

# Fairgrounds touted for recreation centre . . .

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operate at a deficit and almost undoubtedly be debtore-financed. The study indicates that if the town operates the facility and programs, the first-year deficit will

be \$156,300. If they only manage the complex but let others run the programs, the deficit drops to \$117,250. In a proposed financing scheme, \$1 million comes from capital levies, \$1.5 million from debentures,

\$800,000 from the province, \$1 million from fundraising and corporate donations. Approximately \$300,000 is now held in reserve for design work on the building, which will proceed as soon as the site is chosen.

ratified the recommendations. Eventually he relented to the extent he was satisfied by the insertion of one clause, calling for town staff to meet with the groups and report back to council.

have had a meeting with the consultants (Laventhol and Horwath). The consultants said, 'the town cannot afford a \$20-million facility to satisfy all of them.'



The study recommends the town follow construction of the recreational centre with a cultural centre 'as soon as possible after the leisure centre has been established.'

It is planned as a 20,000 sq. ft. complex costing \$4.4 million, comprising a 300-seat theatre and a 2,000 sq. ft. exhibition room. The first choice for the centre is at the police station near Victoria Square.

Monday evening councillors approved a set of recommendations that in effect sanctioned the study findings and told town staff to open discussions on site selection with the various land owners. That process was almost stalled, however, when council became mired in a two-hour debate.

Councillor Brad Clements, a stickler for detail with the tenacity of a pit bull, opened by firmly staking out a position that all groups affected by the recreational centre design should be informed of the latest developments before council

Such groups as the Milton Springers gymnastics club appear dealt out of the new complex. Springers require almost 10,000 sq. ft. of specialized space, which will not be available.

I have real misgivings in approving this tonight,' councillor Clements said. 'We should go and discuss this with the various groups. Tell the groups what can be expected and what can't.'

Councillor Les Laughren said Mr. Clements' idea 'would stop momentum. There's a right time and a wrong time to stop momentum. This is the wrong time. It's just unwise.'

Town leisure services director Larry Arbic said 'all these groups

Mr. Clements' idea meant 'back to the drawing board,' councillor Brian Penman said. 'To get every hue of every view. It cultivates a certain frustration.'

Mr. Laughren said it meant 're-inventing 100 wheels. It just bogs it down to the point where I don't think the project could be salvaged.'

'All we're doing is approving it in principle,' councillor Bill Johnson said, joining the debate. 'For God's sake, let's get on with it.'

During the designing of the complex, various groups will have a chance to influence blueprints if they can show enough financing for what the town calls 'joint venture' additions to the centre. In this case, 'joint venture' means the groups pay for any changes in design and the costs of building. They would probably get a financial break in that the town would maintain the complex.

## Hold on!

Photo by JOHN WARREN

This young skier is getting some help on the beginners hill at Glen Eden Ski Area. The crowds were thinner at the slopes than usual Sunday and authorities are blaming the \$250,000 snow-making equipment fire of two weeks ago for keeping people away.

## Rural building might stop

By ROB KELLY

Development of rural estate subdivisions in Nassagaweya, a miniature boom industry over the last few years, could be a bust in 1989 and 1990.

A report to be considered by Milton councillors next week recommends no new applications for such developments be processed until a comprehensive review of rural planning is completed.

It is expected a series of reports will be presented to councillors through 1989, followed by public hearings in early 1990 and possibly an official plan amendment by mid-1990.

Milton staff have sounded warning bells following a dramatic increase in rural building starts.

The first rural estate subdivision plans were submitted in early 1985. Since that time, the town has approved 10. By May of 1987, 207 such lots had been approved, with seven additional subdivision plans filed following that. They account for a further 194 proposed lots.

'There can be no question that the number of such developments being applied for is increasing at a very rapid pace and much faster than originally anticipated,' Milton planning director Bob Zasadnyi told councillors in a report.

Also, the Milton study will put private land severances under a microscope. Until 1987, it was thought 30 such severances a year would be the norm. Already, the number has more than doubled.

'There can be no question that the entire issue of controlling land severances must also be strictly taken into account,' Mr. Zasadnyi said. Recently, 'there has been much more abuse' of land development policy on that front than among rural estate developers, he said.

The matter was slated to be discussed last Monday, but it was deferred because some people wanting to address council on the subject apparently hadn't had adequate time to prepare briefs, and because Mr. Zasadnyi was sick and left early.

A short discussion ensued anyway. Councillor Rick Day tried to ward off a stampede of land severance applications before council adopts a new stance on the matter. 'I've heard people talking about rushing to get their applications in. That should not be,' Mr. Day said.

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