



Addendum #1 to the March 3, 2021 Development Charges Background Study

Town of Milton

May 20, 2021

Watson & Associates Economists Ltd.
905-272-3600
info@watsonecon.ca



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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
B.T.E.	Benefit to Existing
D.C.	Development Charges
D.C.A.	Development Charges Act



Addendum Report to
the March 3, 2021
Development
Charges Background
Study



1. Background

Commensurate with the provisions of the Development Charges Act, 1997, as amended (D.C.A.), the Town has undertaken a Development Charges (D.C.) Background Study and released the study in accordance with the D.C.A. The following provides a summary of the key dates in the development charge by-law process:

November 2, 2020: Council Workshop

January 28, 2021: Stakeholder Meeting #1

February 11, 2021: Stakeholder Meeting #2

February 25, 2021: Notice of D.C. Public Meeting

March 3, 2021: Release of the D.C. Background Study and Draft By-laws

March 22, 2021: Public Meeting of Council

May 31, 2021 : Passage of Development Charge By-laws

June 26, 2021: Proposed Effective Date of the Development Charge By-laws

As per further review of the D.C. background study by Town staff and through continued stakeholder engagement, a number of refinements are required to capital costing as well as the growth/non-growth shares and post period shares for a number of projects. As such, the purpose of this addendum report is to provide for changes to the March 3, 2021 D.C. background study as per the further review by Town staff. These refinements are in relation to:

- Parks and Recreation Services, in relation to the costing of future indoor facilities;
- Services Related to a Highway, in relation to the costing of one project and the benefit to existing of three projects.
- Transit Services, in relation to the growth and non-growth shares for six projects and the post period benefit for two projects.

In addition, the area specific D.C. calculated for Outdoor Recreation Lands associated with growth outside the Bristol, Sherwood, and Boyne Secondary Plans is being removed from the proposed by-law at this time to allow for further discussions with the developing landowners.

Finally, at the time the growth forecast was developed for the D.C., 2,500 employees were removed from the potential growth in Agerton Secondary Plan as it was felt that



this growth may take much longer to develop than all other growth. As such, a post period deduction should have been made to the Fire Services, Services Related to a Highway and Public Works components of the municipal-wide charges and to the area specific stormwater charge for the Agerton Secondary Plan Area.

These refinements will form part of the D.C. background study provided prior to by-law adoption. Therefore, a revised draft D.C. by-law has been provided in this addendum report which incorporates the updated D.C. calculations, removal of the Outdoor Recreation Lands area specific charges, revised numbering, and other minor housekeeping refinements.

Numbering and housekeeping items have also been included in the revised draft amending by-law to By-law 053-2016 related to Parking Services, to ensure alignment between the two by-laws.

2. Discussion

This section of the addendum report provides an explanation for the above-noted refinements.

2.1 Refinements to Capital Project Costs for Parks and Recreation Services – Indoor Facilities

Since the release of the D.C. Background Study on March 3rd, Town staff have further reviewed the costing associated with future indoor recreation facilities, related to land costs required. For the Boyne Community Centre, the costing has been refined to align with other similar facilities and recognized that the Town has the land required in which the facility will be located, as such, a reduction of \$7.051 million in the overall costing has been made. Further, the costing for other future facilities have been adjusted to revise costs needed to secure land that will be required to construct these facilities on. As such, an additional \$7.492 million has been added into the calculations. Overall, the changes to the costs result in a net increase of \$441,000.

These refinements result in an increase to residential development charges amounting to \$10 per single detached home. Since the costs of Parks and Recreation Services are allocated 95% to residential benefit and 5% to non-residential benefit, this minor



costing refinement does not impact the calculated non-residential retail or non-retail charges.

2.2 Refinements related to Post Period Deduction

As noted above, at the time the growth forecast was developed for the D.C., 2,500 employees were removed from the potential growth in Agerton Secondary Plan as it was felt that this amount of growth would take much longer to develop than all other growth anticipated throughout all other areas of the Town. As such, a post period deduction should have been made to the Fire Services, Services Related to a Highway and Public Works components of the municipal-wide charges and to the area specific stormwater charge for the Agerton Secondary Plan Area.

Since Transit Services and Growth Studies are calculated on a 10-year forecast period, there is no change required due to this refinement to the growth forecast. For Parks & Recreation Services and Library Services, the capital needs for these services were based on population needs with a 5% allocation assigned to non-growth. As such, the refined growth forecast for Agerton does not impact these D.C. calculations.

The 2,500 employees equate to 1.09% of all population and employment growth anticipate in the municipal-wide D.C. calculations (2,500 divided by the sum of 229,025 population & employment growth). Therefore, an adjustment has been made to Fire Services, Services Related to a Highway and Public Works services to recognize a 1.09% post period deduction against all growth-related works. For the area specific stormwater service in the Agerton Secondary Plan, the 2,500 employees equate to 13.08% of the total population and employment for this area, therefore, a post period deduction equal to this percentage has been made against the D.C. calculations.

2.3 Refinements to Capital Project Costs for Services Related to a Highway, Refinements to Assumptions for Benefit to Existing and Growth, and Post Period Benefit

Town staff have further reviewed the capital costs associated with the Signal Interconnect Program anticipated over the forecast period (2021-2030) and have decreased the gross costs from \$856,000 to \$358,000 as there are only 14 signals



requiring this equipment. As this project is funded 90% from growth, the D.C. eligible costs have decreased from \$770,400 to \$332,200.

Further, the amount of costs associated with projects 18 and 19, related to the upgrades and expansion to 6th Line from Derry Road to Britannia Road, have been refined to a growth share of 96% and benefit to existing share of 4% vs. 100% growth-related as included in the March 3rd Background Study. This refinement reduces the growth-related costs from \$18,521,000 to \$17,780,160.

In addition, the share of cost related to project 20, 6th Line from Britannia Road to Lower Base Line, was included at 100% growth-related with 15% related to growth in the post period. Further review of this project has identified that the growth-share should be 90% and a benefit to existing should be included at 10%. The post period share of 15% has not been refined. This change results in the growth-related costs decreasing from \$6,037,550 to \$5,327,250 for the forecast period.

Finally, as mentioned in Section 2.2 above, an adjustment to reflect a post period deduction of 1.09% has been made to all growth-related costs. This results in a deduction of \$4,708,802.

For Services Related to a Highway, the changes noted above result in an overall decrease to the calculated D.C.s for a single detached dwelling of \$110, from \$6,594 to \$6,484. For non-residential retail development the charges decrease by \$0.07 per sq.ft. from \$4.88 to \$4.81. Finally for non-residential non-retail development the charges decrease by \$0.03 per sq.ft. from \$2.82 to \$2.79.

2.4 Refinements to Post Period Benefit for Fire Services

Further to Section 2.2 above, an adjustment to reflect a post period deduction of 1.09% has been made to all growth-related costs for Fire Services related to the reduce growth forecast included in the municipal-wide growth forecast for the Agerton Secondary Plan Area. This results in a deduction of \$345,858.

This deduction results in an overall decrease to the calculated D.C.s for a single detached dwelling of \$5, from \$440 to \$435. For non-residential non-retail development the charges decrease by \$0.01 per sq.ft. from \$0.25 to \$0.24. This change does not result in any change to the non-residential retail D.C. calculations.



2.5 Refinements to Post Period Benefit for the Public Works Class of Service

Similar to the adjustments made for Fire Services and Services Related to a Highway, the Public Works class of service has been adjusted to reflect a post period deduction of 1.09% against all growth-related costs related to the reduce growth forecast included in for the Agerton Secondary Plan Area. This results in a deduction of \$251,912 for facilities and \$187,469 for vehicles and equipment. In total a post period deduction of \$439,381 has been made

These deductions result in an overall decrease to the calculated D.C.s for a single detached dwelling of \$4, from \$727 to \$723. For non-residential retail and non-retail developments this change does not result in any revisions to the calculated D.C.s.

2.6 Refinements to Post Period Benefit for the Stormwater Services in the Agerton Secondary Plan Area

As noted in Section 2.2, the reduced employment growth for the Agerton area equates to 13.08% of all population and employment growth anticipate in this area. Therefore, a deduction of \$159,576 has been made against the cost of the stormwater monitoring program included in the Agerton area-specific D.C. calculations.

This deduction result in an overall decrease to the calculated area-specific D.C.s for the Agerton Secondary Plan Area of \$15 for a single detached dwelling, from \$113 to \$98. For non-residential retail development the charges decrease by \$0.02 per sq.ft. from \$0.19 to \$0.17. Finally for non-residential non-retail development the charges decrease by \$0.01 per sq.ft. from \$0.13 to \$0.12.

2.7 Refinements to Assumptions for Benefit to Existing, Benefit to Growth and Benefit to Post 10-Year Period for Transit Services

During further review of the D.C. calculations, it was recognized that an error in the D.C. calculations took place in linking the benefit to existing (B.T.E.), benefit to in-period growth, and benefit to post period growth shares, as outlined by Dillon in Appendix G to the March 3rd study, for a number of transit projects including:



- Project 3: Transit Hub - Correct share is 100% Growth/0% B.T.E./38% Post Period Benefit;
- Projects 10 & 11: Maintenance and Supervisory Vehicles - Correct shares are 100% Growth/0% B.T.E./0% Post Period Benefit;
- Projects 12 & 13: Next Gen Presto and Onboard Vehicle Surveillance System – Correct shares are 33% Growth/67% B.T.E./0% Post Period Benefit;
- Project 14: On-Demand Promaster Vehicles - Correct share is 72% Growth/28% B.T.E./21% Post Period Benefit

The correction to these proportionate shares result in the D.C. eligible costs for inclusion in the D.C. calculations to decrease by \$582,000, from \$33,508,292 to \$32,926,292. The resultant overall decrease to the calculated D.C.s for a single detached dwelling is \$19, from \$1,131 to \$1,112. For non-residential retail development the charges decrease by \$0.01 per sq.ft. from \$0.73 to \$0.72. The non-residential non-retail development charges have not been impacted by these refinements with the charge staying at \$0.35 per sq.ft.

2.8 Removal of the Outdoor Recreation Lands Area-Specific Development Charges

As part of the D.C. Background Study, a new area specific charge was calculated related to the cost of outdoor recreation lands required to service future growth outside the Bristol, Sherwood, and Boyne Secondary Plans. At this time, there has been a request by the development community to defer the implementation of this new charge to allow for further dialogue on the topic. Therefore, at this time, the draft by-law which will be considered by Council on May 31, 2021 has removed this component of the charge.

2.9 Overall Changes in the D.C. Calculation

Based on the changes noted above, the total calculated municipal-wide development charge (single/semi-detached unit) has decreased from \$21,014 to \$20,884 (excluding Parking Services). In regard to the non-residential charges (excluding Parking Services), the total calculated municipal-wide retail development charge (per sq.ft.) has



decreased from \$7.75 to \$7.68 and the non-retail D.C. (per sq.ft.) has decreased from \$4.39 to \$4.35.

In addition, the area specific D.C. calculations for the Agerton Secondary Plan Area have decreased from \$113 to \$98 per single/semi-detached unit, from \$0.19 to \$0.17 per sq.ft. for retail development and from \$0.13 to \$0.12 per sq.ft. for non-retail development. No changes have been made to any of the other area specific stormwater D.C. calculations.

As discussed earlier, the area specific D.C. calculations for Outdoor Recreation Lands are also being removed from the draft by-law to allow for further discussions to take place with developing landowners.

The above changes have been incorporated into the calculations. Tables 2-1 through 2-3 outlines the current charges vs. the charges as calculated in the March 3, 2021 D.C. background study and the charges calculated in this addendum report.



**Table 2-1
Development Charges Comparison for Residential Single Detached Units**

Service/Class of Service	Current	Calculated As per DC Report March 3, 2021	Calculated As per Addendum May 20, 2021
Municipal Wide Services/Classes of Services:			
Services Related to a Highway	7,118	6,594	6,484
Public Works Operations	1,185	727	723
Fire Protection Services	462	440	435
Transit Services	459	1,131	1,112
Parks and Recreation Services*	10,407	10,480	10,490
Library Services	832	1,208	1,208
Growth Studies	499	433	433
Parking**	340	340	340
Total Municipal Wide Services/Classes	21,302	21,354	21,224
Area Specific Services:			
Outdoor Recreation Land ¹	-	7,005	7,005
Services Stormwater Drainage and Control Services:			
Sherwood Secondary Plan Area	237	168	168
Boyne Secondary Plan Area	87	60	60
Derry Green Secondary Plan Area	-	-	-
Trafalgar Secondary Plan Area***	-	146	146
Agerton Secondary Plan Area***	-	113	98
Britannia Secondary Plan Area***	-	87	87
Milton Education Village Secondary Plan Area***	-	259	259
Milton Education Village Supplemental Lands Secondary Plan Area***	-	-	-
Total - Sherwood	21,539	21,522	21,392
Total - Boyne	21,389	21,414	21,284
Total - Derry Green	21,302	21,354	21,224
Total - Trafalgar	21,302	28,505	28,375
Total - Agerton	21,302	28,472	28,327
Total - Britannia	21,302	28,446	28,316
Total - MEV	21,302	28,618	28,488
Total - MEV Supplemental Lands	21,302	28,359	28,229

*Previously presented as two separate charges for Parks Development and Recreation collect this component as of September 18, 2022

***Not included in previous study

¹ Outdoor Recreation Land Charge not being included in the Draft D.C. By-law at this time



Table 2-2
Development Charges Comparison for Non-Residential Retail

Service/Class of Service	Current	Calculated As per DC Report March 3, 2021	Calculated As per Addendum May 20, 2021
Municipal Wide Services/Classes of Services:			
Services Related to a Highway	5.54	4.88	4.81
Public Works Operations	0.39	0.26	0.26
Fire Protection Services	0.51	0.42	0.42
Transit Services	0.28	0.73	0.72
Parks and Recreation Services*	0.64	1.00	1.00
Library Services	0.06	0.11	0.11
Growth Studies	0.29	0.36	0.36
Parking**	0.20	0.20	0.20
Total Municipal Wide Services/Classes	7.91	7.95	7.88
Area Specific Services:			
Outdoor Recreation Land ¹	-	0.46	0.46
Services Stormwater Drainage and Control Services:			
Sherwood Secondary Plan Area	0.20	0.43	0.43
Boyne Secondary Plan Area	0.10	0.09	0.09
Derry Green Secondary Plan Area	0.18	0.17	0.17
Trafalgar Secondary Plan Area***	-	0.20	0.20
Agerton Secondary Plan Area***	-	0.19	0.17
Britannia Secondary Plan Area***	-	0.12	0.12
Milton Education Village Secondary Plan Area***	-	0.39	0.39
Milton Education Village Supplemental Lands Secondary Plan Area***	-	0.37	0.37
Total - Sherwood	8.11	8.38	8.31
Total - Boyne	8.01	8.04	7.97
Total - Derry Green	8.09	8.12	8.05
Total - Trafalgar	7.91	8.61	8.54
Total - Agerton	7.91	8.60	8.51
Total - Britannia	7.91	8.53	8.46
Total - MEV	7.91	8.80	8.73
Total - MEV Supplemental Lands	7.91	8.78	8.71

*Previously presented as two separate charges for Parks Development and Recreation

**Parking is an ineligible under Bill 197, therefore cannot collect this component as of September 18, 2022

***Not included in previous study

¹ Outdoor Recreation Land Charge not being included in the Draft D.C. By-law at this time



**Table 2-3
Development Charges Comparison for Non-Residential Non-Retail**

Service	Current	Calculated As per DC Report March 3, 2021	Calculated As per Addendum May 20, 2021
Municipal Wide Services:			
Services Related to a Highway	2.54	2.82	2.79
Public Works Operations	0.17	0.15	0.15
Fire Protection Services	0.23	0.25	0.24
Transit Services	0.13	0.35	0.35
Parks and Recreation Services*	0.29	0.58	0.58
Library Services	0.02	0.07	0.07
Growth Studies	0.14	0.17	0.17
Parking**	0.09	0.09	0.09
Total Municipal Wide Services	3.61	4.48	4.44
Area Specific Services:			
Outdoor Recreation Land ¹	-	0.27	0.27
Services Stormwater Drainage and Control Services:			
Sherwood Secondary Plan Area	0.13	0.25	0.25
Boyne Secondary Plan Area	0.06	0.06	0.06
Derry Green Secondary Plan Area	0.08	0.07	0.07
Trafalgar Secondary Plan Area***	-	0.12	0.12
Agerton Secondary Plan Area***	-	0.13	0.12
Britannia Secondary Plan Area***	-	0.07	0.07
Milton Education Village Secondary Plan Area***	-	0.25	0.25
Milton Education Village Supplemental Lands Secondary Plan Area***	-	0.25	0.25
Total - Sherwood	3.74	4.73	4.69
Total - Boyne	3.67	4.54	4.50
Total - Derry Green	3.69	4.55	4.51
Total - Trafalgar	3.61	4.87	4.83
Total - Agerton	3.61	4.88	4.83
Total - Britannia	3.61	4.82	4.78
Total - MEV	3.61	5.00	4.96
Total - MEV Supplemental Lands	3.61	5.00	4.96

*Previously presented as two separate charges for Parks Development and Recreation

**Parking is an ineligible under Bill 197, therefore cannot collect this component as of September 18, 2022

***Not included in previous study

¹ Outdoor Recreation Land Charge not being included in the Draft D.C. By-law at this time



2.10 Changes to the Background Report

Based upon the above, the following revisions are made to the pages within the background study (new pages are appended to this report):

Page Reference	Description of Revisions
ES (v)	Update to item 7 related to the updated municipal-wide calculated charges.
ES (vi)	Update to item 8 related to the updated calculated area specific charges for stormwater in the Agerton Secondary Plan.
ES (vii)	Update to item 9 related to the updated summary of gross capital costs and recovery of costs over the life of the by-law.
ES (ix)	Updates to Table ES-1 to reflect the recalculated charges.
ES (x)	Update to Table ES-2 to reflect “Total Floor Area” vs. “Gross Floor Area” in the labelling of non-residential charges
1-2	Revised Figure 1-1 to include the release of this addendum report and revise the timing of by-law passage.
5-11, 5-13 & 5-14	Revised to reflect refinements in Transit Services.
5-15 to 5-17	Revised to reflect refinements in Services Related to a Highway
5-18 to 5-21	Revised to reflect refinements to Public Works
5-22 to 5-24	Revised to reflect refinements to Fire Services
5-27 & 5-35	Revised to reflect refinements in Parks and Recreation Services – Indoor Recreation Services.
5-39 & 5-45	Revised to reflect refinements to Stormwater Services in the Agerton Secondary Plan
6-7	Table 6-5 updated to reflect the amended calculated charges for Stormwater Services in the Agerton Secondary Plan Area.
6-11	Table 6-9 updated to reflect the amended calculated charges for Services Related to a Highway and Parks and Recreation Services.
6-12	Table 6-10 updated to reflect the amended calculated charges for Transit Services.
6-14	Table 6-12 updated to reflect the amended calculated charges for All Services and Classes.



