



The Corporation of the Town of Milton

Report To: Council

From: Glen Cowan, Chief Financial Officer / Treasurer

Date: May 11, 2026

Report No: ES-027-26

Subject: Community Benefits Charge By-law and High Density Incentive Program

Recommendation: THAT the Community Benefits Charge Strategy dated December 19, 2025, included herein as Attachment 1, be received in accordance with Section 37 of the Planning Act, 1990.

THAT the Town adopt the approach to calculate the community benefits charge on an area-specific basis as set out in the Community Benefits Charge (CBC) Strategy dated December 19, 2025.

THAT the Town adopt the approach to utilize community benefits charge revenue for the capital cost related to land for parks required to accommodate growth in high-density units that is in excess of land dedicated or provided via cash-in-lieu payments under sections 42 or 51 of the Planning Act, and for capital costs related to undertaking CBC strategies.

THAT the capital costs considered in Chapter 4 of the Community Benefits Charge Strategy dated December 19, 2025 be endorsed, with annual review and approval through the capital budget process.

THAT Council has determined that sufficient public consultation has been undertaken in relation to the passing of a Community Benefits Charge By-law in accordance with Section 37(10) of the Planning Act.

THAT a new Community Benefits Charge Reserve Fund be created with an effective date that is aligned with the new Community Benefits Charge By-law.

THAT the Parking DC monies held within the Property Transactions Reserve Fund be transferred to the Community Benefits Charge Reserve Fund to be used, where possible, for the same purpose for which it was collected.

Report To: Council

THAT the by-law on tonight's agenda regarding the establishment of a new Community Benefits Charge By-law for the Town of Milton, with an effective date of June 26, 2026, be considered.

THAT a new financial incentive program for high density development that will provide for a transition period for the introduction of a Community Benefits Charge By-law, as outlined in Attachment 5 to this report, be approved.

THAT the budget of project C90030224, Housing Accelerator Fund Initiatives be increased by \$2,241,000 from \$1,349,300 to \$3,590,300 with funding from the Housing Accelerator Fund Grant.

EXECUTIVE SUMMARY

- The recommended CBC by-law would introduce for the Town a revenue tool that will support the investment in service for high-density residential development.
- A CBC would be imposed at a rate of 4% of the value of land being developed for residential developments that are five (5) storeys or greater, and have ten (10) units or more.
 - The CBC will not apply where an existing parkland dedication agreement exists between the Town and landowner(s), and as such many of the Town's secondary plan areas would be exempt from a CBC.
 - The CBC rate of 4% is consistent with a number of comparator municipalities, including all of the other local municipalities within Halton Region.
- Proceeds from the CBC will be utilized for parkland acquisition and the cost of CBC strategies. Even with the collection of CBC revenues, a significant funding deficit will remain for high-density development relative to the Town's parkland standard and target.
- A financial incentive program is also recommended, in order to allow for a transition period prior to the first collection of a CBC payment from a high-density applicant.
 - The program would provide a rebate of the value of the CBC until December 2027, with funding of the rebate provided by the Housing Accelerator Fund.
 - An additional incentive that would provide a rebate of building permit fees for all high-density buildings is also proposed.

REPORT

Background

Community Benefits Charges (CBCs) are governed by provincial legislation; specifically, the Planning Act, 1990 (“the Planning Act”), and associated regulations which prescribe the way in which CBCs can be established and utilized.

CBCs allow for the recovery of growth-related capital expenditures that occur as a result of providing municipal services to new high-density residential developments. CBCs are imposed on the applicant of eligible development applications. CBCs may be imposed for services that do not conflict with services or projects that are included in a municipality’s development charge by-law or land conveyance for park or other public recreational purpose by-law, and have a maximum charge of 4% of the value of the applicable land at the time of building permit issuance.

The Town of Milton does not currently have a CBC by-law or charge. Town Council initiated the process to consider a CBC by-law through report ES-038-24. Watson & Associates Economists Ltd. were retained in order to lead the study process. Key milestones to date from the CBC Strategy and By-law process have included:

Date	Milestone
October 27, 2025	Council Workshop - Education on DCs and CBCs
December 1, 2025	Community Engagement Session No. 1
December 19, 2025	Public Release of the CBC Strategy Report
January 23, 2026	Public Release of the Draft CBC By-law
January 27, 2026	Community Engagement Session No. 2
February 9, 2026	Public Meeting
May 11, 2026	Presentation to Council of Staff Recommendations and Proposed CBC By-law

The statutory Community Benefits Charge Strategy was publicly released on the Town’s Let’s Talk Milton platform on December 19, 2025 and is included herein as Attachment 1.

Throughout the process the Town utilized the Let’s Talk Milton platform to engage with stakeholders. Through the platform, process updates were provided, key documents were posted, and the opportunity for public feedback was provided. A total of 4 detailed responses

Background

were provided through the public consultation process, all of which were posted to the Let's Talk Milton platform and are attached as Attachment 2 of this report. All other submissions and feedback received by the Town through the Let's Talk Milton platform are provided as Attachment 3.

On the basis of the CBC Strategy Report, the results of the consultation process, and with consideration for the Town's existing Council-approved policies, growth plans, service master plans, and financial plans, the recommendations presented within this report have been prepared for Council consideration.

Discussion

1) Community Benefits Charge

On February 9, 2026, through the Public Meeting held and report ES-005-26, the CBC Strategy Report was presented to Council and direction was provided for a proposed CBC by-law to be prepared.

The CBC Strategy Report, included herein as Attachment 1, provides the legislative context, growth projections, capital costs, as well as policy considerations with respect to CBCs. The resulting by-law that is being presented to Town Council at the May 11th meeting for approval includes the following:

- A CBC will only apply to lands where the Town does not have an agreement for the dedication of parkland or cash-in-lieu payments that are in addition to the requirements of Section 42 or 51 of the Planning Act. As such, many of the Town's secondary plan areas will be exempt from CBCs including Bristol, Sherwood, Boyne, Trafalgar, Agerton, Britannia and portions of the Community Expansion lands.
- As required by legislation, a CBC will only be applicable for residential developments that are five (5) storeys or greater, and have ten (10) units or greater.
- The CBC will not be imposed on eligible¹ long-term care homes, retirement homes, post secondary institutions, hospices, non-profit housing developments, or affordable housing units.

¹ Please refer to the by-law for further detail on eligibility criteria for each exempt use.



Discussion

- The CBC will be imposed at a rate of 4% of the value of the land being developed as of the valuation date.
- CBC revenue will be utilized for parkland acquisition, along with the cost of Community Benefits Charge Strategies.
- The Town may consider in-kind contributions in-lieu of payment, in accordance with updated Policy No. 117 - Financial Management - Development Finance presented through report ES-026-26 on tonight's agenda.

The CBC Strategy assessed the growth projections to 2051 to estimate the number of potential CBC-eligible units and associated revenue that could be generated. The report identified a potential for 11,473 units, largely in the pre-HUSP and MEV areas. These units offer the potential to create approximately \$17.5 million in CBC revenue over the forecast period, noting that the actual value collected will vary based on changes in land valuation, as well as the percentage of those units that will be eligible for exemptions.

The CBC cost per residential unit will also vary, based on differences in land valuation as well as the density of the development on each parcel of land. At the macro level, the unit and revenue figures above imply an average CBC cost \$1,533 per unit. Staff separately assessed several recent actual and potential high-density developments, and found a potential range of CBC costs per unit of \$785 to \$1,586.

Although the \$17.6 in potential revenue will help the Town in progressing towards its targets with respect to providing parkland as the community grows, a sizable shortfall is expected to remain for high density development relative to the Town's existing standard and target. The CBC Strategy Report shows that for the CBC eligible high-density development, the total parkland need will be 37.57 hectares, and that a funding deficit will exist as follows:

Parkland Needs versus Funding Sources for CBC Eligible Areas

	Parkland Need (Value of 37.57 ha)	Planning Act Revenue	CBC Revenue	Deficit Remaining
CBC Eligible Areas	\$213.4M	(\$43.98M)	(\$17.59M)	\$151.84M

The deficit would not have been as large prior to changes in legislation which reduced both the alternative rates that were applied for both land conveyances and cash-in-lieu payments, and also established upper limits on the conveyance and payment amounts. As shown in

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the CBC Strategy, the difference in revenue potential for the Town in relation to cash-in-lieu payments amounts to funding reduction of \$92.9 million for the CBC eligible units due to the legislative limits.

The CBC Strategy provides a survey of comparable municipalities that utilize a CBC as a funding source. Of particular note, all three comparator municipalities within Halton Region have implemented a CBC at 4%.

2) Community Benefits Charge By-law

The Town released a draft Community Benefits Charge by-law on January 23, 2026 as part of the consultation process. Following its release, revisions to the by-law have been made that include:

- Removal of an incorrect reference to legislation and updated language to more closely align with the language within section 37 of the Planning Act governing CBCs;
- A clarification on the application of the CBC By-law to lands owned by the Crown or its Agencies;
- Revisions to the language regarding the calculation of the charge to provide increased clarity and better alignment with the Town's Land Conveyance for Park or Other Public Recreational Purposes By-law for ease of administration; and
- Refinements to the consideration of in-kind contributions.

A redlined version of the by-law is included herein as Attachment 4.

3) Effective Date for CBC By-law and Financial Incentive for High Density Development

It is recommended that the CBC By-law have an effective date of June 26, 2026. This date has been selected as it is expected to allow for the calculation of any potential CBC charge to occur in relation to existing applications that may be progressing towards approval. It also aligns with the requirements of the funding agreement with the Canada Mortgage and Housing Corporation (CMHC) that is described in detail below.

At the same time as establishing a CBC By-law, staff are also recommending the approval of a new Residential High Density Financial Incentive Program. Through the proposed program, as outlined in Attachment 5 to this report, Housing Accelerator Funding (HAF)

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would be utilized to fund CBC charges on applicable development applications up to December 18, 2027, which is the deadline for HAF related expenditures to be incurred. The establishment of this high density incentive program was a requirement for the Town to qualify for additional HAF funding of \$2.2 million in 2026. This additional funding opportunity was made available to the Town based in part on the Town's demonstrated success to date in achieving HAF targets and delivering on HAF project commitments, as well as through the Town's commitment to develop an incentive program for high density development.

As part of the new recommended incentive program, the Town would also extend the rebate for building permit fees from affordable and rental housing (as most recently approved in report ES-009-26) to all new high-density units (being those in buildings that are at least 5 storeys tall and contain at least 10 units). As such, all high-density growth meeting the program requirements will benefit from the building permit fee component of the incentive, even if they are located in secondary plan areas that are exempt from CBCs. The building permit fee component of the new proposed Residential High Density Financial Incentive Program is recommended to extend to December 18, 2027, or until the total cost of the building permit fee rebate within the program exceeds \$2.2 million, whichever occurs first. The extension of the rebate for building permit fees on high density units will also partially offset the increase in the proposed development charges on these units, which, due to increases in the persons per unit resulted in a higher percentage increase in the overall DC rates when compared to single family dwelling units. This approach therefore provides a further transition period for eligible units.

This incentive program would provide for a transition period for the CBC on active development applications. It would also allow the Town to support service delivery needs of any high-density units that may be created during this time period. Finally, an incentive for high-density development to proceed in advance of December 2027 would be created that may help the Town advance further towards its housing goals and commitment to the Province.

Providing an estimate of the potential cost of the Residential High Density Financial Incentive Program is a challenge at this time. It has been noted that the current economic climate is particularly challenging for high density development. At the same time, a number of new announcements and incentives have been introduced by other levels of government that are intended to promote housing development, such as a one-year exemption on the HST for new residential units. The Town's growth forecast identifies a total of approximately 3,000 high density units that could proceed; however, only 15% of those are currently expected to proceed by December 2027. As noted above, the average CBC may cost approximately



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\$1,500 per unit, and similarly, the average building permit fee per unit totaled approximately \$1,500 for the units that were noted as proceeding in report ES-009-26). It is currently expected that the cost of this program may range from \$0.66 million to \$1.76 million. In order to help manage any potential cost escalation for the program (should the incentives from other levels of government result in an increase of applications), it is suggested that the building permit rebate component of the program continue until December 2027 or until a total cost of \$2.2 million for building permit rebates has been exceeded, whichever occurs first. No financial limit is recommended for the CBC rebate, which will extend to December 2027.

The Town will have the ability to assess the adequacy of the limit, as well as the potential for additional funding to be allocated, if required, as the program progresses. At this time, it is recommended that the budget for the existing capital project for the HAF Incentives be increased by \$2,241,000, which represents the value of additional funds that have been allocated to the Town through the program.

4) Recommendation

The recommendations included herein have been arrived at with consideration for the CBC Strategy, the feedback received through the consultation process, and for the existing Council-approved policies, growth plans, service master plans, and financial plans. Considerations have included, but are not limited to:

- A CBC offers the Town an opportunity to restore a portion of the funding that was previously provided to municipalities through the Planning Act through both the previous Bonusing provisions of Section 37 as well as through the parkland conveyance and cash-in-lieu permissions that have been reduced. Although material funding deficits will remain relative to the Town's parkland provision target, any land acquired through CBC revenues will support service delivery to the growing community.
- A CBC provides for a certain degree of parity between the various growth areas within the Town as well, as many of the existing secondary plan areas have already provided park contributions to the Town beyond conveyance rates that are provided for in Sections 42 and 51 of the Planning Act.

Discussion

- The Town will remain competitive relative to many neighbouring municipalities as CBC by-laws at a rate of 4% of land value have already been established by a number of communities, including all three other local municipalities within Halton Region.
- Through the financial incentive program recommended herein, a transition period to December 18, 2027 can be provided such that no applicant will incur a CBC cost impact during this period. The cost of the CBC that is calculated will instead be funded utilizing proceeds from the HAF. This will ensure stability for applicants that may be well advanced in their approval process, and an incentive for projects to proceed prior to the end of 2027.

5) Alternatives Available to Council

- Council could elect to not proceed with a CBC by-law. The Town would continue to receive land conveyances and cash-in-lieu payments in accordance with the Planning Act in order to support parkland expansion as the Town grows. A deficit will continue with respect to the quantum of parkland accumulated relative to the service target that has been established by Council. There may also be implications on the additional \$2.2 million in HAF funding should an alternate incentive program that is satisfactory to the CMHC not be identified.

6) Next Steps

Public notice of the passing of a CBC By-law is required no later than 20 days after passage by Council. In accordance with the Planning Act, a CBC by-law may be appealed to the Ontario Land Tribunal within 40 days after the passage of the By-law. If approved, the Town's website will be updated to include the CBC Strategy and By-law. Staff have already been notifying applicants of the potential charge through circulation comments on planning applications in progress and it is anticipated that land appraisals already required under the Town's Land Conveyance By-law can be used for the calculation of the CBC on applicable applications. If the corresponding financial incentive program is also approved, this information will be concurrently communicated to applicants.

At least every five (5) years from the date the CBC by-law is first passed, Council must pass a resolution on whether a revision to the CBC by-law is needed. Consultation with such persons or bodies as are appropriate are required for such updates, and notice must be provided of the resolution within 20 days on the Town's website.



Financial Impact

As outlined above, the adoption of a CBC by-law offers the Town an opportunity to restore a portion of the revenue opportunity that previously existed with respect to high density development, with a potential for up to \$17.5 million in revenues to 2051. A material shortfall will remain with respect to delivering the Town's targeted service level for parks and recreation for new high density buildings. If approved, a new reserve fund would be created to track the receipt of CBC funding and the resulting investment in parkland acquisition and future CBC strategies.

If the CBC by-law is approved and a new reserve fund is established, the Planning Act contains special transition rules for monies previously collected through development charges where such services are no longer eligible services under the Development Charges Act, 1997. The Town currently holds approximately \$5.3 million of parking development charge (DC) monies within the Property Transactions reserve fund as the legislative changes enacted through Bill 108: More Homes, More Choices Act, 2019, removed parking as an eligible DC service. In accordance with the legislative requirements of the Planning Act, it is recommended these funds be transferred to the new CBC reserve fund to be held and used, where possible, for same purpose for which they were collected.

An increase of \$2.2 million to the existing HAF Incentive capital project has been recommended, which is reflective of the additional HAF funding that has been made available to the Town. This budget increase provides for currently estimated range of potential cost of the new incentive program, as well as a contingency. Staff will monitor the rate at which this funding is utilized, and provide further recommendations to Council if necessary during the period to December 2027. Should any portion of the \$2.2 million remain unutilized towards the incentive program, the Town will have the opportunity in 2027 to consider investing the funds in capital projects that meet the HAF program criteria.

Respectfully submitted,

Glen Cowan
Chief Financial Officer / Treasurer

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



Attachments

Attachment 1: Community Benefits Charges Strategy (December 19, 2025)

Attachment 2: Questions and Responses with Stakeholders

Attachment 3: Feedback Received via Let's Talk Milton

Attachment 4: Redlined Community Benefits Charge By-law

Attachment 5: Financial Incentive Program for High Density Development

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.



