



The background is a hand-drawn architectural sketch in a light blue color. It depicts a multi-story building with several rectangular units. Some units are labeled with handwritten text: 'DAYCARE → ARTS CTR' at the top, 'Seniors Residence' on the right, 'Support Services' below it, and three 'LIVE/WORK' units stacked vertically on the right side. On the left, there is a large area with diagonal hatching and the text 'WOOD LOT'. A 'wildlife corridor' is indicated with arrows pointing into a hatched area at the bottom left. The drawing uses simple lines and circles to represent windows and doors.

# KESWICK SECONDARY PLAN

DRAFT #1 FOR PUBLIC RELEASE  
NOVEMBER 2020



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# 1.0 BASIS OF THIS SECONDARY PLAN

- a) The community of Keswick is the largest urban community in the Town of Georgina. In the future, Keswick will continue to grow and to evolve as a *complete community* that is well-balanced and attractive. Opportunities for recreation, education, shopping and employment are expected to be enhanced as the planned residential neighbourhoods develop.
  - b) Schedule A - Growth Management identifies the Keswick Secondary Plan Area as well as the associated and abutting Keswick Business Park Area. Notwithstanding that this Secondary Plan does not apply to the lands within the Keswick Business Park Area, the community of Keswick and the Keswick Business Park are inextricably linked, and together will ensure that Keswick evolves into a *complete community*, including the important employment area jobs that will be located within the Business Park. It is anticipated that, over time, the Keswick Business Park Area has the potential to accommodate between 7,500 and 9,000 jobs.
  - c) This Secondary Plan replaces the previous Keswick Secondary Plan that was originally approved by York Region on October 5, 2004 and deemed to come into force on October 26, 2004. The purpose of this Secondary Plan is to provide a detailed land use plan and policy framework to guide future growth and development within the Secondary Plan Area.
  - d) This Secondary Plan is also intended to provide a long-term planning framework to manage growth and development within the identified Settlement Area of Keswick, and is cognizant of the planning policy framework of the Growth Plan for the Greater Golden Horseshoe, as well as the ongoing work of the Region that will assign growth to the Town.
  - e) This Secondary Plan further responds to and implements a number of planning policy and legislative changes implemented by the Province, including:
    - i) The Planning Act, as amended;
    - ii) Provincial Policy Statement, 2020;
    - iii) A Place to Growth: Growth Plan for the Greater Golden Horseshoe, 2020;
    - iv) Greenbelt Plan, 2017;
    - v) South Georgina Bay Lake Simcoe Source Protection Plan, 2015; and,
    - vi) Lake Simcoe Protection Plan, 2009.
  - f) All land use, growth and development in Keswick shall conform to the vision, guiding principles, and policies of this Secondary Plan, along with:
    - i) Schedule A - Growth Management;
    - ii) Schedule B - Land Use Plan;
    - iii) Schedule C - Environmental Overlay;
    - iv) Schedule D - Source Water Protection Areas; and,
    - v) Schedule E - Transportation.
- In addition, Urban Design and Architectural Control Guidelines are attached as Appendix I. While the Urban Design and Architectural Control Guidelines do not form a statutory part of this Secondary Plan, they are meant to guide the preparation of detailed development plans in accordance with the Town's vision for Keswick. It is the intent of this Secondary Plan that all new development be consistent with the Urban Design and Architectural Control Guidelines.

Appendix II identifies various elements of the *Natural Heritage System*, and, together with the Natural Environment Background Report, forms the basis of the policy framework that will protect and conserve the community's *significant* natural heritage features and their associated ecological functions.

- g) This Secondary Plan is to be read in its entirety, and all relevant policies are to be applied to all applications for development. This Secondary Plan is also to be read in conjunction with the Georgina Official Plan, and all relevant policies of the Georgina Official Plan are to be applied to, and conformed with when considering any application for development, or making any land use planning decision. Where there is a conflict between the policies of the Georgina Official Plan and this Secondary Plan, the policies of this Secondary Plan shall apply.
- h) All new development shall conform with the relevant policies of the York Region Official Plan, the Lake Simcoe Protection Plan, the Greenbelt Plan and the Growth Plan for the Greater Golden Horseshoe and be consistent with the Provincial Policy Statement. Where this Secondary Plan makes reference to an Act of the Legislature or an Ontario Regulation, such reference shall include its successor upon amendment or replacement.

# 2.0 VISION AND GUIDING PRINCIPLES

## 2.1 Community Vision

*Keswick will become a more complete, healthy and vibrant community, balancing its existing lakeside character with new development that meets the community’s employment, shopping and entertainment needs, and provides more rental and affordable housing to support a diverse population. As Keswick evolves, new development and investment will prioritize the creation of a stronger sense of community, a well-connected and multimodal transportation network, the protection of natural areas and a commitment to environmental sustainability and resiliency.*

## 2.2 Guiding Principles

a) The following guiding principles further articulate the vision and are the foundation upon which the policies of this Secondary Plan are based:

**Principle 1:** To develop as a complete, healthy, attractive, safe, inclusive and accessible community for the present and future residents of Keswick;

**Principle 2:** To ensure a balance of low, medium and high density and mixed use development and *intensification* to meet the Town’s growth targets and provide a full mix and range of *housing options*, including *affordable* and rental housing;

**Principle 3:** To promote and strengthen community identity and cohesion by supporting mixed use community nodes, a high quality public realm and stronger connections and public access to the Lake Simcoe shoreline;

**Principle 4:** To ensure that new development contributes to building resiliency, reflects efficient land use patterns and mitigates the impacts of climate change;

**Principle 5:** To ensure that new development is integrated with existing land uses in a logical, orderly and efficient manner, and is coordinated with planning for transportation and municipal services;

**Principle 6:** To ensure the provision of an accessible, efficient, connected and *multimodal* transportation network, that supports pedestrian-oriented environments and gives priority to the creation of *complete streets* and the provision of *active transportation* and transit infrastructure;

**Principle 7:** To ensure that Keswick develops in a manner that promotes a competitive and adaptable economic environment that protects for future employment generating activities, encourages investment, provides a diversity of business and employment opportunities and incorporates high quality broadband connectivity; and,

**Principle 8:** To protect the health and connectivity of the Natural Heritage System and Parks Network, including public parks, open space and natural heritage and hydrologic features and their functions.

# 3.0 GROWTH MANAGEMENT

## 3.1 Population and Employment Growth

- a) The 2051 population and employment forecasts for Keswick are not yet known, and will be subject first to York Region's Municipal Comprehensive Review and subsequent Official Plan Amendment, followed by the Town of Georgina's Official Plan Update.
- b) Planned Provincial highway infrastructure, including the construction of the Highway 404 extension to the east of Keswick, and the Highway 400 - Highway 404 connecting link to the south, have the potential to enhance the area's accessibility and attractiveness as both a place to live and as a place to locate a business. With this potential in mind, subsequent reviews of this Secondary Plan will consider the Regional allocation of population and employment projections – both in terms of the amount and the type of employment – to Georgina, as well as the supply of land needed to accommodate additional employment opportunities.
- c) It is expected that the majority of the employment within the Keswick Secondary Plan Area will be *population-related employment*, which will include a range of retail and service commercial uses, institutional uses and business and professional offices. Business Park *employment land employment* uses are expected to locate within the Keswick Business Park Secondary Plan Area, located to the east of the Keswick Secondary Plan Area, adjacent to Woodbine Avenue. It is anticipated that, over time, the Keswick Business Park Area has the potential to accommodate between 7,500 and 9,000 jobs.

