

## Appendix 10 - Key Points for Advocacy for the Town of Milton

On March 30, 2026, the Province of Ontario and the Federal Government announced the Canada-Ontario Partnership to Build, with a shared goal to build more homes faster, get shovels in the ground on key transit projects, and support economic development. The agreement will provide \$8.8 billion over 10 years to support housing-enabling infrastructure investments for Ontario municipalities that reduce or maintain low development charges (DCs), including an HST rebate for a period of one year for new home construction as well as support for major transit projects.

Although full program details are not available at the time of preparing this report, it is important that the other levels of government that will be overseeing the allocation of this fund understand the following facts about the Town of Milton in relation to the program:

1. Following approval of its latest DC by-law, Milton continues to offer one of the lowest local residential DC rates amongst its comparable lower tier municipalities.
  - 38% lower than the average local calculated DC of our comparator group.
  - Through the process Milton Council has already approved the reduction or deferral of \$312 million in capital costs for the purpose of reducing the DC rate by \$4,962 per single detached home.
2. Milton's non-residential DC rate was reduced through the by-law update, and is also amongst the lowest of the lower tier comparators.
  - Commercial DCs were reduced by 47% in Milton and are now 63% below the average of the local comparator group.
  - Industrial DCs were reduced by 7% in Milton and are now 57% lower than the average of the local comparator group.
3. Milton continues to exceed the growth targets committed to with the Province.
  - Have exceeded Building Faster Fund targets by an average of 128%.
  - Have exceeded Housing Accelerator Fund overall target by 13% one full year in advance of the target date.
  - 2025 saw the highest number of residential units approved through building permit in over 16 years, and the second highest annual total since growth accelerated in the Town in 2001.
4. Even with strong growth in the Town's currently developing secondary plan area and intensification area, the Town has continued to actively move forward with the approvals for four (4) new secondary plan areas that will allow for continued residential growth within the Town.
  - Between 2025 and 2051, the Town is expected to grow by 145% from 163,200 people to 400,400 people.
5. The Town's property tax base currently funds the exemption or reduction of DCs for a number of strategic priority areas including affordable housing, rental housing, additional residential units, long-term care, and non-profit housing.

- The Town also funds DC exemptions for key infrastructure that is required for growth, including new or expanded schools, hospital, correctional facilities, emergency response stations, and recreation centres.
  - The annual cost to the taxpayer continues to grow, averaging over \$6.5 million per year in the forecast period.
6. The establishment of a Transit Operations Centre has been identified as a priority investment that will allow the Town to continue to support growth within the community.
- The Town is currently actively engaged in the environmental stage for the project and therefore, the subsequent design and construction stages would align well with a new funding program.
  - The Town's Transit plan aligns with Federal and Provincial strategic priorities. It will see continued increases in service levels until the Town achieves 1 service hour per capita for the expanded community, which is integral in achieving high density development targets, providing efficient mobility options, and unlocking the economic potential for the community.
  - The current cost estimate for the facility totals \$136 million, which will be funded by a combination of Town sources, grant programs, and development charges.
  - Any investment of Federal and Provincial funding in this project creates the opportunity to further reduce the Town's current and future development charge rates.