6-15 & 6-16	Table 6-13 updated to reflect the amended calculated charges of the costs to be Incurred over the life of the by-Law.
7-11	Update recommendations to reflect the approval of the D.C. Background Study, as amended by this addendum.
C-4	Table C-1 updated to reflect the changes to the Future Capital Expenditures.
F-4 & F-5	Updates to the asset management wording and summary table to reflect changes in capital costs due to the changes in the Services Related to a Highway, Parks and Recreation and Transit Services capital.
Appendix H	Revised Draft D.C. By-law.
Appendix I	Revised Draft Amending D.C. By-law.

3. Process for the Adoption of the Development Charges By-law

Sections 1 & 2 provide for a summary of the revisions to the Town's D.C. Background Study and draft by-law. If Council is satisfied with the above changes to the Background, this addendum report #1 will be considered for approval by Council along with the Background Study.



Amended Pages



Measure	Urban Build Out - Area Specific								
	Boyne	Sherwood	Derry Green	Trafalgar	Agerton	Britannia West	MEV	MEV Supplemental Lands	Non-Bristol, Sherwood & Boyne Lands
(Net) Population Increase	48,860	3,697	-	25,133	6,976	46,526	8,602	-	117,756
Residential Unit Increase	19,512	1,405	-	8,344	3,327	14,559	3,156	-	45,764
Non-Residential Gross Floor Area Increase (sq.ft.)	1,884,650	1,419,000	13,195,900	1,759,350	7,407,900	1,831,700	2,365,950	4,602,500	39,207,300

Source: Watson & Associates Economists Ltd. Forecast 2021

6. At present, the Town of Milton imposes D.C.s on residential and non-residential uses based upon By-law 053-2016, as amended by By-law 100-2016. The Town is undertaking a D.C. public process and anticipates passing a new by-law for all services except Parking Services (which will no longer be an eligible services). In addition, the Town anticipates amending By-law 053-2016 to extend the current Parking Services Development Charges until September 18, 2022, as per the transition provisions set out in Bill 197. The mandatory public meeting has been set for March 22, 2021 with adoption of the by-laws (i.e. new and amending) anticipated for May 3, 2021.
7. The Town's municipal-wide D.C. currently (2020) in effect for single detached dwelling units is \$21,302. Town-wide non-residential charges are \$7.91 per sq. ft. of retail development and \$3.61 per sq. ft. of non-retail development. These rates will be indexed on April 1, 2021.

This report has undertaken a recalculation of the charges based on future identified needs (presented in Schedule ES-1 for residential and non-residential). Charges have been provided on a Town-wide basis for all services except for stormwater management services and outdoor recreation land, which have been provided on an area-specific basis. The corresponding single detached unit charge for full services (excluding parking services) is \$20,884. The non-residential charge is \$7.68 per sq. ft. of retail development and \$4.35 per sq. ft. of non-retail development.

For outdoor recreation land, a new area-specific rate has been calculated for all lands except land in the Bristol, Sherwood and Boyne Secondary Plan areas in the amount of \$7,005 per single detached, \$0.46 per sq.ft. for retail development and \$0.27 per sq.ft. for non-retail development. These rates are submitted to Council for its consideration.

In addition to the calculated charges provided above, the current parking services charges (presented in in Schedule ES-2) of \$340 per single detached unit, \$0.20



per sq.ft. for retail development and \$0.09 per sq.ft. for non-retail development are recommended to continue for the transition period.

8. The Town currently has area-specific charges for stormwater management related to monitoring programs for the Sherwood, Boyne and Derry Green Secondary Plan areas. These charges are in addition to the Town wide development charges.
 - a) The current single detached area-specific D.C.s for the Sherwood and Boyne areas are \$237 and \$87 respectively. There is no residential stormwater management charge applied to the Derry Green area. These charges have also been recalculated and can be found in Table ES-1.
 - b) The current area-specific non-residential D.C.s for retail developments for the Sherwood Survey, Boyne Survey and Derry Green areas are, \$0.20, \$0.10 and \$0.18 respectively. For non-retail development the current area specific charges are \$0.13, \$0.06 and \$0.08 respectively. These charges have also been recalculated and can be found in Table ES-1.

This report has undertaken a recalculation of the area specific stormwater management charges related to monitoring programs based on future identified needs (presented in Schedule ES-1 for residential and non-residential) for the Sherwood, Boyne and Derry Green Secondary Plans. In addition, new stormwater charges have been calculated for the Trafalgar, Agerton, Britannia, Milton Education Village, and Milton Education Village Supplemental Lands Secondary Plans. Charges have been provided on an area-specific basis. The corresponding calculated charges for single detached charges and retail and non-retail development are:

Summary of Calculated Stormwater Area Specific Development Charges

Secondary Plan	Single Detached Unit	Retail per sq.ft.	Non-Retail per sq.ft.
Sherwood Secondary Plan Area	\$168	\$0.43	\$0.25
Boyne Secondary Plan Area	\$60	\$0.09	\$0.06
Derry Green Secondary Plan Area	\$0	\$0.17	\$0.07
Trafalgar Secondary Plan Area	\$146	\$0.20	\$0.12
Agerton Secondary Plan Area	\$98	\$0.17	\$0.12
Britannia Secondary Plan Area	\$87	\$0.12	\$0.07
Milton Education Village Secondary Plan Area	\$259	\$0.39	\$0.25
Milton Education Village Supplemental Lands Secondary Plan Area	\$0	\$0.37	\$0.25



9. The D.C.A. requires a summary be provided of the gross capital costs and the net costs to be recovered over the life of the by-law. This calculation is provided by service and is presented in Table 6-12. A summary of these costs is provided below:

Total gross expenditures planned over the next five years	\$ 437,837,621
Less:	
Benefit to existing development	\$ 76,531,264
Post planning period benefit	\$ 15,145,117
Related to D.C. ineligible services	\$ 308,212
Grants, subsidies and other contributions	\$ 8,874,316
Net Costs for the Development Charges Calculation	\$ 336,978,712

This suggests that for the non-D.C. cost over the five-year D.C. by-law (benefit to existing development, ineligible services, and the grants, subsidies and other contributions), \$85.71 million (or an annual amount of \$17.14 million) will need to be contributed from taxes and rates or other sources. With respect to the post period benefit amount of \$15.15 million, it will be included in subsequent D.C. study updates to reflect the portion of capital that benefits growth in the post period D.C. forecasts.

Based on the above table, the Town plans to spend \$437.84 million over the next five years, of which \$336.98 million (77%) is included in the D.C. calculation. Of this net amount, \$277.83 million is recoverable from residential development and \$59.15 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further.

10. Considerations by Council – The background study represents the service needs arising from residential and non-residential growth over the forecast periods.

The following services are calculated based on an area specific buildout forecast:

- Stormwater Services (for the Boyne, Sherwood, Derry Green, Trafalgar, Agerton, Britannia, Milton Education Village and Milton Education Village Supplemental Lands Secondary Plan areas).
- Outdoor Recreation Lands for all lands in the Town with the exception of lands in the Bristol, Sherwood and Boyne Secondary Plan areas.

The following services are calculated based on a Town-wide buildout forecast:



**Table ES-1
Schedule of Development Charges**

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Retail (per sq.ft. of Total Floor Area)	Non-Retail (per sq.ft. of Total Floor Area)
Town-Wide Services/Class of Services:							
Services Related to a Highway	6,484	4,876	2,992	2,206	1,875	4.81	2.79
Public Works Operations	723	544	334	246	209	0.26	0.15
Fire Protection Services	435	327	201	148	126	0.42	0.24
Transit Services	1,112	836	513	378	321	0.72	0.35
Parks and Recreation Services	10,490	7,889	4,841	3,569	3,034	1.00	0.58
Library Services	1,208	908	557	411	349	0.11	0.07
Growth Studies	433	326	200	147	125	0.36	0.17
Total Town-Wide Services/Class of Services	20,884	15,706	9,638	7,105	6,039	7.68	4.35
Area Specific Services:							
Outdoor Recreation Lands:							
For all lands in Town except the land in the Bristol, Sherwood and Boyne Secondary Plan Areas	7,005	5,268	3,233	2,384	2,026	0.46	0.27
Stormwater Services:							
Sherwood Secondary Plan	168	126	78	57	49	0.43	0.25
Boyne Secondary Plan	60	45	28	20	17	0.09	0.06
Derry Green Secondary Plan	-	-	-	-	-	0.17	0.07
Trafalgar Secondary Plan	146	110	67	50	42	0.20	0.12
Agerton Secondary Plan	98	74	45	33	28	0.17	0.12
Britannia Secondary Plan	87	65	40	30	25	0.12	0.07
Milton Education Village Secondary Plan	259	195	120	88	75	0.39	0.25
Milton Education Village Supplemental Lands Secondary Plan	-	-	-	-	-	0.37	0.25
Total - Town-Wide	27,889	20,974	12,871	9,489	8,065	8.14	4.62
Total - Bristol Secondary Plan	20,884	15,706	9,638	7,105	6,039	7.68	4.35
Total - Sherwood Secondary Plan	21,052	15,832	9,716	7,162	6,088	8.11	4.60
Total - Boyne Secondary Plan	20,944	15,751	9,666	7,125	6,056	7.77	4.41
Total - Highway 401 Business Park and Highway 401 Extension	27,889	20,974	12,871	9,489	8,065	8.14	4.62
Total - Derry Green Secondary Plan	27,889	20,974	12,871	9,489	8,065	8.31	4.69
Total - Trafalgar Secondary Plan	28,035	21,084	12,938	9,539	8,107	8.34	4.74
Total - Agerton Secondary Plan	27,987	21,048	12,916	9,522	8,093	8.31	4.74
Total - Britannia Secondary Plan	27,976	21,039	12,911	9,519	8,090	8.26	4.69
Total - Milton Education Village Secondary Plan	28,148	21,169	12,991	9,577	8,140	8.53	4.87
Total - Milton Education Village Supplemental Lands Secondary Plan	27,889	20,974	12,871	9,489	8,065	8.51	4.87



Table ES-2
Schedule of Existing Parking Services Development Charges

Service	RESIDENTIAL					NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Retail (per sq.ft. of Total Floor Area)	Non-Retail (per sq.ft. of Total Floor Area)
Municipal Wide Service:							
Parking	340	244	183	123	107	0.20	0.09
Total Municipal Wide Service	340	244	183	123	107	0.20	0.09



5.2.2 Transit Services

Since the passage of Bill 73 in December 2015, changes to the D.C.A. now require a forward-looking forecast for ridership in order to determine the D.C. eligibility of future transit infrastructure. Dillon Consulting Limited and Town staff have worked closely together to identify ridership forecast for the 10-year growth forecast period.

Based on the information provided in Dillon's technical report (see Appendix G), the detailed transit ridership forecast is provided. The forecast results in the need for expansion of the transit fleet including 25 new conventional buses, 7 paratransit vehicles, 2 on-demand vehicles, 2 supervisory vehicles along with specialized equipment required to service growth.

The gross cost of the vehicles and equipment equates to \$18,605,600. Deductions to this cost have been made to recognize the benefit to existing development of \$4,120,100, benefit to growth in the post 10-year forecast period of \$2,425,700 and a recovery from other municipalities for interregional routes in the amount of \$1,318,950. The resultant net cost is therefore, \$10,740,850 which has been included in the D.C. calculations.

In addition to the vehicles and equipment, two transfer hubs and additional bus pads have been identified in the forecast, which have a gross cost of \$2,636,800. Deductions for benefit to existing and post period benefit in the amount of \$305,500 and \$743,300, respectfully, have been made, resulting in a net cost of \$1,588,000 for inclusion in the D.C. calculations.

With the continued expansion of transit services required as Milton grows, the Town previously identified the need for, a transit facility to house the fleet and equipment. Previous D.C. studies have identified the need for this facility. As such the feasibility study for the facility is underway and capital costs have been budgeted for the study as well as for land and a portion of the construction of the building over the 2018 to 2020 budget years. The balance of the project is included in the Town's capital forecast. To assess the amount of the facility related to growth, an assessment of the number of buses, based on a 40-foot bus equivalent has been undertaken. The facility will house a total of 67.5 40-foot equivalent buses. Based on the number of buses the Town had in 2016 plus the introduction of paratransit services over the past five years, the



Table 5-2
Transit Facility Costs

	Budget	Actual Spent to Date	Balance to be Funded
Gross Cost of Facility	\$48,906,689	\$13,283,015	\$35,623,674
Less Grant Funding	7,187,583	-	7,187,583
Cost Net of Grant Funding	\$41,719,106	\$13,283,015	\$28,436,091
Benefit to Existing %	28.15%		
Total Benefit to Existing Cost	\$11,743,156	\$5,131,228	\$6,611,928
Growth %	71.85%		
Total Growth Cost	\$29,975,950	\$8,151,787	\$21,824,163
Pre-Period Growth %	8.25%		
Pre-Period Growth Cost	\$2,472,243	\$2,472,243	\$0
In-Period Growth %	60.82%		
In-Period Growth Cost	\$18,232,794	\$5,679,544	\$12,553,251
Post Period Growth %	30.93%		
Post Period Growth Cost	\$9,270,912	-	\$9,270,912
Total Growth Cost	\$29,975,950	\$8,151,787	\$21,824,163

In addition to the net costs associated with growth, the current deficit in the transit D.C. reserve fund of \$8,044,191 has been included in the D.C. calculations.

The total net costs included in the D.C. calculations is therefore \$32,926,292. These growth costs have been allocated 73% residential and 27% non-residential based on the incremental growth in population to employment, for the 10-year forecast period.



Infrastructure Costs Included in the Development Charges Calculation

Town of Milton
Service: Transit Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non- Residential Share
2021-2030									73%	27%	
	Facilities:										
1	New Facility (Balance to be funded)	2022-2024	35,623,674	9,270,912		26,352,761	6,611,928	7,187,583	12,553,251	9,163,873	3,389,378
2	Transfer Hub	2022-2025	1,083,000	232,600		850,400	305,500		544,900	397,777	147,123
3	Transfer Hub	2025-2030	1,353,800	510,700		843,100	-		843,100	615,463	227,637
4	Transit Bus Pads	2021-2030	200,000	-		200,000	-		200,000	146,000	54,000
	Vehicles & Equipment:										
5	Conventional Transit - 40 ft. Bus (11)	2022-2025	7,254,300	1,558,200		5,696,100	2,046,400		3,649,700	2,664,281	985,419
6	Conventional Transit - 40 ft. Buses for Milton-TPO-Lisgar Regional Route (4)	2020-2022	2,637,900	203,400		2,434,500	372,100	1,318,950	743,450	542,719	200,732
7	Conventional Transit - 40 ft. Bus (6)	2025-2030	3,956,900	610,200		3,346,700	1,116,200		2,230,500	1,628,265	602,235
8	Conventional Transit - 40 ft. Bus (4)	2025-2030	2,637,900	-		2,637,900	-		2,637,900	1,925,667	712,233
9	Supervisory Vehicle (1)	2025-2030	81,200	-		81,200	-		81,200	59,276	21,924
10	Maintenance Vehicles	2022-2025	108,300	-		108,300	-		108,300	79,059	29,241
11	Supervisory Vehicle (1)	2025-2030	81,200	-		81,200	-		81,200	59,276	21,924
12	Next Gen Presto	2020-2022	35,100	-		35,100	23,400		11,700	8,541	3,159
13	Onboard Vehicle Surveillance System	2020-2022	241,400	-		241,400	160,900		80,500	58,765	21,735
	ON-DEMAND:										
14	Promasters (2)	2022-2025	349,200	53,900		295,300	98,500		196,800	143,664	53,136
	PARATRANSIT:										
15	Promasters (7)	2022-2030	1,222,200	-		1,222,200	302,600		919,600	671,308	248,292
	Reserve Fund Adjustment:										
	Reserve Fund Adjustment		8,044,191	-		8,044,191	-		8,044,191	5,004,506	3,039,685
	Total		64,910,265	12,439,912	-	52,470,352	11,037,528	8,506,533	32,926,292	23,168,440	9,757,852



5.3 Service Levels and Buildout Capital Costs for Milton's D.C. Calculation

This section evaluates the development-related capital requirements for those services with capital costs associated with the buildout forecast period.

5.3.1 Services Related to a Highway

The Town's existing average level of investment in roads per capita amounts to \$21,376, resulting in a D.C.-eligible recovery amount of approximately \$3.67 billion over the buildout forecast period.

The Town also has 61 bridges including the CP Rail Pedestrian Bridge and 27 culverts, along with 2,774 linear metres of active transportation corridors. This provides an average per capita level of investment of \$827 for the bridges and culverts and \$17 for the active transportation corridors. The D.C.-eligible recovery amount is approximately \$142 million for bridges and culverts and \$3 million for active transportation corridors over the forecast period.

With respect to future capital infrastructure needs, additional road expansion, construction of new bridges and structures, active transportation trails and upgrades have been identified in addition to intersection improvements and bridge improvements. The total program equals \$516,389,900. Deductions of \$116,984,553 and \$23,335,452 have been made to account for costs that benefit existing development and those that will benefit growth in the post period, respectfully. Finally, an existing deficit reserve balance of \$51,221,455, has been added, resulting in a net D.C.-eligible amount of \$427,291,350 to be included in the D.C. calculations.

The residential/non-residential capital cost allocation for all services related to a highway is 75% residential and 25% non-residential based on the incremental growth in population to employment for the buildout forecast period.



