



GREEN AND GROWING



Caledon is a scenic near-urban town located in the Greater Toronto Area (GTA) known for its abundance of protected green space, tantalizing amenities, and growing local economy. At nearly 690 square kilometers, green space accounts for more than half of the Region of Peel's total land cover. The town is home to over 75,000 highly-engaged citizens who are committed to enjoying the world-class lifestyle that makes the town so special.



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GREEN AND GROWING



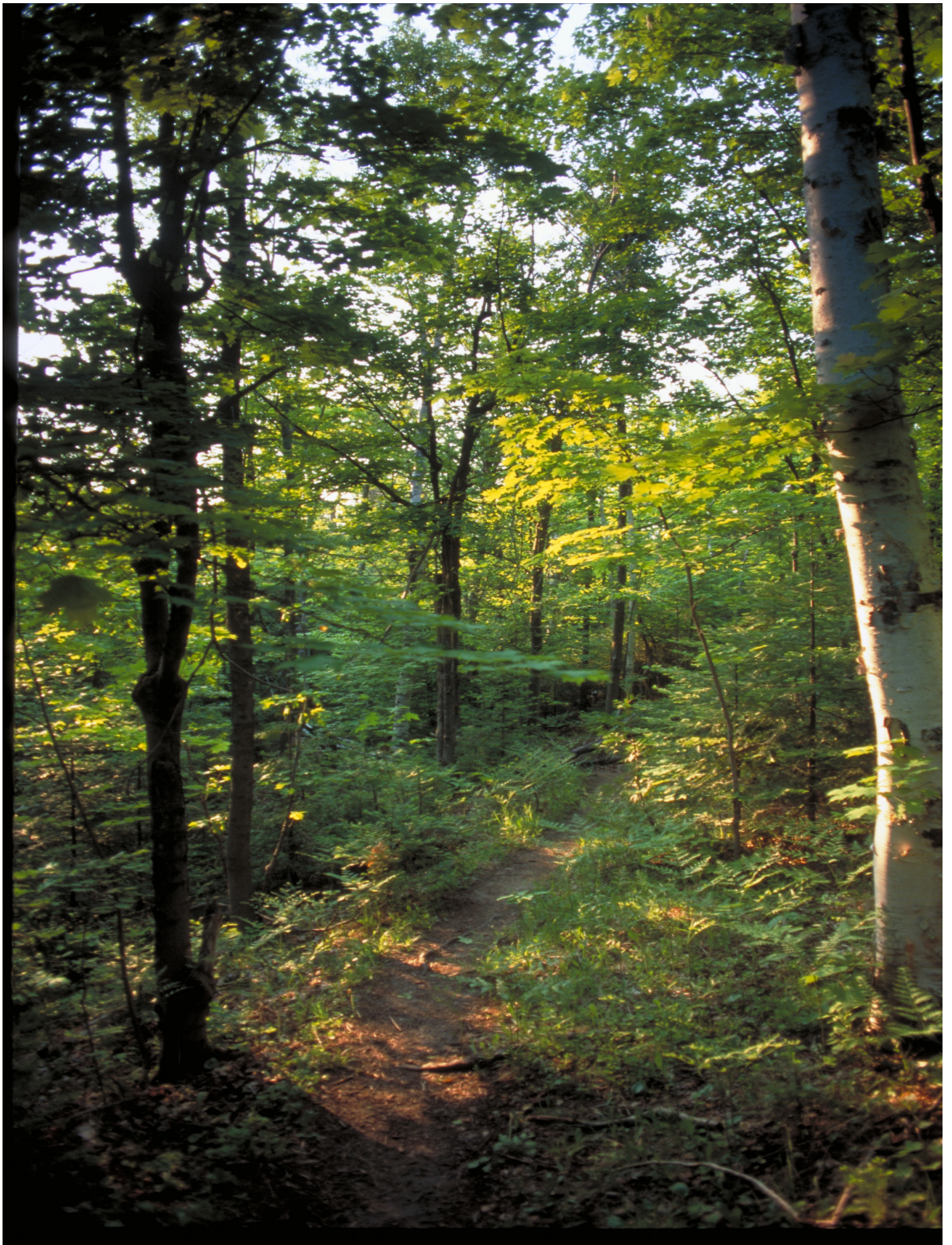
“If you want to raise a family, or if you simply want to get fair enough away from the rat race to live in peace and tranquility without straying too far from the city, then Caledon is the place for you,” says Mayor Allan Thompson.

