The Corporation of the Town of Milton

Report To:	Council
From:	Glen Cowan, Chief Financial Officer / Treasurer
Date:	June 22, 2026
Report No:	ES-034-26
Subject:	2025 Treasurer's Statement of Development Charges and Cash-in-Lieu Parkland Reserve Funds
Recommendation:	THAT report ES-034-26 be received for information.

EXECUTIVE SUMMARY

- The Town collected $27.2 million in development charges (DC) in 2025, along with $1.7 million in cash-in-lieu of parkland.
- $11.3 million of those funds were utilized in 2025, leaving balances of $58.5 million and $29.9 million in the DC and parkland reserve funds respectively.
- The Town continues to experience an upward trend in the cost of DC exemptions and discounts, with the 2025 amount nearing $7.9 million. This increasing trend is largely attributable to secondary dwelling units as well as legislatively required exemptions for rental housing units and long-term care homes. Increased exemptions are expected to continue with additional legislative changes that expand exemptions and discounts for affordable and non profit housing units/developments.
- At 2025 year end, Milton held $182.7 million in financial securities that are intended to protect the Town's financial interest with development-related approval processes or agreements.

REPORT

Background

This report is being submitted in compliance with the requirements of the Development Charges Act, 1997 (the "DCA") and the Planning Act. Section 43 of the DCA requires the Treasurer of a municipality to provide a financial statement relating to the development charge by-laws and reserve funds established under section 33 of the DCA no later than June 30 each year. Similarly, section 42 of the Planning Act requires the Treasurer to provide

Background

a financial statement relating to the special account for cash-in-lieu of parkland monies. This report also includes a summary of the financial securities held by the Town in accordance with Financial Policy No. 117 Financial Management – Development Finance, as well as several activity level indicators for the Development Finance area for 2025.

Discussion

Development charge (DC) revenues collected in accordance with the Town's DC By-law 045-2021 are deposited in the DC reserve funds and subsequently applied to eligible growth related costs once those costs have been incurred. Cash-in-lieu of parkland (CIL Parkland) revenues are collected pursuant to the Planning Act and are deposited into a special cash-in lieu of parkland reserve fund as required under the Act until such time as they are used for the acquisition of land for park or other recreational purposes. This report provides both summary level and transaction information by reserve fund and detailed funding information by project as required under the DCA and the Planning Act.

Appendix 1 illustrates the breakdown of the reserve fund activity for DCs and CIL Parkland from January 1, 2025 to December 31, 2025. During this period, the total DC reserve balances, before accounting for outstanding commitments, increased from $40.1 million to $58.5 million. When the Town's contributions to DC revenues through the funding of DC Exemptions, development charges receivable through installment/deferral agreements, as well as outstanding commitments to capital projects are considered, the net balance at year end is a deficit of $16.6 million. This projected deficit, largely driven by the services related to a highway development charge, is offset by interim financing secured through various financial agreements. This interim financing, known as cash flow assistance, was drawn upon in 2024 in accordance with the underlying financial agreements to manage the Town's cash flow requirements. As approved through CORS-064-20, amending agreements were executed during 2022 to reduce the letters of credit by 50% and the full $33.9 million of cash flow assistance was drawn upon during 2024 to address the shortfall in the services related to a highway DC reserve fund. Under the terms of the amending agreement, the Town is required to repay the cash flow assistance in full no later than June 30, 2028.

The balance in the CIL Parkland reserve fund increased from $27.2 million to $29.9 million. The current capital budget reflects several forecasted investments in parkland funded from the reserve through the ten year forecast.

Appendix 2 identifies the capital projects to which the $11.3 million of DC funds were transferred. No transfers from the CIL Parkland reserve fund were made during 2025. DCs

Discussion

are transferred to capital projects as expenses are incurred, effectively matching funding with expenditures. The schedule also identifies DC debt and exemption funding, post period/interim funding as well as the non-DC funding associated with these capital projects, as required under the DCA and Planning Act.

Appendix 3 provides a list of required disclosures as outlined in O.Reg 82/98.

Appendix 4 provides a summary of the development charge exemptions of $7.9 million funded by the Town during 2025. Under the DCA, the Town is required to ensure that a higher development charge rate is not imposed to fund the share of growth costs that are related to the development of land that is exempt in the DC By-law. This includes growth resulting from both mandatory and discretionary exemptions.

Financial Securities:

Through Financial Policy No. 117 Financial Management – Development Finance, the Town requires the submission of financial securities to ensure compliance with the Town's standards and/or to protect the Town's financial interests with development-related approval processes or agreements. The following table summarizes the Town's financial security holdings activity categorized by approval process/agreement type for 2025. The net decrease of $24.2 million is largely attributable to the net release of securities collected under new subdivision/servicing agreements ($22.9 million) in recognition of infrastructure work completed by developers as required in the agreements.

Approval Process/Agreement Type	Opening Balance January 1, 2025	New/ Increases	Releases/ Reductions/ Draws	Ending Balance December 31, 2025
Subdivision/Servicing Agreement	$ 140,926,579	$ 28,712,533	$ (51,574,513)	$ 118,064,599
Cash Flow Assistance	$ 0	$ -	$ -	$ 0
Site Plan Agreement/Undertaking	$ 44,413,423	$ 9,351,185	$ (5,749,859)	$ 48,014,749
Development Agreement	$ 1,900,599	$ -	$ -	$ 1,900,599
Engineering Permit	$ 10,443,765	$ 1,522,901	$ (6,071,734)	$ 5,894,932
Local Environmental Monitoring Program	$ 5,525,611	$ 60,500	$ (386,656)	$ 5,199,455
Other	$ 3,653,353	$ 1,060,000	$ (1,096,000)	$ 3,617,353
Total Financial Securities	**$ 206,863,330**	**$ 40,707,119**	**$ (64,878,762)**	**$ 182,691,687**

Letters of credit constitute the majority of the Town's financial security holdings with just under $176.9 million held at year end 2025. By comparison, the Town held $5.0 million in cash securities and surety bonds valued at $0.8 million. The overall securities held by type and purpose is summarized in the following table.