Community Benefits Charge Strategy

Town of Milton

December 19, 2025

Watson & Associates Economists Ltd.
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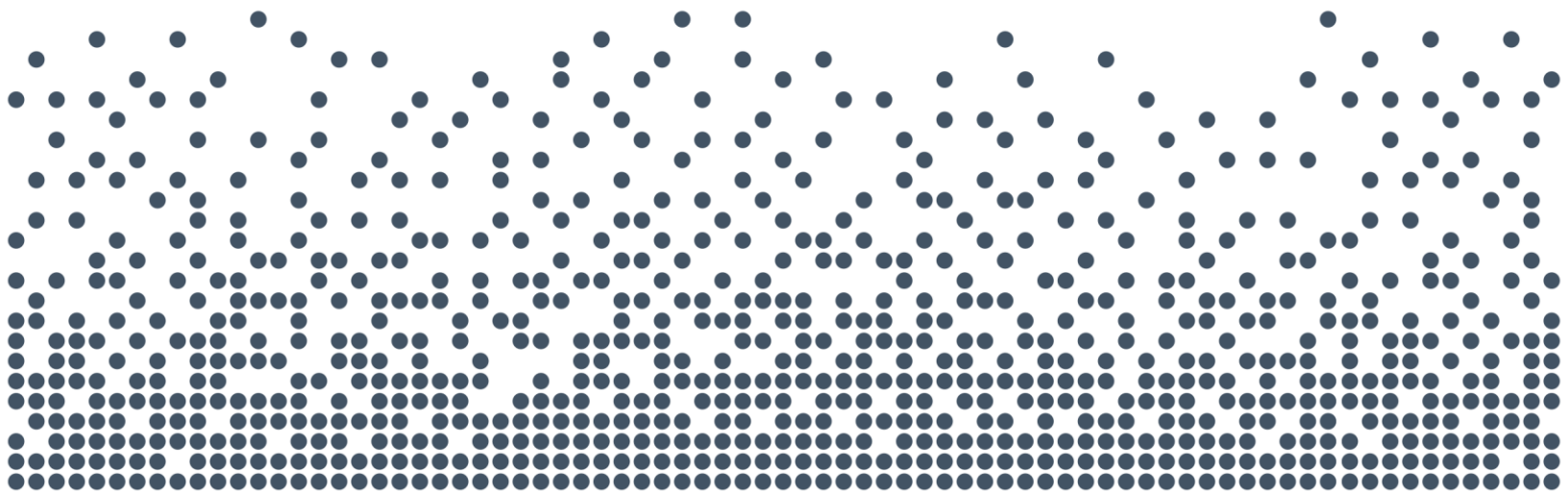
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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
C.B.C.	Community Benefits Charge
D.C.	Development charge
D.C.A.	Development Charges Act, 1997, as amended
ha	hectare
H.U.S.P.	Halton Urban Structure Plan
M.E.V.	Milton Education Village
N.F.P.O.W.	No fixed place of work
OLT	Ontario Land Tribunal
O. Reg.	Ontario Regulation
P.P.U.	Persons per unit
sq.ft.	square foot
sq.m.	square metre



Report



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

This strategy report has been prepared pursuant to the requirements of the *Planning Act*, 1990, (section 37) and, accordingly, evaluates the imposition of a Community Benefits Charge (C.B.C.) and associated policies for the Town of Milton (the “Town”).

The Town retained Watson & Associates Economists Ltd. (Watson) to undertake the C.B.C. strategy process throughout 2025. Watson worked with Town staff preparing the C.B.C. analysis and policy recommendations contained within this strategy.

The C.B.C. strategy report will be distributed to members of the public in order to provide interested parties with the background information on the legislation, the recommendations contained herein, and an outline of the basis for these recommendations.

This report has been prepared, in the first instance, to meet the statutory requirements applicable to the Town’s C.B.C. strategy, as summarized in Chapter 3. It also addresses the requirement for “rules” (contained in Chapter 6) and the proposed by-law to be made available as part of the approval process (included as Appendix B).

In addition, the report is designed to provide sufficient background on the legislation (Chapter 3) and the policies underlying the proposed by-law, making the exercise understandable to those involved.

Finally, the report addresses post-adoption implementation requirements (Chapter 7), which are critical to the successful application of the new policy.

The chapters in the strategy report are supported by Appendix A, containing the growth forecast information required to explain and substantiate the calculation of the charge. A full discussion of the statutory requirements for the preparation of a strategy and calculation to support the C.B.C. rate is provided herein.



1.2 Legislative Context

1.2.1 Bill 197 – COVID-19 Economic Recovery Act, 2020

The *COVID-19 Economic Recovery Act* received Royal Assent on July 21, 2020. Schedule 3 of the Act amended the Development Charges Act (D.C.A.) and Schedule 17 amended the *Planning Act* (including amendments to community benefits and the alternative rate of parkland dedication). These amendments replace those not proclaimed under the *More Homes, More Choice Act* (Bill 108).

The *COVID-19 Economic Recovery Act* amendments in Schedules 3 and 17 were proclaimed and came into effect on September 18, 2020. In regard to the C.B.C., eligible municipalities had two (2) years after the date of proclamation (i.e., September 18, 2022) to transition certain services to the new rules and pass a C.B.C. by-law if they wish to impose these charges.

D.C.A. Amendments:

Changes to Eligible Services – the amendments reframe the context of the D.C.A. from a tool to fund services that are not defined as "ineligible," to only include "eligible" services for which development charges (D.C.s) may be imposed. Eligible services include:

- Water supply services, including distribution and treatment services;
- Wastewater services, including sewers and treatment services;
- Storm water drainage and control services;
- Services related to a highway;
- Transit services;
- Waste diversion services;
- Policing services;
- Fire protection services;
- Ambulance services;
- Public library services;
- Long-term care services;
- Parks and recreation services;
- Public health services;



- Child-care services;
- Services related to proceedings under the Provincial Offences Act; and
- Emergency preparedness services.

C.B.C. Amendments:

As per section 37 (5) of the *Planning Act*, a C.B.C. may be imposed for services that do not conflict with services or projects provided under a municipality's D.C. by-law or parkland dedication by-law. Hence, the services provided under the C.B.C. would be defined as follows:

- (a) land for park or other public recreational purposes in excess of lands dedicated or provided cash-in-lieu payments under section 42 or 51 of the *Planning Act*;
- (b) services not provided under section 2 (4) of the D.C.A. (as noted above);
- (c) capital costs for eligible D.C. services that are not intended to be funded under the Town's D.C. by-law.

Single-tier and lower-tier municipalities may impose a C.B.C. against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies. As noted above, there are no restrictions on the services that may be included in the charge, with the exception of capital costs included under a D.C.A. by-law or parkland dedication by-law. There are, however, restrictions on the application of the charges, i.e., a C.B.C. may not be imposed with respect to:

- development or redevelopment of fewer than 10 residential units, and in respect of buildings or structures with fewer than five (5) storeys;
- a building or structure intended for use as a long-term care home;
- a building or structure intended for use as a retirement home;
- a building or structure intended for use by a university, college, or an Indigenous Institute;
- a building or structure intended for use as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion;
- a building or structure intended for use as a hospice to provide end-of-life care; or
- not-for-profit housing.



O. Reg. 509/20 specifies that a maximum charge of 4% of the value of land at the time of building permit issuance may be imposed. Prior to adopting a C.B.C. by-law the municipality must undertake a C.B.C. strategy report and follow the required public procedure. The C.B.C. by-law is appealable to the Ontario Land Tribunal (OLT).

1.2.2 Bill 109 – More Homes for Everyone Act, 2022

The *More Homes for Everyone Act, 2022* received Royal Assent on April 14, 2022. Schedule 5 of the Act amended the *Planning Act* with respect to C.B.C. by-laws. New subsections 37 (54) to (59) required that Council must pass a resolution on whether a revision to the C.B.C. by-law is needed at least every five (5) years from the date the by-law was first passed.

The municipality must review the by-law and determine whether there is need for a revision and requires that municipalities shall consult with such persons and public bodies as appropriate. The municipality must give notice of the passing of the resolution within 20 days on the website of the municipality.

If Council does not pass a resolution within the five (5) years, the by-law is deemed to expire.

1.2.3 Bill 23 – More Homes Built Faster Act, 2022

The Province introduced the *More Homes Built Faster Act, 2022* with the overall objective to increase housing supply and provide attainable housing options. The Province's plan is to address the housing crisis by targeting the creation of 1.5 million homes over a period to 2031. To implement this plan, the Act introduced several changes to the *Planning Act*, along with nine other Acts, including the *Development Charges Act (D.C.A.)*, which seek to increase the supply of housing.

The *More Homes Built Faster Act, 2022* received Royal Assent on November 28, 2022. Schedule 9 of the Act amends the *Planning Act* with respect to C.B.C. by-laws as follows:

- Subsection 37 (7.1) allows a municipality to enter into an agreement with a landowner for the provision of in-kind contributions. It also allows for this agreement to be registered on title of the land to which the charge applies (s.s.37 (7.2)).



- Subsections 37 (32), as amended, clarifies the application of the maximum prescribed percentage of the value of land for redevelopment. Where development or redevelopment is occurring on a parcel of land with an existing building or structure, the maximum C.B.C. that could be imposed is to be calculated based on the incremental development only.
- Subsection 37 (32.1) exempts affordable residential units, attainable residential units, inclusionary zoning residential units, and non-profit housing developments from the payment of a C.B.C. The initial definitions for these development types were provided as follows, in reference to the D.C.A.:
 - **Affordable Residential Units (Rented):** Where rent is no more than 80% of the average market rent as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
 - **Affordable Residential Units (Ownership):** Where the price of the unit is no more than 80% of the average purchase price as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
 - **Attainable Residential Units:** Excludes affordable units and rental units; will be defined¹ as prescribed development or class of development and sold to a person who is at "arm's length" from the seller.
 - **Inclusionary Zoning Units:** Affordable housing units required under inclusionary zoning by-laws.
 - For affordable and attainable units, the municipality shall enter into an agreement that ensures the unit remains affordable or attainable for 25 years.

1.2.4 Bill 134 – Affordable Homes and Good Jobs Act, 2023

The Ontario Legislature introduced new legislation through Bill 134, the *Affordable Homes and Good Jobs Act*, which received Royal Assent on December 4, 2023. The legislation impacts the D.C.A. and the *Planning Act* by amending the definition of an “affordable residential unit” for the purpose of exempting such developments from the payment of C.B.C., D.C., and parkland dedication requirements. Under the legislation, affordable residential units were defined and required the Minister of Municipal Affairs and Housing to publish an “Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin.” It is noted that for C.B.C. and parkland

¹ Currently undefined, awaiting regulations from the Province.



dedication requirements, the *Planning Act* refers to the D.C.A. in regard to the exemption for affordable residential units. This bulletin informs the average market rent and purchase price to be used in determining which developments qualify as affordable residential units. The bulletin was updated by the Minister as of August 1, 2025.

The *Affordable Homes and Good Jobs Act* provides for a modification to the affordable residential unit definition by:

- Introducing an income-based test for affordable rent and purchase price; and
- Increasing the threshold for the market test of affordable rent and purchase price.

This change provides the exemption based on the lesser of the two measures.

Moreover, the rules in subsection 4.1 of the D.C.A. are unchanged with respect to:

- The tenant and purchaser transacting the affordable unit being at arm’s length;
- The intent of maintaining the affordable residential unit definition for a 25-year period, requiring an agreement with the municipality (which may be registered on title); and
- Exemptions for attainable residential units and associated rules (requiring further regulations).

The following table provides a summary of the amended definition provided through the *Affordable Homes and Good Jobs Act* (underlining added for emphasis).

Table 1-1
Definition of Affordable Residential Units

Item	Bill 134 Definition (as per D.C.A. Definition)
Affordable residential unit rent (subsection 4.1 (2), para. 1)	The rent is no greater than <u>the lesser of</u> , <ul style="list-style-type: none"> i. the <u>income-based affordable rent</u> for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (5), and ii. the <u>average market rent</u> identified for the residential unit set out in the Affordable Residential Units bulletin.
Average market rent/rent based on income (subsection 4.1 (5)) for the purposes of subsection 4.1 (2), para. 1	The Minister of Municipal Affairs and Housing shall, <ul style="list-style-type: none"> (a) determine the <u>income of a household</u> that, in the Minister’s opinion, is <u>at the 60th percentile of gross annual incomes for renter households in the applicable local municipality</u>; and



Item	Bill 134 Definition (as per D.C.A. Definition)
	(b) identify the <u>rent</u> that, in the Minister's opinion, is <u>equal to 30 per cent of the income of the household</u> referred to in clause (a).
Affordable residential unit ownership (subsection 4.1 (3), para. 1)	The price of the residential unit is no greater than <u>the lesser of</u> , i. the <u>income-based affordable purchase price</u> for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (6), and ii. <u>90 per cent of the average purchase price</u> identified for the residential unit set out in the Affordable Residential Units bulletin.
Average market purchase price/purchase price based on income (subsection 4.1 (6)) for the purposes of subsection 4.1 (3), para. 1	The Minister of Municipal Affairs and Housing shall, (a) determine the <u>income of a household</u> that, in the Minister's opinion, is at the <u>60th percentile of gross annual incomes for households in the applicable local municipality</u> ; and (b) identify the <u>purchase price</u> that, in the Minister's opinion, <u>would result in annual accommodation costs equal to 30 per cent of the income of the household</u> referred to in clause (a)

The affordable exemptions came into effect on June 1, 2024. The bulletin provides the affordable exemption criteria on a municipal-specific basis for C.B.C.s, D.C.s, and Parkland dedication. It is anticipated that the bulletin will continue to be updated annually, and currently provides the following information specific to Milton:

- For Affordable Ownership Units: the average purchase price based on household income is \$535,400. Using the 90% of average purchase price amounts, the cost per unit types are as follows:
 - Detached House: \$1,197,000
 - Semi-Detached House: \$918,000
 - Row/townhouse: \$810,000
 - Condominium Apartment \$585,000
 - Based on the above, the affordable owned housing exemptions are based on income, which equals to purchase price being less than \$535,400 for all unit types.
- For Affordable Rental Units: the average rent based on household income would equal \$2,990 per month. The average market rent by unit type is as follows:



- For a bachelor unit: \$1,324
- For a 1-bedroom unit: \$1,655
- For a 2-bedroom unit: \$1,762
- For a unit with 3 or more bedrooms: \$2,359
 - Based on the above, the affordable rental housing exemptions are based on average market rent for all unit types.

1.3 Current Policies

Historically, the Town has not imposed charges related to community benefits under the prior section 37 (*Planning Act*) provisions.

1.4 Summary of the Process

Prior to passing a C.B.C. by-law, the *Planning Act*, section 37 (10) requires the municipality to consult with the public and such persons and public bodies as the municipality considers appropriate. As such, two (2) engagement sessions will be set to present the strategy to the public to solicit input. The Town has also launched an online engagement platform (<https://www.letstalkmilton.ca/dc-and-cbc-studies-2026>) to allow the public to provide feedback on the strategy and proposed by-law.

Figure 1-1 provides an outline of the schedule to be followed with respect to the C.B.C. strategy and by-law adoption and implementation process.



Figure 1-1
Town of Milton
Schedule of Key Dates in the C.B.C. Strategy Process

Item	Date
1. Data collection, land valuation analysis, growth forecast development, capital needs assessment, staff review, C.B.C. calculations and policy work.	February 2025 to October 2025
2. Council Workshop	October 27, 2025
3. Release of C.B.C. Strategy Report	December 19, 2025
4. Meeting of Council advertisement on Town website	At least 2 weeks prior to the public meeting of Council
5. Engagement Sessions	1. December 1, 2025 2. January 27, 2026
6. Public Meeting of Council	February 9, 2026
7. Council considers adoption of C.B.C. strategy and passage of by-law	April 13, 2026
8. Notice given of by-law passage	No later than 20 days after passage
9. Last day for by-law appeal	40 days after passage



Chapter 2

Anticipated Development in the Town of Milton



2. Anticipated Development

2.1 Requirement of the Act

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Town will be required to provide services over a 2025 to 2051 time horizon.

Chapter 3 provides the methodology for calculating a C.B.C. as per the *Planning Act*. Figure 3-1 presents this methodology schematically. It is noted in the first box of the schematic that in order to determine the C.B.C. that may be imposed, it is a requirement of section 37 (9) of the *Planning Act* and O. Reg. 509/20 that “the anticipated amount, type and location of development and redevelopment, for which a C.B.C. can be imposed, must be estimated.”

2.2 Basis of Population, Household and Employment Forecast

The C.B.C. growth forecast has been derived by Watson in consultation with Town staff. In preparing the growth forecast, the following information sources were consulted to assess the residential and non-residential development potential for the Town over the forecast period, including:

- Halton Region Report No: LPS18-21 – Regional Official Plan Review – Integrated Growth Management Strategy – Growth Concept Discussion Paper, February 2021;
- Amendment No. 49 to The Regional Plan Official Plan for the Halton Planning Area Regional Municipality of Halton – an Amendment to Implement the Integrated Growth Management Strategy – June 2022;
- Halton Regional Official Plan Amendment 49, as approved with modifications by the Minister, November 4, 2022;
- Town of Milton Phase 1 – Residential and Non-Residential Needs Analysis (as amended February 28, 2025) Final Report by Watson & Associates Economists Ltd.;
- Town of Milton 2025 Development Charges Background Study, December 19, 2025, by Watson & Associates Economists Ltd.



- 2011, 2016 and 2021 population, household and employment Census data;
- Historical residential building permit data over the 2014 to 2024 period;
- Residential and non-residential supply opportunities as identified by Town of Milton staff; and
- Discussions with Town staff regarding anticipated residential and non-residential development in the Town of Milton.