### Growth Allocations/Phasing

- d) Population and employment estimates for Keswick, as of January 2020, suggest an existing population of 28,400 people and 4,000 jobs.
- e) Fundamental to Keswick's long-term ability to accommodate projected growth is the provision of appropriate municipal infrastructure, including sewage treatment facilities and an adequate water supply. The Town and York Region will continue to monitor available sewage treatment and water supply capacity to ensure that adequate facilities are planned and built to meet population and employment growth targets. Population and employment growth in Keswick will be phased on the basis of the capacity of the Sewage Treatment Plant to accommodate growth. The estimated growth in Keswick, based on the existing capacity of the Sewage Treatment Plant servicing Keswick (33,600 persons) and the Environmental Assessment approved expansion of the Sewage Treatment Plant providing a total sewage plant capacity of 50,600 persons for Keswick, is:
  - i) Phase 1 (Sewage Treatment Plant Capacity of 33,600):
    - An estimated 650 additional jobs; and,
    - A maximum of 5,200 additional people to be accommodated primarily through development within the *Designated Greenfield Area*; and,
  - ii) Phase 2 (Sewage Treatment Plant Capacity of 50,600):
    - A minimum of 2,000 additional jobs;
    - A minimum of 6,800 new people to be accommodated through *intensification* (40%); and,

- A maximum of 10,200 additional people to be accommodated through development within the *Designated Greenfield Area* (60%).

### Intensification within the Delineated Built-Up Area

- f) *Intensification* will be subject to the following policies:
  - i) *Intensification* will be primarily accommodated within the Local Strategic Growth Areas; and,
  - ii) *Intensification* within the Existing Neighbourhood designation will be modest, while those areas continue to evolve.

### Development within the Designated Greenfield Area

- g) The *Designated Greenfield Area* is expected to accommodate significant growth as it develops as new neighbourhoods and mixed use areas. The *Designated Greenfield Area* shall achieve an overall minimum density of 50 residents and jobs combined per gross hectare. It is estimated that the *Designated Greenfield Area* has the capacity to accommodate, over time, approximately 18,750 people and jobs combined.

## 3.2 A Defined Urban Structure

- a) Schedule A conceptually identifies the urban structure of Keswick. It identifies a number of key geographic components of the community that help show where and how growth will occur, and that will consequently influence the Town's success in achieving the identified vision for the future. Schedule A identifies the following components:
  - i) ***The Keswick Settlement Area Boundary*** – The Settlement Area Boundary of Keswick establishes the jurisdictional extent of this Secondary Plan;
  - ii) ***The Natural Heritage System and Parks Network*** – The Natural Heritage System and Parks Network provides an important structural element throughout Keswick, and generally includes lands designated Environmental Protection Area as well as public parks and open spaces;
  - iii) ***The Delineated Built-Up Area*** – The *Delineated Built-Up Area* was defined in 2006 by the Province in order to identify those areas within the Settlement Area Boundary where the *intensification* target is to be measured; and,
  - iv) ***The Designated Greenfield Area*** – The *Designated Greenfield Area* includes those areas within the Settlement Area Boundary that are outside of the *Delineated Built-Up Area*.

# 4.0 BUILDING A SUCCESSFUL COMMUNITY

## 4.1 Objectives for a Successful Community

- a) A successful community incorporates a range of elements that work in combination to ensure a well-functioning, attractive and desirable place to live, to work and to play. A successful community is comprised of the following elements:

### A Complete Community

- b) A *complete community* meets residents' needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, including *affordable* and rental housing, *public service facilities*, a robust open space system, public transportation, and options for *active transportation*. Objectives of a *complete community* are:

- i) To accommodate a range and mix of housing types, sizes and tenures to allow for a range of choice and opportunity for residents to remain in the community for their entire lifecycle;
- ii) To create a community:
  - That is walkable, with connected public gathering places where opportunities for social interaction are increased;
  - With easy access for all residents, including within easy walking and cycling distance, to a wide range of uses including shopping and restaurants, parks and open spaces, employment opportunities, educational and cultural opportunities, live-work options, a mix and diversity of housing types, and a range of *public service facilities* and amenities; and,
  - That includes higher density built forms as a way of reducing land consumption, and maximizing the

efficiency and cost effectiveness of municipal service infrastructure. Higher density forms of housing may also enhance life-cycle and *affordable housing options*.

### A Viable Community

- c) A viable community has a strong economy that is market responsive, efficient and cost effective. Objectives of a viable community are:
- i) To attract long-term economic development opportunities by protecting and creating opportunities for businesses and commercial activities;
  - ii) To become a leader in attracting new economic drivers by adapting to trend changes, while still providing a full range of *population-related employment options*;
  - iii) To ensure that development is cost-effective and appropriate for the economic marketplace, including the flexibility to respond to, and encourage positive changes in the market place over time;
  - iv) To optimize the use of existing infrastructure investments and to promote the coordinated, efficient and cost-effective delivery of service infrastructure and community infrastructure, including fast and affordable broadband connectivity, that is appropriate for the development forms directed by this Secondary Plan;
  - v) To ensure that new development is designed to support a full range of mobility options, including transit, when it becomes available; and,
  - vi) To ensure that all development is supportable and financially viable over its life cycle.

### An Attractive and High Quality Community

- d) An attractive and high quality community includes well designed buildings and streetscapes. An attractive community protects and maintains natural heritage features and viewsapes and includes an accessible and well-designed system of public parks and open spaces that celebrate the community, and provide opportunities for enjoyment by the entire population. A high quality community includes destinations, landmarks and gateways that distinguish it within its context and establish a sense of place. Crucial to a high quality community is the attention to the interplay among built form, the public realm and the natural environment. A high quality community should engender a sense of pride as a place to live and a sense of stewardship in its long-term care and maintenance. Objectives of an attractive and high quality community are:
- i) To develop a welcoming community that encourages and supports active living, social engagement, civic pride and the creation of a sense of place and wellbeing. Fundamental to achieving this objective is enhancing connections and public access to the Lake Simcoe shoreline;
  - ii) To include landmarks and gateways that clearly identify where you are, and when you have entered. Landmarks must be recognizable and visible from a distance. Gateways help recognize entry points into the community. Landmarks and gateways can include buildings, structural elements and/or landscape features;
  - iii) To build attractive streets and streetscapes. Streets must accommodate all modes of transportation and be designed to be pedestrian friendly and safe. Building facades play a crucial role in defining the street edge, animating the street and creating the image and character of the community. Together the streets and the adjacent building facades create a streetscape;
  - iv) To ensure that public parks and open spaces, as well as Keswick's natural features, are well managed, accessible and linked. Parks and open spaces need to be visible and accessible from, and integrated with the road system, and include opportunities for outdoor festivals, recreation and play, as well as quiet contemplation. High quality landscape architecture will ensure that these outdoor spaces include public art where possible and appropriate grading, paving and planting materials that celebrate the landscape context; and,
  - v) To require high quality and timeless architecture as a fundamental element of an attractive community. Buildings should be *compatible* with one another, while including a diversity of scale and style as may be defined through building materials, colour and architectural details.

### A Healthy Community

- e) A healthy community is designed to improve the health of its residents by putting public health high on the social and political agenda. Physical, social and mental wellbeing are some of the necessary components of public health, including access to healthy food, clean air and water, and opportunities for physical activity. The built environment should be designed to create opportunities to encourage residents to be physically active and socially engaged. A fundamental element of a healthy community is the inclusion of *active transportation*. *Active transportation* refers to any form of human-powered transportation.

Objectives of a healthy community are:

- i) To create an *active transportation* system that is safe, highly integrated and connected within the community, adjacent communities, to the Town in general and to transportation systems that serve the broader region, and which is in accordance to the Trails and Active Transportation Master Plan;
- ii) To design the community around year-round pedestrian activity with a substantial number of destinations, including parks, cultural and *public service facilities*, shopping and restaurant opportunities, within walking distance. Promoting walking and cycling encourages daily physical activity and reduces reliance on the automobile;
- iii) To ensure that the appropriate level of infrastructure and amenities are provided along *active transportation* routes to ensure pedestrian comfort, accessibility for all abilities and enjoyable and safe environments through which to travel;
- iv) To recognize the importance of the social determinants of health, including access to education, employment, social support, health services, adequate housing and exercise, for a strong, vibrant and healthy community; and,
- v) To plan for “age-in-place” facilities within the community that anticipate changing housing needs for an aging population.

