



Addendum #3 to the December 19, 2025 Development Charges Background Study

Town of Milton

April 17, 2026

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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
D.C.	Development Charges
D.C.A.	Development Charges Act
Sq.ft.	Square foot



1. Background

Commensurate with the provisions of the Development Charges Act, 1997, as amended (D.C.A.), the Town has undertaken a Development Charges (D.C.) Background Study and released the study in accordance with the D.C.A. The following provides a summary of the key dates in the D.C. by-law process:

- December 1, 2025 – Stakeholder Engagement Session #1
- December 19, 2025 – Release of the D.C. Background Study
- January 23, 2026 – Release of draft D.C. by-law
- January 27, 2026 – Stakeholder Meeting #2
- February 9, 2026 – Public Meeting of Council
- March 13, 2026 – Addendum #1 to December 19, 2025 report released
- April 1, 2026 – Addendum #2 to December 19, 2025 report released
- April 17, 2026 – Addendum #3 to December 19, 2025 report released
- May 11, 2026 (estimated) – Council considers adoption of Background Study, as amended, and passage of D.C. By-law

Through ongoing discussions with stakeholders and further review by Town staff, revisions to the transit calculations have been identified. As a result of these revisions, the D.C. rates have been recalculated. Further details regarding these updates to the Background Study are provided in the following subsections.

2. Updates to the 2025 D.C. Background Study

This section of the addendum report provides an explanation for the above-noted refinement. Note that the impacts discussed herein are based on incorporating the technical and service level changes already identified in Addendum #1 (March 13, 2026) and Addendum #2 (April 1, 2026).

2.1 Revisions to Transit Services

Through further review of the transit analysis, an error was found in the calculations. Table 7 identified the correct number for Conventional Transit Boardings in 2025 at 1.09 million, however, this was not carried forward in the subsequent calculations (e.g., 1,418,350 was utilized on page 20 of the Transit DC Background Study in Appendix G).



In addition, the boardings per service hour in Table 8 should be 17.54 for 2035 and 19.20 for 2045 to reflect that boardings per hour are anticipated to increase to 20.19 by 2051 (i.e., similar to other agencies based on a peer review).

These changes affect subsequent calculations and tables, resulting in a higher share of the costs as a benefit to the existing community. The following table provides the revised allocations between benefit to existing, benefit to growth, and benefit to growth outside of the forecast period (i.e. post-period benefit):

**Table 2-1
Town of Milton
Revisions to Capital Cost Apportionments**

Capital Item	Apportionments as per December 19, 2025 Background Study			Revised Apportionments (Addendum #3)		
	Benefit to Existing	Benefit to Growth	Post-Period Benefit	Benefit to Existing	Benefit to Growth	Post-Period Benefit
Fixed-Route Buses	18.51%	47.62%	33.87%	34.76%	41.32%	23.92%
Auxiliary Vehicles*	17.52%	53.37%	29.11%	31.48%	47.96%	20.56%
Bus Stops	18.51%	47.62%	33.87%	34.76%	41.32%	23.92%

*Includes maintenance and supervisor vehicles

The above changes have been applied to Table 5-2 of the D.C. background study. As a result of these revisions, the following provides a summary of the changes to the D.C. calculation for transit:

- Total benefit to the existing community deduction increased from \$24.24 million to \$36.05 million.
- Total post-period benefit deduction decreased from \$54.51 million to \$47.28 million.
- Total net D.C. recoverable costs have decreased from \$109.20 million to \$104.62 million.

The revised capital project listing is provided in Table 2-2 below:



Table 2-2
Town of Milton
Revised Transit Services Capital Project Listing

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2025 to 2034									79%	21%
	Vehicles & Equipment:										
1	Fixed Route Buses (Diesel) (42)	2025-2034	45,822,000	10,960,620		34,861,380	15,927,700		18,933,680	14,957,607	3,976,073
2	Fixed Route Buses (Electric) (13)	2025-2034	26,390,000	6,312,490		20,077,510	9,173,200		10,904,310	8,614,405	2,289,905
3	Commingled Transit Vehicles (6 metre minibuses; gasoline) (5)	2025-2034	1,305,000	-		1,305,000	149,800		1,155,200	912,608	242,592
4	Commingled Transit Vehicles (6 metre minibuses; electric) (4)	2025-2034	1,628,000	-		1,628,000	186,900		1,441,100	1,138,469	302,631
5	Maintenance Vehicle (1)	2025-2034	107,000	22,000		85,000	33,680		51,320	40,543	10,777
6	Supervisor Vehicle (3)	2025-2034	264,000	54,280		209,720	83,110		126,610	100,022	26,588
	Terminals & Bus Stops:										
7	MEV Terminal	2025-2034	2,525,000	1,262,500		1,262,500	-		1,262,500	997,375	265,125
8	Kennedy Circle Terminal	2025-2034	515,000	-		515,000	-		515,000	406,850	108,150
9	Britannia Terminal	2025-2034	2,525,000	987,280		1,537,720	1,300		1,536,420	1,213,772	322,648
10	Bus Stops	2025-2034	164,000	39,230		124,770	57,010		67,760	53,530	14,230
	Facilities:										
11	Maintenance and Operations Facility*	2025-2034	85,990,000	27,637,190		58,352,810	10,439,190		47,913,620	37,851,760	10,061,860
12	Reserve Fund Adjustment		20,715,916			20,715,916			20,715,916	14,460,169	6,255,748
	Total		187,950,916	47,275,590	-	140,675,326	36,051,890	-	104,623,436	80,747,109	23,876,327

*Gross Cost is net of grant funding and of amount included in Town's work in progress. This amount is reflected in the reserve fund adjustment.



These changes decrease the D.C. for transit services from \$3,054 per single-detached unit to \$2,923 per single-detached unit.

2.1.1 Total Impact of the Changes

Based on the changes noted above, the following tables summarize the change in the calculated D.C. relative to the December 19, 2025 D.C. background study, as well as the revised calculated D.C. in Addendum #1 (March 13, 2026) and Addendum #2 (April 1, 2026). Based on a comparison of the calculated D.C. in the December 19, 2025 D.C. background study and all technical and service level changes identified in both addendum #1 and addendum #2, for single-detached units, the overall Town-wide charge (excluding stormwater) decreased from \$34,521 per unit to \$34,390 per unit. The non-residential retail charge decreased from \$11.16 per square foot to \$11.09 per square foot. The non-retail charge decreased from \$4.74 per square foot to \$4.72 per square foot. The calculated uniform non-residential rate decreased from \$5.89 per square foot to \$5.86 per square foot. The following table provides a summary of the changes to the calculated D.C. Tables 2-4 and 2-5 provide a breakdown of the rate comparison, by service.



Table 2-3
Town of Milton
Summary of Impact of Changes

Town-wide D.C. Impacts	Current Rate	Calculated December 19, 2025 D.C. Background Study	Calculated Addendum Report #1 Technical and Service Level Changes	Calculated Addendum Report #2 Technical and Service Level Changes	Calculated Addendum Report #3 Technical and Service Level Changes
Single-detached D.C., (per unit)	\$30,173	\$41,932	\$34,219	\$34,521	\$34,390
Retail D.C. (per sq.ft.)	\$11.10	\$12.13	\$10.99	\$11.16	\$11.09
Non-retail D.C. (per sq.ft.)	\$6.29	\$5.16	\$4.67	\$4.74	\$4.72
Uniform Non-Residential D.C. (per sq.ft.)*	N/A	\$6.41	\$5.80	\$5.89	\$5.86

Note: rates above exclude stormwater charges



Table 2-4
Town of Milton
Residential Single-detached D.C. Comparison (per unit)

Service/Class of Service	Current	Calculated (December 19, 2025 Report)	Calculated (Addendum Report #1) - Technical + Service Level Changes	Calculated (Addendum Report #2)	Calculated (Addendum Report #3)
Municipal Wide Services/Classes:					
Services Related to a Highway	9,368	7,432	7,073	7,350	7,350
Fire Protection Services	629	885	885	885	885
Library Services	1,746	1,566	1,544	1,544	1,544
Transit Services	1,605	3,054	3,054	3,054	2,923
Growth Studies	626	444	444	444	444
Parks and Recreation Services	15,155	21,573	16,286	16,286	16,286
Public Works Operations	1,044	1,205	1,205	1,205	1,205
Land - 2051 Forecast		2,323	1,846	1,871	1,871
Land - 10 Year		3,450	1,882	1,882	1,882
Total Municipal Wide Services/Classes	30,173	41,932	34,219	34,521	34,390
Area Specific Services:					
Boyne Stormwater Drainage and Control Services	86	99	99	99	99
Sherwood Stormwater Drainage and Control Services	242	56	56	56	56
Derry Green Stormwater Drainage and Control Services	-	-	-	-	-
Trafalgar Stormwater Drainage and Control Services	212	67	67	67	67
Agerton Stormwater Drainage and Control Services	141	45	45	45	45
M.E.V. Stormwater Drainage and Control Services	375	100	100	100	100
Britannia Stormwater Drainage and Control Services	126	40	40	40	40
M.E.V. Supplemental Lands Stormwater Drainage and Control Services	-	-	-	-	-
Community Area Expansion Lands Stormwater Drainage and Control Services	-	60	60	60	60
Employment Area Expansion Lands Stormwater Drainage and Control Services	-	-	-	-	-
Total Boyne Services	30,259	42,031	34,318	34,620	34,489
Total Sherwood Services	30,415	41,988	34,275	34,577	34,446
Total Derry Green Services	30,173	41,932	34,219	34,521	34,390
Total Trafalgar Services	30,385	41,999	34,286	34,588	34,457
Total Agerton Services	30,314	41,977	34,264	34,566	34,435
Total Milton Education Village Services	30,548	42,032	34,319	34,621	34,490
Total Britannia Services	30,299	41,972	34,259	34,561	34,430
Total MEV Supplementary Lands Services	30,173	41,932	34,219	34,521	34,390
Total Community Area Expansion Lands Services	30,173	41,992	34,279	34,581	34,450
Total Employment Area Expansion Lands Services	30,173	41,932	34,219	34,521	34,390



Table 2-5
Town of Milton
Non-residential D.C. Comparison (per sq.ft. of gross floor area)

