



## Town of Milton Development Charges

### Information Pamphlet

April 01, 2023

#### Purpose of Development Charges:

Development charges (“DCs”) are imposed to allow for the recovery of growth-related capital expenditures that occur as a result of providing municipal services to new residential and non-residential development.

#### Town of Milton Development Charges:

In accordance with the Development Charges Act, 1997, as amended and O. Reg. 82/98 as amended, Town Council passed By-law No. 045-2021 on May 31, 2021 to impose DCs on residential and non-residential development.

DCs are applicable to all lands within the Town of Milton. Payment of DCs may be required if you are:

- constructing a new building or structure
- making an addition or alteration to an existing building that increases the number of residential units or increases the non-residential total floor area
- redeveloping a property or making interior alterations that result in a change of use of all or part of a building or structure, including tenant fit-outs.

In accordance with the Town’s By-laws, DCs are indexed annually on April 1st per the Statistics Canada Quarterly, Building Construction Price Index (Non-residential Building Construction Price Index) for Toronto.



**NOTE:** The information contained herein is intended only as a guide. Applicants should review the Council approved Development Charges By-laws No. 044-2021 and No. 045-2021 and consult with the Town of Milton Development Finance Division to determine the process for calculating and applying development charges to their respective projects.

If there is a discrepancy between this pamphlet and the Development Charges By-laws, the Development Charges By-laws and current legislation shall prevail.

#### Town Residential Development Charges:

Residential DCs are based on the number and type of dwelling units

Service Component	Single/Semi Dwelling	Multiples	Apartments (2 or more bedrooms)	Apartments (bachelor or 1 bedroom)	Special Care/Special Need Dwelling
Services Related to a Highway	\$ 8,538	\$ 6,421	\$ 3,940	\$ 2,905	\$ 2,468
Fire Protection	573	431	265	195	166
Library	1,591	1,195	733	541	460
Transit	1,463	1,101	675	497	423
Growth Studies	571	430	264	194	165
Parks and Recreation	13,812	10,387	6,374	4,700	3,995
Public Works Operations	952	716	440	324	275
<b>Total Town-wide (per unit)</b>	<b>\$ 27,500</b>	<b>\$ 20,681</b>	<b>\$ 12,691</b>	<b>\$ 9,356</b>	<b>\$ 7,952</b>
<b>Area Specific Charges:</b>					
Stormwater Management - Sherwood Survey *	221	166	103	74	64
Stormwater Management - Boyne Survey *	79	60	37	26	23
Stormwater Management - Derry Green *	-	-	-	-	-
Stormwater Management - Trafalgar *	193	144	88	65	55
Stormwater Management - Agerton *	129	97	60	44	37
Stormwater Management - Britannia *	115	86	53	39	33
Stormwater Management - MEV *	342	257	158	116	99
Stormwater Management - MEV Supplemental Lands *	-	-	-	-	-

\* An area specific charge for stormwater service will be imposed on development occurring within the identified secondary plan area.



### Town Non-Residential Development Charges:

Non-residential DCs are based on the total floor area (square metres) of the building(s) or structure(s) and the applicable Retail or Non-Retail rate.

Service Component	Retail (per square metre)	Non-Retail (per square metre)	Retail (per square foot)	Non-Retail (per square foot)
Services Related to a Highway	\$ 68.19	\$ 39.57	\$ 6.34	\$ 3.68
Fire Protection	5.95	3.39	0.55	0.31
Library	1.56	0.99	0.14	0.09
Transit	10.20	4.88	0.95	0.45
Growth Studies	5.11	2.48	0.47	0.23
Parks and Recreation	14.16	8.22	1.32	0.76
Public Works Operations	3.69	2.12	0.34	0.20
<b>Total Town-wide</b>	<b>\$ 108.86</b>	<b>\$ 61.65</b>	<b>\$ 10.11</b>	<b>\$ 5.72</b>
<b>Area Specific Charges:</b>				
Stormwater Management - Sherwood *	6.10	3.54	0.57	0.33
Stormwater Management - Boyne *	1.27	0.86	0.12	0.08
Stormwater Management - Derry Green *	2.41	0.99	0.22	0.09
Stormwater Management - Trafalgar *	2.83	1.70	0.26	0.16
Stormwater Management - Agerton *	2.41	1.70	0.22	0.16
Stormwater Management - Britannia *	1.70	0.99	0.16	0.09
Stormwater Management - MEV *	5.54	3.54	0.51	0.33
Stormwater Management - MEV Supplemental Lands *	5.24	3.54	0.49	0.33

\* An area specific charge for stormwater service will be imposed on development occurring within the identified secondary plan area.

### Timing of Calculation of DCs:

Town DC fees will be calculated in accordance with section 26.2 of the Development Charges Act, 1997 and interest on applicable applications will be calculated in accordance with

[Section 4.1.4 of the Town's Financial Policy No 117.](#)

If a site plan or zoning by-law amendment planning application is required and submitted on or after January 1, 2020, and two years has not lapsed since approval of the application, Town DCs will be calculated using the By-law(s) in effect at the date of the applicable planning application, plus interest. In all other cases, Town DCs will be calculated using the rates in effect at the time the DC is payable (ie. at site plan or residential subdivision agreement execution, where applicable, or at the time of issuance of the building permit).

