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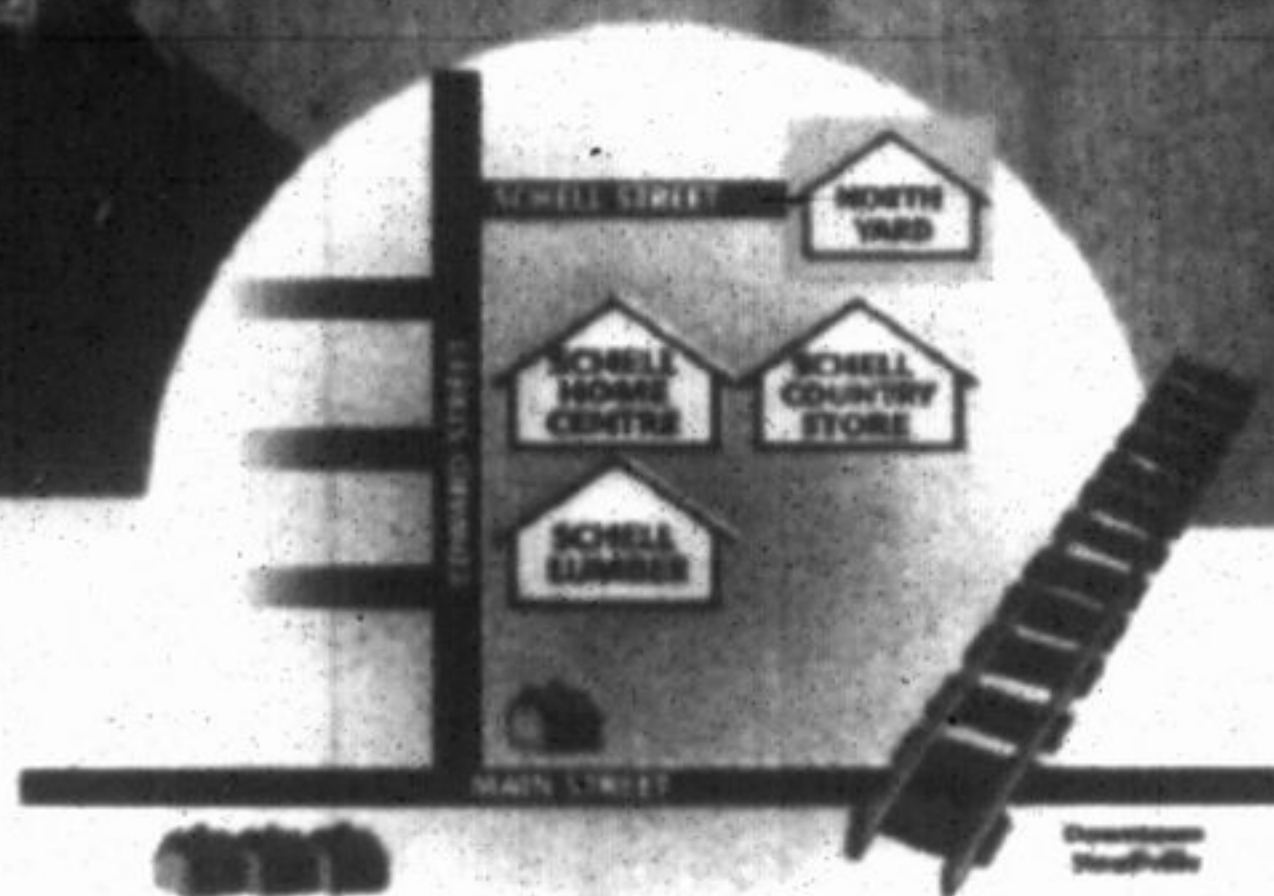
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## GOVERNMENT: Condos, plaza already approved

# Ballantrae corridor under study

BY SANDRA BOLAN  
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A postal outlet, grocery store, restaurant and bank are all needed in the Musselman's Lake and Ballantrae areas, according to Ward 2 Councillor Phil Bannon.

But in order to provide these amenities to residents, a co-ordinated and planned effort between the province, which owns Hwy. 48, and property owners needs to take place, according to Alan Drozd, manager of planning services for the Town of Whitchurch-Stouffville.

"The time has come for minds to meet," he said.

This summer, the municipality started its review of the Ballantrae-Musselman's Lake and Environs Secondary Plan with a focus on the Hwy. 48 corridor.

More than 1,700 surveys were sent out to residents in the affected area. About 130 responses have been received by the town.

"You can't do planning without resident input," Mr. Drozd said, noting it was also mandatory. "It's valuable. People have opinions and insights on issues we might not have."

### LAKE AREA INCLUDED

Although there is no formal plan for the development of the corridor, two projects have received council approval.

One is a seniors condominium building, which is to be built just south of the Ballantrae Golf and Country Club entrance. Mr. Drozd said he is not aware of any issues with the Ministry of Transportation at this point delaying construction.

Another project is a plaza on the northeast corner of Hwy. 48 and Aurora Road.

"If that plaza was built tomorrow, it would be full," Mr. Bannon said, adding the intersection is "unacceptable the way that land presents itself. Something has to be done when we have a community of that significance."

### PUBLIC INPUT SOUGHT

The OLCO gas station and neighbouring flower shop are not included in the plaza's plans, according to Mr. Drozd.

"It adds some degree of complication," he said. "Things work a lot better when properties are co-ordinated but the town can't force that."

Along with commercial growth, Mr. Bannon wants sidewalks installed on Hwy. 48 and Aurora Road.

"The residents deserve that kind of protection," he said.

Mr. Bannon also wants the speed reduced in Ballantrae on Hwy. 48 from 80 km/h to an "absolute maximum of 60".

"Unfortunately — and I certainly understand why — the province has their standards and they build the highways for speed," Mr. Bannon said, adding he is looking for compassion for the community from the province.

A visioning workshop hosted by the town will take place Wednesday from 6:30 to 9 p.m. at the Ballantrae Community Centre, 5592 Aurora Rd. The workshop will provide people with an opportunity to obtain more information about the corridor review, as well as share ideas for the future development of the secondary plan area.



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