### A Sustainable Community

- f) Sustainability, as defined in Section 8.9 of the Georgina Official Plan, is commonly referred to as activities that meet present needs without compromising the ability of future generations to meet their own needs. The Town may consider developing an Integrated Community Sustainability Plan in order to create a long term plan that provides direction for the community to achieve environmental, cultural,

social and economic sustainability goals. Further, the Town will work with York Region to develop action plans that support the York Region Sustainability Strategy.

- g) A sustainable community is environmentally and socially healthy and resilient. It meets the challenges of climate change, and other environmental issues through integrated solutions rather than through fragmented, incremental approaches that meet one objective at the expense of the others. A sustainable community manages its human, natural and financial resources equitably and establishes a long-term view, one that is focused on both present and future generations. The success of sustainability relies upon having specific and measurable targets for indicators related to energy, water, carbon and waste. Objectives for a sustainable community are:
  - i) To protect and enhance local and regional ecosystems and biological diversity;
  - ii) To promote the responsible use of resources to ensure long-term sustainability, reduce greenhouse gas emissions, and reduce demands for energy, water and waste systems;
  - iii) To demonstrate leadership in sustainable forms of green building design and technology, including the incorporation of renewable and alternative energy sources;
  - iv) To incorporate low impact design and other site design strategies to mitigate environmental impacts and to create a more comfortable urban environment; and,
  - v) To create a transportation system that reduces reliance on the automobile as the primary mode of transportation by promoting transit use and *active transportation*.

## A Resilient Community

- h) A resilient community can effectively respond to emergencies because it has a plan in place, responsibilities assigned and facilities available. Natural or human made disasters and/or health crises are evaluated and the necessities of life are provided, particularly for those who are most at risk. Access to power, food, water and health care is ensured, while emergency services are equipped to operate and provide assistance in all conditions. Objectives of a resilient community are:
- i) To ensure access to power, food, water and health care services during and immediately following a disaster event;
  - ii) To establish health care and emergency services within the community, and to ensure that they are adequately equipped to operate and provide assistance in all conditions;
  - iii) To plan compact communities where residents walk to access daily needs and where the infrastructure is in place to allow the continuation of economic activity during times of disruption; and,
  - iv) To ensure that development, infrastructure and systems to access basic needs are designed in a way that mitigates the impacts of climate change and related extreme weather events, such as with respect to flooding, heat waves and supply chain disruption.

## 4.2 Policies for a Successful Community

### 4.2.1 Policies to Promote a Strong Economy

- a) Ongoing and enhanced economic development is a fundamental prerequisite to Keswick's future success and sustainability. The attraction of new businesses, jobs, investment and tourism are key elements of the vision for Keswick.

#### Enhance the Economy

- b) The Town will plan for a strong and healthy economy and anticipate changing economic trends. To help attract and retain a diverse and skilled labour force, the Town will support a strong and healthy economy by:
- i) Promoting ongoing opportunities for the expansion and diversification of Keswick's retail and service commercial sector;
  - ii) Constructing, upgrading and maintaining high quality municipal infrastructure systems and *public service facilities*;
  - iii) Facilitating efficient and convenient transportation options for the movement of people and goods;
  - iv) Supporting options for *live-work units* and planning for an appropriate range of *home occupations*, including supporting high quality broadband connectivity; and,
  - v) Supporting the provision of full range of *housing options* affordable to all income levels.

### Expand and Diversify Commercial Uses

- c) The Town will continue to diversify its economic base by supporting its evolving urban structure, which includes a full range of *population-related employment* generating uses, including small to mid-scale office development, institutional uses, and a variety of retail and service commercial businesses. Collectively, the lands designated for mixed-use development adjacent to Woodbine Avenue and The Queensway will provide a sufficient supply of land to accommodate a complete range of commercial goods and services to foster competition and choice for the residents of Keswick and surrounding communities.

### Promote Tourism

- d) The Town will promote tourism as an integral part of economic development. The Town acknowledges that tourism will bring economic benefits to Keswick. Tourism is supported by having a healthy, livable and diverse community, which includes vibrant Urban Centres, cultural and sports facilities and access to the waterfront, parks and other outdoor leisure and recreational opportunities, which are connected by an integrated transportation system.
- e) To further support water-based tourism, opportunities should be identified to:
  - i) Improve public access to the Lake Simcoe shoreline;
  - ii) Improve existing marina facilities and/or develop new marinas; and,
  - iii) Encourage year-round access, parking, accommodation facilities and related commercial uses to support water-based tourism activities, such as sport fishing, boating and swimming.

- f) The development of more accommodation facilities for visitors will be promoted as part of the effort to continue improving the Town's profile as a tourist destination.

## 4.2.2 Policies That Promote A Diverse Housing Supply

### Ensuring A Range And Mix Of Housing

- a) The Georgina Official Plan states that a sufficient supply and range of housing types is important in meeting the needs of current and future residents in the Town. Providing a range of housing types includes not only various forms, sizes and tenures, but also *affordable* and *special needs housing*.
- b) Housing is vital to the creation of healthy, sustainable, and *complete communities*. Residents of all ages, income levels and abilities rely on a range and mix of housing types to offer a meaningful place to grow and a safe and secure place to live. An appropriate range of housing choices contributes to the overall health and well-being of communities.
- c) The Town will work with York Region, the private sector and other stakeholders to provide a full range of housing types and densities to meet the projected demographic and market requirements of the current and future residents of Keswick. The Town shall encourage a range of housing types, styles, tenure and affordability to meet the needs of a diverse population. The Town may become directly involved in the supply of housing through land acquisitions and development partnerships.
- d) An appropriate range and mix of housing types and densities is required to meet the projected housing needs of current and future residents of Keswick and shall be consistent with Regional forecasts, and *intensification*

- and density requirements. The Town will ensure an adequate housing supply in Keswick by:
- i. Maintaining a minimum fifteen year supply of land to accommodate residential growth through *intensification* and redevelopment, and lands which are designated and available for residential development; and,
  - ii. Maintaining a minimum three year supply of residential units available through lands suitably zoned to facilitate residential *intensification* and redevelopment, and land in draft approved and registered plans.
- e) The Town will encourage and support the construction of new rental units with a full mix and range of unit sizes, including family-sized and smaller units in appropriate locations throughout Keswick. Further, the Town shall protect rental housing from demolition and conversion to condominium or non-residential uses, by prohibiting demolitions or conversions resulting in a rental vacancy rate of less than 3% in the Town.
- f) The Town may create a rental housing licensing by-law to regulate rental housing by requiring landlords to operate their properties according to certain standards, if deemed necessary. Provisions in the by-law may include, but are not limited to, snow removal, maintenance, health and safety standards and parking.
- g) New neighbourhoods in the *Designated Greenfield Area* shall achieve a minimum density of 50 persons and jobs combined per gross hectare. Applications for residential development within the *Designated Greenfield Area* shall identify, in detail, the composition and distribution of the anticipated housing stock and its relationship to the achievement of a minimum density target of 50 persons and jobs per hectare.
- h) The Town shall ensure a diversity of *housing options* are available to residents of all ages, abilities and incomes, including but not limited to, with the following tools:
- i) Plans of subdivision and/or condominium processes (conditions of approval);
  - ii) Zoning By-law regulations;
  - iii) *Development Area Plans*;
  - iv) Development Agreements;
  - v) *Community Improvement Plans*;
  - vi) Site Plan Approval process;
  - vii) Council approved incentive programs; and,
  - viii) The allocation of municipal sewage treatment and water supply capacity.
- i) Delivering new housing in Keswick is directly linked to the ability of the Town to provide adequate municipal infrastructure. The housing supply objectives are contingent upon the ability of York Region, in coordination with the Town, to appropriately expand sewage treatment and water supply facilities in a timely manner.
- Delivering Affordable Housing**
- j) The Town will work with York Region to implement the Measuring and Monitoring framework to help achieve the *affordable* housing target of a minimum of 25% of new housing units in Keswick.
- k) The Town shall require the provision of *affordable* housing for low and moderate-income households in accordance with the definitions and policies of the Province, York Region and as identified in the Georgina Official Plan. The Town shall promote the supply of new *affordable* housing in a variety of locations, dwelling types, sizes and tenures.