There are many reasons to love living in Caledon. To start, it offers the perfect blend of urban and country living. Roughly 80 per cent of the town’s land area consists of breathtaking greenery that’s protected under the Government of Ontario’s Greenbelt Act, ensuring that Caledon will forever remain one of the province’s environmental treasures. Large sections of both the Niagara Escarpment and

the Oak Ridges Moraine – two ecologically-vital geological landforms in southern Ontario – cross through that protected green space, which helped Caledon secure the ‘Greenest Town in Ontario’ award in 2003.

The 20 per cent of Caledon that isn’t protected green space has been deemed by the town council as its future growth area. Much of that growth is projected to take place in the town’s major urban centre, Bolton, as well as its newest residential community, Mayfield West.

“How big is that 20 per cent? You can put the entire City of Brampton’s population as it is



today in that area, so we have huge potential in terms of growth,” explains Mayor Thompson.

Known as the Whitebelt, that future growth area is the perfect place to start a family. The town as a whole is extremely safe, having been named Canada’s safest city on multiple occasions, and offers a first-rate schooling system that excels both academically and athletically.

Caledon is also home to a very tight-knit community that goes above and beyond to keep the town clean and safe. Mayor Thompson indicates that Caledon’s auxiliary officers logged over 5,800 hours of service last year, while a whopping 4,700 or so volunteers

helped the town host its portion of the 2015 Pan American Games.

A DESTINATION AREA

Caledon isn’t just a great place to live, but a great place to visit as well. In particular, the town is a hot spot for equine activity, featuring a world-class facility that hosted 23 events in last year’s Pan Am Games. The Caledon Equestrian Park continues to be a popular venue today, with 41 events booked following the conclusion of the Games, and many more to come.

“It’s our crown jewel,” says Sandra Dolson,



www.caledonequestrianpark.com

Economic Development Coordinator for the Town of Caledon, “and that’s why the bookings are still flying in even after the Pan Am Games have finished.”

The town is also one of the top agritourism destinations in Ontario. Following Caledon’s transition from rural agriculture to near-urban agriculture in recent years, the town now features a variety of high-quality farmers’ markets and top-end supermarkets that showcase the area’s fresh fruits and vegetables, award-winning ciders and fruit wines, locally-sourced meats, and more.

Plus, Caledon is home to several gourmet

restaurants that are second to none in the province.

“We have some of the finest restaurants and the finest chefs here,” says Mayor Thompson. “You don’t have to go to Toronto for a good meal; we have so many good restaurants from one side of Caledon to the other.”

Even more, Caledon is a great destination for active tourism. Nature enthusiasts can hike along one of the town’s many trail networks to take in the stunning views of the vast greenery, while golf aficionados can play 18 holes at one of several beautiful golf courses. Caledon will also be hosting the upcoming Le Tour de Terra



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Cotta cycling event, which will feature cyclists from across North America.

That's not the only major event coming to Caledon, however. Every Father's Day weekend in June, the town celebrates Caledon Day, a community day festival that drew over 15,000 attendees last year – many from out of town – who came to experience the local talent and goods the town has to offer.

The town is also home to the nationally-acclaimed Alton Mills Art Centre, the upscale Hampton Inn in Bolton which is “always booked solid,” and the Brampton-Caledon Airport, the country's busiest uncontrolled airport by vol-

ume of flights which also houses one of the largest private flight schools in Canada.

“Caledon is a destination area,” says Dolson. “And while we are on the cusp of being a truly cosmopolitan destination for business investment, we're never going to lose the rural and agricultural components that make us so special. That includes the agritourism aspects that come with that – we have huge opportunities that way.”

“The cliché ‘live, work and play’ is over-used, but we really do have all of that here in Caledon,” she adds.



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ROLLING OUT THE RED CARPET

The Town of Caledon is putting a forward-thinking action plan in place to foster economic growth within its borders. At the moment, approximately 20 per cent of its tax base comes from employment, and Mayor Thompson says they want to more than double that number in order to provide long-term security for future generations.

Caledon already enjoys a strong manufacturing sector, particularly in terms of food and technology production. Case in point, Bolton

is home to a one of the leading satellite infrastructure manufacturers in North America – proof of Caledon’s intelligent local workforce, says Mayor Thompson.

The town is also well-known for its concrete manufacturers, who have access to over 1,000 years of aggregate within the hills of Caledon. In fact, all of the concrete that was used to build the CN Tower, the third tallest tower in the world, came from Caledon.

Moreover, the town is home to several corporate offices of larger companies like Mars Canada, Dupont, Husky Injection Molding Systems, as well as Canadian Tire. This provides

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a diverse range of work opportunities for the local labor force. Mars Canada is actually currently in the process of expanding their facilities to accommodate the growing operations of their major subsidiaries, Pedigree, Whiskas and Uncle Ben's.