Service/Class of Service	Retail Current	Retail Calculated (December 19, 2025 Report)	Retail Calculated (Addendum Report #1)	Retail Calculated (Addendum Report #2)	Retail Calculated (Addendum Report #3)	Non-Retail Current	Non-Retail Calculated (December 19, 2025 Report)	Non-Retail Calculated (Addendum Report #1)	Non-Retail Calculated (Addendum Report #2)	Non-Retail Calculated (Addendum Report #3)
Municipal Wide Services/Classes:										
Services Related to a Highway	6.95	5.05	4.85	5.00	5.00	4.03	2.19	2.09	2.16	2.16
Fire Protection Services	0.61	0.63	0.63	0.63	0.63	0.35	0.27	0.27	0.27	0.27
Library Services	0.16	0.16	0.16	0.16	0.16	0.10	0.07	0.07	0.07	0.07
Transit Services	1.04	1.66	1.66	1.66	1.59	0.50	0.66	0.66	0.66	0.64
Growth Studies	0.52	0.33	0.33	0.33	0.33	0.25	0.13	0.13	0.13	0.13
Parks and Recreation Services	1.44	2.18	1.66	1.66	1.66	0.84	0.94	0.72	0.72	0.72
Public Works Operations	0.38	0.49	0.49	0.49	0.49	0.22	0.21	0.21	0.21	0.21
Land - 2051 Forecast		1.30	1.03	1.05	1.05		0.56	0.45	0.45	0.45
Land - 10 Year		0.33	0.18	0.18	0.18		0.13	0.07	0.07	0.07
Total Municipal Wide Services/Classes	11.10	12.13	10.99	11.16	11.09	6.29	5.16	4.67	4.74	4.72
Area Specific Services:										
Boyne Stormwater Drainage and Control Services	0.13	0.04	0.04	0.04	0.04	0.09	0.03	0.03	0.03	0.03
Sherwood Stormwater Drainage and Control Services	0.62	0.62	0.62	0.62	0.62	0.36	0.44	0.44	0.44	0.44
Derry Green Stormwater Drainage and Control Services	0.25	0.11	0.11	0.11	0.11	0.10	0.03	0.03	0.03	0.03
Trafalgar Stormwater Drainage and Control Services	0.29	0.06	0.06	0.06	0.06	0.17	0.04	0.04	0.04	0.04
Agerton Stormwater Drainage and Control Services	0.25	0.06	0.06	0.06	0.06	0.17	0.04	0.04	0.04	0.04
M.E.V. Stormwater Drainage and Control Services	0.56	0.25	0.25	0.25	0.25	0.36	0.19	0.19	0.19	0.19
Britannia Stormwater Drainage and Control Services	0.17	0.03	0.03	0.03	0.03	0.10	0.02	0.02	0.02	0.02
M.E.V. Supplemental Lands Stormwater Drainage and Control Services	0.53	0.55	0.55	0.55	0.55	0.36	0.29	0.29	0.29	0.29
Community Area Expansion Lands Stormwater Drainage and Control Services	-	0.03	0.03	0.03	0.03	-	0.02	0.02	0.02	0.02
Employment Area Expansion Lands Stormwater Drainage and Control Services	-	0.30	0.30	0.30	0.30	-	0.09	0.09	0.09	0.09
Total Boyne Services	11.23	12.17	11.03	11.20	11.13	6.38	5.19	4.70	4.77	4.75
Total Sherwood Services	11.72	12.75	11.61	11.78	11.71	6.65	5.60	5.11	5.18	5.16
Total Derry Green Services	11.35	12.24	11.10	11.27	11.20	6.39	5.19	4.70	4.77	4.75
Total Trafalgar Services	11.39	12.19	11.05	11.22	11.15	6.46	5.20	4.71	4.78	4.76
Total Agerton Services	11.35	12.19	11.05	11.22	11.15	6.46	5.20	4.71	4.78	4.76
Total Milton Education Village Services	11.66	12.38	11.24	11.41	11.34	6.65	5.35	4.86	4.93	4.91
Total Britannia Services	11.27	12.16	11.02	11.19	11.12	6.39	5.18	4.69	4.76	4.74
Total MEV Supplementary Lands Services	11.63	12.68	11.54	11.71	11.64	6.65	5.45	4.96	5.03	5.01
Total Community Area Expansion Lands Services	11.10	12.16	11.02	11.19	11.12	6.29	5.18	4.69	4.76	4.74
Total Employment Area Expansion Lands Services	11.10	12.43	11.29	11.46	11.39	6.29	5.25	4.76	4.83	4.81



3. Changes to the Background Study

Based upon the preceding sections, the following revisions are made to the pages within the background study (new pages are appended to this report. Note, all technical and service level changes identified in Addendum #1 and Addendum #2 have been incorporated herein):

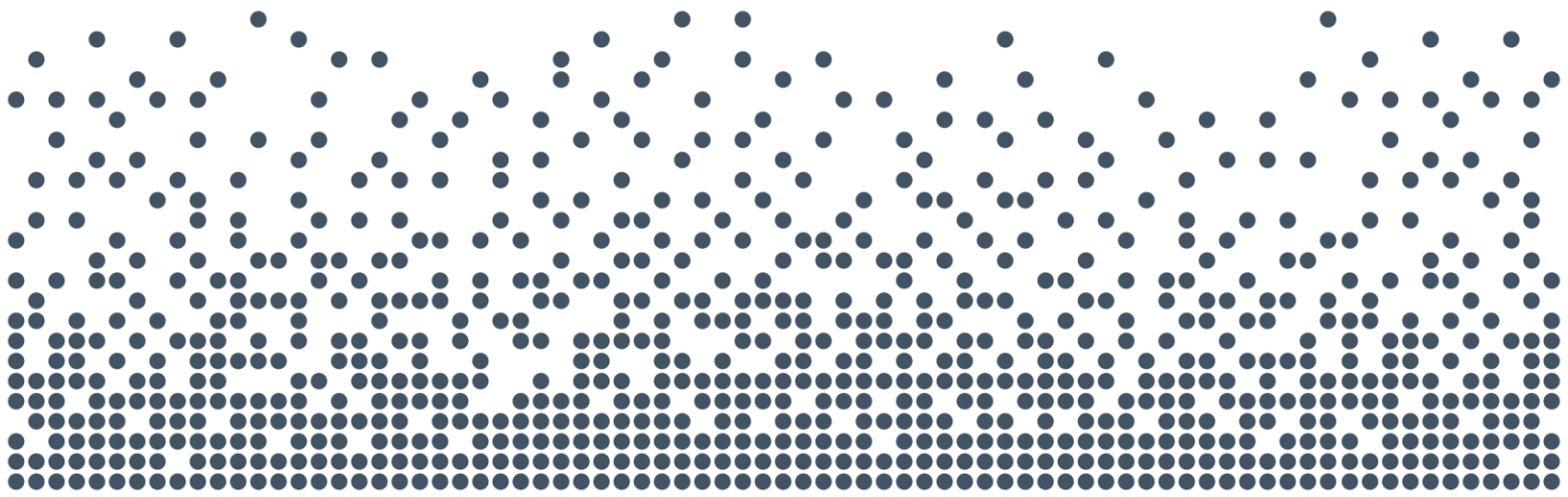
Page Reference	Description of Revisions
ES-iv to v, viii to xiv	Updated the write-up based on the calculated D.C.s, updates to Table ES-4 and the associated writeup, and updates to Table ES-5 as well as Figures ES-1 to ES-6.
1-2	Revised Figure 1-1 to include the release of Addendum Report #2.
5-7 to 5-8	Updated to reflect revisions to transit calculations.
6-14, 6-15	Updated D.C. calculation tables to account for the revisions to the transit calculations.
6-16 to 6-17	Updated Table 6-14 to reflect adjustments to transit calculations
6-19 to 6-24	Updated survey of D.C. rates to account for adjustments to the calculated D.C.
7-11	Updated recommendations to include approval of Addendum Report
Appendix C (page C-6)	Updated the Long-Term Capital and Operating Cost table.
Appendix F (pages F-4 to F-5)	Updated values for the Asset Management Plan calculations and associated table.
Appendix I (page I-3)	Updated to reflect revised D.C. calculations.

*Note: the appendix relating to the transit analysis undertaken by Dillon Consulting Limited (Appendix G) has not been revised as part of this addendum.



4. Process for the Adoption of the Development Charges By-law

Sections 1, 2 and 3 provide a summary of the revisions to the Town's D.C. Background Study. If Council are satisfied with the above changes to the Background Study: Addendum Report #3, the recommendations provided in Chapter 7 of the December 19, 2025 report, and the updated by-law will be considered for approval by Council.



Appendices



Appendix A

Amended Pages



per sq.ft. for retail development and \$6.29 per sq.ft. for non-retail development. In addition, the Town currently charges area-specific D.C.s for stormwater management services related to monitoring programs for the Sherwood, Boyne, Derry Green, Trafalgar, Agerton, Britannia, M.E.V., and M.E.V. Supplemental Lands areas. These charges are in addition to the Town-wide development charges and are as follows:

Table ES-3
Town of Milton
Current Area-Specific Stormwater Rates

Area	Residential D.C. <i>Per Single Detached Unit</i>	Retail D.C. <i>per sq.ft. of G.F.A.</i>	Non-Retail D.C. <i>per sq.ft. of G.F.A.</i>
Sherwood	\$242	\$0.62	\$0.36
Boyne	\$86	\$0.13	\$0.09
Derry Green	n/a	\$0.25	\$0.10
Trafalgar	\$212	\$0.29	\$0.17
Agerton	\$141	\$0.25	\$0.17
Britannia	\$126	\$0.17	\$0.10
M.E.V.	\$375	\$0.56	\$0.36
M.E.V. Supplemental Lands	n/a	\$0.53	\$0.36

7. This report has undertaken a recalculation of the charges based on future identified needs (presented in Table ES-5 for residential and non-residential development). The corresponding single detached unit charge is \$34,390 for Town-wide services. The non-residential, retail charge is \$11.09 per sq.ft. and the non-residential, non-retail charge is \$4.72 per sq.ft. for Town-wide services. The area-specific charges for stormwater monitoring are set out in Table ES-5. These rates are submitted to Council for its consideration¹.

¹ Note: the proposed D.C. rates are presented in 2025 dollars. When the final by-law is presented to Council for consideration, anticipated in May 2026, indexing of the rates may apply.



8. The D.C.A. requires a summary to be provided of the gross capital costs and the net costs to be recovered over the life of the by-law. This calculation is provided by service and is presented in Table 6-14. A summary of these costs is provided below:

Table ES-4
Summary of Expenditures Anticipated Over the Life of the By-law

Summary of Expenditures Anticipated Over the Life of the By-law	Expenditure Amount
Total gross expenditures planned over the next ten years	\$687,952,095
Less: Benefit to existing development	\$57,004,414
Less: Post planning period benefit	\$49,228,890
Less: Other Deductions	\$1,061,300
Less: Deduction for Population Incline	\$385,000
Less: Grants, subsidies and other contributions	\$0
Net costs to be recovered from development charges	\$580,272,491

This suggests that for the non-D.C. cost over the ten-year D.C. by-law (benefit to existing development, and grants, subsidies and other contributions), approximately \$58.45 million (or an annual amount of \$5.85 million) will need to be contributed from taxes and rates or other sources. With respect to the post-period benefit amount of approximately \$49.23 million, it will be included in subsequent D.C. study updates to reflect the portion of capital that benefits growth in the post-period D.C. forecasts.

Based on the above table, the Town plans to spend approximately \$687.95 million over the life of the by-law, of which \$580.27 million (84%) is recoverable from D.C.s. Of this net amount, \$486.54 million is recoverable from residential development and \$93.74 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further.

9. Considerations by Council – The background study represents the service needs arising from residential and non-residential growth over the forecast period.