Infrastructure Costs Included in the Development Charges Calculation

Town of Milton
 Service: Services Related to a Highway

Prj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 75%	Non-Residential Share 25%
2021-Buildout											
1	Appleby Line (Derry Rd to 14SR)	2021-2023	3,755,000	-		3,755,000	3,379,500		375,500	281,625	93,875
2	Gateway Features	2028-2029	283,000	-		283,000	-		283,000	212,250	70,750
3	Thompson Road (Louis St Laurent to Derry Rd)	2023-2024	397,000	-		397,000	-		397,000	297,750	99,250
4	Bronte St. (Main St. to Steeles Ave.)	2021-2023	12,957,000	-		12,957,000	2,850,540		10,106,460	7,579,845	2,526,615
5	Bronte St (Britannia to Louis St Laurent)	2022-2023	199,000	-		199,000	-		199,000	149,250	49,750
6	Main Street (Bronte to James)	2028-2029	3,486,000	-		3,486,000	1,394,400		2,091,600	1,568,700	522,900
7	Main Street (Fifth Line to Sixth Line)	2023-2026	29,029,000	-		29,029,000	-		29,029,000	21,771,750	7,257,250
8	Main Street (6th Line to Trafalgar) (structure)	2031-2035	19,954,000	-		19,954,000	-		19,954,000	14,965,500	4,988,500
9	Main Street (6th Line to Trafalgar) (4 lane)	2031-2035	24,324,000	-		24,324,000	-		24,324,000	18,243,000	6,081,000
10	5th Line (Derry Road to Britannia) (4 lane)	2023-2025	42,268,000	-		42,268,000	1,690,720		40,577,280	30,432,960	10,144,320
11	5th Line (Britannia Road to Lower Base Line) (4 lane)	2036-2041	18,757,000	2,813,600		15,943,400	-		15,943,400	11,957,550	3,985,850
12	5th Line (Britannia Road to Lower Base Line) (2 lane)	2031-2035	7,775,000	-		7,775,000	777,500		6,997,500	5,248,125	1,749,375
13	5th Line (Main Street to Trudeau Drive Extension)	2025-2026	7,329,000	-		7,329,000	-		7,329,000	5,496,750	1,832,250
14	5th Line (Hwy 401 to Derry Road) (4 lane)	2022-2023	14,640,000	-		14,640,000	585,600		14,054,400	10,540,800	3,513,600
15	5th Line (Main Street to Derry Road) Expand from 4 to 6 lanes	2042+	14,135,900	14,135,900		-	-		-	-	-
16	6th Line (Hwy 401 to Derry Road) (2 lane)	2026-2028	18,216,000	-		18,216,000	1,821,600		16,394,400	12,295,800	4,098,600
17	6th Line (Derry Road to Britannia Road) (2 lane)	2027-2029	7,600,000	-		7,600,000	760,000		6,840,000	5,130,000	1,710,000
18	6th Line (Derry Road to 1928m S of Derry Road) (4 lane)	2031-2035	12,845,000	-		12,845,000	513,800		12,331,200	9,248,400	3,082,800
19	6th Line (1928m S of Derry Road to Britannia Road) (4 lane)	2031-2035	5,676,000	-		5,676,000	227,040		5,448,960	4,086,720	1,362,240
20	6th Line (Britannia Road to Lower Base Line) (2 lane)	2036-2041	7,103,000	1,065,450		6,037,550	710,300		5,327,250	3,995,438	1,331,813
21	6th Line (Britannia to Lower Base Line) (structure)	2036-2041	4,078,000	611,700		3,466,300	-		3,466,300	2,599,725	866,575
22	Louis St. Laurent Extension (James Snow Pkwy to 5th Line) (4 lane)	2023	8,296,000	-		8,296,000	-		8,296,000	6,222,000	2,074,000
23	Louis St. Laurent Extension (5th Line to 6th Line) (4 lane)	2024-2026	28,610,000	-		28,610,000	-		28,610,000	21,457,500	7,152,500
27	Louis St Laurent Avenue (Tremaine Rd to Bronte St)	2022-2023	195,000	-		195,000	-		195,000	146,250	48,750
28	Louis St Laurent Avenue (Bronte St to RR25)	2022-2023	194,000	-		194,000	-		194,000	145,500	48,500
29	Asphalt Overlay Program	2021-2030	113,163,000	-		113,163,000	101,847,153		11,315,847	8,486,886	2,828,962
30	New Traffic Signals	2021-2030	3,500,000	-		3,500,000	350,000		3,150,000	2,362,500	787,500
31	Preemption Traffic Control System	2021-2030	406,000	-		406,000	40,600		365,400	274,050	91,350
32	Signal Interconnect Program	2021-2030	358,000	-		358,000	35,800		322,200	241,650	80,550
33	Boyne Pedestrian/Cycling Railway Crossing	2021-2030	5,350,000	-		5,350,000	-		5,350,000	4,012,500	1,337,500
34	16 Mile Creek Crossing	2025	4,325,000	-		4,325,000	-		4,325,000	3,243,750	1,081,250
35	Main Street (Trafalgar to west of Hwy 407) (4 lane)	2033	27,190,000	-		27,190,000	-		27,190,000	20,392,500	6,797,500



Infrastructure Costs Included in the Development Charges Calculation

Town of Milton
 Service: Services Related to a Highway

Prj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 75%	Non-Residential Share 25%
2021-Buildout											
36	Scott Boulevard (Landsborough Ave. to Fennamore Terrace) Restripe	2027	108,000	-		108,000	-		108,000	81,000	27,000
37	Scott Boulevard (Main Street West to Pringle Ave.) Restripe	2028	97,800	-		97,800	-		97,800	73,350	24,450
38	Industrial Drive (Market Drive to Steeles Ave) Restripe	2029	79,600	-		79,600	-		79,600	59,700	19,900
39	High Point Drive (Regional Road 25 to Parkhill Drive) Restripe	2030	29,600	-		29,600	-		29,600	22,200	7,400
40	Louis St. Laurent Extension (6th Line to Trafalgar) (Bridge)	2031-2035	4,078,000	-		4,078,000	-		4,078,000	3,058,500	1,019,500
41	Louis St. Laurent Extension (6th Line to Trafalgar)	2031-2035	28,610,000	-		28,610,000	-		28,610,000	21,457,500	7,152,500
BRIDGES & STRUCTURES											
42	Main Street Crossing (Trafalgar to 407)	2033	34,389,000	-		34,389,000	-		34,389,000	25,791,750	8,597,250
ACTIVE TRANSPORTATION:											
43	Derry Green Union Gas Pipeline Easement (Asphalt trails and 2 pedestrian bridges)	2022-2024	2,604,000	-		2,604,000	-		2,604,000	1,953,000	651,000
Reserve Fund Adjustments:											
44	Reserve Fund Adjustment		51,221,455	-		51,221,455	-		51,221,455	11,972,239	39,249,215
Post Period Adjustment:											
45	Adjustment for Post Period Deduction		-	4,708,802		(4,708,802)	-		(4,708,802)	(3,531,601)	(1,177,200)
Total			567,611,355	23,335,452	-	544,275,903	116,984,553	-	427,291,350	294,024,661	133,266,689



5.3.2 Public Works (Facilities, Vehicles and Equipment)

As per Section 4.7, a D.C. by-law may provide for any D.C.-eligible service to be included in a class set out in the by-law. Public Works is proposed as a class of service comprised of facilities, vehicles and equipment needs for Services Related to a Highway, Parks and Recreation Services, Stormwater Services and Provincial Offences Act (P.O.A.) including By-law Enforcement.

The Town operates its Public Works Department out of a number of facilities with 96,179 sq.ft. of current building area, providing for a buildout forecast per capita average level of service of 0.84 sq.ft./capita or \$525/capita. This level of service provides the Town with a maximum D.C.-eligible amount for recovery over the long-term forecast period of \$90,108,195.

The Town's public works fleet inventory, including 233 vehicles and equipment items, provides for a per capita standard of \$155. Over the forecast period, the D.C.-eligible amount for vehicles and equipment is \$26,671,174.

The maximum D.C.-eligible amount for recovery over the buildout forecast period for public works is \$116,779,369.

With respect to future growth needs, the Town has identified expansion of operations facility space including a bridge that is required on the operations facility site, at a total cost of \$24.97 million. Deductions of \$251,912 and \$1,221,000 have been made related to post period benefit and benefit to existing, respectfully. The year-end D.C. reserve fund balance of \$635,152 has been deducted from this amount resulting in a net amount of \$22,859,236 included in the D.C. calculations at this time.

Also identified is expansion to the fleet of vehicles and equipment at a total cost of \$17.2 million, with \$187,469 deducted as a post period benefit, resulting in a net amount of \$17,011,531, which has been included in the D.C. calculations at this time.

As a portion of the facilities, fleet and equipment is related to various services including Services Related to a Highway, Parks & Recreation, P.O.A. including By-law Enforcement and facilities staff that service all facilities related to the above services as well as fire protection and library services, a weighted allocation has been made between the various services. The residential/non-residential split has also therefore



been based on a weighted allocation resulting in an 84% allocation to residential development and 16% allocation non-residential development.



Infrastructure Costs Included in the Development Charges Calculation

Town of Milton

Class of Service: Public Works Operations - Facilities

Prj. No	Increased Service Needs Attributable to Anticipated Development	Service(s) to Which Item Relates	Timing (year)	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less: Potential D.C. Recoverable Cost				
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 84%	Non-Residential Share 16%
2021-Buildout												
1	Operations Centre Expansion - Ph 2											
1a	Operations Centre Expansion - Ph 2	Services Related to a Highway	2022-2024	4,494,740	-		4,494,740	-		4,494,740	3,774,480	720,260
1b	Operations Centre Expansion - Ph 2	Parks and Recreation Services	2022-2024	5,393,680	-		5,393,680	-		5,393,680	4,529,370	864,310
1c	Operations Centre Expansion - Ph 2	Stormwater Services	2022-2024	99,880	-		99,880	-		99,880	83,875	16,005
	Sub-Total			9,988,300	-	-	9,988,300	-	-	9,988,300	8,387,725	1,600,575
2	Civic Operations Centre - Sustainable Halton Lands											
2a	Civic Operations Centre - Sustainable Halton Lands	Services Related to a Highway	2032	5,130,000	-		5,130,000	-		5,130,000	4,307,943	822,057
2b	Civic Operations Centre - Sustainable Halton Lands	Parks and Recreation Services	2032	6,156,000	-		6,156,000	-		6,156,000	5,169,532	986,468
2c	Civic Operations Centre - Sustainable Halton Lands	Stormwater Services	2032	114,000	-		114,000	-		114,000	95,732	18,268
	Sub-Total			11,400,000	-	-	11,400,000	-	-	11,400,000	9,573,207	1,826,793
3	Bridge at Operations Centre											
3a	Bridge at Operations Centre	Services Related to a Highway	2022	512,000	-		512,000	-		512,000	429,955	82,045
3b	Bridge at Operations Centre	Parks and Recreation Services	2022	614,000	-		614,000	-		614,000	515,610	98,390
3c	Bridge at Operations Centre	Stormwater Services	2022	11,000	-		11,000	-		11,000	9,237	1,763
	Sub-Total			1,137,000	-	-	1,137,000	-	-	1,137,000	954,801	182,199
4	P.O.A./By-law Enforcement Facility Space	P.O.A. including By-law Enforcement	2027	2,442,000	-		2,442,000	1,221,000		1,221,000	1,025,341	195,659
	Reserve Fund Adjustment:											
5	Reserve Fund Adjustment							635,152		(635,152)	(1,399,930)	764,778
6	Adjustment for Post Period Deduction:											
6a	Adjustment for Post Period Deduction	Services Related to a Highway			107,535		(107,535)	-		(107,535)	(90,303)	(17,232)
6b	Adjustment for Post Period Deduction	Parks and Recreation Services			129,038		(129,038)	-		(129,038)	(108,360)	(20,678)
6c	Adjustment for Post Period Deduction	Stormwater Services			2,386		(2,386)	-		(2,386)	(2,003)	(382)
6d	Adjustment for Post Period Deduction	P.O.A. including By-law Enforcement			12,953		(12,953)	-		(12,953)	(10,877)	(2,076)
	Total			24,967,300	251,912	-	24,715,388	1,856,152	-	22,859,236	18,329,600	4,529,636



Infrastructure Costs Included in the Development Charges Calculation

Town of Milton

Class of Service: Public Works Operations - Vehicles and Equipment

Prj .No	Increased Service Needs Attributable to Anticipated Development	Service(s) to Which Item Relates	Timing (year)	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less: Potential D.C. Recoverable Cost				
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 84%	Non-Residential Share 16%
	2021-Buildout											
	Vehicles & Equipment:											
1	Provision of Operations Equipment	Services Related to a Highway	2021-2025	3,581,000	-		3,581,000	-		3,581,000	3,007,163	573,837
2	Provision of Operations Equipment - Other HUSP & Pre-HUSP Areas	Services Related to a Highway	2021-2041	2,981,000	-		2,981,000	-		2,981,000	2,503,310	477,690
3	Provision of Operations Equipment - BPII	Services Related to a Highway	2021-2041	627,000	-		627,000	-		627,000	526,526	100,474
4	Provision of Operations Equipment - Ph4	Services Related to a Highway	2021-2041	3,137,000	-		3,137,000	-		3,137,000	2,634,311	502,689
5	Provision of Operations Equipment - MEV	Services Related to a Highway	2021-2041	314,000	-		314,000	-		314,000	263,683	50,317
6	Provision of Operations Equipment - Complementary MEV Employment Lands	Services Related to a Highway	2021-2041	157,000	-		157,000	-		157,000	131,842	25,158
7	Provision of Parks Equipment	Parks and Recreation Services	2021-2025	1,604,000	-		1,604,000	-		1,604,000	1,346,967	257,033
8	Ice Resurfacers - Boyne	Parks and Recreation Services	2024-2025	98,400	-		98,400	-		98,400	82,632	15,768
9	Ice Resurfacers - Ph 4, MEV, Pre-HUSP	Parks and Recreation Services	2028-2041	393,600	-		393,600	-		393,600	330,528	63,072
10	Provision of Parks and Recreation Equipment - BPII	Parks and Recreation Services	2021-2041	279,000	-		279,000	-		279,000	234,292	44,708
11	Provision of Parks and Recreation Equipment - Ph 4	Parks and Recreation Services	2021-2041	3,126,000	-		3,126,000	-		3,126,000	2,625,074	500,926
12	Provision of Parks and Recreation Equipment - MEV	Parks and Recreation Services	2021-2041	279,000	-		279,000	-		279,000	234,292	44,708
13	Provision of Parks and Recreation Equipment - Other HSUP & Pre-HUSP Areas	Parks and Recreation Services	2021-2041	558,000	-		558,000	-		558,000	468,583	89,417
14	Protective Inspection and Control Vehicle	P.O.A. including By-law Enforcement	2022	25,200	-		25,200	-		25,200	21,162	4,038
15	P.O.A./By-law Enforcement Vehicle	P.O.A. including By-law Enforcement	2022	38,800	-		38,800	-		38,800	32,582	6,218
	Adjustment for Post Period Deduction:											
	Adjustment for Post Period Deduction	Services Related to a Highway			117,687		(117,687)	-		(117,687)	(98,828)	(18,859)
	Adjustment for Post Period Deduction	Parks and Recreation Services			69,084		(69,084)	-		(69,084)	(58,014)	(11,070)
	Adjustment for Post Period Deduction	P.O.A. including By-law Enforcement			698		(698)	-		(698)	(586)	(112)
	Total			17,199,000	187,469	-	17,011,531	-	-	17,011,531	14,285,518	2,726,013



5.3.3 Fire Protection Services

The Town currently operates its fire services from five stations as well as a training centre, with a combined square footage of 65,184, providing for a per capita average level of service of approximately 0.49 sq.ft. or \$295 per capita. This level of service provides the Town with a maximum D.C.-eligible amount for recovery over the forecast period of \$50,624,551.

Milton has a current inventory of 40 vehicles providing for an average level of service of \$156 per capita which translates into a D.C.-eligible amount of \$26,786,276. In addition to vehicles the fire service also has a variety of small equipment and gear which it provides to its firefighters (both full and part-time) for use in fire services. This results in an average level of service of \$42 per capita. The total D.C.-eligible amount for small equipment and gear is \$7,248,031.

The maximum D.C.-eligible amount for recovery over the buildout forecast period for fire services is \$84,658,858.

The Town has identified the need for two additional fire stations along with vehicles, specialized and small equipment and gear to service future growth at a gross cost of \$18,719,050. Along with these projects the outstanding growth-related debt, both principal and interest (discounted), for station #3 has been included in the D.C. calculations at a cost of \$539,505. An existing reserve fund balance of \$12,471,563 has been added, and a post period deduction of \$345,858 has been made resulting in a net amount of \$31,384,260 being included in the D.C. calculations.

These costs are shared between residential and non-residential based on the population to employment ratio over the buildout forecast period, resulting in 75% being allocated to residential development and 25% being allocated to non-residential development.



