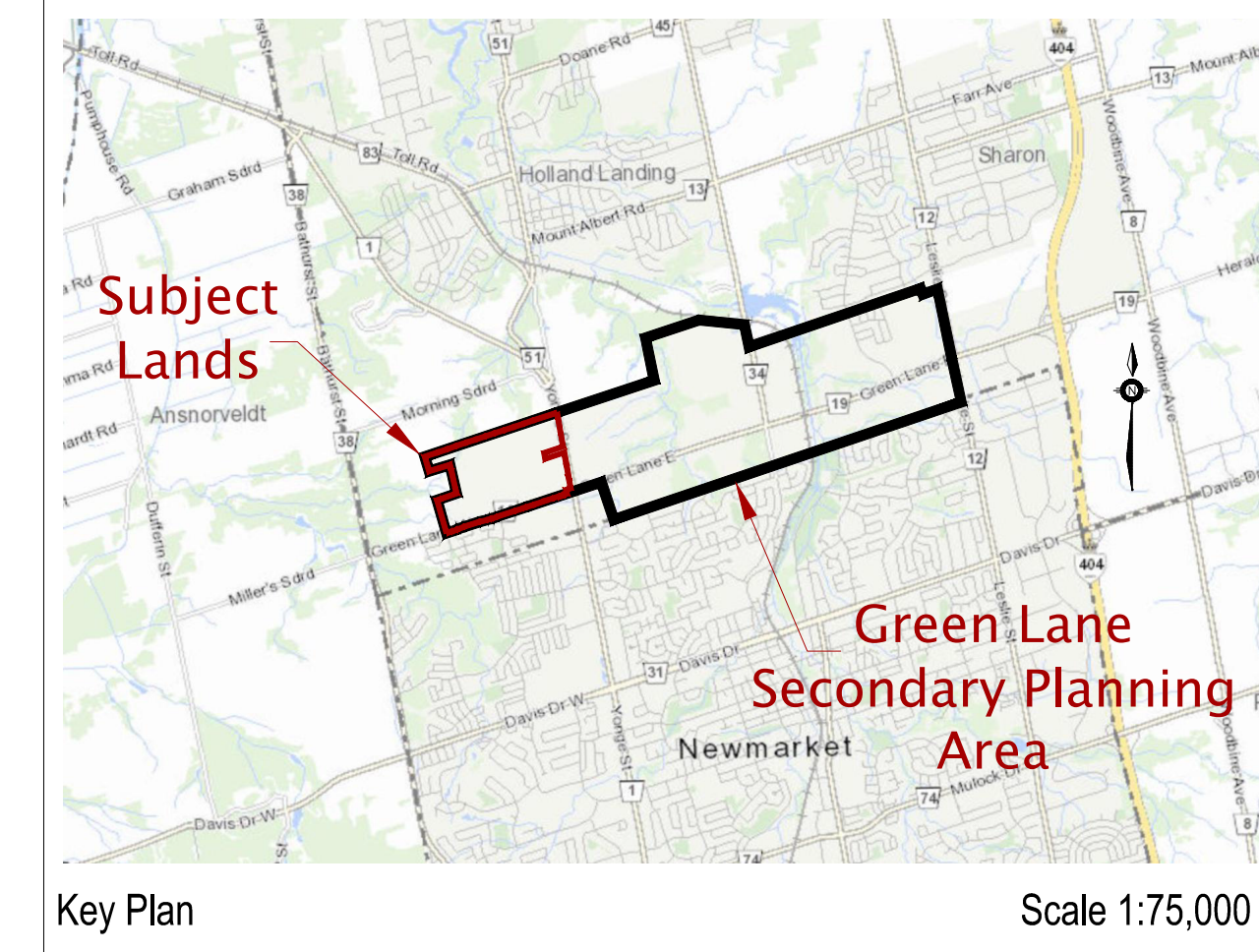


FIGURE 1 - CONTEXT

Town of East Gwillimbury
Northwest Green Lane Community Design Plan

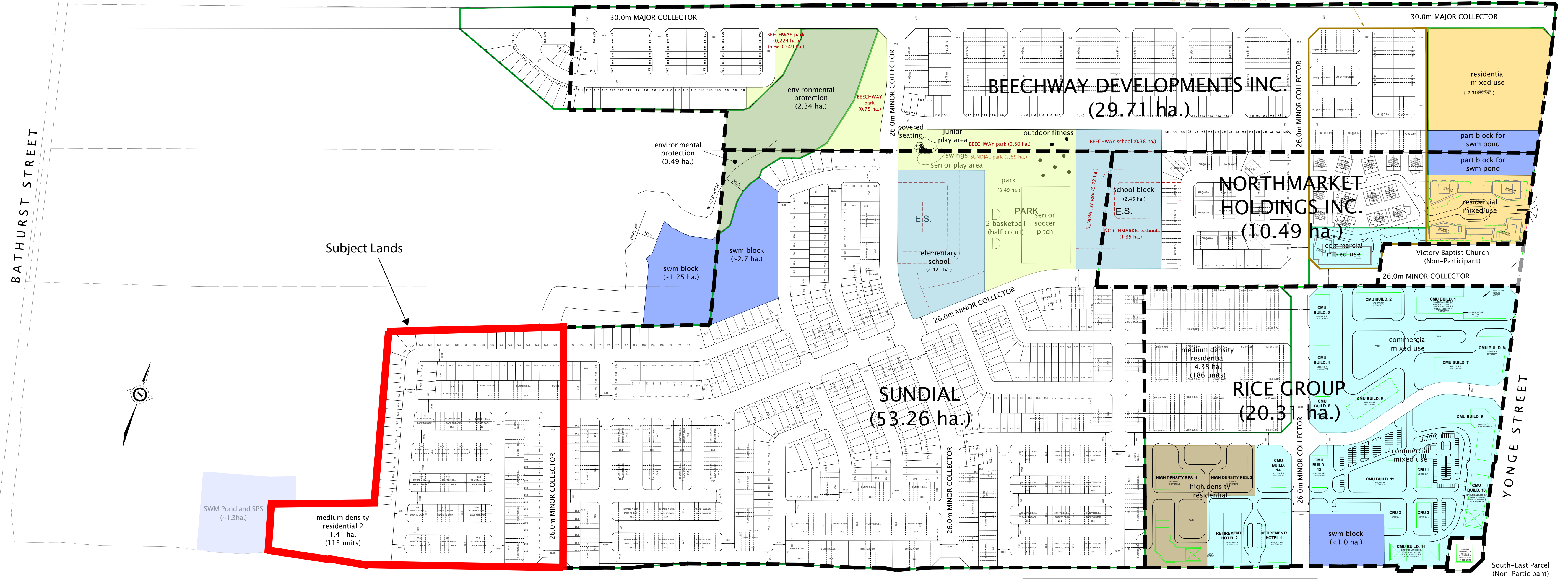
Community Design Plan
Compiled Plan of
Part of Lots 100, 101 and 102
Concession 1
West of Yonge Street
Part of Lots 101 102
Concession 1
East of Yonge Street
Geographic Township of East
Gwillimbury
Town of East Gwillimbury
Regional Municipality of York
2024



Preliminary Statistics By Ownership	Unit Breakdown						Total Units
	Singles	Townhomes	Back to Back Towns	High Density	Mixed Use Residential	Mixed Use Commercial	
Beechway Developments Inc.	135	264	32	0	1290	0	1721
Northmarket Holdings Inc.	22	75	110	0	661	130	998