Discussion

Approval Process/Agreement Type	Letters of Credit	Cash	Surety Bonds	Total Financial Securities Held
Subdivision/Servicing Agreement	$ 117,656,552	$ 408,047	$ -	$ 118,064,599
Cash Flow Assistance	0	-	$ -	$ 0
Site Plan Agreement/Undertaking	45,195,174	2,054,524	$ 765,051	$ 48,014,749
Development Agreement	1,792,687	107,913	$ -	$ 1,900,599
Engineering Permit	4,230,033	1,664,899	$ -	$ 5,894,932
Local Environmental Monitoring Program	5,199,455	-	$ -	$ 5,199,455
Other	2,805,020	812,333	$ -	$ 3,617,353
Total Financial Securities	**$ 176,878,920**	**$ 5,047,715**	**$ 765,051**	**$ 182,691,687**

Annual Activity Summary:

The Development Finance area supports the financial management of development within the Town through the provision of numerous services including:

- the administration and/or calculation of development charges and financial securities;
- coordinating the growth forecast and guiding budget staff in forecasting financial impacts of growth
- liaising with the development community and the Development Services department to support and administer development and financial agreements, including subdivision agreements
- providing financial support and review of various growth-related financial agreements and corporate studies, including secondary plans, tertiary plans and master plans; and
- leading the development of fiscal impact analyses and financial policies that guide the financial management of growth.

The following table highlights activity levels for Development Finance in recent years:

Metric	2023	2024	2025
No. Building Permits – Residential	1,125	1,343	1,146
No. Building Permits – Non-Residential	187	121	117
No. of Active Subdivisions	58	49	46
Financial Securities:			
Quantity Held	396	349	342
No. of Transactions	194	219	154
$ Value at Year End	$201,172,016	$206,863,330	$182,691,687

The Development Finance unit remained busy in 2025 interpreting and implementing various changes that have occurred in Provincial legislation that have required system and process modifications. Additionally, the team was largely focused on the preparation of the Development Charge Background Study and Community Benefits Charges Strategy that were both released publicly in December 2025. These studies were required to ensure the

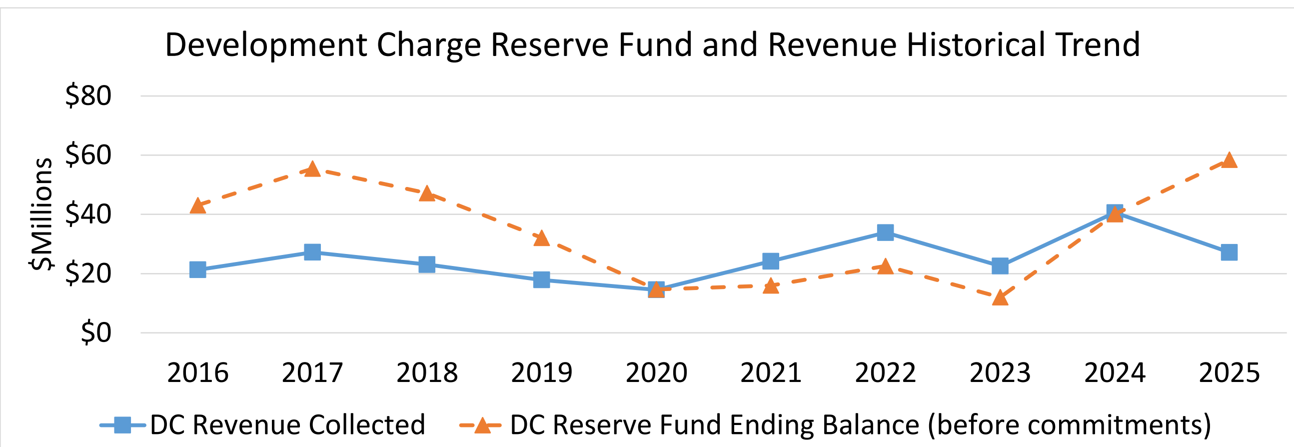
Discussion

Town has sufficient funding to support growth in the numerous secondary plan areas either already under development or proceeding through the planning processes. Work on these projects continues into 2026 with the formal public consultation process, by-law development and approval with implementation ongoing throughout 2026.

Financial Impact

This report provides legislated reporting on the Town's DC and CIL Parkland reserve funds as required under the DCA and Planning Act. The funds collected through DCs and CIL Parkland form an important part of the Town's capital financing, as approximately 46% of the 2026-2035 Capital Budget and Forecast are funded from these sources (inclusive of post period benefit and DC debt).