Policies for the provision of *affordable* housing in Keswick are as follows:

- i) *Affordable* housing must include a mix and range of building types, lots sizes, unit types/sizes, and tenures to provide opportunity for all household types, including larger families and residents with special needs;
  - ii) Identifying optimal sites, including prioritizing publicly-owned lands for *affordable* housing, early in the development process to maximize *affordable* housing funding opportunities in consultation with the building industry, non-profit community housing agencies and other stakeholders. This includes:
    - Working with York Region and the development industry to achieve *affordable* housing targets;
    - Encouraging the development of intrinsically *affordable* housing, which includes modest amenities, standard materials, minimal details and flexibility within units;
    - Support for the development of *additional residential units* as a key component of *intensification* throughout Keswick's existing neighbourhoods; and,
    - Encouraging the location of *affordable* housing to be in proximity to transit and other human services.
  - l) The Town will consider innovative financial arrangements, tools, policies and partnerships to encourage the private sector and other stakeholders in the development and maintenance of non-profit community housing and *affordable* housing, such as:
    - i) Pre-zoning identified sites;
    - ii) The allocation of municipal sewage treatment and water supply capacity;
    - iii) *Community Improvement Plans*;
    - iv) Financial incentives, possibly funded through the Community Benefits Charge By-law; and,
    - v) Deferral of development charges.
  - m) The Town shall encourage, as a component of the *affordable* housing target, the provision of housing that is cost-subsidized (i.e. assisted housing) and that is necessary to meet the needs of households unable to find *affordable* housing through the private market. Such assisted housing may be provided by the public or private sector, and may be in conjunction with senior government programs.
- Delivering Accessible Housing Forms**
- n) The Town shall work with appropriate agencies to ensure an adequate supply of appropriately scaled accessible housing forms, including:
    - i) *Special needs housing*, including *group homes, lodging houses, halfway houses, homes for special care* and senior care facilities;
    - ii) Assisted housing;
    - iii) Emergency housing;
    - iv) Rooming and boarding houses; and,
    - v) Innovative housing models such as co-housing.
  - o) Appropriately scaled accessible housing forms shall be prioritized in the Urban Centres, and Mixed-Use Corridors where *public service facilities* and amenities are easily accessible to ensure residents with special needs are able to care for themselves as much as possible in a non-institutional setting.

### Monitoring the Housing Supply

- p) In order to track the Town's housing stock, the Town, in conjunction with York Region, shall monitor, evaluate and report on changes within the housing market as well as the Town's progress in achieving its housing objectives through implemented housing policies, including:
  - i) The inventory of vacant lands and lands with the potential for residential development;
  - ii) The *affordable* housing targets identified within this Secondary Plan;
  - iii) Residential construction activity, including the tenure and type of housing being developed; and,
  - iv) Available servicing capacity for residential development to ensure that the housing targets of this Secondary Plan can be achieved.

### 4.2.3 Policies For Sustainability/ Climate Change Adaptation and Mitigation

#### Implementation

- a) The Town will use its array of planning tools, including this Secondary Plan and associated Urban Design and Architectural Control Guidelines, to help guide development and redevelopment to be more sustainable. The Town may consider the use of the Community Benefits By-law, *Community Improvement Plans* and associated incentive programs to assist with the implementation of sustainable development design standards.
- b) The Town will work with other levels of government, agencies and stakeholders to develop climate change adaptation and mitigation measures that address such issues as urban heat island effect, infrastructure resiliency, emergency preparedness, vector-borne diseases, and extreme weather event responses.

### Climate Change Adaptation and Mitigation

- c) The Town will work to integrate climate change adaptation and mitigation strategies through land use and development patterns that are sustainable, including the following initiatives:
  - i) Maximizing vegetation and natural areas to support improved air quality and carbon sequestration;
  - ii) Reducing emissions of greenhouse gases and other pollutants;
  - iii) Maximizing opportunities for the use of renewable energy systems;
  - iv) Promoting compact built form, a mix of uses and higher densities; and,
  - v) Promoting the use of *active transportation* and reduced vehicle trips.
- d) The Town shall work with York Region, GO Transit, Metrolinx and adjacent municipalities to improve transit services, carpooling and other traffic demand management measures to reduce greenhouse gas emissions from transportation.
- e) The Town will also support and encourage development that is designed to prioritize pedestrians and cyclists, reduce single occupancy vehicle use, and support public transit and *transportation demand management* initiatives to reduce transportation emissions.
- f) The Town will promote the mitigation of heat island effects by:
  - i) Incorporating green roofs planted with vegetation to contribute to cooling while also assisting with stormwater management, improved air quality, and energy efficiency of buildings;
  - ii) Implementing *cool roofs* strategies into building design that use high albedo materials to reduce heat gain;

- iii) Strategic use of deciduous trees or preserve existing trees as part of a free cooling strategy to help with evapotranspiration and shading of sidewalks and hard surface areas in summer and solar access in winter; and,
- iv) Installing light-coloured paving materials including white concrete, grey concrete, open pavers and any material with a *solar reflectance index* of at least 29.

### Air Quality

- g) The Town may prepare Air Quality and Climate Change Reports to monitor its progress towards reducing emissions of air pollutants and greenhouse gases, and to increase awareness of air quality and climate change.
- h) The Town will require health, environmental and cumulative air quality impact studies that assess the impact on human health for development with significant known or potential air emission levels near *sensitive land uses*. *Sensitive land uses* may not be located near significant known air emissions sources.
- i) The Town will encourage enhanced indoor air quality in buildings, including the use of low or no volatile organic compound products, minimizing the leakage of combustion gases, reducing exposure to indoor pollutants by ventilating with outdoor air, and indoor moisture controls.

### Water Conservation

- j) The Town shall require the installation of rainwater harvesting and re-circulation/reuse systems on all new residential buildings for outdoor irrigation and outdoor water use.
- k) The Town shall promote water conservation by encouraging all new development to:
  - i) Achieve 10% greater water efficiency than the Ontario Building Code and to

encourage through appropriate incentive programs, 20% greater water efficiency than the Ontario Building Code; and,

- ii) Restrict the use of potable water for outdoor watering.
- l) In addition, other water conservation opportunities to be considered include the use of water efficient and drought resistant plant materials in parks, along streetscapes and in public and private landscaping, including;
  - i) Avoidance of turf grass areas, and when required, install drought resistant sod;
  - ii) Increasing topsoil depths and/or providing soil scarification;
  - iii) Utilizing native species; and,
  - iv) Reduce the impact caused by new development in the natural hydrological cycle by installing permeable driveway and parking lot surfaces.

### Energy Conservation

- m) The Town strongly supports and encourages development that minimizes energy consumption, optimizes passive solar gains through design, and makes use of renewable, on-site generation and district energy options including but not limited to solar, wind, biomass, and geothermal energy.
- n) The Town will promote reducing energy consumption in all Town-owned, maintained and operated facilities and equipment. All new large-scale municipal facilities shall be designed to implement, at a minimum, LEED (Leadership in Energy and Environmental Design – Canada) Silver Certification or similar standards to reduce energy consumption and incorporate renewable energy sources. Existing buildings will be retro-fitted to implement more sustainable design construction features wherever possible. Where appropriate, new municipal facilities

shall support energy efficient site design measures such as preferred parking, idle-free zones and alternative fuel recharging stations. The Town will undertake other initiatives to reduce electricity consumption, such as installing LED lights to illuminate roads.

- o) In order to reduce energy consumption, development proposals that include energy efficient building design and practices such as passive solar energy gain, increased building insulation, green roofs, *cool roofs*, Energy Star® rated appliances and mechanicals, alternative energy systems, and conformity with LEED standards® (or equivalent alternative) in all new buildings shall be encouraged and supported, subject to conformity with all other relevant policies in this Secondary Plan.
- p) Development within the *Designated Greenfield Area* shall incorporate principles of Canadian LEED-ND (Leadership in Energy and Environmental Design – Canada, Neighbourhood Development) as they evolve.

### Waste Management

- q) The Town encourages the use of environmentally preferable materials including low volatile organic compound products, adhesives and finishes, high-renewable and recycled content products and certified sustainably harvested lumber in all new development. All new development is encouraged to reduce construction waste and divert construction waste from landfill consistent.
- r) New multi-unit residential buildings shall incorporate three-stream waste collection capabilities and existing multi-unit residential buildings will be encouraged to participate in three-stream waste collection.

### Energy Generation

- s) Alternative energy systems and renewable energy systems shall be permitted and encouraged throughout the Secondary Plan Area in accordance with Provincial and Federal requirements. Further, renewable energy systems are supported in accordance with Section 4.8 of the Georgina Official Plan.
- t) Where appropriate, the Town may permit the use of individual generating systems, on-site renewable energy, alternative energy and district energy systems to generate energy for domestic or community use. Such energy sources shall be subject to any applicable Zoning By-law requirements and Town review with respect to setbacks, location and height to ensure a *compatible* relationship with surrounding land uses as well as the natural and cultural environment.
- u) The Town will promote the maximization of solar gains through:
  - i) Building and road orientation to maximize potential for passive and active solar energy;
  - ii) South facing windows; and,
  - iii) Building construction that facilitates future solar installations (i.e. solar ready - built with all the necessary piping and equipment that would be needed to install a rooftop solar power system).

### Forest Resource Management

- v) The Town will preserve, protect, manage, replace and, where appropriate acquire, tree stands, hedgerows, woodlands and forested areas within Keswick. The Town shall achieve a minimum of 30 percent tree canopy cover within Keswick by 2031. To this end, the Town shall:
  - i) Continue to review and update the Tree Preservation and Compensation Policy, which will include a tree replacement

- and/or compensation ratio where tree removal is unavoidable;
- ii) Implement street tree and naturalization programs to increase urban canopy cover; and,
  - iii) Require the planting of trees in all public works projects.
- w) The protection and enhancement of tree cover throughout Keswick is essential and the Town will support tree conservation by:
- i) Ensuring existing trees are protected whenever possible or adequately replaced or compensated for during development as described in the Town's Development Design Criteria and Tree Preservation and Compensation Policy;
  - ii) Maximizing the number of trees that can be conserved or established on development sites;
  - iii) Fostering partnerships with the Lake Simcoe Region Conservation Authority and other groups to increase planting initiatives throughout Keswick;
  - iv) Promoting the planting of trees in suitable locations within Town road rights-of-way; and,
  - v) Encouraging reforestation and shoreline maintenance along watercourses and the river to reduce flooding and soil erosion, and to provide fish and wildlife habitat.
- x) Any development proposal on a site which includes a woodlot, hedgerow or trees shall be required to prepare a Tree Preservation and Compensation Plan in accordance with the provisions as set out in the Town of Georgina Tree Preservation and Compensation Policy, as revised or replaced.

- y) The urban forest shall include a variety of trees that are hardy, resilient, non-invasive, salt tolerant, drought resistant and low maintenance. All trees shall be of a species that would provide a large canopy and shade over sidewalks, parks and open spaces and be native to this region, or where a specific characteristic is needed such as salt or shade tolerance and a suitable native species is not feasible, shall be non-invasive.

### Local Food Production

- z) The creation of opportunities for local food production is supported by the Town. Development plans and building designs shall provide opportunities for local food growing and production through:
- i) Community/shared gardens;
  - ii) *Edible landscapes*;
  - iii) Small scale food processing (i.e. community kitchens, food co-ops, community food centres);
  - iv) Food-related *home occupations*;
  - v) Small and medium scaled food retailers; and,
  - vi) Local market space (i.e. a farmer's market).
- aa) Community gardens will be particularly encouraged in proximity to multi-residential housing and *special needs housing*, either on public or private land.

#### 4.2.4 Lake Simcoe Protection

a) In the review of development or site alteration applications on adjacent lands to the Lake Simcoe shoreline and its tributaries, the Town shall consider, in consultation with the appropriate agencies, the restoration of watercourses and shorelines to their natural state. In this regard, an application for development or site alteration shall:

- i) Increase or improve fish habitat in streams, lakes, and wetlands, and any adjacent riparian areas;
- ii) Include landscaping and habitat restoration that increases the ability of native plants and animals to use valley lands or riparian areas as wildlife habitat and movement corridors;
- iii) Seek to avoid, minimize and/or mitigate impacts associated with the quality and quantity of urban run-off into receiving streams, lakes and wetlands; and,
- iv) Establish or increase the extent and width of a self-sustaining *vegetation protection zone* adjacent to Lake Simcoe, as required by the policies of this Plan.

b) Where, through an application for development or site alteration, a buffer is required to be established, the buffer shall be composed of an maintained as natural self-sustaining vegetation.

c) New buildings, structures and uses as well as accessory uses and accessory buildings or structures, and expansions to existing buildings and structures, shall only be permitted in a *vegetation protection zone* along the Lake Simcoe shoreline if:

- i) There is no alternative but to place the structure in this area and the area occupied by such structures is minimized;
- ii) The ecological function of the *vegetation protection zone* is maintained; and,

iii) Pervious materials and designs are used to the extent feasible.

The implementing Zoning By-law will establish regulations that will limit the extent of development within the *vegetation protection zone* that may occur as of right in order that existing buildings and structures may expand or to permit the development of existing vacant lots of record.

d) If natural self-sustaining vegetation is removed along the Lake Simcoe shoreline from a *key natural heritage feature*, a *key hydrologic feature* or from any related *vegetation protection zone*, as a result of any development or site alteration permitted under the policies of the Lake Simcoe Protection Plan, 2009, the natural self-sustaining vegetation shall be re-established to the extent feasible following completion of that activity.

e) An application for *major development* shall be accompanied by a Preliminary Phosphorus Budget as part of an overall Functional Servicing Report or Preliminary Stormwater Management Report. This evaluation shall be prepared by a qualified professional to the satisfaction of the Town, in consultation with the LSRCA, prior to any draft plan of subdivision or site plan approval or granting of provisional consent. A Detailed Phosphorus Budget, based on the approved Preliminary Report, will be required as a condition of draft plan of subdivision/condominium or site plan approval or granting of provisional consent.

f) The Phosphorus Budget must demonstrate that the phosphorus load from the development on the property will be reduced to zero. The Phosphorus Budget shall be prepared in accordance with the following:

- i) Subwatershed Evaluations under 8.3-SA of the Lake Simcoe Protection Plan;
- ii) Designated Policy 4.8 of the Lake Simcoe Protection Plan;

- iii) Section 2.2 of the Provincial Policy Statement (2014);
  - iv) LSRCA's Technical Guidelines for Stormwater Management Submissions;
  - v) Provisions and Regulations of the Ontario Water Resources Act; and,
  - vi) Policy 3.2.7 of the Growth Plan for the Greater Golden Horseshoe (2019).
- g) In those situations where the requirement for a phosphorus load of zero cannot be met or demonstrated in a post-development scenario, the developer or proponent shall be required to provide phosphorus offsetting to the LSRCA, in accordance with LSRCA Phosphorus Offsetting Policy. Phosphorus offsetting shall generally occur in the same catchment as the subject lands, subwatershed, municipality, or watershed in order of priority.
- h) Proper agreements shall be established in order to ensure that the phosphorus offset will be employed and maintained in perpetuity. The following agreements or legal instruments, where appropriate, shall be required as a condition of approval for any draft plan of subdivision or condominium, site plan approval, or granting of provisional consent:
- i) Subdivision or consent agreement;
  - ii) Condominium agreement;
  - iii) Site plan agreement;
  - iv) Purchase and sale agreements; and,
  - v) Covenants as per the Conservation Land Act registered under the Land Titles Act.
- i) Council may enact by-laws under the Municipal Act to help implement the approved phosphorus offset. Existing fill or site alteration by-laws may be amended or updated to include the offset requirements.

