

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 offer, by agreement, credit towards development charges in exchange for relevant work. Contact Town of Aurora staff for further information.



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The Town of Aurora's Development Charges By-law will be in effect until March 26, 2034, unless repealed at an earlier date.

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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/business-and-development/](https://www.aurora.ca/business-and-development/)

100 John West Way
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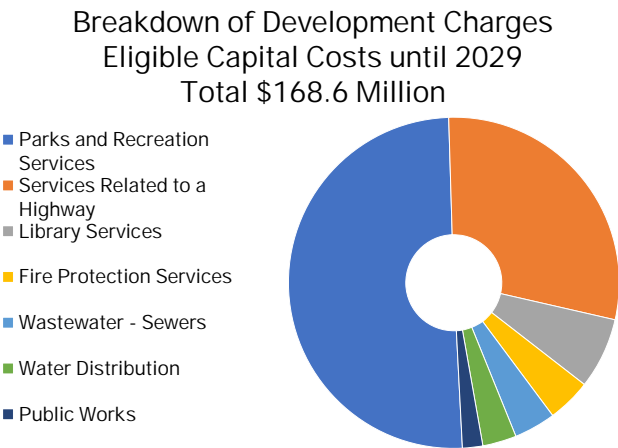
Development Charges Rates

Effective January 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.



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)					NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartment Large ≥ 700 sq.ft	Apartment Small < 700sq.ft	Other Multiplex	Special Care/Special Dwelling Units	(Per sq.ft of Gross Floor Area)	(Per sq.m of Gross Floor Area)
Town-Wide Services							
Fire Protection Services	1,405	789	541	1,077	435	0.63	6.77
Library Services	3,190	1,790	1,232	2,446	991	0.16	1.75
Parks and Recreation Services	23,125	12,987	8,925	17,735	7,186	1.16	12.51
General Government (Studies)	605	340	233	463	188	0.25	2.71
Town-Wide Services	28,324	15,906	10,931	21,721	8,800	2.21	23.74
Town-Wide Engineered Services							
Services Related to a Highway	10,219	5,738	3,944	7,837	3,175	4.59	49.36
Wastewater Services	1,340	752	518	1,028	416	0.60	6.43
Water Services	1,089	612	420	836	340	0.49	5.26
Town-Wide Engineered Services	12,648	7,102	4,882	9,701	3,931	5.67	61.05
GRAND TOTAL	40,972	23,007	15,812	31,422	12,731	7.88	84.79

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	6.77	6.77	6.77
Library Services	0.16	0.16	0.16	1.75	1.75	1.75
Parks and Recreation Services	1.16	1.16	1.16	12.51	12.51	12.51
General Government (Studies)	0.25	0.25	0.25	2.71	2.71	2.71
Town-Wide Services	2.21	2.21	2.21	23.74	23.74	23.74
Town-Wide Engineered Services						
Services Related to a Highway	4.59	4.59	4.59	49.36	49.36	49.36
Wastewater Services	0.60	0.60	0.60	6.43	6.43	6.43
Water Services	0.49	0.49	0.49	5.26	5.26	5.26
Town-Wide Engineered Services	5.67	5.67	5.67	61.05	61.05	61.05
GRAND TOTAL	7.88	7.88	7.88	84.79	84.79	84.79

Imposition of Development Charges

Development charges are applied to all new residential and non-residential lands, buildings or structure developments within the Town of Aurora at the time of development approval.

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 residential subdivisions, charges for roads, water and wastewater are collected upon entering into a subdivision development agreement. 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.

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