

Department	Comment
Infrastructure Planning, Transportation and Works Regarding Transit (November 12, 2003)	- Yonge Street is a designated Rapid Transit route. To ensure that the approval of development plans along the route do not prejudice the ultimate plans, the Region requests that a temporary five-metre buffer, in addition to the designated full roadway right-of-way width requirement of 22.5 metres from the centreline of Yonge Street, be protected to provide for the possible construction of transit facilities. This buffer will be secured through the processing of the individual plans of subdivision within the OPA 34 area. If the five-metre buffer is required, the Owner agrees to convey the lands required, free and clear of encumbrances, to the Regional Municipality of York for that purpose. If the implementation of the Yonge Street Transitway incorporates a dedicated right-of-way, as is the case with phase 1, access to Yonge Street may be restricted to a right-in-right-out movement only. - As part of its Quick Start rapid transit initiative, York Region will be constructing far-side bus stops. At this time, the proposal is to locate a bus stop on the east side of Yonge Street, approximately 95 metres north of the Bloomington Road centerline. This proposal is subject to the completion of the Environmental Assessment for the rapid transit plan. As development proceeds, it will be necessary to coordinate with the Region as early as possible during the engineering design phase of the respective subdivisions to ensure that any proposed access can be properly coordinated with the Quick Start requirements.
Infrastructure Planning, Transportation and Works, Regarding Road Improvements (November 12, 2003)	There are a number of road improvements included in the 2003 – 10-Year Roads Capital Program in the vicinity of the Southwest Aurora lands to accommodate development that is currently proposed. These improvements involve: the widening to four lanes of Bloomington Road

	between Bayview Avenue and Highway 404 in 2007 and between Bathurst Street and Bayview Avenue in 2010; and, the widening of Bayview Avenue to four lanes between Bloomington and Aurora Roads in 2010 and Stouffville and Bloomington Roads in 2011. • Other road improvements that have not been specifically identified in the Region's 2003 – 10-Year Roads Program may be required to support future traffic volumes generated by the development of lands within the Southwest Aurora lands and will be identified through on-site traffic counts as development of the Southwest Aurora lands proceeds. • York Region Transit's long-term service strategy proposes a local bus service extension along Vandorf Sideroad to Bayview Avenue and an express bus service along Bayview Avenue from Newmarket to the south.
Transportation and Works, Forestry Branch (November 14, 2003)	• Several sections throughout OPA 34 refer to the Oak Ridges Moraine Area Implementation Guidelines. These Guidelines have been replaced by the Conservation Plan and the reference to this document should be corrected accordingly throughout. • The General Environmental Policies of Section 6.2 make reference to "Environmental Protection Areas", "Environmental Function Areas", "Ecological Restoration Areas" and "Ecological Buffers". However, Section 6.1, which outlines the purpose of the individual environmental designations and related policies, fails to list "Ecological Buffers". Accordingly, "Ecological Buffers" should be listed as a new item d) under Section 6.1.