Sundial	395	464	562	113	0	0	1534
Rice Group	0	186	0	1033	0	1526	2745
Sub Total (Includes Whitebelt)	552	989	704	1146	1951	1656	6998

Special Policy Area:
- There is merit in the Town considering future conversion of this land to residential mixed use if proposed by individual landowners at a future date.

Concept 29



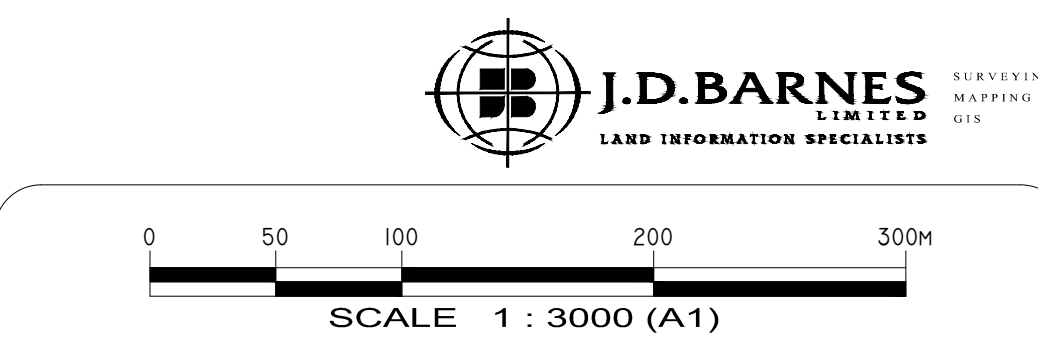
- Legend**
- Low and Medium Density
 - High Density
 - Mixed Use - Residential
 - Mixed Use - Commercial
 - Park
 - Institutional - School
 - Stormwater Management Ponds
 - Pump Station
 - Environmental Protection (2.90 ha.)
 - Parkland Calculation - (Required 89.15 ha. x 5% = 4.46 ha.) (Provided = 4.46 ha.)
 - Whitebelt lands = 11.77 ha.

