

THE REGIONAL MUNICIPALITY OF YORK

BYLAW NO. 2021-33

To authorize the submission of an application to Ontario Infrastructure and Lands Corporation (“**OILC**”) for financing certain capital works of The Corporation of the Town of Aurora; and to authorize long-term borrowing for such capital works through the issue of debentures by The Regional Municipality of York to OILC

WHEREAS the *Municipal Act, 2001* (Ontario), as amended (the “**Act**”) provides that a municipal power shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS the Council of The Corporation of the Town of Aurora (the “**Lower-tier Municipality**”), a lower-tier municipality that forms part of The Regional Municipality of York (the “**Upper-tier Municipality**”) for its purposes has requested the Upper-tier Municipality to authorize the issue of debentures for the certain capital works described in column (2) of Schedule “A” (individually a “**Capital Work**”, collectively the “**Capital Works**”) attached hereto and forming part of this By-law (**Schedule “A”**) in the amount of the respective estimated expenditure set out in column (3) of Schedule “A”, subject in each case to approval by OILC of the financing for such Capital Works requested by the Lower-tier Municipality in the Application as hereinafter defined;

AND WHEREAS before the Council of the Lower-tier Municipality approved the Capital Works in accordance with section 4 of Ontario Regulation 403/02 (the “**Regulation**”), the Council of the Lower-tier Municipality had its Treasurer calculate an updated limit in respect of its most recent annual debt and financial obligation limit received from the Ministry of Municipal Affairs and Housing (as so updated, the “**Updated Lower-tier Limit**”) and, on the basis of the authorized estimated expenditure for each Capital Work as set out in column (3) of Schedule “A” (the “**Authorized Expenditure**” for any such Capital Work) the Treasurer calculated the estimated annual amount payable in respect of each Capital Work (collectively the “**Estimated Annual Amount Payable**”), and determined that the Estimated Annual Amount Payable did not cause the Lower-tier Municipality to exceed the Updated Lower-tier Limit, and accordingly the approval of the Local Planning Appeal Tribunal pursuant to the Regulation was not required before any such Capital Work was authorized by the Council of the Lower-tier Municipality;

AND WHEREAS subsection 405(1) of the Act provides, amongst other things, that a municipality may authorize temporary borrowing to meet expenditures made in connection with a work to be financed in whole or in part by the issue of debentures if the municipality is a lower-tier municipality in a regional municipality and it has approved the work and the upper-tier municipality has approved the issue of debentures for the work;

AND WHEREAS subsection 401(1) of the Act provides that a municipality may incur a debt for municipal purposes, whether by borrowing money or in any other way,

and may issue debentures and prescribed financial instruments and enter prescribed financial agreements for or in relation to the debt;

AND WHEREAS subsection 401(3) of the Act provides that a lower-tier municipality in a regional municipality does not have the power to issue debentures;

AND WHEREAS subsection 403(1) of the Act provides that a by-law of an upper-tier municipality authorizing the issuing of debentures for the purposes or joint purposes of one or more of its lower-tier municipalities may require those lower-tier municipalities to make payments in each year to the upper-tier municipality in the amounts and on the dates specified in the by-law;

AND WHEREAS the Act also provides that a municipality shall authorize long-term borrowing by the issue of debentures or through another municipality under section 403 or 404 of the Act and subsection 403(7) of the Act provides that all debentures issued under a by-law passed by an upper-tier municipality under section 403 are direct, joint and several obligations of the upper-tier municipality and its lower-tier municipalities;

AND WHEREAS OILC has invited Ontario municipalities desirous of obtaining temporary and long-term debt financing in order to meet capital expenditures incurred on or after the year that is five (5) years prior to the year of an application in connection with eligible capital work(s) to make application to OILC for such financing by completing and submitting an application in the form provided by OILC;

AND WHEREAS the Lower-tier Municipality requested the Upper-tier Municipality to issue debentures for the Capital Works and in this connection the Upper-tier Municipality and the Lower-tier Municipality completed and submitted or are in the process of submitting an application to OILC, as the case may be (the “**Application**”) to request financing for the Capital Works by way of long-term borrowing pursuant to section 403 of the Act through the issue of debentures to OILC by the Upper-tier Municipality and by way of temporary borrowing by the Lower-tier Municipality from OILC pending the issue of such debentures;