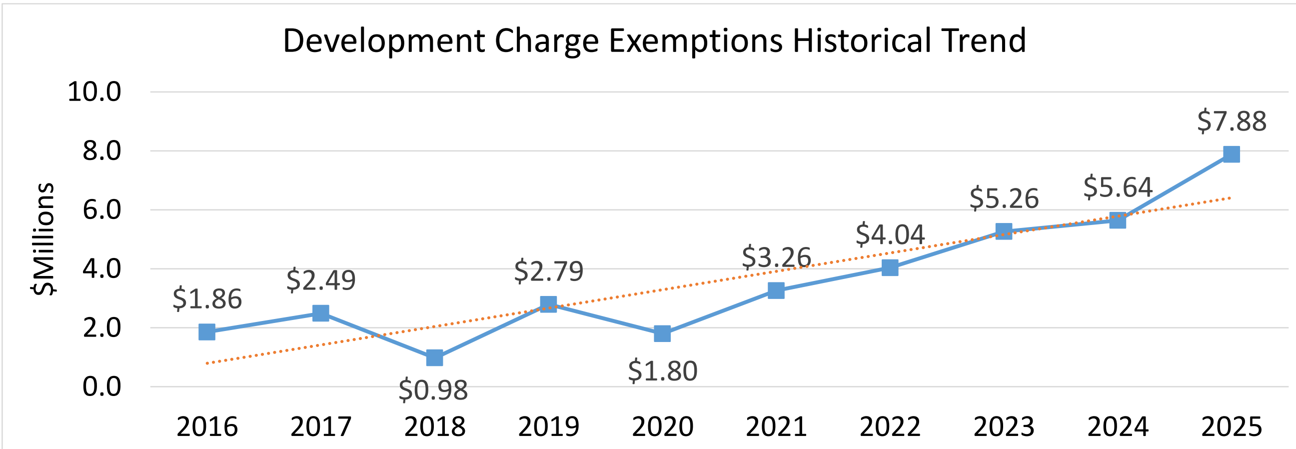
The graph below presents a ten-year historical continuity of DC revenue collections and reserve fund balances in order to add some additional context to the 2025 DC activity. The balance in the DC reserve funds will fluctuate with, amongst other factors, the timing of the growth related projects the DCs are collected to fund. The Town's annual DC revenues in 2025 reflect a decrease from 2024; however, they remain higher than the 10-year average, which is reflective of strong growth in development. Higher than historical average of DC revenues are anticipated in future years as the Town is projecting continued growth in the community. Although DC reserve fund balances have increased during 2025, commitments for capital works in progress are anticipated to place strain on the DC reserve fund balances in the coming years as projects progress through construction.



The following graph further depicts the historical DC exemption values that the Town is required to fund in accordance with the DCA. Although the annual values vary as a result of the activity levels related to exempt development (such as public entities and industrial expansions), the Town continues to experience an upward trend in DC exemptions, with 2025 exemptions reaching a record high of $7.88 million. Exemptions for secondary dwelling units remain high, representing 57% of total exemptions provided while new legislated exemptions for long-term care homes and rental housing exceeded $3.2 million in 2025. The Town continues to anticipate high levels of secondary dwelling unit development along with rental

Financial Impact

housing and associated exemptions/discounts as the Province continues to encourage incentives for this type of growth in an effort to improve the housing supply.



Respectfully submitted,

Glen Cowan
Chief Financial Officer / Treasurer

For questions, please contact:	Melanie Wallhouse Manager, Development Finance and Financial Consulting	Phone: Ext. 2314

Attachments

Appendix 1: Annual Treasurer's Statement of Development Charges and Cash-in-Lieu of Parkland Reserve Funds

Appendix 2: Capital Fund Transactions

Appendix 3: Treasurer's Statement

Appendix 4: Summary of Development Charge Exemptions

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.

Appendix 1

Municipality of the Town of Milton
Annual Treasurer's Statement of Development Charge and Cash-in-Lieu of Parkland Reserve Funds
For the period January 1, 2025 to December 31, 2025

Description	**Opening Balance**	Collections	Accrued Interest	Amount Transferred to Capital (or Other) Funds[1]	Debenture Payments[2]	**Ending Balance**	Balance in DC Exemptions Funded by Town[3]	Development Charges Receivable[4]	Outstanding Commitments Against Reserve Funds	**Adjusted Closing Balance[5]**
Development Charge Reserve Funds										
Services Related to a Highway	**(32,955,001)**	9,450,658	141,381	(6,124,249)	-	**(29,487,211)**	2,379,564	858,055	(67,290,154)	**(93,539,746)**
Fire Protection	**(10,135,704)**	559,265	(276,438)	-	-	**(9,852,877)**	59,758	58,060	(84,049)	**(9,819,108)**
Public Works Operations	**3,136,617**	923,807	98,104	(563,223)	-	**3,595,305**	1,130,344	95,297	(1,543,144)	**3,277,802**
Stormwater Derry Green	**65,606**	117	1,354	(50,727)	-	**16,350**	50	-	(260,337)	**(243,937)**
Stormwater Boyne	**(228,933)**	48,826	(6,275)	(76,568)	-	**(262,949)**	-	1,014	(319,499)	**(581,433)**
Stormwater Sherwood	**(343,184)**	56,704	(9,375)	(50,311)	-	**(346,167)**	7,210	-	(154,083)	**(493,040)**
Stormwater Trafalgar	**(8,859)**	-	(619)	(26,487)	-	**(35,965)**	-	-	(235,982)	**(271,947)**
Stormwater MEV	**(115,399)**	(17,304)	(3,761)	(50,257)	-	**(186,721)**	-	-	(339,445)	**(526,166)**
Library	**11,164,722**	1,449,781	338,168	(398,520)	-	**12,554,150**	1,469,909	153,309	(147,219)	**14,030,150**
Transit	**4,137,311**	1,357,920	138,508	(422,546)	-	**5,211,193**	1,396,829	142,489	(20,251,227)	**(13,500,715)**
Growth Studies	**(3,570,985)**	555,419	(104,209)	(1,063,075)	-	**(4,182,849)**	(0)	56,952	(2,817,404)	**(6,943,301)**
Parks and Recreation	**68,949,687**	12,792,804	2,177,817	(2,469,804)	-	**81,450,504**	12,816,871	1,342,035	(3,608,292)	**92,001,118**
Total Development Charge Reserve Funds	**40,095,879**	**27,177,995**	**2,494,655**	**(11,295,766)**	**-**	**58,472,763**	**19,260,535**	**2,707,212**	**(97,050,835)**	**(16,610,324)**
Cash-in-Lieu of Parkland	**27,194,288**	1,663,255	1,045,538	-	-	**29,903,081**	-	-	-	**29,903,081**

