



February 25th, 2025

VIA EMAIL

Victoria Moore
Manager of Planning
Town of East Gwillimbury
19000 Leslie Street,
Sharon, Ontario, L0G 1V0

Dear Victoria Moore,

**Re: Northwest Yonge Green Lane Landowners Group Inc.
Community Design Plan
Town of East Gwillimbury
Our File: GRE-19060**

On behalf of our client, Northwest Yonge Green Lane Landowners Group Inc., we are submitting a Community Design Plan for the lands located north of Green Lane and west of Yonge Street in the Town of East Gwillimbury, Region of York.

The following materials have been submitted:

A. Administrative

- A1. Signed Authorization Form by BEECHWAY DEVELOPMENTS INC.
- A2. Signed Authorization Form by NORTHMARKET HOLDINGS INC.
- A3. Signed Authorization Form by YONGE GREEN LANE GP INC.
- A4. Signed Authorization Form by SUNDIAL HOMES (GREEN LANE) LIMITED.

B. Plans

- B1. Community Design Plan – Land Use Schedule prepared by The Jones Consulting Group Ltd.
- B2. Community Design Plan – Servicing Phasing Plan prepared by The Jones Consulting Group Ltd.
- B3. Community Design Plan – Official Plan Land Use Schedule prepared by The Jones Consulting Group Ltd.
- B4. Community Design Plan – Official Plan Land Use Schedule – Public Lands prepared by The Jones Consulting Group Ltd.
- B5. Community Design Plan – Interpreted Official Plan Land Use Schedule prepared by The Jones Consulting Group Ltd.
- B6. Community Design Plan – Interpreted Official Plan Land Use Schedule – Public Lands prepared by The Jones Consulting Group Ltd.

C. Reports

- C1. Commercial Market and Financial Analysis prepared by Urban Metrics.
- C2. Transportation Mobility Plan prepared by Paradigm Transportation Solutions Ltd.
- C3. Public Realm Design & Urban Neighbourhood Structure, Form and Design Report prepared by NAK Design Strategies.

- C4. Sustainable Community Development and Energy Conservation Plan prepared by buildABILITY Corporation.
- C5. Geotechnical Investigation prepared by Toronto Inspection Ltd.
- C6. Stage 1-2 Archaeological Assessment for SUNDIAL HOMES (GREEN LANE) LIMITED & YONGE GREEN LANE GP INC. prepared by The Land Archaeology Inc.
- C7. Stage 1-2 Archaeological Assessment for BEECHWAY DEVELOPMENTS INC. prepared by Archaeological Consultants Canada.
- C8. Stage 1 Archaeological Assessment for NORTHMARKET HOLDINGS INC. prepared by AMICK Consultants Limited.
- C9. Functional Servicing and Stormwater Management Report prepared by SCS Consulting Group Ltd.
- C10. Planning Justification Report prepared by The Jones Consulting Group Ltd.

D. Other

- D1. LSRCA Engineering Checklist prepared by SCS Consulting Group.

Please note a cheque for the required submission fee will be provided once confirmed by the Town. We look forward to the review and circulation of this submission, and if you have any questions or require additional information, please contact the undersigned.

Sincerely,

THE JONES CONSULTING GROUP LTD.



Ray Duhamel, M.C.P., MCIP, RPP
Partner

- c. BEECHWAY DEVELOPMENTS INC. c/o Bobby Bhoola
- c. NORTHMARKET HOLDINGS INC. c/o Bill Beaton
- c. YONGE GREEN LANE GP INC. c/o Michael Rice
- c. SUNDIAL HOMES (GREEN LANE) LIMITED. c/o Daniel Yanowski