

2.0 Coldstream East Development Area

For the purposes of this subsection, the Coldstream East development area is comprised of those properties located outside of the community's defined settlement area (north of Iderton Road and bounded by Norm Road). Recognizing that portions of these lands are environmentally constrained, we have limited the lands included in this area to those considered to be suitable for development. Figure 1 of this brief illustrates the general location of this development area relative to the existing development corridor and settlement boundary. Collectively, this development area measures 88 ha, and includes 3,290 m of frontage along Iderton Road and 830 m of frontage on Norm Road (all measurements herein are approximate).

Properties within this development area are predominantly used for a combination of aggregate extraction, rural residential, open space and agricultural purposes. The aggregate operations within, and adjacent to this area have completed extractive activities and have advanced to site rehabilitation. The FHC properties, in particular, have been rehabilitated and four excavated areas have been retained as lake features. The East Sydenham River also traverses the northern limit of our lands in an east-west orientation.

Surrounding this development area is primarily cultivated farmland to the north, west and south, with the community of Poplar Hill-Coldstream located immediately to the west. This community itself contains a variety of land uses, including established residential neighbourhoods, public institutions (e.g., Valleyview Central Public School, Middlesex Centre offices, Coldstream Fire Department, Community Futures Development Corporation – Business Help Centre), churches, local service/retail commercial businesses, restaurants, a large industrial operation, sports fields, community parks and open space amenities (e.g., Coldstream Conservation Area).

Adjacent to this development area, Iderton Road and

Norm Road are constructed with two lanes of through traffic, with Iderton Road functioning as the main east-west connecting link to Poplar Hill-Coldstream. With respect to the Municipality's transportation network, Schedule "D" (Transportation) of the Middlesex Centre Official Plan designates both roadways as higher-order County Roads.

The subject lands are less than a 10–15 minute driving distance from major commercial, institutional, and retail centers in Stratford-Candor, Kemptville, Northwest London, and West London which offers East Coldstream development area residents an abundance of amenities in close proximity.

