

Town to recoup costs by hiking development fees

CYNTHIA GAMBLE
Staff Writer

Anyone who wants to build in Halton Hills will have to figure on spending more in development fees.

Halton Hills council recently approved a planning report calling for "measured planning fee increases" for 2007. The new approach is designed to help the Town recoup its costs in processing planning applications— those costs in 2007 are estimated at \$1.1 million. The new fee structure will recoup \$977,515 of that \$1.1 million.

Fees will increase by about 43 per cent, which will mean an average cost recovery of between 75 and 100 per cent (average of 87.5 per cent). The 2006 cost recovery had been set at 75 per cent.

"I am glad to see us moving in the right direction here towards that 100 per cent recovery, especially in the large residential development," said Ward 4 Councillor Bob Inglis.

Highlights of the new fee structure include:

- New surcharge fees for large urban or rural developments that involve more than 2 hectares (five acres) of development, more than 50 residential dwellings or units (\$75 per unit) and more than 100,000 sq. ft. of gross building floor area.

- New surcharge fees for special or unique land uses such as new or expanded aggregate pits and quarries (up to \$50,000 based on the number of hectares) or new major public and private utilities such as a power generation plant.

"I am glad to see that coming," said Wards 1&2 Regional Councillor Clark Somerville. "Because of the tremendous cost put on the Town when these application come in." He noted Halton Region and Milton have similar fees in that range.

- A fee reduction for the 401 Corridor up to a maximum



BOB INGLIS

of 50 per cent for proposed industrial, manufacturing and office developments, after consultation with the Economic Development Committee. (Town council will vote on Acton Councillor Mike O'Leary's motion at the March 6 meeting whether to include other industrial areas in the town.)

"We, as a town, will be better off in our tax assessment if we could encourage even existing businesses to expand their operations," said O'Leary.

- Fee reductions for special public benefit uses such as developments involving non-profit housing or medical offices.

- The Standard Administration fee, which applies to a large number of standard town approvals, has been raised 20 per cent from \$596 to \$750.

- New subdivision application fees for standard applications (\$15,000) and major subdivision applications (\$20,000) have been set. As well, new site plan application fees have been set (\$7,000 for standard and \$12,000 for major applications). Fees for major industrial or commercial site plans has been set at \$12,000 plus \$1,000 per additional 10,000 sq. ft. floor area to a maximum of \$15,000.

- New condominium application fees of \$15,000 have been established.

- A new Ministry of Environment fee (up to \$50,000) for proposed new and expanded large industrial developments that require or subject to MOE approvals.

Planning staff will report back to council in September on changes to Town fees associated with the registration of development and subdivision agreements with the aim to recover 100 per cent of all the town costs.

Building permit fees have also been increased including:

- Minimum building permit fees, demolition permits, and re-examination fees have been increased 20 per cent from \$125 to \$150

- Flat rates involving sewer systems have gone up 3 to 62.5 per cent to cover the cost of two additional Ontario Building Code mandatory inspections

- A new fee (1.5 times the original fee) was established for construction commencing without a permit to offset administrative and investigation expenses. It does not include any penalty if found guilty. The fee increases are expected to cover the expenses for administration and enforcement of the Building Code Act for 2007.

- A new fee for the transfer of a building permit to a new owner (\$85).

More information on the new fee structures is available on the Town's website, www.haltonhills.ca. Click on Feb. 5 council meeting, reports 8G and 8H.

(Cynthia Gamble can be reached at cgamble@independentfreepress.com)

Notice of Completion.

HALTON HILLS GENERATING STATION

TransCanada Energy Ltd., a wholly owned subsidiary of TransCanada PipeLines Limited, has completed an Environmental Review Report on a new electricity generation facility, the Halton Hills Generating Station (HHGS), in the Town of Halton Hills.

