

Coming Up

JANUARY 21

Halton Region Planning & Public Works Committee, 9:00 a.m.
Halton Region Council, 9:30 a.m.
Mississauga Council, 9:00 a.m.

JANUARY 22

York Region Council, 9:30 a.m.
Peel Region Council, 9:30 a.m.

JANUARY 26

Whitby Planning & Development Committee, 7:15 p.m.
Ajax Council, 7:00 p.m.
Oakville Planning & Development Council, 7:00 p.m.
Milton Council, 7:30 p.m.

JANUARY 27

OPPI Transportation Webinar Series—Urban Transportation Emissions Calculator. Information and registration online at www.ontarioplanners.on.ca/content/Events/eventsearch.aspx.

JANUARY 28

The Council of Canadians/CUPE Ontario: UnBottle It! Speaking tour to highlight growing opposition to bottled water in Ontario, Heydon Shore Pavilion, 589 Water Street South, Whitby, 7:00 p.m.

Durham Region Council, 10:00 a.m.
Brampton Council, 1:00 p.m.

FEBRUARY 2

Mississauga Planning & Development Committee, 1:30 p.m.
Brampton Planning, Design & Development Committee, 7:00 p.m.
Ajax Community Affairs & Planning Committee, 7:00 p.m.
Richmond Hill Council, 7:30 p.m.
Oshawa Council, 6:30 p.m.
Oakville Council, 7:00 p.m.
Pickering Planning & Development Committee, 7:30 p.m.

INFRASTRUCTURE ISSUES

Caledon expands east

The **Town of Caledon** has approved a large new subdivision, to be developed in the Caledon East community. Approximately 500-new homes will be built by **Chateaux of Caledon Corporation**, which expects to break ground in the fall.

The subdivision, which will be built in the eastern area of the community, at Innis Lake Road and Old Church Road, will include a significant number of live/work units, in accordance with the town's designation for the site. The development site also sits within the Oak Ridges Moraine, but is located within a settlement area.

Chateaux of Caledon submitted its plans of subdivision and condominium, and zoning by-law amendment applications in November 2007. However, prior to the applications, the subdivision development had experienced significant delays due to a lack of water infrastructure.

"This land has waited a long, long time to get to where we are today," Chateaux of Caledon's project manager **John Spina** told NRU. "Infrastructure has held this thing back for the last eight or nine years, because of a lack of water."

The developer is planning a future phase, however, that section of the site does not yet have water service infrastructure.

"It's easy to say this land is designated for development," Spina added. "It's something else to bring it to the

building permit stage."

Several meetings were held with area residents to discuss their concerns about the project.

"Density was the major issue," said senior town planner **Casey Blakely**. "However, having said that, the application conforms to the density requirements in the town's official plan. The lands were designated for low-density residential... and fulfill the town's objective of Caledon East being a rural service centre."

"That conflict was fought out over the last 12-to-15 months in various meetings," Spina said, "and we're quite happy to ultimately reach the point where...people were prepared to accept that this was a reasonable proposal and should be allowed to go forward."

The development will also feature a large number of houses that can be used as live/work units. These units will front onto Old Church Road along the southern portion of the development site, where the area's secondary plan includes a special use designation.

"There's a bit of trepidation as to the kind of reception the market will give to those units especially," Spina said. "I think the units can be made to be very functional and can appeal to a number of people who work from home, which is getting to be a larger and larger number."

Caledon East is a community of approximately 2,300 residents, with the intersection of Airport Road and Old Church Road as its focal point.

The area is served by three schools, a community centre, a library, a hockey arena and several soccer pitches.

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NRU Publishing Inc



www.nrupublishing.com

Ian A.R. Graham, Publisher
iang@nruerpublishing.com
Lynn Morrow, Editor
lynnm@nruerpublishing.com
Amy Lazar, Municipal Affairs Reporter
amyl@nruerpublishing.com
Mark Ostler, Planning Reporter
marko@nruerpublishing.com
Jeff Payette, Layout
[jefpp@nruerpublishing.com](mailto:jeffp@nruerpublishing.com)
Kristine Janzen, Circulation/Advertising
kristinej@nruerpublishing.com

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circulation@nruerpublishing.com
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NRU Publishing Inc.
Editorial Office
26 Soho Street, Suite 330
Toronto, ON M5T 1Z7
Tel: 416.260.1304
Fax: 416.979.2707
Billings Department
46 Old Bridle Path
Toronto, ON M4T 1A7
Tel: 416.440.0073
Fax: 416.440.0074

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The town has designated the area as a rural service centre and foresees future development rolling out in two phases. In the first phase, from now to 2016, the community grows to 6,400 residents, while during the second phase—from 2016 to 2021—the population will expand to 8,400. Caledon East has been identified as a growth area by the town, along with Bolton and Mayfield West.

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