



Town of Aurora Special Meeting of Council Agenda

Date: Tuesday, October 1, 2024
Time: 6 p.m.
Location: Council Chambers, Aurora Town Hall

Meetings are available to the public in person and via live stream on the [Town's YouTube channel](#). To participate, please visit aurora.ca/participation.

	Pages
1. Call to Order	
2. Land Acknowledgement	
3. Approval of the Agenda	
4. Declarations of Pecuniary Interest and General Nature Thereof	
5. Delegations	
6. Consideration of Items Requiring Discussion	
6.1 FIN24-043 - Amending Development Charge Bylaw as per Bill 185 Public Meeting	1
(Presentation to be provided by Byron Tan, Manager, Watson & Associates Economists Ltd.)	
1. That Report No. FIN24-043 be received; and	
2. That the memo dated August 23, 2024, Re. 2024 Development Charges Background Study Update – Amendments as per Bill 185 be endorsed; and	
3. That any new comments, questions, and suggestions arising from the statutory Public Meeting be referred to staff for consideration; and	
4. That Council hereby determines that no further public meetings are required under section 12 of the Development Charges Act, 1997.	
7. Confirming By-law	

7.1 By-law Number XXXX-24 - Being a By-law to confirm actions by Council resulting from a Special Meeting of Council on October 1, 2024

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8. Adjournment



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Town of Aurora
Council Report
No. FIN24-043

Subject: Amending Development Charge Bylaw as per Bill 185 Public Meeting

Prepared by: Jason Gaertner, Manager Financial Management

Department: Finance

Date: October 1, 2024

Recommendation

1. That Report No. FIN24-043 be received; and
2. That the memo dated August 23, 2024, Re. 2024 Development Charges Background Study Update – Amendments as per Bill 185 be endorsed; and
3. That any new comments, questions, and suggestions arising from the statutory Public Meeting be referred to staff for consideration; and
4. That Council hereby determines that no further public meetings are required under section 12 of the Development Charges Act, 1997.

Executive Summary

On June 6, 2024, Bill 185 “Cutting Red Tape to Build More Homes Act, 2024” received royal assent which necessitated multiple changes to the Town’s DC Study and bylaw. Most of these changes were previously implemented through amending DC By-law No. 6614-24 as per the Development Charges Act’s (DCA) process for minor amendments to DC By-laws. The remaining required changes arising from this Bill must be addressed under the DCA through its formal amendment process.

The intent of this report is to present Council and the public with a proposed amending Development Charges By-law as required by the *Development Charges Act, 1997*, S.O. 1997, c. 27 (the “DCA”), which will address the remaining changes arising from Bill 185 as well as other arising minor amendment requirements.

- On June 6, 2024, the province approved multiple changes to the Development Charges Act and the accompanying regulations
- The proposed amending Development Charges By-law is required to adhere to Sections 10 to 18 of the DCA
- The proposed amending Development Charges By-law addresses the remaining Bill 185 changes, as well as other minor amendment needs
- The Development Charges Act provides a mechanism for members of the public to appeal the proposed amending Development Charges By-law

Background

On June 6, 2024, the province approved multiple changes to the Development Charges Act and the accompanying regulations

On April 10, 2024, the province tabled Bill 185 “Cutting Red Tape to Build More Homes Act, 2024”. This Act proposed multiple changes to the DCA and Planning Act.

On June 6, 2024, Bill 185 received Royal Assent. The approved changes to the DCA and Ontario Regulation 82/98 under the DCA included:

- The definition of eligible capital costs were updated to include certain growth studies
- The removal of the mandatory phase-in of charges
- The process for minor amendments to DC bylaws
- A reduction of time for the DC rate freeze related to site plan and zoning bylaw amendment planning application
- Modernizing public notice requirements
- Implementation of the Affordable Residential Unit Exemptions

In recognition that the Town would need to update its DC calculations and bylaw, staff engaged Watson & Associates to update the Town’s DC calculations and create the necessary amending DC bylaws.