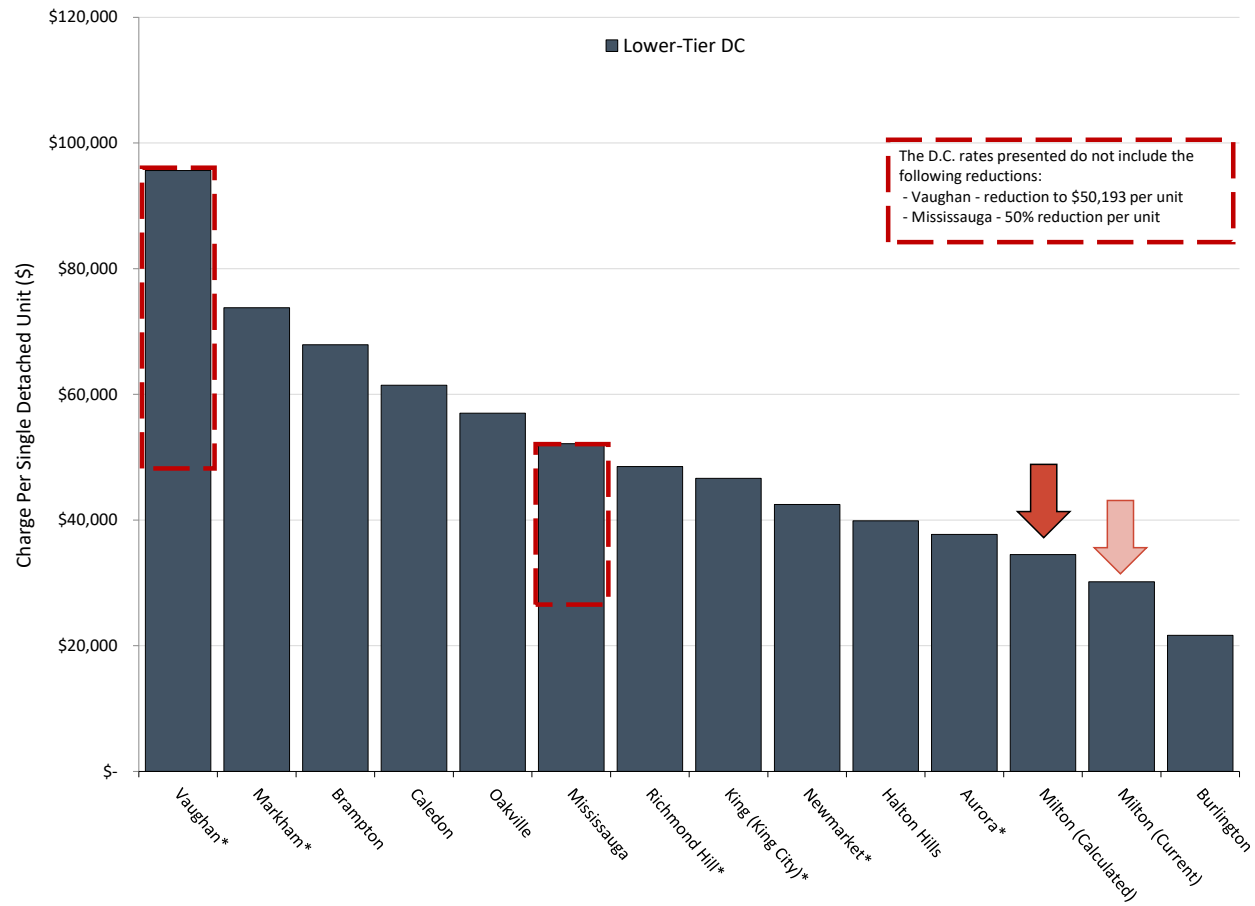


**Table ES-5
Town of Milton
Schedule of Development Charges**

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Retail (per sq.ft. of Gross Floor Area)	Non-Retail (per sq.ft. of Gross Floor Area)
Town Wide Services/Class of Service:							
Services Related to a Highway	7,350	5,859	3,766	2,679	2,114	5.00	2.16
Public Works (Facilities and Fleet)	1,205	961	617	439	347	0.49	0.21
Transit Services	2,923	2,330	1,498	1,065	841	1.59	0.64
Fire Protection Services	885	705	453	323	255	0.63	0.27
Parks and Recreation Services	16,286	12,982	8,345	5,935	4,684	1.66	0.72
Library Services	1,544	1,231	791	563	444	0.16	0.07
Growth Studies	444	354	228	162	128	0.33	0.13
Land - 2051 Forecast	1,871	1,491	959	682	538	1.05	0.45
Land - 10 Year Forecast	1,882	1,500	964	686	541	0.18	0.07
Total Town Wide Services/Class of Services	34,390	27,413	17,621	12,534	9,892	11.09	4.72
Area Specific Stormwater Drainage and Control Services:							
Boyne Stormwater Drainage and Control Services	99	79	51	36	28	0.04	0.03
Sherwood Stormwater Drainage and Control Services	56	45	29	20	16	0.62	0.44
Derry Green Stormwater Drainage and Control Services	-	-	-	-	-	0.11	0.03
Trafalgar Stormwater Drainage and Control Services	67	53	34	24	19	0.06	0.04
Agerton Stormwater Drainage and Control Services	45	36	23	16	13	0.06	0.04
M.E.V. Stormwater Drainage and Control Services	100	80	51	36	29	0.25	0.19
Britannia Stormwater Drainage and Control Services	40	32	20	15	12	0.03	0.02
M.E.V. Supplemental Lands Stormwater Drainage and Control Services	-	-	-	-	-	0.55	0.29
Community Area Expansion Lands Stormwater Drainage and Control Services	60	48	31	22	17	0.03	0.02
Employment Area Expansion Lands Stormwater Drainage and Control Services	-	-	-	-	-	0.30	0.09
Total - Boyne	34,489	27,492	17,672	12,570	9,920	11.13	4.75
Total - Sherwood	34,446	27,458	17,650	12,554	9,908	11.71	5.16
Total - Derry Green	34,390	27,413	17,621	12,534	9,892	11.20	4.75
Total - Trafalgar	34,457	27,466	17,655	12,558	9,911	11.15	4.76
Total - Agerton	34,435	27,449	17,644	12,550	9,905	11.15	4.76
Total - Milton Education Village	34,490	27,493	17,672	12,570	9,921	11.34	4.91
Total - Britannia	34,430	27,445	17,641	12,549	9,904	11.12	4.74
Total - MEV Supplementary Lands	34,390	27,413	17,621	12,534	9,892	11.64	5.01
Total - Community Area Expansion Lands	34,450	27,461	17,652	12,556	9,909	11.12	4.74
Total - Employment Area Expansion Lands	34,390	27,413	17,621	12,534	9,892	11.39	4.81



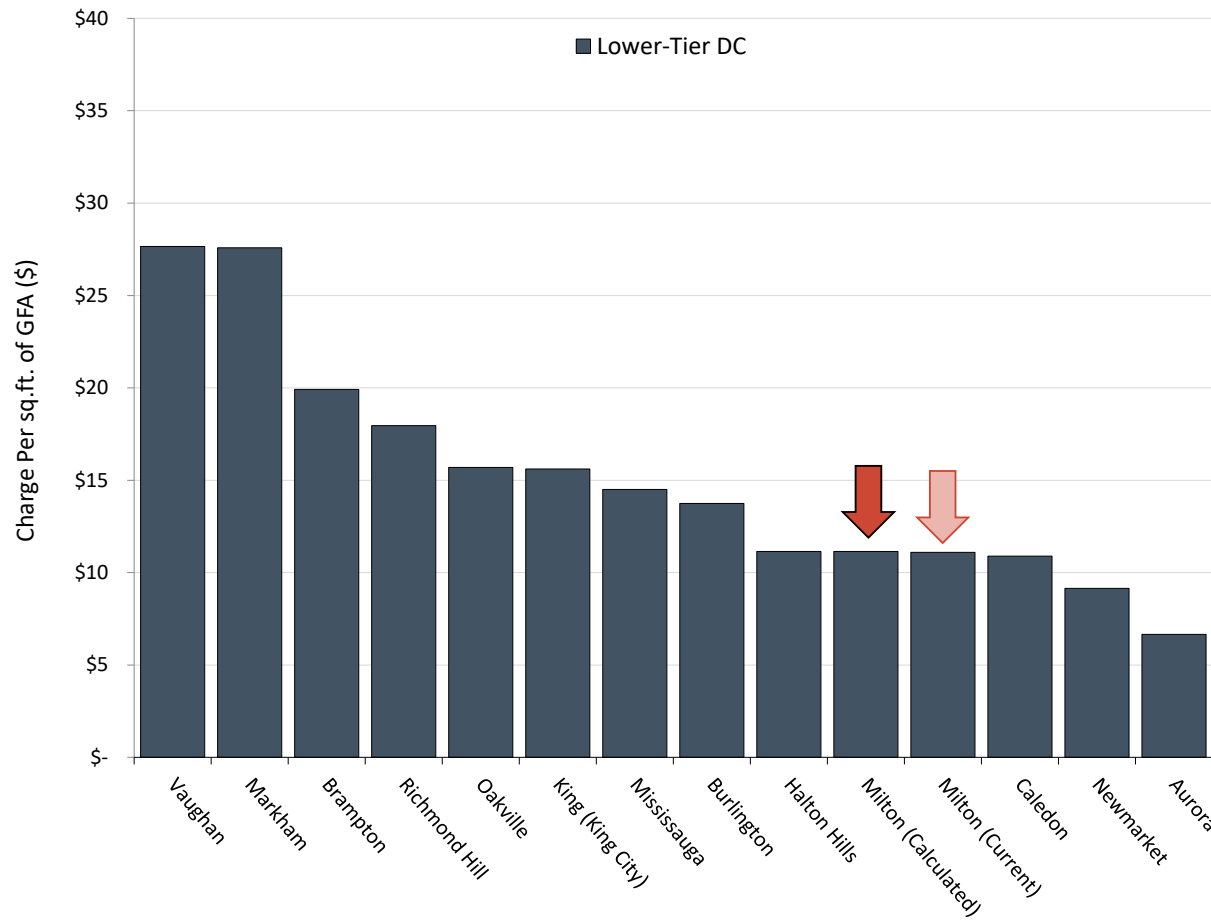
Figure ES-1
Town of Milton
Rate Comparison of Residential D.C.s (Single Detached – per unit) – Lower Tier Only



*Water/wastewater related DCs removed from lower tier charge in York Region for comparability



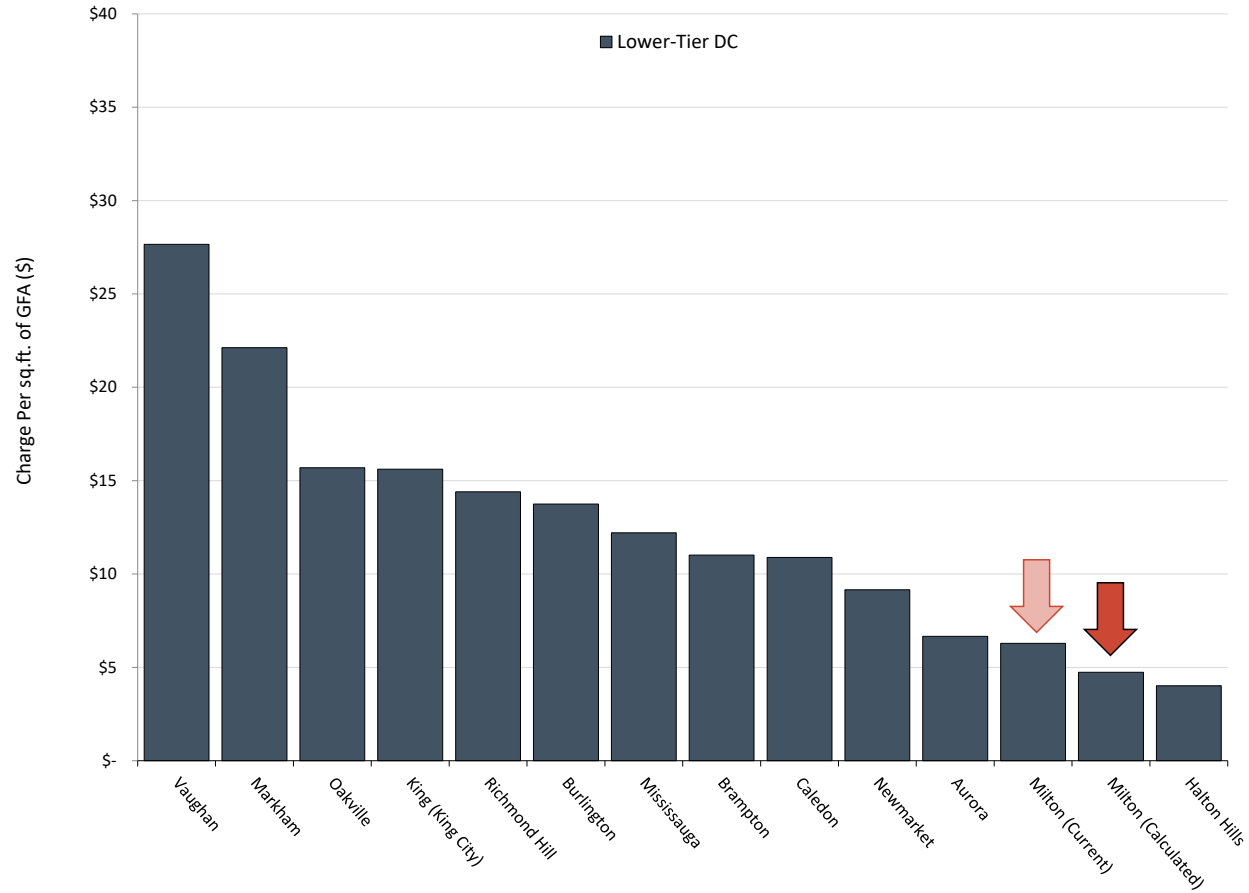
Figure ES-2
Town of Milton
Rate Comparison of Non-Residential, Retail D.C.s (per sq.ft. of G.F.A.) – Lower Tier Only