[1] See Appendix 2 for details

[2] No DC debenture payments were incurred during this reporting period.

[3] DC Exemptions funded by the Town of Milton are carried in a separate reserve

[4] Development Charges Receivable under Deferral Agreements and Installment Payment Agreements

[5] The Town holds $33.9 million in Cash Flow Assistance funding to offset the deficit in the Services Related to a Highway Development Charge Reserve Fund.

The Town of Milton has not imposed, directly or indirectly, a charge related to a development or a requirement to construct a service related to development, except as permitted by the *Development Charges Act, 1997.*

Appendix 2

Municipality of the Town of Milton
Amount Transferred to Capital (or Other) Funds - Capital Fund Transactions
For the period January 1, 2025 to December 31, 2025

			DC Recoverable Cost Share						Non-DC Recoverable Cost Share				
			DC Forecast Period				Post DC Forecast Period						
Capital Fund Transactions	**Development Charge Background Study Project Identification**	Current Year Net Capital Expenditure	DC Reserve Fund Draw	DC Debt Financing	Reserve for DC Exemptions	Grants, Subsidies Other Contributions	Post-Period Benefit/ Capacity Interim Financing	Grants, Subsidies Other Contributions	Other Reserve/ Reserve Fund Draws	Tax Supported Operating Fund Contributions	Cash-in-Lieu of Parkland Reserve Fund Draws	Debt Financing	Grants, Subsidies Other Contributions
Services Related to a Highway													
C330108 Bronte Street (Main Street to Steeles Avenue)	2015 DCBS - Page 5-3: Project 4 2021 DCBS - Page 5-16: Project 4	425,016	(331,510)	-	-		-		-	-	-	-	-
C330146 Nipissing Road Reconstruction	See Note 1	2,097,512	(759,111)	-	-		-		(1,797,206)	-	-	-	(626,189)
C339000/01 Asphalt Overlay Program	2015 DCBS - Page 5-4: Project 47 2021 DCBS - Page 5-16: Project 29	6,787,057	(132,196)	-	-		-		(2,895,887)	-	-	-	(5,377,005)
C340020 Thompson Road (Louis St Laurent to Derry Rd)	2021 DCBS - Page 5-16: Project 3	170,875	(170,875)	-	-		-		-	-	-	-	-
C340021 Thompson Road (Britannia Rd To Louis St. Laurent Ave)	2015 DCBS - Page 5-3: Project 3	691	(623)	-	-		-		-	-	-	-	-
C340038 Louis St Laurent (James Snow Parkway to 5th Line)	2021 DCBS - Page 5-16: Project 22	10,615	-	-	-		(7,997)		-	-	-	-	(2,618)
C340046 5th Line (Hwy 401 to Derry Rd)	2015 DCBS - Page 5-3: Project 27 2021 DCBS - Page 5-16: Project 14	749,958	(749,083)	-	-		-		-	-	-	-	24,369
C340047 5th Line (Derry Rd to Britannia Rd)	2021 DCBS - Page 5-16: Project 10	1,783,739	(1,583,625)	-	(128,764)		-		-	-	-	-	-
C340050 Main Street (James Snow Pkwy to 5th Ln)	2015 DCBS - Page 5-3: Project 8	6,802	(6,464)	-	-		-		-	-	-	-	-
C340054 Main Street (Fifth Line to Sixth Line)	2021 DCBS - Page 5-16: Project 7	695,908	(695,908)	-	-		-		-	-	-	-	-
C340066 Sixth Line (Hwy 401 to Britannia)	2021 DCBS - Page 5-16: Projects 16 & 17	361,324	(346,871)	-	-		-		-	-	-	-	-
C340091 Peru Road (Bridge Removal and Cul de Sac)	See Note 2	14,634	203,347	-	-		-		-	-	-	-	-
C340092 Boulevard Works	2021 DCBS - Page 5-16: Projects 5, 27 &28	510,485	(268,535)	-	-		-		-	-	-	-	(62,001)
C350005 Appleby Line	2015 DCBS - Page 5-3: Project 1 2021 DCBS - Page 5-16: Project 1	424,410	(42,373)	-	-		-		(2,748,198)	-	-	-	-
C350138 5 Side Road and Esquesing Line - New Traffic Signal	2021 DCBS - Page 5-16: Project 30	2,096,620	(955,079)	-	-		-		-	-	-	-	(1,035,420)
C380108 Boyne Pedestrian Railway Crossing	2015 DCBS - Page 5-4: Project 51 2021 DCBS - Page 5-16: Project 33	201,534	(201,533)	-	-		-		-	-	-	-	-
C540111 Derry Green Union Gas Pipeline Easement	2021 DCBS - Page 5-17: Project 43	465	(466)	-	-		-		-	-	-	-	-
C400113 New Traffic Signals	2021 DCBS - Page 5-16: Project 30	107,709	(55,041)	-	-		-		(40,600)	-	-	-	(46,552)
C400114 Preemption Traffic Control System	2021 DCBS - Page 5-16: Project 31	31,446	(28,302)	-	-		-		(5,014)	-	-	-	-
SubTotal Services Related to a Highway		**16,476,800**	**(6,124,249)**	**-**	**(128,764)**		**(7,997)**		**(7,486,905)**	**-**	**-**	**-**	**(7,125,417)**

