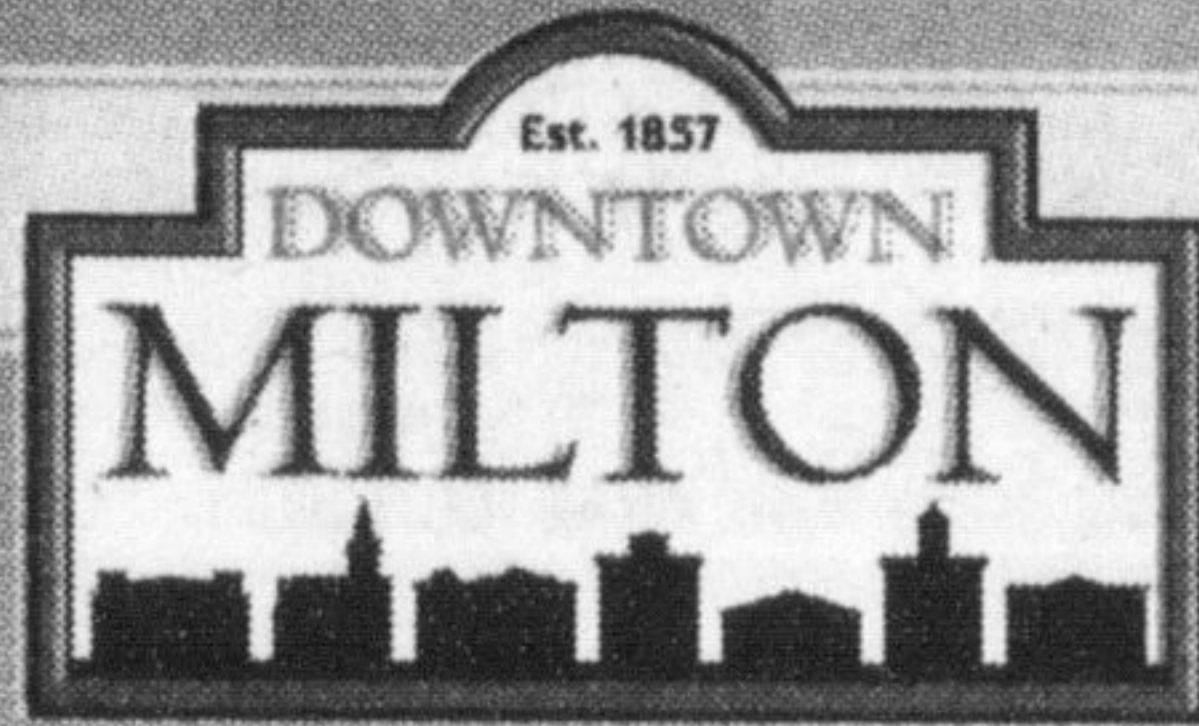


DISCOVER DOWNTOWN MILTON



The Heart of Our Community



Join us for
Downtown Milton's
Classic Car & Motorcycle Show

"Cruisin' on a HOT Summer Night"

Friday July 17, 2009

6:00pm to 10:00pm (Patios open until midnight)



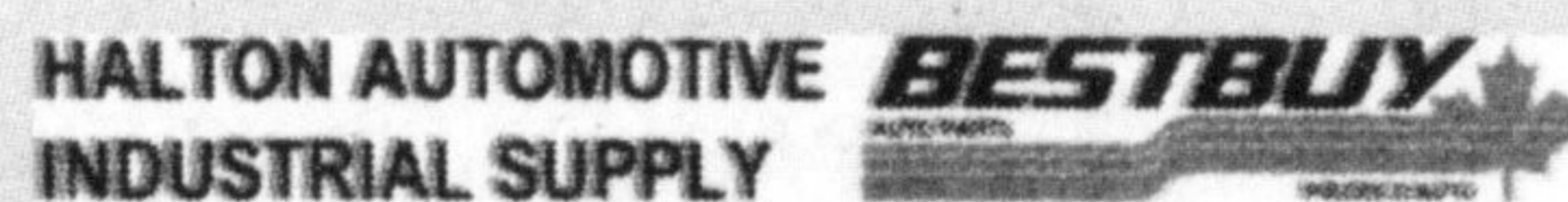
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Johnnie and the
Phatt Cats
6:30pm to 7:45pm

Rolly Rocker and
the Hemi Heads
8:15pm to 10:00pm

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Signs like the one worn by this man were in abundance at Halton Region headquarters Wednesday.

Debate lasts hours before vote taken

• from SAVE on page A1

But as debate dragged on for hours at council's finance committee, the tedium of deliberative politics took its toll on the well-behaved observers. The crowded chambers thinned out as time wore on. Workers snuck out for smoke breaks or simply left. At 4:30, the quitting whistle apparently sounded, and the workers filed back on to the buses and headed home, two hours before the finance committee finally voted, with the staff recommendation losing on a 4-4 tie. The report outlining the extra cost to developers will now go to full council for a vote Wednesday.

At the heart of the ongoing battle between residential developers and Halton Region is the \$8,000 surcharge Regional staff say residential developers must pay to cover the cost of necessary roads, water and wastewater infrastructure to be built over the next decade or so. The fee is on top of the \$29,000 in development charges homebuilders in north Oakville and Milton already pay the region for such 'hard services.' The money can be broken down into two components:

- A \$1,061 per unit cash flow charge — essentially an interest free loan given to the Region from the developers — to cover the cost of new water and wastewater services and a \$2,238 per unit roads cash flow charge for residential growth in Oakville north of Upper Middle Road and in Milton.

Developers are concerned about the timing that this would be paid to the Region. The Region wants some of the cash up front before developers have even got planning approvals from the local municipalities, money from the bank for their projects, or can start selling their houses. The Region doesn't wish to debt finance residential-related

infrastructure, for fear of increasing its debt ratio and jeopardizing its own AAA credit rating. It does undertake such debt financing to build the roads and sewers for employment lands, however, as it sees that as an investment.

- A \$4,590 'voluntary' contribution paid by residential developers to cover the cost of mandatory and discretionary exemptions given to non-residential developers. The mandatory exemptions stem from the Province's Development Charges Act, which specifies the Region can't collect growth-related costs for roads and water and sewer pipes going to new schools, municipal buildings, or expansions to existing industrial operations. Regional council also approved some discretionary exemptions last May when it put in place its current development charges bylaw. That bylaw gave exemptions to farm operations, places of worship, seasonal structures, conservation authorities and a break on the cost of roads to industrial developers. Mattamy's lawyer argued it's unfair for residential developers only in north Oakville and Milton to pick up these costs. Regional staff told committee it could try to spread the cost to developers across the Region but there would be no way to make them pay it.

Only 1,600 of the expected 9,500 sewer and water pipes needed to build new homes in north Oakville and Milton over the next few years have been requested by developers, indicating either a serious financing problem or a united front from the major homebuilders to protest the surcharge by refusing to take part in the allocation program. Council will have to decide whether it's a bluff or a legitimate economic problem.

Tim Foran can be reached at tforan@miltoncanadianchampion.com.



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