AND WHEREAS OILC has accepted and has approved or will notify the Upper-tier Municipality only if it accepts and approves the Application, as the case may be;

NOW THEREFORE the Council of The Regional Municipality of York hereby enacts as follows:

1. The Council of the Upper-tier Municipality hereby approves the issue of debentures for the Capital Works in the maximum aggregate principal amount of \$13,175,000.00 and the Council of the Upper-tier Municipality hereby confirms, ratifies and approves the execution by the Commissioner of Finance and Regional Treasurer of the Application and the submission by such authorized official of the Application by the Upper-tier Municipality, duly executed by such authorized official, to OILC for the financing of the Capital Works through the issue of debentures in such maximum aggregate principal amount substantially in the form of Schedule “B” hereto and forming part of this By-law, with such changes thereon as such authorized official may hereafter approve, such execution and delivery to be conclusive evidence of such approval.
2. The Regional Chair and the Commissioner of Finance and Regional Treasurer are hereby authorized to negotiate and enter into, execute and deliver for and on behalf

of the Upper-tier Municipality a financing agreement (a “**Financing Agreement**”) with OILC that provides for long-term borrowing from OILC under the authority of this By-law in respect of the Capital Works on such terms and conditions as such authorized officials may approve, such execution and delivery to be conclusive evidence of such approval.

3. Subject to the terms and conditions of the Financing Agreement and such other terms and conditions as OILC may otherwise require, the Regional Chair and the Commissioner of Finance and Regional Treasurer are hereby authorized to long-term borrow for the Capital Works and to issue debentures to OILC on the terms and conditions provided in the Financing Agreement and on such other terms and conditions as such authorized officials may agree (the “**Debentures**”); provided that the principal amount of the Debentures issued in respect of each Capital Work does not exceed the Authorized Expenditure for such Capital Work and does not exceed the related loan amount set out in column (4) of Schedule “A” in respect of such Capital Work.
4. In accordance with the provisions of section 25 of the *Ontario Infrastructure and Lands Corporation Act, 2011*, as amended from time to time hereafter, the Upper-tier Municipality is hereby authorized to agree in writing with OILC that the Minister of Finance is entitled, without notice to the Upper-tier Municipality, to deduct from money appropriated by the Legislative Assembly of Ontario for payment to the Upper-tier Municipality, amounts not exceeding the amounts that the Upper-tier Municipality fails to pay to OILC on account of any unpaid indebtedness of the Upper-tier Municipality to OILC under any Debentures (the “**Obligations**”) and to pay such amounts to OILC from the Consolidated Revenue Fund.
5. For the purposes of meeting the Obligations the Upper-tier Municipality shall, in accordance with the Act, provide for raising in each year as part of the general upper-tier levy, the amounts of principal and interest payable in each year under any Debenture outstanding pursuant to the Financing Agreement, to the extent that the amounts have not been provided for by any other available source including other taxes or fees or charges imposed on persons or property by a by-law of any municipality.
6. (1) The Regional Chair and the Commissioner of Finance and Regional Treasurer are hereby authorized to enter into, execute and deliver the Financing Agreement and to issue the Debentures, one or more of the Regional Clerk and the Commissioner of Finance and Regional Treasurer are hereby authorized to generally do all things and to execute all other documents and papers in the name of the Upper-tier Municipality in order to perform the Obligations of the Upper-tier Municipality under the Financing Agreement and to issue the Debentures, and the Commissioner of Finance and Regional Treasurer or the Regional Clerk, as the case may be, is authorized to affix the Upper-tier Municipality’s municipal seal to any such documents and papers.

(2) The money realized in respect of the Debentures, including any premium, and any earnings derived from the investment of that money, after providing for the expenses related to their issue, if any, shall be delivered to the Lower-tier Municipality on the basis that the Lower-tier Municipality will apportion and apply such money to the respective Capital Work and to no other purpose except as permitted by the Act.