2.3 Summary of Growth Forecast

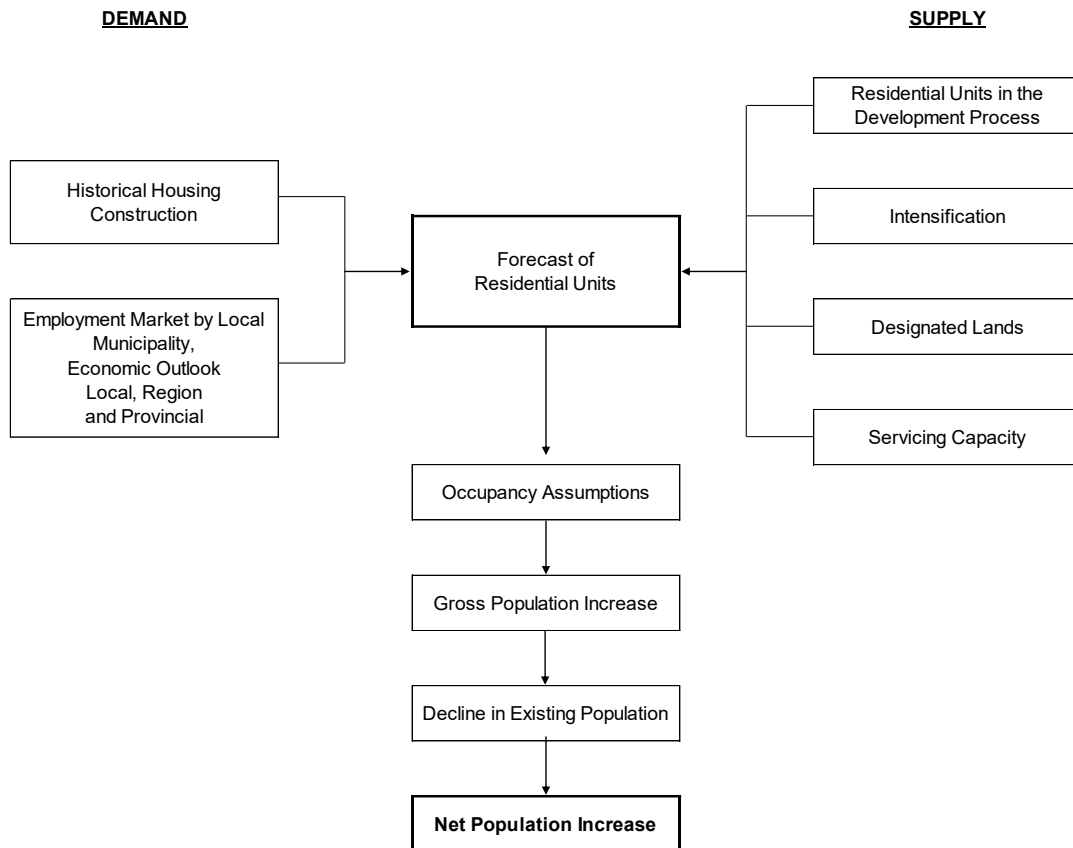
A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in Figure 2-1. The discussion that follows summarizes the anticipated growth for the Town and outlines the basis for the forecast. The results of the residential growth forecast analysis are summarized in Table 2-1 below and in Schedule 1 of Appendix A.

As identified in Table 2-1 and Schedule 1, the Town's population (excluding Census undercount) is anticipated to reach approximately 388,400 by 2051, resulting in an increase of 231,330 persons over the 2025 to 2051 forecast period.^[2]

^[2] The population figures used in the calculation of the 2025 C.B.C. exclude the net Census undercount, which is estimated at approximately 4.0%.



Figure 2-1
Approach to Population and Housing Forecast





**Table 2-1
Town of Milton
Residential Growth Forecast Summary**

	Year	Population (Including Census Undercount) ^[1]	Excluding Census Undercount				Housing Units							Person Per Unit (P.P.U.): Total Population/ Total Households		
			Population	Institutional Population	Population Excluding Institutional Population	Off-Campus Student Population Not Captured in Census ^[2]	Total Population and Off-Campus Student Population	Singles & Semi-Detached	Multiple Dwellings ^[3]	Apartments ^[4]	Other	Total Households	Off-Campus Student Households		Total Households Including Off-Campus Student Housing	Equivalent Institutional Households
Historical	Mid 2011	87,720	84,362	787	83,575		84,362	20,351	5,385	1,788	37	27,561		27,561	715	3.061
	Mid 2016	114,520	110,128	1,193	108,935		110,128	23,408	7,517	3,322	25	34,272		34,272	1,085	3.213
	Mid 2021	138,280	132,979	1,549	131,430		132,979	26,475	9,435	4,105	30	40,045		40,045	1,408	3.321
Forecast	Mid 2025	163,200	156,947	1,792	155,155	108	157,055	28,194	10,806	7,250	30	46,280	40	46,320	1,629	3.391
	Mid 2051	400,400	385,052	5,670	379,382	3,334	388,386	51,479	43,043	33,382	30	127,934	1,300	129,234	5,155	3.010
Incremental	Mid 2011 - Mid 2016	26,800	25,766	406	25,360	0	25,766	3,057	2,132	1,534	-12	6,711	0	6,711	370	
	Mid 2016 - Mid 2021	23,760	22,851	356	22,495	0	22,851	3,067	1,918	783	5	5,773	0	5,773	323	
	Mid 2021 - Mid 2025	24,920	23,968	243	23,725	108	24,076	1,719	1,371	3,145	0	6,235	40	6,275	221	
	Mid 2025 - Mid 2051	237,200	228,105	3,878	224,227	3,226	231,331	23,285	32,237	26,132	0	81,654	1,260	82,914	3,526	

[1] Population includes the Census undercount estimated at approximately 4.0% and has been rounded.

[2] Forecast student population not captured in the Census reflects students that result in an off-campus student household.

[3] Includes row townhouses, back-to-back townhouses, and apartments in duplexes.

[4] Includes stacked townhouses, bachelor, 1-bedroom, and 2-bedroom+ apartment units and secondary suites (i.e., self-contained living accommodations such as apartments and small residential units that are located on a property that have a separate main residential unit).

Notes:

Numbers may not add due to rounding.

Source: Derived from the Town of Milton, Phase 1 – Residential and Non-Residential Needs Analysis (as amended February 28, 2025) by Watson & Associates Economists Ltd., and discussions with Town of Milton staff regarding servicing and land supply by Watson & Associates Economists Ltd.



Provided below is a summary of the key assumptions and findings regarding the Town's C.B.C. growth forecast:

1. Unit Mix (Appendix A – Schedules 1 and 5)

- The housing unit mix for the Town was derived from a detailed review of the Town of Milton's historical development activity (as per Schedule 5), as well as active residential development applications and discussions with Town staff regarding anticipated development trends for the Town of Milton.
- Based on the above indicators, the 2025 to 2051 household growth forecast for the Town is comprised of a unit mix of 29% low-density units (single detached and semi-detached), 39% medium-density (multiples except apartments) and 32% high-density (accessory units, bachelor, 1-bedroom, and 2+ bedroom apartments) units.

2. C.B.C. Eligible Units

- Subsection 37 (4) of the *Planning Act* establishes the criteria for a development to be C.B.C. eligible. A C.B.C. may be imposed if:
 - Development of a proposed building or structure has five or more storeys at or above ground and has 10 or more residential units;
 - Redevelopment of an existing building or structure that will have 5 or more storeys at or above ground after redevelopment and proposes to add 10 or more residential units to an existing building or structure; or
 - Such types of development or redevelopment as prescribed.
- The C.B.C. eligible unit forecast is derived based on the established criteria above and a detailed review of historical Census housing trends, historical development activity (as per Schedule 5), active residential development applications and discussions with Town staff regarding anticipated C.B.C. eligible developments.
- Based on the above indicators, the Town is forecasted to accommodate 18,430 C.B.C. eligible household units over the 2025 to 2051 forecast period. This translates to 66% of all high-density units, excluding accessory units, being C.B.C. eligible from 2025 to 2051.



3. Geographic Location of C.B.C. Eligible Residential Development (Appendix A – Schedule 2b)

- Schedule 2 summarizes the anticipated amount, type and location of C.B.C.-eligible development for the Town.
- In accordance with forecast demand and available land supply, the amount and percentage of forecast C.B.C. eligible housing growth between 2025 and 2051 is summarized in Table 2-2.

Table 2-2
Town of Milton
Residential High-Density Growth by Development Area

Development Location	High-Density Housing Growth, 2025 to 2051 ^[1]	C.B.C.- Eligible Share (%)	C.B.C.- Eligible Housing Growth, 2025 to 2051
Pre-HUSP	12,070	67%	8,052
Bristol Secondary Plan	629	16%	102
Sherwood Secondary Plan	437	50%	224
Boyne Secondary Plan	809	28%	230
Milton Education Village	4,984	84%	4,166
Britannia Secondary Plan	1,415	44%	620
Agerton Secondary Plan	4,921	81%	3,986
Trafalgar Secondary Plan	1,597	49%	789
Community Area Expansion Lands	530	49%	263
Rural	-		-
Town-Wide Total	27,392	67%	18,432

^[1] High density includes accessory apartments, bachelor, 1-bedroom, and 2-bedroom+ apartments and off-campus student housing.

Source: Watson & Associates Economists Ltd.



4. Planning Period

- For the purpose of this study, a 2025 to 2051 planning horizon has been assumed which aligns with the Town's capital budget and forecast.

5. Population in New Units (Appendix A – Schedules 3 and 4)

- The number of housing units to be constructed by 2051 in the Town over the forecast period is presented in Table 2-1. Over the 2025 to 2051 forecast period, the Town is anticipated to average approximately 3,140 new permanent housing units per year.
- Institutional population^[3] is anticipated to increase by approximately 3,880 people between 2025 to 2051.
 - Population in new units is derived from Schedules 3 and 4 which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
 - Schedule 6 summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2021 custom Census data for the Town of Milton. Due to data limitations high density P.P.U. data was derived from Halton Region which includes the Town of Milton, and is outlined in Schedule 8b. The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends which has been recently experienced in both new and older units. Forecast average P.P.U.s by dwelling type are as follows:
 - Low density: 3.825
 - Medium density: 3.049
 - High density:^[4] 1.744
 - Off-campus student housing ^[5]: 2.560

6. Existing Units and Population Change (Appendix A – Schedules 3 and 4)

- Existing households for 2025 are based on 2021 Census households, plus estimated residential units constructed between mid-2021 to the beginning

^[3] Institutional population largely includes special care facilities such as nursing home or residences for senior citizens. A P.P.U. of 1.100 depicts 1-bedroom and 2-or-more-bedroom units in collective households.

^[4] Includes accessory units, bachelor, 1-bedroom and 2-or-more-bedroom apartments

^[5] Derived Town of Milton, Phase 1 – Residential and Non-Residential Needs Analysis (as amended February 28, 2025) by Watson & Associates Economists Ltd.



of the growth forecast period, assuming a minimum six-month lag between construction and occupancy (see Schedule 3).

- The change in average occupancy levels for existing housing units is calculated in Schedules 3 and 4. The forecasted population change in existing households over the 2025 to 2051 forecast period is forecast to decrease by approximately 8,710.

2.4 Summary of Growth Forecast for Area-Specific C.B.C. Calculations

As discussed further in Chapters 3 and 4, the C.B.C. calculation is based on capital costs related to land for parks that are required to accommodate the high-density development and that are in excess of lands dedicated or provided via cash-in-lieu payments under sections 42 or 51 of the *Planning Act*. For certain areas in the Town, existing agreements for parkland dedication are already in place. As a result, these lands have been excluded from the analysis.

The areas under review as part of this C.B.C. strategy are the Pre-H.U.S.P. lands, M.E.V. lands, and portions of the Community Area Expansion Lands that are not subject to existing agreements. Within these areas, the following provides a summary of the forecasted development to which the C.B.C. may be imposed:

Table 2-3
Town of Milton
Units in C.B.C. Eligible Buildings for Area-Specific C.B.C. Calculations

Area	Units in C.B.C. Eligible Buildings
Pre-H.U.S.P.	8,052
M.E.V.	4,166
Community Area Expansion Lands*	93

**Note: this excludes areas within the Community Area Expansion Lands where existing agreements for parkland are in place.*

As the C.B.C. rate is applied against the value of land the day before a building permit is issued, average land values associated with eligible high-density development are



required to be assessed. These land values are then utilized to calculate the eligible C.B.C. rate (up to a maximum of 4%). To assist in estimating land values, the Town commissioned a professional land appraiser to provide input into the analysis. Antec Appraisal Group undertook land value estimates on behalf of the Town to assist with the implementation of this C.B.C. strategy. The land valuations were based on high-density residential lands in the Town. Based on the appraisal report an average land value per acre of \$4,500,000 (\$11.12 million per hectare) has been used for purposes of the C.B.C. Strategy to estimate total potential land value for C.B.C. eligible high-density development.

Based on current applications in the development process, the high-density units per hectare was estimated for the three (3) areas, as provided in Table 2-6. This assumption was utilized to calculate the estimated total hectares of land associated with the C.B.C.-eligible units. The estimated total hectares are multiplied by the average land value per hectare to determine a total land value, which will be used as the denominator in the C.B.C. calculations.

Table 2-4
Estimated Acres of Land and Associated Value of Anticipated C.B.C. Eligible Development over the 2025-2051 Forecast Period

C.B.C. Eligible Growth	Pre-H.U.S.P.	M.E.V.	Community Area Expansion Lands*	Total
Forecast C.B.C. Eligible Units	8,052	4,166	93	11,473
Estimated High Density units per hectare	445	200	150	
Estimated Hectares of Land	18.10	20.83	0.62	39.55
Average Land Value per hectare	\$11,120,000	\$11,120,000	\$11,120,000	\$11,120,000
Estimated Total Value of Land	\$201,305,000	\$231,630,000	\$6,894,000	\$439,829,000

*Where existing parkland agreements are not in place



Chapter 3

Approach to the Calculation



3.2 Anticipated Development and Redevelopment

The anticipated development and redevelopment forecast is provided in chapter 2 (with supplemental tables in Appendix A). This chapter provides for the anticipated overall growth within the Town over a 26-year (2025-2051) time horizon and then estimates the residential units eligible to be considered as per section 37 (4) of the *Planning Act*.

3.3 Services Potentially Involved

As per section 37 (5) of the Planning Act, a C.B.C. may be imposed for services that do not conflict with services or projects provided under a municipality's D.C. by-law or parkland dedication by-law. Hence, the services provided under the C.B.C. would be defined as follows:

- (a) land for park or other public recreational purposes in excess of lands dedicated or provided cash-in-lieu payments under section 42 or 51 of the Planning Act.
- (b) services not provided under section 2 (4) of the D.C.A.
- (c) capital costs for eligible D.C. services that are not intended to be funded under the Town's D.C. by-law.

Examples of services not provided by a D.C. or parkland dedication by-law include (but are not limited to) capital facilities and equipment for municipal parking, airports, municipal administration building expansions, museums, arts centres, public art, heritage preservation, landfill, public realm improvements, community gardens, space for non-profits, etc.

As discussed further in Chapter 4, the C.B.C. calculation is based on capital costs related to land for parks that are required to accommodate high-density development and that are in excess of lands dedicated or provided via cash-in-lieu payments under sections 42 or 51 of the *Planning Act*. Note: the C.B.C. by-law would only apply to lands where existing agreements for parkland dedication are not already in place.



3.4 Increase in the Need for Service

Similar to a D.C., the C.B.C. calculation commences with an estimate of “the increase in the need for service attributable to the anticipated development,” for eligible services to be covered by the by-law. There must be some form of link or attribution between the anticipated development and the estimated increase in the need for service. While the need could potentially be expressed generally in terms of units of capacity, a project-specific expression of need would appear to be most appropriate. This is suggested by the requirement of section 2 (e) of O. Reg. 509/20 which provides “include estimates of the capital costs necessary to provide the facilities, services and matters referred to in clause 2 (b).” As noted, this is a similar consideration provided when undertaking a D.C. calculation.

3.5 Capital Forecast

Section 37 (2) of the *Planning Act* provides that, “The council of a local municipality may by by-law impose community benefits charges against land to pay for the capital costs of facilities, services and matters.” The Act does not define what capital costs may be included within the charge. As noted in section 3.3 above, the Act provides that the C.B.C. could include capital costs for eligible D.C. services that are not intended to be funded under the Town’s D.C. by-law. This provision suggests that capital costs may be defined in an equivalent manner as the D.C.A. Hence, based on this relationship with the D.C.A., capital costs may include:

- (a) costs to acquire land or an interest therein (including a leasehold interest);
- (b) costs to improve land;
- (c) costs to acquire, lease, construct or improve buildings and structures;
- (d) costs to acquire, lease or improve facilities, including rolling stock (with a useful life of 7 or more years), furniture and equipment (other than computer equipment), materials acquired for library circulation, reference, or information purposes;
- (e) interest on money borrowed to pay for the above-referenced costs;
- (f) costs to undertake studies in connection with the above-referenced matters; and



(g) costs of the C.B.C. strategy study.

3.6 Deductions

The section 2 of O. Reg. 509/20 potentially requires that three deductions be made to the capital costs estimates. These relate to:

- excess capacity;
- benefit to existing development; and
- anticipated grants, subsidies, and other contributions.

The requirements behind each of these reductions are addressed below.

3.6.1 *Reduction for Excess Capacity*

Section 2 (c) of O. Reg. 509/20 requires the identification of the excess capacity that exists in relation to the facilities, services and matters referred to in clause 2(b) suggesting the need for a potential deduction to the capital.

“Excess capacity” is undefined, but in this case, the excess capacity must be able to meet some or all of the increase in need for service, in order to potentially represent a deduction. The deduction of excess capacity from the future increase in the need for the service would normally occur as part of the conceptual planning and feasibility work associated with justifying and sizing new facilities, e.g., if a new landfill site to accommodate increased solid waste generated by the new growth is not required because sufficient excess capacity is already available, then a landfill site expansion would not be included as an increase in need, in the first instance.

3.6.2 *Reduction for Benefit to Existing Development*

Section 2 (c) of O. Reg. 509/20 of the *Planning Act* provides that the capital estimates identify extent to which an increase in a facility, service or matter referred to in clause 2 (b) of the regulation would benefit existing development. The general guidelines used to consider benefit to existing development included:

- the repair or unexpanded replacement of existing assets that are in need of repair;
- the elimination of a chronic servicing problem not created by growth; and



- providing services where none previously existed (for example, extending garbage pickup to the rural area which previously did not receive the municipal service).

Where existing development has an adequate service level which will not be tangibly increased by an increase in service, no benefit would appear to be involved. For example, where expanding existing garbage collection vehicles simply replicates what existing residents are receiving, they receive very limited (or no) benefit as a result. On the other hand, where a clear existing service problem is to be remedied, a deduction should be made accordingly.

In the case of services such as cultural facilities, the service is typically provided on a municipal-wide system basis. For example, facilities of the same type may provide different services (i.e., art vs. theatre), different programs (i.e., art classes vs. acting classes), and different time availability for the same service (i.e., art classes available on Wednesdays in one facility and Thursdays in another). As a result, residents will travel to different facilities to access the services they want at the times they wish to use them, and facility location generally does not correlate directly with residence location. Even where it does, displacing users from an existing facility to a new facility frees up capacity for use by others and generally results in only a very limited benefit to existing development. Further, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.