- j) Applications under the Planning Act that facilitate the construction of a single detached dwelling or an accessory structure on an existing lot of record will not be subject to the phosphorus load requirement.

#### 4.2.5 Source Water Protection

- a) The Clean Water Act, 2006 was enacted to ensure the sustainability of clean, safe drinking water and requires Source Water Protection Plans to be developed and implemented in designated areas as described in Ontario Regulation 284/07. The source water protection policies for Keswick are consistent with the South Georgian Bay Lake Simcoe Source Protection Plan, 2015.

#### Intake Protection Zones

- b) Notwithstanding the permitted uses and policies in this Plan to the contrary, the following specific land uses and/or activities are prohibited from being established within *Intake Protection Zones* 1 and 2, as indicated on Schedule D, where they do not exist as of the effective date of the South Georgian Bay Lake Simcoe Protection Plan, being July 1, 2015:
  - i) Municipal, industrial or commercial waste disposal site and facility;
  - ii) Agricultural storage building used for agricultural source material which includes but is not limited to the following materials:
    - Animal manure including bedding materials;
    - Milk house wash water;
    - Mushroom compost;
    - Regulated compost; and,
    - Animal yard run-off and manure;and,

- iii) Meat plant that generates non-agricultural source material.
- c) Incidental volumes of *dense non-aqueous phase liquid (DNAPL)* for personal/domestic use are exempt from these policies.
- d) Any proposed development, redevelopment, planning or building permit application in *Intake Protection Zone 1*, other than residential buildings that are four storeys or less, will require a Section 59 notice issued by the Risk Management Official as appointed by York Region Council, as part of the complete application requirements under the Planning Act, Condominium Act and Ontario Building Code Act.
- h) The Town will work with York Region, the Lake Simcoe and Couchiching Source Protection Authority, the Ministry of the Environment and Climate Change and other provincial ministries, conservation authorities and agencies, to support education and outreach programs on source water protection, as well as to distribute any materials directed toward local municipal residents and businesses.

### Significant Groundwater Recharge Areas and Ecologically Significant Groundwater Recharge Areas

#### Vulnerable Areas

- e) The Town will reduce the risk of contaminating drinking water when designing new stormwater management facilities by directing, where possible, the discharge of stormwater outside of *vulnerable areas* where it would be a significant drinking water threat, pursuant to the South Georgian Bay Lake Simcoe Source Protection Plan.
- f) The Town will require the location of new (private or municipal) sewage system infrastructure, wherever possible, to be outside of the *vulnerable areas* where it would be a significant drinking water threat, pursuant to the South Georgian Bay Lake Simcoe Source Protection Plan.
- g) Where development, redevelopment or site alteration is proposed within *vulnerable areas* as identified on Schedule D, consideration will be given to the submission of a Source Water Impact Assessment and Mitigation Plan or hydrogeological study that demonstrates that the groundwater quality and quantity will be protected, improved or restored as deemed necessary by the Town, in consultation with York Region's Risk Management Office.
- i) Within *significant groundwater recharge areas* and *ecologically significant groundwater recharge areas*, identified on Schedule D, development shall implement best management practices, such as *low impact development*, to maintain pre-development recharge rates to the fullest extent possible.
- j) Within *significant groundwater recharge areas* and *ecologically significant groundwater recharge areas*, applications for *major development* require an Infiltration Management Plan to assess the impacts of the proposal on recharge which address maintaining existing water balance to the greatest extent through best management practices (such as *low impact development*, minimizing impervious surfaces and lot level infiltration) with the objective of having no net reduction in recharge from the development.
- k) An application for *major development* within a *significant groundwater recharge area* or *ecologically significant groundwater recharge area* shall be accompanied by an Environmental Impact Study that demonstrates that the quality and quantity of groundwater in these areas and the function of the recharge areas will be protected, improved or restored.

- l) For greater certainty regarding the location of an *ecologically significant groundwater recharge area*, the Lake Simcoe Region Conservation Authority should be consulted.

### Highly Vulnerable Aquifers

- m) An application for *major development* within *highly vulnerable aquifers* and *intake protection zones*, as shown on Schedule D, involving the manufacturing, handling and/or storage of bulk fuel or chemicals (activities prescribed under the Clean Water Act), shall be accompanied by a Contaminant Management Plan, as deemed necessary by the Town, in consultation with York Region's Risk Management Office.

### Low and Moderate Threats

The following policies shall apply within *intake protection zones*, *significant groundwater recharge areas* and *highly vulnerable aquifers*.

- n) Best management practices are encouraged for all development proposals that involve:
- i) Manufacturing, handling and/or storage of organic solvents DNAPLs; and,
  - ii) Application, storage and/or handling of road salt on private roadways, parking lots, and pedestrian walkways while recognizing that maintaining public safety is paramount.
- o) The following strategic design elements for proposed development will be considered:
- i) Implement road and parking lot design to ensure that plowing equipment can reach all required areas to eliminate additional salt application;
  - ii) Reduce the extent/location of impervious surfaces;

- iii) Parking lot design:

- Designing and constructing parking lots to avoid low spots to prevent ponding and ice formation;
  - Installing drift control (snow fencing) to reduce snow buildup on impervious surfaces;
  - Installing catch basins correctly to avoid ponding around raised catch basins;
  - Where possible, avoiding the establishment of new parking lots with greater than 2,000 square metres (approximately 80 spaces) of paved surface within *vulnerable areas*; and,
  - Snow storage locations that:
    - > Locate snow stockpiles away from paved areas to reduce the impact of melting and draining onto paved surfaces where puddles may form that cause slippery conditions that require extra salting operations to maintain safety;
    - > Intercept drainage and direct it away from paved areas; and,
    - > Allow snow to be plowed to the low side of the paved area;
- iv) Location /placement of structures, walkways and entrances:
- Preserve solar access:
    - > Avoid shaded outdoor pedestrian areas;
    - > Keep pedestrian areas sunny through to December 21st; and,
    - > Locate taller buildings on north side of streets and/or step them down to reduce the shaded area;

- Entrances:
  - > Covered entrances or stairs; and,
  - > A protected entrance with a non-slippery surface that drains away from the building to reduce ponding of water;
- Walkways:
  - > Utilize slightly raised pedestrian street crossings to eliminate curb-side accumulation of snow melt or ice formation;
  - > Consider heated sidewalks;
  - > Select salt friendly materials for walkways; and,
  - > Covered walkways;
- Site grading:
  - > Slope away from building to avoid water and/or ice accumulation;
- v) Equipment to reduce the need for additional salt application:
  - Utilization of a snow melter for large parking lots;
  - Water can be discharged into storm, sanitary or other water retention system with municipal approvals only; and,
  - Melt water is screened to separate out all floating solids and additional filters are optional;
- vi) Snow fences to reduce the amount of snow on road/parking and to reduce the need to apply de-icing chemicals:
  - Natural snow fences, “snowbreaks”, can also be used if the site size can accommodate a group of trees located in an area to decrease wind speed and snow accumulations on roadways/parking lots;
- vii) Perform catch basin cleaning on a regular basis; and,
- viii) Monitor and maintain stormwater management structures.