Infrastructure Costs Included in the Development Charges Calculation

Town of Milton
Service: Fire Protection Services

Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 75%	Non-Residential Share 25%
2021-Buildout											
Facilities:											
1	Station #6 (Britannia)	2027	6,815,000	-		6,815,000	-		6,815,000	5,111,250	1,703,750
2	Station #7 (Trafalgar/Agerton)	2029	6,815,000	-		6,815,000	-		6,815,000	5,111,250	1,703,750
Vehicles:											
Station #6 (Britannia):											
3	Pumper Rescue	2027	860,000	-		860,000	-		860,000	645,000	215,000
4	Utility Pickup	2027	80,700	-		80,700	-		80,700	60,525	20,175
Station #7 (Trafalgar/Agerton):											
5	Pumper Rescue	2029	860,000	-		860,000	-		860,000	645,000	215,000
6	Aerial (100 ft.)	2029	2,040,000	-		2,040,000	-		2,040,000	1,530,000	510,000
7	Utility Pickup	2029	80,700	-		80,700	-		80,700	60,525	20,175
Small Equipment and Gear:											
8	Full-time Firefighters (24 FTE)	2022-2027	208,800	-		208,800	-		208,800	156,600	52,200
Training											
9	Specialized Equipment	2022	36,050	-		36,050	-		36,050	27,038	9,013
Station 6 (Britannia West):											
10	Bunker Gear - Firefighters - Full time (24)	2027	208,800	-		208,800	-		208,800	156,600	52,200
11	Hazardous Material Equipment	2027	66,200	-		66,200	-		66,200	49,650	16,550
12	Defibrillators	2027	6,800	-		6,800	-		6,800	5,100	1,700
13	Vehicle Extrication Equipment	2027	95,400	-		95,400	-		95,400	71,550	23,850
14	Thermal Image Camera	2027	14,600	-		14,600	-		14,600	10,950	3,650
15	Special Operations Equipment for Rescue Van	2027	34,000	-		34,000	-		34,000	25,500	8,500
16	Emergency Medical Equipment	2027	36,800	-		36,800	-		36,800	27,600	9,200
17	Other Equipment - Station 6	2027	16,200	-		16,200	-		16,200	12,150	4,050



Infrastructure Costs Included in the Development Charges Calculation

Town of Milton
Service: Fire Protection Services

Prj .No	Increased Service Needs Attributable to Anticipated Development 2021-Buildout	Timing (year)	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 75%	Non-Residential Share 25%
	Station 7 (Trafalgar):										
18	Bunker Gear - Firefighters - Full time (20)	2029	174,000	-		174,000	-		174,000	130,500	43,500
19	Hazardous Material Equipment	2029	66,200	-		66,200	-		66,200	49,650	16,550
20	Defibrillators	2029	6,800	-		6,800	-		6,800	5,100	1,700
21	Vehicle Extrication Equipment	2029	95,400	-		95,400	-		95,400	71,550	23,850
22	Thermal Image Camera	2029	14,600	-		14,600	-		14,600	10,950	3,650
23	Special Operations Equipment for Rescue Van	2029	34,000	-		34,000	-		34,000	25,500	8,500
24	Emergency Medical Equipment	2029	36,800	-		36,800	-		36,800	27,600	9,200
25	Other Equipment - Station 7	2029	16,200	-		16,200	-		16,200	12,150	4,050
	Debt and Reserve Adjustments:										
26	Headquarters Station #3 Replacement and Expansion - Growth Related Principal	2021-2022	527,453	-		527,453	-		527,453	395,590	131,863
27	Headquarters Station #3 Replacement and Expansion - Discounted Growth Related Interest (Discounted)	2021-2022	12,052	-		12,052	-		12,052	9,039	3,013
28	Reserve Fund Adjustment		12,471,563	-		12,471,563	-		12,471,563	5,526,191	6,945,372
	Post Period Adjustment:										
29	Adjustment for Post Period Deduction		-	345,858		(345,858)	-		(345,858)	(259,394)	(86,465)
	Total		31,730,118	345,858	-	31,384,260	-	-	31,384,260	19,710,713	11,673,546



5.3.5 Parks and Recreation Services

The Town currently has 1,333.64 acres of land for outdoor recreation facilities and park purposes within its jurisdiction. This land consists of various sized village squares, neighbourhood, district & community parks, passive open space area, linear parks, and land shared with others. The Town has sustained the current level of service over the historical 10-year period (2011 to 2020), with an average of 11 acres of land and 3.9 outdoor recreation facility and/or park amenity items per 1,000 population. The Town also provides 0.14 linear meters of trails per capita. Including outdoor recreation facilities and park development, amenities (e.g. playground equipment, spray pads, etc.), and trails, the level of service provided is approximately \$1,418 per capita. When applied over the forecast period, this average level of service translates into a D.C.-eligible amount of \$243,603,592.

Based on the projected growth over the buildout forecast period, the Town has identified \$218,256,600 in future growth capital costs for outdoor recreation and park development and trail development, various additional amenities, and facilities as identified. After deducting the existing reserve fund balance of \$25,977,046 with the growth-related amount being included in the D.C. calculations equals \$191,844,189.

With respect to indoor recreation facilities, there are currently various facilities provided by the Town, including community centres and halls, arenas, pools, tennis facilities, a cycling centre, and a senior centre. These facilities currently provide 726,779 sq.ft. of space. The average historical level of service for the previous ten years equates to approximately 5.27 sq.ft. of space per capita or an investment of \$2,213 per capita. This service standard provides a D.C.-eligible amount of \$380,170,309.

Based on the projected growth over the buildout forecast period, the Town has identified \$306,911,801 in future growth capital costs for indoor recreation facilities. After adding the existing reserve balance of \$4,610,662 and the growth-related portion of outstanding debt, both principal and interest (discounted), in the amount of \$475,801, the D.C.-eligible amount is \$311,522,424.

As the predominant users of parks and recreation tend to be residents of the Town, the forecast growth-related costs have been allocated 95% to residential and 5% to non-residential.



Infrastructure Costs Included in the Development Charges Calculation

Town of Milton

Service: Indoor Recreation Facilities

Prj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
2021-Buildout											
1	Boyne Community Centre (Arena (2) Ice pads, Indoor Pool, Gymnasium, Multi-Purpose Space)	2024-2026	51,439,000	-		51,439,000	-		51,439,000	48,867,050	2,571,950
2	Seniors Centre Expansion (10,000 sq.ft.)	2026	2,438,000	-		2,438,000	-		2,438,000	2,316,100	121,900
3	Indoor Soccer - Air supported	2023	8,600,000	-		8,600,000	-		8,600,000	8,170,000	430,000
Britannia:											
3	Arena	2031	45,817,000	-		45,817,000	-		45,817,000	43,526,150	2,290,850
4	Indoor Pool	2031	18,918,000	-		18,918,000	-		18,918,000	17,972,100	945,900
5	Gymnasium	2031	11,610,000	-		11,610,000	-		11,610,000	11,029,500	580,500
6	Multi-purpose Spaces	2031	2,819,000	-		2,819,000	-		2,819,000	2,678,050	140,950
Trafalgar/Agerton:											
7	Arena	2028-2031	30,545,000	-		30,545,000	-		30,545,000	29,017,750	1,527,250
8	Indoor Pool	2028-2031	18,918,000	-		18,918,000	-		18,918,000	17,972,100	945,900
9	Gymnasium	2028-2031	5,805,000	-		5,805,000	-		5,805,000	5,514,750	290,250
10	Multi-purpose Spaces	2028-2031	2,819,000	-		2,819,000	-		2,819,000	2,678,050	140,950
MEV:											
11	Arena	2031+	15,273,000	-		15,273,000	-		15,273,000	14,509,350	763,650
Additional Boyne:											
12	Arena	2031+	15,273,000	-		15,273,000	-		15,273,000	14,509,350	763,650
13	Gymnasium	2031+	5,805,000	-		5,805,000	-		5,805,000	5,514,750	290,250
Additional Pre-HUSP, Bristol, Sherwood, Rural:											
14	Arena	2031+	15,273,000	-		15,273,000	-		15,273,000	14,509,350	763,650
15	Indoor Pool	2031+	37,836,000	-		37,836,000	-		37,836,000	35,944,200	1,891,800
16	Gymnasium	2031+	11,610,000	-		11,610,000	-		11,610,000	11,029,500	580,500
17	Multi-purpose Spaces	2031+	5,638,000	-		5,638,000	-		5,638,000	5,356,100	281,900
Debt and Reserve Fund Adjustment:											
18	Milton Sports Centre Expansion Debt - Growth Related Principal	2021	465,673	-		465,673	-		465,673	442,389	23,284
19	Milton Sports Centre Expansion Debt-Discounted Growth Related Interest	2021	10,128	-		10,128	-		10,128	9,622	506
20	Reserve Fund Adjustment		4,610,622	-		4,610,622	-		4,610,622	2,969,801	1,640,821
Total			311,522,424	-	-	311,522,424	-	-	311,522,424	294,536,012	16,986,411



5.4.5 Trafalgar Secondary Plan Stormwater Services

This study has undertaken a calculation of the area specific development charge for Stormwater Services for the Trafalgar Secondary Plan area. With the requirement to undertake stormwater management monitoring over 10-years with each new secondary plan, an amount of \$1,220,000 has been estimated for inclusion in the D.C. calculation.

The allocation between residential and non-residential development is 79%/21% based on development land areas in the Trafalgar Secondary Plan area over the forecast period.

5.4.6 Agerton Secondary Plan Stormwater Services

Similar to the other secondary plan areas, a stormwater monitoring program is required for the Agerton Secondary plan. Therefore, an area specific development charge for Stormwater Services for the Agerton Secondary Plan area has been included based on a cost of \$1,220,000. As the full potential growth in Agerton has not been included in the growth forecast, a post period deduction of \$159,576 has been made, resulting in a net \$1,060,424 being included in the D.C. calculation.

The allocation between residential and non-residential development is 17%/83% based on development land areas in the Agerton Secondary Plan area over the forecast period.

5.4.7 Britannia Secondary Plan Stormwater Services

The stormwater monitoring program required for the Britannia Secondary plan has been included as an area specific development charge for based on a cost of \$1,220,000.

The allocation between residential and non-residential development is 87%/13% based on development land areas in the Britannia Secondary Plan area over the buildout forecast period.

5.4.8 Milton Education Village Secondary Plan Stormwater Services

The stormwater monitoring program required for the MEV Secondary plan, at a cost of \$1,220,000, has been included in the D.C. calculations based on the growth anticipated over the buildout forecast period of the secondary plan.



Infrastructure Costs Included in the Development Charges Calculation

Town of Milton

Service: Stormwater - Agerton Secondary Plan

Prj.No	Increased Service Needs Attributable to Anticipated Development 2021 - Agerton Buildout	Timing (year)	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 17%	Non- Residential Share 83%
1	Holistic Stormwater Monitoring Program	2026-2035	1,220,000	159,576		1,060,424	-		1,060,424	180,272	880,152
	Total		1,220,000	159,576	-	1,060,424	-	-	1,060,424	180,272	880,152



Table 6-5
Town of Milton
Development Charge Calculation
Area-Specific Services and Classes
2021-Agerton Buildout

SERVICE/CLASS	2021\$ D.C.-Eligible Cost		2021\$ D.C.-Eligible Cost		2021\$ D.C.-Eligible Cost		2021\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.	Retail	Non-Retail	per sq. ft.	per sq. ft.
5. Agerton Stormwater Drainage and Control Services	\$	\$	\$	\$	\$	\$	\$	\$
5.1 Monitoring Program	180,272	880,152	98	0.12	44,008	836,144	0.17	0.12
TOTAL	\$180,272	\$880,152	\$98	\$0.12	\$44,008	\$836,144	\$0.17	\$0.12
D.C.-Eligible Capital Cost	\$180,272	\$880,152			44,008.00	836,143.92		
Buildout Gross Population/GFA Growth (sq.ft.)	6,976	7,407,900			262,200	7,145,700		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$25.84	\$0.12			\$0.17	\$0.12		
By Residential Unit Type	P.P.U.							
Single and Semi-Detached Dwelling	3.803	\$98						
Multiples	2.860	\$74						
Apartments - 2 Bedrooms +	1.755	\$45						
Apartments - Bachelor and 1 Bedroom	1.294	\$33						
Special Care/Special Dwelling Units	1.100	\$28						



Table 6-9
Town of Milton
Development Charge Calculation
Municipal-wide Services and Classes
2021-Buildout

SERVICE/CLASS	2021\$ D.C.-Eligible Cost		2021\$ D.C.-Eligible Cost		2021\$ D.C.-Eligible Cost		2021\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S. D. U.	per sq.ft.	Retail	Non-Retail	per sq. ft.	per sq. ft.
	\$	\$	\$	\$	\$	\$	\$	\$
9. Services Related to a Highway								
9.1 Services Related to a Highway	294,024,661	133,266,689	6,484	3.11	31,984,005	101,282,684	4.81	2.79
	294,024,661	133,266,689	6,484	3.11	31,984,005	101,282,684	4.81	2.79
10. Public Works Operations								
10.1 Public Works Operations Facilities:								
10.1.1 Services Related to a Highway	7,824,477	1,933,596	173	0.05	464,063	1,469,533	0.07	0.04
10.1.2 Parks and Recreation Services	9,389,058	2,320,237	207	0.05	556,857	1,763,380	0.08	0.05
10.1.3 Stormwater Services	114,229	75,321	3	-	18,077	57,244	-	-
10.1.4 P.O.A. including By-law Enforcement	1,001,836	200,482	22	-	48,116	152,366	0.01	-
10.2 Public Works Vehicles and Equipment								
10.2.1 Services Related to a Highway	9,066,835	1,730,165	200	0.04	415,240	1,314,925	0.06	0.04
10.2.2 Parks & Recreation Services	5,322,367	1,015,633	117	0.02	243,752	771,881	0.04	0.02
10.2.3 P.O.A. including By-law Enforcement	53,744	10,256	1	-	2,461	7,795	-	-
	32,772,546	7,285,690	723	0.16	1,748,566	5,537,124	0.26	0.15
11. Fire Protection Services								
11.1 Fire facilities, vehicles, and small equipment & gear	19,710,713	11,673,546	435	0.27	2,801,651	8,871,895	0.42	0.24
	19,710,713	11,673,546	435	0.27	2,801,651	8,871,895	0.42	0.24
12. Parks and Recreation Services								
12.1 Parks and Outdoor Recreation	181,109,811	10,734,378	3,994	0.26	2,576,251	8,158,127	0.39	0.22
12.2 Indoor Recreation	294,536,012	16,986,411	6,496	0.40	4,076,739	12,909,672	0.61	0.36
	475,645,823	27,720,789	10,490	0.66	6,652,990	21,067,799	1.00	0.58
13. Library Services								
13.1 Library facilities, materials and vehicles	54,790,575	3,171,954	1,208	0.07	761,269	2,410,685	0.11	0.07
TOTAL	\$876,944,318	\$183,118,669	\$19,339	\$4.26	\$43,948,481	\$139,170,188	\$6.60	\$3.83
D.C.-Eligible Capital Cost	\$876,944,318	\$183,118,669			43,948,481.00	139,170,188.06		
Buildout Gross Population/GFA Growth (sq.ft.)	172,446	42,988,050			6,654,750	36,333,300		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$5,085.33	\$4.26			\$6.60	\$3.83		
By Residential Unit Type	P.P.U.							
Single and Semi-Detached Dwelling	3.803	\$19,339						
Multiples	2.860	\$14,544						
Apartments - 2 Bedrooms +	1.755	\$8,925						
Apartments - Bachelor and 1 Bedroom	1.294	\$6,580						
Special Care/Special Dwelling Units	1.100	\$5,594						



Table 6-10
Town of Milton
Development Charge Calculation
Municipal-wide Services and Classes
2021-2030

SERVICE/CLASS	2021\$ D.C.-Eligible Cost		2021\$ D.C.-Eligible Cost		2021\$ D.C.-Eligible Cost		2021\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.	Retail	Non-Retail	per sq. ft.	per sq. ft.
	\$	\$	\$	\$	\$	\$	\$	\$
14. Transit Services								
14.1 Transit facilities, vehicles and other infrastructure	23,168,440	9,757,852	1,112	0.40	2,634,620	7,123,232	0.72	0.35
15. Growth Studies								
15.1 Services Related to a Highway	2,464,330	1,368,218	119	0.06	369,419	998,799	0.11	0.05
15.2 Fire Protection Services	138,829	77,079	7	-	20,811	56,268	0.01	-
15.3 Public Works	103,891	57,681	5	-	15,574	42,107	-	-
15.4 Transit Services	498,302	276,662	24	0.01	74,699	201,963	0.02	0.01
15.5 Parks and Recreation Services	2,601,487	1,444,369	123	0.06	389,980	1,054,389	0.10	0.05
15.6 Library Services	313,674	174,155	15	0.01	47,022	127,133	0.01	0.01
15.7 P.O.A. including By-law Enforcement	115,840	64,315	5	-	17,365	46,950	-	-
15.8 Stormwater Services	2,823,907	1,567,859	135	0.06	423,322	1,144,537	0.12	0.05
	9,060,260	5,030,338	433	0.20	1,358,192	3,672,146	0.36	0.17
TOTAL	\$32,228,700	\$14,788,190	\$1,545	\$0.60	\$3,992,812	\$10,795,378	\$1.08	\$0.52
D.C.-Eligible Capital Cost	\$32,228,700	\$14,788,190			3,992,812	10,795,378		
10-Year Gross Population/GFA Growth (sq.ft.)	79,318	24,516,250			3,690,750	20,825,500		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$406.32	\$0.60			\$1.08	\$0.52		
By Residential Unit Type	P.P.U.							
Single and Semi-Detached Dwelling	3.803	\$1,545						
Multiples	2.860	\$1,162						
Apartments - 2 Bedrooms +	1.755	\$713						
Apartments - Bachelor and 1 Bedroom	1.294	\$526						
Special Care/Special Dwelling Units	1.100	\$447						



Table 6-12
Town of Milton
Development Charge Calculation
Total All Services and Classes

	2021\$ D.C.-Eligible Cost		2021\$ D.C.-Eligible Cost		2021\$ D.C.-Eligible Cost		2021\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.	Retail	Non-Retail	Retail	Non-Retail
MUNICIPAL-WIDE SERVICES:	\$	\$	\$	\$	\$	\$	\$	\$
Municipal-wide Services/Classes - Build Out Forecast	876,944,318	183,118,669	19,339	4.26	43,948,481	139,170,188	6.60	3.83
Municipal-wide Services/Classes - 10 Year Forecast	32,228,700	14,788,190	1,545	0.60	3,992,812	10,795,378	1.08	0.52
TOTAL MUNICIPAL WIDE SERVICES	909,173,018	197,906,859	20,884	4.86	47,941,293	149,965,566	7.68	4.35
AREA SPECIFIC SERVICES:								
Parks and Recreation Services - Outdoor Recreation Lands: For all lands in Town except the land in the Bristol, Sherwood and Boyne Secondary Plan Areas	217,232,700	11,433,300	7,005	0.29	2,400,993	9,032,307	0.46	0.27
Stormwater Services:								
Sherwood Secondary Plan	171,527	469,170	168	0.33	267,427	201,743	0.43	0.25
Boyne Secondary Plan	776,715	121,049	60	0.06	36,315	84,734	0.09	0.06
Derry Green Secondary Plan	-	971,483	-	0.07	106,863	864,620	0.17	0.07
Trafalgar Secondary Plans	963,800	256,200	146	0.15	122,976	133,224	0.20	0.12
Agerton Secondary Plans	180,272	880,152	98	0.12	44,008	836,144	0.17	0.12
Britannia Secondary Plans	1,061,400	158,600	87	0.09	79,300	79,300	0.12	0.07
Milton Education Village Secondary Plan	585,600	634,400	259	0.27	126,880	507,520	0.39	0.25
Milton Education Village Supplementary Lands	-	1,220,000	-	0.27	244,000	976,000	0.37	0.25
TOTAL RURAL			27,889	5.15			8.14	4.62
TOTAL BRISTOL			20,884	5.15			8.14	4.62
TOTAL SHERWOOD			21,052	5.19			8.11	4.60
TOTAL BOYNE			20,944	4.92			7.77	4.41
TOTAL HWY. 401 BUSINESS PARK AND HWY. 401 EXTENSION			20,884	4.86			7.68	4.35
TOTAL DERRY GREEN			20,884	4.93			7.85	4.42
TOTAL TRAFALGAR			28,035	5.01			7.88	4.47
TOTAL AGERTON			27,987	5.27			8.31	4.74
TOTAL BRITANNIA			27,976	4.95			7.80	4.42
TOTAL MILTON EDUCATION VILLAGE			28,148	5.13			8.07	4.60
TOTAL MILTON EDUCATION VILLAGE SUPPLEMENTARY LANDS			27,889	5.13			8.05	4.60



