

## **2**

### **WASTEWATER SERVICING STRATEGY FOR REGIONAL OFFICIAL PLAN AMENDMENT 3 - URBAN AREA EXPANSION IN THE TOWN OF MARKHAM**

**The Environmental Services Committee recommends:**

- 1. Receipt of the deputation from Maria Gatzios, President, Gatzios Planning & Development Consultants Inc., on behalf of Berczy Glen Landowner Group;**
- 2. Receipt of the following communications:**
  - a) Maria Gatzios, Gatzios Planning & Development Consultants Inc., on behalf of the Berczy Glen Landowner Group, dated June 18, 2012;**
  - b) Don Given, President, Malone Given Parsons Ltd., on behalf of the North Markham Landowners Group (NMLG), dated June 19, 2012;**
  - c) Stephen D'Agostino, Partner, Thomson Rogers, on behalf of Colebay Investments Inc., Highcove Investments Inc., Firwood Holdings Inc., Major McCowan Developments Limited, and Summerlane Realty Corp ("CHFMS"), dated June 19, 2012;**
  - d) Patrick O'Hanlon, President, Angus Glen Developments, dated June 19, 2012; and**
- 3. Adoption of the recommendations contained in the following report dated May 15, 2012, from the Commissioner of Environmental Services and the Executive Director, Corporate and Strategic Planning.**

#### **1. RECOMMENDATIONS**

It is recommended that:

- 1. The Class Environmental Assessment Study for the North Markham Collector Sewer and associated cost be removed from the 2013 10 Year Wastewater Capital Plan.**
- 2. The 10 Year Capital Plan be revised to reflect the updated servicing projections in the 2013 budget process, including the deferral of the North Markham Collector Sewer to**

post 2031 and that the Water and Wastewater Master Plan be updated in the normal course.

3. The Regional Clerk circulate this report to the Clerk of the Town of Markham.

## 2. PURPOSE

This report informs Regional Council of the revised wastewater servicing strategy for Regional Official Plan Amendment 3 area (Urban Area Expansion) in the Town of Markham (*see Attachment 1*) and confirms the expansion area can be serviced by upgrading the local municipal sewer system without the proposed Regional North Markham Collector Sewer. Accordingly it is recommended that the 10 Year Capital Plan be revised to reflect updated servicing projections in the 2013 budget process, including deferral of the North Markham Collector Sewer to post 2031 and the Water and Wastewater Master Plan be updated in the normal course.

## 3. BACKGROUND

### **2009 Water and Wastewater Master Plan Update was completed as part of an integrated Growth Management Program**

A comprehensive Growth Management program, entitled *Planning for Tomorrow* was undertaken by York Region in response to the Provincial Growth Plan, which sets 25 year growth targets for the Greater Golden Horseshoe area and defines the way this growth will occur. The Growth Management program culminated in adoption of a new Official Plan in 2009.

A key aspect of the Growth Management work was input from various infrastructure Master Plans. The recommended infrastructure and policies provide input to and are reflected in the new York Region Official Plan - 2010. The 2009 Water and Wastewater Master Plan Update identified infrastructure needs based on updated population and employment growth targets developed in conformity with the Provincial Growth Plan. The specific boundary alignment for the urban area expansion in the Town of Markham was unknown at the time that the Master Plan work was undertaken.

### **Further refinements to population and employment forecasts were made after the 2009 Water and Wastewater Master Plan Update was finalized**

Subsequent to adoption of the Regional Official Plan in December 2009, a refined Regional land budget analysis, with updated population and employment forecasts changes, was endorsed by Regional Council in March 2010. Changes were made to the forecasts and land budget based on discussions with local municipalities regarding land

supply, reducing total employment numbers and refining land take-outs for environmental features and non-developable lands within whitebelt areas.

### **Review of Regional wastewater servicing strategy for the Town of Markham was done in response to proposed Regional Official Plan Amendment 3**

The March 2010 land budget report indicated a need for urban expansion into the Region's three whitebelt areas to meet the 2031 population and employment targets assigned to York Region in the Provincial Growth Plan. This culminated in three Regional Council adopted 'Urban Area' expansion amendments (September 2010) to the new Regional Official Plan for the whitebelt areas in East Gwillimbury, Vaughan and Markham. The 'Urban Area' expansion into the Markham whitebelt area known as Regional Official Plan Amendment 3 serves urban growth north of Major Mackenzie Drive to the year 2031 (*see Attachment 1*).