Additionally, Caledon features a flourishing industrial sector that is on the verge of booming. This is particularly evident in Mayfield West, where Acklands-Grainger recently opened a distribution centre and Prologis is in the midst of building the Prologis Caledon Park 410 DC, which is projected to yield approximately 1.7 million square feet of industrial

space.

Businesses like Prologis and Acklands-Grainger are choosing Caledon because of its accessibility. The town is on the cusp of both the Canadian National and the Canadian Pacific railways and is directly connected to the 400-series highways, arguably the most vital highway network in Canada. The province is also currently conducting feasibility studies on another potential provincial highway that would link Caledon to several other towns and cities in Ontario.

Furthermore, the Town of Caledon is "rolling out the red carpet and rolling up the red



tape” for prospective businesses that meet their criteria. This streamlined process has helped attract companies like Ace Hardware and Princess Auto in recent years.

“We’re enabling business attraction and retention by removing the hurdles from the track to let businesses run as fast as they can,” says Mayor Thompson.

Caledon’s reputation as one of the premier places in Ontario to do business is catching the eye of suitors from overseas. Mayor Thompson reveals that delegates from China are considering Caledon for their future plans, but would need access to a high speed broad-

band internet network of at least ten gigabytes before making any commitments. As such, the Town of Caledon is taking part in the South Western Integrated Fibre Technology (SWIFT) Project to help deliver that network, and has already implemented the necessary taxes to provide their share of the funding.

According to Dolson, that network is vital to achieving the growth goals the town has in place.

“Connectivity will be the glue that brings all the pieces that we’re working on together,” she explains. “We’re taking a global look at how to build this municipality. It’s a very exciting time



for Caledon.”

However, the proposed high speed network wouldn't just benefit future investors, as every business, institution and citizen in Caledon would also have access to the network. Mayor Thompson says that staying ahead of the technological curve will help several of Caledon's local businesses thrive – particularly within the agricultural industry, which is becoming increasingly automated. It would also increase the viability of working remotely from Caledon and help keep up with the continued digitization of the education system.

“My goal is to have Caledon wired as an in-

telligent municipality within ten years, from one end to the other,” he affirms. “If we want our businesses to thrive, if we want to keep businesses here, we need to be able to offer that degree of connectivity to them.”

A BRIGHT FUTURE

The Town of Caledon's forward-thinking doesn't just apply to economics, as environmental sustainability is also a major priority for the growing community. Caledon is one of the provincial leaders in best agricultural practices such as soil restoration and erosion control, and the town has the necessary infrastructure



in place to handle any flooding that may take place near the river systems that many of the villages and hamlets are adjacent to. In addition, Caledon is committed to making all new residential communities within the municipality “treed communities,” and has an extensive tree-planting program in place to help achieve that goal.

Caledon has also received a number of accolades for its dedication to energy efficiency. The town has partnered with several groups to set up solar panels throughout the municipality, and is one of North America’s leaders in creating “living snow fences” that help reduce

heating costs during the winter. Caledon has even made the switch to LED lighting for added efficiency and is offering rebates to developers who produce Leadership in Energy and Environmental Design (LEED)-certified buildings.

“As we grow in size, our energy consumption levels are actually dropping,” Mayor Thompson says.

Much of Caledon’s success in that domain can be credited to the town’s dedicated Energy and Environment Staff department, which the town is “very proud of.” While the team consists of only three members, most municipi-



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palities the size of Caledon don't even have a dedicated team in place.

Moving forward, the Town of Caledon is excited to continue developing the Whitebelt to excel not only residentially, commercially and educationally, but environmentally as well. The town council is also planning on establishing "industrial villages" – such as a freight trucking community – which would be strategically dispersed throughout Caledon to negate the inconvenience of industrial activity for other residents.

"We're putting an 80-year plan in place to ensure that all future developments coincide with our vision," explains Mayor Thompson. "That way when developers come to town, they won't just be building what they want, but rather what's best for the community."

The Town of Caledon is doing its part to help attract the right developers by favorably rezoning lands and putting the infrastructure in place to make land acquisition more appealing. At the moment, Caledon has three properties that are "shovel-ready" for suitable partners. The town is also engaging in community consultation for a new recreation centre in Mayfield West and is looking to provide a new hospital and greater post-secondary opportunities for residents in the near future.

"So there's a lot of creative planning happening on our end, but every step of the way our 75,000 citizens have an opportunity to have their say, be engaged, and take a role in what their future is going to look like," Mayor Thompson concludes.





