

Buying a new home here? Pay up!

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Metroland Staff

The development fee York Region charges each new home buyer is about to top \$9,000 - and it's not stopping there. York will become the first region in Ontario to approve a new development charges bylaw under the province's new Development Charges Act. The policy, which is expected to be approved next month, will

increase the fees imposed on new construction to pay for services such as roads and water pipes. New homebuyers will see their charges jump \$1,565 up to \$9,045 from the current fee of \$7,480. "Clearly, at \$9,000, our charge will be the highest level in the GTA," said Tom Webster, director of development financing. He explained it's more expensive to build water and sewage pipes in York, compared to surrounding

regions, because the region doesn't have direct access to Lake Ontario. "We're essentially landlocked," he said, adding the region also faces significant upgrades for highways downloaded from the province. The increase includes \$38 for a new police station, complete with a forensics lab in Aurora, \$7 for a new police station in Georgina, \$34 to extend the York-Durham sewage system to Queensville, and \$42 to expand Hwy. 7 east of Hwy.

404 to McCowan Road. The region will soon increase its fee by another \$100 to \$150 to pay for services that have not received final approval yet such as building a trunk sewer along Green Lane in Newmarket to serve Holland Landing and Queensville, extending sewage servicing to King City and Stouffville, and assuming Pine Valley Drive and Teston Road from the City of Vaughan. But that's only for the regional portion of the development charges bill. Homebuyers also face charges from school boards and local municipalities. The total development charges for a new home in York will now be about \$19,000, depending on the town. The region argues it must hike its fees to pay for \$3 billion worth of infrastructure needed over the next 20 years to handle growth. York's population will jump from 675,000 people today to 1.1 million in

2021. The region is also increasing the development fees businesses pay to construct new offices, stores and factories. But because the region doesn't want to chase away businesses that will provide jobs and taxes, existing taxpayers will continue picking up some of those infrastructure costs. For example, the region estimates it would have to collect \$2.85 a square foot for industrial construction and \$6.45 per square foot for commercial/institutional construction to recover the full cost of providing services. But instead of saddling businesses with the full costs, residents will pay a portion. New businesses, for instance, will pay 76 per cent of the costs of building new roads, with existing taxpayers picking up the rest. And businesses will pay 80 per cent of the cost of new water and sewer pipes, with the rest paid through user rates.

YORK REGION'S NEW PERMANENT HOUSEHOLD HAZARDOUS WASTE DEPOT



OPEN YEAR-ROUND STARTING WEDNESDAY, MAY 13, 1998

- What to do:**
1. Look under your kitchen and bathroom sinks, in the medicine cabinet, tool shed, garage and basement. You'll probably find all kinds of cleaners, waxes, detergents, cosmetics, expired prescriptions, solvents, paints, bug killers, oils and grease, etc.
 2. Make sure all materials are in original containers or contents are very well marked on containers. Do not mix different products together. Be sure that all containers are capped. Please remember that your containers must be deposited with waste materials and are not returnable.
 3. Bring your household hazardous waste to York Region's new Depot at no charge.

HOURS OF OPERATION FOR 1998

WEDNESDAYS
10:00 A.M. - 6:00 P.M.

AND

SATURDAYS
8:30 A.M. - 4:30 P.M.
(EXCEPT STATUTORY HOLIDAYS)

TOWN OF MARKHAM

- Please Note:**
- York Region residents only (proof of residence is required)
 - No commercial, industrial or medical office wastes accepted
 - No explosives (other than the above types), ammunition, PCBs or radioactive wastes accepted
 - Needles and syringes from household medicinal use will be accepted in rigid containers only. No other pathological wastes will be accepted
 - Motor vehicle batteries and oil filters will also be accepted.



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