As a result of Regional Official Plan Amendment 3, the 2009 Water and Wastewater Master Plan Update as it applies to the north Markham area required re-assessment to confirm if any changes to the recommended wastewater infrastructure in Markham were needed.

Regional Council at its meeting of January 26, 2012, endorsed a similar report on the findings of the Transportation Analysis for Regional Official Plan Amendment 3.

## **4. ANALYSIS AND OPTIONS**

### **Wastewater servicing strategy for North Markham was reviewed to assess implications of Regional Official Plan Amendment 3**

Forecasted population and employment north of Major Mackenzie Drive was redistributed to reflect the adopted boundary of Regional Official Plan Amendment 3. Regional Official Plan Amendment 3 resulted in concentrating more growth in the westerly portion of north Markham as compared to the preliminary distribution used in the 2009 Master Plan.

A joint study was undertaken by the Town and Region's consultant to examine implications of Regional Official Plan Amendment 3 on the recommended 2031 wastewater infrastructure, as identified in the 2009 Water and Wastewater Master Plan Update.

This study included an evaluation of the wastewater servicing options to service the 2031 urban area expansion in Markham, based upon the redistributed population and employment forecasts reflected in Regional Official Plan Amendment 3.

**The servicing study for the Markham Urban Area Expansion (ROPA 3) confirmed that the area can be serviced through existing Regional infrastructure**

The current study indicates that with growth more concentrated in the westerly portion of north Markham, the local municipal sewage conveyance system in the west can be upgraded and connected directly to the Regional 16th Avenue Trunk Sewer to accommodate growth from Regional Official Plan Amendment 3. The existing Regional infrastructure in the subject area including the 16th Avenue Trunk Sewer, Ninth Line sewer and the existing and new South East Collector have the capacity to convey flows to service the growth from Regional Official Plan Amendment 3. As a result, the study concludes that the North Markham Collector Sewer planned between 2016 and 2021 in the 2009 Water and Wastewater Master Plan can be deferred to post 2031. Therefore, it is recommended that the Water and Wastewater Master Plan and the 2013 10 Year Capital Plan be updated in the normal course to reflect this finding.

**Link to Key Council-approved Plans**

This report supports the 2011 to 2015 Strategic Plan in the following priority area:

- Continue to deliver and sustain critical infrastructure
  - Continue to prioritize new capital infrastructure projects to support managed growth and optimize community benefit
  - Identify and leverage capacity available in existing infrastructure to complete the build-out of developing communities
  - Continue to partner with all levels of government to facilitate the delivery of environmentally-sustainable infrastructure

Results also support the York Regional Official Plan - 2010 policies regarding wastewater servicing to all residents and workers in York Region.

**5. FINANCIAL IMPLICATIONS**

Timing for the North Markham Collector Sewer identified in the 2009 Water and Wastewater Master Plan Update to be required by 2021 can be deferred to post 2031. The total project cost for the North Markham Collector Sewer was estimated at \$78,600,000 in the 2009 Water and Wastewater Master Plan Update. The current 10 Year Capital Plan only includes the cost of the Class Environmental Assessment Study estimated at \$1.97 million. The 2013 10 Year Capital Plan will be updated to reflect the deletion of the Class Environmental Assessment Study for the North Markham Collector Sewer.

## **6. LOCAL MUNICIPAL IMPACT**

Staff from the Town of Markham has been involved in the recent review of the wastewater servicing strategy for Regional Official Plan Amendment 3. Markham staff support the revised servicing strategy utilizing local upgraded conveyance systems to optimize efficient use of existing Regional infrastructure in the area.

As development applications and planning activity in the north Markham area increase, York Region staff will work with Town staff to develop and coordinate conditions for development approvals consistent with local municipally prepared phasing and sequencing plans for the Regional Official Plan Amendment 3 area in accordance with the Regional Official Plan. Landowners and applicants will be required to submit comprehensive environmental servicing plans to address wastewater servicing needs in the Regional Official Plan Amendment 3 area.

## **7. CONCLUSION**

The wastewater servicing study for Regional Official Plan Amendment 3 concluded that development within the area can be accommodated by upgrades to Markham's local wastewater system allowing for the North Markham Collector Sewer to be deferred to post 2031. It is recommended that the 10 Year Capital Plan be revised to reflect the updated servicing projections in the 2013 budget process, including the deferral of the North Markham Collector Sewer to post 2031 and that the Water and Wastewater Master Plan be updated in the normal course.

