309	13,090	8,995	17,877	7,243
General Government (Studies)	610	343	235	467	190
Town-Wide Services	28,551	16,032	11,017	21,896	8,870
Town-Wide Engineered Services					
Services Related to a Highway	10,301	5,784	3,976	7,900	3,200
Wastewater Services	1,351	758	522	1,036	419
Water Services	1,098	617	423	843	343
Town-Wide Engineered Services	12,750	7,159	4,921	9,779	3,962
GRAND TOTAL	41,301	23,191	15,938	31,675	12,832

Non-Residential Development Charges Rates in the Town of Aurora

Service	Per square foot of Gross Floor Area			Per square Metre of Gross Floor Area		
	Industrial/Office/Institutional	Retail	Hotel / Motel	Industrial/Office/Institutional	Retail	Hotel / Motel
Town-Wide Services						
Fire Protection Services	0.63	0.63	0.63	6.82	6.82	6.82
Library Services	0.16	0.16	0.16	1.76	1.76	1.76
Parks and Recreation Services	1.17	1.17	1.17	12.61	12.61	12.61
General Government (Studies)	0.25	0.25	0.25	2.73	2.73	2.73
Town-Wide Services	2.22	2.22	2.22	23.92	23.92	23.92
Town-Wide Engineered Services						
Services Related to a Highway	4.62	4.62	4.62	49.75	49.75	49.75
Wastewater Services	0.60	0.60	0.60	6.48	6.48	6.48
Water Services	0.49	0.49	0.49	5.30	5.30	5.30
Town-Wide Engineered Services	5.72	5.72	5.72	61.53	61.53	61.53
GRAND TOTAL	7.94	7.94	7.94	85.45	85.45	85.45

An innovative and sustainable
community where neighbours care and
business thrive.

Imposition of Development Charges

Development charges are payable on all new residential and non-residential developments requiring specific development approvals. Generally, the DC amount owing is determined at the building permit issuance stage, with payment due immediately for non-residential developments or at occupancy for residential development.

The Town enforces these charges through a single bylaw. Bylaw No. 6592-24 that was enacted on March 26, 2024. This bylaw was amended by Bylaw No. 6614-24 on June 25, 2024, and by Bylaw No. 6644-24 on October 22, 2024.

This by-law imposes the necessary development charges to cover the Town’s growth-related capital costs for services including water, fire, wastewater, library, roads, public works and parks & recreation.

Development Charges Payment Timing

Payment of development charges is typically due upon the issuance of the first building permit for each building or structure.

For purpose-built rental or institutional developments, charges are paid in equal annual installments starting from the earlier of the permit authorizing occupation or the date of the building’s first occupancy, continuing for the next five anniversaries of that date.