3.6.3 Reduction for Anticipated Grants, Subsidies and Other Contributions

This step involves reducing the capital costs by capital grants, subsidies, and other contributions made or anticipated by Council and in accordance with various rules such as the attribution between the share related to new vs. existing development. That is, some grants and contributions may not specifically be applicable to growth or where Council targets fundraising as a measure to offset impacts on taxes.

Although specific grants, subsidies and/or other contributions may not be currently identified and reduced in the calculations, due diligence will be undertaken by Town staff during the annual budget process to net off any future identified funding from these other sources.



3.7 Municipal-wide vs. Area Rating

This step involves determining whether all of the subject costs are to be recovered on a uniform municipal-wide basis or whether some or all are to be recovered on an area-specific basis. Unlike D.C.s, there is no mandatory requirement to consider area rating of services (providing charges for specific areas and services); however, the legislation does not prohibit area rating. There may be instances where Council may consider varying rates to align with other policies or possible incentives in the development area.

Through the C.B.C. strategy process, discussions with Town staff took place related to structuring the charge on a municipal-wide vs. area specific basis. The calculations set out herein are based on recovering costs related to parkland needs for high-density development in excess of lands dedicated or provided via cash-in-lieu payments under sections 42 or 51 of the *Planning Act*. Given that existing agreements are in place related to parkland dedication in various development areas across the Town, the C.B.C. calculations set out herein have been undertaken on an area-specific basis to exclude these lands.

3.8 Land Valuation Analysis

To facilitate the rate calculation provided in section 3.9, an estimate of the market value of the land related to the anticipated applicable development/redevelopment presented in section 3.2, needs to be undertaken. It is noted that the land values may vary based on a number of factors including location, zoning density, parcel size, etc., however, these values should estimate the land value the day before building permit issuance. The Town has engaged the assistance of a land appraiser for this data.

3.9 Calculation of the Community Benefit Charge

Section 37(32) of the *Planning Act* provides that the maximum charge which can be imposed is prescribed by the regulations. O. Reg 509/20 section 3 provides that the maximum charge is to be 4%.

To calculate the rate, the net capital cost (obtained by netting the deductions outlined in section 3.6 against the capital presented in section 3.5) is divided by the land values associated with the anticipated applicable development/redevelopment, which yields a



percentage of the capital cost to the land value. The product of this calculation provides for the eligible rate. As noted above, the maximum rate to be imposed is 4%; hence, the rate can be any rate between 0% and 4%.



Chapter 4

C.B.C.-Eligible Cost Analysis



4. C.B.C.-Eligible Cost Analysis

4.1 Introduction

This chapter outlines the basis for calculating eligible costs to be recovered through C.B.C.s which are to be applied on an area-specific basis. The required calculation process set out in O. Reg. 509/20 section 2 (a) through (f) to the *Planning Act* and described in Chapter 3 was followed in determining C.B.C.-eligible costs.

The nature of the analysis set out herein reflects current provision targets related to parkland, based on Council policy directions. It is recognized that over time, provision targets and Council priorities change; accordingly, Council's intentions may alter, and different projects may be necessary to meet the need for services required by new growth.

4.2 Determining Parkland Deficit Associated with Eligible High-Density Growth

The Town has established Parks and Recreation Provision Targets which outlines an overall target for parkland of 1.75 hectares per 1,000 people. Given recent changes to the *Planning Act* with respect to parkland dedication, the ability of the Town to meet their service level targets through parkland dedication alone has been impacted. The analysis herein seeks to identify the maximum amount of parkland that may be received through dedication from C.B.C.-eligible development and compares that to the additional parkland required to meet the Town's provision targets. The gap between parkland dedication and the provision target could then be reviewed for inclusion in the C.B.C. calculation.

To quantify the impacts, the following subsections provide for the anticipated amount of parkland dedication, calculated by using the maximum allowable provisions set out in the *Planning Act* and the growth forecast set out in section 2.4 (i.e. for the areas where existing parkland dedication agreements are not in place).



4.2.1 Parkland Need for C.B.C.-Eligible High-Density Residential Development

Based on the anticipated growth that meets the C.B.C.-eligibility requirements within the pre-H.U.S.P. lands, M.E.V. lands, and Community Area Expansion Lands, the following table provides a summary of the parkland needed for this growth to 2051, based on the provision targets established by the Town:

Table 4-1
Town of Milton
Parkland Need for C.B.C.-Eligible Growth

Future Parkland Needs - CBC Eligible Development Only	C.B.C. Eligible Units	Persons per Unit	Population Increase	Parkland Provision Target (hectares per 1,000 people)	Parkland Need for Growth (hectares)
Pre-HUSP	8,052	1.74	14,043	1.75	24.57
MEV	4,166	1.74	7,266	1.75	12.71
Community Expansion Areas*	93	1.74	162	1.75	0.28
Total	12,311		21,470		37.57

*Excluding areas with existing parkland dedication agreements

As presented in the table above, to meet the service level targets, the Town requires 37.57 hectares of parkland to accommodate the growth in population arising from the development of C.B.C.-eligible units only.

4.2.2 Parkland Dedication

With respect to parkland dedication, the *Planning Act* allows for municipalities to require 2% dedication from commercial and industrial developments and 5% dedication for all other development (i.e. residential and institutional). For residential development, an alternative rate may be used whereby the municipality can require 1 hectare of land for every 600 net residential units (note that this rate is 1 hectare of land for every 1,000 net residential units if the municipality requires payment-in-lieu of dedication).

Table 4-2 provides for a summary of the anticipated C.B.C.-eligible units along with assumed densities (units per hectare) related to these units. At a parkland dedication rate of 5%, the total parkland to be dedicated would be 1.98 hectares.



Table 4-2
Town of Milton
Residential Parkland Dedication at 5%

Area	Anticipated C.B.C. Eligible High-Density Residential Development (2025 to 2051)	Density Assumption (units/ha)	Total Hectares	Total Hectares Dedicated at 5%
Pre-H.U.S.P.	8,052	445	18.10	0.91
M.E.V.	4,166	200	20.83	1.04
Community Area Expansion Lands	93	150	0.62	0.03
Total Hectares	12,311		39.55	1.98

As noted above, an alternative rate of one (1) hectare for 600 net residential units may be utilized. With respect to this alternative rate, there is a requirement that the amount of parkland dedication not exceed 10% where properties are 5 hectares or less and not exceed 15% where properties are greater than 5 hectares. For the purposes of the calculations, it is assumed that all properties would be 5 hectares or less.

As provided in Table 4-3, the alternative rate would provide for 3.96 hectares of dedication, where the alternative rate is capped for C.B.C.-eligible high-density development.

Table 4-3
Town of Milton
Alternative Residential Rate

Area	Anticipated C.B.C. Eligible High-Density Residential Development (2025 to 2051)	One Hectare for 600 Net Residential Units (ha)	Hectares at 10% Maximum*
Pre-H.U.S.P.	8,052	13.42	1.81
M.E.V.	4,166	6.94	2.08
Community Area Expansion Lands	93	0.16	0.06
Total Hectares	12,311	20.52	3.96

**As per Bill 23 (now s42(3.3) of the Planning Act), properties 5 hectares or less are limited to 10% of the land area. Parkland dedication for apartments would exceed this limitation, therefore the 10% dedication cap assumption was used*



Summary

Based on the analysis above, and assuming the Town will maximize parkland dedication, the Town would utilize the alternative rate to provide for 3.96 hectares of parkland. Table 4-4 provides a summary of the analysis:

Table 4-4
Town of Milton
Summary of Anticipated Dedication – Parkland Dedication

Summary	Total Hectares*	Hectares Required by 2051	Deficit (Hectares)	Land Value per Hectare	Total Value of Deficit (\$)
Pre-H.U.S.P.	1.81	24.57	22.76	\$5,680,000	\$129,300,000
M.E.V.	2.08	12.71	10.63	\$5,680,000	\$60,390,000
Community Area Expansion Lands	0.06	0.28	0.22	\$5,680,000	\$1,260,000
Total	3.96	37.57	33.62		\$190,950,000

*1 Hectare for 600 Net Residential Units for High-density Residential (10% cap on land dedication)

As provided in the table above, utilizing the maximum provisions under the *Planning Act* and maintaining the provision targets set out by the Town, there would be a potential deficit of 33.62 hectares associated with C.B.C.-eligible development. Assuming a land value of \$5.68 million per hectare⁶, the total potential value of this deficit is \$190.95 million.

For comparative purposes, the analysis was also conducted to determine the deficit that would result if the caps on the alternative rate were not in place. Based on the table below, the total deficit would be \$96.87 million.

⁶ Based on the land appraisal report, this value represents the value of low density residential land, as a conservative estimate of the value of land. As noted previously, high density has an estimated value per hectare of \$11,120,000, which if applied here would almost double the value of the estimated deficit.



Table 4-5
Town of Milton
Summary of Anticipated Dedication – Parkland Dedication (Without Caps on Dedication)

Summary	Total Hectares*	Hectares Required by 2051	Deficit (Hectares)	Land Value per Hectare	Total Value of Deficit (\$)
Pre-H.U.S.P.	13.42	24.57	11.15	\$5,680,000	\$63,360,000
M.E.V.	6.94	12.71	5.77	\$5,680,000	\$32,780,000
Community Area Expansion Lands	0.16	0.28	0.13	\$5,680,000	\$730,000
Total	20.52	37.57	17.05		\$96,870,000

*1 Hectare for 600 Net Residential Units for High-density Residential

4.2.3 *Payment-in-Lieu of Dedication*

The *Planning Act* allows municipalities to require dedication of parkland or payment-in-lieu of dedication. With respect to high-density development, it is anticipated that the Town would see increased instances of requests for payment-in-lieu.

When the Town requires payment-in-lieu of dedication, they can require similar provisions as discussed above. That is, the Town would receive an amount that is the equivalent value of 5% of the value of land. Should the Town wish to utilize the alternative rate for payment-in-lieu, the rate is the equivalent value of 1 hectare of land for every 1,000 net residential units. Note, similar to parkland dedication, there is a requirement that the amount of parkland dedication not exceed 10% where properties are 5 hectares or less and not exceed 15% where properties are greater than 5 hectares. For the purposes of the calculations, it is assumed that all properties would be 5 hectares or less.

To summarize the effect on the anticipated deficit in parkland needs, Table 4-6 summarizes the anticipated value of parkland dedication using the 1 hectare for 1,000 net residential unit rate. Note: the alternative rate is capped for C.B.C.-eligible high-density development, and as a result, the revenue identified in the table below is based on the 10% cap.



Table 4-6
Town of Milton
Summary of Anticipated Dedication – Payment-in-Lieu of Dedication

Summary	Total Revenue Received [1]	Total Value of Land Required by 2051 [2]	Deficit (\$)
Pre-H.U.S.P.	\$20,130,498	\$139,584,319	\$119,453,821
M.E.V.	\$23,162,960	\$72,219,110	\$49,056,150
Community Area Expansion Lands	\$689,440	\$1,612,188	\$922,748
Total	\$43,982,898	\$213,415,617	\$169,432,719

[1] 1 Hectare for 1,000 Net Residential Units for High-density Residential. Note, properties 5 hectares or less are limited to 10% of the value of the land. Payment-in-lieu of parkland dedication for apartments would exceed this limitation, therefore, the 10% cap assumption was used. Revenue is based on 3.96 hectares of land.

[2] Based on the total hectares required by 2051 multiplied by an assumed land value per hectare of \$5.68 million

As provided in the table above, utilizing the maximum provisions under the *Planning Act* and maintaining the provision targets set out by the Town, there would be a potential deficit of \$169.43 million with respect to parkland needs.

An analysis was undertaken to determine the total deficit if the 10% cap was not in place. Based on Table 4-7 below, the total deficit would be \$76.52 million under the alternative rate.

Table 4-7
Town of Milton
Summary of Anticipated Dedication – Payment-in-Lieu of Dedication (Without Caps)

Summary	Total Revenue Received [1]	Total Value of Land Required by 2051 [2]	Deficit (\$)
Pre-H.U.S.P.	\$89,538,240	\$139,584,319	\$50,046,079
M.E.V.	\$46,325,920	\$72,219,110	\$25,893,190
Community Area Expansion Lands	\$1,034,160	\$1,612,188	\$578,028
Total	\$136,898,320	\$213,415,617	\$76,517,297

[1] 1 Hectare for 1,000 Net Residential Units for High-density Residential.

[2] Based on the total hectares required by 2051 multiplied by an assumed land value per hectare of \$5.68 million

Given that the value of the deficit is lower under the payment-in-lieu of dedication scenario relative to the land dedication scenario, the payment-in-lieu of dedication deficit will be utilized for the purposes of the C.B.C. calculation as a conservative estimate.



4.3 Capital Costs Related to the C.B.C. Strategy

The costs with respect to undertaking the C.B.C. strategy study are also considered for inclusion in the C.B.C. calculation. The total cost of the C.B.C. Strategies required over the forecast period is \$210,000. Given that the C.B.C. is not applicable to other forms of development, 100% of the costs are attributable to the eligible high-density growth and are included in the calculations. The following table provides a summary of the costs included in the calculations:



Table 4-8
Town of Milton
Capital Infrastructure Needs to be Recovered through C.B.C.s for the C.B.C. Strategy

Prj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Costs Less Deductions				Allocations Between Residential and Non-Residential Growth		Allocation Between Residential Growth by Density		Allocation Between Eligible and Ineligible High Density Growth	
			Gross Capital Cost Estimate (2025\$)	Less:		Net Growth-Related Cost	Total Non-Residential Share	Total Residential Share	Low/Medium Density Residential	Total High Density Residential	Ineligible High Density Residential	Eligible High Density Residential
				Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development							
2025-2051												
1	C.B.C. Strategy	2025	35,000	-		35,000	-	35,000	-	35,000	-	35,000
2	C.B.C. Strategy	2030	35,000	-		35,000	-	35,000	-	35,000	-	35,000
3	C.B.C. Strategy	2035	35,000	-		35,000	-	35,000	-	35,000	-	35,000
4	C.B.C. Strategy	2040	35,000	-		35,000	-	35,000	-	35,000	-	35,000
5	C.B.C. Strategy	2045	35,000	-		35,000	-	35,000	-	35,000	-	35,000
6	C.B.C. Strategy	2050	35,000	-		35,000	-	35,000	-	35,000	-	35,000
	Total		210,000	-	-	210,000	-	210,000	-	210,000	-	210,000



4.4 Allocation of Costs to Eligible High-Density Growth and Cost Analysis

As noted above, the total estimated value of the land required for parks in excess of cash-in-lieu payments under the *Planning Act* is \$169.43 million. In addition, the cost of C.B.C. strategies over the forecast period is \$210,000. Given that the parkland deficit and the C.B.C. strategies are only related to C.B.C. eligible high-density growth, the full capital value of these items would be attributable to this development. The total amount of \$169.64 million is assumed as the capital cost that would be included in the C.B.C calculation for recovery.

In addition, given that the forecasted value of the deficit and the costs of the C.B.C. strategy are only related to C.B.C.-eligible growth within the forecast period, there are no deductions that would be made with respect to a benefit to the existing community or to the benefit of growth outside of the forecast period.

Based on the above, the Town has identified \$169.64 million to be included in the C.B.C. calculations.



Chapter 5

C.B.C. Calculation



5. C.B.C. Calculation

5.1 Anticipated Funding Recovery

To summarize the calculation of the charge, the following has been undertaken:

- 1) **Anticipated Development:** As presented in Chapter 2, the growth forecast to 2051 provides for the following eligible high-density units (i.e., in buildings containing a minimum of five (5) storeys and a minimum of 10 residential units) within the areas for which C.B.C.s are imposed:
 - a. Pre-H.U.S.P. Lands: 8,052 units
 - b. M.E.V. Lands: 4,166 units
 - c. Community Area Expansion Lands⁷: 93 units
- 2) **Land Valuation:** The Town engaged a land appraiser to provide average land valuations for properties anticipated for eligible high-density development. The average land valuation utilized for the calculations is \$11.11 million per hectare.
- 3) **Identification of Services:** as per section 37(5) of the *Planning Act*, land for park or other public recreational purposes in excess of lands dedicated or provided cash-in-lieu payments under section 42 or 51 of the *Planning Act* has been identified for recovery through the C.B.C. In addition, the costs related to undertaking the C.B.C. strategies over the forecast period have also been included in the C.B.C. recovery.
- 4) **C.B.C. Eligible Costs:** The calculation of capital needs related to parkland in excess of parkland dedication provided under section 42 or 51 of the *Planning Act* was identified in chapter 4. In addition, the costs related to undertaking the C.B.C. strategy over the forecast period are identified in section 4.3. Given that the gross capital costs identified are only related to eligible high-density units within the forecast period, the total costs identified would be considered in the C.B.C. calculation.

⁷ Areas where existing agreements related to parkland dedication are not in place.



- 5) **Total Land Value:** Based on the growth forecast, density assumptions, and land valuation assessment identified in chapter 2, the total land value for eligible high density in the three (3) areas under consideration is equal to the following:
- a. Pre-H.U.S.P. Lands: \$201.31 million
 - b. M.E.V. Lands: \$231.63 million
 - c. Community Area Expansion Lands⁸: \$6.89 million
- 6) **Maximum C.B.C.:** As per the Planning Act, the maximum a municipality can impose for a C.B.C. is equal to 4% of the land value of a property, the day before building permit issuance. Based on the total land value, the estimated potential C.B.C. recovery for the Town equates to approximately \$17.59 million for the forecast period to 2051 (see Table 5-1).