ENACTED AND PASSED on May 27, 2021.

Regional Clerk

Regional Chair

THE REGIONAL MUNICIPALITY OF YORK
SCHEDULE "A" TO BYLAW NO. 2021-33

| (1) | (2) | (3) | (4) |
|--|---|-----------------------------|----------------------|
| Capital Work Number / By-law Number | Capital Work Description | Estimated Expenditure \$ | Loan Amount \$ |
| <u>Capital Works of The Corporation of the Town of Aurora</u> | | | |
| 1. 72410 / 6303-20 6342-21 6345-21 | Capital costs in connection with the Stronach Aurora Recreation Complex (SARC Gymnasium) construction project | 8,200,000.00 | 8,200,000.00 |
| 2. 73287 / 6303-20 6342-21 6345-21 | Capital costs in connection with the Hallmark Lands baseball diamonds construction project | 3,750,000.00 | 3,375,000.00 |
| 3. 13029 / 6342-21 6345-21 | Capital costs in connection with the Aurora Sports Dome acquisition project | 1,000,000.00 | 1,000,000.00 |
| 4. 72460 / 6342-21 6345-21 | Capital costs in connection with the Aurora Sports Dome retrofit project | 600,000.00 | 600,000.00 |
| TOTAL | | | 13,175,000.00 |

**THE REGIONAL MUNICIPALITY OF YORK
SCHEDULE "B" TO BYLAW NO. 2021-33**

Webloans Loan Application PDF

FA Number 1566

Application for Aurora, The Corporation of the Town of

Projects

| ID | SIT Project ID | Project Name | Construction/Purchase Start | Construction/Purchase End | Project Cost | OILC Loan Amount |
|------|----------------------|--|--------------------------------|------------------------------|----------------|------------------|
| 1491 | 1 | Stonach Aurora Recreation Complex SARC Gymnasium | 09/01/2021 | 09/01/2022 | \$8,200,000.00 | 8,200,000.00 |
| 1492 | 2 | Hallmark Baseball Diamonds | 04/01/2021 | 10/01/2021 | \$3,750,000.00 | 3,375,000.00 |
| 1493 | 3 | Aurora Sports Dome | 07/15/2021 | 05/16/2022 | \$1,600,000.00 | 1,600,000.00 |

Details of Project Stonach Aurora Recreation Complex SARC Gymnasium

Project Category Recreation Infrastructure

Work Type Other Rec Infrastructure Proj

Other Description Gymnasium

Project Name Stonach Aurora Recreation Complex SARC Gymnasium

Construction/Purchase Start 09/01/2021

Construction/Purchase End 09/01/2022

Energy Conservation ☐

Project Address 1 1400 Wellington Street East

Project Address 2

City / Town Aurora

Province ON

Postal Code

Description Construction of a 7,500 sqft gymnasium, including program rooms and office administration space.

Comments and/or Special Requests Construction financing

Project Life Span (Years) 40

Project Financial Information

Project Cost (A)

\$8,200,000.00

Other Project Funding / Financing (B):

Other Project Funding/Financing Total (B)

\$0.00

OILC Loan Amount (A-B)

\$8,200,000.00

Only include long-term borrowing in this section. If you anticipate that you will require short-term financing during the construction phase of the project, the information will be gathered as part of the Financing Agreement.

| Required Date | Amount | Term | Type |
|---------------------------|----------------|------|------------|
| 09/01/2022 | \$8,200,000.00 | 20 | Amortizing |
| Long-term Borrowing Total | \$8,200,000.00 | | |

Details of Project Hallmark Baseball Diamonds

Project Category

Recreation Infrastructure

Work Type

Muni Indoor & Outdoor Cap Infr

Project Name

Hallmark Baseball Diamonds

Construction/Purchase Start

04/01/2021

Construction/Purchase End

10/01/2021

Energy Conservation

☐

Project Address 1

175 Englehard Drive

Project Address 2

City / Town

Aurora

Province

ON

Postal Code

Description

To construct two new additional baseball fields, with fencing, lighting, washroom facilities and parking lot.