For more information on this report, please contact Daniel Kostopoulos, Director, Capital Planning and Delivery, Environmental Services at 905-830-4444, Ext. 5070.

The Senior Management Group has reviewed this report.

*(The attachment referred to in this clause is attached to this report.)*



# Gatzios Planning + Development Consultants Inc.

File No: 65MA-1116

Monday June 18, 2012

**The Regional Municipality of York**  
17250 Yonge Street  
Newmarket, Ontario  
L3Y 6Z1

**Regarding: SUBMISSION BY THE BERCZY GLEN LANDOWNER GROUP**  
JUNE 20, 2012 ENVIRONMENTAL SERVICES COMMITTEE  
JOINT REPORT OF THE COMMISSIONER OF ENVIRONMENTAL SERVICES  
AND THE EXECUTIVE DIRECTOR, CORPORATE AND STRATEGIC PLANNING  
'WASTEWATER SERVICING STRATEGY FOR ROPA 3  
URBAN AREA EXPANSION IN THE TOWN OF MARKHAM'

**Attention:** Denis Kelly, Regional Clerk  
Corporate Services Department

I am writing as planning consultant to the 'Berczy Glen Landowner Group' (the 'BGL Group') in support of the conclusions of the above-noted staff report. We request that this submission be made available to the members of the Environmental Services Committee for their June 20, 2012 meeting.

## **The BGL Group**

The BGL Group's lands are in the Region of York's ROPA 3 Urban Area Expansion, specifically west of Warden Avenue, south of Elgin Mills Road East, east of the Hydro Corridor and north of existing residential development along the north side of Major Mackenzie Drive East (see map Attachment to this letter).

The BGL Group agrees with and has been supportive of the Region of York's inclusion of their lands in the ROPA 3 Urban Area Expansion. The BGL Group has retained a team of consultants and solicitors, including ourselves, to: a) ensure that their lands are included in the final approved ROPA 3 Urban Area Expansion, and b) undertake the planning, engineering and associated work necessary to apply for and achieve planning permissions to allow urban development on their lands.

The BGL Group has retained the services of Mr. Mac Cosburn as its coordinator, and also McGill Development Services to provide municipal servicing input to this planning process.

### ***Response to the June 20, 2012 Joint Staff Report – Wastewater Servicing for ROPA 3***

The BGL Group agrees with and supports the Region of York staff report. McGill Development Services has carried out a parallel analysis of the existing wastewater infrastructure to service the ROPA 3 lands and the results of their analysis fully support and agree with the Region's analysis.

ROPA 3 properly concentrated growth in the westerly portion of north Markham. This location provides for the ability to upgrade and utilize the significant existing local municipal sewage conveyance capacity and its direct connection to the Regional 16<sup>th</sup>. Avenue Trunk Sewer. As a result, the location of the ROPA 3 Urban Boundary expansion lands take advantage of existing infrastructure investments and minimizes the expenditure of significant additional funds to construct new systems.

The most significant result of this approach is that the proposed new North Markham Collector Sewer is not needed to accommodate growth to 2031, and therefore its construction and the corresponding associated costs noted in the staff report as \$78,600,000 can be deferred to post 2031.

We note the staff report confirms that Town of Markham staff support the revised servicing strategy which utilizes local upgraded conveyance systems to optimize efficient use of existing Regional infrastructure in the area.

This approach to planning for growth by utilizing and maximizing the efficiency of existing infrastructure, while providing for contiguous and logical extensions to the existing community represents sound planning and engineering standards, and is also a founding principle of provincial planning policy.

The ROPA 3 Urban Area expansion lands are located such that existing infrastructure can be used and maximized, which in turn will generate significant development charge revenue to the Region and to the Town of Markham with minimal additional infrastructure costs being spent.

### ***Next Steps***

The BGL Group is in full support of the Region in its decision to include these lands in the ROPA 3 Urban Area expansion, and will continue to work with the Region and the Town of Markham to ensure these lands are available for urban growth in a timely and efficient manner.

We will be in attendance at the Environmental Services Committee meeting on June 20, 2012 to present our support and answer any questions the Committee may have.

