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36 pages

Developer buys Caledon East farm for \$97 million

By Matthew Strader

mstrader@caledonenterprise.com

A nearly \$100 million land sale from a notable Caledon farmer, and the possible acquisition of more land from the family of Caledon Coun. Jennifer Innis indicates a booming future for the Village of Caledon East.

According to the 2016 Canadian census profile, the Caledon East centre had a population of approximately 4,282. That figure has likely increased since the census and will increase by a significant amount according to two approved development projects, and the sale of the McLeod farm to a residential developer.

According to documents obtained by *The Enterprise*, and an interview with former land-

owner Randy McLeod, the D&G group purchased his lands in Caledon East for \$97 million.

The Town of Caledon, through manager of Strategic Initiatives Laura Johnston confirmed that Official Plan policies indicate a population of approximately 8,400 for the village. But future plans indicate a much more populous future for the village.

The residential draft plan for Caledon Villas, a subdivision on the east side of Innis Lake Road north of Old Church Road, contains 31 townhouse units, 116 linked single units and 174 single detached units. The same plans for Castles of Caledon on the northeast corner of Walker Road West and Mountainview Road contains 28 townhouse units, 36 linked single units and 149 single detached units.



Robyn Wilkinson/Metroland

A residential developer has purchased the McLeod family farm beside the Foodland in Caledon East for \$97 million. There are currently no applications on the land, but a spokesperson for the company says the plan is for residential homes, parks and trails.

Metrus Properties, one of the largest developers in the GTA, shares the same mailing address as D&G group, whose vice president Darren Steedman confirmed the purchase of the

McLeod farm for the \$97 million. The approximately 350-acre farm is located at the southeast corner of Caledon East.

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Celebrating Caledon 2017

Jones calls for end to 'partisan' advertising

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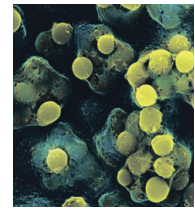
What you need to know about Invasive Strep A infection

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Expect delays on Highway 10 for next six months

By Chris Halliday

editorial@caledonenterprise.com

If you travel along Highway 10 from Caledon to Orangeville, Ontario's Ministry of Transportation (MTO) is warning motorists to expect delays for about six months.

Starting in April, the MTO will be recon-

structing an 8.3 km section of Highway 10 from Charleston Sideroad in Caledon Village to Highway 9 in Orangeville.

While Highway 10 will remain open with reduced lanes, the MTO is warning motorists to expect delays on Highway 10 until construction is finished. Ministry officials anticipate the work will be completed by October.

The multiple month construction project aims to resurface Highway 10 north of Charleston Sideroad to Highway 9. The traffic signals at the intersection of Highway 10 and McCannell Avenue in Orangeville will be replaced as well.

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Developer wants homes, parks for former farm

Continued from page 1

Councillors for the village, area councillors Nick deBoer and regional coun. Innis did not answer questions about the development and future plans for the village.

Innis told *The Enterprise* she would allow her colleague deBoer to answer as she had declared a conflict on the D&G purchase. Coun. deBoer referred questions to Johnston and Caledon town staff.

However, Johnston confirmed there has not been an application on the land, so why Innis has declared a conflict remains unclear, as she has yet to answer questions sent to her numerous times about the nature of her conflict.

A search of Land Registry Office documents explain the McLeod farm purchase further.

Documents show D&G purchased the land from McLeod under the corporate name Triple Crown Line Developments Inc. This corporation shares an address with Metrus as well as D&G group.

Steedman is listed as the vice president of Metrus and interviewed with *The Enterprise* as an executive for D&G. He said his company purchased the farm and is in the process of doing their homework with no subdivision application yet.

"We're excited to bring forth a project. We're doing our homework and the necessary studies to support a submission," he said. As far as what that would be, he said his group has gone ahead with one meeting with Caledon staff, but was not yet in the design stage. "We are still kind of looking at those numbers. It will be predominantly residential with parks and trails and key features that maintain the character of Caledon East."

Asked about timelines, Steedman said the hope was to have something in April with council possibly reviewing and approving by the end of the year.

The approved boundary for Caledon



Robyn Wilkinson/Metroland

The McLeod farm is located at 15717 Airport Road, just south of the Foodland plaza in Caledon East. A residential developer has purchased the land for \$97 million and hopes to build homes, parks and trails on the former farm property.

East shows that the entire McLeod farm is within it, making development on all of the acreage possible with considerations to environmental protections, as well as some neighbouring farms. Those neighbouring lands include part of the Innis family farm.

This could explain Innis' assertion that she has already declared a conflict. Even though there has yet to be an application, as Steedman confirmed he is having conversations with those neighbouring the already purchased lands.

Again, Innis has not responded to *The Enterprise's* requests for comment.

The Innis family was contacted as well, but declined to comment.

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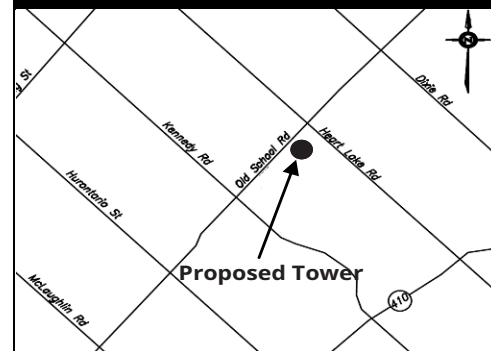


PUBLIC NOTICE

TELECOMMUNICATION TOWER PROPOSAL

40 Metre Lattice Tri-pole

12942 Heart Lake Road, Caledon, ON



Co-ordinates: 43.771583, -79.830778

Signum Wireless, in accordance with its obligations under the *Radiocommunications Act* and Innovation, Science and Economic Development Canada (ISED) procedure CPC-2-0-03 (2014), hereby notifies the residents in the vicinity of Old School Road and Heart Lake Road, Caledon, of its intentions to develop a Telecommunication Tower at the location shown here consisting of:

- A 40-metre lattice tri-pole telecommunication tower
- An equipment shelter at the base,
- and perimeter security fencing

The purpose of the proposed tower is to provide shared infrastructure for service providers to improve wireless communication services in the immediate area.

ANY PERSON may make a written submission to the individuals listed below before **May 1, 2017** with respect to this matter.

PLEASE TAKE NOTICE that the approval of telecommunication facilities and their design are under the exclusive jurisdiction of the Government of Canada through Innovation, Science and Economic Development Canada (ISED).

ADDITIONAL INFORMATION relating to the proposed tower and site is available for review at a public open house to be held at the **Brampton Fairgrounds**, 12942 Heart Lake Road, on **April 19, 2017** from **6:00 to 8:00 p.m.** Further information may also be obtained through the following contacts:

Signum Wireless - contracted to:

FONTUR International Inc.
70 East Beaver Creek Rd, Suite 22
Richmond Hill, ON L4B 3B2
Fax: 866-234-7873
Email:
ON1024.signum.info@fonturinternational.com

Town of Caledon contact:

Elaine Leung
Planning & Development
Town of Caledon
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\$280,000	\$947.84	\$437.26
\$300,000	\$1,015.55	\$468.49
\$320,000	\$1,083.25	\$499.72
\$340,000	\$1,150.95	\$530.95
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