Table 5-1
Town of Milton
Anticipated C.B.C. Funding Recovery

Area	Total C.B.C. Eligible Units	Average Units per Hectare	Estimated Total Hectares	Average Land Value Per Hectare	Total Land Value	C.B.C. %	Potential C.B.C. Revenue
Pre-H.U.S.P.	8,052	445	18.10	\$11,120,000	\$201,305,000	4%	\$8,052,200
Milton Education Village	4,166	200	20.83	\$11,120,000	\$231,630,000	4%	\$9,265,200
Community Area Expansion Lands	93	150	0.62	\$11,120,000	\$6,894,000	4%	\$275,760
Pre-H.U.S.P. + M.E.V. + Community Expansion Areas	11,473		39.55	\$11,120,000	\$439,829,000	4%	\$17,593,200

The Town has identified capital costs attributable to eligible high-density growth in the amount of \$169.64 million (as per chapter 4), which is well in excess of the maximum allowable amount of approximately \$17.59 million. Therefore, the Town has provided herein that the maximum C.B.C. of 4% may be considered to be imposed on eligible forms of development. It is noted that available C.B.C. funding will not provide funding for all parkland needs, and hence, Town Council will have to consider the highest capital priorities to be funded through C.B.C. revenue during the annual budget process.

Table 5-2 provides a survey of comparator municipalities that have a C.B.C. by-law in place and the percentage that is imposed on eligible forms of development. All municipalities that have a C.B.C. by-law in place impose the maximum 4%.

⁸ Areas where existing agreements related to parkland dedication are not in place.



Table 5-2
Town of Milton
Survey of C.B.C.s in Comparator Municipalities

Municipality	C.B.C. Percentage Imposed
Aurora	4%
Brampton	4%
Burlington	4%
Halton Hills	4%
Markham	4%
Milton (Calculated)	4%
Newmarket	4%
Oakville	4%
Richmond Hill	4%
Toronto	4%
Vaughan	4%

Note: Hamilton and Mississauga repealed their C.B.C. by-laws in 2025.



Chapter 6

C.B.C. Policy Recommendations and C.B.C. By-law Rules



6. C.B.C. Policy Recommendations and C.B.C. By-law Rules

6.1 C.B.C. Policies

Planning Act section 37 and O. Reg. 509/20 outline the required policies that must be considered when adopting a C.B.C. by-law. The following subsections set out the recommended policies governing the calculation, payment and collection of C.B.C.s in accordance with the legislation.

6.2 C.B.C. By-law Rules

6.2.1 *Payment in any Particular Case*

In accordance with the *Planning Act*, subsection 37 (3), a C.B.C. may be imposed only with respect to development or redevelopment that requires one of the following:

- (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, 1998*; or
- (g) the issuing of a permit under the *Building Code Act, 1992* in relation to a building or structure.”



6.2.2 Maximum Amount of the Community Benefit Charge

Subsection 37 (32) of the *Planning Act* states that the amount of a C.B.C. payable in any particular case shall not exceed an amount equal to the prescribed percentage of the value of the land as of the valuation date.

Based on section 3 of O. Reg. 509/20, the prescribed percentage is 4%. The C.B.C. Strategy recommends imposing the maximum prescribed rate.

6.2.3 Exemptions (full or partial)

The following exemptions are provided under subsection 37 (4) of the *Planning Act* and section 1 of O. Reg. 509/20:

- Development of a proposed building or structure with fewer than five (5) storeys at or above ground;
- Development of a proposed building or structure with fewer than 10 residential units;
- Redevelopment of an existing building or structure that will have fewer than five storeys at or above ground after the redevelopment;
- Redevelopment that proposes to add fewer than 10 residential units to an existing building or structure;
- Such types of development or redevelopment as are prescribed:
 - Development or redevelopment of a building or structure intended for use as a long-term care home within the meaning of subsection 2 (1) of the *Fixing Long-Term Care Act, 2021*.
 - Development or redevelopment of a building or structure intended for use as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*.
 - Development or redevelopment of a building or structure intended for use 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 subparagraph i,



- iii. an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institutes Act, 2017.
- Development or redevelopment of a building or structure intended for use as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion.
- Development or redevelopment of a building or structure intended for use as a hospice to provide end of life care.
- Development or redevelopment of a building or structure intended for use as residential premises by any of the following entities:
 - i. a corporation to which the *Not-for-Profit Corporations Act, 2010* applies that is in good standing under that Act and whose primary object is to provide housing,
 - ii. 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,
 - iii. a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*.
- Development of Attainable Residential Units, which excludes affordable units and rental units, will be defined as a prescribed development or class of development, and sold to a person who is at "arm's length" from the seller.
- Development of Affordable Residential Units, as defined as:
 - i. Affordable Rental Units: Where the rent is no greater than the lesser of:
 - The income-based affordable rent for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing; and
 - The average market rent identified for the residential unit set out in the Affordable Residential Units bulletin
 - ii. Affordable Owned Units: Where the price of the residential unit is greater than the lesser of:
 - The income-based affordable purchase price for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing; and



- 90 per cent of the average purchase price identified for the residential unit set out in the Affordable Residential Units bulletin.
- and sold to a person who is at "arm's length" from the seller
- iii. Note: for affordable and attainable units, the municipality shall enter into an agreement that ensures the unit remains affordable or attainable for 25 years.
- iv. The bulletin refers to the "*Development Charges Act, 1997* Bulletin" published by the Ministry of Municipal Affairs and Housing.
- Development of Inclusionary Zoning Units: Affordable housing units required under inclusionary zoning by-laws.

In addition to the exemptions noted above, the C.B.C. will not apply to buildings or structures owned by and used for the purposes of any municipality, local board, or Board of Education.

6.2.4 Timing of Collection

The C.B.C.s imposed are calculated, payable, and collected upon issuance of a building permit for eligible development or redevelopment.

6.2.5 In-kind Contributions

A municipality that has passed a C.B.C. by-law may allow the landowner to provide to the municipality: facilities, services, or matters required because of development or redevelopment in the area to which the by-law applies.

Prior to providing these contributions, the municipality shall advise the landowner of the value of the in-kind contributions that will be attributed to them. As part of this valuation, the contributing landowner will be expected to provide any valuation documents as backup or alternatively, staff will investigate and assign a reasonable value to the in-kind contribution. This value shall be deducted from the amount the landowner would otherwise be required to pay under the C.B.C. by-law.



6.2.6 The Applicable Areas

The C.B.C. by-law will apply on an area-specific basis to lands within the Pre-H.U.S.P. area, M.E.V., and Community Area Expansion Lands where the land is not already subject to an existing parkland dedication agreement.

6.2.7 Special Account

All money received by the municipality under a C.B.C. by-law shall be paid into a special account. The money contained within the special account:

- may be invested in securities in which the municipality is permitted to invest under the *Municipal Act*, 2001, and the earnings derived from the investment of the money shall be paid into a special reserve fund account; and
- must have at least 60 percent of the funds spent or allocated at the beginning of the year.

In addition to the monies collected under a C.B.C. by-law, transitional rules for transferring existing reserve funds are provided in subsection 37 (51) of the *Planning Act*. These rules apply for any existing reserve funds related to a service that is not listed in subsection 2 (4) of the D.C.A., as well as reserve funds established under section 37 of the *Planning Act* prior to Bill 197.

6.2.8 Credits

Subsection 37 (52) of the *Planning Act* indicates that any credits that were established under section 38 of the D.C.A. and that are not related to a service that is listed in subsection 2 (4) of the D.C.A., may be used by the holder of the credit with respect to a charge that the holder is required to pay under a C.B.C. by-law.

6.2.9 By-law In-Force Date

A C.B.C. by-law comes into force on the day it is passed, or the day specified in the by-law, whichever is later.



6.3 Recommendations

It is recommended that Council:

Adopt the C.B.C. approach to calculate the charges on an area-specific basis;

Approve the approach to impose C.B.C.s for the following:

- capital costs related to land for parks required to accommodate growth in high-density units that is in excess of lands dedicated or provided via cash-in-lieu payments under sections 42 or 51 of the *Planning Act*; and
- capital costs related to undertaking the C.B.C Strategy.

Create a special reserve fund account which will contain all C.B.C. monies collected;

Approve the C.B.C. Strategy dated December 19, 2025; and

Determine that no further public consultation is required.



Chapter 7

By-law Implementation



7. By-law Implementation

7.1 Introduction

This chapter addresses the public consultation process and by-law implementation requirements for the imposition of a C.B.C. by-law. Figure 7-1 provides an overview of the process.

7.2 Public Consultation Process

7.2.1 Required Consultation

In establishing the policy for which a C.B.C. strategy and by-law will be based; section 37 (10) of the *Planning Act* requires that:

“In preparing the community benefits strategy, the municipality shall consult with such persons and public bodies as the municipality considers appropriate.”

As there is no specific guidance as to which parties the municipality shall consult with, municipalities may establish their own policy for public consultation. The policy for public consultation should be designed to seek the co-operation and participation of those involved, in order to produce the most suitable policy. Municipalities may consider a public meeting, similar to that undertaken for D.C. study processes (however, this is not a mandated requirement). At a minimum, this would include a presentation to Council and the public on the findings of the C.B.C. strategy, advanced notice of the meeting, and consideration for delegations from the public.

7.2.2 Interested Parties to Consult

There are three broad groupings of the public who are generally the most concerned with municipal C.B.C. policy.

1. The first grouping is the residential development community, consisting of land developers and builders, who will typically be responsible for generating the majority of the C.B.C. revenues. Others, such as realtors, are directly impacted by C.B.C. policy. They are, therefore, potentially interested in all aspects of the charge, particularly the percentage applicable to their properties, projects to be funded by



the C.B.C. and the timing thereof, and municipal policy with respect to development agreements and in-kind contributions.

2. The second public grouping embraces the public at large and includes taxpayer coalition groups and others interested in public policy.
3. The third grouping is the non-residential mixed-use development sector, consisting of land developers and major owners or organizations with significant construction plans for mixed use developments. Also involved are organizations such as Industry Associations, the Chamber of Commerce, the Board of Trade, and the Economic Development Agencies, who are all potentially interested in municipal C.B.C. policy. Their primary concern is frequently with the percentage charge applicable to their lands, exemptions, and phase-in or capping provisions in order to moderate the impact.

As the Town is undertaking the C.B.C. strategy process in concert with the D.C. background study process, engagement with development stakeholders as well as a public meeting of Council will be undertaken.

7.3 Anticipated Impact of the Charge on Development

The establishment of sound C.B.C. policy often requires the achievement of an acceptable balance between two competing realities. The first is that increased residential development fees (such as a C.B.C.) can ultimately be expected to be recovered via higher housing prices and can impact project feasibility in some cases (e.g., rental apartments). Secondly, C.B.C.s or other municipal capital funding sources need to be obtained in order to help ensure that the necessary infrastructure and amenities are installed. The timely installation of such works is a key initiative in providing adequate service levels and in facilitating strong economic growth, investment, and wealth generation.



7.4 Implementation Requirements

7.4.1 Introduction

Once the Town has calculated the charge, prepared the complete strategy, carried out the public process, and passed a new by-law, the emphasis shifts to implementation matters.

These include notices, potential appeals and complaints, in-kind contributions, and finally the collection of revenues and funding of projects.

The sections that follow provide an overview of the requirements in each case.

7.4.2 Notice of Passage

In accordance with subsection 37 (13) of the *Planning Act*, when a C.B.C. by-law is passed, the clerk of the municipality shall give written notice of the passing and of the last day for appealing the by-law (the day that is 40 days after the day it was passed). Such notice must be given no later than 20 days after the day the by-law is passed (i.e., as of the day of newspaper publication or the mailing of the notice).

Section 4 of O. Reg. 509/20 further defines the notice requirements which are summarized as follows:

- notice may be given in one of the following ways:
 - by publication in a newspaper which is (in the clerk's opinion) of sufficient circulation to give the public reasonable notice;
 - if in the clerk's opinion, a newspaper of sufficient circulation does not exist, by posting on the Town's website; or
 - by personal service, fax or mail to every owner of land in the area to which the by-law relates;
- subsection 4 (2) lists the persons/organizations who must be given notice; and
- subsection 4 (5) lists the seven items that the notice must cover.

7.4.3 Appeals

Subsections 37 (13) to 37 (31) of the *Planning Act* set out the requirements relative to making and processing a C.B.C. by-law appeal as well as an OLT hearing in response



to an appeal. Any person or organization may appeal a C.B.C. by-law to the OLT by filing a notice of appeal with the clerk of the municipality, setting out the objection to the by-law and the reasons supporting the objection. This must be done by the last day for appealing the by-law, which is 40 days after the by-law is passed.

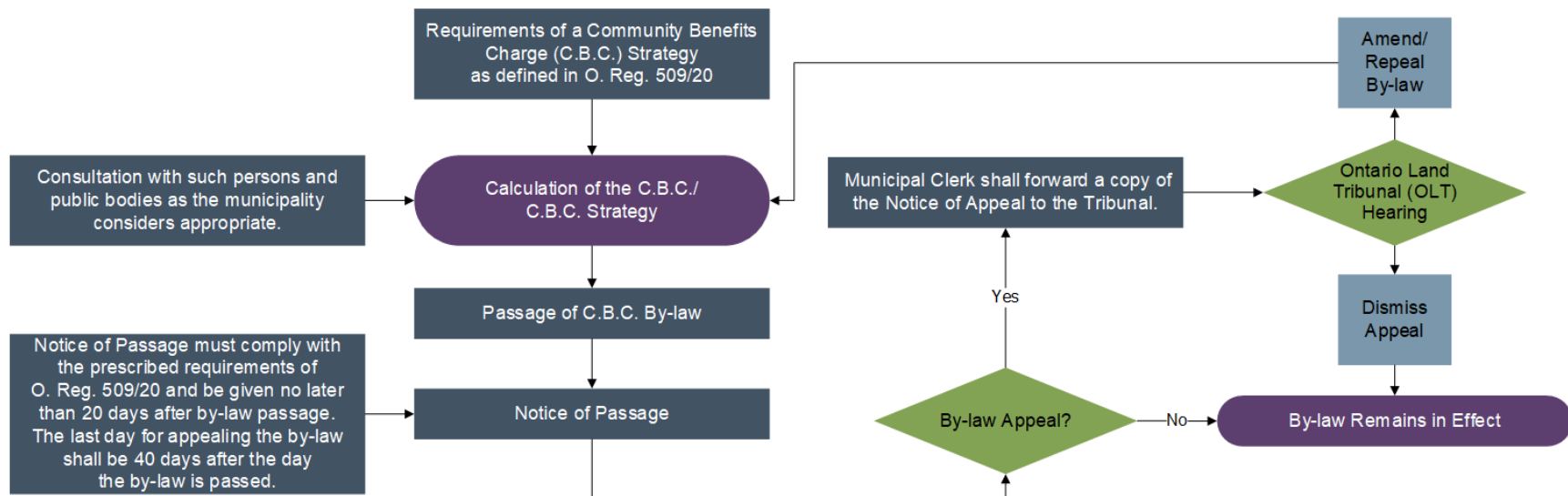
The Town is carrying out a public consultation process, in order to address the issues that come forward as part of that process, thereby avoiding or reducing the need for an appeal to be made.

7.4.4 *In-Kind Contributions*

Subsections 37 (6) to 37 (8) provide the rules for in-kind contributions. An owner of land may provide the municipality facilities, services, or matters required because of development or redevelopment in the area to which the by-law applies. Prior to providing these contributions, the municipality shall advise the owner of the land of the value that will be attributed to the contributions. The value of the contributions shall be deducted from the amount the owner of the land would otherwise have to pay under the C.B.C. by-law.



Figure 7-1
The Process of Required for Passing a Community Benefits Charge By-law under the Planning Act





7.5 Ongoing Application and Collection of C.B.C. Funds

7.5.1 Introductions

Once the Town passes a C.B.C. by-law, development or redevelopment that meets the requirements of the C.B.C. by-law will pay a C.B.C. based on the value of their land. The following sections describe the overall process and discusses the approach to appraisals and use of the special account as set out in the *Planning Act*.

7.5.2 Overview of Process and Appraisals

Figure 7-2 provides an overview of the process for application of the C.B.C. by-law and collection of C.B.C. funds.

In regard to the process for receiving and reviewing appraisals of land, the following is the Town's initial approach to the process.

Once the C.B.C. by-law is in place, as development or redevelopment that meets the eligibility criteria proceeds (i.e., prior to issuance of a building permit), the Town collects C.B.C.s based on the calculated percentage (as set out in the by-law and C.B.C. strategy) and the value of the land. The Town will require each eligible development to provide a land appraisal of the market value of the land from a certified professional appraiser of real estate who is designated as an accredited appraiser by the Appraisal Institute of Canada, from the list of approved appraisers provided by the Town for use in calculating the C.B.C. on each development or redevelopment.

If the Town agrees with the appraised value, then the owner pays their C.B.C.s to the Town and the funds will then be deposited into the special account.

If the Town does not agree with the appraisal provided by the landowner, the Town has 45 days to provide the landowner with their own appraisal value from the list of approved appraisers provided by the Town. Then:

- If no appraisal is provided to the landowner within 45 days, the landowner's appraisal is deemed accurate and the funds will then be deposited into the special account.
- If the Town's appraisal is within 5% of the landowner's appraisal, the landowner's appraisal is deemed accurate.



- If the Town's appraisal is more than 5% higher than the landowner's appraisal, the Town shall request an appraisal be undertaken by an appraiser, selected by the landowner, from the list of approved appraisers provided by the Town. This must be undertaken within 60 days. This final appraisal is deemed accurate for the purposes of calculating the applicable C.B.C.
- In regard to the last bullet, subsections 37 (42) and 37 (43) require the Town to maintain a list of at least three persons who are not employees of the Town or members of Council and have an agreement with the Town to perform appraisals for the above. This list is to be maintained until the C.B.C. by-law is repealed or the day on which there is no longer any refund that could be required (whichever is later).