*Water/wastewater related DCs removed from lower tier charge in York Region for comparability



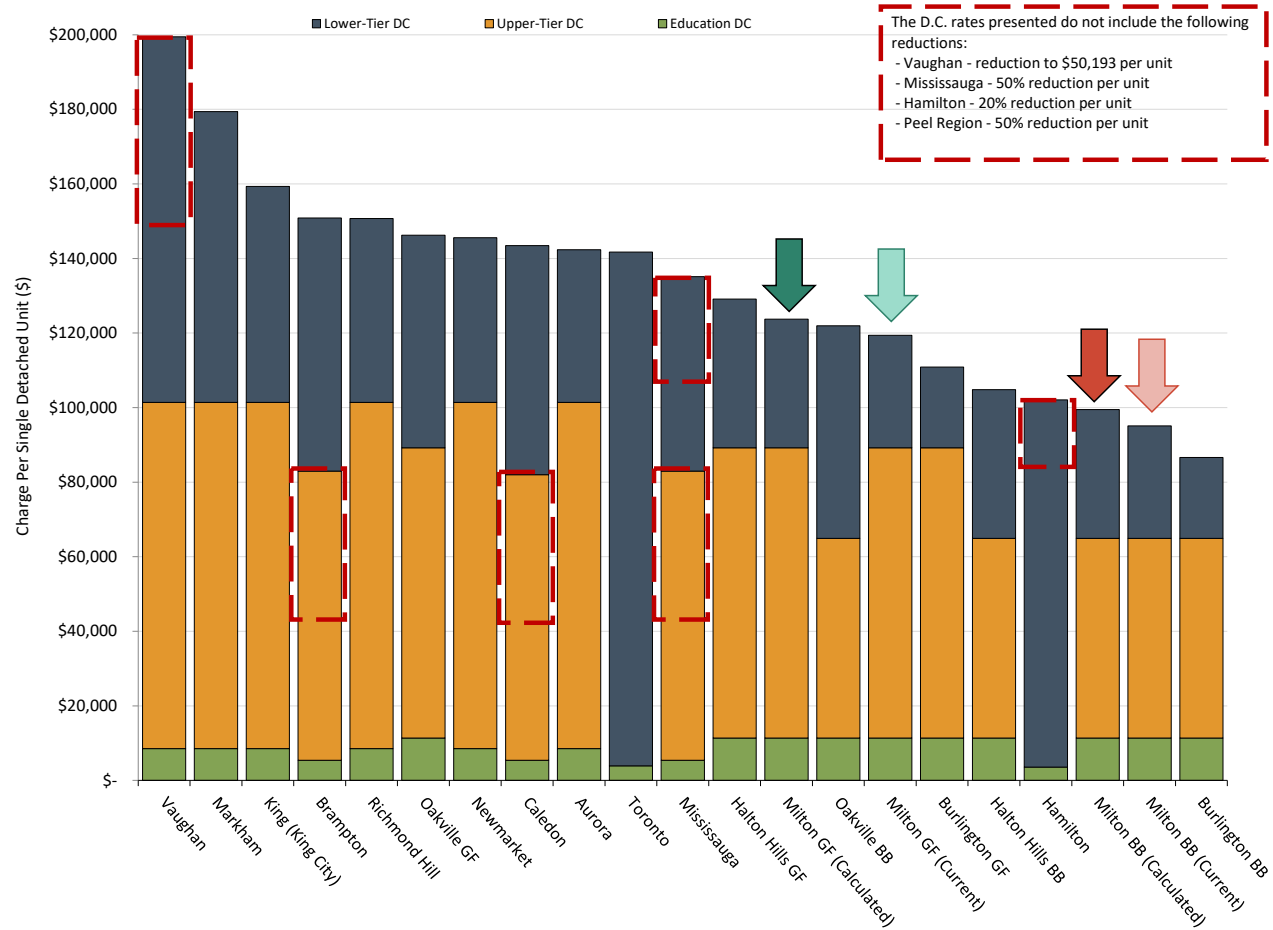
Figure ES-3
Town of Milton
Rate Comparison of Non-Residential, Non-Retail D.C.s (per sq.ft. of G.F.A.) – Lower Tier Only



*Water/wastewater related DCs removed from lower tier charge in York Region for comparability



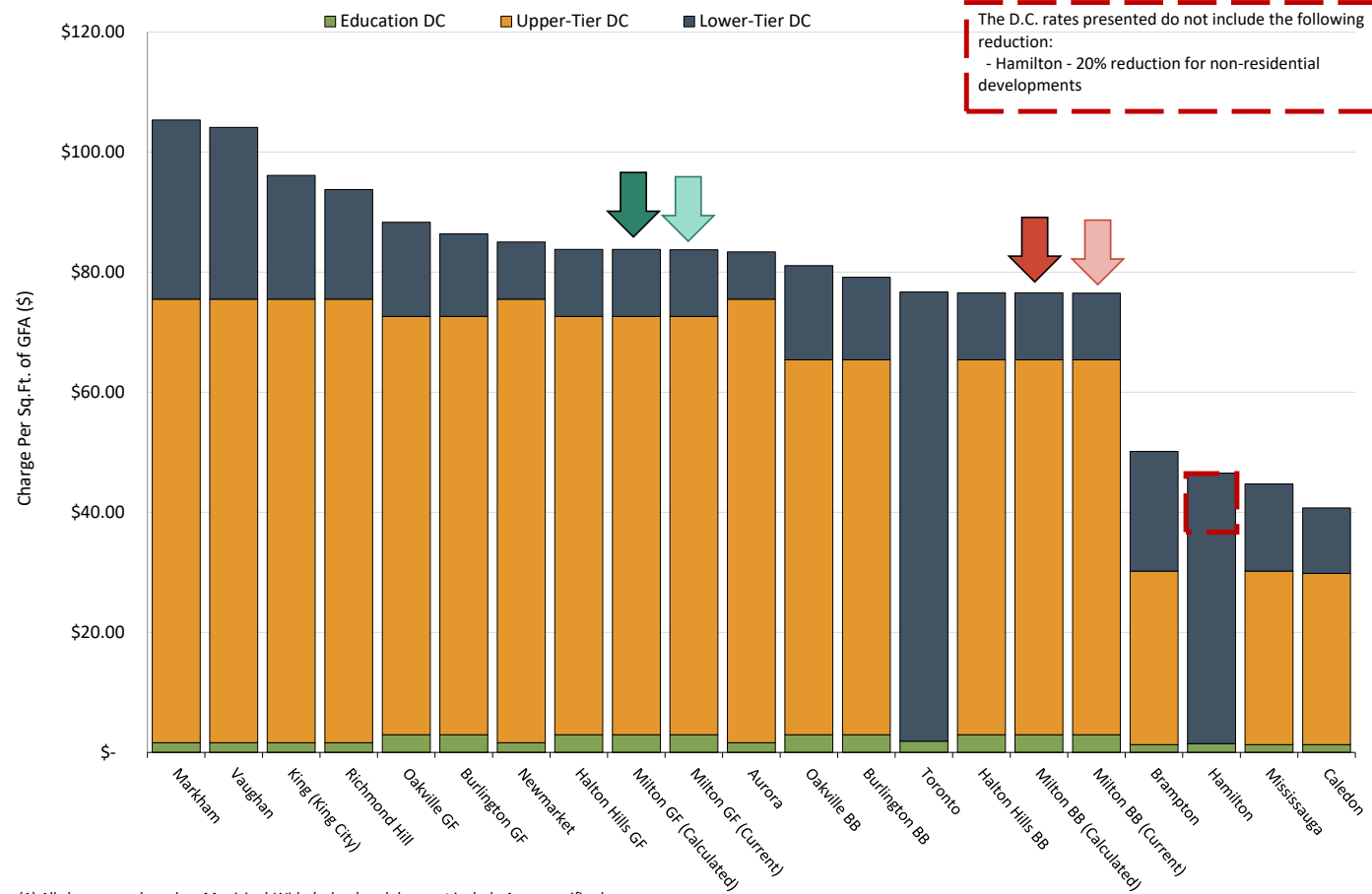
Figure ES-4
Town of Milton
Rate Comparison of Residential D.C.s (Single Detached – per unit) – Including Upper Tier and Education D.C.s



(1) All charges are based on Municipal-Wide (urban) and does not include Area-specific charges
 (2) GF - Greenfield and includes Recovery Area
 (3) BB - Built Boundary
 (4) Mississauga includes a Stormwater Charge based on area - assuming 12 homes per acre



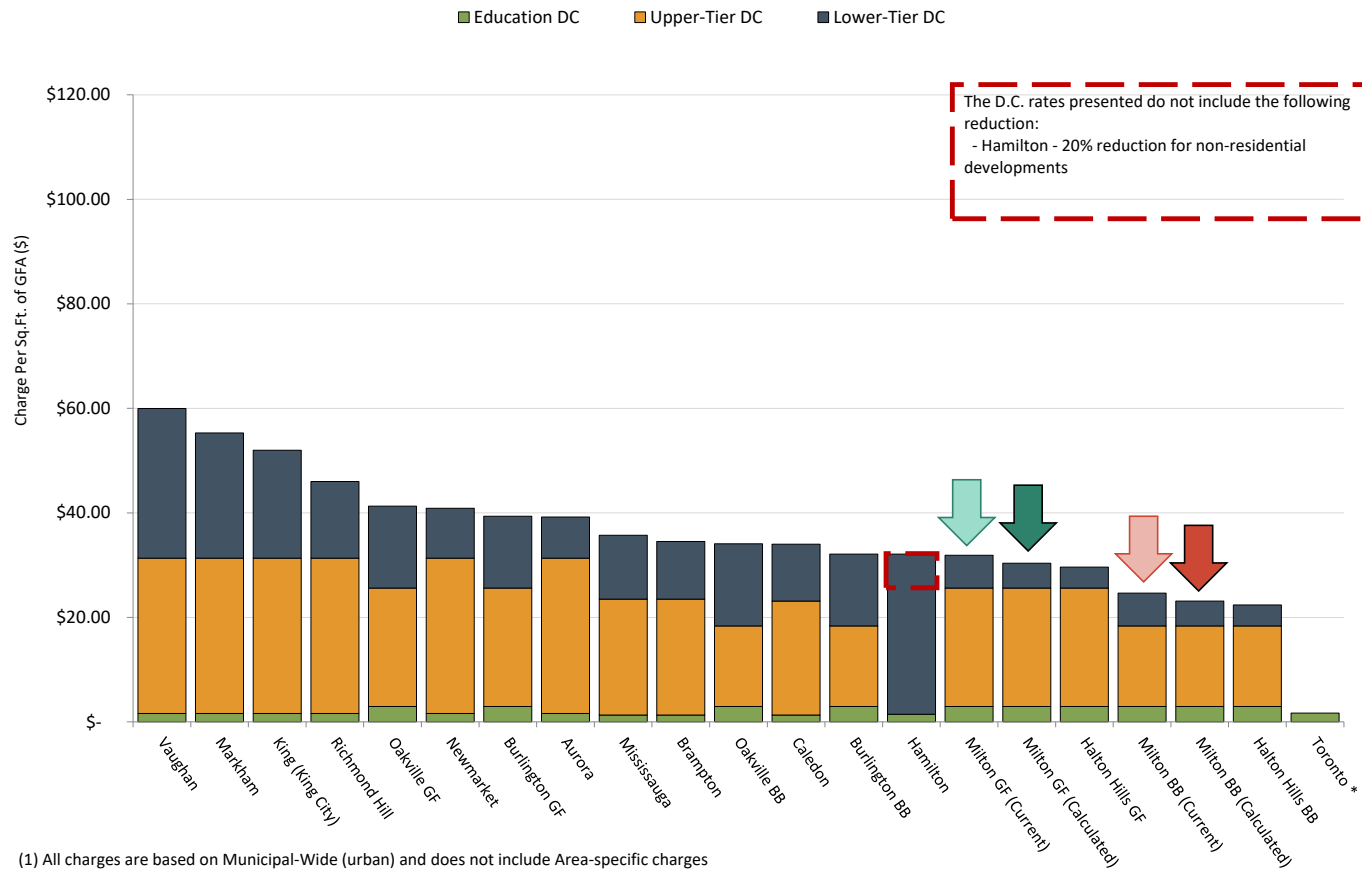
Figure ES-5
Town of Milton
Rate Comparison of Non-Residential, Retail D.C.s (per sq.ft. of G.F.A.) – Including Upper Tier and Education D.C.s



