

Town drives tough deal, developer says

To protect present Milton taxpayers from paying for the extra services the Timberlea subdivision will create, Milton Council is negotiating with the developers, Victoria Wood Developments Ltd., to pay an estimated \$2.3 million over and above the usual capital contributions for each housing lot.

Richard Cunningham of Victoria Wood said he knows of no other municipality which is asking developers to do this.

"The town council is very concerned that they shouldn't have to increase taxes of the existing homeowners," Mr. Cunningham said. "You have to consider though, that the various households coming in will be paying taxes. You can't honestly say the new people won't be paying for their services."

Mr. Cunningham added that the extra money the council wants would not be coming out of the developer's pockets but would be added onto the cost of each house.

"Rather than burden the existing taxpayers, town council is making the new homeowners prepay for their services and making them pay again through taxes," he added.

Councillor Rick Day said he was aware the extra revenue would not come from the developer's pocket, but added he would rather have an extra \$5,000 added to each mortgage which would be paid over the next 35 years instead of the town taking out 20 year debentures which would have to be paid by everyone for the next 20 years.

"You have to set your terms of references," Councillor Day added. "My responsibility is to the existing taxpayers of Milton."

Councillor Day felt that the town was being fair with the developers in its demands.

He pointed out the subdivision was included in the official plan and rezoned by the last council before the creation of regional government, while Brian Best was mayor.

Councillor Day, said the town was committed to the development of the subdivision, but was trying to make the best of it.

"Developers know that as councils change, so do the rules," he said.

According to Mayor Don Gordon, Councillor Day, Legislative Assistant Jack McGeachie and Planning Director Bob Zsadyani the addition of the Timberlea subdivision pointed out the need the Amendment Seven, which would allow approximately 1,400 acres of farmland to be rezoned for industrial development, to be approved by the province.

"Everyone knows residences don't pay their way," said Mr. McGeachie. "The scale is going to tip down unless all of a sudden we get lucky and a big industry like Ford decides to come in."

Director Zsadyani said the Timberlea subdivision would aggravate the present municipal balance of assessments, but he was optimistic Amendment Seven would be approved to offset this.

He felt two or three more industries would restore the balance to its present state.

Councillor Day said even the present balance is inadequate and the inclusion of Timberlea would only worsen it.

"Presently only 25 per cent of the total assessment is industrial," Councillor Day said. "In my opinion it should be 50-50."

Even with the approval of Amendment Seven, Councillor Day said things would

get worse before they get better.