On June 26th DC amending Bylaw No. 6614-24 was adopted by Council. This bylaw addressed the majority of the changes arising as a result of Bill 182. Tonight’s presented amending DC bylaw addresses the one remaining Bill requirement being the reduction to the frozen DC rate period from 24 to 18 months.

The proposed amending Development Charges By-law is required to adhere to Sections 10 to 18 of the DCA

Section 10 to 18 of the DCA include the following key requirements:

- Completion of an updated DC background study, including a requirement to post the background study for 60 days prior to passage of the amending DC By-law
- Passage of a DC By-law within one year of the completion of the DC background study
- A public meeting, including notice requirements
- The ability to appeal the bylaw to the Ontario Land Tribunal

As the proposed amending DC By-law is reflective of a policy change only, the memorandum dated August 23, 2024, Re. 2024 Development Charges Background Study Update – Amendments as per Bill 185 which can be found under Attachment 1, will be used as the DC Background Study.

Any person who attends the Town's DC Study and proposed by-law public meeting(s) may make representations relating to the proposed by-law.

A Special Meeting of Council is scheduled for today for the purpose of holding the required statutory Public Meeting. The Meeting was properly advertised to the public. The public notice outlined how to obtain copies of the proposed amending DC bylaw and Background Study. These documents were available from the Town's website in pdf format, meeting the 20 days' notice requirement.

In this meeting, the Town's consultants, Watson & Associates Economists will firstly present a short educational session to advise members of the public and Council outlining the reason for the amending DC By-law and the process for its review and approval. Following the presentation, any questions will be taken; the Chair of the Meeting will then invite members of the public to speak, starting with registered delegates followed by unregistered delegates.

Any new comments, questions and/or suggestions arising from the statutory public meeting will be referred to staff for consideration.

Analysis

The proposed amending development charges by-law addresses the remaining Bill 185 changes, as well as other minor amendment needs

Further to the recent changes undertaken by the Town through By-law No. 6614-24, the Town must make one final revision to its DC By-law arising from Bill 185.

The current DCA requires developments that are subject to a site plan and/or a zoning bylaw amendment application have their DC rates frozen as of the date of their related application's submission. Previously, the DCA required that frozen rates be in effect for a period of 24 months (two years) commencing on the date that the related application is approved. If a building permit is not issued within this frozen rate period, the prevailing DC rates at the time the DC payable becomes due would be applicable. Bill 185 reduced the minimum frozen rate period from 24 to 18 months; effectively meaning that any application submissions after June 5, 2024, would be subject to the shorter frozen rate period.

To align with this legislative change, the Town must update its DC By-law. This bylaw amendment does not meet the defined DCA criteria for a minor amendment; meaning the Town would need to adhere to the above noted sections 10 through 18 requirements.

Further, it is proposed that a definition for Retail be added to the Town's DC By-law to ensure its greater alignment with York Region's DC By-law.

These changes are included as part of the proposed amending DC By-law which can be found under Attachment 2.

The Development Charges Act provides a mechanism for members of the public to appeal the proposed amending development charges by-law

The DCA provides a mechanism for members of the public to appeal the proposed amending Development Charges By-law to the Ontario Land Tribunal (the "Tribunal") within 40 days following adoption by the Council. The Tribunal then hears and makes a final decision on the matter. However, until the decision of the Tribunal is issued, the adopted bylaw remains in effect, and its proposed amendments remain effective.

Advisory Committee Review

None

Legal Considerations

As per the DCA, 1997, the Town must have an active DC by-law in place that is compliant with the DCA to enable the Town's legal capability to collect DC.

Financial Implications

The proposed amending DC By-law's financial implications are difficult to quantify as the impact will differ for each individual development application. However, it can be assumed that the reduced frozen DC rate period will result in moderate increased development charge revenue for the Town from development applications submitted on June 6, 2024, and onwards.

As the Town's prevailing DC rates are subject to regular indexation, these rates will be greater than frozen rates resulting in a gross savings to the developer. This gross savings is partially offset by an interest charge. The amount of interest charged is determined by the time period when a development application is submitted, and the development charges become payable.

