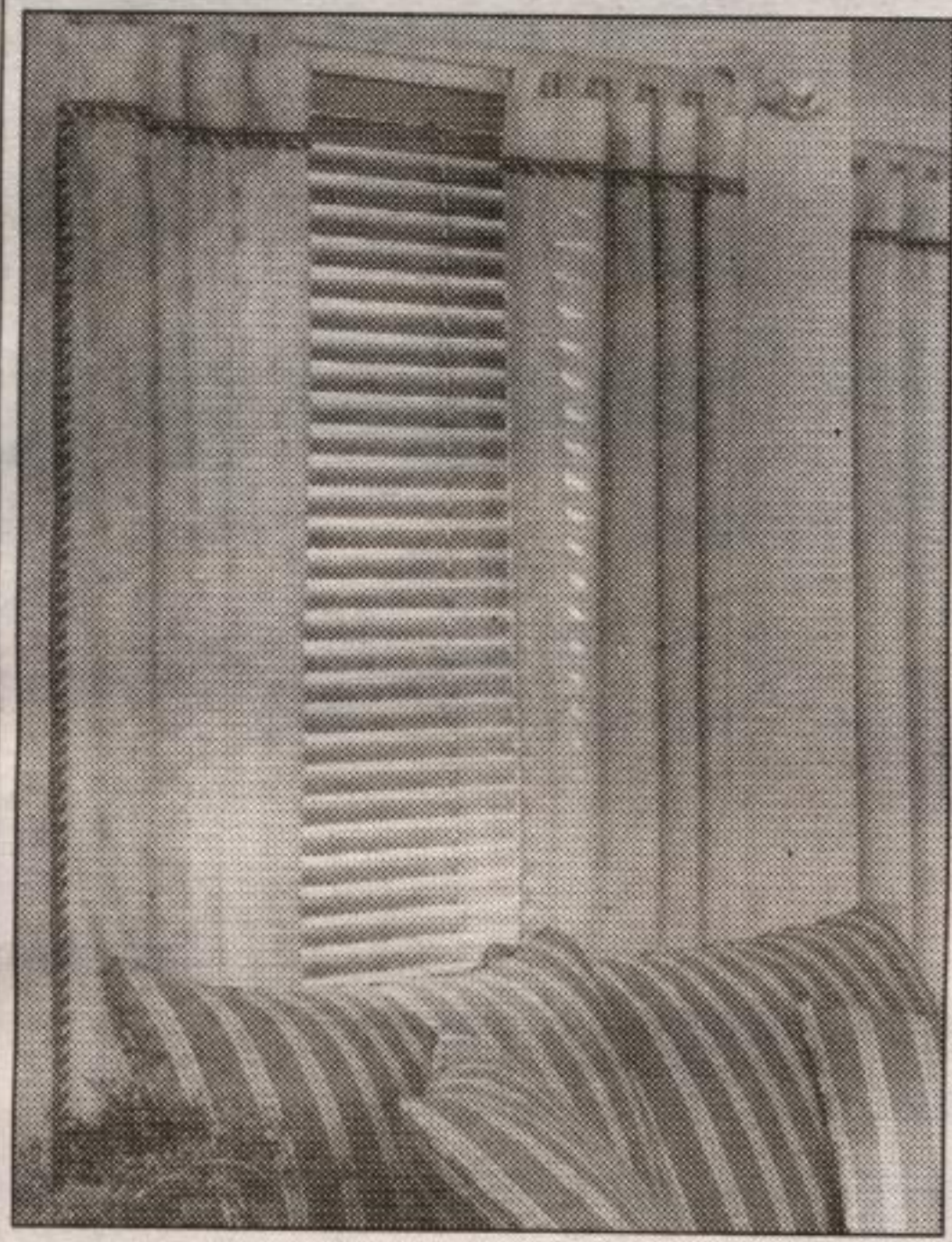


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"THE DAWN OF THE DREAM"

Industrial growth in north Halton awaiting by-law approval

By GLORIA HILDEBRANDT

If Regional council approves a new development charges by-law on July 9, Halton Hills will be in position to begin to catch up to Milton in the development of its 401 industrial area. Also Milton will be able to continue with its planned industrial and commercial growth.

The new by-law would increase the non-residential development charge for water and wastewater services thus allowing for infrastructure development in these employment lands. Residential charges will remain the same until April 2004. The plan is to bring lake water initially to the area from

Tremaine Road west in Milton and to the 5th Line south in Halton Hills. The Region will provide funding of \$14.3 million.

"This is a very expensive area to finance," explains David Birkett, Director of Budgets and Fiscal Policy Services with Halton Region. "The big pipe has to go from Oakville to Milton through non-cost-recovery lands, in other words, green space. The development charges have to recover the pipe's costs from Oakville."

Milton is ready to develop up to 800 new acres on both sides of Highway 25. Andrew Siltala, Milton's Economic Development Officer, explains: "All the landowners in Milton are eager to move forward with development. They have clients in tow."

Since Milton's town wells are much closer to Highway 401 than are Halton Hills', Milton is ahead of Halton Hills in developing its 401 industrial corridor because servicing has been possible with a well-based system. With a distribution network coming to Milton's industrial land, its existing well-based system will switch to lake water and further industrial development will be possible. This also will permit Milton's wells to provide more capacity in the urban area.

Implications of this lake-based servicing are more dramatic for Halton Hills since currently the area has no industrial development at all. Servicing is planned for a 1,000-acre area, but will begin with 300 acres east from the James Snow Parkway.

"We anticipate development with prestige industrial uses like manufacturing, warehousing and distribution," says Allan O'Neill, Halton Hills' Economic Development Officer, "as well as office and supporting commercial uses. The Town is currently having discussions with potential users of the land, but I'm not in a position to provide details at this time. It's definitely a question of 'build it and they will come.'" Mr. O'Neill expects that the construction of servicing to Halton Hills will be complete by spring 2004.

Timing is critical in attracting business to Halton, as is certainty over the availability of servicing. Tenders are being put in process ahead of time so that if Regional council approves the new by-law on July 9, the appeal period will expire August 18, and then project funding could begin and tenders could be awarded. A Regional report of April states, "Staff is proposing an aggressive schedule for the implementation of the proposed by-law and financing plan."



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