- (1) All charges are based on Municipal-Wide (urban) and does not include Area-specific charges
- (2) GF - Greenfield and includes Recovery Area
- (3) BB - Built Boundary
- (4) Mississauga includes a Stormwater Charge based on area - assuming 12 homes per acre



Figure ES-6
Town of Milton
Rate Comparison of Non-Residential, Non-Retail D.C.s (per sq.ft. of G.F.A.) – Including Upper Tier and Education D.C.s



(1) All charges are based on Municipal-Wide (urban) and does not include Area-specific charges
 (2) GF - Greenfield and includes Recovery Area
 (3) BB - Built Boundary
 (4) Mississauga includes a Stormwater Charge based on area - assuming 12 homes per acre
 *Industrial development is exempt



input. The meeting is also being held to answer any questions regarding the study’s purpose, methodology, and the proposed modifications to the Town’s D.C.s.

In accordance with the legislation, the background study will be available for public review on December 19, 2025. The proposed D.C. by-law will be released no later than January 26, 2026, as required by legislation.

The process to be followed in finalizing the report and recommendations includes:

- consideration of responses received prior to, at, or immediately following the public meeting; and
- finalization of the report and Council consideration of the by-law subsequent to the public meeting.

Figure 1-1 outlines the proposed schedule to be followed with respect to the D.C. by-law adoption process.

Figure 1-1
Schedule of Key D.C. Process Dates for the Town of Milton

Schedule of Study Milestone	Dates
1. Data collection, staff review, engineering work, D.C. calculations and policy work	March 2025 to October 2025
2. Public release of final D.C. Background study	December 19, 2025
3. Public release of the proposed D.C. by-law	January 26, 2026
4. Stakeholder Engagement Sessions	December 1, 2025 & January 27, 2026
5. Public meeting advertisement posted to the Town’s website	At least 21 days prior to the Public Meeting
6. Public meeting of Council	February 9, 2026
7. Release of Addendum Report #1	March 13, 2026
8. Release of Addendum Report #2	April 1, 2026
9. Release of Addendum Report #3	April 17, 2026
10. Council considers adoption of background study and passage of by-law	May 11, 2026
11. Notice given of by-law passage	By 20 days after passage
12. Last day for by-law appeal	40 days after passage
13. Town makes pamphlet available (where by-law not appealed)	By 60 days after in force date



5.2.2 Transit Services

Since the passage of Bill 73 in December 2015, changes to the D.C.A. now require a forward-looking forecast for ridership in order to determine the D.C. eligibility of future transit infrastructure. Dillon Consulting Limited and Town staff have worked closely together to identify ridership forecast for the 10-year growth forecast period.

Based on the information provided in Dillon's technical report (see Appendix G), the detailed transit ridership forecast is provided. The forecast results in the need for expansion of the transit fleet including 55 new fixed route buses, 9 new commingled transit vehicles, 3 supervisor vehicles, and 1 maintenance vehicle. In addition, terminals, bus stops, and a new maintenance and operations facility have been identified for inclusion in the D.C. calculations.

The gross cost of the transit infrastructure equates to \$167.24 million. In addition, approximately \$20.72 million has been included in the D.C. calculation to reflect the existing reserve fund deficit. Deductions to the costs have been made to recognize the benefit to existing development of approximately \$36.05 million and benefit to growth in the post 10-year forecast period of approximately \$47.28 million. As a result, the total growth-related capital cost included in the D.C. calculations is approximately \$104.62 million.

Note: with respect to the maintenance and operations facility, the total capital cost is \$136,000,000. The Town has approved \$49.56 million as part of its capital work in progress. This amount includes the grant funding of \$7.19 million. The amount included in the Town's capital work in progress is excluded from the gross costs identified in the table below, as this amount is reflected in the D.C. reserve fund balance adjustment. Therefore, the total capital cost that remains to be funded is \$85.99 million. This amount has been included in the capital project listing identified in Table 5-2.

The growth costs have been allocated 79% to residential development and 21% to non-residential development based on the incremental growth in population to employment, for the 10-year forecast period.



Table 5-2
Infrastructure Cost Included in the Development Charges Calculation
Transit Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2025 to 2034									79%	21%
	Vehicles & Equipment:										
1	Fixed Route Buses (Diesel) (42)	2025-2034	45,822,000	10,960,620		34,861,380	15,927,700		18,933,680	14,957,607	3,976,073
2	Fixed Route Buses (Electric) (13)	2025-2034	26,390,000	6,312,490		20,077,510	9,173,200		10,904,310	8,614,405	2,289,905
3	Commingled Transit Vehicles (6 metre minibuses; gasoline) (5)	2025-2034	1,305,000	-		1,305,000	149,800		1,155,200	912,608	242,592
4	Commingled Transit Vehicles (6 metre minibuses; electric) (4)	2025-2034	1,628,000	-		1,628,000	186,900		1,441,100	1,138,469	302,631
5	Maintenance Vehicle (1)	2025-2034	107,000	22,000		85,000	33,680		51,320	40,543	10,777
6	Supervisor Vehicle (3)	2025-2034	264,000	54,280		209,720	83,110		126,610	100,022	26,588
	Terminals & Bus Stops:										
7	MEV Terminal	2025-2034	2,525,000	1,262,500		1,262,500	-		1,262,500	997,375	265,125
8	Kennedy Circle Terminal	2025-2034	515,000	-		515,000	-		515,000	406,850	108,150
9	Britannia Terminal	2025-2034	2,525,000	987,280		1,537,720	1,300		1,536,420	1,213,772	322,648
10	Bus Stops	2025-2034	164,000	39,230		124,770	57,010		67,760	53,530	14,230
	Facilities:										
11	Maintenance and Operations Facility*	2025-2034	85,990,000	27,637,190		58,352,810	10,439,190		47,913,620	37,851,760	10,061,860
12	Reserve Fund Adjustment		20,715,916			20,715,916			20,715,916	14,460,169	6,255,748
	Total		187,950,916	47,275,590	-	140,675,326	36,051,890	-	104,623,436	80,747,109	23,876,327

*Gross Cost is net of grant funding and of amount included in Town's work in progress. This amount is reflected in the reserve fund adjustment.



Table 6-12
Town of Milton
Development Charge Calculation
Town-wide Services and Classes
2025-2034

SERVICE/CLASS	2025\$ D.C.-Eligible Cost		2025\$ D.C.-Eligible Cost		2025\$ D.C.-Eligible Cost		2025\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.	Retail	Non-Retail	per sq. ft.	per sq. ft.
17. Transit Services	\$	\$	\$	\$	\$	\$	\$	\$
17.1 Transit facilities, vehicles and other infrastructure	80,747,109	23,876,327	2,923	0.80	7,989,798	15,886,529	1.59	0.64
	80,747,109	23,876,327	2,923	0.80	7,989,798	15,886,529	1.59	0.64
18. Growth Studies								
18.1 Growth Studies	12,253,089	4,912,846	444	0.16	1,643,999	3,268,847	0.33	0.13
	12,253,089	4,912,846	444	0.16	1,643,999	3,268,847	0.33	0.13
19. Land - 10 Year Forecast								
19.1 Land Acquisition for D.C. Eligible Services	51,995,495	2,736,605	1,882	0.09	915,757	1,820,848	0.18	0.07
	51,995,495	2,736,605	1,882	0.09	915,757	1,820,848	0.18	0.07
TOTAL	144,995,693	\$31,525,778	\$5,249	\$1.05	\$10,549,554	\$20,976,224	\$2.10	\$0.84
D.C.-Eligible Capital Cost	\$144,995,693	\$31,525,778			\$10,549,554	\$20,976,224		
10-Year Gross Population/GFA Growth (sq.ft.)	105,669	30,082,200			5,022,200	25,060,000		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$1,372.17	\$1.05			\$2.10	\$0.84		
By Residential Unit Type	P.P.U.							
Single and Semi-Detached Dwelling	3.825	\$5,249						
Other Multiples	3.049	\$4,184						
Apartments - 2 Bedrooms +	1.960	\$2,689						
Apartments - Bachelor and 1 Bedroom	1.394	\$1,913						
Special Care/Special Dwelling Units	1.100	\$1,509						



Table 6-13
Town of Milton
Development Charge Calculation
Total All Services and Classes

	2025\$ D.C.-Eligible Cost		2025\$ D.C.-Eligible Cost		2025\$ D.C.-Eligible Cost		2025\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.	Retail	Non-Retail	Retail per sq.ft.	Non-Retail per sq.ft.
	\$	\$	\$	\$	\$	\$	\$	\$
TOWN-WIDE SERVICES:								
Town-wide Services/Classes - 2051 Forecast	1,828,726,421	301,299,101	29,141	4.81	102,293,524	199,005,577	8.99	3.88
Town-wide Services/Classes - 10 Year Forecast	144,995,693	31,525,778	5,249	1.05	10,549,554	20,976,224	2.10	0.84
TOTAL TOWN WIDE SERVICES/CLASSES	1,973,722,114	332,824,879	34,390	5.86	112,843,078	219,981,801	11.09	4.72
AREA-SPECIFIC STORMWATER SERVICES:								
Boyne Secondary Plan	544,546	90,375	99	0.04	63,181	27,194	0.04	0.03
Sherwood Secondary Plan	103,047	442,208	56	0.53	262,001	180,207	0.62	0.44
Derry Green Secondary Plan	-	435,357	-	0.03	9,626	425,731	0.11	0.03
Trafalgar Secondary Plan	691,649	134,679	67	0.05	84,816	49,863	0.06	0.04
Agerton Secondary Plan	158,490	428,510	45	0.05	106,741	321,769	0.06	0.04
Britannia Secondary Plan	573,760	78,240	40	0.02	49,369	28,871	0.03	0.02
M.E.V. Secondary Plan	478,360	398,741	100	0.20	90,391	308,350	0.25	0.19
M.E.V. Supplemental Lands	-	691,000	-	0.29	13,011	677,989	0.55	0.29
Community Area Expansion Lands	925,470	91,530	60	0.03	62,036	29,494	0.03	0.02
Employment Area Expansion Lands	-	652,000	-	0.10	95,531	556,469	0.30	0.09