Communications Considerations

This report will be made available on the Town's website for the public. In addition, as per Schedule 2 (s. 13 and O. Reg 82/98 s.10 (5)), the Town will provide notice to the public within 20 days of the passing of the Town's revised development charge by-law in a local newspaper.

Notice will also be given by personal service, fax or mail to:

- everyone who has given the municipal clerk a written request for notice and - provided a return address
- the clerk of the upper tier municipality involved
- the secretary of every school board with jurisdiction within the area to which the bylaw applies

Finally, notification will be made via the Town's website and other social media channels.

Climate Change Considerations

There are no directly arising climate change considerations from this report.

Link to Strategic Plan

Setting a DCA compliant Development Charge by-law is the primary tool with which Ontario municipalities can finance the cost of expanding infrastructure and service amenities to accommodate growth demands in their communities. Optimizing the charge within the permissions of the legislation demonstrates the Strategic Plan principles of Leadership in Corporate Management.

Alternative(s) to the Recommendation

Council may direct staff to make changes to the draft amending DC by-law as long as it remains compliant with the current DCA and its accompanying regulation, or to respond to any specific concerns or issues raised by members of the public at the meeting. However, delays in the implementation of this bylaw amendment may result in a risk of bylaw appeal for non-compliance with the current DCA.

Conclusions

Staff recommend that the comments, questions and suggestions arising from this statutory public meeting be referred back to staff for consideration, if any. Next steps include Council's formal review and approval of the proposed amending DC By-law. A formal notification will be released upon the Town's formal adoption of the proposed amending DC By-law.

Attachments

Attachment #1 – Memorandum dated August 23, 2024, 2024 Development Charges Background Study Update – Amendments as per Bill 185

Attachment #2 – DC By-law amending bylaw

Attachment #3 – Presentation: Aurora DC Update Public Meeting

Previous Reports

None

Pre-submission Review

Agenda Management Team review on September 12, 2024

Approvals

Approved by Rachel Wainwright-van Kessel, Director, Finance

Approved by Doug Nadorozny, Chief Administrative Officer

Memorandum

To	Jason Gaertner, Manager, Financial Management / Deputy Treasurer
From	Byron Tan, Manager, Watson & Associates Economists Ltd.
Date	August 23, 2024
Re:	2024 Development Charges Background Study Update – Amendments as per Bill 185

Fax Courier Mail Email

1. Background and Legislation

The Town of Aurora currently imposes Town-wide Development Charges (D.C.) through By-law 6592-24. This by-law, which was passed on March 27, 2024, was enacted to update capital costs and to reflect recent amendments to the *Development Charges Act* (D.C.A.) prior to the introduction of Bill 185.

On April 10, 2024, the Province released proposed changes to the D.C.A. via Bill 185: *Cutting Red Tape to Build More Homes Act, 2024*. The Bill received Royal Assent on June 6, 2024. This Bill reversed many of the key changes that were implemented through Bill 23: *More Homes Built Faster Act* and are summarized as follows:

Revised Definition of Capital Costs

Bill 185 reversed the capital cost amendments of Bill 23 by reinstating studies as an eligible capital cost.

Removal of Mandatory Phase-in

Bill 23 required the phase-in of charges imposed in a D.C. by-law over a five-year term for any by-laws passed after January 1, 2022. Bill 185 removed this mandatory phase-in.

For site plan and zoning by-law amendment applications that were made prior to Bill 185 receiving Royal Assent, the charges payable will be the charges that were in place on the day the planning application was made (i.e., including the mandatory phase-in).



Process for Minor Amendments to D.C. By-laws

Section 19 of the D.C.A. requires that a municipality must follow sections 10 through 18 of the D.C.A. (with necessary modifications) when amending D.C. by-laws. Sections 10 through 18 of the D.C.A. generally requires the following:

- Completion of a D.C. background study, including the requirement to post the background study 60 days prior to passage of the D.C. by-law;
- Passage of a D.C. by-law within one year of the completion of the D.C. background study;
- A public meeting, including notice requirements; and
- The ability to appeal the by-law to the Ontario Land Tribunal.

