

# Update expected at Region committee today

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need for developments in north Oakville and Milton. The Region is projecting a total take-up of 40,000 allocations in those areas by 2021, including 11,000 in the first allocation round of 2009-2010 starting this week.

The Region was waiting for developers to submit Friday how many allocations they require for 2009. Whether developers have requested fewer allocations than projected will be the subject of an expected verbal update to the Region's administration and

finance committee today.

The main sticking point for developers isn't just the extra money the Region wants, but when it wants the money and the fairness on how the municipality is financing infrastructure improvements.

For the initial round of 11,000 allocations, the Region is demanding \$80 million in cash flow payments, essentially interest-free loans from the developers, to finance its expansion of the hard services. Developers must pay a portion of the money up front when they request an allocation,

and they will be paid back by future developers who acquire allocations in 2011 and 2013.

This up front financing is necessary as a large portion of the \$2.5 billion in water, wastewater and roads projects that the Region must undertake between now and 2021 must be paid over the next few years, said Carr.

"We don't do any building until we get money in hand," he said.

However, the current credit market makes it extremely difficult for developers to get money to actually build homes, much less finance municipal infrastructure, according to real estate experts.

Generally, developers pay charges for hard services at the time they make subdivision agreements with municipalities. This is after they have already received draft plan approval, at which point they're allowed to start selling their homes under provincial law. Paying up front means developers must have a large amount of existing cashflow as they won't have any home sales from which to draw money.

For industrial, commercial and institutional developments, the Region pays for the infrastructure itself and collects the money back in development charges later on.

However, Carr said the Region has no interest in doing the same for residential development, as it may expose taxpayers to risk if the residential development doesn't happen.

What risk? questioned BILD President Steven Dupuis.

"The Province outlined growth in this area (Halton), there's going to be growth there," he said. "That just shows me that Halton's saying, 'Just give us the jobs, not the people.' But people bring benefits."

Regional staff responded that

fronting the money itself would also increase Halton's debt capacity above its guideline of about 14 per cent. The Province's guideline is 25 per cent.

Local Milton landowner York Gruehl, who owns land expected to be used for higher density development, said the upfront costs strike hardest at condominium developers.

Generally, a condominium developer has to sell about 70 per cent of the units in a building before banks would give them money to build, which means the planning and sales process can take years. Paying money up front is extremely difficult for high density developers because they go long periods of time without cash coming in, said Gruehl.

Condominium seller Brad Lamb agreed with Gruehl's assessment.

"The more money they (condominium developers) put up, and the longer they put it up, the lower the return on their money," said Lamb, adding it's already much more difficult to build condominiums as part of greenfield developments in the suburbs.

"The Province wants high density. It's (the Region's charges) counter to high density."

Despite these concerns, Gruehl admitted his company, Cancast, has asked for 500 of the new allocations.

Along with the up-front costs demanded by the Region, developers are also concerned about an extra \$4,500 per-unit contribution, totalling \$138.5 million for the 40,000 allocations, they will have to pay the Region on top of \$1.215 billion in development charges.

In early 2008, the Region charged residential developers about \$22,000 for each single-detached equivalent unit in the

growing areas of north Oakville and Milton. A new development charges bylaw passed by the Region last Spring pushed that figure up to about \$29,000.

But in the fall, the Region then demanded the extra contribution, arguing it was to cover mandatory exemptions as required in the province's Development Charges Act and exemptions and discounts the Region gives in its own development charges by-law.

Though the provincial Act is clear in that residential developers must pay the full cost for hard services, it does give exemptions for other types of landowners such as schools and municipal buildings, and that's money the Region wants to recover from residential developers rather than the taxpayer.

And the Region's development charge bylaw gives 30 per cent discounts to some manufacturing, office and warehouse developments but not to residential developers, though the discount will be phased out starting this year.

The contribution, which is a financial agreement made under Section 110 of the Municipal Act of 2001, is a relatively recent financing tool used by municipalities. One of the first to use it was the Town of Milton. In Milton, residential developers in the new part of town pay more than \$10,000 in Town-related development charges, \$2,000 in education charges and \$2,000 'voluntary' contributions to the Town to cover capital costs it says it needs on top of development charges.

Carr said the Region has received internal and external legal opinions that the contribution is valid. And he warned developers not to challenge it in court.

"If we get a challenge on it, nobody goes ahead, everything stops dead," he said.

Whether everything stops dead is what the Region will find out this week. But planning committee chairman John Taylor said even if developers don't request as many allocations as predicted, it doesn't mean the Region would charge lower per-unit costs. It simply means staff would have to draw up a different financial agreement with developers, he said. Besides, the Region has previously issued more than 9,000 allocations to developers that haven't been used up, said Taylor, ensuring construction in north Oakville and Milton will continue for the foreseeable future.

The Region's hard-line stance is based on Carr's belief that growth in Halton isn't paying for itself. Last year, the chair argued the Province should either force the developers to once again pay development charges for hospitals, something stopped by Carr's own Mike Harris-led government in 1997, or pony up the money for new and expanded hospitals in the Region itself. The Province made no change to its original schedule for hospital construction in Halton and Carr has dropped the issue, focusing instead on getting developers to pay more for hard service capital costs.