Table 6-14
Town of Milton
Gross Expenditure and Sources of Revenue Summary
for Costs to be Incurred over the Life of the By-law

Service/Class	Total Gross Cost	Sources of Financing						
		Tax Base or Other Non-D.C. Source				Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Population Incline	Other Funding		Residential	Non-Residential
1. Boyne Stormwater Drainage and Control Services 1.1 Monitoring Program	-	-	-	-	-	-	-	-
2. Sherwood Stormwater Drainage and Control Services 2.1 Monitoring Program	-	-	-	-	-	-	-	-
3. Derry Green Stormwater Drainage and Control Services 3.1 Monitoring Program	190,000	-	-	-	-	-	-	190,000
4. Trafalgar Stormwater Drainage and Control Services 4.1 Monitoring Program	555,000	-	-	-	-	-	477,300	77,700
5. Agerton Stormwater Drainage and Control Services 5.1 Monitoring Program	587,000	-	-	-	-	-	158,490	428,510
6. Britannia Stormwater Drainage and Control Services 6.1 Monitoring Program	652,000	-	-	-	-	-	573,760	78,240
7. M.E.V. Stormwater Drainage and Control Services 7.1 Monitoring Program	372,000	-	-	-	-	-	245,520	126,480
8. M.E.V. Supplemental Lands Stormwater Drainage and Control Services 8.1 Monitoring Program	-	-	-	-	-	-	-	-
9. Community Area Expansion Lands Stormwater Drainage and Control Services 9.1 Monitoring Program	-	-	-	-	-	-	-	-
10. Employment Area Expansion Lands Stormwater Drainage and Control Services 10.1 Monitoring Program	-	-	-	-	-	-	-	-
11. Services Related to a Highway 11.1 Roads and Related	225,147,055	-	18,994,624	-	-	-	158,737,372	47,415,059
12. Public Works (Facilities and Fleet) 12.1 Facilities and Fleet	19,058,000	-	-	-	-	-	15,047,800	4,010,200
13. Fire Protection Services 13.1 Fire facilities, vehicles & equipment	23,871,700	-	-	-	-	-	18,381,209	5,490,491

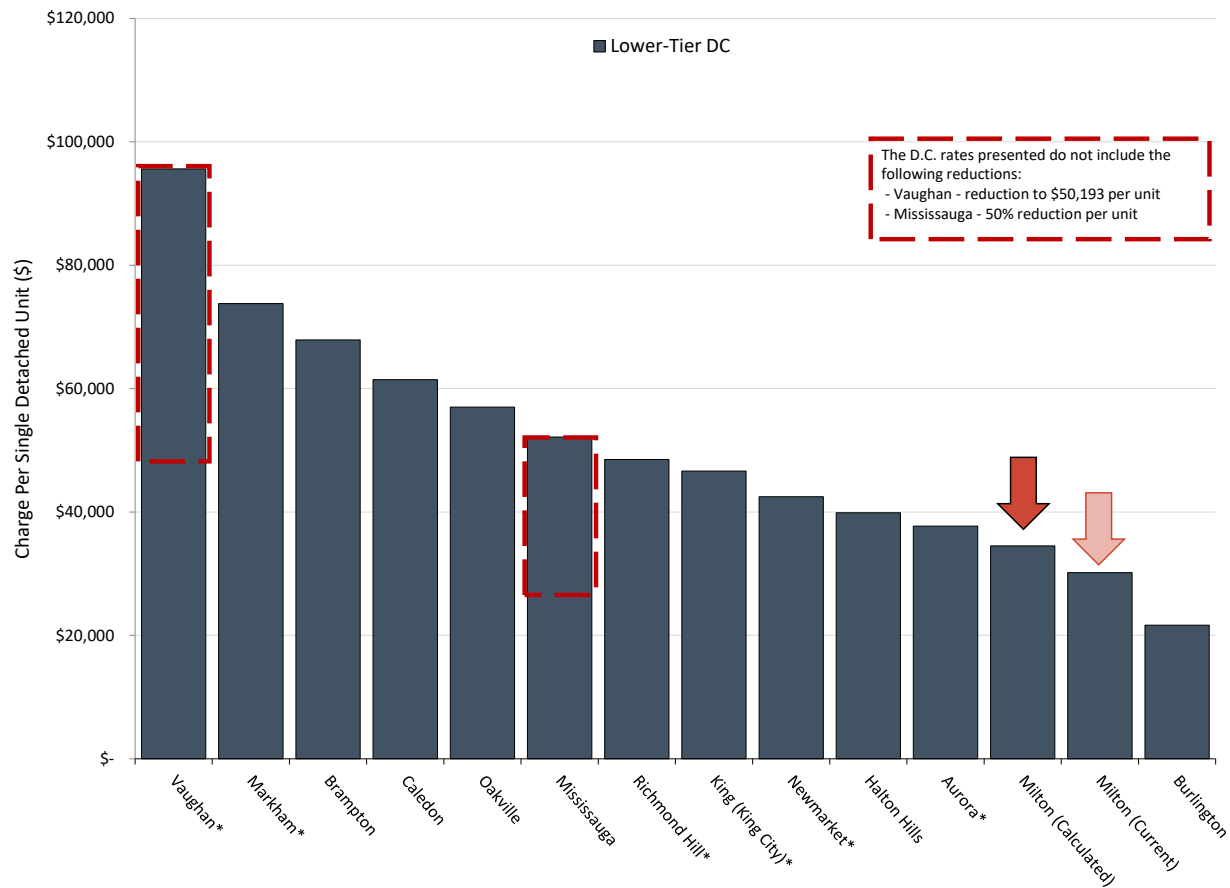


Table 6-14 (cont'd)
Town of Milton
Gross Expenditure and Sources of Revenue Summary
for Costs to be Incurred over the Life of the By-law

Service/Class	Total Gross Cost	Sources of Financing						
		Tax Base or Other Non-D.C. Source				Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Population Incline	Other Funding		Residential	Non-Residential
14. Parks and Recreation Services 14.1 Recreation Facilities, park development, amenities, and trails	155,838,940	-	-	-	-	-	148,046,993	7,791,947
15. Library Services 15.1 Library facilities, materials and vehicles	51,747,400	-	74,500	-	-	-	49,089,255	2,583,645
16. Land - 2051 Forecast 16.1 Land Acquisition for D.C. Eligible Services	24,961,000	-	317,200	-	-	-	18,975,726	5,668,074
17. Transit Services 17.1 Transit facilities, vehicles and other infrastructure	167,235,000	-	36,051,890	-	-	47,275,590	66,286,941	17,620,579
18. Growth Studies 18.1 Growth Studies	13,407,000	1,061,300	1,566,200	385,000	-	-	8,258,340	2,136,160
19. Land - 10 Year Forecast 19.1 Land Acquisition for D.C. Eligible Services	4,330,000	-	-	-	-	1,953,300	2,257,865	118,835
Total Expenditures & Revenues	687,952,095	1,061,300	57,004,414	385,000	-	49,228,890	486,536,571	93,735,920



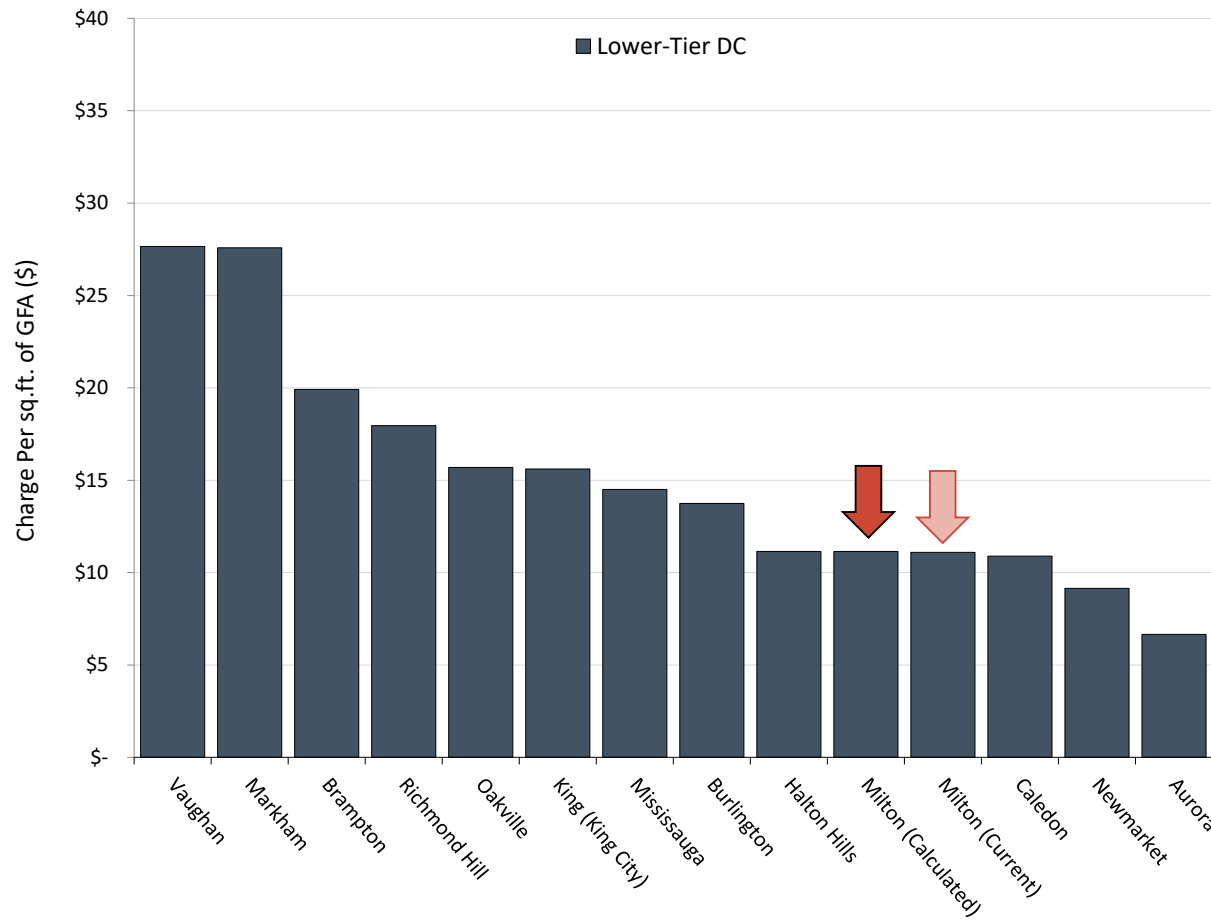
Figure 6-1
Town of Milton
Rate Comparison of Residential D.C.s (Single Detached – per unit) – Lower Tier Only



*Water/wastewater related DCs removed from lower tier charge in York Region for comparability



