



<b>Location</b>	<p>The Innovation Corridor is located at the north boundary of Ontario's largest new greenfield community of Seaton, now under construction in central Pickering; bordered by Highway 7 to the north, Brock Road to the east, Highway 407 to the south and near the City of Markham border to the west.</p> <p>Lands are less than a day's drive from 5 US border crossings and less than an hour from Pearson International Airport.</p> <p>Lands directly adjacent to the Innovation Corridor are designated for a future airport.</p>
<b>Land Area</b>	324 ha / 800 acres
<b>Description</b>	<p>Lands are largely owned by the Province of Ontario. Servicing has started and construction is underway in the Innovation Corridor.</p> <p>Lands to be developed as guided by the Central Pickering Development Plan and are reserved for prestige employment uses. Purchase of lands to be negotiated with City of Pickering or the Province of Ontario.</p> <p>A resident to job creation ratio of 2:1 is targeted for the Seaton Community, projecting 70,000 residents and 35,000 jobs. Approximately 24,000 jobs are anticipated for the Innovation Corridor.</p>
<b>Zoning</b>	Zoning in place to develop prestige industrial and office as well as very limited warehousing; also some allowance for accessory uses to support the adjacent industrial and office users.
<b>Infrastructure</b>	<p>Highway 7 and Highway 407 ETR with existing interchanges at York Durham Townline and Brock Road. Whites Road interchange recently opened and another planned for Sideline 22. Direct connections south to Highway 401 at Brock Road. CP Havelock rail line just north of Seaton.</p> <p>Servicing planned as part of Phase 1 of Seaton infrastructure installation:</p> <ul style="list-style-type: none"> <li>• Water, Sewer, Hydro, Natural Gas; potential for district heating</li> <li>• Ultra High speed fibre optic telecommunication – live loop</li> </ul>
<b>Terms of Development</b>	Contact our Economic Development Office for information on Development Charges, infrastructure status and development processes.
<b>Major Employers</b>	Kubota Canada Ltd. and others to be advised as development occurs.

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