

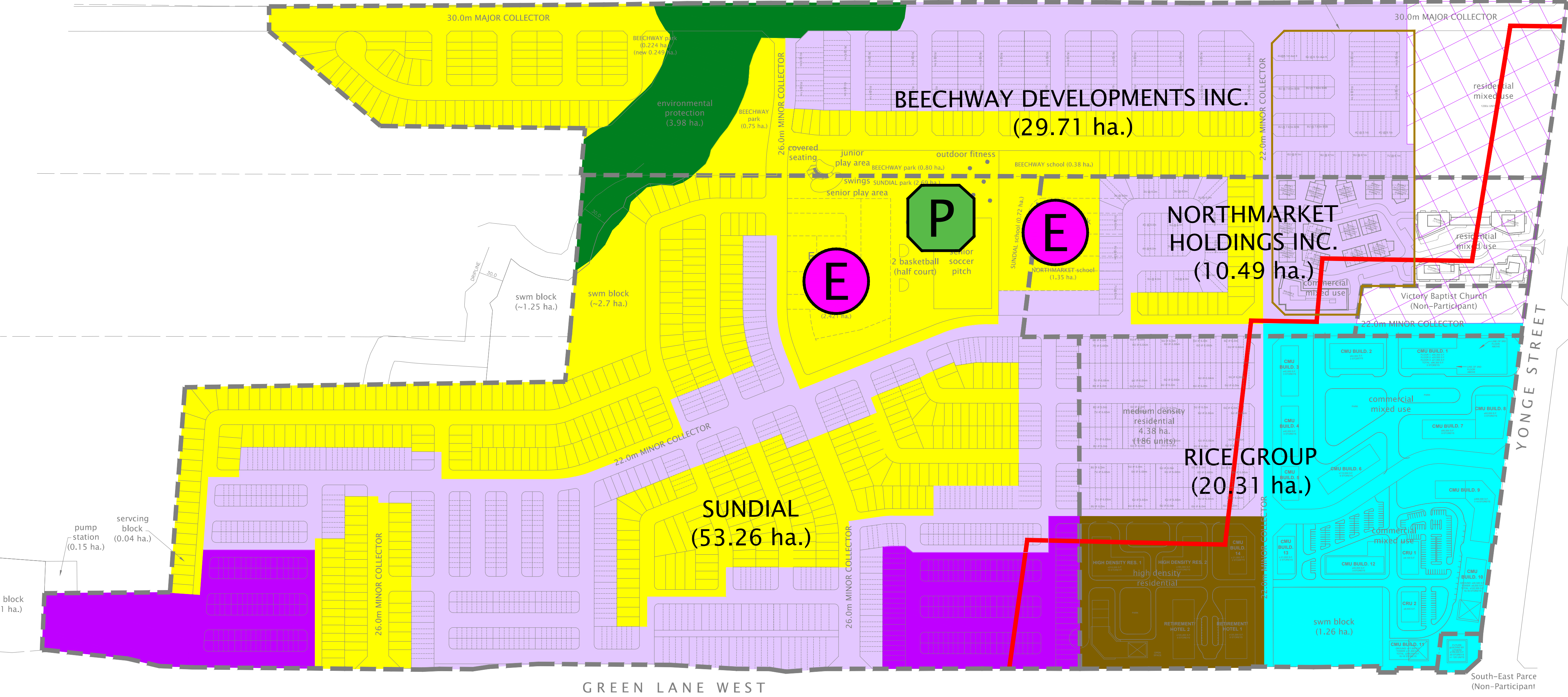
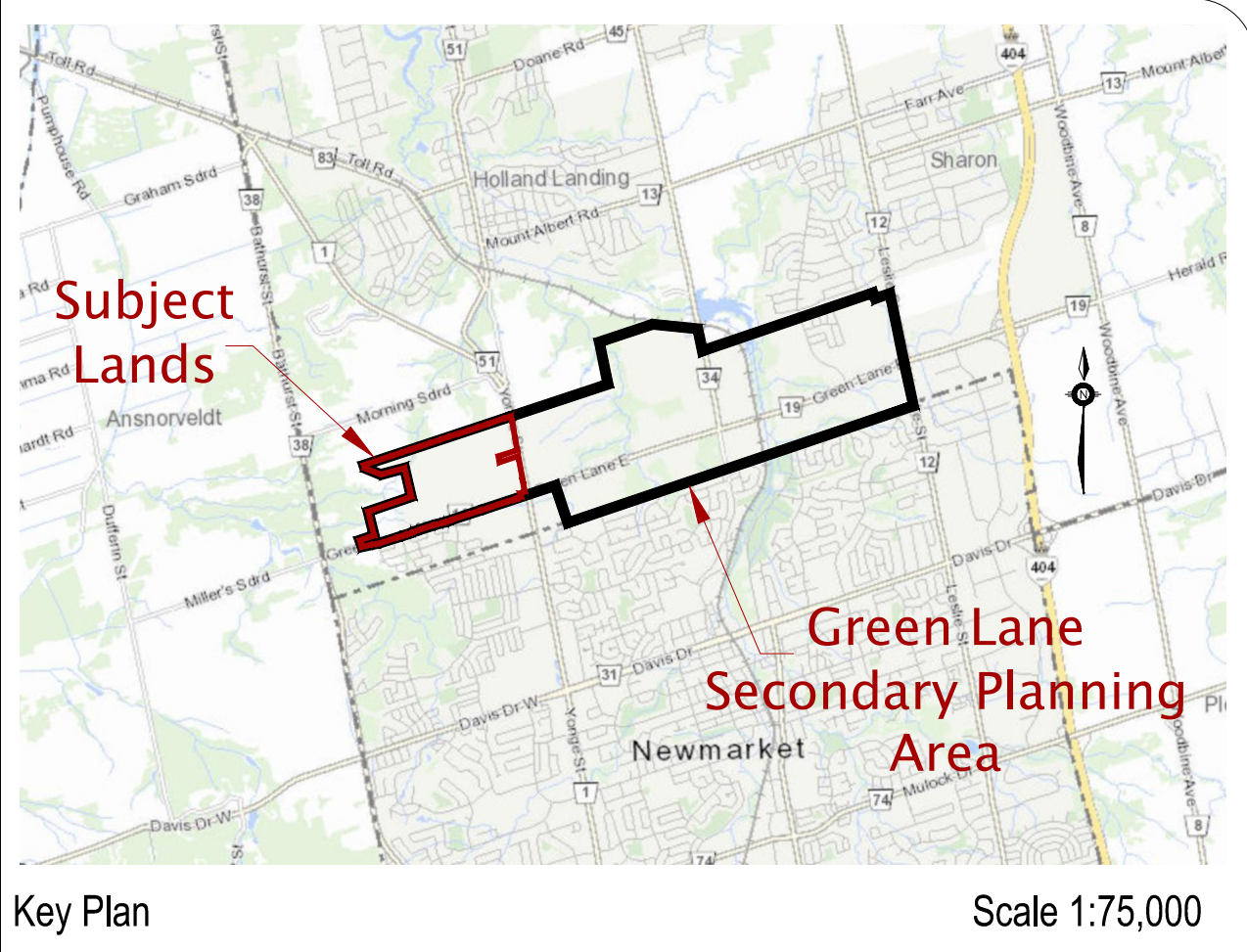
OFFICIAL PLAN LAND USES						
Designation	Official Plan Area (ha.)	Public Land Area as per OP Designation (ha.)	Net Area (ha.)	Required Net Density Residential	Net Units Permitted	
Low Density	37.83	18.50	19.33	20 - 30 uph	387	580
Medium Density 1	41.31	16.43	24.88	30 - 50 uph	746	1244
Medium Density 2	10.37	3.71	6.66	50 - 80 uph	333	533
High Density	3.50	0.47	3.03	80 - 150 uph	242	455
Residential Mixed Use	2.39	0.23	2.16	n/a		
Commercial Mixed Use	15.72	2.31	13.41	500 units min.		
Environmental Protection	4.08					
Totals	115.2	41.65	69.47			