Sincerely,

Gatzios Planning + Development Consultants Inc.

A handwritten signature in dark ink, appearing to read 'M Gatzios', is centered below the company name.

Maria Gatzios, MCIP RPP

enclosure.

Copy to Region of York staff:

- Ms. Erin Mahoney, Commissioner of Environmental Services
- Mr. Dino Basso, Executive Director, Corporate & Strategic Planning
- Ms. Barbara Jeffrey, Manager, Land Use Policy and Environment

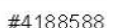
Copy to Town of Markham staff:

- Mr. Jim Baird, Commissioner of Development Services
- Mr. Brian Lee, Senior Manager, Development Engineering & Transportation

Copy to BGL Group Landowners, and to:

- Mr. B. Mac Cosburn
- Mr. Don Hindson, Cattnach Hindson Sutton VanVeldhuizen LLP
- Ms. Lyn Townsend, Townsend and Associates Barristers and Solicitors
- Mr. Douglas McGill, McGill Development Services
- Mr. Nick Poulos, Poulos & Chung Limited





*Via email to Ghislaine Boulianne, York Region*

140 Renfrew Drive, Suite 201, Markham  
Ontario, Canada, L3R 6B3  
Tel: (905) 513-0170  
Fax: (905) 513-0177  
E-mail: dgiven@mgp.ca

June 19, 2012

The Regional Municipality of York  
17250 Yonge Street  
Newmarket ON  
L3Y 6Z1

Attention: Denis Kelly,  
Regional Clerk

**Re: Environmental Services Committee  
June 20, 2012 Agenda Item:  
Waste Water Servicing Strategy for Regional Official Plan Amendment 3 – Urban  
Area Expansion in the Town of Markham**

Dear Mr. Kelly,

We are consultants to the North Markham Landowners Group (NMLG) which is a group of developers and interested landowners that own or control approximately 733 hectares in North Markham in an area bounded by Major Mackenzie Drive to the south, the Markham municipal boundary to the north, Woodbine Avenue on the west and 9<sup>th</sup> Line on the east. Their holdings represent approximately 18 percent of the total area commonly referred to as the Markham Whitebelt.

The North Markham Landowners Group does not support the proposed recommendation contained within the above-noted York Region Environmental Services report to defer the North Markham Collector Sewer to post-2031, or the proposed deletion of the associated Class Environmental Assessment from the 2013 10 Year Capital Plan.

**REQUEST:**

On behalf of NMLG, we request that:

- The Environmental Services Committee not adopt the recommendation to defer the North Markham Collector Sewer, or
- Alternately, to defer this decision until the urban boundary expansion for North Markham has been settled through the OMB process, and
- York Region provide information in support of the statement that the proposed ROPA 3 urban expansion area (under appeal) can be serviced by upgrading the local municipal sewer without the proposed Regional North Markham Collector Sewer, and
- Not delay the delivery of the North Markham Collector Sewer to post-2031. This sewer must be in place before 2031.

## **THE BASIS FOR THE REQUEST:**

We have several concerns with respect to the report and its proposed recommendations. The recommended change to defer the North Markham Collector Sewer to post-2031 is without any basis, study or consultation.

The North Markham Landowners Group, among other landowners, has appealed the York Region Official Plan and ROPA 3. The OMB hearing is anticipated to commence in November 2012. Therefore, a decision by the Environmental Services Committee on the report's recommendation to defer the North Markham Collector Sewer is premature.

There has been no advanced notification to, or dialogue with, landowners and the development industry as to the Region's intentions to revise the Water-Waste Water Master Plan, which went through extensive public dialogue and was supported by NMLG.

NMLG approached the Region and the Town of Markham several times to discuss servicing North Markham as it is our understanding that servicing capacity played a role in determining the proposed ROPA 3 urban boundary expansion configuration. On each occasion, our offer to discuss servicing matters was declined.

The Water-Waste Water Master Plan and the Transportation Master Plan Update informed the Growth Management analyses undertaken by the Region in support of the ROP and ROPA's 1-3. As required by York Region Official Plan policies, NMLG, and other landowners, have relied on these Master Plans to guide its studies and to formulate its plans. The North Markham Collector Sewer represents a strategic component of planning for growth in Markham. Like development of that Master Plan itself, we feel a change of this magnitude warrants consultation.