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## ध्यानार्थ जे एम डेनीस - फील्ड गेट - बाइसन कम्युनिटीज

हॉल्टन डिस्ट्रिक्ट स्कूल बोर्ड में अभी जूनियर अथवा सीनियर किंडरगार्टन के लिए पंजीकरण करवाएं

कहाँ: दि मिल्टन स्पोर्ट्स सेन्टर  
(605 सैंटा मारिया बीएसवीडी, साउथ ऑफ डेरी रोड L9T 3R5,  
905-875-5393 x 2601)  
कब: 19, 20 अथवा 21 जनवरी को  
समय: 9:00 बजे प्रातः - 4:00 बजे सायं

दुमाषिए मौके पर ही उपलब्ध होंगे।

कृपया पंजीकरण करवाने के लिए निम्नलिखित मूल दस्तावेज साथ लाएं:

- \* लीज, खरीद करार या संपत्ति कर बिल के रूप में आवास का प्रमाण
- \* अपने बच्चे का जन्म प्रमाणपत्र, पासपोर्ट अथवा जन्म का "लाइव" डॉक्यूमेंटेशन।
- \* टीकाकरण का प्रमाण, अथवा दार्शनिक या धार्मिक छूट फार्म (और जहां आवश्यक हो, पूरा किया चिकित्सा अधिकार-पत्र)

यदि आप बच्चे के माता-पिता नहीं हैं, अथवा यदि आपके पास संपूर्ण कस्टडी है, तो कृपया कस्टडी (न्यायालय आदेश) का प्रमाण साथ लाएं।

यदि आपको कुछ पूछना हो, तो कृपया जे एम डेनीस स्कूल को 905-878-2379 पर टेलीफोन करें।

## पिआनजेग जे एम डेनीस - फील्ड-गेट-बाइसन कम्युनिटीज (Attention JM Denyes - FieldGate - Bison Communities)

सुनीअर नॉ सनीअर किंडर गार्डन लडी गुए हॉल्टन डिस्ट्रिक्ट स्कूल बोर्ड नाल रजिस्ट्रेशन करवाएँ।

किसे: द मिल्टन स्पोर्ट्स सेंटर (The Milton Sports Centre)

(605 Santa Maria Blvd, South of Derry Road L9T 3R5, 905-875-5393 x 2601)

कब: जनवरी 19, 20, नॉ 21

समय: 9:00am - 4:00pm

पंजाबी बोलचाल वाला बच्चे नॉ बच्चे बच्चा गनर होंगे।

रजिस्ट्रेशन करवाएँ लडी बिना बच्चे हेल लिये असली दस्तावेज लै के आवें।

-उगाडी रजिस्ट्रेशन द सभुज सिद्धे बिराए दी लीज, यर दी खरीद दारी दे पेपर, नॉ यर दी परेपेटी टैक्स दे पेपर।

-ननम सरटीफिकेट, पासपोर्ट, नॉ उगाडे बच्चे द ननम दस्तावेज।

-सारे टीके लगे होंगे हन द रिक्वायर्ड, जे नही लगे होंगे उं किस बरत बरत नही लगे उं सभुज सिद्धे बिसे धार्मिक बरत बरतें।

जे उगाडी बच्चे दे मया नही हों नॉ उगाडे इक्विलिटी बच्चे हों उं बच्चे द अपिबचर उं उं बिना बरत सभुज नाल लै के आवें।

सेक्टर उगाडा बच्चे सवाल उं उं उमी जे एम डेनीस स्कूल नुं 905-878-2379 उं फोन करें।

## ஜே எம் டென்யஸ்- பீல்ட் கேட் - பெஸன் சமூகங்களின் கவனத்துக்கு

ஜூனியர் அல்லது ஸ்நியர் கிண்டர்கார்ட்டுக்கு ஹால்டன் மாவட்ட பள்ளிக்கூட வாரியத்துடன் இப்பொழுதே பதிவு செய்யுங்கள்

எங்கே: தி மில்டன் ஸ்போர்ட்ஸ் சென்டர்  
(605 Santa Maria Blvd, South of Derry Road L9T 3R5,  
905-875-5393 x 2601)

எப்பொழுது: ஜனவரி 19, 20, 21 அல்லது 22

நேரம்: காலை 9 முதல் மாலை 4 வரை

மொழிப்பெயர்ப்பாளர்கள் அவ்விடத்தில் இருப்பார்கள்.

பதிவு செய்ய கீழ்க்கண்ட அசல் ஆவணங்களை கொண்டுவருங்கள்:

\*வசித்து வருவதற்கு ஆதாரமாக குத்தகை, வாங்கியபத்திரம் அல்லது சொத்து வரிப்பத்திரம்

\* உங்கள் குழந்தையின் பிறப்புச்சான்றிதழ், கடவுச்சீட்டு அல்லது உயிருடன் பிறந்ததற்கான ஆவணம்.

\*நோய்த்தடுப்புபிப்போட்ட ஆதாரம், அல்லது தத்துவ அல்லது மதம் சார்ந்த விதிவிலக்கு பத்திரம் (மற்றும் தேவையான பூர்த்திசெய்யப்பட்ட மருத்துவ அதிகாரம்)

நங்கள் குழந்தையின் பெற்றோரில்லையெனில் அல்லது உங்களுக்கு மாத்திரமே குழந்தையை பாதுகாக்கும் பொறுப்பு (sole custody) உள்ளதென்றால், தயவுடன் கஸ்டடி ஆதாரத்தை கொண்டுவரவும் (சட்ட உத்தரவு).

கேள்விகள் இருந்தால் ஜே எம் டென்யஸ் பள்ளிக்கூடத்தை அழைக்கவும் :  
905-878-2379