Bill 185 allows municipalities to undertake minor amendments to D.C. by-laws for the following purposes without adherence to the requirements noted above (with the exception of the notice requirements):

1. To repeal a provision of the D.C. by-law specifying the date the by-law expires or to amend the provision to extend the expiry date (subject to the 10-year limitations provided in the D.C.A.);
2. To impose D.C.s for studies, including the D.C. background study; and
3. To remove the provisions related to the mandatory phase-in of D.C.s.

Minor amendments related to items imposing D.C.s for studies and to remove the mandatory phase-in noted above may be undertaken only if the D.C. by-law being amended was passed after November 28, 2022, and before Bill 185 came into effect. Moreover, the amending by-law must be passed within six months of Bill 185 taking effect.

Notice requirements for these minor amending by-laws are similar to the typical notice requirements, with the exception of the requirement to identify the last day for appealing the by-law (as these provisions do not apply).

Reduction of D.C. Rate Freeze Timeframe

Changes to the D.C.A. in 2020 provided for the requirement to freeze D.C.s imposed on developments subject to a site plan and/or a zoning by-law amendment application. The D.C. rate for these developments is “frozen” at the rates that were in effect at the time the site plan and/or zoning by-law amendment application was submitted (subject to applicable interest). Once the application is approved by the municipality, if the date the D.C. is payable is more than two years from the approval date, the D.C. rate freeze would no longer apply. Bill 185 reduced the two-year timeframe to 18 months. Note, this change



is not subject to the minor amendment provisions introduced and must follow the full D.C. by-law amendment process.

Modernizing Public Notice Requirements

The D.C.A. sets out the requirements for municipalities to give notice of public meetings and of by-law passage. These requirements are prescribed in sections 9 and 10 of O. Reg. 82/98 and include giving notice in a newspaper of sufficiently general circulation in the area to which the by-law would apply. The regulatory changes modernize the public notice requirements by allowing municipalities to provide notice on a municipal website if a local newspaper is not available. Note, this change is in effect as of July 1, 2024.

Subsequent to the release of Bill 185, the Town of Aurora passed an amending By-law (6614-24) on June 25, 2024 to include growth studies as part of the D.C. calculations. However, changes related to the rate freeze in Bill 185 were not included as it is not subject to the minor amendment provisions introduced and must follow the full D.C. by-law amendment process. Therefore, the changes with respect to the timing of the rate freeze are being addressed as part of this document.

Moreover, the Town has requested that the definition of Retail, as described in York Region's D.C. By-law, be included as part of this update.

2. Amendments to the Town's D.C. By-law

Further to the recent D.C. changes undertaken by the Town through By-law 6614-24, the following revisions are proposed (the draft amending By-law is included in the Appendix):

- Revise the D.C. rate freeze timeframe from two years to 18-months for Site Plan and Zoning By-law Amendment applications; and
- To include a definition for Retail.

As per the legislation, section 19 of the D.C.A. applies. Therefore a D.C. background study is required for this amendment. Note that as this change is reflective of a policy change only, this memo shall be utilized as the D.C. background study required for the public process. This memo will be posted on the Town's website to meet the requirements of ensuring the study is available to the public at least 60 days prior to the by-law passage. A public meeting will also be held before the by-law are passed. Council will consider the passage of the amending D.C. by-law at least 60 days after this background study is posted to the Town's website.



2.1.1 Requirements of Section 19 of the D.C.A.

As noted above, Section 19 of the D.C.A. provides for the requirements to amend a D.C. by-law. Section 19 notes that “Sections 10 to 18 apply, with necessary modifications, to an amendment to a development charge by-law other than an amendment by, or pursuant to an order of, the Ontario Land Tribunal”. As such, the following commentary is provided:

- **Section 10:** Requires a D.C. Background Study which identifies the growth forecast, capital costs, deductions, allocation between residential and non-residential benefit, and the associated D.C. calculations, level of service calculations, examination of the long-term operating and capital costs required, and preparation of an asset management plan. In addition, the study must be posted to the Town’s website at least 60 days prior to the passing of the amending D.C. by-laws.
 - None of these items from the 2024 D.C. background study are being changed by this amendment. This memo will be considered the D.C. background study and form the basis for the amending by-laws. This memo will be posted on the Town’s website 60 day prior to by-law passage.
- **Section 11:** Requires that a D.C. by-law may only be passed within one-year of the study.
 - The amendments are anticipated to occur within one year of this study.
- **Section 12:** Requires a public meeting to be undertaken.
 - A public meeting will be held regarding this amendment.
- **Sections 13 to 18:** Outlines the process for appeals
 - This amendment will be subject to appeal to the Ontario Land Tribunal.