Table 6-13
Town of Milton
Gross Expenditure and Sources of Revenue Summary
for Costs to be Incurred over the Life of the By-law

Service/Class	Total Gross Cost	Sources of Financing					
		Tax Base or Other Non-D.C. Source			Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Other Funding		Residential	Non-Residential
1. Boyne Stormwater Drainage and Control Services 1.1 Monitoring Program	609,815	0	0	0	0	524,441	85,374
2. Sherwood Stormwater Drainage and Control Services 2.1 Monitoring Program	325,650	0	0	0	0	130,260	195,390
3. Derry Green Stormwater Drainage and Control Services 3.1 Monitoring Program	549,925	0	0	0	0	0	549,925
4. Trafalgar Stormwater Drainage and Control Services 4.1 Monitoring Program	610,000	0	0	0	0	481,900	128,100
5. Agerton Stormwater Drainage and Control Services 5.1 Monitoring Program	610,000	0	0	0	79,788	90,136	440,076
6. Britannia Stormwater Drainage and Control Services 6.1 Monitoring Program	366,000	0	0	0	0	318,420	47,580
7. MEV Stormwater Drainage and Control Services 7.1 Monitoring Program	488,000	0	0	0	0	234,240	253,760
8. MEV Supplemental Lands Stormwater Drainage and Control Services 8.1 Monitoring Program	0	0	0	0	0	0	0
9. Services Related to a Highway 9.1 Services Related to a Highway	195,728,083	0	59,643,136	0	0	102,063,710	34,021,237
10. Public Works Operations							
10.1 Public Works Operations Facilities:							
10.1.1 Services Related to a Highway	5,006,740	0	0	0	0	4,204,435	802,305
10.1.2 Parks and Recreation Services	6,007,680	0	0	0	0	5,044,979	962,701
10.1.3 Stormwater Services	110,880	0	0	0	0	93,112	17,768
10.1.4 P.O.A. including By-law Enforcement	0	0	0	0	0	0	0
10.2 Public Works Vehicles and Equipment							
10.2.1 Services Related to a Highway	5,385,000	0	0	0	0	4,522,081	862,919
10.2.2 Parks & Recreation Services	2,762,900	0	0	0	0	2,320,159	442,741
10.2.3 P.O.A. including By-law Enforcement	64,000	0	0	0	0	53,744	10,256



Table 6-13 (cont'd)
Town of Milton
Gross Expenditure and Sources of Revenue Summary
for Costs to be Incurred over the Life of the By-law

Service/Class	Total Gross Cost	Sources of Financing					
		Tax Base or Other Non-D.C. Source			Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Other Funding		Residential	Non-Residential
11. Fire Protection Services							
11.1 Fire facilities, vehicles, and small equipment & gear	175,250	0	0	0	0	131,438	43,813
12. Parks and Recreation Services							
12.1 Parks and Outdoor Recreation	75,497,100	0	0	367,783	0	71,372,851	3,756,466
12.2 Indoor Recreation	42,892,667	0	0	0	0	40,748,033	2,144,633
13. Library Services							
13.1 Library facilities, materials and vehicles	8,112,800	0	0	0	0	7,707,160	405,640
14. Transit Services							
14.1 Transit facilities, vehicles and other infrastructure	88,271,241	0	16,450,417	8,506,533	15,065,329	35,221,742	13,027,220
15. Growth Studies							
15.1 Services Related to a Highway	1,655,580	118,063	182,660	0	0	989,045	365,811
15.2 Fire Protection Services	97,030	8,930	7,918	0	0	58,533	21,649
15.3 Public Works	50,130	3,983	10,555	0	0	25,982	9,610
15.4 Transit Services	307,530	8,930	60,543	0	0	173,782	64,275
15.5 Parks and Recreation Services	1,823,280	141,799	147,137	0	0	1,120,071	414,273
15.6 Library Services	209,910	14,883	25,249	0	0	123,938	45,840
15.7 P.O.A. including By-law Enforcement	82,400	8,200	0	0	0	54,166	20,034
15.8 Stormwater Services	38,030	3,424	3,650	0	0	22,598	8,358
16. Parks and Recreation Services							
16.1 Outdoor Recreation Land	0	0	0	0	0	0	0
Total Expenditures & Revenues	\$437,837,621	\$308,212	\$76,531,264	\$8,874,316	\$15,145,117	\$277,830,958	\$59,147,754



7.5 Other Recommendations

It is recommended that Council:

“Whenever appropriate, request that grants, subsidies and other contributions be clearly designated by the donor as being to the benefit of existing development or new development, as applicable;”

“Adopt the assumptions contained herein as an ‘anticipation’ with respect to capital grants, subsidies and other contributions;”

“Classes of service be established for growth studies and public works (facilities, vehicles and equipment);”

“Continue the D.C. approach to calculate the services on a uniform Town-wide basis (except for stormwater and outdoor recreation lands);”

“Continue the D.C. approach to calculate the stormwater charges on an area-specific basis;”

“Direct Town staff to continue with a dialogue with the development community on the establishment of an approach to recover the cost of outdoor recreation lands, potentially via an area-specific D.C. excluding lands in the Bristol, Sherwood and Boyne Secondary Plan Areas, and report back to Council at a future date;”

“Approve the capital project listing set out in Chapter 5 of the D.C.s Background Study dated May 3, 2021, subject to further annual review during the capital budget process;”

“Approve the D.C. Background Study dated May 3, 2021, as amended;”

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

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

“Approve the amending D.C. by-law as set out in Appendix I related to Parking Services for the transition period as provided in the D.C.A., as amended by Bill 197.”



Table C-1
Town of Milton
Operating and Capital Expenditure Impacts
for Future Capital Expenditures

SERVICE/CLASS OF SERVICE	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Boyne Stormwater Drainage and Control Services				
1.1 Monitoring Program	897,764	-	135,463	135,463
2. Sherwood Stormwater Drainage and Control Services				
2.1 Monitoring Program	640,697	-	7,315	7,315
3. Derry Green Stormwater Drainage and Control Services				
3.1 Monitoring Program	971,483	-	-	-
4. Trafalgar Stormwater Drainage and Control Services				
4.1 Monitoring Program	1,220,000	-	94,691	94,691
5. Agerton Stormwater Drainage and Control Services				
5.1 Monitoring Program	1,220,000	-	26,283	26,283
6. Britannia Stormwater Drainage and Control Services				
6.1 Monitoring Program	1,220,000	-	175,291	175,291
7. MEV Stormwater Drainage and Control Services				
7.1 Monitoring Program	1,220,000	-	32,409	32,409
8. MEV Supplemental Lands Stormwater Drainage and Control Services				
8.1 Monitoring Program	1,220,000	-	-	-
9. Services Related to a Highway				
9.1 Services Related to a Highway	450,626,802	24,686,134	48,969,766	73,655,900
10. Public Works Operations				
10.1 Public Works Operations Facilities:				
10.1.1 Services Related to a Highway	10,136,740	526,385	1,101,563	1,627,948
10.1.2 Parks and Recreation Services	12,163,680	631,639	681,754	1,313,393
10.1.3 Stormwater Services	224,880	11,678	1,255,531	1,267,209
10.1.4 P.O.A. including By-law Enforcement	1,221,000	63,287	132,686	195,973
10.2 Public Works Vehicles and Equipment				
10.2.1 Services Related to a Highway	10,797,000	1,283,015	107,028	1,390,043
10.2.2 Parks & Recreation Services	6,338,000	975,508	355,235	1,330,743
10.2.3 P.O.A. including By-law Enforcement	64,000	10,588	6,955	17,543
11. Fire Protection Services				
11.1 Fire facilities, vehicles, and small equipment & gear	31,730,118	1,348,306	18,034,850	19,383,156
12. Parks and Recreation Services				
12.1 Parks and Outdoor Recreation	192,279,554	14,149,064	10,776,953	24,926,017
12.2 Indoor Recreation	311,522,424	15,330,062	17,460,321	32,790,383
13. Library Services				
13.1 Library facilities, materials and vehicles	57,962,529	3,953,146	8,037,724	11,990,870
14. Transit Services				
14.1 Transit facilities, vehicles and other infrastructure	53,872,737	3,339,294	4,859,227	8,198,521
15. Growth Studies				
15.1 Services Related to a Highway	6,915,960	-	-	-
15.2 Fire Protection Services	479,225	-	-	-
15.3 Public Works	140,111	-	-	-
15.4 Transit Services	794,975	-	-	-
15.5 Parks and Recreation Services	7,875,866	-	-	-
15.6 Library Services	870,993	-	-	-
15.7 P.O.A. including By-law Enforcement	109,950	-	-	-
15.8 Stormwater Services	5,037,492	-	-	-
16. Parks and Recreation Services				
16.1 Outdoor Recreation Land	248,664,000	-	13,937,209	13,937,209
Total	1,418,437,977	66,308,106	126,188,255	192,496,361



Financing strategy: having a financial plan is critical for putting an A.M.P. into action. By having a strong financial plan, municipalities can also demonstrate that they have made a concerted effort to integrate the A.M.P. with financial planning and municipal budgeting and are making full use of all available infrastructure financing tools.

Commensurate with the above, the Town, in 2017, has prepared an asset management plan and are currently undertaking an update to it however, the update was not available in time for use during this D.C. study. Therefore, “Asset Management Plan 2017”, date November 2017 (prepared by CH2M), provides the basis for the Town’s long-term approach to addressing the asset management requirements including those related to Transit Services.

In recognition to the schematic above, the following table (presented in 2020 \$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. Due to the timing of the A.M.P. updated currently underway, not all capital costs included in the D.C.-eligible capital costs are included in the Town’s A.M.P. Hence the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects which will require financing from municipal financial resources (i.e. taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on buildout financing.
2. Lifecycle costs for the 2021 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are \$202.88 million.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are \$91.94 million. This amount, totaled with the potential incremental property tax revenue of \$110.99 million, provide annual revenues of \$202.93 million by 2041.



6. In consideration of the above, the capital plan is deemed to be financially sustainable. When the implied incremental property tax revenue is compared on a per capita and employee basis to the Town's current property tax total, the amounts are within 10% of each other. In consideration of this as well as the points above, the capital plan is deemed to be financially sustainable.

Town of Milton
Asset Management – Future Expenditures and Associated Revenues
2021\$

	2041 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	9,469,764
Annual Debt Payment on Post Period Capital ²	915,351
Lifecycle:	
Annual Lifecycle	66,308,106
Sub-Total - Annual Lifecycle	\$66,308,106
Incremental Operating Costs (for D.C. Services)	\$126,188,255
Total Expenditures	\$202,881,475
Revenue (Annualized)	
Potential Incremental Property Tax Revenue	\$110,989,557
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$91,938,336
Total Revenues	\$202,927,893

¹ Non-Growth Related component of Projects including 10% mandatory deduction on soft services

² Interim Debt Financing for Post Period Benefit

³ All infrastructure costs included in Area Specific by-laws have

⁴ As per Sch. 10 of FIR

Regarding the D.C.A. requirements for asset management for the Transit service, Ontario Regulations 82/98 (as amended) provides the following:

8(3) If a council of a municipality proposes to impose a development charge in respect of transit services, the asset management plan referred to in subsection 10 (2) (c.2) of the Act shall include the following in respect of those services:



Appendix H

Proposed Development Charges By-law

THE CORPORATION OF THE TOWN OF MILTON
BY-LAW NUMBER xxx-2021
BEING A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT
CHARGES

A BY-LAW TO ESTABLISH A DEVELOPMENT CHARGES BY-LAW FOR THE TOWN OF MILTON FOR SERVICES OTHER THAN PARKING AND REPEAL BY-LAW 100-2016

WHEREAS The Corporation of the Town of Milton has and will continue to experience growth through development;

AND WHEREAS development requires the provision of physical and other services by the Town;

AND WHEREAS Council desires to ensure that the capital cost of meeting growth related demands for, or the burden on, Town services does not place an undue financial burden on the Town or its taxpayers;

AND WHEREAS the Development Charges Act, 1997 (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;

AND WHEREAS a development charge background study has been completed in accordance with the Act;

AND WHEREAS Council has before it a report entitled “Town of Milton Development Charge Background Study” prepared by Watson and Associates Economists Ltd. dated March 3, 2021;

AND WHEREAS the Council of The Corporation of the Town of Milton has given notice of and held a public meeting on the 22nd day of March, 2021 in accordance with the Act and the regulations thereto;

NOW THEREFORE the Council of The Corporation of the Town of Milton hereby enacts as follows:

DEFINITIONS

1. In this By-law, including in this section:

"accessory" means where used to describe a use, building, or structure that the use, building, or structure is naturally and normally incidental, subordinate in purpose or floor area or both, and exclusively devoted to a principal use, building or structure, but is not an ancillary residential building;

"accessory dwelling" means a self-contained residential unit that is subordinate in purpose to another residential dwelling unit upon the same lot and includes a basement apartment, garden suite and in some cases, a mobile home;

"Act" means the Development Charges Act, 1997, S.O. 1997, c. 27;

"agricultural development" means a bona fide farming operation, including greenhouses used in connection with a bona fide farming operation which are not connected to Regional water services or wastewater services, sod farms and farms for the breeding and boarding of horses, and includes, but is not limited to, barns, silos and other ancillary buildings to such agricultural development, but excluding in all circumstances any residential or commercial or retail component thereof and excludes Cannabis Production Facilities;

"air-supported structure" means a structure consisting of a pliable membrane that achieves and maintains its shape and support by internal air pressure;

"ancillary residential building" means a residential building or structure that would be ancillary to a detached dwelling, semi-detached dwelling, or row dwelling and includes an accessory dwelling;

"apartment unit dwelling" means any residential unit within a building containing more than four dwelling units where the units are connected by an interior corridor, and includes an accessory dwelling but does not include a special care/special need dwelling unit;

"back-to-back townhouse dwelling" means a building containing four or more dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards;

"bedroom" means a habitable room of at least seven (7) square metres, including a den, study, loft, or other similar area, but does not include a living room, dining room, kitchen, or other space;

"board of education" has the same meaning as set out in the Education Act, R.S.O. 1990, c.E.2, (the "Education Act");

"building" means a structure occupying an area greater than ten (10) square metres consisting of a wall, roof, and floor or any of them or a structural system serving the function thereof, and includes, but is not limited to, an above-grade storage tank, an air-supported structure, a canopy, and an industrial tent, but does not include a seasonal air-supported structure;

"Building Code Act" means the Building Code Act, 1992, S.O. 1992, c.23;

"cannabis" means:

- a) a cannabis plant;
- b) any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant regardless of whether that part has been processed or not;
- c) any substance or mixture of substances that contains or has on it any part of such a plant; and
- d) any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained;

"cannabis plant" means a plant that belongs to the genus Cannabis;

"Cannabis Production Facilities" means a building, or part thereof, designed, used, or intended to be used for one or more of the following: growing, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment, or distribution of cannabis where a licence, permit or authorization has been issued under applicable federal law and does include, but is not limited to such buildings as a greenhouse and agricultural building associated with the use. It does not include a building or part thereof solely designed, used, or intended to be used for retail sales of cannabis;

"canopy" includes, but is not limited to, a roof-like structure projecting more than 1.22 metres (four (4) feet) from the exterior face of a building and a separate roof-like structure, such as a roof-like structure for an automotive fuel station, a covered patio, or a drive-through facility;

"capital cost" means costs incurred or proposed to be incurred by the Town or a local board thereof directly or by others on behalf of and as authorized by the Town or local board to:

- a) acquire land or an interest in land, including a leasehold interest;
- b) improve land;
- c) acquire, lease, construct or improve buildings or structures;
- d) acquire (including leasing), construct or improve facilities including,
 - i. furniture and equipment other than computer equipment, and
 - ii. material acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act, R.S.O. 1990, Chap. P.44; and
 - iii. rolling stock with an estimated useful life of seven years or more; and
- e) undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d) above, including the development charge background study required for the provision of services designated in this By-law within or outside the municipality, including interest on borrowing for those expenditures under clauses (a) to (e) above that are growth-related;

"central business district" means that area defined as and shown as the central business district in the Town's in-force Official Plan, as may be amended from time to time;

"charitable dwelling" means a residential building, a part of a residential building or the residential portion of a mixed-use building maintained and operated by a corporation approved under the Charitable Institutions Act, R.S.O. 1990, c. C.9, for persons requiring residential, specialized or group care and charitable dwelling includes a children's residence under the Child, Youth and Family

Services Act, 2017, S.O. 2017, C. 14, Sched. 1, a psychiatric facility under the Mental Health Act, R.S.O. 1990, c. M.7, long-term care home under the Long-Term Care Homes Act, 2007, S.O. 2007, c. 8, c. N.7, and a home for special care under the Homes for Special Care Act, R.S.O. 1990, c. H.12.

