

Infrastructure Planning Comments

Water Supply

The Region's 2004 Long Term Water Master Plan Update anticipated growth in the 2C lands and connection to the York Water System. A detailed review of the infrastructure requirements and timing of construction will be provided at the secondary plan stage and/or the next update to the Master Plan scheduled for 2008. Water supply will need to be confirmed prior to draft plan approval of the related plans of subdivision.

Sanitary Sewer

The 2002 York Durham Sewage System Master Plan Update anticipated development on the 2C lands and connection to the YDSS. An update of this Master Plan is scheduled for 2008 at which time more detailed information will be provided.

Transportation

At the secondary plan approval stage a development phasing plan will need to be established linking the amount of development to the timing of the transportation improvements. Regional staff will work with the Town to identify road improvements to be included in the update of the Transportation Master Plan and subsequently included in the Development Charges By-law. These improvements may include:

- St. John's Sideroad from Leslie Street to Bayview Avenue – widening to 4 lanes
- Leslie Steet from Wellington Street north to first collector road – widening to 6 lanes
- Wellington Street from Leslie Street to Highway 404 – widening to 6 lanes

A full interchange must be protected for at St. John's Sideroad and Highway 404.

Where feasible, continuous mid-block collector roads, including connections to Newmarket, should be implemented.

The road network should be designed so that it does not preclude a midblock crossing of Highway 404.