Based on the above, the requirements of Section 19 of the D.C.A. will be met.

3. Recommendations

It is recommended that Council:

“Approve the memo dated August 23, 2024 Re: 2024 Development Charges Background Study Update – Amendments as per Bill 185”;

“Determine that no further public meeting is required”; and

“Approve the amending D.C. by-law as set out in Appendix A”.



Appendix A

Draft Amending By-law

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

And whereas on March 26, 2024, the Council of The Corporation of the Town of Aurora enacted By-law Number 6592-24, as amended on June 25, 2024, to establish development charges for the Town of Aurora;

And whereas a development charges background update study has been completed and made available on August 23, 2024 in accordance with the Act;

And whereas the Council of The Corporation of the Town of Aurora has given notice and held a public meeting on the 1st day of October, 2024 in accordance with the Act and the regulations thereto;

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

1. By-law 6592-24 is hereby amended as follows:

a. Include a definition for “Retail” in section 1.1

“Retail” means lands, buildings or structures used or designed or intended for use for the sale or rental or offer for sale or rental of goods or services to the general public for consumption or use and shall include, but not be limited to, a banquet hall, a funeral home, but shall exclude office.

b. Section 3.17 is hereby repealed, and substituted with the following:

3.17 (a) Where the development of land results from the approval of a site plan or zoning by-law amendment received between January 1, 2020 and June 5, 2024, and the approval of the application occurred within two 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 is deemed complete, including interest. Where both planning applications apply development charges under subsections 3.6 and 3.7, the calculations shall be based on the date of the later planning application as set out in Schedule “B”, including interest (calculated in accordance with the Town’s Interest Rate Policy). Otherwise, the current rates under Schedule “B” will apply excluding interest.

- 3.17 (b) Where the development of land results from the approval of a site plan or zoning by-law amendment received on or after June 6, 2024, and the approval of the application occurred within 18 months 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 is deemed complete, including interest. Where both planning applications apply development charges under subsections 3.6 and 3.7, the calculations shall be based on the date of the later planning application as set out in Schedule "B", including interest (calculated in accordance with the Town's Interest Rate Policy). Otherwise, the current rates under Schedule "B" will apply excluding interest.

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

1. This By-law shall come into force and effect on the date of final passage hereof.

Enacted by Town of Aurora Council this 22nd day of October, 2024.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk

The Corporation of the Town of Aurora

By-law Number XXXX-24

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Enacted by Town of Aurora Council this 22nd day of October, 2024.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk



 Watson
& Associates
ECONOMISTS LTD.

Town of Aurora

2024 Development Charges Public Meeting
October 1, 2024



Format for Public Meeting

- Opening Remarks
- Public Meeting Purpose
- Legislative Changes
- Proposed Policy Updates
- Study Process and Timelines
- Presentations by the Public
- Questions from Council
- Conclude Public Meeting



Public Meeting Purpose

- The public meeting is to provide for a review of the D.C. background study addendum and to receive public input on the proposed policy changes
- The meeting is a mandatory requirement under the Development Charges Act (D.C.A.)
- Prior to Council's consideration of a by-law, a background study must be prepared and available to the public a minimum 60 days prior to the D.C. by-law passage

Recent Changes to D.C. Legislation



Bill 185: *Cutting Red Tape to Build More Homes Act, 2024*

On April 10, 2024, the Province released proposed changes to the D.C.A. via Bill 185: Cutting Red Tape to Build More Homes Act, 2024. The Bill received Royal Assent on June 6, 2024. This Bill reversed many of the key changes that were implemented through Bill 23: More Homes Built Faster Act and are summarized as follows:

