

# Flea market planners attempt to sell council on zone change

By ROB KELLY  
The Champion

The determined developers of a proposed flea market-trade centre in Milton's Highway 401 industrial park renewed their bid to build it Monday night at town council. And an equally insistent Ward 2 councillor Brad Clements again voiced his opposition to the project.

Milton is currently pursuing an Ontario Municipal Board (OMB) appeal against the 100,000 square foot development, which was initially sanctioned by a sub-committee of council, made up of private citizens, called the committee of adjustment. Normally that committee just entertains proposals for minor zoning changes.

When it became apparent that council had substantial resistance to the idea, developer Peter Costigan and his lawyer, Howard Mott, made appearances at council in July in an attempt to salvage the project. But council voted to continue with the appeal, because of concerns centring on whether a flea market is an appropriate use within Milton's flagship industrial park.

Monday night Mr. Costigan was there to begin the process of applying for a full zoning amendment — something councillors generally supported earlier on. That process would give them far more say in how the

development proceeds, and it would give the public more say too.

Mr. Costigan, who had outlined in detail his potential development previously, had little to say at council. That part of the evening was basically a formality. But councillor Clements made certain that everybody remembered where he stands regarding a project that is expected to generate 70 per cent of its revenue from flea market operations, and only 30 from hosting trade-type events.

Mr. Clements sees the flea market business as an unwelcome retail use in the industrial park.

"We need to clearly identify that this focusses 70 per cent of its business on full-blown retail uses," the councillor noted. "I don't feel it's appropriate because of the heavy use of shopping, of retail."

As well, "it is not what I would call an international trade centre" similar to the one in Mississauga, he added.

Town planning director John Fior said Mr. Costigan and the other principals in a development group called Milton St. Clair Lands had agreed to a more limited list of uses for the flea market.

The \$4 million development, complete with 1,000 parking spaces, is planned as a market which will draw customers from all over the western Greater Toronto Area.

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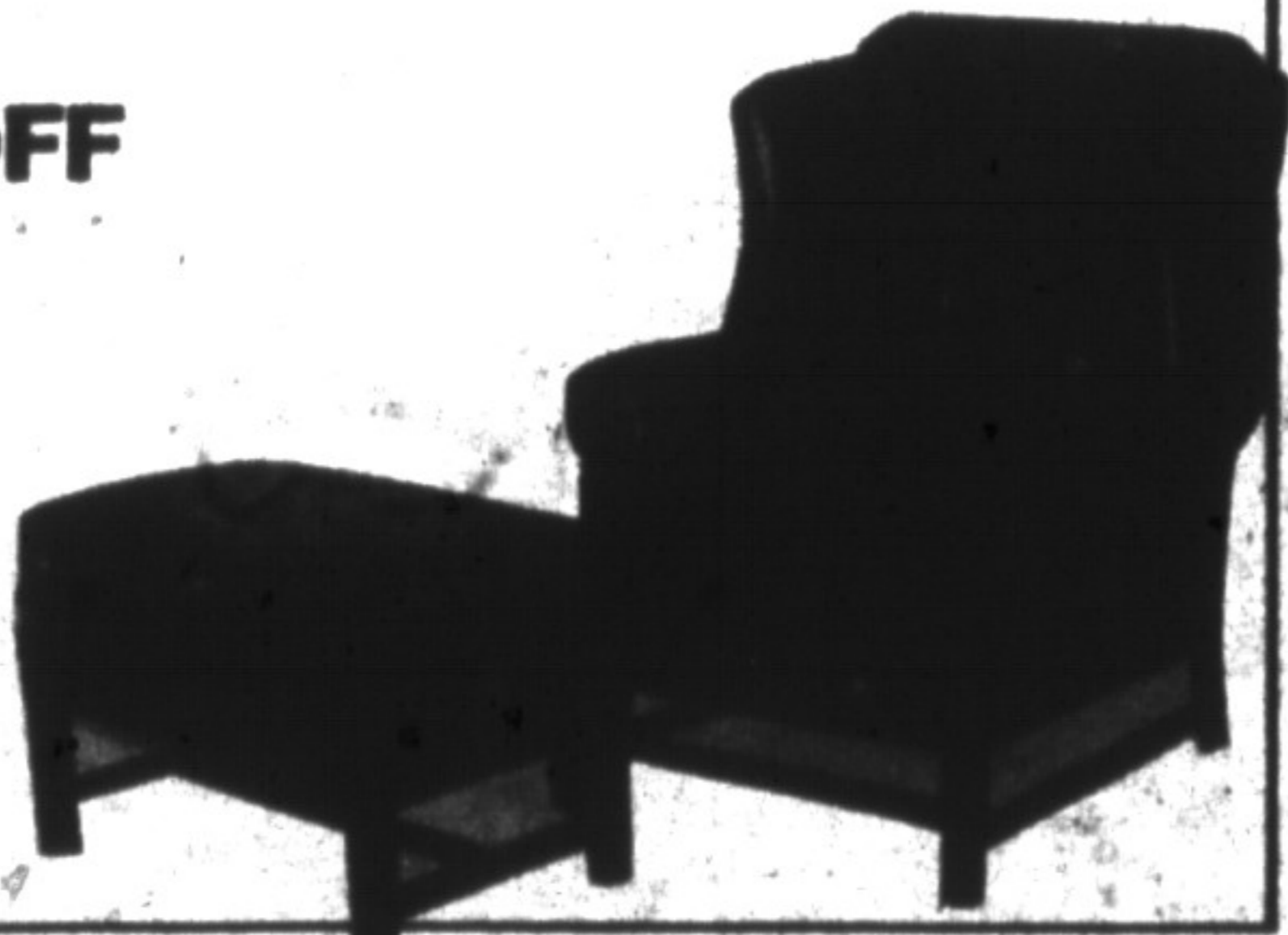
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