In its September 24, 2009 correspondence to the Region, MMM Group, on behalf of the North Markham Landowners Group, provided support for the Region's Water-Waste Water Master Plan Update. The Water-Waste Water Master Plan is consistent with the 2005 Provincial Policy Statement for the long-term planning for infrastructure.

NMLG continues to support the Region's Water-Waste Water Master Plan as originally approved.

The Committee's report does not provide any analysis supporting the proposed deferral of the North Markham Collector Sewer. Any potential impacts on the timing of development or the cost of growth associated with the change from a regional sewer network to a local municipal sewer network are not mentioned. Further, the report does not identify the cost and funding responsibilities for the required upgrades to the local municipal sewer network.

We therefore request the information that identifies the impacts to development timing and costs, and that supports the proposed change to the Water-Waste Water Master Plan.

It is our understanding that the Region has been collecting funds for the North Markham Collector Sewer through the regional DCs since 2010, and that the recently settled Regional Development Charges was based on capital costs that included this sewer. Will the regional DCs therefore be changed to reflect the deferral of the North Markham Collector Sewer? What will be the disposition of funds already collected for it?

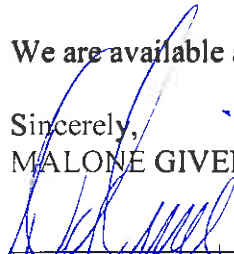
Lastly, growth in York Region does not stop in 2031. This was recognized in all of the Region's Growth Management and land budget analyses underpinning the ROP and ROPA's. Additional lands will be required to accommodate growth in the Region and in North Markham in particular after 2031. The Water-Waste Water Master Plan contemplated this future growth, and therefore includes the North Markham Collector Sewer to ensure the essential critical infrastructure will be in place before 2031. This is an important consideration in the context of the long range planning for infrastructure.

For that reason, the North Markham Collector Sewer must remain within the scope and timing of the currently approved Water-Waste Water Master Plan. The North Markham Collector Sewer must be in place before 2031 to efficiently support continued growth commencing in and post-2031. The schedule for delivery of the North Markham Collector Sewer must allow for the securement of funding through regional DCs, the environmental assessment, followed by the design, tendering and construction of this sewer.

In summary, we request that the Environmental Services Committee refuse to adopt the recommendation before you in the report or at a minimum, defer a decision on the recommendations specific to the North Markham Collector Sewer until the urban boundary expansion for North Markham has been settled through the OMB process, and the information supporting the deferral of the North Markham Collector Sewer, including the impacts on the timing of development and the cost of growth, have been identified and understood.

~~We are available~~ at your convenience to discuss our comments with York Region staff.

Sincerely,  
MALONE GIVEN PARSONS LTD.

  
\_\_\_\_\_  
Don Given  
President

Cc.  
North Markham Landowners' Group  
N. Jane Pepino, *Aird & Berlis LLP*  
Patricia Foran, *Aird & Berlis LLP*  
Jeffery King, *MMM Group*



# THOMSON ROGERS

## LAWYERS

*Stephen J. D'Agostino*  
416-868-3126  
*sdagostino@thomsonrogers.com*

### SENT BY E-MAIL ONLY

June 19, 2012

The Chair & Members of the  
Environmental Services Committee  
Regional Municipality of York  
17250 Yonge Street  
Newmarket, Ontario  
L3Y 6Z1

Dear Sirs/Mesdames:

#### **June 20, 2012 Environmental Services Committee Agenda**

**Item D-2: "Wastewater Servicing Strategy For Regional Official Plan Amendment 3  
Urban Area Expansion in the Town of Markham"  
Our File No. 050917**

We are the solicitors for Colebay Investments Inc., Highcove Investments Inc., Firwood Holdings Inc., Major McCowan Developments Limited and Summerlane Realty Corp. ("CHFMS") who own land in North Markham within the area shown in the Location Plan attached to the above-captioned report ("Report"). CHFMS's land is located in the concession bordered by Major MacKenzie Drive, Elgin Mills Road East, McCowan Road and HWY 48. Please accept this letter as CHFMS' request that consideration of the above captioned report be deferred until such time as the Ontario Municipal Board approves Regional Official Plan Amendment 3 ("ROPA 3").

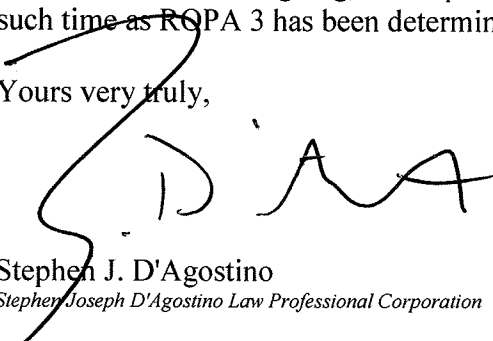
Central to the Report is the assumption that the ROPA 3 boundary will be approved by the Ontario Municipal Board without amendment. That assumption is not appropriate. As Committee may be aware, both the Regional Official Plan and ROPA 3 are subject to numerous appeals which may effect the configuration and densities in ROPA 3. Of course, any change to ROPA 3 would directly impact the conclusions and recommendations set out in the Report.

The Report notes that the 2009 Water and Wastewater Master Plan Update identified infrastructure needs based on the updated population and employment growth targets developed by the Region in conformity with the Provincial Growth Plan even though the specific boundary alignment for ROPA 3 was unknown at that time. Regional Council endorsed the Water and Wastewater Master Plan Update on November 19, 2009. The Region does not suffer any prejudice by maintaining the status quo since the ROPA 3 boundary is no more certain today than it was on November 19, 2009 when the 2009 Water and Wastewater Master Plan Update was approved. Prejudice would occur however if a Master Plan was adopted based on the wrong boundary.

Maintaining the status quo is appropriate until the Ontario Municipal Board approves ROPA 3. Approval of the Report is premature until such time as the ROPA 3 boundary and densities are established.

As a result of the foregoing, we request that consideration of the Report be deferred until such time as ROPA 3 has been determined by the Ontario Municipal Board.

Yours very truly,



Stephen J. D'Agostino  
*Stephen Joseph D'Agostino Law Professional Corporation*

SJD/pgf



June 19, 2012

The Regional Municipality of York  
17250 Yonge Street  
Newmarket, Ontario  
L3Y 6Z1

Attention: Denis Kelly, Regional Clerk  
Corporate Services Department

**Re: Joint Report of the Commissioner of Environmental Services and the Executive Director  
Corporate and Strategic Planning  
"Wastewater Servicing Strategy for ROPA 3 – Urban Expansion Area in the Town of Markham"  
June 20, 2012 Environmental Services Committee**

I am writing to express the support of Angus Glen Development Ltd. and Angus Glen Golf Club to the recommendations presented in the above noted staff report which is being presented to the June 20, 2012 meeting of the Environmental Services Committee.

Angus Glen Development Ltd. and Angus Glen Golf Club are the owners of approximately 640 acres of land which is in the Region of York's ROPA 3 Urban Area Expansion. The lands are located within the concession block bounded by Warden Avenue in the west, Elgin Mills Road on the north, Kennedy Road on the east and Major Mackenzie Drive on the south (See attached map).

The revised servicing strategy being recommended by staff results in the efficient use of existing Regional infrastructure through the upgrade of the local municipal sewage conveyance system which can be connected to the Region's 16<sup>th</sup> Avenue Trunk Sewer, which has capacity to service the growth from the ROPA 3 lands. Having reviewed the above noted staff report we wish to advise that we support the recommendations contained in the report.

Angus Glen Development Ltd. and Angus Glen Golf Club have been consistent in their support of the Region of York's inclusion of their lands in the ROPA 3 Urban Area Expansion. Angus Glen looks forward to continuing to work with the Region of York and the Town of Markham as we plan for the new communities in the ROPA 3 Urban Area.

Sincerely,

Patrick O'Hanlon  
President

Copy to Region of York Staff:

Ms. Erin Mahoney, Commissioner of Environmental Services

Mr. Dino Basso, Executive Director, Corporate & Strategic Planning

Ms Barbara Jeffrey, Manager, Land Use Policy and Environment

Mr. Bruce Macgregor, Chief Administrative Officer

Copy to Town of Markham Staff:

Mr. Andy Taylor, Chief Administrative Officer

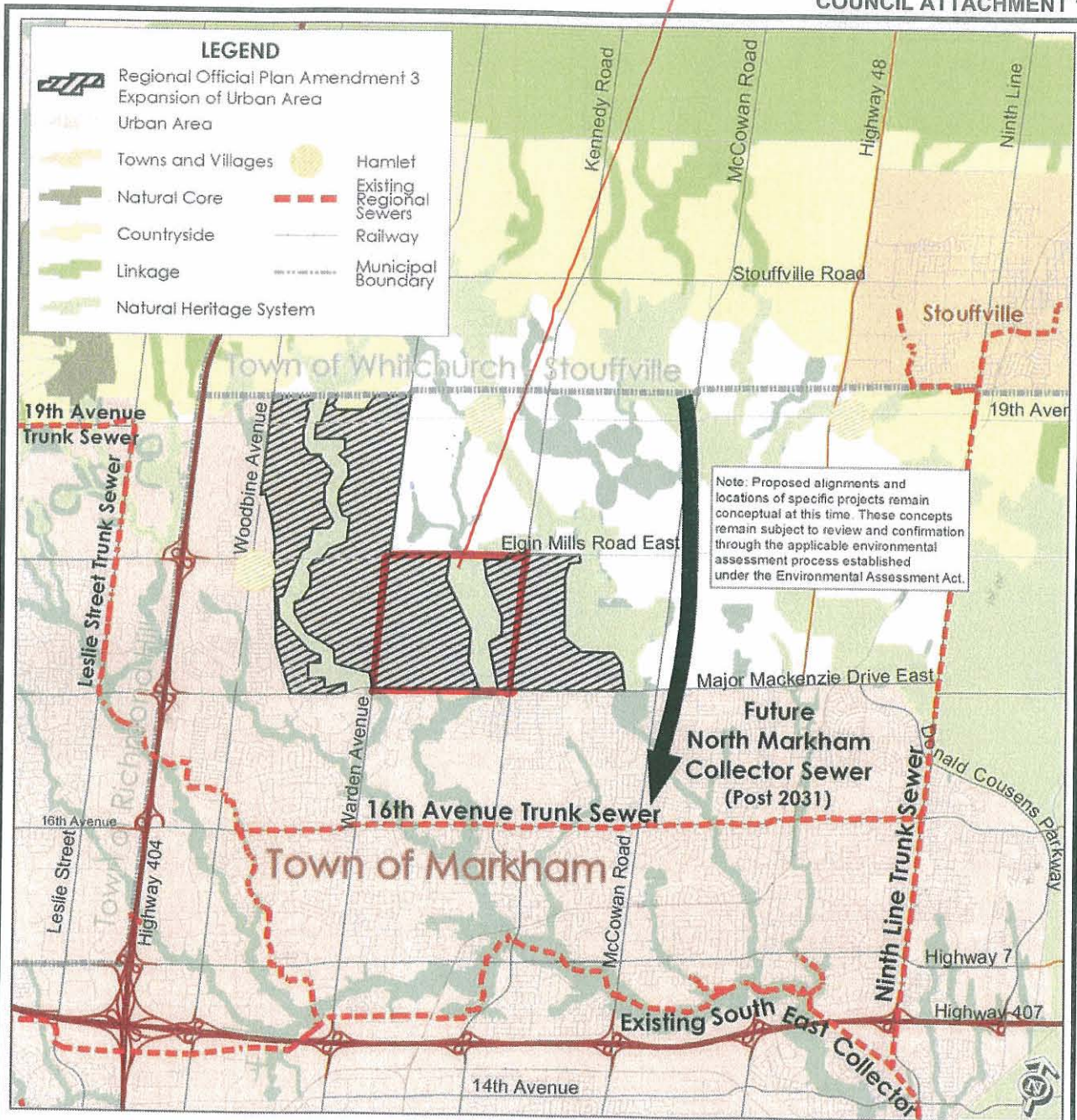
Mr. Jim Baird, Commissioner of Development Services