The HHGS is a 683 MW natural gas fuelled, combined-cycle facility. The HHGS will be located on undeveloped lands in the Halton Hills 401 Corridor Industrial Area on a site located between Highway 401 and Steeles Avenue west of 6th Line. The HHGS was awarded a contract in November 2006 by the Ontario Power Authority (the "OPA") in response to the OPA's Request for Proposals for a Generating Facility with a contract capacity of 500 MW to 600 MW connected to the area surrounding Trafalgar TS (Request for Proposals No.: GTA-West-Trafalgar-2006).

The Environmental Assessment for the HHGS is following the Environmental Screening Process as set out in the "Guide to Environmental Assessment Requirements for Electricity Projects" (the "Guide") under Ontario's Environmental Assessment Act. The Environmental Screening process has two possible stages—the Screening Stage and the Environmental Review Stage. For the HHGS Environmental Assessment, both stages were undertaken.

The Environmental Review Report (ERR) and supporting documentation is now available for a 30-day public review period as called for in the Guide.

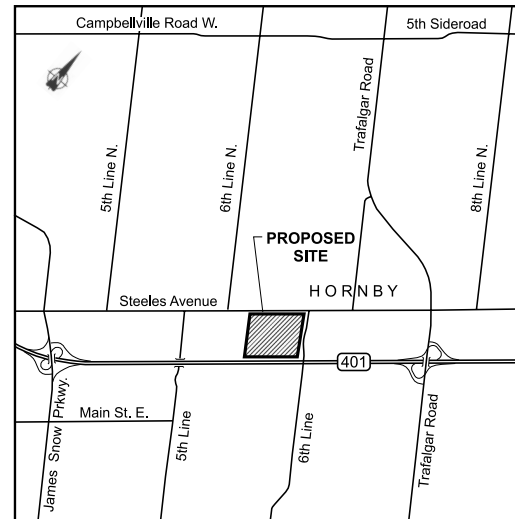
Residents, businesses, and community groups are invited to visit our website for a copy of the complete report at www.transcanada.com/haltonhills.

The report and supporting documents are also available for viewing at the following locations:

Clerk's Office Town of Halton Hills 1 Halton Hills Drive Halton Hills, ON L7G 5G2	Clerk's Office Town of Milton 43 Brown St. Milton, ON L9T 5H2	Georgetown Branch Halton Hills Public Library 9 Church St. Georgetown, ON L7G 2A3
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TransCanada is committed to consulting with the public and other stakeholder groups throughout the development of this project. If an interested party has outstanding environmental concerns about the project, please address these to HHGS at the contact information below and we will attempt to seek a mutually acceptable resolution. Concerned citizens have the option of sending in a written request to the Director of the Environmental Assessment and Approvals Branch, Ministry of the Environment to elevate the project to an individual Environmental Assessment. A copy of the elevation request must be sent to the proponent. The last date when requests for elevation can be received is March 26, 2007.

Ministry of the Environment
Environmental Assessment and Approvals Branch
2 St. Clair Ave. West, Floor 12A
Toronto, ON M4V 1L5
Attention: James O'Mara, Director



Proposed Halton Hills Generating Station

Halton Hills Generating Station
TransCanada
8th Floor, 55 Yonge Street
Toronto, ON M5E 1J4
Attention: Christine Cinnamon

Cost of regional council tops \$1M

A little more than \$1 million was spent on regional council members' salaries, benefits and expenses in 2006.

A staff report presented to the Region's administration and finance committee Wednesday detailed what each councillor and the chairman made last year.

Topping the salary list was Joyce Savoline, the former regional chairman who didn't seek re-election in November, with \$164,000.

Most councillors earned between \$35,000 and \$41,000, with the exception of those who were newly elected, who each made about \$2,700. Regional Chairman Gary Carr took in \$12,500. These numbers also include benefits.

About \$26,000 was spent on regional council members attending conferences and nearly \$12,000 on mileage and other expenses.

The document also detailed committee and board remuneration and expenses for 2006, which were: ecological and environmental advisory committee, \$591, Halton Regional Police Services Board, \$43,669, and conservation authorities, \$35,951.



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