- Removal of mandatory phase-in of charges
- Re-inclusion of studies as an eligible capital cost (included in calculated rates)
- D.C. rate freeze for zoning by-law amendment applications: reduction from two years to 18 months
- Process for minor amendments to D.C. by-laws
- Modernizing public notice requirements

Note: in addition to the above, the Affordable Rental/Owned Units Exemptions came into force on June 1, 2024

Affordable/Attainable Exemptions

Bill 134



Definitions for “affordable” under the D.C.A. were updated by Bill 134, which received Royal Assent on December 4, 2023. As per s 4.1 of the D.C.A. the affordable rental unit and affordable owned unit exemptions are in effect as of June 1, 2024.

Bill 134 Definitions

Affordable Rental Unit: rent is less than 30% of the 60th percentile of income for rental households or average market rent set out in a new Bulletin*

Affordable Owned Unit: cost is less than 30% of the 60th percentile of income for households in the municipality or 90% of the average purchase price as defined in a new Bulletin*

Affordable Amounts (Aurora)

Affordable Monthly Rent:

Bachelor:	\$1,022
1 Bedroom:	\$1,371
2 Bedroom:	\$1,794
3+ Bedroom:	\$2,065

Affordable Owned Unit:

\$506,600 for All Unit Types

Attainable Unit: yet to be defined by legislation

*Bulletin published by the Ministry of Municipal Affairs and Housing

Recent Bill 185 Updates



- As part of the Bill 185 updates, the Town utilized the minor amendment provisions under Section 19 of the D.C.A. to include Growth Related Studies as part of the D.C. Calculations.
- The Amending By-law to include this change was approved by Council on June 25, 2024.

This Development Charges Update



- To ensure that the remainder of the changes arising from Bill 185 were reflected within its D.C. By-law, the Town has requested a further update.
- This involves revising the D.C. rate freeze timeframe from two years to 18-months for Site Plan and Zoning By-law Amendment applications.
- Additionally, the D.C. By-law has been amended to include the definition for Retail, to align with York Region's definitions (for ease of administration).



Overview of Process –Timelines

- 1** **January 23, 2024**
Release of the Background Study and Draft By-law
- 2** **March 26, 2024**
D.C. By-law Passage
- 3** **June 6, 2024**
Bill 185 – Royal Assent
- 4** **June 25, 2024**
D.C. By-law Amendment for Growth Studies
- 5** **August 23, 2024**
Release of the D.C. Update Study and Draft Amending By-law
- 6** **October 1, 2024**
Mandatory Public Meeting
- 7** **October 22, 2024**
Council Consideration of the Amending By-law

Current D.C. Rates in Effect – July 1, 2024



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	1,261	968	708	487	392	0.56	6.06
Water Services	1,026	787	576	396	319	0.46	4.95
Services Related to a Highway	9,620	7,378	5,402	3,712	2,989	4.32	46.46
Fire Protection Services	1,322	1,014	743	510	410	0.59	6.38
Library Services	3,003	2,303	1,686	1,159	933	0.15	1.65
Parks and Recreation Services	21,769	16,696	12,225	8,401	6,764	1.10	11.78
General Government (Studies)	569	436	319	220	177	0.24	2.55
Total Town-Wide Services/Class of Services	38,570	29,581	21,659	14,885	11,984	7.42	79.83

Next Steps



Council
Consideration of
the By-law
October 22, 2024

The Corporation of The Town of Aurora

By-law Number XXXX-24

**Being a By-law to confirm actions by Council
resulting from a Special Meeting of Council
on October 1, 2024.**

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

1. That the actions by Council at its Special Meeting of Council held on October 1, 2024, in respect of each motion, resolution and other action passed and taken by the Council at the said meeting is hereby adopted, ratified and confirmed.
2. That the Mayor and the proper officers of the Town are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required and to execute all documents as may be necessary in that behalf and the Clerk is hereby authorized and directed to affix the corporate seal to all such documents.

Enacted by Town of Aurora Council this 1st day of October, 2024.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk