FOR SALE **1426 QUEENSVILLE SD RD** EAST GWILLIMBURY, ON

14.6 AC **RESIDENTIAL LAND**

Queensville Sd Rd

ROYAL LEPAGE® LAND & INVESTMENT GROUP

OPPORTUNITY SUMMARY

Residential land located within the Green Earth Village Community Design Plan (CDP), on Queensville Sd Rd. Designated as a Neighbourhood Area allowing for primarily residential communities and supporting uses.

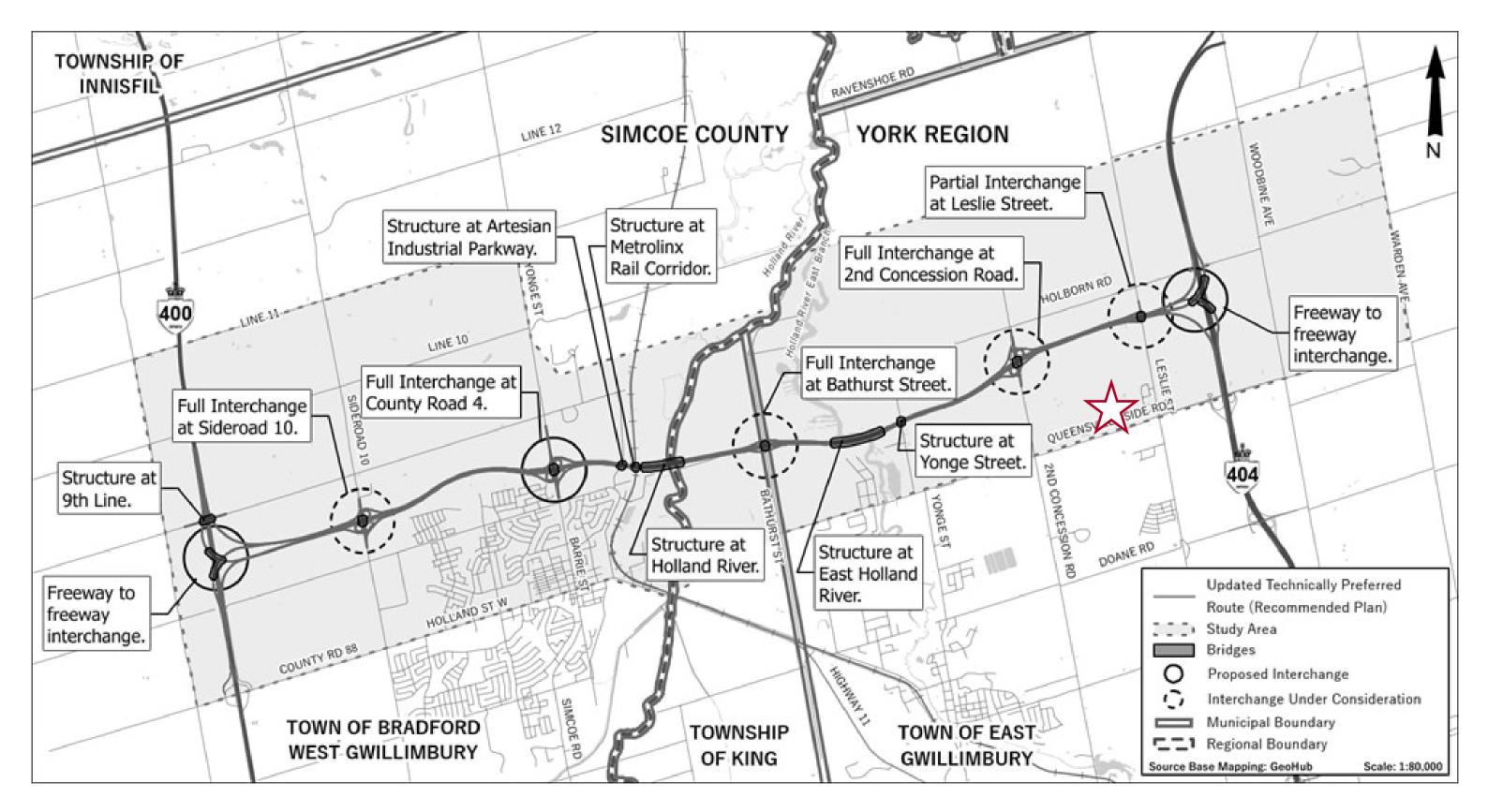
- Property is east of the Green Earth Village development by Royal Park.
- Uses include single-detached, semi-detached, townhouses, and low-rise apartment buildings, as well as small-scale commercial and service uses
- Existing watermain proposed along Queensville Sd Rd, with proposed wastewater servicing from Region and Town