Appendix 2

Municipality of the Town of Milton
Amount Transferred to Capital (or Other) Funds - Capital Fund Transactions
For the period January 1, 2025 to December 31, 2025

			DC Recoverable Cost Share						Non-DC Recoverable Cost Share				
			DC Forecast Period				Post DC Forecast Period						
Capital Fund Transactions	**Development Charge Background Study Project Identification**	Current Year Net Capital Expenditure	DC Reserve Fund Draw	DC Debt Financing	Reserve for DC Exemptions	Grants, Subsidies Other Contributions	Post-Period Benefit/ Capacity Interim Financing	Grants, Subsidies Other Contributions	Other Reserve/ Reserve Fund Draws	Tax Supported Operating Fund Contributions	Cash-in-Lieu of Parkland Reserve Fund Draws	Debt Financing	Grants, Subsidies Other Contributions
Fire Protection													
C730118 Firefighting Hose - Growth	See Note 1	15,264	-	-	(15,264)		-		-	-	-	-	-
C730123 Personal Protective Clothing - Growth	2021 DCBS - Page 5-22: Project 8	91,088	-	-	(91,088)		-		-	-	-	-	-
C730158 Specialized Equipment Training Structure - Growth	2021 DCBS - Page 5-22: Project 9	3,997	-	-	(3,997)		-		-	-	-	-	-
C740100 Fire Master Plan Update	See Note 1	60,265	-	-	(60,265)		-		-	-	-	-	-
SubTotal Fire Protection		**170,614**	**-**	**-**	**(170,614)**		**-**		**-**	**-**	**-**	**-**	**-**
Public Works Operations													
C460101 1 Ton Dump Trucks - Growth	2021 DCBS - Page 5-20: Projects 1, 3, 7, 10	433,158	(433,159)	-	-		-		-	-	-	-	-
C460103 Tandem Axle Trucks - Growth	2021 DCBS - Page 5-20: Projects 1, 3, 7, 10	-	(10,341)	-	-		-		-	-	-	-	-
C460105 Trailers/Water Tanks - Growth	2021 DCBS - Page 5-20: Projects 1, 3, 7, 10	33,951	(33,951)	-	-		-		-	-	-	-	-
C460134 3/4 Ton Pick Up - Growth	2021 DCBS - Page 5-20: Projects 1, 3, 7, 10	79,296	(79,296)	-	-		-		-	-	-	-	-
C460151 Compact Sweeper - Growth	2021 DCBS - Page 5-20: Projects 1, 3, 7, 10	6,156	(6,156)	-	-		-		-	-	-	-	-
C594105 Civic Operations Centre	2021 DCBS - Page 5-19: Project 1	318	(320)	-	-		-		-	-	-	-	-
SubTotal Public Works Operations		**552,879**	**(563,223)**	**-**	**-**		**-**		**-**	**-**	**-**	**-**	**-**
Stormwater Derry Green													
C440107 Stormwater Monitoring - Derry Green	2021 DCBS - Page 5-42: Project 1	50,727	(50,727)	-	-		-		-	-	-	-	-
SubTotal Stormwater Derry Green		**50,727**	**(50,727)**	**-**	**-**		**-**		**-**	**-**	**-**	**-**	**-**
Stormwater Boyne													
C440106 Stormwater Monitoring - Boyne	2021 DCBS - Page 5-40: Project 1	86,493	(76,568)	-	(9,925)		-		-	-	-	-	-
SubTotal Stormwater Boyne		**86,493**	**(76,568)**	**-**	**(9,925)**		**-**		**-**	**-**	**-**	**-**	**-**
Stormwater Sherwood													
C440105 Stormwater Monitoring - Sherwood	2015 DCBS - Page 5-30: Project 1 2021 DCBS - Page 5-41: Project 1	50,312	(50,311)	-	-		-		-	-	-	-	-
SubTotal Stormwater Sherwood		**50,312**	**(50,311)**	**-**	**-**		**-**		**-**	**-**	**-**	**-**	**-**

Appendix 2

Municipality of the Town of Milton
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For the period January 1, 2025 to December 31, 2025

