

Planning and Development
Town of East Gwillimbury
19000 Leslie Street
Sharon, ON L0G 1V0

December 11, 2024
File 7557-2

Attn: Nicole Schroder, Planner

**RE: Site Plan Application
1656 Green Lane East
Town of East Gwillimbury**

Weston Consulting is the authorized planning consultant for NewRoads Automotive Group c/o Rino Rizzuto for the lands municipally addressed as 1656 Green Lane East, in the Town of East Gwillimbury (the “Subject Lands”). NewRoads Automotive Group wishes to develop the western portion of the Subject Lands to include a Toyota automotive dealership. It is our understanding the eastern portion is currently being developed with a warehouse. The extension of the Harry Walker Parkway is under construction and will divide the western and eastern portion of the Subject Lands. The development of the eastern portion is not related to this application. We are pleased to submit the enclosed materials in support of a Site Plan Approval Application for the proposed development. This application has been prepared in accordance with the Pre-Consultation comments and checklist dated August 8, 2024 (DRC.24.25).

Description of Subject Lands and Surrounding Context

The Subject Lands are located west of Highway 404 and north of Green Lane East as shown on Figure 1. Currently, the Subject Lands are vacant. The Subject Lands have an area of approximately 3.2 ha (8.08 acres) and a frontage of 553.87 metres on Green Lane East. The eastern portion of the property is subject to a Site Plan Application (File No. SPA.21.18) to construct a warehouse with a gross floor area of 18,162 square metres including 853 square metres of office space with access off the extension of Harry Walker Parkway. The Town’s Transportation Master Plan Update from March 2024 identifies the Harry Walker Parkway Extension from Green Lane to Colonel Wayling Boulevard. Construction has begun on the extension of Harry Walker Parkway.

The Town of East Gwillimbury’s Official Plan (2022) designates the Subject Lands as *Employment Areas* with a portion of the lands being designated *Environmental Protection* due to the presence of a watercourse. The Subject Lands are also regulated by the Highway 404 Employment Corridor Secondary Plan which further delineate the site as *Mixed Business Employment*. Zoning Order O. Reg. 451/20 was placed on the Subject Lands in August 2020 and permits the uses outlined in the *Employment General (M2) zone*. Site specific exemptions are also listed in the Zoning Order. A portion of the Subject Lands are located within the LSRCA’s Regulation Limit. As per the Natural Heritage Evaluation prepared by Riverstone and CE Section 5, the proposed employment building and associated parking area will not impact natural heritage features. The proposed development will be defined as a ‘Major Development’ as per the LSPP and is required to meet policy 4.8 and 6.4 of the LSPP.

Section 4.8 of the LSPP requires a stormwater management (SWM) report be prepared for an application for major development to mitigate SWM impacts on the site and surrounding areas. A SWM report as well as the associated LSRCA checklist were prepared by GEI Consultants and have been submitted for review.

Section 6.40 of the LSPP requires an Environmental Impact Study be submitted along with the proposed development application to mitigate impacts on groundwater quantity and quality. A Natural Heritage Evaluation (NHE) was prepared by Riverstone and CEA and submitted for review. The accompanying engineering

drawings/reports, Hydrogeological Study, and Geotechnical Study also assess the pre and post development groundwater conditions.

Proposed Development

The intent of the proposed Site Plan Application is to facilitate the development of a two-storey Toyota automotive dealership consisting of a show room, service centre, and sales facility. The proposed development will have a gross floor area of 4,622.3 square metres and include 219 parking spaces. The western portion of the Subject Lands, primary used for vehicle storage, will not be paved as indicated on the attached Architectural Set. Access is currently proposed via the Extension of Harry Walker Parkway which is currently being constructed. No access is proposed along Green Lane East.

In accordance with the Pre-Application checklist dated August 8, 2024 the following materials are provided in support of a complete application:

No.	Item	Date	Consultant
1.	Site Plan Application Form	2024.12.10	Weston Consulting
2.	Thinking Green Design Standards	2024.11.18	
3.	Revised Pre-Consultation Checklist	2024.10.29	
3a.	LSRCA Pre-Consultation Checklist	2024.08.08	
4.	Parcel Register (Ownership Confirmation)	2024.07.02	
5.	Pedestrian and Bicycle Circulation Plan	2024.10.17	IBW Surveyors
6.	Plan of Survey	2023.10.02	
7.	Architectural Package	2024.10.18	Ware Malcomb
	- Site Plan		
	- Elevation Plans		
	- Floor Plans		
- OBC Building Matrix			
8.	Photometric (Lighting) Plan	2024.10.18	MHBC
9.	Landscaping Plans	2024.11.04	
10.	Landscape Details	2024.11.04	
11.	Landscape Cost Estimate	2024.11.04	Riverstone and CEA
12.	Tree Inventory and Preservation Plan	2024.10.31	
13.	Natural Heritage Evaluation	2024.11.16	GEI
14.	Civil Engineering Package	2024.10.25	
	- Site Servicing and Grading Plans		
- Erosion and Settlement Control			
- Detail Drawings			
15.	Functional Servicing and Stormwater Management Report	2024.10.25	Toronto Inspections
a)	LSRCA Technical Checklist		
16.	Engineering Cost Estimate	2024.10.28	Gaydon Construction
17.	Hydrogeological Study	2024.10.22	
a)	LSRCA Technical Checklist		
18.	Geotechnical Study	2024.10.08	TY Lin
19.	Construction Management Plan	2024.10.09	
20.	Transportation Impact Study (incl. Transportation Demand Management, Transportation Mobility Plan and Pavement Marking and Signage Plan)	2024.10.18	

Please refer to the Functional Servicing Report regarding sanitary capacity which addresses the requirement for a Letter confirming Sanitary allocation/capacity. Furthermore, the Construction Cost Estimate will be provided with the next submission, as the design progresses and is in a more finalized state.

We trust this fulfills the requirements and provides the prescribed information for a complete Site Plan Approval application in accordance with Section 41 (3.3) of the Planning Act. We request that the material be circulated for review and comment at the earliest opportunity. Fees will be confirmed and provided under separate cover.

Should you have questions or require any additional materials, please contact Kayly Robbins at krobbins@westonconsulting.com or Michael Pizzimenti at mpizzimenti@westonconsulting.com.

Yours truly,
Weston Consulting
Per:



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Senior Planner

c. New Roads Automotive Group
Rice Group