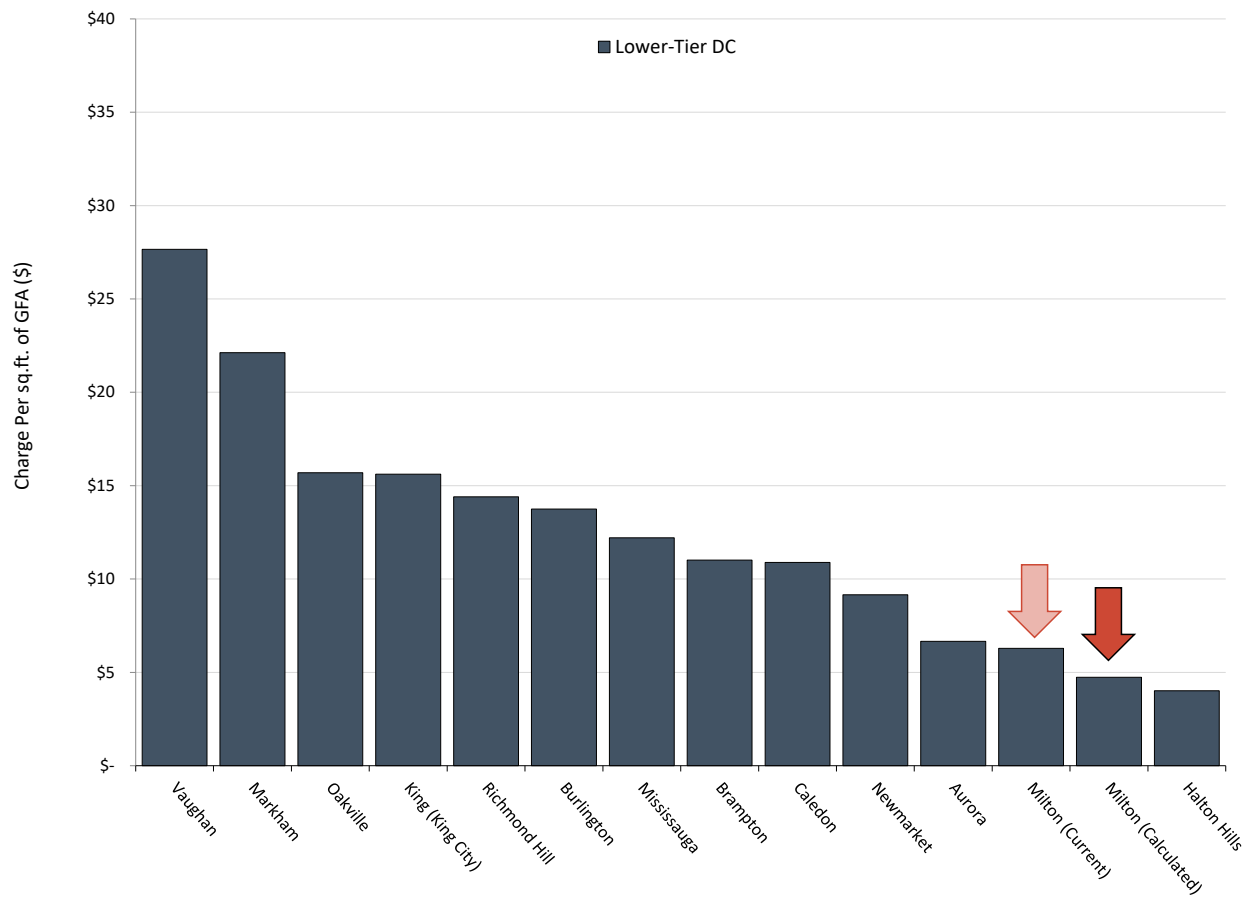
Figure 6-2
Town of Milton
Rate Comparison of Non-Residential, Retail D.C.s (per sq.ft. of G.F.A.) – Lower Tier Only



*Water/wastewater related DCs removed from lower tier charge in York Region for comparability



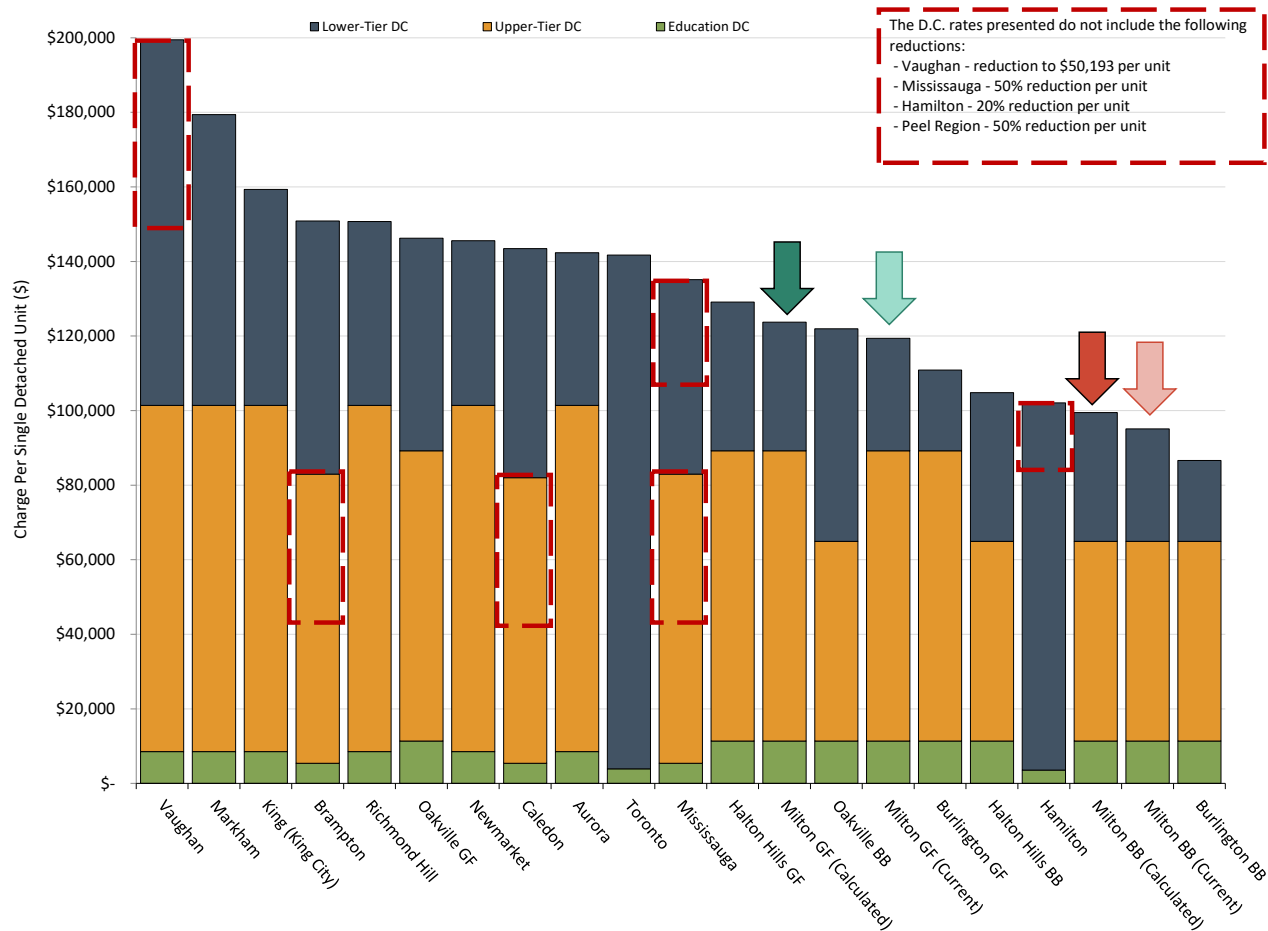
Figure 6-3
Town of Milton
Rate Comparison of Non-Residential, Non-Retail D.C.s (per sq.ft. of G.F.A.) – Lower Tier Only



*Water/wastewater related DCs removed from lower tier charge in York Region for comparability



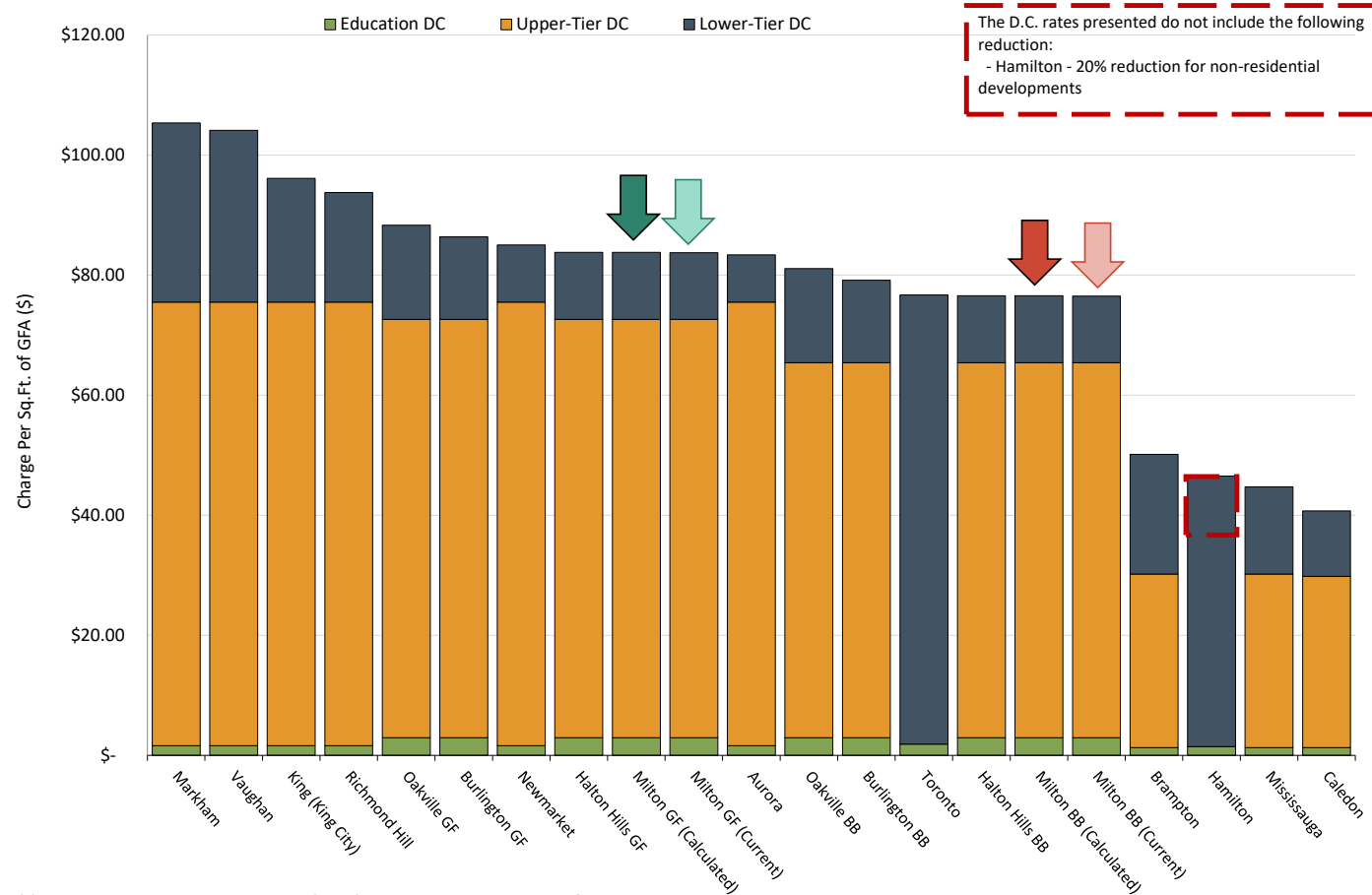
Figure 6-4
Town of Milton
Rate Comparison of Residential D.C.s (Single Detached – per unit) – Including Upper Tier & Education D.C.s



(1) All charges are based on Municipal-Wide (urban) and does not include Area-specific charges
 (2) GF - Greenfield and includes Recovery Area
 (3) BB - Built Boundary
 (4) Mississauga includes a Stormwater Charge based on area - assuming 12 homes per acre



