



Town of Milton Development Charges Information Pamphlet

April 1, 2021

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. 053-2016 on June 27, 2016 to impose DCs on residential and non-residential development. Further, on December 12, 2016, Town Council passed By-law No. 100-2016, amending By-law No. 053-2016, to impose Transit Services DCs on both residential and non-residential development.

NOTE: The information contained herein is intended only as a guide. Applicants should review the Council approved Development Charges By-laws No. 053-2016 and No. 100-2016 and consult with the Town of Milton Development Finance Department 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.

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-law, DCs are indexed annually on April 1st per the Statistics Canada Quarterly, Building Construction Price Index (Non-residential Building Construction Price Index) for Toronto.

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	\$7,296	\$5,222	\$3,917	\$2,632	\$2,280
Fire Protection	474	340	254	170	150
Library	853	610	457	308	267
Transit	470	338	253	170	148
Administration	511	366	275	185	160
Parks Development	5,031	3,601	2,701	1,815	1,571
Recreation	5,636	4,036	3,027	2,035	1,763
Public Works Operations	1,215	868	650	437	379
Parking	349	250	188	126	110
Total Town-wide (per unit)	\$21,835	\$15,631	\$11,722	\$7,878	\$6,828
Area Specific Charges (per unit):					
SWM* Sherwood	\$243	\$173	\$131	\$89	\$76
SWM* Boyne	\$89	\$63	\$46	\$32	\$28

*SWM is the Stormwater Management Monitoring Area Specific Charge applicable to residential development in the Sherwood Survey and the Boyne Survey.



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)	Retail (per square feet)	Non-Retail (per square metre)	Non-Retail (per square foot)
Services Related to a Highway	\$61.14	\$5.68	\$28.01	\$2.60
Fire Protection	5.64	0.52	2.55	0.24
Library	0.65	0.06	0.27	0.03
Transit	3.08	0.29	1.39	0.13
Administration	3.20	0.30	1.54	0.14
Parks Development	3.32	0.31	1.54	0.14
Recreation	3.72	0.35	1.66	0.15
Public Works Operations	4.35	0.40	1.92	0.18
Parking	2.17	0.20	1.01	0.09
Total Town-wide	\$87.27	\$8.11	\$39.89	\$3.70
Area Specific Charges:				
SWM** Sherwood	\$2.17	\$0.20	\$1.39	\$0.13
SWM** Boyne	\$1.16	\$0.11	\$0.65	\$0.06
SWM** Derry Green	\$2.04	\$0.19	\$0.90	\$0.08

**SWM is the Stormwater Management Monitoring Area Specific Charge applicable to non-residential development in the Sherwood Survey, Boyne Survey and the Derry Green Corporate Business Park areas.

Timing of Calculation of DCs:

The Town DC amount will be calculated based on the rates in effect at the time the applicable Planning application is made, if the application is submitted after December 31, 2019. The timing of calculation of the charge will follow Section 26.2 of the Development Charges Act and interest will be calculated in accordance with the [Town's Financial Policy No 117](#) Section 4.1.4.

If the development is not proceeding via a Planning approval; or the Planning application was made before January 1, 2020; or 2 years has passed since Planning approval was granted for applications received after January 1, 2020, then DCs will be calculated using the rates in effect at the time the DC becomes payable (ie site plan or residential subdivision agreement execution, where applicable, or at the 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 Management DCs are payable at the time the agreement is executed.
- Rental housing that is not non-profit 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.
- Enlargements to an existing residential dwelling unit provided that the dwelling unit's size does not more than double in size.
- The creation of one or two additional dwelling units in an existing single detached dwelling 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.
- If the proposed new accessory unit is being constructed at the same time as the main dwelling unit, one unit can be constructed without being impacted by DCs provided that the unit is located on a parcel of land where no other detached, semi-detached or row dwelling is located and it is equal in size or smaller than the size of the main dwelling unit.
- Development creating or adding an accessory use or accessory building not exceeding 10 square meters (107.64 square feet) of gross floor area, and provided the accessory building is not used for any commercial 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.

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 Charge 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:

The Town of Milton also collects DCs on behalf of the Region of Halton and the School Boards. For information on Regional and Educational DCs, please contact:

Halton Region by phone at 905-825-6000 extension 7290 or by e-mail: DevelopmentCharges@halton.ca

Halton School Boards by phone at 905-335-3665 extension 3240 or by e-mail: edc@hdsb.ca

For further information regarding Town DCs, please contact Development Finance by phone at 905-878-7252 Ext. 2402 or by e-mail at Developmentfinance@milton.ca. Our offices are located at 150 Mary Street, Milton, ON L9T 6Z5.