

# Bylaw to take effect Aug. 18

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chambers of commerce.

Lyn Townsend, who represents the Halton Industrial Development Group, asked council to extend the 30 per cent discount to March 31, 2010. The discount is slated to be partially phased out by next April and then fully phased out in 2010.

Both the Oakville and Milton chambers of commerce asked for the same extension.

Townsend reiterated the development community's position that the high DCs will act as a deterrent for businesses looking to set up shop in Halton.

At its meeting Monday night, Milton council also passed a motion that expressed the municipality's concern that the new DCs will have a negative impact on business development in Milton.

After hearing from the delegates, regional councillors went on to make a series of motions about the DCs, most of which were defeated.

The failed motions included ones to:

- Eliminate the discounts for manufacturing, office and warehouse developments — from Oakville Mayor Rob Burton
- Implement region-wide DCs — from Oakville Councillor Alan Johnston
- Extend the discount to

March 31, 2010 — Milton Mayor Gord Krantz

• Have a transitional policy so that manufacturing, office and warehouse developments on certain lands will pay the current DCs if they're issued a building permit by November 30 — Milton Mayor Gord Krantz.

Council ultimately supported the area-specific DCs and the discounts that'll be phased out.

Another motion from Burton that asks staff to report on options to deploy a variety of targeted economic development tools was also passed.

Last but not least, approved was a resolution from Burlington Councillor Jack Dennison that effectively lets high-density developers who are building 100 units per hectare pay their DCs at the building permit stage, down from 150 units per hectare.

DCs are levied by municipalities to recover growth-related costs associated with things like roads, water and sewer infrastructure needed to service new development.

The new DCs are expected to cover 78 per cent of development costs, or \$56 million per year, leaving 22 per cent to be paid by the taxpayers, or \$15 million.

Currently the Region charges Halton-wide DCs for roads and

general services and area-specific DCs for water and wastewater, with the latter fees being higher in Halton Urban Structure Plan (HUSP) areas where rapid development is taking place, like Milton, north Oakville and the Milton/Halton Hills 401 corridor.

Now that the area-specific charges are continuing, the cost to develop a home in a HUSP area will go from \$22,752 to \$28,864 and from \$13,677 in a non-HUSP area to \$23,764.

The price for a retail development in a HUSP area will rise from \$12.09 per square foot to \$14.79, while non-HUSP retail will pay \$11.23 per square foot, up from the current \$10.36.

Manufacturing, office and warehousing businesses will have to fork over a discounted rate of \$10.74 per square foot in HUSP areas, up from \$9.59, and \$7.18 per square foot in non-HUSP areas, which is down slightly from the current \$7.85. Once the discounts are phased out though, these fees will be the same as those for retail developments.

The new DC bylaw comes into effect on August 18.

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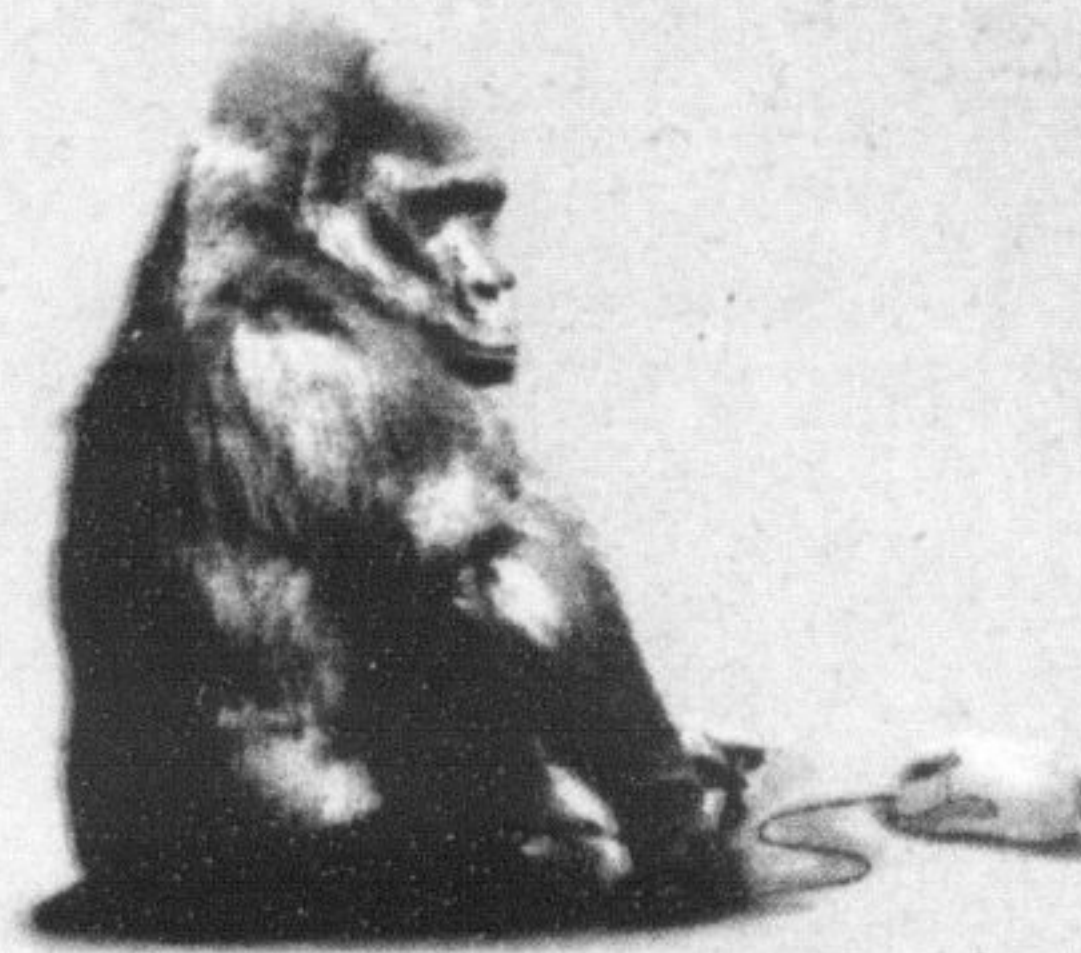
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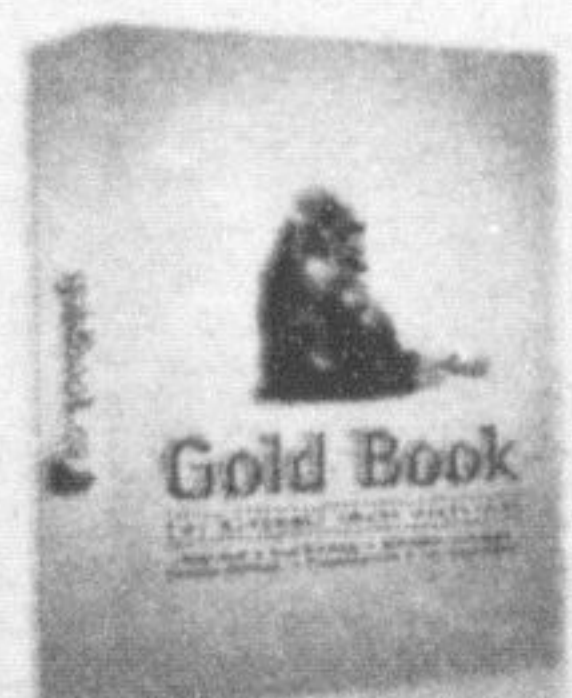
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