Comments and/or Special Requests

Pre flow and debenture requested prior to construction starting. The project will be starting April 1st and is imminent and 100% approved as a capital project to be completed in 2021. Construction contracted awarded and only winter delaying it now. Substantial completion will be end of beginning of October.

Project Life Span (Years)

50

Project Financial Information

Project Cost (A)

\$3,750,000.00

Other Project Funding / Financing (B):

| Description | Timing | Amount |
|---|----------|--------------|
| Cash Reserves | Expected | \$375,000.00 |
| Other Project Funding/Financing Total (B) | | \$375,000.00 |

Only include long-term borrowing in this section. If you anticipate that you will require short-term financing during the construction phase of the project, the information will be gathered as part of the Financing Agreement.

| Required Date | Amount | Term | Type |
|---------------------------|----------------|------|------------|
| 03/01/2021 | \$3,375,000.00 | 20 | Amortizing |
| Long-term Borrowing Total | \$3,375,000.00 | | |

Details of Project Aurora Sports Dome

Project Category

Recreation Infrastructure

Work Type

Muni Indoor & Outdoor Cap Infr

Project Name

Aurora Sports Dome

Construction/Purchase Start

07/15/2021

Construction/Purchase End

05/16/2022

Energy Conservation

☐

Project Address 1

115 Industrial Pkwy N.

Project Address 2

City / Town

Aurora

Province

ON

Postal Code

Description

Purchase of the Aurora Sports Dome for \$1 million and invest \$600,000 in renovations of the site.

Comments and/or Special Requests

This is a pre-flow request to secure current low interest rates and avoid issuing two debentures.*

Project Life Span (Years)

35

Project Financial Information

Project Cost (A)

\$1,600,000.00

Other Project Funding / Financing (B):

Other Project Funding/Financing Total (B)

\$0.00

OILC Loan Amount (A-B)

\$1,600,000.00

Only include long-term borrowing in this section. If you anticipate that you will require short-term financing during the construction phase of the project, the information will be gathered as part of the Financing Agreement.

| Required Date | Amount | Term | Type |
|---------------------------|----------------|------|------------|
| 07/15/2021 | \$1,600,000.00 | 20 | Amortizing |
| Long-term Borrowing Total | \$1,600,000.00 | | |

Has there been any new/undisclosed debt acquired since last FIR was submitted? ☐ Yes ☒ No

Please describe any re-financing plans for any existing "interest only" debt, if applicable.

Non Re-payments of Loans or Debenture

In the last 10 years, has the borrower ever failed to make a loan payment or debenture repayment on time to any lender, including the Provincial Government?

If yes, please provide details.

OILC Loan Repayment Information

Please indicate the source(s) of revenue you plan to use to repay the OILC Loan

| | |
|---------------------|---------|
| Taxation | 0.00 |
| User Fees | 0.00 |
| Service Charges | 0.00 |
| Development Charges | 100.00 |
| Connection Fees | 0.00 |
| Repayment Subsidies | 0.00 |
| Other | |
| | |
| Total | 100.00% |

Documentation and Acknowledgements

Please ensure all required documents are submitted with the signed application. OILC requires originals as noted below to be mailed or couriered. Also, please retain a copy of all documents submitted to OILC for your records.

To obtain templates for documents see listed below.

- Loan Application Signature Page signed and dated by the appropriate individual (original to be submitted)
- Certificate and sealed copy of OILC template By-law authorizing project borrowing and applying for a loan (original with seal)
- Certificate of Treasurer Regarding Litigation using the OILC template (original, signed & sealed)
- Updated Certified Annual Repayment Limit Calculation (original)

☒ I acknowledge and agree that all of the above referenced documents must be submitted in the form required by OILC and understand that the application will not be processed until such documents have been fully completed and received by Infrastructure Ontario.

Please note: OILC retains the right to request and review any additional information or documents at its discretion.

Confidential Information

OILC is an institution to which the Freedom of Information and Protection of Privacy Act (Ontario) applies. Information and supporting documents submitted by the Borrower to process the loan application will be kept secure and confidential, subject to any applicable laws or rules of a court or tribunal having jurisdiction.