#### 4.2.6 Policies For Cultural Heritage Resource Conservation

- a) *Cultural heritage resources* include *archaeological resources, built heritage resources* and *cultural heritage landscapes*. The combination of human-made buildings and structures as well as the natural landscape create an area that is valued by the community. The policies of this Secondary Plan are intended to conserve *cultural heritage resources*, in accordance with the Ontario Heritage Act.
- b) The Town’s policies for the conservation of *cultural heritage resources* are included in Section 8.8 of the Georgina Official Plan. In addition, through its Municipal Cultural Plan, the Town recognizes the importance of culture in Keswick, and therefore shall support initiatives which further the goals and strategies outlined in the Municipal Cultural Plan.
- c) In addition to the policies of the Georgina Official Plan, when reviewing Planning Act applications, demolition permits, or the provision of utilities affecting lands/properties which are designated or adjacent to a designated *cultural heritage resource*, the Town will ensure that the proposal is *compatible* by:
  - i) Respecting the massing, cladding materials, profile and character of adjacent heritage resources;

- ii) Having regard for the massing of nearby heritage buildings and its impact on the streetscape when constructing new buildings facing the street;
- iii) Reflecting the established setback pattern on the street;
- iv) Orienting the building to the street in a similar fashion to existing heritage buildings;
- v) Ensuring that parking facilities are compatibly integrated into heritage areas by locating them to the rear of the property, where appropriate; and,
- vi) Requiring local utility companies to place metering equipment, transformer boxes, power lines, conduit equipment boxes, and other utility equipment and devices in discrete locations that do not detract from the visual character or architectural integrity of the heritage resource.

#### 4.2.7 Policies For Community Design

##### Urban Design and Architectural Control Guidelines

- a) The relevant policies of Section 8.7 of the Georgina Official Plan apply to all new development in Keswick. In addition to the relevant policies of Section 8.7 of the Georgina Official Plan, and the policies of this Secondary Plan, Urban Design and Architectural Control Guidelines are attached to this Secondary Plan as Appendix I. The intent of the Urban Design and Architectural Control Guidelines is to assist in the achievement of the Secondary Plan policies and to provide criteria for the evaluation of specific development applications, including applications for plans of subdivision and Site Plan Approval. The Urban Design and Architectural Control Guidelines may be

reviewed from time to time, and any further modifications shall conform to this Secondary Plan and shall be adopted by the Town.

- b) To achieve excellent community design, the Town shall require the creation of landmarks and other distinctive elements or focal points for activities and events through building design, to help foster community identity and sense of place. In addition, new development shall:
  - i) Offer pedestrians and other users a high level of comfort, enjoyment and personal protection;
  - ii) Contribute to an integrated mix of uses, activities and experiences, including the provision of social and health facilities, arts, culture and recreation facilities;
  - iii) Be designed to fit its context by considering the mix of uses, building massing, height, scale, architectural style and details of existing adjacent buildings and structures; and,
  - iv) Establish appropriate relationships between built and natural environments, which ensure that natural systems are protected and celebrate significant aspects of the natural and cultural landscape.
- c) In the review of development applications, the Town shall ensure consistency with the Urban Design and Architectural Control Guidelines attached to this Secondary Plan as Appendix I, and shall ensure that the following general site development criteria are implemented:
  - i) Buildings shall be street-front oriented and provide direct street access for pedestrians;
  - ii) Parking areas shall be sited to the side yard, or rear yard, or provided in an above or below grade structure;

- iii) Land use compatibility between commercial and residential buildings shall be achieved through appropriate siting, design and landscape treatment;
  - iv) High quality landscape treatment shall be provided;
  - v) The use of permeable paving is encouraged for use on sidewalks, driveways and parking areas throughout Keswick;
  - vi) Building form and siting shall minimize the impacts of noise, wind and shadows and shall enhance views of landmark buildings, parks and open spaces and Lake Simcoe;
  - vii) No open storage is permitted except as permitted under the Zoning Bylaw. Where open storage is permitted, it shall be unobtrusive and screened, and shall generally be located at the side or the rear of the building;
  - viii) Common vehicular access and internal circulation including service lanes connecting abutting properties shall be provided wherever possible; and,
  - ix) Buildings at prominent or highly visible locations shall be designed to be landmarks and focal points within the neighbourhood.
- d) The Town may require an Urban Design Report to accompany a development application. The purpose of the report will be to establish a set of guidelines that will provide general direction for the way in which new development is to be located, designed and developed within a specific area.
- e) The Town may require development-specific Architectural Design Guidelines be prepared to accompany an Urban Design Report. The development-specific Guidelines shall be consistent with and build upon the Urban Design and Architectural Control Guidelines that are attached to this Secondary Plan as Appendix I. The Guidelines will deal only with the physical elements within the private realm that contribute to the development of character and a 'sense of place' for the community.
- ### Compatible Development
- f) The principle of *compatible* development will be applied to all applications for development to ensure the sensitive integration of new development with existing built forms and landscapes in a way that enhances the image and character of Keswick and the Town in general.
  - g) Within the framework of *compatible* development, the Town shall support and encourage contemporary architecture and design approaches that interpret and enrich living culture, and thereby creates a 21st century cultural heritage for future generations.
  - h) To ensure development is *compatible*, when considering any application for development within Keswick, particular attention shall be paid to the following:
    - i) The landscape, built form and functional character of the surrounding community is enhanced;
    - ii) No undue, adverse impacts are created on adjacent properties in the vicinity;
    - iii) Natural heritage and hydrologic features and their functions are appropriately protected;
    - iv) Identified on-site or adjacent *cultural heritage resources* are appropriately conserved and development is *compatible* with their character;
    - v) The height and massing of nearby buildings is appropriately considered, and buffers and/or transitions in height to adjacent properties are implemented, where necessary;

- vi) On-site amenity space is provided and it is *compatible* with the existing patterns of private and public amenity space in the vicinity;
- vii) Development is *compatible* with streetscape patterns, including block lengths, setbacks and building separations; and,
- viii) Utility, infrastructure and transportation system capacity exists to serve the proposed development and there are no undue adverse impacts on the Town's sewer, water, stormwater management and transportation systems.

### Crime Prevention Through Environmental Design

- i) The Town will promote building and site design that assist in the reduction of the incidence of crime through the implementation of Crime Prevention Through Environmental Design (CPTED) principles including:
  - i) Adequate lighting;
  - ii) Clear sight lines, allowing view from one end of a walkway to the other;
  - iii) Appropriate landscaping, but avoiding landscaping that might create blind spots or hiding places;
  - iv) Adequate fencing and fenestration;
  - v) Clear signage that delineates permitted use and maximum vehicle speed; and,
  - vi) Streetscape and building design that promotes interest, activity and 'eyes on the street'.

### Accessibility for Ontarians with Disabilities Act

- j) The Town will consider accessibility for persons with disabilities in all land-use planning and development decisions. As such:
  - i) All new and/or renovated Town-owned, leased, or operated facilities, parks and open spaces, municipal infrastructure systems, and any other space that is accessible to the public, shall comply with the accessibility requirements as set out by the Ontario Building Code and the Accessibility for Ontarians with Disabilities Act, and in accordance with the relevant policies of Section 8.7 of the Georgina Official Plan; and,
  - ii) All new private sector development shall incorporate universal physical access features and follow the accessibility requirements as set out by the Ontario Building Code and the Accessibility for Ontarians with Disabilities Act. Accessible private sector development shall be achieved through zoning by-law provisions, Site Plan Approval, enforcement of the Ontario Building Code, and the implementation of all applicable Provincial legislation and standards, as well as the policies of Section 8.7 of the Georgina Official Plan.

