

# Developers say new plan 'softer' than original

*It may all change if expanded water and sewer capacity approved*

By ANGELA BLACKBURN  
The Champion

Town council's endorsement Monday of refinements to Milton's development control plan isn't the bad news it was first thought to be by the local development community.

Milton lawyer Howard Mott, who represents numerous local developers, called the report approved Monday a "softer" version of what was originally put before the town and the public for debate by Halton Region last January.

"Had the original report been passed it would not have sent the message the town and the development community wants out there. This will leave the door open for some processing of development in Milton," said Mr. Mott Tuesday.

"The report is forward last night. I don't see as being particularly negative. It shows the town is actively trying to pursue short-term solutions," noted Mr. Mott.

The playing field will change dramatically if the Halton Urban Structure Review is approved and expanded water and wastewater treatment facilities come to Milton.

Ward 1 Councillor Rick Day noted, however, that he has viewed Milton's limited water servicing capacity as a "blessing in disguise" when it came to development control and said he'll be sorry to lose it.

Monday, councillors approved a multi-pronged recommendation to Halton Region aimed at maximizing

water and wastewater service capacities vis-a-vis Milton development.

Regional officials will also explore possible reallocation of unused servicing from those who currently have rights to it to developers who will build now. Mr. Mott said he understands that, however, any reallocation will be done on a voluntary basis only.

The issue that originally agitated the local development community was the proposed imposition of holding zones to restrict further urban development pending water servicing availability. Mr. Mott said he now understands that to be the preferred route in only a limited number of situations, and those circumstances don't present a general concern.

The town will also adopt a development approvals management strategy which, according to Mr. Mott, raised the concern of increased red tape for developers.

"The one thing we don't need for developers is more red tape and bureaucracy," warned Mr. Mott. However, the local lawyer said the town has indicated it would work cooperatively with developers and would provide flexibility.

It is within the approvals management strategy that new rules will be in effect.

The new rules include voiding existing site plan agreements which have been in place for more than two years, but haven't resulted in project completion. Town planning director Mel Iovio reported all affected prop-

erty owners will be notified the municipality is prepared to terminate their agreements should projects not start within three months.

All other development applications — site plans, rezoning applications, condominium and subdivision plans — will be received on a first-come, first-served basis.

Approval conditions for development applications will come with deadlines. Zoning bylaw amendments will require site plan agreement approval within six months. Site plan agreements will then require the securing of building permits within six months and will contain clauses to ensure development proceeds within 12 months. Failure to meet conditions will result in the voiding of the approvals.

While Mr. Iovio reported further development controls could have serious, possible negative implications for development in Milton, he noted the recommendations approved

should ensure "development will be impacted as little as possible given the difficult situation at hand."

Ward 2 Councillor Brad Clements was successful in calling for an annual review of the report, with a view to eliminating restrictions no longer appropriate.

"If something is no longer an issue, I'd like to make sure we get it off the table," said Mr. Clements.

Council also approved a request

from Mr. Day asking that staff study the implications of a policy favouring commercial projects over residential development. Mr. Day said he'd like to see a certain amount of water servicing reserved to ensure Milton doesn't lose out on any potential employment-creating development.

"I don't want to put anything other than what we've already done in the way of business in Milton," said Mr. Day.

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## Spring Celebration

### Village party this weekend

Campbellville will celebrate its new look this weekend.

The Campbellville Area Business Association (CABA) presents its first annual community-wide spring celebration July 11 and 12 in the village.

Campbellville Alive will include an official opening ceremony put on by Halton Region in honour of the Guelph Line reconstruction Saturday.

The ceremony will take place at the corner of Campbellville Pond Park at 10:30 a.m. A reception will follow at the Mohawk Inn.

The weekend's events will also include a pancake breakfast, pony and paddle boat rides, face painting, sidewalk sales, a slow-pitch game between Milton's RCMP detachment and Milton's Town Council and staff, a parade, antique car display and dance.

For more information, contact Ken Moore, CABA chairman at (905)854-0809.

# Hey Kids...

# WIN

# Tickets for Dad to the Blue Jays

## THREE SETS OF TICKETS TO BE WON

Colour the picture and you could win tickets for you and Dad to the Blue Jays.

See contest rules below.



Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Age: \_\_\_\_\_

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**DRAW: SATURDAY, JUNE 11  
1:00 PM**

## Visit the Mall

Saturday, June 11 10:00 - 1:00



Our surprise visitor will be handing out B.J. Pennants.  
Limited quantities

### RULES AND REGULATIONS

1. Picture must be coloured to be valid
2. Entrant must be 14 yrs or under to enter
3. Winner agrees to photo for publicity
4. Milton Mall Merchants, employees and families not eligible to enter
5. No purchase necessary
6. First three names drawn who qualify will be declared the winners
7. Picture must be coloured to be valid

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Saturday 9 a.m. - 5 p.m.  
Sunday 11 a.m. - 4 p.m.

Mon-Wed 10 a.m. - 6 p.m.  
Thursday 10 a.m. - 6 p.m.  
Friday 10 a.m. - 6 p.m.  
Saturday 10 a.m. - 6 p.m.  
Sunday 11 a.m. - 4 p.m.