"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;

"commercial" means land, buildings, structures, or portions thereof used, designed, or intended for non-residential use that is not retail or industrial, and includes uses which serve academic, medical/dental, and cultural needs that are not located within or part of a retail development;

"Condominium Act" means the Condominium Act, 1998, S.O. 1998, Chap. c. 19;

"correctional group home" " means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit supervised on a 24- hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof, and licensed, approved or supervised by the Province of Ontario as a detention or correctional facility under any general or special act and amendments or replacements thereto. A correctional group home may contain an office provided that the office is used only for the operation of the correctional group home in which it is located. A correctional group home shall not include any detention facility operated or supervised by the Federal Government nor any correctional institution or secure custody and detention facility operated by the Province of Ontario;

"Council" means the Council of The Corporation of the Town of Milton;

"detached dwelling" has the same meaning as a "single detached dwelling" for the purposes of this by-law;

"development" means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability and/or changing the use thereof, and includes redevelopment;

"development charge" means a charge imposed with respect to this By-law;

"development charge interest policy" means section 4.1.4 of the Town's Policy No. 117 Financial Management - Development Finance, as may be amended from time to time;

"dwelling unit" means either (1) any part of a building or structure used, designed, or intended to be used as a domestic establishment in which one or more persons may sleep and are provided with culinary and sanitary facilities for their exclusive use, or (2) in the case of a special care/special need dwelling, a room or suite of rooms used, or designed or intended for use, by one person with or without exclusive sanitary and/or culinary facilities, or more than one person if sanitary facilities are directly connected and exclusively accessible to more than one room or suite of rooms;

"existing residential" means the number, use and size that existed as of the date this By-law was passed;

"garden suite" means a building containing one (1) dwelling unit where the garden suite is detached from and ancillary to an existing single detached dwelling or semi-detached dwelling on the lands and such building is designed to be portable;

"grade" means the average level of finished ground adjoining a building at all exterior walls;

"gross floor area" means the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls and includes the area of a mezzanine and excludes those areas used exclusively for parking garages or structures;

"group home" means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit which may or may not be supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof and licensed, approved or supervised by the Province of Ontario for the accommodation of persons under any general or special act and amendments or replacements thereto. A group home may contain an office provided that the office is used only for the operation of the group home in which it is located;

"hospice" means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care;

"industrial" means lands, buildings or structures, or portions thereof, used, designed or intended for use for production, compounding, processing, packaging, crating, bottling, or assembly ("manufacturing") of raw goods or semi-processed goods or materials, research and development relating thereto, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public (if the retail sales are at the site where the manufacturing takes place) where such uses are accessory to an industrial use, and includes cannabis production facilities, but does not include the sale of commodities to the general public through a warehouse club or retail warehouse and does not include self-storage or mini-storage facilities;

"institutional development" means development of a building or structure, or portions thereof, 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.

"interest rate" means the annual rate of interest as established through the development charge interest policy, as may be revised from time to time;

"live/work unit" means a unit which contains separate residential and non-residential areas intended for both residential and non-residential uses concurrently, and shares a common wall or floor with direct access between the residential and non-residential areas;

"local Board" means a local board as defined in section 1 of the Municipal Affairs Act other than a board as defined in subsection 1(1) of the Education Act;

"local services" means those services, facilities or things which are under the jurisdiction of the Town and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41, 51 or 53 of the Planning Act, R.S.O. 1990, Chap. P.13;

"lot" means a parcel of land capable of being conveyed lawfully without any approval under the Planning Act or successor thereto which meets the minimum lot area requirements under the Town's Zoning By-law;

"mixed-use" means land or buildings used or designed or intended to be used for a combination of non-residential development and residential development;

"mobile home" means any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for one or more persons, but does not include a travel trailer or tent trailer;

"multiple dwelling" means all dwellings other than single-detached dwellings, semi-detached dwellings, apartment unit dwellings, special care/special need dwellings, ancillary residential buildings, and includes but is not limited to row dwellings, back-to-back townhouse dwellings, stacked townhouse dwellings, and the residential portion of a live/work unit;

"municipality" means The Corporation of the Town of Milton;

"non-residential development" means land, buildings or portions thereof used, designed, or intended for use for a non-residential purpose and "non-residential use" has the same meaning;

"non-residential purpose" means the use of land, buildings, or portions thereof for any purpose other than for a residential purpose;

"non-retail development" means any non-residential development which is not a retail development;

"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, or any successor legislation;

"Official Plan" means the Official Plan adopted for the Town, as amended, and approved;

"owner" means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed;

"place of worship" means that part of a building or structure that is exempt from taxation as a place of worship under the Assessment Act, R.S.O. 1990, Chap. A.31;

"Planning Act" means the Planning Act, R.S.O. 1990, c. P.13;

"prescribed index" means the price index as prescribed in the Regulation;

"public hospital" means lands, buildings or structures used and occupied by a hospital that receives aid under the Public Hospitals Act, R.S.O. 1990, c. P.40, but excludes (i) any portion of a building occupied by a tenant of the hospital, (ii) any lands, buildings or structures, or portions thereof, owned by a hospital or hospital board that are used for purposes other than a public hospital, and (iii) any residential component of such lands, buildings or structures, or portions thereof, that is not a public hospital;

"redevelopment" means the construction, erection or placing of one or more buildings on land where all or part of a building on such land has been previously demolished, or changing the use of all or part of a building from a residential purpose to a non-residential purpose or from a non-residential purpose to a residential purpose, or changing all or part of a building from one form of residential development to another form of residential development or from one form of non-residential development to another form of non-residential development;

"Region" means The Regional Municipality of Halton;

"Regulation" means any regulation made pursuant to the Act;

"rental housing" means development of a building or structure or portion thereof with four or more dwelling units that are intended for use as rented residential premises;

"residential development" means land, buildings or portions thereof used, designed, or intended to be used as living accommodations for one or more individuals, and shall include a single detached dwelling, a semi-detached dwelling, a multiple dwelling, an apartment unit dwelling, a special care/special need dwelling, an ancillary residential building, and the residential portion of a mixed-use building and "residential use" and "residential purpose" has the same meaning;

"retail development" means land, buildings or portions thereof used, designed, or intended for use for the purpose of offering foods, wares, merchandise, substances, articles, or things for sale directly to the public or providing services or entertainment to the public. Retail development excludes freestanding bank kiosks and includes, but is not limited to:

- a) land, buildings, or portions thereof used, designed, or intended for use for the rental of wares, merchandise, substances, articles, or things;
- b) offices and storage in connection with, related to or ancillary to retail use; and
- c) conventional restaurants; fast food restaurants; catering establishments, bars and taverns; beer and wine-making stores; concert halls/theatres/cinemas/movie houses/drive-in theatres; dinner theatres; casinos; amusement and theme parks; amusement arcades; bowling alleys;

pet boarding kennels, pet boarding kennel services, pet obedience training centres, pet care, attendance and grooming services; fitness/recreation sport centres; hotels, motels/bed and breakfast facilities/rooming and boarding houses; gas stations and service stations; specialty automotive shops/auto repairs/collision services/car or truck washes; auto dealerships; shopping centres and plazas, including more than two attached stores under one ownership; department/discount stores; banks and similar financial institutions, including credit unions; insurance brokerages; investment advisory services; warehouse clubs and retail warehouses and self-storage or mini-storage facilities;

"retirement home or lodge" means a residential building or the portion of a mixed-use building which provides accommodation primarily for retired persons or couples where each private bedroom or living accommodation has a separate private bathroom and separate entrance from a common hall, but do not include private culinary facilities and instead where common facilities for the preparation and consumption of food are provided, and common lounges, recreation rooms and medical care facilities may also be provided;

"row dwelling" means a building containing three or more attached dwelling units in a single row, each of which dwelling unit has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;

"seasonal air-supported structure" means an air-supported structure that is raised and/or erected for a maximum of six months in any given year to allow for the use of an outdoor sports field or portion thereof during the winter for sports-related activities and includes a seasonal sports bubble;

"seasonal structure" means a building placed or constructed on land and used, designed, or intended for use for a non-residential purpose during a single season of the year where such building is designed to be easily demolished or removed from the land at the end of the single season and is erected immediately before the single season and is demolished or removed from the land immediately following the end of the single season;

"semi-detached dwelling" means a building divided vertically into two dwelling units each of which has a separate entrance and access to grade;

"service" means a service designed in Schedule "A" to this By-law, and "services" shall have a corresponding meaning;

"servicing agreement" means an agreement between a landowner and the Town relative to the provision of municipal services to specified land within the town;

"single detached dwelling" means a completely detached building containing only one primary dwelling unit and includes one mobile home on a lot which contains no other dwelling unit(s);

"site" means a parcel of land which can be legally conveyed pursuant to section 50 of the Planning Act and includes a development having two or more lots consolidated under one identical ownership;

"special care/special need dwelling" means:

a building containing two or more dwelling units, which units have a common entrance from street level:

- i. where the occupants have the right to use in common, halls, stairs, yards, common rooms, and accessory buildings;
- ii. which may or may not have exclusive sanitary and/or culinary facilities;
- iii. that is designed to accommodate persons with specific needs, including, but not limited to, independent permanent living arrangements; and
- iv. where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at various levels;
- v. and includes, but is not limited to, retirement homes or lodges, long-term care homes, charitable dwellings, group homes (including correctional group homes) and hospices;

"stacked townhouse dwelling" means a building containing two or more dwelling units where each dwelling unit is separated horizontally and/or vertically from another dwelling unit by a common wall or floor;

"temporary venue" means a building that is placed or constructed on land and is used, designed, or intended for use for a particular event where the event has a duration of three (3) weeks or less and the building is erected immediately before the beginning of the event and is demolished or removed from the land immediately following the end of the event;

"total floor area":

- a) includes the sum total of the total areas of the floors in a building whether at, above or below grade, measured:
 - i. between the exterior faces of the exterior walls of the building;
 - ii. from the centre line of a common wall separating two uses; or
 - iii. from the outside edge of a floor where the outside edge of the floor does not meet an exterior or common wall; and
- b) includes the area of a mezzanine as defined in the Building Code Act;
- c) excludes those areas used exclusively for parking garages or structures;
- d) where a building or a portion thereof has only one wall or does not have any walls, shall be the sum of the total area of all floors in the building:
 - (1) directly beneath the roof or canopy of the building; or
 - (2) between and/or beneath a structural system serving the function of walls, roof, or canopy or any one or more of them;
- e) where the building is an above-grade storage tank, the calculation of the total floor area is determined by taking the cross-sectional area of the tank, which is πr^2 (the base area);
- f) and for the purposes of this definition, the non-residential portion of a mixed-use building is deemed to include half of any area common to the residential and non-residential portions of such mixed-use buildings;

"Town" means The Corporation of the Town of Milton;

"town" means the area within the geographic limits of The Corporation of the Town of Milton;

"Treasurer" means the person appointed as the Town's Chief Financial Officer and Treasurer or his or her designate; and

"Zoning By-Law" means the Zoning By-Law Numbers 016-2014 for the urban areas and 144-2003 for the rural areas of the Town of Milton.

DESIGNATION OF SERVICES/CLASS OF SERVICES

2. It is hereby declared by the Council of the Town that all development and redevelopment of land within the town will increase the need for services.
3. Once this By-law is in force, the development charge applicable to a development as determined under this By-law shall apply without regard to the services required or used by any individual development.
4. The categories of services and classes of services for which development charges are imposed under this By-law are as follows:
 - (a) Services Related to a Highway;
 - (b) Public Works;
 - (c) Fire Protection Services;
 - (d) Parks and Recreation Services;
 - (e) Library Services;
 - (f) Transit Services;
 - (g) Growth Studies;
 - (h) Stormwater Drainage and Control Services – Area Specific – Boyne Secondary Plan;
 - (i) Stormwater Drainage and Control Services – Area Specific – Sherwood Secondary Plan;
 - (j) Stormwater Drainage and Control Services – Area Specific – Derry Green Secondary Plan;
 - (k) Stormwater Drainage and Control Services – Area Specific – Trafalgar Secondary Plan
 - (l) Stormwater Drainage and Control Services – Area Specific - Agerton Secondary Plan;
 - (m) Stormwater Drainage and Control Services – Area Specific – Britannia Secondary Plan;

(n) Stormwater Drainage and Control Services – Area Specific – Milton Education Village Secondary Plan; and

(o) Stormwater Drainage and Control Services – Area Specific – Milton Education Village Supplemental Lands Secondary Plan.

5. The components of the services or class of services designated in section 4 are described in Schedule A.

APPLICATION OF BY-LAW RULES

6. Development charges shall be payable in the amounts set out in this By-law where:

(a) the lands are located in the area described in section 7; and

(b) the development of the lands requires any of the approvals set out in section 9.

Area to Which By-law Applies

7. Subject to section 8, this By-law applies to all lands in the Town of Milton whether or not the land or use thereof is exempt from taxation under s. 13 of the Assessment Act.

8. Notwithstanding clause 7 above, this By-law shall not apply to lands that are owned by and used for the purposes of:

a) the Town or a local board thereof;

b) a board of education; or

c) the Region or a local board thereof;

Approvals for Development

9. Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:

a) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the Planning Act;

b) the approval of a minor variance under section 45 of the Planning Act;

- c) a conveyance of land to which a by-law passed under subsection 50(7) of the Planning Act applies;
 - d) the approval of a plan of subdivision under section 51 of the Planning Act;
 - e) a consent under section 53 of the Planning Act;
 - f) the approval of a description under section 9 of the Condominium Act; or
 - g) the issuing of a permit under the Building Code Act in relation to a building or structure.
10. No more than one development charge for each service or class of service designated in section 4 shall be imposed upon any lands, buildings, or structures to which this By-law applies even though two or more of the actions described in section 9 are required before the lands, buildings or structures can be developed.
11. Despite section 10, if two or more of the actions described in section 9 occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.

Exemptions:

Rules with Respect to Exemptions for Intensification of Existing Housing or New Housing

12. Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to developments or portions of developments as follows:
- a) the enlargement to an existing residential dwelling unit;
 - b) one or two additional dwelling units in an existing single detached dwelling or prescribed ancillary structure to the existing residential building;
 - c) the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;
 - d) the creation of one additional dwelling unit in any other existing residential building already containing at least one dwelling unit or prescribed ancillary structure to the existing residential building; or

- e) the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
1	Proposed new detached dwellings	Proposed new residential buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new detached dwelling must only contain two dwelling units. The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
2	Proposed new semi-detached dwellings or row dwellings	Proposed new residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units. The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
3	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit. The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.

13. Notwithstanding section 12, development charges shall be imposed if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing dwelling unit.

14. Notwithstanding section 12, development charges shall be imposed if the additional unit has a gross floor area greater than:

- a) in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and
- b) in the case of any other residential building, the gross floor area of the smallest dwelling unit already contained in the residential building.

Exemption for Industrial Development:

15. For the purpose of sections 16 to 20 inclusive, the term “existing industrial building” shall have the same meaning as that term has in the Regulation, and shall not include self-storage or mini-storage facilities.

16. Notwithstanding any other provision of this By-law, but subject to sections 19 and 20 below, no development charge is payable with respect to the enlargement of

the total floor area of an existing industrial building where the total floor area is enlarged by 50 percent or less:

17. If the total floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:

- a) determine the amount by which the enlargement exceeds 50 percent of the total floor area before the enlargement;
- b) divide the amount determined under subsection 17a) by the amount of the enlargement.

18. For greater certainty in applying the exemption in this section, the total floor area of an existing industrial building is enlarged where there is a bona fide increase in the size of the existing industrial building, the enlarged area is attached to the existing industrial building, there is a direct means of ingress and egress from the existing industrial building to and from the enlarged area for persons, goods and equipment and the existing industrial building and the enlarged area are used for or in connection with an industrial purpose as set out in subsection 1(1) of the Regulation. Without limiting the generality of the foregoing, the exemption in this section shall not apply where the enlarged area is attached to the existing industrial building by means only of a tunnel, bridge, canopy, corridor, or other passageway, or through a shared below-grade connection such as a service tunnel, foundation, footing or parking facility.

19. The exemption for an existing industrial building provided by this section shall be applied up to a maximum of 50 percent of the total floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to this By-law or any previous development charges by-law of the Town made pursuant to the Act or its predecessor legislation. Development charges shall be imposed in accordance with Schedule B with respect to the amount of floor area of an enlargement that results in the total floor area of the industrial building being increased by greater than 50 percent of the total floor area of the existing industrial building.

20. For the purposes of this section, despite any new sites created which result in an existing industrial building being on a site separate from its enlargement or enlargements for which an exemption was granted under this section, further

exemptions, if any, pertaining to the existing industrial building shall be calculated in accordance with section 19 on the basis of its site prior to any division.

Other Exemptions/Reductions:

21. Notwithstanding the provision of this By-law, development charges shall not be imposed with respect to:

- a) lands or buildings used or to be used for a place of worship or for the purposes of a cemetery or burial ground exempt from taxation under Assessment Act, R.S.O. 1990, Chap. A.31;
- b) development creating or adding an accessory use or accessory building not exceeding 10 square metres (107.64 square feet) of gross floor area;
- c) development creating or adding an accessory use or accessory building to a residential use where the accessory use or accessory building is not used for any commercial or retail use or purpose;
- d) a public hospital;
- e) buildings owned by and used for the purposes of a conservation authority unless such buildings are used primarily for or in connection with (i) recreational purposes for which the conservation authority charges admission and/or fees or (ii) any retail purposes;
- f) agricultural development, including a one-time exemption of up to 50 square metres (538.2 square feet) on any commercial or retail component therein;
- g) seasonal structures;
- h) temporary venues; and
- 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.

22. Notwithstanding any other provisions of this By-law, a garden suite shall be exempt at the time a building permit is issued for the garden suite from the payment of development charges under this By-law provided that:

- a) a by-law has been passed by the Town under sections 39 and 39.1 of the Planning Act authorizing the temporary use of the garden suite;
- b) prior to the issuance of the building permit for the garden suite, the owner shall have entered into an agreement with the Town under section 27 of the Act in a form and having a content satisfactory to the Town's solicitor and having content satisfactory to the Treasurer, may be registered on title to the lands, agreeing to pay the development charges otherwise payable under this By-law in respect of the garden suite if the garden suite is not removed from the lands within sixty (60) days of the expiry of the by-law, including any extensions thereof, described in subsection (a) or if, before that date, the lands on which the garden suite is situate are sold provided the development charges shall not be payable upon such sale if the purchaser has entered into an agreement with the Town under this subsection and the by-law, including any extensions thereof, described in subsection (a) has not expired;
- c) within ninety (90) days of the expiry of the by-law, including any extensions thereof, described in subsection (a), the owner shall provide to the Town evidence, to the satisfaction of the Treasurer, that the garden suite was removed from the lands within sixty (60) days of the expiry of the by-law, including any extensions thereof, described in subsection (a), whereupon the Town shall provide to the owner a release of the agreement described in subsection (b) and apply to the land registrar to delete from title to the lands any notice of the agreement registered against title to the lands;
- d) if the owner does not provide satisfactory evidence of the removal of the garden suite in accordance with subsection (c), the garden suite shall be deemed conclusively not to be a garden suite for the purposes of this By-law and the Town may, without prior notification to the owner, add the development charges payable under this By-law to the tax roll for the lands to be collected in the same manner as taxes;

- e) for the purpose of subsection (d), the development charges payable under this By-law shall be the development charges payable under this By-law for an accessory dwelling on the date the building permit was issued for the garden suite; and
- f) the timely provision of satisfactory evidence of the removal of the garden suite in accordance with subsection (c) shall be solely the owner's responsibility.