			DC Recoverable Cost Share						Non-DC Recoverable Cost Share				
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Capital Fund Transactions	**Development Charge Background Study Project Identification**	Current Year Net Capital Expenditure	DC Reserve Fund Draw	DC Debt Financing	Reserve for DC Exemptions	Grants, Subsidies Other Contributions	Post-Period Benefit/ Capacity Interim Financing	Grants, Subsidies Other Contributions	Other Reserve/ Reserve Fund Draws	Tax Supported Operating Fund Contributions	Cash-in-Lieu of Parkland Reserve Fund Draws	Debt Financing	Grants, Subsidies Other Contributions
Stormwater MEV													
C440109 Stormwater Monitoring - MEV	2021 DCBS - Page 5-46: Project 1	50,257	(50,257)	-	-		-		-	-	-	-	-
SubTotal Stormwater MEV		**50,257**	**(50,257)**	**-**	**-**		**-**		**-**	**-**	**-**	**-**	**-**
Stormwater - Trafalgar/Agerton													
C440111 Stormwater Monitoring - Agerton/Trafalgar	2021 DCBS - Page 5-46: Project 1	26,488	(26,487)	-	-		-		-	-	-	-	-
SubTotal Stormwater - Trafalgar/Agerton		**26,488**	**(26,487)**	**-**	**-**		**-**		**-**	**-**	**-**	**-**	**-**
Library													
C598000 Library - New Branch Buildings	2015 DCBS - Page 5-20: Project 1	106	(96)	-	-		-		-	-	-	-	-
C800103 Collection - New	2015 DCBS - Page 5-21: Project 1	299,943	(269,948)	-	-		-		3,219	-	-	-	-
C801315 Remote Hold Lockers	See Note 1	142,751	(128,476)	-	-		-		(14,275)	-	-	-	-
SubTotal Library		**442,799**	**(398,520)**	**-**	**-**		**-**		**(11,056)**	**-**	**-**	**-**	**-**
Transit													
C550104 Transit Bus Pads	2021 DCBS - Page 5-14: Project 4	31,061	(31,061)	-	-		-		-	-	-	-	-
C570103 Conventional Transit - 12 Metre Bus - Growth	2021 DCBS - Page 5-14: Project 5	3,487,510	(127,635)	-	-		(54,493)		(13,344)	-	-	-	(3,310,611)
C570108 Transit Support Vehicles		-	0	-	-		-		-	-	-	-	-
C570113 Non-Fixed Route Bus (6M) - Growth	2021 DCBS - Page 5-14: Project 15	9,130	(4,568)	-	-		(313)		(57,449)	-	-	-	(2,576)
C595001 Transit Operations Centre	2015 DCBS - Page 5-13: Project 1 2021 DCBS - Page 5-14: Project 1	422,514	(259,282)	-	-		(14)		-	-	-	-	-
SubTotal Transit		**3,950,216**	**(422,546)**	**-**	**-**		**(54,820)**		**(70,793)**	**-**	**-**	**-**	**(3,313,187)**
Growth Studies													
C100102 Corporate Strategic Plan	2021 DCBS - Page 5-4: Project 3	24,422	(10,990)	-	-		-		-	-	-	-	-
C200100 Development Charges Study	2021 DCBS - Page 5-4: Project 5	168,663	(168,663)	-	-		-		-	-	-	-	-
C200123 Special Financial Studies	2015 DCBS - Page 5-23: Project 8 2021 DCBS - Page 5-4: Project 7	61,809	(46,628)	-	-		-		(27,950)	-	-	-	(10,000)
C300109 Transportation Master Plan	2021 DCBS - Page 5-10: Project 22	14,029	(10,522)	-	-		-		-	-	-	-	-
C500106 Recreation Master Plan	2021 DCBS - Page 5-10: Project 27	96,350	(80,512)	-	-		-		-	-	-	-	-
C520101 Jannock Property Master Plan	2021 DCBS - Page 5-27: Project 2	110	(99)	-	-		-		-	-	-	-	-
C550113 Transit Study Implementation	2021 DCBS - Page 5-10: Project 31	89,869	(67,402)	-	-		-		-	-	-	-	-
C900110 Official Plan Review	2021 DCBS - Page 5-9: Project 19	415,402	(280,396)	-	-		-		(176,418)	-	-	-	-

Appendix 2

Municipality of the Town of Milton
Amount Transferred to Capital (or Other) Funds - Capital Fund Transactions
For the period January 1, 2025 to December 31, 2025