### Payment of DCs:

DCs are to be paid prior to the issuance of the first building for all development except the following:

- All residential site plan or subdivision agreements (excluding an apartment dwelling being developed at a minimum density of 100 units per net hectare) where the Services Related to a Highway and Stormwater Services DCs are payable at the time the agreement is executed.
- For profit rental housing or institutional development where DCs will be payable in 6 installments, commencing at the earlier of an Occupancy Permit granted under the Building Code Act or actual occupancy.
- Non-profit housing developments where DCs will be payable in 21 installments commencing at the earlier of an Occupancy Permit granted under the Building Code Act or actual occupancy.



### **Development Exemptions:**

In general, DCs shall NOT apply to:

- Development in relation to lands, buildings or structures used for a place of worship or for the purposes of a cemetery or burial ground exempt from taxation under the Assessment Act.
- Buildings owned by and used for the purposes of a conservation authority unless such buildings are primarily used for any commercial purpose, and/or any recreation use for which admission and/or fees are charged.
- A 50% industrial expansion exemption will only apply up to a maximum of 50% of the total floor area of an existing industrial building prior to the first enlargement for which an exemption from the payment of DCs was granted.
- The creation of one or two additional dwelling units in an existing single detached dwelling or prescribed ancillary structure to the existing residential building, or one additional dwelling unit in any other existing residential building provided the total gross floor area of the additional unit(s) does not exceed the gross floor area of the existing dwelling. In the case of high density development, the gross floor area shall not exceed the size of the smallest unit within the building.
- A proposed new accessory unit that is being constructed within or accessory to and in conjunction with a new detached, semi-detached or row dwelling, provided the unit is located on a parcel of land where no other detached, semi-detached or row dwelling is located and the unit is equal or smaller in size than the main dwelling unit.
- Development creating or adding an accessory use or accessory building not exceeding 10 square metres (107.64 square feet) of gross floor area.
- 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.
- Garden suites, provided the Town passes a by-law under Sections 39 and 39.1 of the Planning Act and the owner enters into an agreement with the Town agreeing to pay the development charges if the garden suite is not removed within 60 days of the expiry of the by-law.
- As a result of the redevelopment of land, a building or structure existing on the same land within 60 months prior to the date of payment of development charges with respect to such redevelopment was or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, the DCs otherwise payable with respect to such redevelopment shall be reduced. The charge shall be calculated on the net increase in residential units, or in the case of non-residential development, the net increase in the total floor area or change of use to which a higher DC is applicable.
- A public hospital receiving aid under the Public Hospitals Act, R.S.O. 1990, Chap. P. 40, as amended, or any successor thereof.
- Agricultural development, including a one-time exemption of up to 50 sq. m. (538.2 sq. ft.) on any commercial or retail component therein and excluding all residential development.
- Seasonal structures.
- Temporary venues.
- Developments on 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 provided the development is intended to be occupied and used by the university.

### **DC Rebate Program:**

Funding is available outside of the DC By-law through Town Council's discretionary DC Rebate Program to provide a grant equivalent to the applicable Town DC payable, to a maximum cumulative total of \$40,000 per property, on agricultural tourism and/or museum developments provided that specific program requirements are met.

### **Lands within 401 Industrial Park:**

An agreement, registered on title, for part of the lands within the 401 Industrial Park has been entered into by the Town of Milton and the relevant landowners, in consideration of settlement of the Appeals to the by-law passed by the Town. The agreement provides for a limited credit of \$0.38 per square foot (\$4.09 per sq.m.) against the Town's DCs otherwise payable. Contact Development Finance at 905-878-7252 Ext 2402 for more details.

### **Complaint Procedure:**

A person, or the person's agent, may complain to Council in writing (no later than 90 days after the day the DC, or any part of it is payable) stating the complainant's name, address and reasons for the complaint if:

- The amount of the DC was incorrectly determined.
- A credit is available to be used against the DC, or the amount of the credit or the service with respect to which the credit was given, was incorrectly determined.
- There was an error in the application of the DC By-law.

The process for making a complaint to Council is outlined in Section 20 of the Development Charges Act, 1997.

### **Statement of the Treasurer:**

As required by the Development Charges Act, 1997, and Bill 73, the Treasurer for The Town of Milton must prepare an annual financial statement reporting on the status and transactions relating to the development charge reserve funds for the previous year. This statement is presented to the Council of the Town of Milton for their review, is posted on the Town's Development Planning webpage and may be reviewed by the Public in the Legislative & Legal Services Division during regular business hours at 150 Mary Street, Milton, ON L9T 6Z5.



**Inquiries:**

For further questions/concerns, please contact the appropriate person as indicated below:

Municipal Development Charge Information Contact:

Development Administrator, Telephone 905-878-7252 Ext 2402, E-mail:

[DevelopmentFinance@milton.ca](mailto:DevelopmentFinance@milton.ca)

Our offices are located at 150 Mary Street, Milton, ON L9T 6Z5.

Education Development Charge Information Contact:

Mitchell Gundy, Telephone 905-335-3665 Ext 3240, E-mail:

[edc@hdsb.ca](mailto:edc@hdsb.ca)

Regional Development Charge Information Contact:

Development Officer, Telephone 905-825-6000 Ext. 7290 (Toll Free 1-866-442-5886), E-mail:

[DevelopmentCharges@halton.ca](mailto:DevelopmentCharges@halton.ca)