

Rates lower than those first proposed

Halton school boards okay new development charge bylaws

Development charges used to fund new school sites have been approved at lower rates than originally proposed.

Halton's public and Catholic boards approved new Education Development Charges (EDC) bylaws last week.

The new bylaws will be in effect for 15 years, with a rate structure set for five years.

The lawyer reporting to school boards on the matter described the final agreement as a reasonable compromise.

"This addresses many, but not all, of the issues and there was a certain give and take," said Brad Teichman. "The lion's share of sectors are satisfied."

He noted the Urban Development Institute of Halton and the Greater Toronto Homebuilders Association had agreed not to appeal the bylaw.

And since the bylaw

changes were favorable to parties who expressed concerns earlier, Teichman suggested no further public meetings would be necessary.

The EDCs approved are \$874 per residential unit for the Halton District School Board and 15 cents per square foot of gross floor area for non-residential developments. For the Catholic board the charges are \$689 per residential unit and 19 cents per square foot for non-residential developments.

Board members were told educational development charges were reduced because school capacity numbers did not match actual inventories and because larger schools are being built on new land sites.

Overall EDC rates were reduced \$113 per unit for the public school board and \$225 per unit for the Catholic school board.

Residential developers will

bear 85 per cent of EDCs, while non-residential developers will assume 15 per cent. The previous ratio was 75-25.

The ratio does not affect the dollars school boards will have to purchase properties, but it is an issue for developers, said Lynda Townsend, lawyer for UDI Halton and Greater Toronto Homebuilders.

She said the 10-15 per cent range is the compromise area. Townsend said attaching the charge to residential units is a good approach because if construction slumps, there will be less need for schools anyway.

The lawyer said there were intense negotiations and parties involved wanted to meet the provincial government's



DENNIS BIRD

Aug. 31 deadline for the bylaw, without resorting to appeals.

"It's better to compromise than fight," said Townsend. "The development community is very supportive of schools being built. A community is not complete unless there are schools."

Concern over credit provided for redevelopment of burnt or demolished buildings was expressed by Karl Gonnson of the Hamilton-Halton Home Builders Association.

He said more than the two-year time limit is needed for the redevelopment credit.

Teichman noted the limits are two years for residential redevelopment but five years for non-residential redevelopment.

The public school board made one amendment to its bylaw—it will no longer exempt non-profit alternative schools from Education

Development Charges.

Burlington trustee David Bird said he proposed the amendment because of the provincial funding formula, which provides grants on a per pupil basis.

"Should parents pay taxes and have students in other forms of education, that's fine," said Bird. "But looking at it as a business, by pulling students out, that's costing us money."

Oakville trustee Marianne Hawthorne said it would be mean-spirited to remove the exemption.

"We've benefited in the past from these schools through taxes paid (by parents)," she said. "I don't feel it's the right thing to do. They're providing alternatives in education."

The board voted in favor of the amendment, with Hawthorne being the lone dissenter.

—By Dennis Smith, special

INVEST IN YOUR COMMUNITY

SHOP AT HOME

NOTICE OF THE PASSING OF AN EDUCATION DEVELOPMENT CHARGES BY-LAW BY THE HALTON DISTRICT SCHOOL BOARD

TAKE NOTICE that the Halton District School Board passed an Education Development Charges By-Law on the 18th day of August, 1999, under section 257.54 of the *Education Act, 1997*.

AND TAKE NOTICE that any person or organization may appeal the By-Law to the Ontario Municipal Board under section 257.65 of the Act by filing with the Secretary of the Halton District School Board on or before the 27th day of September, 1999, a notice of appeal setting out the objection to the By-Law and the reasons supporting the objection.

The By-Law comes into force on August 31, 1999. The education development charges imposed by the By-law are as follows:

- \$874.00 per dwelling unit in regard to residential development
- \$0.19 per square foot of gross floor area in regard to non-residential development

The education development charges are imposed on all development of lands in the Region of Halton. Accordingly, a key map showing the location of the lands subject to the By-Law is not provided as part of this notice.

A copy of the complete By-law is available for examination in the offices of the Board located at 2050 Guelph Line, Burlington, Ontario, during regular office hours.

Notice of a proposed by-law amending the education development charge by-law or the passage of such an amending by-law is not required to be given to any person or organization, other than to certain clerks of municipalities or secretaries of school boards, unless the person or organization gives the secretary of the Board a written request for notice or any amendments to the education development charge by-law and has provided a return address.

Dated at the City of Burlington this 30th day of August, 1999



Dusty Papke
Director of Education
and Secretary to the Board
Telephone: (905) 335-3663



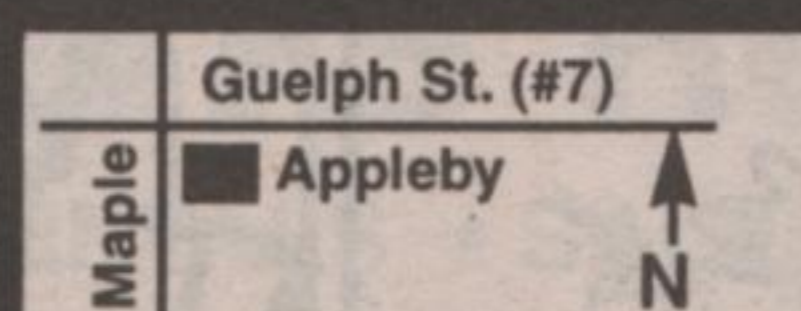
Pre Season
Fireplace
SALE
MAJESTIC
VERMONT
CASTINGS
DOVRE

DEMO MODELS
SCRATCH & DENT
LIMITED STOCK



*On Union Energy Billing O.A.C

MILTON
876-3267



118 GUELPH ST., GEORGETOWN

877-8990

Hours: Monday -Thursday 9-5; Friday 10-7; Saturday 11-4; Closed Sunday & Holiday Monday

APPLEBY SYSTEMS

"Your Neighbourhood Union Energy Dealer"
Fireplace, Heating & Air Conditioning Contractors
30 years of Quality Service to the Halton Community.

BARBECUES up to

\$200⁰⁰ off



NAPOLEON
QUALITY GAS GRILLS



Broil King.
Great Barbecues Every Time



weber.

NO INTEREST
NO PAYMENT
FOR
90 DAYS*



MAJESTIC
Fireplaces



VERMONT
CASTINGS DOVRE.

SALE ONE WEEK ONLY!