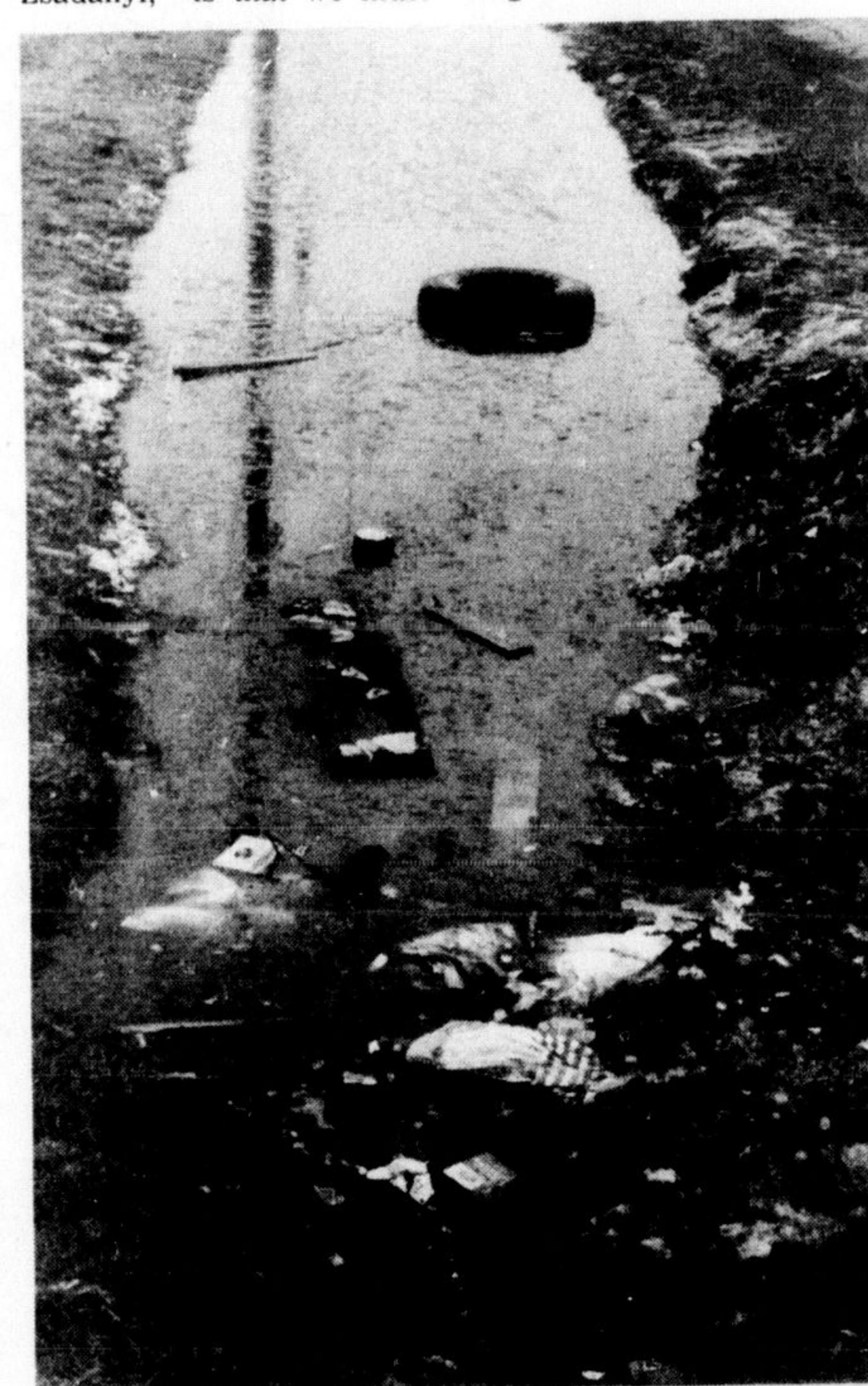
"I'll ask everybody an open challenge to prove how development will benefit us," Councillor Day said. "Everyone says it will create more people to shop at Ledwith's, which it will, until someone brings in a new plaza to take the extra business. The only argument I'll take is that you have to let more homes in, but these should be on your terms."

"What it boils down to," said Planning Director Bob Zsadyani, "is that we must

honor our commitments to supply more housing. Because we're here we can't keep others out, otherwise 99 per cent of us wouldn't be here now."

However, Mr. Zsadyani added that once Milton is finished adding the subdivisions it has committed itself to, the town will have reached its maximum residential growth until 2001.

The rest of the time, he felt, should be committed to rounding out the town's industrial growth and balancing the assessment.



AH, GLORIOUS SPRING... the season when the snow disappears and man's thoughtless littering shows up to mar the landscape. This ditch on Heslop Rd. illustrates a winter's accumulation of castoffs floating in the water.

Small town life

(Continued from Page 1) system is to bring people into the downtown area," he said.

With the expansion of services will come an increase in town employees to run the services and an increase in town staff to administer them.

According to Councillor Day, the town is currently holding the line at hiring any new employees, even though staff is "bursting at the buttons" with present workload.

"The new people coming in are going to expect the same services they had in Metro," said Town Planning Director Bob Zsadyani, "and we're not delivering the services now, to what people in Dorset Park expect they should have."

With an approximately 25 per cent increase in population, Councillor Day felt the servicing and administrative costs would expand by about the same percentage.

"It might bring CUPE (Canadian Union of Public Employees) into the municipal offices. Each year we sit down with each employee and set salaries, but CUPE would mean negotiations. What it all means is losing the town spirit," he lamented.

At one recent council meeting Councillor Day said the additional residents might force the town to "burst out of town hall" into a larger municipal complex, but Mayor Gordon later told The Champion this was "utter nonsense".

The mayor said the way to get around hiring additional administration employees would be to bring in data pro-

cessing to handle the increased load of tax bills.

"If we bring data processing into the treasury department it will take care of the future needs of that department," Mayor Gordon said. "If not, it will mean hiring extra employees. I would prefer data processing," he said.

Councillor Day said a computer committee is being formed which would include himself, Ward Two Councillor Gord Krantz and a few other councillors. The committee, according to Councillor Day, is considering having someone connected with computers sit with the committee and explain how they could benefit the town of Milton.