			DC Recoverable Cost Share						Non-DC Recoverable Cost Share				
			DC Forecast Period				Post DC Forecast Period						
Capital Fund Transactions	**Development Charge Background Study Project Identification**	Current Year Net Capital Expenditure	DC Reserve Fund Draw	DC Debt Financing	Reserve for DC Exemptions	Grants, Subsidies Other Contributions	Post-Period Benefit/ Capacity Interim Financing	Grants, Subsidies Other Contributions	Other Reserve/ Reserve Fund Draws	Tax Supported Operating Fund Contributions	Cash-in-Lieu of Parkland Reserve Fund Draws	Debt Financing	Grants, Subsidies Other Contributions
C900150 UR SP PH4 - Water & Wastewater Servicing	2015 DCBS - Page 5-24: Project 33	140	(140)	-	-		-		-	-	-	-	-
C900151 UR SP PH4 - FSEMS (SWM & Enviro Mgmt Strategy)	2015 DCBS - Page 5-24: Project 33	326,292	(158,968)	-	(167,324)		-		-	-	-	-	-
C900152 URSP PH4 - Transportation Plan	2015 DCBS - Page 5-24: Project 33	3,648	(3,649)	-	-		-		-	-	-	-	-
C900154 UR SP PH4 - Secondary Plan	2015 DCBS - Page 5-24: Project 34	227,579	(204,820)	-	-		-		-	-	-	-	-
C900156 UR SP PH4 - Parks/Recreation/Trails Master Plan	2015 DCBS - Page 5-24: Project 34	-	0	-	-		-		-	-	-	-	-
C900170 MEV Secondary Planning/Site Specific Zoning	2010 DCBS - Page 5-3: Project 2	10,641	(9,628)	-	-		-		-	-	-	-	-
C900175 Sustainable Halton Subwatershed Study	2015 DCBS - Page 5-25: Project 50	-	-	-	-		1,180		-	-	-	-	-
C900190 Britannia E/W - Water & Wastewater Servicing	2015 DCBS - Page 5-24: project 35	69,891	-	-	-		(69,891)		-	-	-	-	-
C900192 Britannia E/W - Transportation Plan	2015 DCBS - Page 5-24: project 35	87,540	-	-	-		(87,540)		-	-	-	-	-
C900194 Britannia E/W - Secondary Plan	2015 DCBS - Page 5-24: project 35	29,961	-	-	-		(29,961)		-	-	-	-	-
C900195 Britannia E/W - Parks & Open Space Study	2015 DCBS - Page 5-24: project 35	15,247	-	-	-		(15,247)		-	-	-	-	-
C900197 Britannia E/W - MESP	2015 DCBS - Page 5-24: project 35	20,989	-	-	-		(20,989)		-	-	-	-	-
C900304 Road Safety Strategy	See Note 1	6,300	(4,725)	-	-		-		(54,075)	-	-	-	-
C900307 Omagh Studies	See Note 1	17,704	(15,934)	-	-		-		(64,800)	-	-	-	-
SubTotal Growth Studies		**1,686,587**	**(1,063,075)**	**-**	**(167,324)**		**(222,449)**		**(323,243)**	**-**	**-**	**-**	**(10,000)**
Parks and Recreation													
C521139 Community Park - External to Boyne	2010 DCBS - Page 5-6: Project 21	8,966	(8,069)	-	-		-		-	-	-	-	-
C522133 District Park West - Boyne	2015 DCBS - Page 5-15 Project 7 2021 DCBS - Page 5-27: Project 5	17,764	(16,775)	-	-		-		-	-	-	-	-
C524001 Walker Neighbourhood Park - Boyne	2021 DCBS - Page 5-27: Project 7	2,386	(2,387)	-	-		-		-	-	-	-	-
C524003 Cobban Neighbourhood Park - Cobban	2021 DCBS - Page 5-27: Project 8	2,246	(2,246)	-	-		-		-	-	-	-	-
C524004 Bowes Neighbourhood Park - Boyne	2021 DCBS - Page 5-27: Project 9	2,153,112	(2,153,111)	-	-		-		-	-	-	-	-
C381000 Boyne Multi-use (Asphalt Trls in Greenlands) LIT - W. 16Mile	2021 DCBS - Page 5-28: Project 19	62,777	(62,777)	-	-		-		-	-	-	-	-
C381001 Boyne Limestone Trails in Greenlands Sys (W. Tremne to 16Mile)	2021 DCBS - Page 5-28: Project 20	21,210	(21,210)	-	-		-		-	-	-	-	-
C381002 Boyne Pedestrian Bridge - Minor Crossing	2021 DCBS - Page 5-28: Project 21	50,371	(50,371)	-	-		-		-	-	-	-	-
C381003 Boyne Limestone Trails in Greenlands System (E. 16M to JSP)	2021 DCBS - Page 5-28: Project 22	8,618	(8,618)	-	-		-		-	-	-	-	-
C381004 Boyne Multi-use (Asphalt Trails in Greenlands System - Lit)	2021 DCBS - Page 5-28: Project 23	125,453	(125,341)	-	-		-		-	-	-	-	-
C540117 Boyne Limestone Trails (W Tremaine Rd to 16 Mile Creek)	2021 DCBS - Page 5-28: Project 20	953	(860)	-	-		-		-	-	-	-	-

Appendix 2

Municipality of the Town of Milton
Amount Transferred to Capital (or Other) Funds - Capital Fund Transactions
For the period January 1, 2025 to December 31, 2025

			DC Recoverable Cost Share						Non-DC Recoverable Cost Share				
			DC Forecast Period				Post DC Forecast Period						
Capital Fund Transactions	**Development Charge Background Study Project Identification**	Current Year Net Capital Expenditure	DC Reserve Fund Draw	DC Debt Financing	Reserve for DC Exemptions	Grants, Subsidies Other Contributions	Post-Period Benefit/ Capacity Interim Financing	Grants, Subsidies Other Contributions	Other Reserve/ Reserve Fund Draws	Tax Supported Operating Fund Contributions	Cash-in-Lieu of Parkland Reserve Fund Draws	Debt Financing	Grants, Subsidies Other Contributions
C592208 Sherwood Community Centre	2015 DCBS - Page 5-18: Projects 1, 2, 4	477	(429)	-	-		-		-	-	-	-	-
C521139 Escarpment View Lands (Formerly CMHL Property)	2021 DCBS - Page 5-27: Project 4	445	(445)	-	-		-		-	-	-	-	-
C525120 Apple Park Village Square Boyne	2021 DCBS - Page 5-27: Project 13	17,166	(17,166)	-	-		-		-	-	-	-	-
SubTotal Parks and Recreation		**2,471,943**	**(2,469,804)**	**-**	**-**		**-**		**-**	**-**	**-**	**-**	**-**
Total Development Charge Funded Projects		**26,016,115**	**(11,295,766)**	**-**	**(476,628)**	**-**	**(285,266)**	**-**	**(7,891,997)**	**-**	**-**	**-**	**(10,448,605)**
Total Cash-in-Lieu of Parkland		**-**	**-**	**-**	**-**		**-**		**-**	**-**	**-**	**-**	**-**

Notes:

1. Project was identified as a growth-related need between background studies and included as part of DC reserve fund adjustments in study following project approval. Council approved funding from development charges when project was approved.
2. Project was identified as a growth-related need between background studies. Upon further review, it was determined project was a consquence of growth but not related to increased capacity. Transactions in 2025 reversed DC funding previously applied to the project.