Lot Size	14.6 AC
Frontage	364.6 ft.
OP Designation	Neighbourhood Area Environmental Protection Area
Zoning	RU - Rural
Official Plan	Town of East Gwillimbury – Secondary Plan March 2025





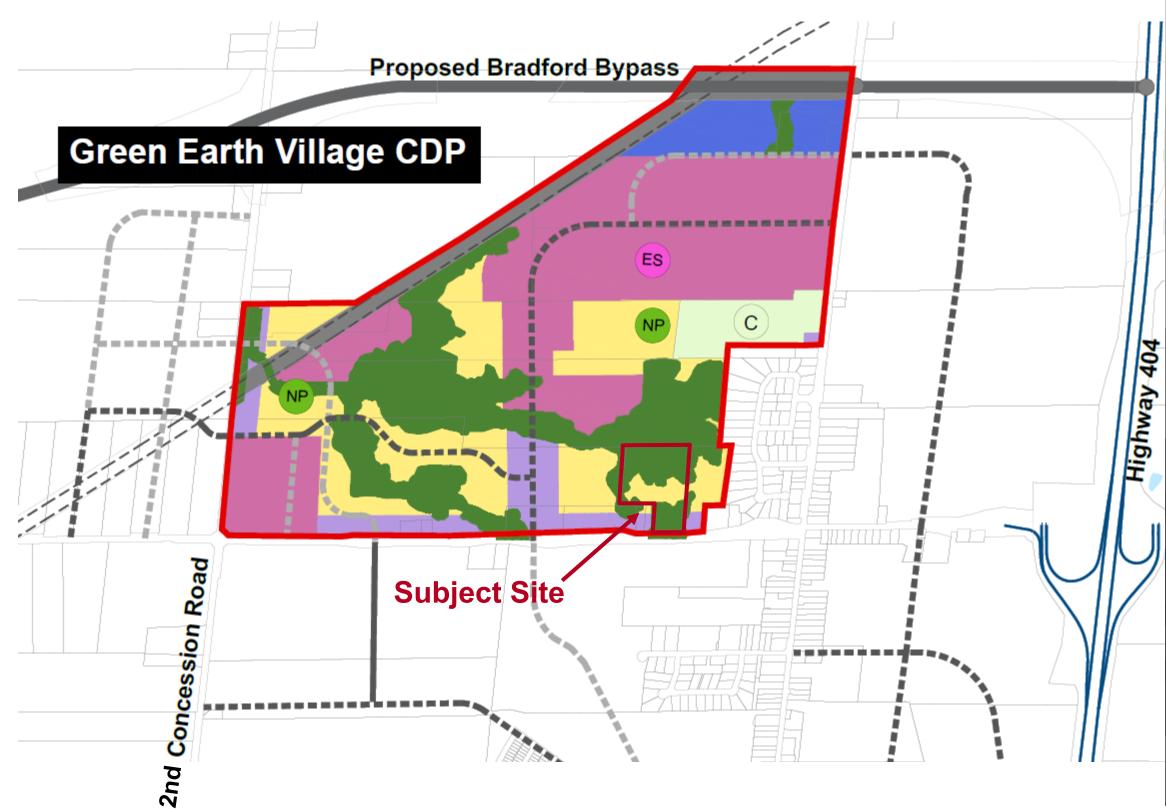
BRADFORD BY-PASS





PLANNING

SECONDARY PLAN – EAST GWILLIMBURY, DRAFT MARCH 2025

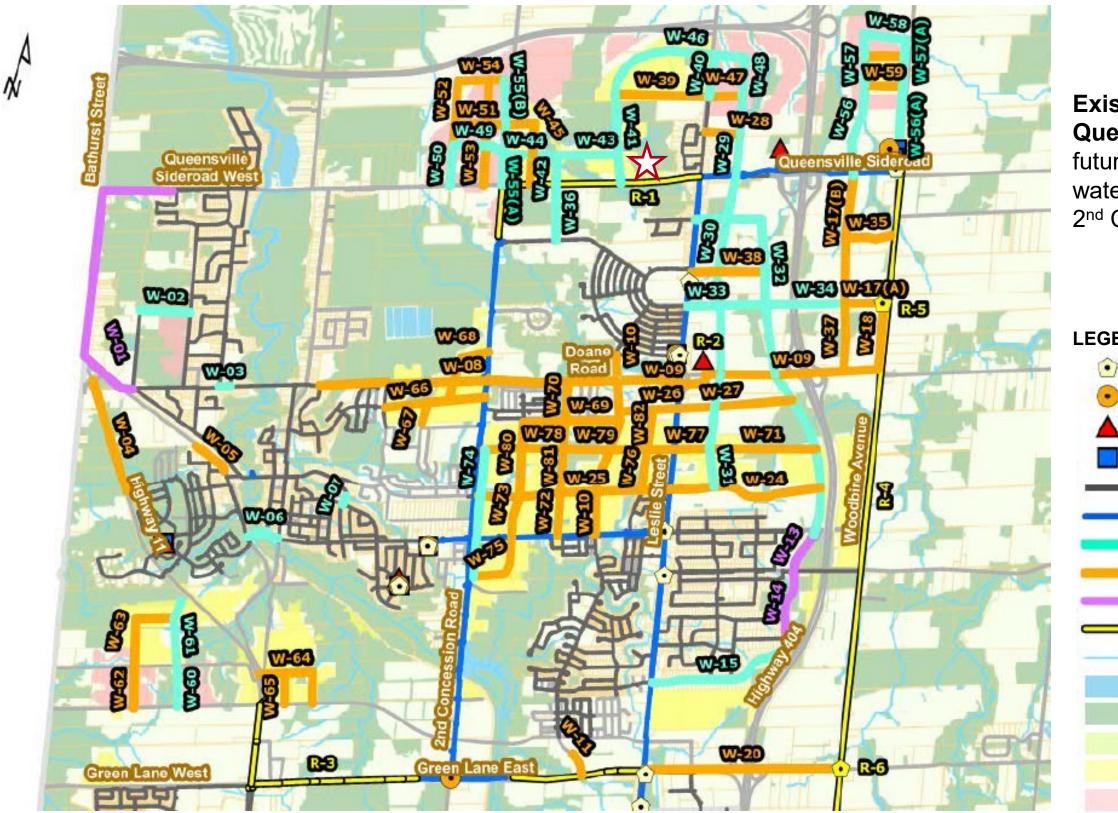




Complete Communities Secondary Plan Land Use Plan Legend Secondary Plan Area Estate Residential Neighbourhood Area Mixed-Use Corridor Mixed-Use Corridor Mixed-Use Corridor Mixed-Use Corridor Mixed-Use Centre Employment Area Major Infrastructure Composed Linear Community Park Proposed Linear Community Park Proposed Linear Community Park Proposed Secondary School Proposed Bradford By-Pass Existing Roads Proposed Major Collector Road Proposed Major Collector Road Railway
Legend Secondary Plan Area Estate Residential Neighbourhood Area Mixed-Use Corridor Mixed-Use Centre Employment Area Major Infrastructure C Cemetery Environmental Protection Area Kim Environmental Protection Area Environmental Protection Area Proposed Linear Community Park Proposed Linear Community Park Proposed Neighbourhood Park Proposed Reighbourhood Park Proposed Elementary School S Proposed Secondary School Highway 404 Proposed Bradford By-Pass Existing Roads Major Collector Road Proposed Major Collector Road
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Proposed Major Collector Road Proposed Minor Collector Road
Proposed Minor Collector Road
Hydro Corridor
0 400 800 1600m
March 2025 3

