



Modern suburbia is rapidly changing the character of Stouffville and surrounding areas. This photo depicts houses on the Ponderosa in the west end. Larger proposals have been made that will nearly double the size of the former village in the next five years.

Local development

## Future promises greater growth

**STOUFFVILLE** — Growth is either the great boggie man or a cure-all for future generations. It depends who you ask.

Whitchurch-Stouffville is entering a new era of development, one which will change the whole nature of this, once primarily rural area.

The former village of Stouffville has seen some dramatic changes, with new subdivisions in the west and east ends. Presently, Northdown Homes is building houses, south of Stouffville. That project alone will accommodate 400 people.

An even larger development, planned to sprawl across the northern part of the town is one called the Dulverton subdivision. Initial proposals indicate the developers would like to build over 1,000 dwellings.

The effect on the former village is staggering to contemplate. Meanwhile in the rural areas, pressure is on for estate-resident development.

Resident opposition in the past year indicates that future development in the rural area may be difficult if not impossible.

But pressure will surely grow as people look beyond the boundaries of Metro Toronto for houses they can afford.

## Immense growth for Durham Region

The Durham Region is on the verge of what could be immense growth.

The pressures for growth are mounting from a variety of sources:

— The provincial government's plan to stimulate low cost housing east of Metro;

— Its various concept papers that stress an eastward push of development;

— The attractiveness to Toronto residents of the relatively lower priced housing in this region;

— The developers who are responding to that increased demand;

— The province's North Pickering project, and its massive Durham York sewer project;

— The growth plans of the eight municipalities themselves;

— The scarcity of land serviced and zoned for residential development;

— The new international airport to be built in Pickering.

All of these factors are pressing upon the Durham Region, and particularly its planning and development committee.

Durham Council has been charged with the job of producing a regional official plan by December 1976. In just three short years it has to do a job that none of the regions created to date — including Metro Toronto — has been able to accomplish.

Currently the regional council is faced with a number of crucial decisions and policy statements.

Residential development has been nearly frozen for the past year for two reasons — the lack of a cohesive regional plan and the shortfall of serviced land.

Although the Durham York sewer will allow substantial development in Pickering and the York Region — including the North Pickering townsite — for hundreds of thousands of people, its usefulness is still several years off.

And the regional council has the rest of the region to consider.

It is expanding water and sewage treatment facilities throughout the region, but principally in

Oshawa and Whitby. But the cost to the existing property owners is high and the lead-up time to operation is fairly lengthy.

Meanwhile the development proposals — many already approved — are held up.

At the same time, the regional council has come to no decision as to the kind of growth it wants, where it wants it and when.

It is currently studying provincial plans for the area as expressed by a variety of planning studies — the Metropolitan Toronto and Region Transportation Study, the Oshawa Area Planning and Development Study, the Toronto-Centred Region Plan, the Metropolitan Toronto Transportation Plan

Review, and the Central Ontario Lakeshore Urban Complex report.

It also has to consider the development implications of current municipal official plans and the many revised official plans now awaiting provincial approval.



**Joanne Schulz**

REAL ESTATE BROKER

**HOMES IN TOWNS—VILLAGES**

Uxbridge area; new homes on 1/2 acre impressive splitlevels, 3-4 bedrooms, sundeck, 2 1/2 bath, finished family room, fireplace, attached 2-car garage, broadloom \$69,900.00 up.

**BRICK FARMHOUSE ON 3/4 ACRE**

Uxbridge north; beautiful interior, remodelled, country size kitchen, large living room, Den or bedroom on 1st floor, hobby shop, lots of trees \$42,500.00

**NEW HOME ON DOUBLE LOT:**

Uxbridge fringe. Family size kitchen, large living-dining room, kingsize bath, Attached 2-car garage, finished family room, fireplace, beautiful view \$55,000.00

**NEWMARKET**

\$42,500.00 Spotless starter home, 3-bedrooms, large living-dining room, built-in cabinet wide oak staircase, sunfilled kitchen.

**NEWMARKET**

\$63,900.00 Exceptional beautiful interior, delightful kitchen, formal living room, separate dining room, 3 washrooms, carpet throughout.

**HOMES ON ACREAGES:**

King Township; Spanish dream on 1-acre. Arched open ceiling reception area with winding staircase, sliding doors from living-dining room and family room, fireplace, deep broadloomed, roof terrace, 4-bedrooms, 2 1/2 baths, dbl. garage. \$138,000.00

**HOUSE ON 2 ACRE:**

Mt. Albert east. Immaculate Rancher, sundeck, of kitchen, formal living room, fireplace, finished basement, 3-bedrooms. Garage. \$85,000.00

**2-2 ACRE LOTS PLUS:**

Choose the home and neighbour you like. Quiet scenic setting, 2,000 sq. ft. of luxurious living space on different levels. Newmarket fringe.

**MINIATURE FORTRESS:**

Mt. Albert south. Hexagon design on 10 acres. Magnificent view from each room. Hills are covered with nursery grown evergreens, 2 fireplaces, beamed, panelled ceilings. Barn, fenced paddock. \$115,000.00

**10 ACRE — POND — HOUSE**

Newmarket fringe, partly wooded, large pond, new 4-bedroom home to go under construction soon, sundeck, fireplace, family room, 3-car garage. \$129,900.00

**HOUSE ON 10 ACRE**

Mt. Albert area, \$99,900.00 Splitlevel to be built. Family room, 4 bedrooms, family room fireplace, balcony, large walkout kitchen, 2-car garage. Fully broadloomed.

**VIVIAN FOREST:**

\$119,000.00 10 acres plus new home to be built. Choose your own tree-hideaway from builders' plans. 2,000 sq. ft. of luxurious floorspace, includes fireplace, family room, 3-car garage.

Joanne Schulz Real Estate Broker, Newmarket, (Davis Dr. & Woodbine Ave), 898-1887 or Res. Uxbridge 852-3264, call collect.

## Get your house when mortgage rates are low

Right now when mortgage rates are lower, is the time for you to build or buy that home or cottage or to renovate the home you own. Victoria and Grey has been making loans tailored to fit people like you since 1889. Get your loan today — at Victoria and Grey.



TRUST COMPANY SINCE 1889

10355 Yonge St. Richmond Hill Ont.

Kenmeyers 884-1107