INTERPRETED OFFICIAL PLAN LAND USES						
Designation	Official Plan Area (ha.)	Public Land Area as per OP Designation	Net Area (ha.)	Net Density Residential	Net Units Permitted	
Low Density	41.11	21.85	19.26	20 - 30 uph	385	578
Medium Density 1	40.67	14.77	25.90	30 - 50 uph	518	777
Medium Density 2	7.05	2.62	4.43	50 - 80 uph	222	354
High Density	4.11	0.40	3.71	80 - 150 uph	242	455
Residential Mixed Use	6.65	0.81	5.84			
Commercial Mixed Use	11.96	1.51	10.45	500 units min.		
Environmental Protection	3.98					
Totals	115.5	41.96	69.59			

Units & Density Statistics By Designation			
Designation	Units	Net Area (ha.)	Density (uph)
Low Density			
Single Detached	556		
Street Townhomes	26		
Back to Back Townhomes	0		
Sub Total	582	19.26	30.2
Medium Density 1			
Single Detached	14		
Street Townhomes	885		
Back to Back Townhomes	466		
Block High Rise	130		
Sub Total	1495	25.90	57.7
Medium Density 2			
Street Townhomes	48		
Back to Back Townhomes	238		
Block Street Townhomes	113		
Sub Total	399	4.43	90.07
High Density			
Block High Rise	1214		
Sub Total	1214	3.71	327
Residential Mixed Use			
Block Mixed Use Res	1951		
Sub Total	1951	5.84	
Commercial Mixed Use			
Block High Rise	1345		
Sub Total	1345	10.45	
TOTAL	6986	69.59	

Northwest Green Lane
Community Design Plan
Town of East Gwillimbury
Official Plan Schedule
(Interpreted)

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
2025



Legend

- Low Density (41.11 ha.)
- Medium Density 1 (40.67 ha.)
- Medium Density 2 (7.05 ha.)
- High Density (4.11 ha.)
- Mixed Use - Residential (6.65 ha.)
- Mixed Use - Commercial (11.96 ha.)
- Park
- Institutional - School
- Environmental Protection (3.98 ha.)
- Major Local Centre [Green Lane Corridor Land Use Plan - (Draft for Discussion, February 2 2022)]

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

SCHEDULE OF REVISIONS		
DATE	DESCRIPTION	DRAWN

050100200300M
SCALE 1 : 3000 (A1)

TOWN OF EAST GWILLIMBURY
OFFICIAL PLAN - INTERPRETED

Raymond J. Dutilleul
REGISTERED PROFESSIONAL PLANNER
R.P.P.

DATE ISSUED: FEB. 13, 2025
CHECKED BY: RD
PROJECT NO.: GRE-19060
DRAWN BY: m.c.r.
DRAWING NAME: GRE-19060-OP-INT-2.dwg

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G:\Planning Drawings\GRE-19060\Submitted\Feb. 2025\GRE-19060-OP-INT-2.dwg Layout:OP-INT-2.dwg Plotted Feb 14, 2025 @ 8:22am by morichards The Jones Consulting Group Ltd.