7.5.3 Special Reserve Fund Account

All funds collected under the C.B.C. by-law are to be deposited into a special account. Subsections 37 (45) to 37 (48) of the *Planning Act* outline the rules with respect to the special reserve fund account. As noted in section 6.2.7, these rules are as follows:

- All money received under a C.B.C. by-law shall be paid into a special account;
- The money in the special account may be invested in securities (as permitted under the *Municipal Act*) and the interest earnings shall be paid into the special account;
- In each year, a municipality shall spend or allocate at least 60 percent of the monies that are in the special account at the beginning of the year; and
- The municipality shall provide reports and information as set out in section 7 of O. Reg. 509/20
- In regard to the third bullet, it is suggested that the annual capital budget for the Town directly list the works which are being undertaken and/or to which monies from this fund are being allocated toward.

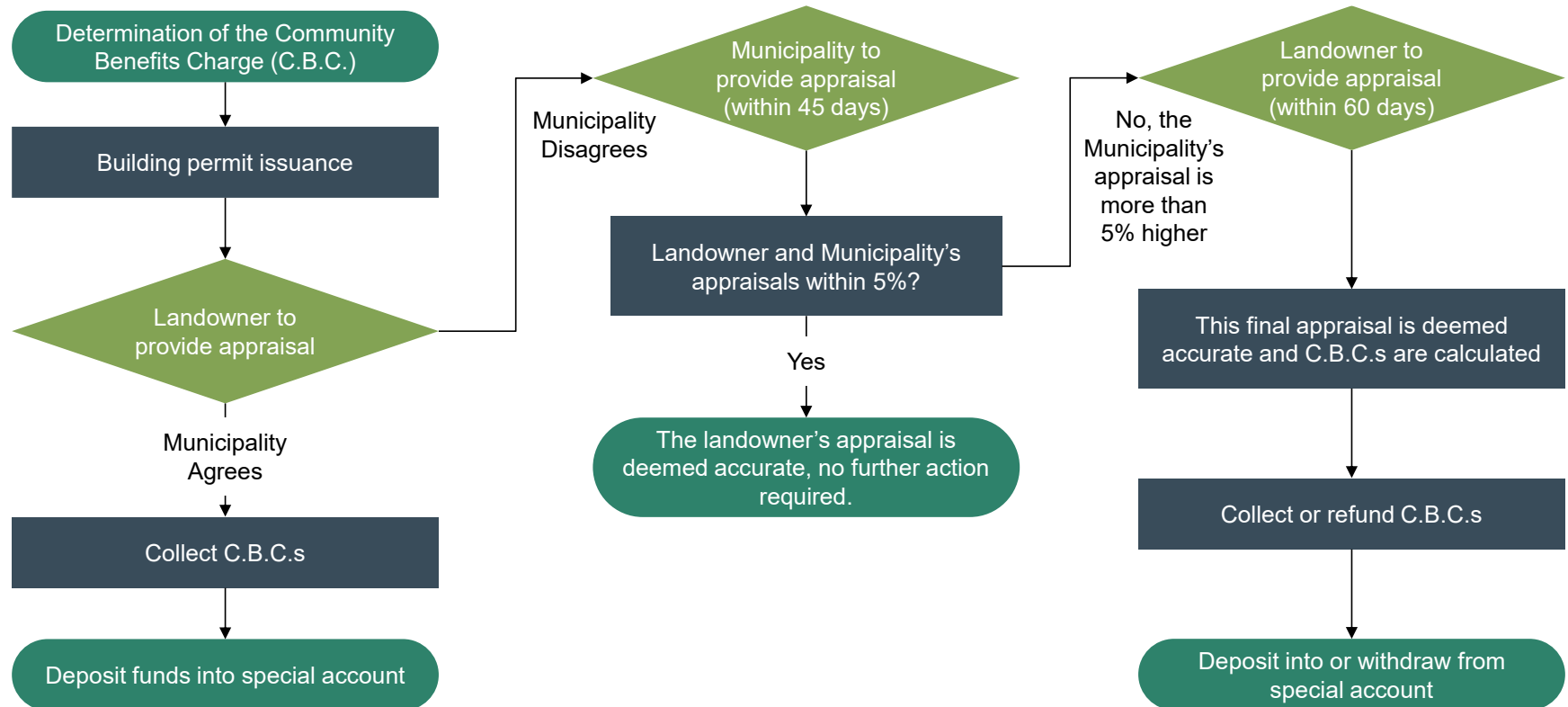
As per this C.B.C. strategy, the growth-related needs (as outlined in Chapter 4), form the anticipated capital needs required to service growth over the forecast period to 2051. However, other services may be considered by Council in the future and are subject to approval by resolution and inclusion in the annual budget process. Further, any additional services approved and funded from C.B.C. revenue in the future will be reported on through an annual C.B.C. reserve fund statement, which will form part of the Town's overall year-end statements.



During the annual budget process, the use of C.B.C. funding will be reviewed, and the capital costs associated with each eligible service and capital project will be confirmed and identified for approval of Council.



Figure 7-2
Town of Milton
Community Benefits Charge Application and Calculation Process





7.6 Transitional Matters

7.6.1 Existing Reserves and Reserve Funds

The *Planning Act*, section 37 (49) to section 37 (51) provides transitional provisions for:

1. A special account established under the previous section 37 rules; and
2. A D.C. reserve fund for which services are no longer eligible.

If a municipality passes a C.B.C. by-law with an in-force date before September 18, 2022, the municipality shall allocate the money in the special account of D.C. reserve fund to the C.B.C. special account.

If the municipality does not pass a C.B.C. by-law before September 18, 2022, the Section 37 Community Benefits reserve fund is deemed to be a general capital reserve funds for the same purpose in which the money was collected (e.g., a parking D.C. reserve fund would become a general capital reserve fund for parking services).

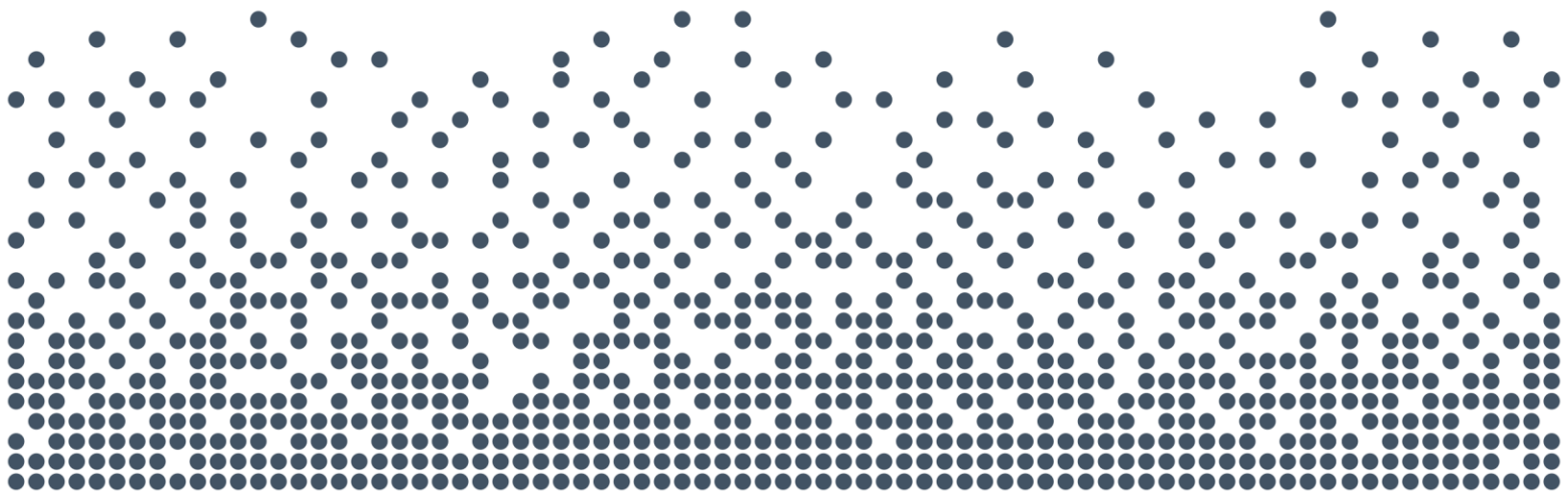
Subsequently, if a C.B.C. by-law is passed after September 18, 2022, the municipality shall allocate the money from the newly created general capital reserve fund, to the C.B.C. special account. The Town's C.B.C. by-law will be passed after September 18, 2022, and as such, this provision will apply.

7.6.2 Credits under Section 38 of the Development Charges Act

The *Planning Act* (s.37 (52)) provides that, if a municipality passes a C.B.C. by-law before September 18, 2022, any credits held for services that are no longer D.C. eligible (e.g., parking services), may be used against payment of a C.B.C. by the landowner. The Town does not currently hold credits related to the services which are no longer D.C. eligible, therefore, there are no adjustment against future payments of a C.B.C. to apply.

7.6.3 Continued Application of Previous Section 37 Rules

Section 37.1 of the *Planning Act* provides for transitional matters regarding previous section 37 rules.



Appendices



Appendix A

Background Information on Residential and Non- Residential Growth Forecast



Schedule 1 Town of Milton Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) ^[1]	Excluding Census Undercount				Housing Units								Person Per Unit (P.P.U.): Total Population/ Total Households	
			Population	Institutional Population	Population Excluding Institutional Population	Off-Campus Student Population Not Captured in Census ^[2]	Total Population and Off-Campus Student Population	Singles & Semi- Detached	Multiple Dwellings ^[3]	Apartments ^[4]	Other	Total Households	Off-Campus Student Households	Total Households Including Off- Campus Student Housing		Equivalent Institutional Households
Historical	Mid 2011	87,720	84,362	787	83,575		84,362	20,351	5,385	1,788	37	27,561		27,561	715	3.061
	Mid 2016	114,520	110,128	1,193	108,935		110,128	23,408	7,517	3,322	25	34,272		34,272	1,085	3.213
	Mid 2021	138,280	132,979	1,549	131,430		132,979	26,475	9,435	4,105	30	40,045		40,045	1,408	3.321
Forecast	Mid 2025	163,200	156,947	1,792	155,155	108	157,055	28,194	10,806	7,250	30	46,280	40	46,320	1,629	3.391
	Mid 2051	400,400	385,052	5,670	379,382	3,334	388,386	51,479	43,043	33,382	30	127,934	1,300	129,234	5,155	3.010
Incremental	Mid 2011 - Mid 2016	26,800	25,766	406	25,360	0	25,766	3,057	2,132	1,534	-12	6,711	0	6,711	370	
	Mid 2016 - Mid 2021	23,760	22,851	356	22,495	0	22,851	3,067	1,918	783	5	5,773	0	5,773	323	
	Mid 2021 - Mid 2025	24,920	23,968	243	23,725	108	24,076	1,719	1,371	3,145	0	6,235	40	6,275	221	
	Mid 2025 - Mid 2051	237,200	228,105	3,878	224,227	3,226	231,331	23,285	32,237	26,132	0	81,654	1,260	82,914	3,526	

^[1] Population includes the Census undercount estimated at approximately 4.0% and has been rounded.

^[2] Forecast student population not captured in the Census reflects students that result in an off-campus student household.

^[3] Includes row townhouses, back-to-back townhouses, and apartments in duplexes.

^[4] Includes stacked townhouses, bachelor, 1-bedroom, and 2-bedroom+ apartment units and secondary suites (i.e., self-contained living accommodations such as apartments and small residential units that are located on a property that have a separate main residential unit).

Notes:

Numbers may not add due to rounding.

Source: Derived from the Town of Milton, Phase 1 – Residential and Non-Residential Needs Analysis (as amended February 28, 2025) by Watson & Associates Economists Ltd., and discussions with Town of Milton staff regarding servicing and land supply by Watson & Associates Economists Ltd.



Schedule 2
Town of Milton
Estimate of the Anticipated Amount, Type and Location of
Residential Development for Which Community Benefits Charges Can Be Imposed

Development Location	Timing	Single & Semi-Detached	Multiples ^[1]	Apartments ^[2]			Total Permanent Residential Units	Off-Campus Student Households			Total Apartments and Off-Campus Households		
				Units in C.B.C. Ineligible Buildings	Units in C.B.C. Eligible Buildings	Total Apartment Units		Units in C.B.C. Ineligible Buildings	Units in C.B.C. Eligible Buildings	Total Units	Units in C.B.C. Ineligible Buildings	Units in C.B.C. Eligible Buildings	Total Units
Pre-HUSP	2025 - 2051	21	32	4,018	7,800	11,818	11,871	0	252	252	4,018	8,052	12,070
Bristol	2025 - 2051	200	105	527	102	629	934	0	0	0	527	102	629
Sherwood	2025 - 2051	609	908	189	122	311	1,828	24	102	126	213	224	437
Boyne	2025 - 2051	3,332	2,099	555	128	683	6,114	24	102	126	579	230	809
Milton Education Village	2025 - 2051	145	2,770	818	3,410	4,228	7,143	0	756	756	818	4,166	4,984
Britannia Secondary Plan	2025 - 2051	6,767	8,601	795	620	1,415	16,783	0	0	0	795	620	1,415
Agerton Secondary Plan	2025 - 2051	0	1,650	935	3,986	4,921	6,571	0	0	0	935	3,986	4,921
Trafalgar Secondary Plan	2025 - 2051	3,830	7,250	808	789	1,597	12,677	0	0	0	808	789	1,597
Community Area Expansion Lands	2025 - 2051	8,130	8,822	267	263	530	17,482	0	0	0	267	263	530
Rural	2025 - 2051	251	0	0	0	0	251	0	0	0	0	0	0
Town of Milton	2025 - 2051	23,285	32,237	8,912	17,220	26,132	81,654	48	1,212	1,260	8,960	18,432	27,392

^[1] Includes row townhouses, back-to-back townhouses, and apartments in duplexes.

^[2] Includes stacked townhouses, bachelor, 1-bedroom, and 2-bedroom+ apartment units and secondary suites (i.e., self-contained living accommodations such as apartments and small residential units that are located on a property that have a separate main residential unit).

Source: Watson & Associates Economists Ltd.



Schedule 3
Town of Milton
Current Year Growth Forecast
Mid 2021 to Mid 2025

		Population
Mid 2021 Population		132,979
Occupants of New Housing Units, Mid 2021 to Mid 2025	<i>Units (2)</i>	6,235
	<i>multiplied by P.P.U. (3)</i>	2,669
	<i>gross population increase</i>	16,640
Occupants of New Off-Campus Student Units Mid 2021 to Mid 2025	<i>Units</i>	40
	<i>multiplied by P.P.U. (4)</i>	2,700
	<i>gross population increase</i>	108
Occupants of New Equivalent Institutional Units, Mid 2021 to Mid 2025	<i>Units</i>	221
	<i>multiplied by P.P.U. (5)</i>	1,100
	<i>gross population increase</i>	243
Change in Housing Unit Occupancy, Mid 2021 to Mid 2025	<i>Units (4)</i>	40,045
	<i>multiplied by P.P.U. change rate (6)</i>	0.177
	<i>total change in population</i>	7,085
Population Estimate to Mid 2025		157,055
<i>Net Population Increase, Mid 2021 to Mid 2025</i>		<i>24,076</i>

- (1) 2021 population based on Statistics Canada Census unadjusted for Census undercount.
 (2) Estimated residential units constructed, Mid-2021 to the beginning of the growth period assuming a six-month lag between construction and occupancy.
 (3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ⁽¹⁾ (P.P.U.)	% Distribution of Estimated Units ⁽²⁾	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.881	28%	1.070
<i>Multiples (6)</i>	3.050	22%	0.671
<i>Apartments (7)</i>	1.840	50%	0.928
Total		100%	2.669

⁽¹⁾ Based on 2021 Census custom database.

⁽²⁾ Based on Building permit/completion activity.

- (4) 2021 households taken from Statistics Canada Census.
 (5) Change occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.
 (6) Includes townhouses and apartments in duplexes.
 (7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.



Schedule 4
Town of Milton
Longer-Term Growth Forecast
Mid 2025 to Mid 2051

		Population
Mid 2025 Population		157,055
Occupants of New Housing Units, Mid 2025 to Mid 2051	<i>Units (2)</i>	81,654
	<i>multiplied by P.P.U. (3)</i>	2,853
	<i>gross population increase</i>	232,933
Occupants of New Off-Campus Student Units Mid 2025 to Mid 2051	<i>Units</i>	1,260
	<i>multiplied by P.P.U. (4)</i>	2,560
	<i>gross population increase</i>	3,226
Occupants of New Equivalent Institutional Units, Mid 2025 to Mid 2051	<i>Units</i>	3,526
	<i>multiplied by P.P.U. (5)</i>	1,100
	<i>gross population increase</i>	3,878
Change in Housing Unit Occupancy, Mid 2025 to Mid 2051	<i>Units (4)</i>	46,280
	<i>multiplied by P.P.U. change rate (6)</i>	-0.188
	<i>total change in population</i>	-8,706
Population Estimate to Mid 2051		388,386
<i>Net Population Increase, Mid 2025 to Mid 2051</i>		<i>231,331</i>

(1) Mid 2025 Population based on:

2021 Population (132,979) + Mid 2021 to Mid 2025 estimated housing units to beginning of forecast period (6,235 x 2.669 = 16,640) + (221 x 1.1 = 243) + (40,045 x 0.177 = 7,085) = 157,055

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ^[1] (P.P.U.)	% Distribution of Estimated Units ^[2]	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.825	29%	1.091
<i>Multiples (6)</i>	3.049	39%	1.204
<i>Apartments (7)</i>	1.744	32%	0.558
<i>one bedroom or less</i>	1.394		
<i>two bedrooms or more</i>	1.960		
Total		100%	2.853

^[1] Persons per unit based on adjusted Statistics Canada Custom 2021 Census database.

^[2] Forecast unit mix based upon historical trends and housing units in the development process.

(4) Mid 2025 households based upon 2021 Census (40,045 units) + Mid 2021 to Mid 2025 unit estimate (6,235 units) = 46,280 units.

(5) Change occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.



