



Some Key Facts about the Saw-whet Golf Course Development Proposal

- Developer, Bronte Green, wants to build 785 single homes and townhouses and 2 multi-story buildings on the land that is now Saw-whet Golf Course, (part of what are known as the Merton Lands which also includes Deerfield Golf Course)
- In October 2014, the Developer by-passed Oakville Council, and brought the matter to the Ontario Municipal Board for a ruling
- On April 8, 2015, Council approved this motion: *"That counsel be instructed to attend the OMB proceedings to oppose the applications as being premature and not in the public interest using an evidentiary based approach."*

A pre-hearing will take place **May 1, 10 am at Town Hall** (this is when you can sign up to participate – more below)
The hearing is currently set to start **October 13, 2015**

What is the OMB? ..."the OMB is part of the administrative justice sector in Ontario. Its processes are designed to resolve disputes... OMB Members make independent decisions based on the applicable law and policies, and the evidence presented at the hearing". (More at www.omb.gov.on.ca)

How the public can play a part in the OMB Hearing: If you would like to express your thoughts about this plan at the hearing you can sign up to be a **Participant**: "A participant is a person or organization that participates at a hearing by **making a statement to the Board** on some or all of the issues on the matter being heard. .. They may be questioned by the Board and parties. ...A participant may submit a written statement without attending the hearing. However, the Board may not give the written statement the same weight as a statement made in person since participants cannot be questioned about their statement if not present at the hearing." (from www.omb.gov.on.ca)

How to become a Participant

- attend the **May 1, 2015 pre-hearing, 10:00 am at Town Hall** where you will have an opportunity to sign up for Participant status. You do not need to have your statement ready at this time. (if unable to attend pre-hearing it is permissible to send a representative with a letter authorizing them to sign you up)
- send information about your presentation to the board by the prescribed dates (determined at the pre-hearing)
- attend the hearing on the assigned date (likely in October) and make your presentation

Note: Participants will receive mail from the OMB containing some legal language that is generally intended for the parties and their lawyers. **Focus on the portions intended for participants** keeping an eye on key dates etc.

If you have specific questions about the hearing, the contact for this case at the OMB is

Raymond Borja who can be reached at 416-326-5358

More information: www.oakville.ca/merton www.elgar.ca www.omb.gov.on.ca

Questions: mayor@oakville.ca allan@elgar.ca lapworth@cogeco.ca

TAXPAYERS SUBSIDIZE COSTS OF GROWTH

Do you want to help pay for the development of Saw-Whet Golf Course?

Upper Middle Road



Before 1997, regional governments recovered all growth related costs for regional services through Development Charges (DCs) which are charges imposed by municipalities on developers to pay for increased capital costs related to growth. DCs are the primary funding tool helping municipalities to fund the infrastructure needed to support growth-related capital costs for services like roads, water, wastewater, police, courts, schools, fire and transit.

The Development Charges Act (DCA), 1997, introduced changes to the way DCs are calculated and as a result, today, many of the above expenses are no longer covered by DCs.

Since 2000, \$148.4 million of growth-related infrastructure in Halton has not been funded by DCs. By 2031, without changes to the DCA, that number will grow to \$339.2 million. **Taxpayers are left to pick up this short fall.**

Ensuring that growth pays for itself is of critical importance. The extensive growth targets for Halton set by the Province must be matched with adequate funding for the infrastructure required to support it. Currently, the infrastructure needs in Halton (including state-of-good-repair programs) to 2031 are expected to reach a staggering \$5.6 billion.

Local residents should be aware that Oakville's share of these regional development short falls is a whopping 42 per cent! In addition, Oakville has its own development related expenses not fully covered by development charges.

Long-term, predictable funding is required to ensure that taxpayers no longer bear the burden for growth. As a result, Halton Region is advocating to the Provincial and Federal governments for additional funding sources and changes to the DCA, 1997 that will ensure the full recovery of costs related to growth.

To learn more visit Halton.ca/advocacy

I need your help! Plan to attend the public meeting about the potential development of the Saw-Whet Golf Course on April 14, 2015 at 7 p.m. Halton Region, 1151 Bronte Road



Developer's plan for Saw-Whet Golf Course