Amount of Charges

Residential

23. The development charges set out in Schedule B to this By-law shall be imposed on residential uses of lands, buildings, or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed-use building or structure, on the residential uses in the mixed-use building or structure, including the residential component of a live/work unit, according to the type of residential unit, and calculated with respect to each of the services according to the type of residential use.

Non-Residential

24. The development charges described in Schedule B to this By-law shall be imposed on non-residential uses of lands, buildings, or structures, and, in the case of a mixed-use building or structure, on the non-residential uses in the mixed-use building or structure, including the non-residential component of a live/work unit, and calculated with respect to each of the services according to the total floor area of the non-residential use.

Redevelopment – Demolitions

25. In the case of a demolition of all or part of a building:

- a) a credit shall be allowed against the development charges otherwise payable pursuant to this By-law, provided that where a demolition permit has been issued and has not been revoked, a building permit for the same site has been issued for the redevelopment within five (5) years from the date the demolition permit was issued;

- b) the credit shall be calculated based on the portion of the building used for a residential purpose that has been demolished by multiplying the number and type of dwelling units demolished, or in the case of a building used for a non-residential purpose that has been demolished by multiplying the non-residential total floor area demolished, by the relevant development charges under this By-law in effect on the date when the development charges are calculated pursuant to this By-law with respect to the redevelopment;
- c) no credit shall be allowed where the demolished building or part thereof would have been exempt pursuant to this By-law;
- d) where the amount of any credit pursuant to this section exceeds, in total, the amount of the development charges otherwise payable under this By-law with respect to the redevelopment, the excess credit shall be reduced to zero and shall not be carried forward unless the carrying forward of such excess credit is expressly permitted by a phasing plan for the redevelopment that is acceptable to the Treasurer; and
- e) despite subsection 25(a) above, where the building cannot be demolished until the new building has been erected, the owner shall notify the Town in writing and pay the applicable development charges for the new building in full and if the existing building is demolished not later than twelve (12) months from the date a building permit is issued for the new building, the Town shall provide a refund calculated in accordance with this section to the owner without interest. If more than twelve (12) months is required to demolish the existing building, the owner shall make a written request to the Town and the Treasurer may extend the time in which the existing building must be demolished in his or her sole and absolute discretion and upon such terms and conditions as he or she considers necessary or desirable and such decision shall be made prior to the issuance of the first building permit for the new building.

26. Notwithstanding any other provisions of this By-law with respect to the lands within the central business district, for any change of use from non-retail to retail by demolition and redevelopment, the retail development charges or the difference between the non-retail and retail development charges shall not apply, however, if there is a change of use plus expansion of non-retail use to retail use, the retail development charges would be imposed on the expansion.

Redevelopment – Conversions

27. In the case of a conversion of all or part of a building:

- a) a credit shall be allowed against the development charges otherwise payable under this By-law;
- b) the credit shall be calculated based on the portion of the building that is being converted by multiplying the number and type of dwelling units being converted or the non-residential total floor area being converted by the relevant development charges under this By-law in effect on the date when the development charges are calculated pursuant to this By-law with respect to the redevelopment;
- c) no credit shall be allowed where the building or part thereof prior to conversion would have been exempt pursuant to this By-law; and
- d) where the amount of any credit pursuant to this section exceeds, in total, the amount of the development charges otherwise payable under this By-law with respect to the redevelopment, the excess credit shall be reduced to zero and shall not be carried forward unless the carrying forward of such excess credit is expressly permitted by a phasing plan for the redevelopment that is acceptable to the Treasurer.

28. Notwithstanding any other provisions of this By-law with respect to the lands within the central business district, for any conversion within an existing building from a non-retail use to a retail use, the retail development charges or the difference between the non-retail and the retail development charges shall not apply, however, if there is a conversion plus expansion of a non-retail use to a retail use, the retail development charges would be imposed on the expansion.

Exemptions, Relief, Credits, Adjustments Not Cumulative

29. Only one of the applicable exemption(s), relief, credit(s) or adjustment(s) set out above in sections 12 to 22 inclusive, and in sections 25 to 28 inclusive, shall be applicable to a development or redevelopment. Where the circumstances of a development or redevelopment are such that more than one type of exemption, relief, credit, or adjustment could apply, only one type of exemption, relief, credit, or adjustment shall apply, and it shall be the exemption, relief, credit, or

adjustment that results in the lowest development charges being payable under this By-law.

30. Where under this By-law an exemption of the development charge is granted or permitted, should the development or redevelopment result in a use other than a use for which the exemption was granted, discovered through an inspection carried out by the Chief Building Official or his or her designate, pursuant to the Building Code Act, or otherwise, the Town will charge the development charges that would have been imposed at building permit issuance had the exemption not been granted, plus interest from such time to the time of the updated charge.

Time of Calculation and Payment of Development Charges

31. Development charges imposed under this By-law are calculated, payable, and collected in accordance with sections 26, 26.1 and 26.2 of the Act, unless the development charge is to be paid at a different time pursuant to Sections 32 to 37 herein or in accordance with the terms of an agreement entered into between the Town and the owner under subsection 27(1) of the Act.
32. For residential development that requires approval of a plan of subdivision under section 51 of the Planning Act, a consent under section 53 of the Planning Act, site plan approval under section 41 of the Planning Act or a description under section 9 of the Condominium Act (collectively referred to as the "plan of subdivision") and for which a subdivision agreement, consent agreement, site plan agreement or condominium agreement (collectively referred to as the "subdivision agreement") is entered into, the portion of the development charge attributable to the Services Related to a Highway Service Component and/or the Area Specific Stormwater Drainage and Control Charge as set out in Schedule B shall be calculated in accordance with sections 26, 26.1 and 26.2 of the Act, and payable and collected as at the date the subdivision agreement between the Town and the owner is executed (unless a separate agreement is entered into between the Town and owner under section 38 herein), on the basis of the following:
- a) the proposed number and type of dwelling units;
 - b) with respect to blocks in the plan of subdivision intended for future development, the maximum number of dwelling units permitted under the then applicable zoning, whether or not there is a holding symbol in the zoning by-law as authorized by section 36 of the Planning Act.; and

- c) all other components of the development charge paid under this By-law shall continue to be calculated, paid, and collected in accordance with section 31.

33. If at the time of issuance of a building permit or permits related to a plan of subdivision for which payments have been made pursuant to section 32, the actual total number and type of dwelling units for which building permits have been and are being issued, is greater than that used for the calculation and payment referred to in section 32, an additional payment shall be required with respect to the amount of the Services Related to a Highway Service Component and/or the Area Specific Stormwater Drainage and Control Charge, calculated in accordance with sections 26, 26.1 and 26.2 of the Act, for the Services Related to a Highway Service Component and/or the Area Specific Stormwater Drainage and Control Charge by the difference between the number and type of dwelling units for which building permits have been and are being issued and the number and type of dwelling units for which payments have been made pursuant to section 32 and this section.
34. If following the issuance of all building permits for all development within a plan of subdivision or for all development in a block within a plan of subdivision that had been intended for future development and for which payments have been made pursuant to section 32, the actual total number and type of dwelling units is less than that used for the calculation and payment referred to in section 32, a refund shall become payable by the Town to the person who originally made the payment referred to in section 32, which refund shall be calculated by multiplying the applicable amount for the Services Related to a Highway Service Component and/or the Area Specific Stormwater Drainage and Control Charge calculated at the time such payments were made by the difference between the number and type of dwelling units for which payments were made pursuant to section 32 and the number and type of dwelling units for which building permits were issued.
35. Notwithstanding sections 32 through 34 inclusive, in the case of an apartment unit dwelling that is developed at a minimum density of one hundred dwelling units per net hectare pursuant to plans and drawings approved under section 41 of the Planning Act, the Services Related to a Highway Service Component and/or the Area Specific Stormwater Drainage and Control under this By-law shall be payable on the date a first permit is issued under the Building Code Act in relation to the apartment unit dwelling on lands to which the development charges under this By-law apply.

36. Notwithstanding sections 31 to 35, development charges for rental housing and institutional developments are due and payable in 6 equal annual payments commencing with the first installment payable on the earlier of the date the first occupancy permit is granted or the date of first occupancy, and each subsequent installment, including interest calculated in accordance with the development charge interest policy, continuing on the anniversary of that date.
37. Notwithstanding sections 31 and 35, development charges for non-profit housing developments are due and payable in 21 equal annual payments commencing with the first installment payable on the earlier of the date the first occupancy permit is granted or the date of first occupancy, and each subsequent installment, including interest calculated in accordance with the development charge interest policy, continuing on the anniversary of that date.

ALTERNATIVE PAYMENT AGREEMENTS

38. Council may enter into an agreement under section 27 of the Act, in a form and having content satisfactory to the Town's solicitor and having content satisfactory to the Treasurer, with any person who is required to pay a development charge providing for all or any part of the development charge to be paid before or after it would otherwise be payable.
39. Council directs the Chief Building Official or his or her designate to withhold the issuance of a building permit in relation to a building on land to which the development charge applies unless the development charge has been paid.

PAYMENT BY MONEY OR SERVICES

40. Payment of development charges shall be by cash, debit, bank draft or certified cheque or as otherwise approved at the sole discretion of the Treasurer.
41. In the alternative to payment by the means provided in section 40 herein, the Town may, by a written agreement entered into with the owner, accept the provision of services in full or partial satisfaction of the development charges otherwise payable.
42. If the Town and the owner cannot agree as to the reasonable cost of doing the work under section 41, the dispute shall be referred to Council whose decision shall be final and binding.

43. Nothing in this By-law prevents Council from requiring, as a condition of any approval given under the Planning Act, that the owner, at the owner's expense, install such local services as Council may require or that local connections to storm drainage facilities be installed at the owner's expense.
44. Any refund or credit required to be given by the Town to an owner shall be in relation to a service as per subsection 39(1) of the Act. The Town may agree by agreement to provide a credit in relation to another service as per subsection 39(3) of the Act or may provide for another basis for recovery.
45. If development charges or any part thereof payable pursuant to this By-law remain unpaid after such charges are payable, the amount unpaid shall be added to the tax roll and shall be collected in the same manner as taxes.

INDEXING

46. Development charges imposed pursuant to this By-law shall be adjusted annually, without amendment to this By-law, on April 1st of each year, commencing from by-law passage, in accordance with the prescribed index for the most recent year over year period. Council may determine not to implement indexing in any year, or to amend the effective of date of the indexing within the year, in its sole and absolute discretion without amendment to the by-law.

SCHEDULES

47. The following schedules shall form part of this By-law:

Schedule A	Components of Services and Classes of Services Designated in section 4.
Schedule B	Residential and Non-Residential Development Charges
Schedule C	Map identifying Area Specific Stormwater Drainage and Control Services for the areas listed in section 4.

CONFLICTS

48. Where the Town and an owner or former owner have entered into an agreement with respect to land within the area to which this By-law applies, and a conflict exists between the provisions of this By-law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.

49. Notwithstanding section 48, where a development which is the subject of an agreement to which section 48 applies, is subsequently the subject of one or more of the actions described in subsection 9, an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

SEVERABILITY

50. If, for any reason, any provision of this By-law is held to be invalid, it is hereby declared to be the intention of Council that all the remainder of this By-law shall continue in full force and effect until repealed, re-enacted, amended or modified.

REFERENCES TO LEGISLATION

51. Reference in this By-law to any legislation (including but not limited to regulations and by-laws) or any provision thereof include such legislation or provision thereof as amended, revised, re-enacted and/or consolidated from time to time and any successor legislation thereto without the need for an amendment to this By-law.

DATE BY-LAW IN FORCE

52. This By-law shall come into effect at 12:01 AM on June 26, 2021.

DATE BY-LAW EXPIRES

53. This By-law will expire at 12:01 AM on June 26, 2026 unless it is repealed by Council at an earlier date.

EXISTING BY-LAW REPEALED

54. By-law Number 100-2016 is hereby repealed effective 12:01 AM on June 26, 2021.

READ A FIRST AND SECOND TIME this 31st day of May, 2021.

Mayor – Gordon Krantz

Clerk – Meaghen Reid

READ A THIRD TIME AND FINALLY PASSED this 31st day of May, 2021.

Mayor – Gordon Krantz

Clerk – Meaghen Reid

SCHEDULE "A" TO BY-LAW XXX-2021
COMPONENTS OF SERVICES/CLASS OF SERVICES DESIGNATED IN SECTION 4

Municipal-Wide D.C.-Eligible Services

- Services Related to a Highway:
 - Roads
 - Bridges, Structures and Culverts
 - Active Transportation, Streetlights and Other Related Road Services

- Fire Protection Services:
 - Fire Facilities
 - Fire Vehicles
 - Fire Small Equipment and Gear

- Transit Services:
 - Transit Facilities
 - Transit Vehicles
 - Transit Shelters, Pads and Other Equipment

- Parks and Recreation Services:
 - Recreation Facilities
 - Outdoor Recreation and Park Development
 - Trails
 - Outdoor Recreation and Park Amenities
 - Vehicles and Equipment

- Library Services:
 - Library Facilities
 - Library Collection Materials

SCHEDULE "A" (CONTINUED) TO BY-LAW XXX-2021
COMPONENTS OF SERVICES/CLASS OF SERVICES DESIGNATED IN SECTION 4

Area-Specific D.C.-Eligible Services

- Stormwater Drainage and Control Services:
 - Sherwood Secondary Plan
 - Boyne Secondary Plan
 - Derry Green Secondary Plan
 - Trafalgar Secondary Plan
 - Agerton Secondary Plan
 - Britannia Secondary Plan
 - Milton Education Village Secondary Plan
 - Milton Education Village Supplemental Lands Secondary Plan

Municipal-Wide D.C.-Eligible Classes

- Public Works Facilities, Vehicles and Equipment:
 - Services Related to a Highway
 - Stormwater Services
 - Parks and Recreation Services
 - P.O.A. including By-law Enforcement
- Growth Studies:
 - Services Related to a Highway
 - Public Works Facilities, Vehicles and Equipment
 - Stormwater Services
 - Fire Protection Services
 - Transit Services
 - Parks and Recreation Services
 - Library Services
 - P.O.A. including By-law Enforcement

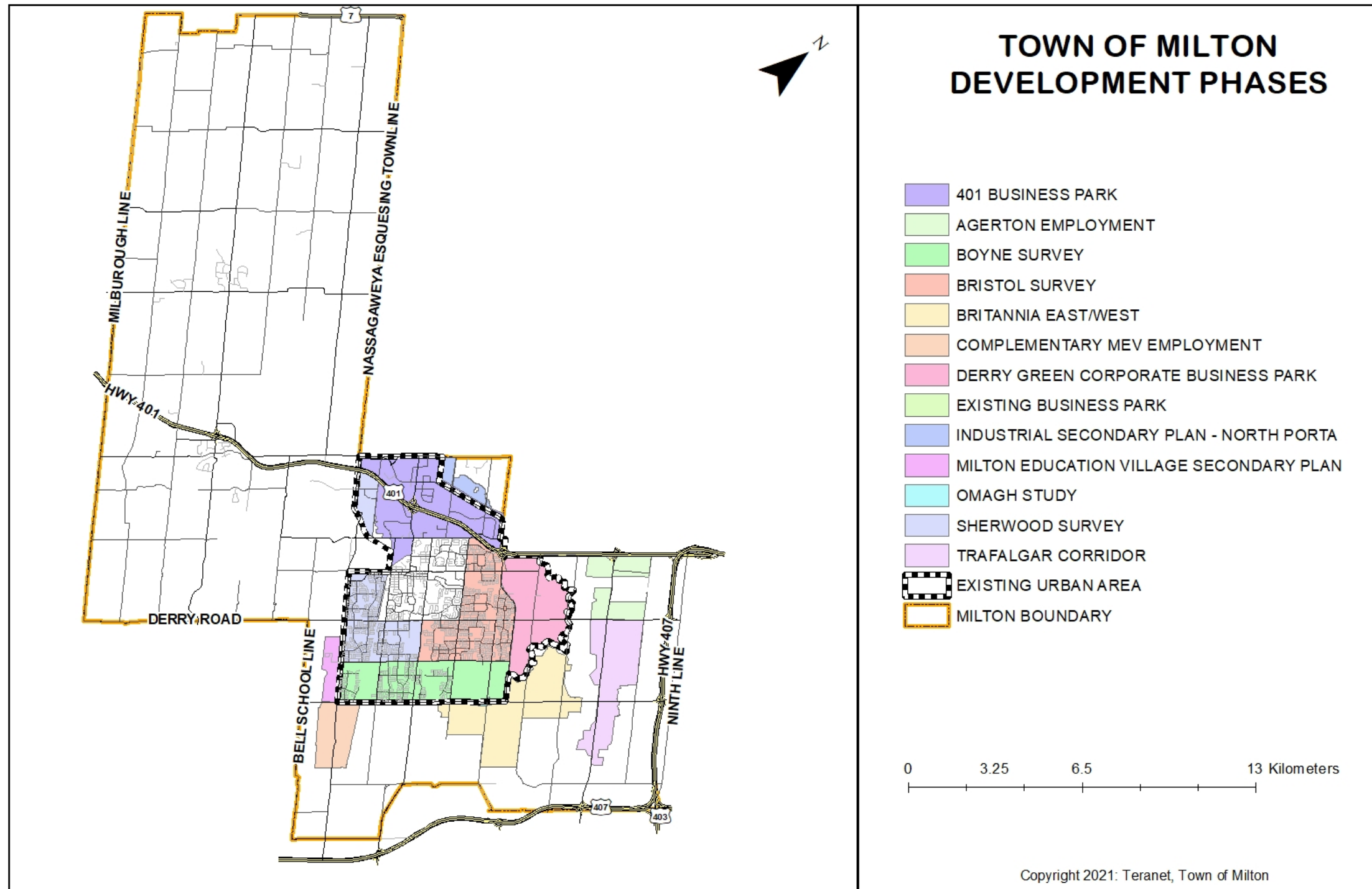


Schedule B
By-law XXX-2021
Schedule of Development Charges

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Retail (per sq.ft. of Total Floor Area)	Non-Retail (per sq.ft. of Total Floor Area)
Municipal-Wide Services/Class of Services:							
Services Related to a Highway	6,484	4,876	2,992	2,206	1,875	4.81	2.79
Public Works Operations	723	544	334	246	209	0.26	0.15
Fire Protection Services	435	327	201	148	126	0.42	0.24
Transit Services	1,112	836	513	378	321	0.72	0.35
Parks and Recreation Services	10,490	7,889	4,841	3,569	3,034	1.00	0.58
Library Services	1,208	908	557	411	349	0.11	0.07
Growth Studies	433	326	200	147	125	0.36	0.17
Total Town-Wide Services/Class of Services	20,884	15,706	9,638	7,105	6,039	7.68	4.35
Area Specific Services:							
Stormwater Services:							
Sherwood Secondary Plan	168	126	78	57	49	0.43	0.25
Boyne Secondary Plan	60	45	28	20	17	0.09	0.06
Derry Green Secondary Plan	-	-	-	-	-	0.17	0.07
Trafalgar Secondary Plan	146	110	67	50	42	0.20	0.12
Agerton Secondary Plan	98	74	45	33	28	0.17	0.12
Britannia Secondary Plan	87	65	40	30	25	0.12	0.07
Milton Education Village Secondary Plan	259	195	120	88	75	0.39	0.25
Milton Education Village Supplemental Lands Secondary Plan	-	-	-	-	-	0.37	0.25
Total - Municipal-Wide	20,884	15,706	9,638	7,105	6,039	7.68	4.35
Total - Bristol Secondary Plan	20,884	15,706	9,638	7,105	6,039	7.68	4.35
Total - Sherwood Secondary Plan	21,052	15,832	9,716	7,162	6,088	8.11	4.60
Total - Boyne Secondary Plan	20,944	15,751	9,666	7,125	6,056	7.77	4.41
Total - Highway 401 Business Park and Highway 401 Extension	27,889	20,974	12,871	9,489	8,065	8.14	4.62
Total - Derry Green Secondary Plan	20,884	15,706	9,638	7,105	6,039	7.85	4.42
Total - Trafalgar Secondary Plan	21,030	15,816	9,705	7,155	6,081	7.88	4.47
Total - Agerton Secondary Plan	20,982	15,780	9,683	7,138	6,067	7.85	4.47
Total - Britannia Secondary Plan	20,971	15,771	9,678	7,135	6,064	7.80	4.42
Total - Milton Education Village Secondary Plan	21,143	15,901	9,758	7,193	6,114	8.07	4.60
Total - Milton Education Village Supplemental Lands Secondary Plan	20,884	15,706	9,638	7,105	6,039	8.05	4.60