Schedule 5
Town of Milton
Historical Residential Building Permits
Years 2015 to 2024

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ^[1]	Apartments ^[2]	Total
2015	386	352	566	1,304
2016	685	253	0	938
2017	831	1,007	266	2,104
2018	460	289	614	1,363
2019	280	503	222	1,005
Sub-total	2,642	2,404	1,668	6,714
Average (2015 - 2019)	528	481	334	1,343
% Breakdown	39.4%	35.8%	24.8%	100.0%
2020	250	300	0	550
2021	540	250	393	1,183
2022	358	288	526	1,172
2023	146	605	1,025	1,776
2024	675	228	1,201	2,104
Sub-total	1,969	1,671	3,145	6,785
Average (2020 - 2024)	394	334	629	1,357
% Breakdown	29.0%	24.6%	46.4%	100.0%
2015 - 2024				
Total	4,611	4,075	4,813	13,499
Average	461	408	481	1,350
% Breakdown	34.2%	30.2%	35.7%	100.0%

^[1] Includes townhouses and apartments in duplexes.

^[2] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Source: Historical housing activity derived from Town of Milton data, by Watson & Associates Economists Ltd.



Schedule 6a
Town of Milton
Person Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Singles and Semi-Detached						25 Year Average	25 Year Average Adjusted ^[2]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	3,294	3,740	4,936	3,881		
6-10	-	-	3,050	3,848	5,276	4,043		
11-15	-	-	2,895	3,854	5,023	4,002		
16-20	-	-	2,129	3,493	5,219	3,622		
21-25	-	-	-	3,379	4,133	3,367	3.783	3.825
26-30	-	-	-	3,378	-	3,426		
30+	-	1,667	2,102	2,809	4,050	2,874		
Total	4,250	2,814	2,397	3,480	4,843	3,602		

Age of Dwelling	Multiples ^[1]						25 Year Average	25 Year Average Adjusted ^[2]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1,722	2,482	3,241	-	3,050		
6-10	-	-	2,345	3,340	-	3,102		
11-15	-	-	2,317	3,210	-	3,021		
16-20	-	-	2,278	3,090	-	3,039		
21-25	-	-	-	3,093	-	3,146	3.072	3.049
26-30	-	-	-	-	-	-		
30+	-	1,250	2,714	2,810	-	2,720		
Total	1,267	1,744	2,395	3,163	4,806	3,011		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1,761	2,313	3,533	5,000	3,298
6-10	-	1,623	2,181	3,667	5,268	3,437
11-15	-	2,121	2,171	3,693	4,994	3,659
16-20	-	1,824	2,119	3,410	5,236	3,480
21-25	-	-	1,760	3,189	4,250	3,063
25-30	-	1,727	1,850	3,267	-	2,798
30+	-	1,419	2,000	2,795	4,087	2,711
Total	3,882	1,662	2,149	3,388	4,850	3,283

^[1] Includes townhouses and apartments in duplexes.

^[2] Adjusted based on historical trends.

Note: Does not include Statistics Canada data classified as 'Other.'

P.P.U. Not calculated for samples less than or equal to 50 dwelling units and does not include institutional population.



Schedule 6b
Halton Region
Person Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Apartments ^[1]					Total	25 Year Average	25 Year Average Adjusted ^[2]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR			
1-5	1.182	1.460	1.981	2.773	-	1.840		
6-10	-	1.376	1.877	2.762	-	1.729		
11-15	-	1.251	1.691	2.304	-	1.563		
16-20	-	1.386	1.683	3.160	-	1.673		
21-25	-	1.402	1.736	2.481	-	1.694	1.700	1.744
26-30	-	1.372	1.861	2.512	-	1.746		
30+	1.125	1.282	1.806	2.502	-	1.688		
Total	1.136	1.333	1.818	2.574	-	1.708		

Age of Dwelling	All Density Types					Total
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	
1-5	2.850	1.526	2.124	3.425	4.620	2.962
6-10	2.636	1.453	2.041	3.477	4.749	3.056
11-15	-	1.390	1.922	3.462	4.634	3.284
16-20	-	1.474	1.890	3.254	4.493	3.153
21-25	-	1.472	1.818	3.078	4.026	2.909
26-30	-	1.381	1.904	2.985	3.888	2.743
30+	1.836	1.318	1.858	2.783	3.724	2.581
Total	2.351	1.389	1.918	3.053	4.124	2.827

^[1] Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

^[2] Adjusted based on historical trends.

Note: Does not include Statistics Canada data classified as "Other."

P.P.U. Not calculated for samples less than or equal to 50 dwelling units and does not include institutional population.

Building Industry and Land Development Association (BILD)

(Note - The original question or comment submitted is presented below in **bold font**, while the Town's response is provided in standard (non-bolded) font.)

Questions and Comments - CBC Study

- 1. How were the CBC-eligible share of high-density housing units determined in Table 2-2 of the CBC Study?**

The CBC eligible share of high-density units in Table 2.2 was determined by reviewing recent and active high-density development applications (including registered, draft-approved, and proposed) and identifying those buildings that meet the C.B.C. criteria (i.e., five or more storeys and 10 or more residential units). Within the Town's active development applications, C.B.C.-eligible apartment buildings represent about 66% of all high-density units. Applying this ratio, it is assumed that 66% of the Town-wide high-density housing units over the 2025-2051 period will be C.B.C. eligible.

- 2. Can the Town share the appraisal report referenced on page 2-9 that supports the value of \$11.12 million per hectare for high-density land and \$5.68 million per hectare for low-density land?**

The supporting appraisal report has been posted separately on the [Town's Let's Talk Milton project page](#).

- 3. Has the Town undertaken a Parks Plan to estimate the extent to which their current parkland inventory may be surplus or in deficit relative to the parkland service provision target of 1.75 hectares per 1000 persons?**

A Parks Plan was undertaken in 2021 that established the 1.75 hectares per 1,000 population target. The Town is currently undertaking a Parks and Recreation Master Plan that will review the service standard; however, the report is not yet available. Per the level of service inventory for parks and recreation, the Town's provision of parkland totaled 605.81 acres, or 245.16 hectares, in a combination of community parks, district parks, neighbourhood parks and village squares. A total of 261.65 hectares of parkland would be required to achieve the parkland provision target to support the 2024 population of 149,516 persons. As a result, the current parkland inventory is in a deficit position of 16.5 hectares, or 0.11 hectares per 1,000 population. Although other parkland classifications on the level of service inventory provide passive recreation opportunities, they are not included as contributing to the parkland provision target as they are not suitable for active outdoor recreation facilities and park needs.

- 4. Can the Town clarify what the approach would be for situations where a developing landowner would provide parkland that exceeds the 10% cap from the Planning Act**

as an in-kind contribution towards the CBC payable? For example, if a landowner provided 14% of its site area as parkland, it would suggest that the developer can meet both its parkland requirements towards the 10% cap and the full CBC at the 4% cap.

The draft Community Benefits Charge By-law does not apply to any development where the Town has entered into a parkland agreement for the dedication of parkland or cash-in-lieu payments that are in addition to the requirements under section 42 or 51 of the Act. Each situation will require an evaluation by Town staff at the time of the specific development application to determine if the incremental parkland dedication (over and above the Planning Act requirements) proposed for the development supports the Town's provision of park amenities and outdoor recreation facilities. If the Town determines the proposed additional parkland aligns with the Town's parkland needs, the Town will enter into a parkland agreement for the additional land and the CBC By-law will no longer apply to the subject development.

Project Report

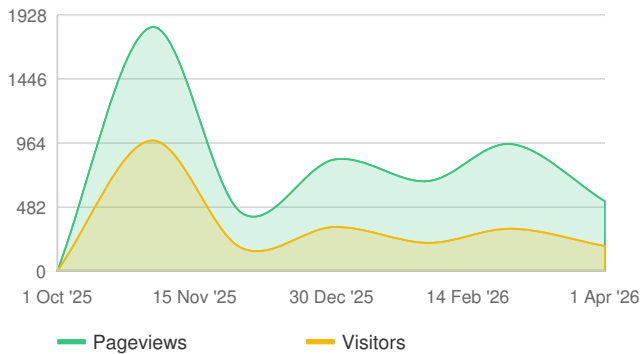
16 October 2018 - 19 April 2026

Let's Talk Milton

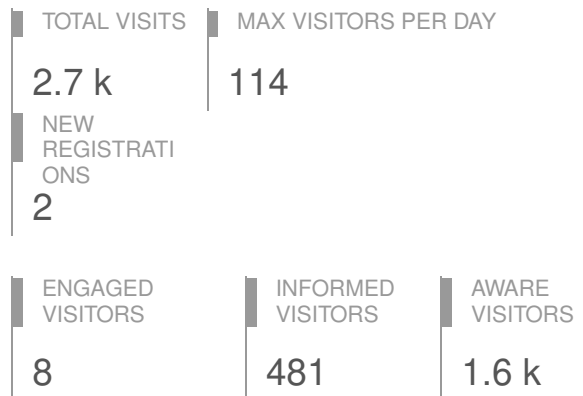
Development Charges Background Study and Community Benefits Charges Strategy



Visitors Summary

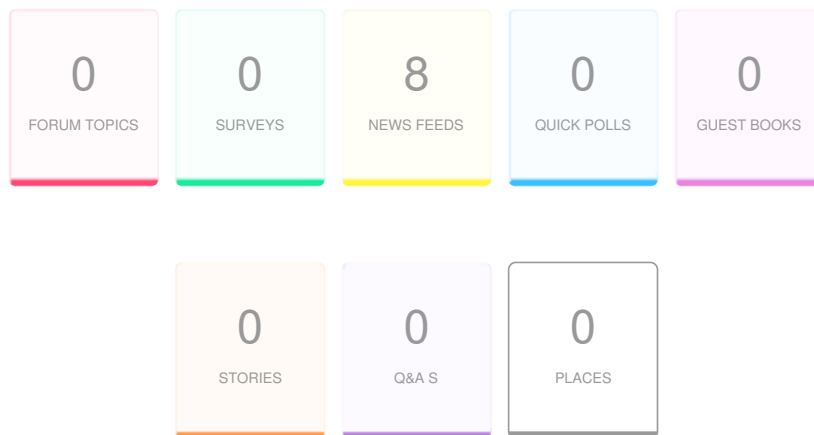


Highlights



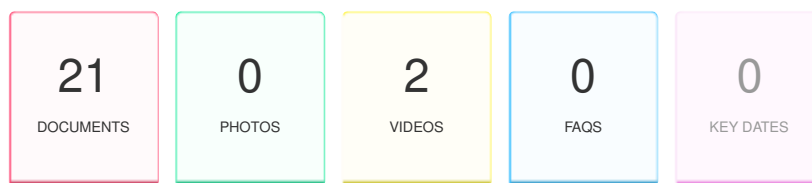
Aware Participants	1,586	Engaged Participants	8		
Aware Actions Performed	Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	1,586	Contributed on Forums	0	0	0
Informed Participants	481	Participated in Surveys	0	0	0
Informed Actions Performed	Participants	Contributed to Newsfeeds	0	0	0
Viewed a video	6	Participated in Quick Polls	0	0	0
Viewed a photo	0	Posted on Guestbooks	0	0	0
Downloaded a document	381	Contributed to Stories	0	0	0
Visited the Key Dates page	95	Asked Questions	0	0	0
Visited an FAQ list Page	0	Placed Pins on Places	0	0	0
Visited Instagram Page	0	Contributed to Ideas	4	4	0
Visited Multiple Project Pages	297				
Contributed to a tool (engaged)	8				

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Newsfeed	Addendum Report to Development Charges Background Study p...	Published	15	0	0	0
Newsfeed	Help shape growth-related funding in Milton	Published	8	0	0	0
Newsfeed	Statutory Public Meeting Notice: Development Charges By-I...	Published	7	0	0	0
Newsfeed	Share your input on draft strategies that support growth	Published	5	0	0	0
Newsfeed	Report to Council March 16, 2026 - Revision to Timing	Published	5	0	0	0
Newsfeed	Have your say on growth funding in Milton	Published	3	0	0	0
Newsfeed	Second Addendum Report to Development Charges Background ...	Published	3	0	0	0
Newsfeed	Third Addendum Report to Development Charges Background S...	Published	0	0	0	0
Ideas	Feedback Forum	Archived	113	3	4	0

INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Town of Milton 2025 Development Charges Background Study.pdf	140	320
Document	Land Appraisal Report for DC and CBC Studies.pdf	105	216
Document	Town of Milton Community Benefits Charge Strategy.pdf	83	129
Document	DC Study - Addendum Report 1 - 13-Mar-2026.pdf	42	68
Document	2023-2027 Strategic Plan	25	28
Document	Responses to Delta Urban - MP4 Landowners Letter dated 6-Feb-2026.pdf	24	42
Document	Responses to BILD Letter dated 30-Jan-2026.pdf	23	50
Document	Master Plans	23	24
Document	DC Study - Addendum Report 2 - April 1 2026	22	32
Document	Official Plan	21	25
Document	Draft CBC By-law - 23-Jan-2026.pdf	13	22
Document	2026 Budget	13	15
Document	Draft DC By-law Uniform Non-Residential Rate - 23-Jan-2026.pdf	11	15
Document	Draft DC By-law Differentiated Non-Residential Rate - 23-Jan-2026.pdf	10	19
Document	Recording of DC CBC Engagement Session 1 - Dec. 1 2025	8	9
Document	Q and A - Additional Stakeholder Meetings - 12-March-2026.pdf	7	7
Document	Responses to 4-March-2026 Letter - David Schaeffer Engineering Ltd.pdf	6	11
Document	DC Study - Addendum Report 3 - April 17 2026	5	5

Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	DC Study - Addendum Report 3 - April 17 2026	5	5
Document	Responses to Delta Urban - MP4 Landowners - Second Comment Submissi...	5	6
Document	Development Charge and Community Benefit Charge By-laws – Revision ...	1	3
Document	Responses - BILD (KR Planning Group) - Final - 16-Apr-2026.pdf	0	0
Key Dates	Key Date	95	127
Video	Virtual Engagement Session #2 - Development Charges and Community B...	6	6
Video	Virtual Engagement Session #1 - Development Charges and Community B...	1	1

IDEAS

Feedback Forum

Visitors 113	Contributors 7	CONTRIBUTIONS 10
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19 January 26 Pnear	
VOTES 0	

19 January 26 Pnear	
VOTES 0	

17 November 25 KeithR	
VOTES 0	

11 November 25 Sheetal	<h3>Transportation</h3> <p>Hello: i was wondering if the transit can be improved in Milton? Can more buses be added during peak hours?</p>
VOTES 0	

IDEAS

Feedback Forum

11 November 25 Helen NIKON	<h3>No more high rise buildings in Milton</h3> <p>I am totally against of building high rise buildings in Milton. All roads in Milton already congested, it is hard to drive even to local stores. Georgetown does not have high rise buildings at all and holds its charm and people enjoy living there, and property value remains higher than in Milton, because people enjoy living there. Do not ruin Milton's by making these tall buildings and making crowds in this town! Home prices in Milton are getting down because of this enormous buildings strategy, buildings just for living, but not for enjoyment.</p>
VOTES 0	

17 November 25 Cecilia	Development Charges (DC) paid by developers absolutely should be mandatory. It can support growing density that they are creating.
VOTES 0	
17 November 25 Cecilia	If we implement Community Benefit Charges (CBCs), they should apply to all residents. Not just lower income folks in high rises!
VOTES 0	

IDEAS

Feedback Forum

20 December 25 annmarie-gus	<h3>Milton Senior Centre new name 55+ Club</h3> <p>Letter to the Town of Milton Subject: Enhancing the Milton Senior Centre and Creating a 55+ Club Dear Town of Milton Council,</p> <p>As a long-time resident and active participant in the fitness programs at the Milton Senior Centre, I want to express both my appreciation and my concerns. The Centre has truly become the hub of our senior fitness community. The classes are consistently full to capacity, and with the 55+ population growing every year, demand will only continue to rise.</p> <p>That said, the facility is showing its age. The fitness floors in both the upstairs and downstairs rooms need repairs, and the building itself would benefit from fresh paint, updated bathrooms, and general sprucing up. Our senior taxpayers enjoy the Centre not only for fitness but also for social gatherings, weekend parties, and community events. It deserves to reflect the vibrancy of the people who use it.</p> <p>With the adjacent police station soon vacating, I see a unique opportunity. Instead of investing in high-rise condos, why not repurpose that building into a "55+ Club"? Many of us prefer this terminology over "senior," as it feels more inclusive and welcoming. This new facility could house the larger fitness classes, designed with wooden floors and mirrors so instructors and participants alike can ensure proper form and safety. Meanwhile, the existing Senior Centre could focus on games such as pool and cards, while also continuing to host community rentals.</p> <p>This dual-building approach would not only meet the growing needs of our aging population but also generate additional income through expanded rentals and events. It would create a more friendly, modern, and functional environment for all residents over 55, while preserving the sense of community that makes Milton special.</p> <p>I hope you will consider this proposal seriously. It represents an investment in the health, happiness, and social connection of Milton's residents—an investment that will pay dividends for years to come.</p> <p>Milton is growing at an unprecedented pace, and our facilities must grow with it. The Senior Centre and any future 55+ Club should reflect the needs of a larger, more active population. By investing in these spaces now, the Town ensures that residents over 55 have access to fitness, social connection, and community events that match the scale of Milton's growth. This is not just about keeping up—it's about planning ahead and making Milton a model for how communities can thrive as they expand.</p>
VOTES 0	

**The Corporation of the Town of Milton
By-law Number xxx-2026**

Being A By-law for the Imposition of Community Benefits Charges

A BY-LAW TO ESTABLISH A COMMUNITY BENEFITS CHARGE FOR THE TOWN OF MILTON

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 Planning Act, 1990 (the "Act") provides that the Council of a municipality may by by-law impose a Community Benefits Charge against higher density residential development or redevelopment;

AND WHEREAS Council desires to impose Community Benefits Charges against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies;

AND WHEREAS Council has before it a report entitled "Town of Milton Community Benefits Charge Strategy" prepared by Watson and Associates Economists Ltd. dated December 19, 2025;

AND WHEREAS the Town has consulted with the public and such persons and public bodies as the Town considers appropriate.

