



The Corporation of the Town of Milton

Report To: Council

From: Glen Cowan, Chief Financial Officer / Treasurer

Date: March 16, 2026

Report No: ES-013-26

Subject: Development Charge and Community Benefit Charge By-laws -
Revision to Timing

Recommendation: THAT the timing of the presentation to Council of the proposed Development Charge (DC) and Community Benefit Charge (CBC) by-laws be deferred to the May 11, 2026 Council meeting, or later, as described more fully in report ES-013-26.

EXECUTIVE SUMMARY

- The resolutions approved by Council during the February 9, 2026 Public Meeting directed that the final proposed DC and CBC by-laws be presented at the April 13, 2026 Council meeting.
- Subsequent to the Public Meeting, the Town continued to engage with stakeholders to respond to questions and hear feedback on the background studies and proposed by-laws. An addendum to the DC background study is expected to be issued in March on the basis of the feedback collected through the process.
- A deferral from the April 13, 2026 Council meeting to the May 11, 2026 Council meeting will provide an opportunity for any final comments or submissions to consider the information that will be presented via the addendum.
- Clarity is also provided within this report regarding Council's ability to extend the existing DC by-law, should it choose, beyond its existing expiry date in June. Any such consideration, if necessary, can occur when the final proposed DC by-law is presented, which is currently anticipated on May 11, 2026.

REPORT

Background

On February 9, 2026, Council held a public meeting with respect to a proposed development charge by-law update as well as a proposed community benefit charge by-law. This public meeting followed the release of the related background studies on December 19, 2025, as well as two stakeholder engagement sessions that were held by the Town.

Through report ES-005-26, the following resolutions were approved by Council:

THAT staff be directed to present a proposed development charge by-law on April 13, 2026 with consideration for the background study and draft by-laws included herein as Attachments 2, 3, and 4, as well as the feedback received through the public meeting, the Let's Talk Milton site, and as otherwise received through the consultation process;

AND THAT staff be directed to present a proposed community benefit charge by-law on April 13, 2026 with consideration for the strategy and draft by-law included herein as Attachments 5 and 6, as well as the feedback received through the public meeting, the Let's Talk Milton site, and as otherwise received through the consultation process.

Based on the review of submissions in relation to February 9th as well as the subsequent consultation, a revision to the timing of the presentation of final by-laws to Council is now being recommended as described herein.

Discussion

The Town's existing development charge by-law, by-law 045-2021, will expire on June 26, 2026. Following the public meeting that was held in February, additional time was provided for the public to comment on the draft by-laws, with a March 6, 2026 deadline for feedback (in order for that feedback to be considered in the final staff report to Council). The final staff report to Council was expected to be presented on April 13, 2026, and as such the Council meeting date was incorporated directly into the resolution that Council approved in February.

Since the time of the public meeting, staff have continued to engage with stakeholders to respond to questions that have been raised with respect to the background studies, and to receive feedback on the proposed by-laws. Formal responses that have been prepared to the questions raised have been posted on the Let's Talk Milton page, and will also be included as part of the final staff report that is presented to Council.

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On the basis of the questions raised and the feedback that the Town has received, an addendum to the development charge background study is expected to be issued in March. That addendum will identify changes to the schedules that are required, as well discretionary adjustments that Council may want to consider. As such, and in order to provide further opportunity for public feedback, staff would like to defer the timing of the final report to Council from April 13, 2026 to May 11, 2026. A corresponding delay in the deadline for final comments from March 6, 2026 to April 8, 2026 has also been identified.

Since the resolution approved by Council in February was specific to a final report being presented on April 13, 2026, this staff report and its associated resolutions are required in order to formally update the anticipated timeline for the next steps in the process. Flexibility has also been provided within the resolution should a need to further revise the timing be identified.

Further Clarity with Respect to the Expiry of the Existing Development Charge By-law

At the February 9 public meeting staff indicated to Council that although there could be flexibility in the timing of the final report to Council, June 26, 2026 was a firm deadline for a new by-law to be established. The latter point was made with consideration of Section 9 of the Development Charges Act, 1997 (DCA), which allows a DC by-law to extend up to 10 years unless the existing by-law expires earlier. The Town's existing by-law, which was established prior to a 10-year timeframe being allowable under the DCA, does have a stated expiry date of June 26, 2026.

There is a separate section of the DCA, Section 19, which provides for the ability to extend DC by-laws, under certain conditions, without the need for a background study, public meeting or other legislative steps. These conditions include scenarios where the only amendment to a DC by-law includes repealing or otherwise delaying the expiration date, and/or decreasing or freezing the DC charge payable for one or more types of development.

Subsequent to the February public meeting, staff have further assessed the provisions of the DCA with specific consideration of the Town's existing DC by-law which was established at a time where June 26, 2026 was the maximum allowable term. Staff's understanding of the DCA (as amended) following this review is that, should Council choose, an extension of the existing DC by-law could be undertaken through a formal revision to Town by-law 045-2021.

At this time, staff are only seeking Council authority to delay the presentation of the final staff report and proposed DC by-law beyond April 13, 2026. Any decision with respect to the



Discussion

effective date of a new by-law, or a potential extension of the existing by-law, can be considered when the staff report is presented to Council (which is currently expected on May 11, 2026).

Financial Impact

Development charges form a critical component of the funding strategy for a growing municipality such as Milton, and any revenues that may be generated from a potential community benefit charge by-law may be used by the Town to partially offset legislative decreases in parkland dedication/payment-in-lieu of parkland rates on applicable high density developments.

There are no direct financial implications resulting from a shift in the presentation of the staff recommended by-laws from April to May, as is recommended in this report. Financial implications of the proposed by-laws will be outlined further in that final report.

Respectfully submitted,

Glen Cowan
Chief Financial Officer / Treasurer

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

Attachments

None

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer



The Corporation of the Town of Milton

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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.