Preliminary Statistics

Total Area = 117.57 ha.
103.45 ha. - Settlement Area
11.77 ha. - Whitebelt Area
2.35 ha. - Greenbelt SWM Pond Area

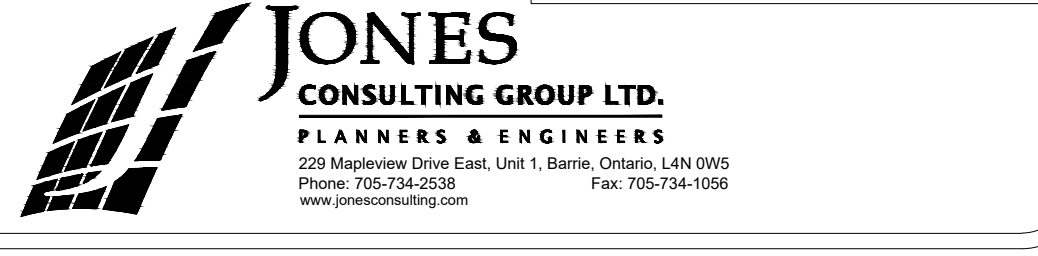
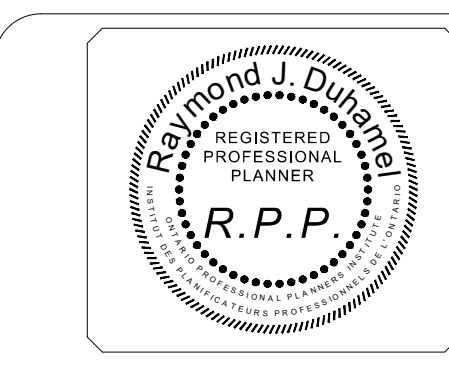
Net Developable Total Area = 100.87 ha.
25.86 ha. - Beechway
11.03 ha. - Northmarket
42.55 ha. - Sundial
20.53 ha. - Rice
0.68 ha. - Church (Non-Participant)
0.22 ha. - South-East Parcel (Non-Participant)

DATE	DESCRIPTION	DRAWN
21.03.16	CHANGES AS PER MINUTES#13	m.c.r.
21.03.22	NEW LEGAL BOUNDARY/ADJACENT ACCESS CONNECTIONS	m.c.r.
21.04.06	NEW LEGAL BOUNDARY/ADJACENT ACCESS CONNECTIONS	m.c.r.
21.08.18	NEW LAYOUT FROM CLIENT/OVERLAY PREPARED	m.c.r.
21.11.17	PREPARE DRAFT #1 COMMUNITY DESIGN PLAN	m.c.r.
22.07.18	NEW NORTHMARKET PLAN UPDATE IN CDP	m.c.r.
22.09.26	NEW NORTHMARKET PLAN UPDATE IN CDP	m.c.r.
22.09.29	NEW BEECHWAY PLAN UPDATE IN CDP/ADD NEW SWM LOCATIONS	m.c.r.
22.09.30	NEW SUNDIAL PLAN UPDATE IN CDP	m.c.r.
22.11.16	CHANGES AS PER TOWN COMMENTS	m.c.r.
22.12.06	CREATE 3 NEW CONCEPTS 13a, 13b, & 13c	m.c.r.
23.01.24	MINOR REVISION TO CDP 14	m.c.r.
23.04.20	NEW SURVEY/UPDATE CDP AND CHECK FOR ISSUES	m.c.r.
23.05.02	MINOR REVISIONS TO CDP	m.c.r.
23.05.03	MINOR REVISIONS TO CDP	m.c.r.
23.05.04	NEW SUNDIAL PLAN UPDATE IN CDP	m.c.r.
23.05.05	MINOR CHANGE TO RICE GROUP	m.c.r.
23.06.07	NEW BEECHWAY PLAN/UPDATE CDP	m.c.r.
23.06.14	CHANGES TO CDP	m.c.r.
23.07.06	NEW SUNDIAL PLAN UPDATE IN CDP	m.c.r.
23.08.22	NEW SUNDIAL/RICE PLAN UPDATE IN CDP	m.c.r.
23.08.24	NEW NORTHMARKET PLAN UPDATE IN CDP	m.c.r.
23.08.25	PRELIMINARY STATISTICS ADDED	m.c.r.
23.10.04	NEW BEECHWAY AND NORTHMARKET PLAN/UPDATE CDP	m.c.r.
23.10.12	NEW DENSITY PLANS	m.c.r.
23.11.28	NEW SUNDIAL PLAN UPDATE IN CDP	m.c.r.
23.12.08	MINOR CHANGES TO CDP	m.c.r.
24.03.05	MINOR CHANGE TO CDP	m.c.r.
24.04.11	MINOR CHANGE TO CDP	m.c.r.
24.05.16	NEW BEECHWAY PLAN/UPDATE CDP	m.c.r.
24.05.28	ADD PUMP STATION TO SUNDIAL LANDS	m.c.r.



TOWN OF EAST GWILLIMBURY
COMMUNITY DESIGN PLAN

Date Issued: JAN. 27, 2021
Checked By: RD
Project No.: GRE-19060
Drawn By: m.c.r.
Drawing Name: GRE-19060-CDP-29.dwg



NORTHWEST YONGE GREEN LANE LANDOWNERS GROUP INC.
TOWN OF EAST GWILLIMBURY

G:\Planning Drawings\GRE-19060\img\GRE-19060-CDP-29.dwg Layout:CDP-29.dwg Plotted May 28, 2024 @ 8:27am by mrdurnell: The Jones Consulting Group Ltd.

FIGURE 4 - CONCEPT PLAN

SUNDIAL HOMES GREEN LANE - EAST GWILLIMBURY