Mayor Gordon pointed out the Timberlea subdivision

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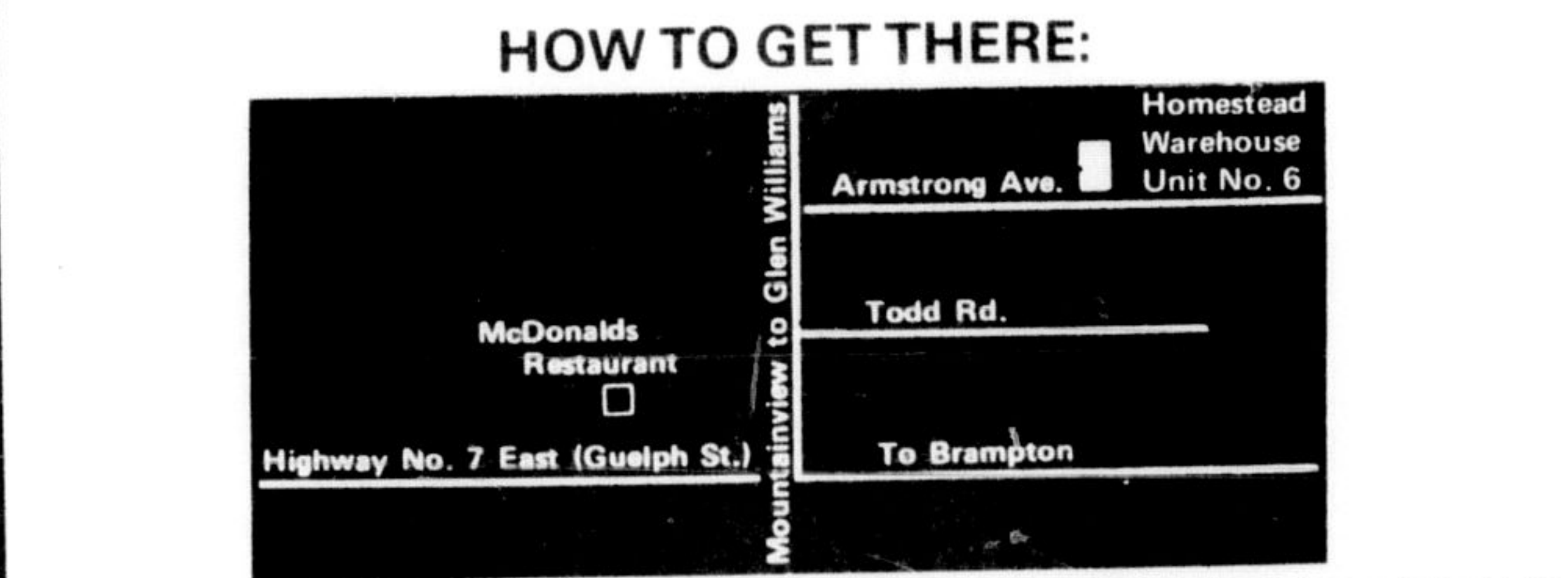
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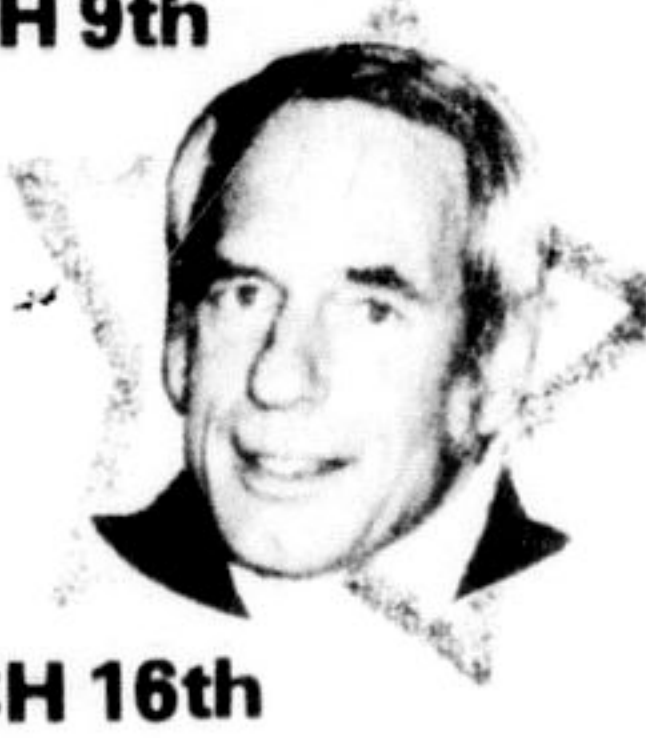


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