SERVICING

2051 WATER MASTER PLAN – EAST GWILLIMBURY





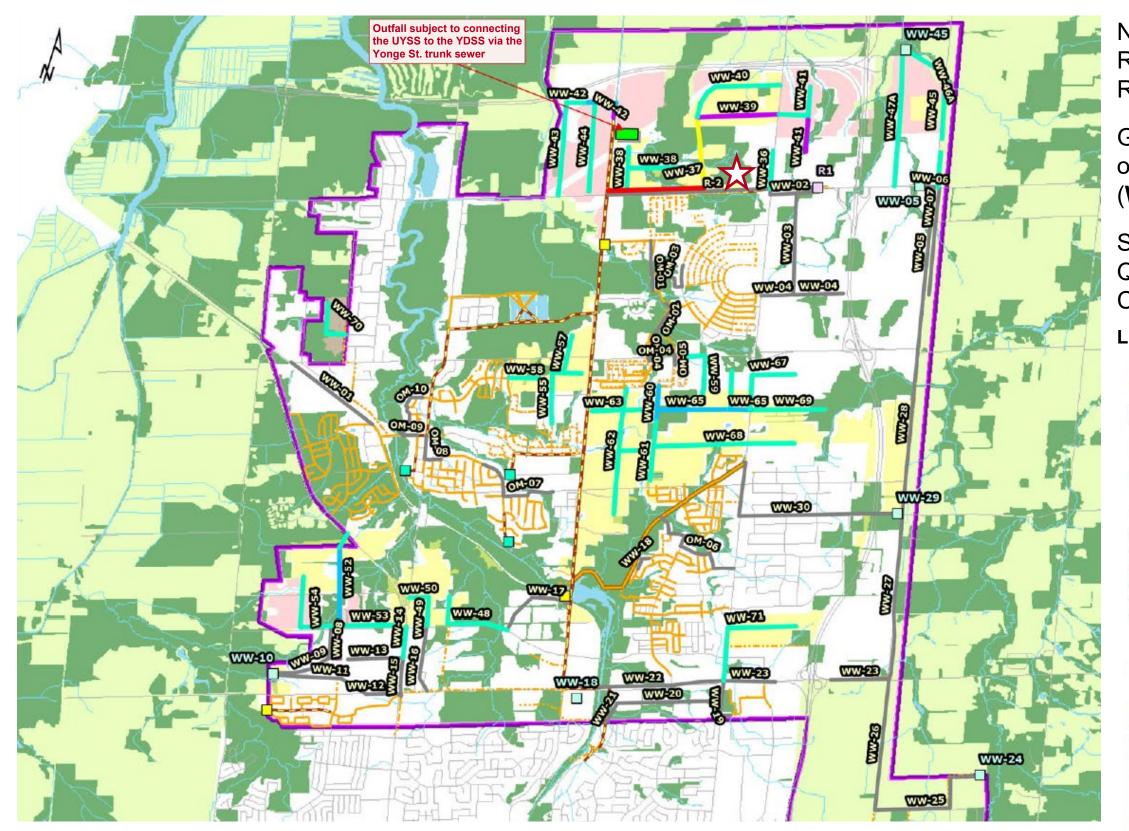
Existing Watermain along Queensville Sd Rd, with a proposed future York Region project of a watermain connecting Leslie St. and 2nd Concession Rd.

LEGEND

Existing Region/Town Water Meter Chamber Existing Region/Town Well Existing Region/Town Water Storage Existing Town Water Pump Station Existing Town Water Main **Existing Region Water Main Proposed DC Projects Proposed Developer Projects** Proposed Town Projects Proposed Future Region Projects **Rivers** Waterbodies Natural Heritage Feature Greenbelt 70% Whitebelt Land 100% Whitebelt Land

SERVICING

2051 WASTEWATER MASTER PLAN – EAST GWILLIMBURY





New Forcemain proposed by York Region for pumping to 2nd Concession Rd. for 2028-2033 (**R-2**).

Gravity sewer connecting to trunk sewer on Queensville Sdrd. for 2030-2034 (**WW-36**)

Sewer proposed north of Queensville Sd Rd and east of 2nd Concession Rd. for 2040-2044 (**WW-37**)

LEGEND

Existing Town Wastewater Pumping Station **Existing Region Wastewater Pumping Station** Proposed Region Wastewater **Pumping Station** Proposed Town Wastewater Pumping Station 2019 EGMP Update Project Proposed 250mm dia. Sewer Proposed 300mm dia. Sewer Proposed 450mm dia. Sewer Proposed 525mm dia. Sewer Proposed 600mm dia. Sewer **Existing Sewer** Sharon Trunk Existing Trunk Planned Town Future Sewer **Proposed Water Reclamation** Centre Site Service Area Natural Heritage Feature Greenbelt 70% Whitebelt Land 100% Whitebelt Land

THE OFFERING PROCESS

ADDITIONAL INFORMATION

The Land & Investment Group has been retained by the vendor as the exclusive advisor to seek offers for the disposition of 1426 Queensville Sdrd in East Gwillimbury.

A data room has been created to provide prospective buyers with additional information. To obtain access, please sign and return the Confidentiality Agreement.

OFFER SUBMISSION

The Property is being offered on an unpriced basis. Seller seeks best price and terms, based on the development potential. For additional information, please contact one of the listing advisors below.

All offers are requested to be submitted to Arash Fatemi or Renato Viele.

Royal LePage YCR, Brokerage

187 King St E, Toronto, ON M5A 1J5 8854 Yonge St, Richmond Hill, ON L4C 0T4



LEAD ADVISORS

Arash Fatemi*

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Renato (Ron) Viele*

Sr. VP, Land & Investment Group Cell: 416.726.4358 rviele@land-investmentgroup.ca



INVESTMENT

*Com. Broker