Mr. Brian Lee, Senior Manager, Development Engineering



# CONCESSION BLOCK ANGUS GLEN LANDS LOCATED WITHIN

## COUNCIL ATTACHMENT 1



### LOCATION PLAN

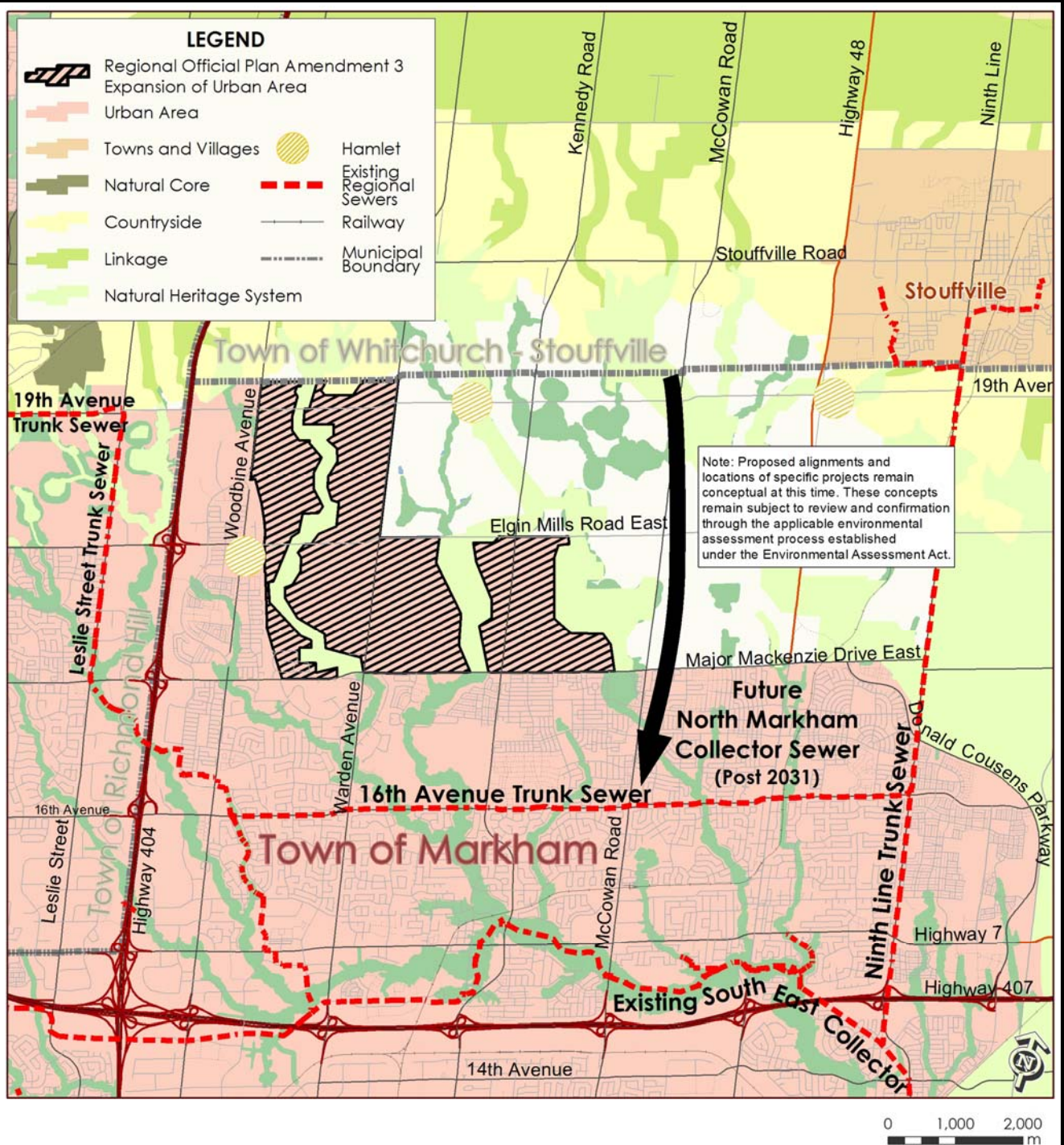
#### Wastewater Servicing Strategy for Regional Official Plan Amendment 3 Urban Area Expansion in Town of Markham

**Disclaimer:** This figure is provided to illustrate the conceptual location of the future North Markham Collector Sewer as shown in the 2009 Water and Wastewater Master Plan Update, and is not to be relied on for any other purpose. Maps of ROPA 3 may be found attached to the ROPA 3 planning document.



ENVIRONMENTAL SERVICES





## LOCATION PLAN

### Wastewater Servicing Strategy for Regional Official Plan Amendment 3 Urban Area Expansion in Town of Markham

**Disclaimer:** This figure is provided to illustrate the conceptual location of the future North Markham Collector Sewer as shown in the 2009 Water and Wastewater Master Plan Update, and is not to be relied on for any other purpose. Maps of ROPA 3 may be found attached to the ROPA 3 planning document.