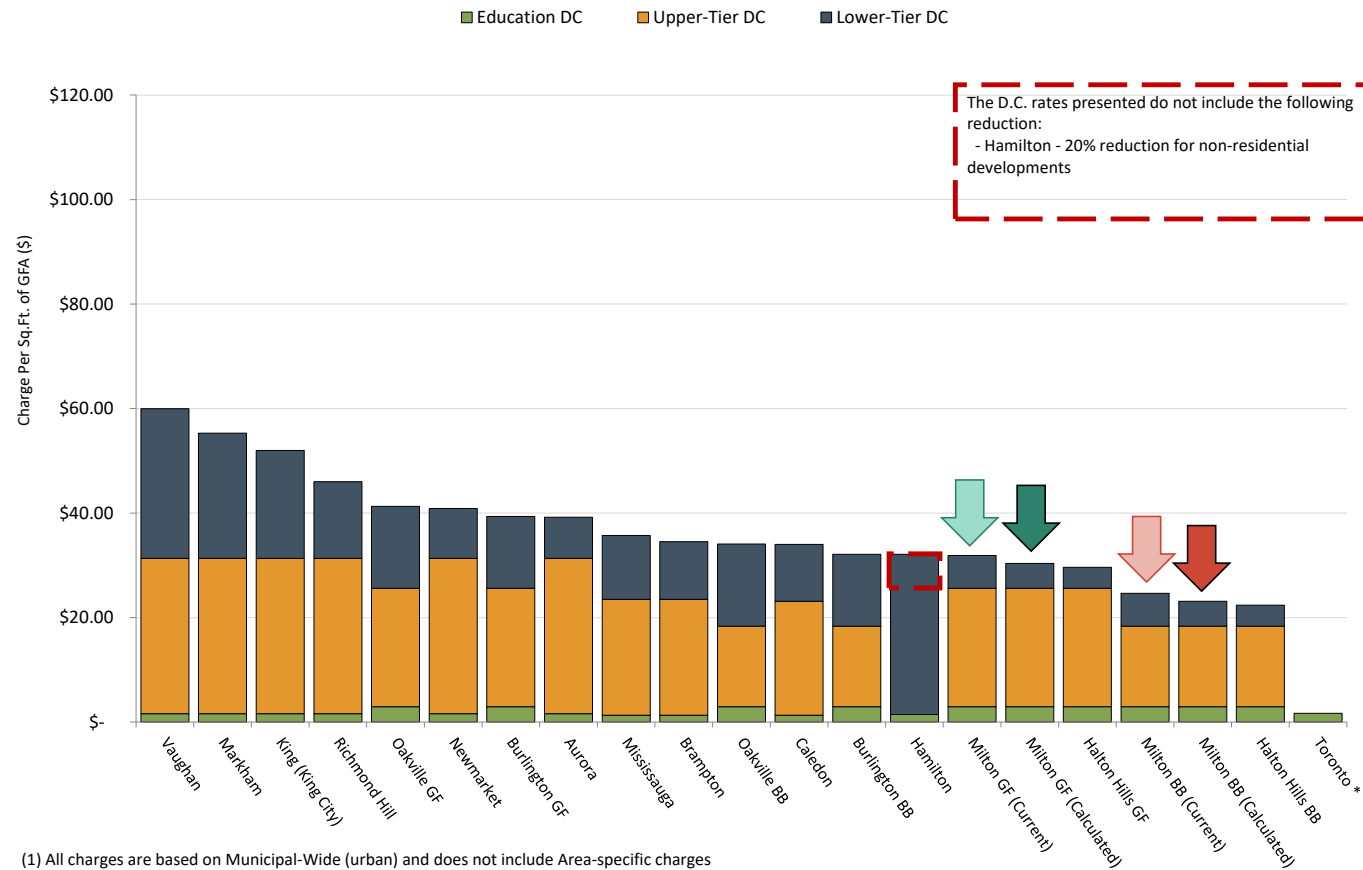
Figure 6-5
Town of Milton
Rate Comparison of Non-Residential, Retail D.C.s (per sq.ft. of G.F.A.) – Including Upper Tier & Education D.C.s



- (1) All charges are based on Municipal-Wide (urban) and does not include Area-specific charges
- (2) GF - Greenfield and includes Recovery Area
- (3) BB - Built Boundary
- (4) Mississauga includes a Stormwater Charge based on area - assuming 12 homes per acre



Figure 6-6
Town of Milton
Rate Comparison of Non-Residential, Non-Retail D.C.s (per sq.ft. of G.F.A.) – Including Upper Tier & Education D.C.s



(1) All charges are based on Municipal-Wide (urban) and does not include Area-specific charges
 (2) GF - Greenfield and includes Recovery Area
 (3) BB - Built Boundary
 (4) Mississauga includes a Stormwater Charge based on area - assuming 12 homes per acre
 *Industrial development is exempt



7.5 Other Recommendations

It is recommended that Council:

“Whenever appropriate, request that grants, subsidies and other contributions be clearly designated by the donor as being to the benefit of existing development or new development, as applicable”;

“Adopt the assumptions contained herein as an ‘anticipation’ with respect to capital grants, subsidies and other contributions”;

“Continue the D.C. approach to calculate the services on a uniform Town-wide basis (except for stormwater)”;

“Consider the D.C. approaches to calculate the stormwater charges as set out in Appendix I and choose to:

Calculate the stormwater charges on an individual area basis; OR

Calculate the stormwater charges on a combined urban area basis”;

“Consider the D.C. approach to calculate the non-residential charges as set out in Appendix I and choose to:

Calculate the non-residential charges on a retail/non-retail basis; OR

Calculate the non-residential charges on a uniform basis.

“Approve the capital project listing set out in Chapter 5 of the D.C.s Background Study dated December 19, 2025, subject to further annual review during the capital budget process”;

“Approve the D.C. Background Study dated December 19, 2025, as amended by the Addendum Report dated March 13, 2026, Addendum Report #2 dated April 1, 2026, and Addendum Report #3 dated April 17, 2026”;

“Approve the Local Service Policy set out in Appendix E”; and

“Determine that no further public meeting is required.”



Table C-2 (Cont'd)
Town of Milton
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE/CLASS OF SERVICE	VALUE OF EXISTING INFRASTRUCTURE	GROSS COST LESS BENEFIT TO EXISTING	SHARE OF GROWTH RELATED CAPITAL TO ASSETS IN PLACE	CURRENT OPERATING EXPENDITURE	ANNUAL OPERATING EXPENDITURES	ANNUAL LIFECYCLE EXPENDITURES	TOTAL ANNUAL EXPENDITURES
17. Transit Services							
17.1 Transit facilities, vehicles and other infrastructure	26,124,995	151,899,026	581%	11,471,480	66,698,832	9,536,030	76,234,862
18. Growth Studies**							
18.1 Growth Studies	-	31,318,035			-	-	-
19. Land - 10 Year Forecast**							
19.1 Land Acquisition for D.C. Eligible Services	-	159,182,000			-	-	-
Total	2,482,980,952	2,819,779,846		77,825,956	134,888,701	89,823,685	224,712,386

*Infrastructure costs related to stormwater are direct developer responsibility

**Incremental operating costs related to land and studies have been incorporated into each of the respective D.C. eligible services



made a concerted effort to integrate the A.M.P. with financial planning and municipal budgeting and are making full use of all available infrastructure financing tools.

Commensurate with the above, the Town prepared an A.M.P. in 2025 for its existing assets; with a high level consideration of future growth-related assets for services included in the D.C. calculations. To ensure legislative compliance and complement the existing A.M.P. review, the asset management requirement for the D.C. is separately provided below.

In recognition of the schematic above, the following table (presented in 2025 \$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. As well, the present infrastructure gap and associated funding plan have not been considered in the analysis below. Hence the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets¹:

1. The non-D.C. recoverable portion of the projects that will require financing from municipal financial resources (i.e., taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on buildout financing.
2. Lifecycle costs for the 2025 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are approximately \$233.78 million.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are approximately \$211.77 million. In addition, to fund the future lifecycle needs of the new assets, the Town will need to increase taxes to fund the additional

¹ It should be noted that the Town of Milton completes a comprehensive fiscal impact assessment on a regular interval, with the most recent study being completed in 2021 and the next update expected in 2026/2027.



assets. This increase combined with the new revenues provide annual revenues of approximately \$233.78 million by the end of the period.

6. In consideration of the above, the capital plan is deemed to be financially sustainable.

Table F-1
Town of Milton
Asset Management – Future Expenditures and Associated Revenues
2025\$

Asset Management - Future Expenditures and Associated Revenues	2051 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	\$5,593,345
Annual Debt Payment on Post Period Capital ²	\$3,478,621
Annual Lifecycle	\$89,823,685
Incremental Operating Costs (for D.C. Services)	\$134,888,701
Total Expenditures	\$233,784,352
Revenue (Annualized)	
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$211,773,780
Increase in Tax Revenues Required to Fully Fund Lifecycle and Operating Costs	\$22,010,571
Total Revenues	\$233,784,352

¹ Non-Growth Related component of Projects

² Interim Debt Financing for Post Period Benefit

Transit Services

As noted above, the Town completed an Asset Management Plan in 2025 for all services.

In regard to the D.C.A. requirements for asset management for transit services, Ontario Regulation 82/98 (as amended) provides the following:



Table I-1
Town of Milton
Uniform Non-Residential D.C. Calculation

Service/Class of Service	Uniform Non-Residential Rate	Retail Rate	Non-Retail Rate
Town Wide Services/Classes:			
Services Related to a Highway	2.68	5.00	2.16
Fire Protection Services	0.34	0.63	0.27
Library Services	0.08	0.16	0.07
Transit Services	0.80	1.59	0.64
Growth Studies	0.16	0.33	0.13
Parks and Recreation Services	0.89	1.66	0.72
Public Works Operations	0.26	0.49	0.21
Land - 2051 Forecast	0.56	1.05	0.45
Land - 10 Year Forecast	0.09	0.18	0.07
Total Town Wide Services/Classes	5.86	11.09	4.72
Area Specific Services:			
Boyne Stormwater Drainage and Control Services	0.04	0.04	0.03
Sherwood Stormwater Drainage and Control Services	0.53	0.62	0.44
Derry Green Stormwater Drainage and Control Services	0.03	0.11	0.03
Trafalgar Stormwater Drainage and Control Services	0.05	0.06	0.04
Agerton Stormwater Drainage and Control Services	0.05	0.06	0.04
M.E.V. Stormwater Drainage and Control Services	0.20	0.25	0.19
Britannia Stormwater Drainage and Control Services	0.02	0.03	0.02
M.E.V. Supplemental Lands Stormwater Drainage and Control Services	0.29	0.55	0.29
Community Area Expansion Lands Stormwater Drainage and Control Services	0.03	0.03	0.02
Employment Area Expansion Lands Stormwater Drainage and Control Services	0.10	0.30	0.09
Total Boyne Services	5.90	11.13	4.75
Total Sherwood Services	6.39	11.71	5.16
Total Derry Green Services	5.89	11.20	4.75
Total Trafalgar Services	5.91	11.15	4.76
Total Agerton Services	5.91	11.15	4.76
Total M.E.V. Services	6.06	11.34	4.91
Total Britannia Services	5.88	11.12	4.74
Total M.E.V. Supplementary Lands Services	6.15	11.64	5.01
Total Community Area Expansion Lands Services	5.89	11.12	4.74
Total Employment Area Expansion Lands Services	5.96	11.39	4.81

For Town-wide services, the calculated D.C. would decrease for retail development by \$5.23 per sq.ft. of G.F.A. and would increase for non-retail development by \$1.14 per sq.ft. of G.F.A.