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

1. INTERPRETATION

1.1 In this By-law, the following items shall have the corresponding meanings:

"Act" means the Planning Act, R.S.O. 1990, c.CHAPTER P.13, as amended, or any successor thereof;

"affordable residential unit" means a residential unit that meets the criteria set out in subsection 4.1 (2) or 4.1(3) of the Development Charges Act, 1997, c.27;

"ancillary residential building" means a residential building or structure that is subordinate in purpose to another residential dwelling unit upon the same lot and includes an additional residential unit;

"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 additional residential unit, a stacked townhouse dwelling, but does not include a special care/special need dwelling unit or back-to-back townhouse dwelling;

"attainable residential unit" means a residential unit that meets the criteria set out in subsection 4.1(4) of the Development Charges Act, 1997, c.27;

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

"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 (the "Building Code Act");

"capital costs" means growth-related 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:

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve buildings and structures,
- (d) to acquire, construct or improve facilities including,

Red Line Version of Draft Community Benefit Charge By-law

- (i) furniture and equipment, and
- (ii) rolling stock;
- (e) to undertake studies in connection with any of the matters referred to in clauses (a) to (d) above, including the community benefits charge strategy ~~study~~,
- (f) required for the provision of Services designated in this By-law within or outside the Town, including interest on borrowing for those expenditures under clauses (a) to (e) above;

"community benefits charge" means a charge imposed pursuant to this By-law;

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

"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;

"dwelling unit" means either (1) any part of a building or structure used, designed, or intended to be used as a residential use 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 and residential unit has the same meaning;

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

"land" (or "lot") means, for the purposes of this By-law, the lesser of the area defined as:

- (a) The whole of a parcel of property associated with the development or redevelopment and any abutting properties in which a person holds the fee or equity of redemption in, power or right to grant, assign or exercise a power of appointment in respect of, or;
- (b) The whole of a lot or a block on a registered plan of subdivision or a unit within a vacant land condominium that is associated with the development or redevelopment;

"Land Subject to Parkland Agreements" means any land where the Town has entered into an agreement for the dedication of parkland or cash-in-lieu payments that are in addition to the requirements under section 42 or 51 of the Act.

"Local Board" means a local board as defined in section 1 of the Municipal Affairs Act, R.S.O. 1990. C. M.46, other than a board as defined in subsection 1(1) of the Education Act;

"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;

"prescribed" means prescribed in the regulations made under the Act;

"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;

"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;

"service" means a service designed in subsection 1.3 to this By-law, and "services" shall have a corresponding meaning;

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

Red Line Version of Draft Community Benefit Charge By-law

“storey” means the portion of a building, excluding roof top enclosure space used for no other purpose than roof top access, and/or elevators and other building service equipment, that is:

- (a) situated between the top of any floor and the top of the floor next above it, or
- (b) situated between the top of the floor and the ceiling above the floor, if there is no floor above it.

“Town” means The Corporation of the Town of Milton;

“valuation date” means, with respect to land that is the subject of development or redevelopment,

- (a) the day before the day the building permit is issued in respect of the development or redevelopment, or
- (b) if more than one building permit is required for the development or redevelopment, the day before the day the first permit is issued.

“Zoning By-Law” means any by-laws enacted by the Town under section 34 of the Act.

1.2 The reference to any applicable statute, regulation, by-law, or to the Official Plan, or any section or policy therein, in this Community Benefits Charge By-law shall be deemed to refer to the statute, regulation, by-law, and/or Official Plan as they may be amended from time to time and shall be applied as they read on the date on which community benefits charges are due to the Town.

Designation of Services

1.3 A community benefits charge may be imposed in respect of the following:

- (a) Land for park or other public recreational purposes in excess of lands ~~dedicated~~ conveyed or provided via payment-in-lieu made under section 42 or subsection 51.1 of the Act.
- (b) Services not provided under subsection 2(4) of the Development Charges Act, 1997, c.27.
- (c) As per the December 19, 2025 Community Benefits Charges Strategy, the Town intends to recover capital costs relating to the following services through this By-law:
 - i. Parkland Acquisition; and

Commented [RT1]: conveyed?

ii. Community Benefits Charge Strategy.

2. PAYMENT OF COMMUNITY BENEFITS CHARGES

2.1 A cCommunity benefits charge shall be payable by the owner of land proposed for development in the amounts set out in this By-law where:

- (a) the land proposed for development is located in the area described in subsection 2.2;
and
- (b) the proposed development requires any of the approvals set out in subsection 2.4(a).

Area to Which By-law Applies

2.2 Subject to subsection 2.3, this By-law applies to all lands in the ~~town~~ Town, whether or not the land or use thereof is exempt from taxation under ~~s. 13 of~~ the Assessment Act.

2.3 This By-law shall not apply to Land Subject to Parkland Agreements or lands that are owned by and used for the purposes of:

- (a) The Town or a Local Board thereof;
- (b) a Board of Education;
- (c) The Region, or a Local Board thereof; or
- (d) The Crown or Crown Agency as defined in the Crown Agency Act, R.S.O. 1990, Chapter C.48 by way of section 71 of the Legislation Act, 2006, if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the Crown or Crown Agency, for greater clarity, this exemption excludes any buildings or part thereof that are intended for tenant use.-

Approval for Development

2.4

- (a) A community benefits charge shall be imposed only with respect to development that requires one or more of the following approvals:
 - (i) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the Act;
 - (ii) the approval of a minor variance under section 45 of the Act;

Red Line Version of Draft Community Benefit Charge By-law

- (iii) a conveyance of land to which a by-law passed under subsection 50(7) of the Act applies;
 - (iv) the approval of a plan of subdivision under section 51 of the Act;
 - (v) a consent under section 53 of the Act;
 - (vi) the approval of a description under section 9 of the Condominium Act, 1998, SO 1998, c 19; or
 - (vii) the issuing of a permit under the Building Code Act -in relation to a building or structure.
- (b) Despite subsection 2.4(a) above, a community benefits charge shall not be imposed with respect to:
- (i) Development of a proposed building or structure with fewer than five (5) storeys at or above ground;
 - (ii) Development of a proposed building or structure with fewer than 10 residential units;
 - (iii) Redevelopment of an existing building or structure that will have fewer than five (5) storeys at or above ground after the redevelopment;
 - (iv) Redevelopment that proposes to add fewer than 10 residential units to an existing building or structure; or
 - (v) such types of development or redevelopment as are prescribed.
- (c) For the purposes of this section, the first storey at or above ground is the storey that has its floor closest to grade and its ceiling more than 1.8m above grade and grade shall mean the average level of proposed or finished ground adjoining the building at all exterior walls.

Exemptions

- 2.5 Notwithstanding the provisions of this By-law, community benefits charges shall not be imposed with respect to:
- (a) Development or redevelopment of a building or structure intended for use as a long-term care home within the meaning of subsection 2(1) of the Fixing Long-term Care Act, 2021;

Red Line Version of Draft Community Benefit Charge By-law

- (b) Development or redevelopment of a building or structure intended for use as a retirement home within the meaning of subsection 2(1) of the Retirement Homes Act, 2010;
- (c) Development or redevelopment of a building or structure intended for use by any of the following post-secondary institutions for the objects of the institution:
 - (i) ~~a publicly-assisted university within the meaning of section 1 of the Ministry of Training, Colleges and Universities Act~~ ~~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 subparagraph (i);
 - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institutes Act, 2017.
- (d) Development or redevelopment of a building or structure intended for use as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion;
- (e) Development or redevelopment of a building or structure intended for use as a hospice to provide end-of-life care;
- (f) Development or redevelopment of a building or structure intended for use as a non-profit housing development as defined in subsection 4.2(1) of the Development Charges Act, 1997, c.27.

Amount of Charge

2.6 The amount of a community benefits charge payable in any particular case shall be determined as follows:

- (a) Where there is development or redevelopment other than that described in subsection 2.4(b) and which requires one or more of the approvals set out in subsection 2.4(a), on land to which this By-law applies, the community benefits charges payable pursuant to this By-law shall be four (4) percent of the value of the land being developed as of the valuation date.
- (b) Land referred to in subsections 2.6(a) and 2.6(c) means the entire parcel or parcels on which the development or redevelopment is occurring regardless of whether the

Commented [JM2]: I suggest that in an effort to not "stifle" MTSA / Expansion Lands, etc. growth, we set this number at 2%. Two municipalities already repealed their respective CBC's altogether (Mississauga and Hamilton). The 2% will allow for the "opening of the by-law" whilst accepting and understanding the current economic condition this type of market is in. Since we have to revisit the by-law every 5 years, Council can choose to adjust this depending on economic conditions. Milton should apply this in a "Milton Way" that is fair and balanced....

Red Line Version of Draft Community Benefit Charge By-law
development or redevelopment is only on a part of the parcel or parcels or is a phase
of a development or redevelopment.

~~(c) If a development or redevelopment consists of two or more above grade buildings that will not be constructed concurrently, will be subject to separate building permits and are anticipated to be completed at different times, each phase of the development or redevelopment is deemed to be a separate development or redevelopment for the purposes of this By law. The community benefits charges for the first of the above grade buildings will be calculated in accordance with subsection 2.6(a). For each subsequent above grade building, the community benefits charges payable shall be calculated as follows:~~

- ~~i. 4% of the value of the land being developed as of the valuation date minus the community benefits charges payable for the previous above grade building(s).~~
- ~~ii. If the difference in the aforesaid calculation is zero or a negative value no community benefits charge is payable, and no credit or refund will be payable.~~

Commented [JM3]: "2%" and further explain that Milton's approach would be the most progressive approach in the GTHA.

Commented [RT4]: Not sure why this is crossed out

~~(c)~~ Notwithstanding subsections (a), ~~or (b), or (c)~~, the amount of a community benefits charge payable in any particular case shall not exceed an amount equal to the prescribed percentage of the value of the land, as of the valuation date, multiplied by the ratio of "A" to "B" where,

~~(i)~~ "A" is the gross floor area of any part of a building or structure, which part is proposed to be erected or located as part of the development or redevelopment or, in the case of the final building permit for the development, is the gross floor area of all buildings, structures, or parts thereof, which are proposed to be erected or located as part of the development or redevelopment; and

~~(+)(ii)~~ "B" is the gross floor area of all buildings and structures that will be on the land after the development or redevelopment.

(d) Development or redevelopment that includes affordable residential units, attainable residential units, as defined in subsection 4.1 (1) of the Development Charges Act, 1997, or residential units described in subsection 4.3(2) of the Development Charges Act, 1997, -c.27 of that Act, the community benefits charge applicable to such a development or redevelopment shall not exceed the amount determined under subsection 37(32) of the Act multiplied by the ratio of A to B where:

Red Line Version of Draft Community Benefit Charge By-law

~~i.~~ “A” is the gross floor area of all buildings that are part of the development or redevelopment minus the gross floor area of all affordable residential units, attainable residential units and residential units described in subsection 4.3 (2) of the Development Charges Act, 1997, c.27; and

~~i.~~

~~ii.~~ “B” is the gross floor area of all buildings that are part of the development or redevelopment.”

(e) If a development or redevelopment consists of two or more above grade buildings that will not be constructed concurrently, the community benefits charge for the final above grade building shall be calculated as follows:

~~i.~~ 4% of the value of the land being developed as of the valuation date, subject to subsections (c) and (d), minus the community benefits charge payable for the previous above grade building(s).

Commented [JM5]: “2%” and further explain that Milton’s approach would be the most progressive approach in the GTHA.

~~iii-ii.~~ If the difference in the aforesaid calculation is zero or a negative value no community benefits charge is payable, and no credit or refund will be payable.

Commented [RT6]: Not sure why this is crossed out

2.7 The owner shall provide the Town with an appraisal of the value of the land as of the valuation date ~~or dated within a period of one (1) year preceding the valuation date.~~

2.8 If the Town disagrees with the value of the land identified in the owner’s appraisal, then the Town shall provide an appraisal of the value of the land as of the valuation date within the prescribed time period of receiving the owner’s appraisal, and subsections 37(37) to (41) of the Act apply.

Multiple Uses – Excluded Types of Development

2.9 Where development or redevelopment proposes multiple uses within a building and the owner has provided satisfactory evidence to the Town that it includes one or more of the excluded types of development or redevelopment described in Section 2.5 of this By-law, a community benefits charge otherwise payable for the development or redevelopment will be reduced by an amount attributed by the Town to the excluded type of development or redevelopment.

In-Kind Contributions

Red Line Version of Draft Community Benefit Charge By-law

2.10 The Town may, at its sole and absolute discretion, allow an owner of land to provide to the Town facilities, services or matters required because of development or redevelopment in the area to which the By-law applies in lieu, or partially in lieu of a community benefits charge that would otherwise be payable.

~~2.11 For in-kind contributions pursuant to the preceding subsection to be considered, an application for consideration of in-kind contributions must be submitted to the Town with supporting documentation as to the suggested value of the proposed in-kind contribution.~~

~~2.12 In-kind contributions pursuant to subsection 2.11 shall only be accepted if the same are approved by resolution of Council. The determination of Council as to whether in-kind contributions shall be accepted in full or partial satisfaction of community benefits charges shall be final and binding.~~

2.1~~3~~³⁵ The value attributed to an in-kind contribution under subsection 2.1~~04~~⁰⁴ shall be as determined by ~~Council~~the Town, ~~based on one or more third party valuations to the satisfaction of Council.~~ Council's ~~The Town's~~ determination of the value to be attributed to any in-kind contribution shall be final and binding.

Time of Payment of Community Benefits Charges

2.1~~24~~²⁴ A community benefits charge imposed under this By-law shall be paid prior to the ~~date that the~~issuance of the first building permit ~~is issued for each phase~~ of the development or redevelopment.

Interest on Refunds

2.1~~35~~³⁵ If it is determined that a refund is required under subsections 37(27) of the Act, the Town shall pay interest on a refund in accordance with subsection 37(29) of the Act.

3. CONFLICTS

3.1 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.

4. GENERAL

Commented [RT7]: From a PIL perspective, we would consider the 'phase' all privately-owned lands within the limits of the SP application

...I am wondering if we should include the term 'phase' in the Interpretation section so it's clear we don't mean construction phases

Commented [MW8R7]: Leave as is - will interpret as site plan; not construction phase.

Red Line Version of Draft Community Benefit Charge By-law

4.1 Town Council shall review this By-law and pass a resolution declaring whether a revision to this By-law is needed within five (5) years of the date it is first passed, and every five (5) years after the previous resolution was passed.

5. SEVERABILITY

5.1 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.

6. REFERENCES TO LEGISLATION

6.1 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.

7. DATE BY-LAW IN FORCE

7.1 This By-law shall come into effect ~~at 12:01 A.M.~~ on June 26, 2026.

PASSED IN OPEN COUNCIL on the ~~13~~¹th day of ~~April~~^{May}, 2026.

Mayor – Gordon Krantz

Clerk – Meaghen Reid



The Corporation of the Town of Milton

Residential High Density Financial Incentive Program

Purpose: This program provides a financial incentive for the development, redevelopment, rehabilitation and/or adaptive reuse of buildings resulting in the creation of new residential high density development units. For the purposes of this program, residential high density developments will consist of both:

- Development of a building or structure with five (5) or more storeys at or above ground level; and
- Development of a building or structure that will result in the creation of ten (10) or more new residential units.

Policy Statement: The program has been developed as a requirement of the Approved Action Plan identified in the Housing Accelerated Fund Contribution Agreement (as amended) between the Town of Milton and the Canada Mortgage Housing Corporation with the intention to remove barriers to housing supply and boost supply in the community. This program is designed to encourage and incentivize the creation of new residential high density units within the Town of Milton.

Definitions:

All definitions for the purposes of this program shall be aligned with definitions as defined in the Town's Community Benefits Charge By-law (or alternatively the Town's prevailing Development Charge By-law).

Description:

The Residential High Density Financial Incentive Program will provide a financial rebate of the fees for developments meeting the program requirements as follows:

Fee Type	Amount of Rebate	Maximum Rebate per Unit
Community Benefits Charge (CBC)	100% of the value of the CBC	N/A
Building Permit Fees	100% of the value of applicable building permit fees	\$2,500

Note: The grant is only applicable on the Town of Milton CBC and Building Permit Fees and does not apply to any portion of Development Charges payable. In no circumstance will the grant provided by this program exceed the total amount of CBC and building permit fees payable on the development.

Review and evaluation of an application under the Residential High Density Financial Incentive Program, along with a decision on approval, will be completed by Town staff. Any rebate in the fees would be applied at the time of building permit issuance.



The Corporation of the Town of Milton

Specific Program Requirements:

1. Any outstanding obligations or requests to comply and/or other charges from the Town (including tax arrears) must be satisfactorily addressed prior to the rebate of CBC and/or building permit fees.
2. Town staff, officials, and/or agents of the Town may inspect any property that is the subject of an application for this financial incentive program offered by the Town.
3. Where a building permit creates multiple new units, the per unit building permit fee will be calculated by dividing the total building permit fee by the number of residential units, regardless of the number of bedrooms or area of each unit.

Term of this Program:

The rebate for the cost of a CBC as outlined herein will be available for all building permits issued from June 26, 2026 until December 18, 2027.

The rebate for the cost of building permit fees as outlined herein will be available for all building permits issued from June 26, 2026 until December 18, 2027, or until the total cost of all such rebates provided by the Town exceeds \$2,241,000, whichever occurs earlier.

The Town, in its sole discretion, may elect to increase the program spending limit for the building permit rebates should it be exceeded and should a funding source be identified and approved by Council. For clarity, no such funding limit exists with respect to the rebate of CBCs, and all such CBC rebates will remain available until December 18, 2027.

Reporting

Reporting of the Residential High Density Financial Incentive Program will be included with the capital variance statements and any reporting required under the Housing Accelerator Fund Contribution Agreement.

Funding

The cost to the Town of the Residential High Density Financial Incentive Program will be funded from the proceeds received through the Housing Accelerator Fund Contribution Agreement and will be reported through the Town's capital project for Housing Accelerator Fund Initiatives.