Schedule C
By-law XXX-2021
Map Identifying Area Specific Stormwater Management





Appendix I

Proposed Draft Amending By-law to By-law 053-2016, as amended



**THE CORPORATION OF THE TOWN OF MILTON
BY-LAW NUMBER xxx-2021**

**A By-law to amend By-law 053-2016, as amended, respecting
Development Charges for the Town of Milton**

Whereas the Development Charges Act, 1997 (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;

And whereas the Town has undertaken a study pursuant to the Act which has provided an updated Schedule B to By-law 053-2016;

And whereas Council has before it a report entitled "Town of Milton Development Charge Background Study" prepared by Watson & Associates Economists Ltd. dated March 3, 2021;

And whereas the Council of the Corporation of the Town of Milton has given notice of and held a public meeting on the 22nd day of March, 2021 in accordance with the Act and the regulations thereto;

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

1. By-law 053-2016 is hereby amended as follows:
 - a. Schedules "A" and "B" are deleted, and the attached Schedule "A" and "B" are substituted, therefore.
2. The following definitions are added and/or replaced in section 1 of the by-law:
 - a. The definition of "accessory" is replaced to be:

"accessory" means where used to describe a use, building, or structure that the use, building, or structure is naturally and normally incidental, subordinate in purpose or floor area or both, and exclusively devoted to a

principal use, building or structure, but is not an ancillary residential building;

- b. The definition of “accessory dwelling” is replaced to be:

“accessory dwelling” means a self-contained residential unit that is subordinate in purpose to another residential dwelling unit upon the same lot and includes a basement apartment, garden suite and in some cases, a mobile home;

- c. The definition of “agricultural development” is replaced to be:

“agricultural development” means a bona fide farming operation, including greenhouses used in connection with a bona fide farming operation which are not connected to Regional water services or wastewater services, sod farms and farms for the breeding and boarding of horses, and includes, but is not limited to, barns, silos and other ancillary buildings to such agricultural development, but excluding in all circumstances any residential or commercial or retail component thereof and excludes cannabis production and growing facilities;

- d. The following definition is added:

"ancillary residential building" means a residential building or structure that would be ancillary to a detached dwelling, semi-detached dwelling, or row dwelling and includes an accessory dwelling;

- e. The definition of “apartment unit dwelling” is replaced to be:

"apartment unit dwelling" means any residential unit within a building containing more than four dwelling units where the units are connected by an interior corridor, and includes an accessory dwelling but does not include a special care/special need dwelling unit;

- f. The definition of “bedroom” is replaced to be:

"bedroom" means a habitable room of at least seven (7) square metres, including a den, study, loft, or other similar area, but does not include a living room, dining room, kitchen, or other space;

- g. The following definitions replace the definition of “marijuana production facilities”:

“cannabis” means:

- a) a cannabis plant;
- b) any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant regardless of whether that part has been processed or not;
- c) any substance or mixture of substances that contains or has on it any part of such a plant; and
- d) any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained;

“cannabis plant” means a plant that belongs to the genus Cannabis;

“Cannabis Production Facilities” means a building, or part thereof, designed, used, or intended to be used for one or more of the following: growing, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment, or distribution of cannabis where a licence, permit or authorization has been issued under applicable federal law and does include, but is not limited to such buildings as a greenhouse and agricultural building associated with the use. It does not include a building or part thereof solely designed, used, or intended to be used for retail sales of cannabis.

- h. The definition of “canopy” is replaced to be:

"canopy" includes, but is not limited to, a roof-like structure projecting more than 1.22 metres (four (4) feet) from the exterior face of a building and a separate roof-like structure such as a roof-like structure for an automotive fuel station, a covered patio, or a drive-through facility;

- i. The definition of “charitable dwelling” is replaced to be:

"charitable dwelling" means a residential building, a part of a residential building or the residential portion of a mixed-use building maintained and

operated by a corporation approved under the Charitable Institutions Act, R.S.O. 1990, c. C.9, for persons requiring residential, specialized or group care and charitable dwelling includes a children's residence under the Child, Youth and Family Services Act, 2017, S.O. 2017, C. 14, Sched. 1, a psychiatric facility under the Mental Health Act, R.S.O. 1990, c. M.7, long-term care home under the Long-Term Care Homes Act, 2007, S.O. 2007, c. 8, c. N.7, and a home for special care under the Homes for Special Care Act, R.S.O. 1990, c, H.12.

- j. The following definition is added:

"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;

- k. The definition of "commercial" is replaced to be:

"commercial" means land, buildings, structures, or portions thereof used, designed, or intended for non-residential use that is not retail or industrial, and includes uses which serve academic, medical/dental, and cultural needs that are not located within or part of a retail development;

- l. The following definition is added:

"detached dwelling" has the same meaning as a "single detached dwelling" for the purposes of this by-law;

- m. The definition of "development" is replaced to be:

"development" means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability and/or changing the use thereof, and includes redevelopment;

- n. The definition of "development" is replaced to be:

"development charge" means a charge imposed with respect to this By-law;

- o. The following definition is added:

"development charge interest policy" means section 4.1.4 of the Town's Policy No. 117 Financial Management - Development Finance, as may be amended from time to time;

- p. The definition of "dwelling unit" is replaced to be:

"dwelling unit" means either (1) any part of a building or structure used, designed, or intended to be used as a domestic establishment in which one or more persons may sleep and are provided with culinary and sanitary facilities for their exclusive use, or (2) in the case of a special care/special need dwelling, a room or suite of rooms used, or designed or intended for use, by one person with or without exclusive sanitary and/or culinary facilities, or more than one person if sanitary facilities are directly connected and exclusively accessible to more than one room or suite of rooms;

- q. The following definitions are added:

"existing residential" means the number, use and size that existed as of the date this By-law was passed;

"hospice" means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care;

"industrial" means lands, buildings or structures, or portions thereof, used, designed or intended for use for production, compounding, processing, packaging, crating, bottling, or assembly ("manufacturing") of raw goods or semi-processed goods or materials, research and development relating thereto, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public (if the retail sales are at the site where the manufacturing takes place) where such uses are accessory to an industrial use, and includes cannabis production facilities, but does not include the sale of commodities to the general public through a warehouse club or retail warehouse and does not include self-storage or mini-storage facilities;

"institutional development" means development of a building or structure, or portions thereof, 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.

"interest rate" means the annual rate of interest as established through the development charge interest policy, as may be revised from time to time;

"live/work unit" means a unit which contains separate residential and non-residential areas intended for both residential and non-residential uses concurrently, and shares a common wall or floor with direct access between the residential and non-residential areas;

- r. The definition of "Local Board" is replaced to be:

"local Board" means a local board as defined in section 1 of the Municipal Affairs Act other than a board as defined in subsection 1(1) of the Education Act;

- s. The definition of "multiple dwelling" is replaced to be:

"multiple dwelling" means all dwellings other than single-detached dwellings, semi-detached dwellings, apartment unit dwellings, special care/special need dwellings, ancillary residential buildings, and includes but is not limited to row dwellings, back-to-back townhouse dwellings, stacked townhouse dwellings, and the residential portion of a live/work unit;

t. The following definitions are added:

"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, or any successor legislation.

"Official Plan" means the Official Plan adopted for the Town, as amended, and approved;

u. The definition of "place of worship" is replaced to be:

"place of worship" means that part of a building or structure that is exempt from taxation as a place of worship under the Assessment Act, R.S.O. 1990, Chap. A.31;

v. The following definition is added:

"rental housing" means development of a building or structure or portion thereof with four or more dwelling units that are intended for use as rented residential premises;

w. The definition of "residential development" is replaced to be:

"residential development" means land, buildings or portions thereof used,

designed, or intended to be used as living accommodations for one or more individuals, and shall include a single detached dwelling, a semi-detached dwelling, a multiple dwelling, an apartment unit dwelling, a special care/special need dwelling, an ancillary residential building, and the residential portion of a mixed-use building and "residential use" and "residential purpose" has the same meaning;

x. The definition for "retail development" is replaced with:

"retail development" means land, buildings or portions thereof used, designed, or intended for use for the purpose of offering foods, wares, merchandise, substances, articles, or things for sale directly to the public or providing services or entertainment to the public. Retail development excludes freestanding bank kiosks and includes, but is not limited to:

- a) land, buildings, or portions thereof used, designed, or intended for use for the rental of wares, merchandise, substances, articles, or things;
- b) offices and storage in connection with, related to or ancillary to retail use; and
- c) conventional restaurants; fast food restaurants; catering establishments, bars and taverns; beer and wine-making stores; concert halls/theatres/cinemas/movie houses/drive-in theatres; dinner theatres; casinos; amusement and theme parks; amusement arcades; bowling alleys; pet boarding kennels, pet boarding kennel services, pet obedience training centres, pet care, attendance and grooming services; fitness/recreation sport centres; hotels, motels/bed and breakfast facilities/rooming and boarding houses; gas stations and service stations; specialty automotive shops/auto repairs/collision services/car or truck washes; auto dealerships; shopping centres and plazas, including more than two attached stores under one ownership; department/discount stores; banks and similar financial institutions, including credit unions; insurance brokerages; investment advisory services; warehouse clubs and retail warehouses and self-storage or mini-storage facilities.

y. The definition of "retirement home or lodge" is replaced to be:

"retirement home or lodge" means a residential building or the portion of a mixed-use building which provides accommodation primarily for retired persons or couples where each private bedroom or living accommodation has a separate private bathroom and separate entrance from a common hall, but do not include private culinary facilities and instead where common facilities for the preparation and consumption of food are provided, and common lounges, recreation rooms and medical care facilities may also be provided;

z. The following definition is added:

"servicing agreement" means an agreement between a landowner and the Town relative to the provision of municipal services to specified land within the town;

aa. The definition of "single detached dwelling" is replaced to be:

"single detached dwelling" means a completely detached building containing only one primary dwelling unit and includes one mobile home on a lot which contains no other dwelling unit(s);

bb. The following definition is added:

"site" means a parcel of land which can be legally conveyed pursuant to section 50 of the Planning Act and includes a development having two or more lots consolidated under one identical ownership;

cc. The definition of "special care/special need dwelling" is replaced to be:

"special care/special need dwelling" means:
a building containing two or more dwelling units, which units have a common entrance from street level:

- i. where the occupants have the right to use in common, halls, stairs, yards, common rooms, and accessory buildings;
- ii. which may or may not have exclusive sanitary and/or culinary facilities;

- iii. that is designed to accommodate persons with specific needs, including, but not limited to, independent permanent living arrangements; and
- iv. where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at various levels;
- v. and includes, but is not limited to, retirement homes or lodges, long-term care homes, charitable dwellings, group homes (including correctional group homes) and hospices;

dd. The definition for “stacked townhouse dwelling” has been modified to add the words “or floor” at the end of the definition, so that the definition now says “... by a common wall or floor”;

ee. The definition of “temporary venue” is replaced to be:

"temporary venue" means a building that is placed or constructed on land and is used, designed, or intended for use for a particular event where the event has a duration of three (3) weeks or less and the building is erected immediately before the beginning of the event and is demolished or removed from the land immediately following the end of the event;

ff. The definition of “Treasurer” is replaced to be:

"Treasurer" means the person appointed as the Town's Chief Financial Officer and Treasurer or his or her designate;

gg. The following definition is added:

"Zoning By-Law" means the Zoning By-Law Numbers 016-2014 for the urban areas and 144-2003 for the rural areas of the Town of Milton.

3. The components of the services designated in section 4 are amended to remove all services except:

a. Parking Services

4. Sections 12-14 are to be replaced with the following:

“Rules with Respect to Exemptions for Intensification of Existing Housing or New housing”

12. Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to developments or portions of developments as follows:
- (a) the enlargement to an existing residential dwelling unit;
 - (b) one or two additional dwelling units in an existing single detached dwelling or prescribed ancillary structure to the existing residential building;
 - (c) the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;
 - (d) the creation of one additional dwelling unit in any other existing residential building already containing at least one dwelling unit or prescribed ancillary structure to the existing residential building; or
 - (e) the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
1	Proposed new detached dwellings	Proposed new residential buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new detached dwelling must only contain two dwelling units. The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
2	Proposed new semi-detached dwellings or row dwellings	Proposed new residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units. The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
3	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit. The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.

13 Notwithstanding subsection 12 (b), development charges shall be imposed if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing dwelling unit.

14 Notwithstanding subsection 12 (d), development charges shall be imposed if the additional unit has a gross floor area greater than:

- (a) in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and
- (b) in the case of any other residential building, the gross floor area of the smallest dwelling unit already contained in the residential building.

5. Section 15 is amended to add:

“and shall not include self-storage facilities and retail warehouse.” at the end.

6. Section 21 is amended to add:

- 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.

7. Subsection 23 is replaced with:

The development charges set out in Schedule B to this By-law shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed-use building or structure, on the residential uses in the mixed-use building or structure, including the residential component of a live/work unit, according to the type of residential unit, and calculated with respect to each of the services according to the type of residential use.

8. Subsection 24 is replaced with:

The development charges described in Schedule B to this By-law shall be imposed on non-residential uses of lands, buildings, or structures, and, in the case of a mixed-use building or structure, on the non-residential uses in the mixed-use building or structure, including the non-residential component of a live/work unit, and calculated with respect to each of the services according to the total floor area of the non-residential use.”

9. Sections 31 to 35 are replaced with the following section 31 to 33, and all subsequent numbering is amended:

31. Development charges imposed under this By-law are calculated, payable, and collected in accordance with sections 26, 26.1 and 26.2 of the Act, unless the development charge is to be paid at a different time pursuant to sections 32-35 herein or in accordance with the terms of an agreement entered into between the Town and the owner under subsection 27(1) of the Act.
32. Notwithstanding subsection 31, development charges for rental housing and institutional developments are due and payable in 6 equal annual payments commencing with the first installment payable on the earlier of the date the first occupancy permit is granted or the date of first occupancy, and each subsequent installment, including interest calculated in accordance with the development charge interest policy, continuing on the anniversary of that date.

33. Notwithstanding subsection 31, development charges for non-profit housing developments are due and payable in 21 equal annual payments commencing with the first installment payable on the earlier of the date the first occupancy permit is granted or the date of first occupancy, and each subsequent installment, including interest calculated in accordance with the development charge interest policy, continuing on the anniversary of that date.
10. Subsection 38 is amended to add “or as otherwise approved at the sole discretion of the Treasurer.”
11. Subsection 44 is replaced with:
- Development charges imposed pursuant to this By-law shall be adjusted annually, without amendment to this By-law, on April 1st of each year, commencing from by-law passage, in accordance with the prescribed index for the most recent year over year period. Council may determine not to implement indexing in any year, or to amend the effective of date of the indexing within the year, in its sole and absolute discretion without amendment to the by-law.
12. This amending by-law shall come into force at 12:01 AM on June 26, 2021.
13. Except as amended by this by-law, all provisions of by-law 053-2016, are and shall remain in full force and effect.
14. This By-law will expire on the 18th day of September, 2022.

READ A FIRST AND SECOND TIME this 31st day of May, 2021.

Mayor – Gordon Krantz

Clerk – Meaghen Reid

READ A THIRD TIME AND FINALLY PASSED this 31st day of May, 2021.

Mayor – Gordon Krantz

Clerk – Meaghen Reid

Schedule “A” To By-law 053-2016, as amended

Designated Town Service under this By-law

Town-wide Service

1. Parking Services

Parking Facility and Spaces

Schedule "B"
To By-law 053-2016, as Amended
Schedule of Development Charges

Service	RESIDENTIAL					NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Retail (per sq.ft. of Total Floor Area)	Non-Retail (per sq.ft. of Total Floor Area)
Municipal-Wide Service:							
Parking	340	244	183	123	107	0.20	0.09
Total Municipal-Wide Service	340	244	183	123	107	0.20	0.09