Appendix 3

Development Charge Reserve Fund
Treasurer's Statement
January 1, 2025 to December 31, 2025

1. Description of the Service for which each development charge reserve fund was established:

Service Area	Description
Services Related to a Highway	The fund is used for growth-related projects for roads, bridges, structures, active transportation, streetlights and other related road services.
Fire Protection	The fund is used for growth-related projects supporting the fire service including fire facilities, vehicles and equipment.
Public Works Operations	The fund is used for growth-related projects including operations facilities, vehicles and equipment.
Stormwater Derry Green	The fund is used for stormwater management monitoring in the Derry Green Corporate Business Park and is funded by an area specific development charge.
Stormwater Boyne	The fund is used for stormwater management monitoring in the Boyne Survey Secondary Plan development area and is funded by an area specific development charge.
Stormwater Sherwood	The fund is used for stormwater management monitoring in the Sherwood Survey Secondary Plan development area and is funded by an area specific development charge.
Stormwater Trafalgar	The fund is used for stormwater management monitoring in the Trafalgar Secondary Plan development area and is funded by an area specific development charge.
Stormwater Agerton	The fund is used for stormwater management monitoring in the Agerton Secondary Plan development area and is funded by an area specific development charge.
Stormwater MEV	The fund is used for stormwater management monitoring in the MEV Secondary Plan development area and is funded by an area specific development charge.
Stormwater Britannia	The fund is used for stormwater management monitoring in the Britannia Secondary Plan development area and is funded by an area specific development charge.
Stormwater MEV Supplementary Lands	The fund is used for stormwater management monitoring in the MEV Supplementary Lands Secondary Plan development area and is funded by an area specific development charge.
Library	The fund is used for growth-related projects including library facilities, shelving and collection materials.
Transit	The fund is to finance the cost of growth-related transit services including facilities, vehicles, and equipment.
Growth Studies	The fund is to finance the cost of growth-related studies.
Parks and Recreation	The fund is used for growth-related parkland and recreation facility infrastructure.

Appendix 3
Development Charge Reserve Fund
Treasurer's Statement
January 1, 2025 to December 31, 2025

2. For Credits (ex. Pre-payments, front-ended projects) in relation to the service or service category for which the fund was established:

No credits have been received, used or are outstanding for the previous year.

3. The amount of any money borrowed from the DC reserve fund during the previous year and the purpose for which it was borrowed:

No money was borrowed.

4. The amount of interest accrued during the previous year on money borrowed from the fund by the municipality:

No interest was accrued as no money was borrowed.

5. The amount and source of any money used by the municipality to repay, in the previous year, money borrowed from the fund, or interest on such money:

No source of money to repay as no money was borrowed.

6. A schedule that identifies credits recognized under section 17 and for each credit organized, sets out the value of the credit, the service against which the credit is applied and the source of the funds used to finance the credit:

No schedule has been prepared as there are no credits to recognize per section 17.

7. Statement respecting additional levies under Section 59.1(1) and (2) of the Development Charges Act, 1977, as amended.

In accordance with Section 59.1(1) and (2), the Town of Milton has not imposed any additional payments nor required the construction of a service not authorized, except as permitted by the Development Charges Act, 1997, as amended.

8. Whether the municipality expects to incur the amount of capital costs that were estimated during the term of the applicable development charge by-law and if no, the amount the municipality now expects to incur and why this amount is expected.

Table 6-13 of the Town's 2021 Development Charges Background Study provided a summary of the anticipated gross expenditure and sources of revenue for costs anticipated to be incurred over the life of the by-law. Through the annual capital budget and forecast process, the Town reforecasts the expected growth in residential and non-residential growth and uses these projections to determine the timing of growth-related infrastructure investment. As a result of

Appendix 3
Development Charge Reserve Fund
Treasurer's Statement
January 1, 2025 to December 31, 2025

slower projected growth than assumed in the DC Background Study analysis, the capital program funded by development charges has been adjusted and fewer costs are expected within the five-year life of the by-law. Additionally, the timing of several growth-related projects has been delayed as the Town is faced with additional requirements for environmental studies and challenges with land acquisition. The overall investment in infrastructure is still required to support growth in the community and is currently projected just beyond the five-year by-law timeframe. The shift in timing of infrastructure investment beyond the life of the current DC by-laws represents a reduction of 33% of the projected gross costs during the term of the by-laws. The reduction in costs aligns with lower than anticipated development charge revenue to be collected over the same time period. As the Town's DC by-law will expire during 2026, a new background study has been prepared that will provide updated estimates for the shorter-term investment in DC funded projects that will be used for this analysis is subsequent treasurer statements.

Appendix 4

Summary of Development Charge Exemptions/Discounts
For the period January 1, 2025 to December 31, 2025

Authority for Exemption	Type of Exemption	Category of Exemption	Total Exempted
DCA	Non-Residential	Public Entity Projects	5,444
DC By-law	Non-Residential	Agricultural	179,436
DC By-law	Non-Residential	Conservation Authority	15,830
DC By-law	Residential	Rental Agreements	514,892
DCA and DC By-law	Residential	Additional Dwelling Unit	4,459,739
DCA	Residential	Long Term Care Home	2,708,726
TOTAL			**7,884,067**