### Public Art

- k) The Town may establish a Public Art Policy, maintain and enhance its existing inventory of public art and pursue the installation of new pieces of public art in public locations.
- l) In accordance with the Community Benefits By-law, and the applicable policies of this Secondary Plan, the Town may require public art as a community benefit.

# 5.0 LAND USE POLICIES

## 5.1 Land Uses Permitted In All Designations

- a) The following land uses, buildings and structures shall be permitted in all land use designations in this Secondary Plan, unless otherwise prohibited or restricted in specific policies:
  - i) Public uses and public and private utilities;
  - ii) Electricity generation, transmission and distribution systems;
  - iii) Telecommunications facilities;
  - iv) Communication technology;
  - v) Accessory uses, buildings and structures; and,
  - vi) Emergency services.
- b) The Town's policies for land uses permitted in all designations are included in Section 4.1 of the Georgina Official Plan. In addition to the policies of the Official Plan, the following policies shall apply to land uses permitted in all designations in Keswick.

### 5.1.1 Public Uses and Public and Private Utilities

- a) It is the intent of this Secondary Plan to promote the provision of adequate public and private utilities required for the residents of Keswick in an economically and environmentally responsible manner.
- b) Where public or private utility infrastructure is permitted and deemed necessary by the Town, said infrastructure shall require detail design approval and, where applicable, the completion of an Environmental Impact Study.

- c) The Town shall promote shared rights-of-way to minimize land requirements and increase the efficiency of public use and utility construction and maintenance.

### 5.1.2 Electricity Generation, Transmission and Distribution Systems

- a) Notwithstanding the list of secondary uses on hydro corridor lands from the Official Plan, trails and multi-use pathways are also encouraged on hydro corridor lands, where *compatible* with surrounding land uses.

### 5.1.3 Communication Technology

- a) Development in new community areas shall accommodate the capability to implement leading-edge communication technologies, including those required to deliver broadband services, in order to attract and maintain investment, facilitate research and development and knowledge based initiatives, and support health services.
- b) All commercial, office, mixed use, and multiple unit residential buildings will be designed to accommodate infrastructure for the delivery of leading edge communication technologies to facilitate future advanced telecommunication capabilities.
- c) A dedicated optical fibre conduit, including appropriately sized wiring or appurtenances, shall be installed from the municipal right-of-way to each development block or building as well as distributed internally to each unit within the building(s) to accommodate access to the most advanced communication technology available.
- d) Applications for development will be required to provide a Communication Implementation Plan that demonstrates how communication infrastructure will be designed and implemented.

## 5.2 General Policies for All Designations

- a) Development or site alteration shall not be permitted within the habitat of endangered and threatened species, and special concern species, except in accordance with Provincial and Federal requirements. The Town shall require that a Habitat Screening/Evaluation be prepared to accompany all applications for development that ensures that the habitats of endangered and threatened species, and of special concern species have been identified, and any potential impacts either avoided or mitigated in accordance with Provincial and Federal requirements.
- b) All development shall provide community benefits, including urban parkland elements, in accordance with the Town's Community Benefits By-law.
- c) All development shall be consistent with the Urban Design and Architectural Control Guidelines attached to this Secondary Plan as Appendix I.

### Natural Hazards

- d) Development shall be generally directed away from *hazardous lands* and *hazardous sites*. Furthermore, development shall not be permitted to locate in *hazardous lands* and *hazardous sites* where the use is:
  - i) An institutional use including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools, where there is a threat to the safe evacuation of vulnerable populations such as older persons, persons with disabilities, and those who are sick or young, during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion;

- ii) An essential emergency service such as that provided by fire, police and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion; and,
  - iii) Uses associated with the disposal, manufacture, treatment or storage of hazardous substances.
- e) Development and site alteration shall not be permitted within:
    - i) The dynamic beach hazard;
    - ii) Areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazards; and,
    - iii) A floodway, regardless of whether the area of inundation contains high points of land not subject to flooding.
  - f) Development and site alteration will be prohibited in areas that are subject to flooding, with the exception that development and site alteration may be permitted on existing lots of record in certain areas associated with the flooding hazard along river, stream and small inland lake systems only when the following conditions have been met:
    - i) That the building site be subject to less than one (1) metre of flooding and less than one metre per second of flow velocity in a regulatory storm event;
    - ii) That the building site has safe access to lands located above the regulatory flood elevation;

- iii) The development is limited to uses which by their nature must locate within the floodway, including flood and/or erosion control works or minor additions to existing buildings or structures, or passive non-structural uses which do not effect flood flows; and,
  - iv) That development occurs in accordance with the Lake Simcoe Region Conservation Authority's Guidelines for the Implementation of Ontario Regulation 179/06, as amended from time to time.
- g) A topographic survey prepared by an Ontario Land Surveyor (OLS) and a floodplain impact analysis prepared by a Professional Engineer, may be required for any development proposed within the floodplain.
- h) Shoreline flooding for Lake Simcoe is based on the 1 in 100 year wind setup/wave uprush. The precise location of erosion/dynamic beach hazard areas will be established, to the satisfaction of the Town and the Lake Simcoe Region Conservation Authority, when considering development applications.
- i) New development and redevelopment proposed along the Lake Simcoe shoreline, may require the preparation of a coastal engineering study by a coastal engineer. The coastal engineering study must identify the coastal processes associated with the Lake such as wave uprush, wind setup, dynamic beaches, erosion, and high lake levels. Where development is permitted, the study must outline the proposed mitigative measures to address shoreline hazards. The study must be prepared to the satisfaction of the Town and the Lake Simcoe Region Conservation Authority.
- j) The determination of the hazard limit along the Lake Simcoe shoreline will be guided by the Natural Hazards Technical Guides prepared by the Ministry of Natural Resources and Forestry.
- k) Erosion hazards may be determined by technical evaluation and study through the planning and development application process, the cost of which will be borne by the developer.
- l) The determination of the erosion hazard limit will be based on the combined influence of the:
  - i) Toe erosion allowance;
  - ii) Stable slope allowance;
  - iii) Erosion access allowance; and,
  - iv) Flooding hazard limit or meander belt allowance, and will be guided by the Natural Hazards Technical Guides prepared by the Ministry of Natural Resources and Forestry.
- m) A geotechnical/soils report shall be required prior to any development within or adjacent to *hazardous sites*. This report shall be prepared by a Professional (Geotechnical) Engineer to the satisfaction of the Town and the Lake Simcoe Region Conservation Authority.
- Hazardous Forest Types for Wildland Fire**
- n) Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire. Development may, however, be permitted in lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards, as identified by the Ministry of Natural Resources and Forestry.
- o) Proponents submitting a planning application may be required to undertake a site review to assess for the risk of high to extreme wildland fire behaviour on the subject lands and adjacent lands (to the extent possible). If development is proceeding where high

to extreme risk for wildland fire is present, proponents are required to identify measures that outline how the risk will be mitigated.

- p) Wildland fire mitigation measures must be environmentally appropriate and be applied in a way that is consistent with the natural heritage policies of the Provincial Policy Statement.
- q) The Town will use, as a screening tool, generalized wildland fire hazard spatial data/mapping from the MNRF or any other related updated mapping that may become available.

### 5.3 Land Uses Prohibited In All Designations

- a) The Town's policies for land uses prohibited in all designations are included in Section 4.2 of the Georgina Official Plan. In addition to the policies of the Official Plan, recreational vehicle park development shall be prohibited in all land use designations of this Secondary Plan.

### 5.4 Land Use Specific Policies

#### 5.4.1 Low Rise Residential Uses

- a) Low rise residential buildings shall not exceed 3 storeys in height. Low rise residential uses shall include single detached, semi-detached, duplex, tri-plex, four-plex and townhouse dwelling units, as well as low rise apartment buildings. *Additional residential units* are permitted in single detached, semi-detached and townhouse dwelling units, subject to the policies of this Secondary Plan.
- b) The following **net density** maximums shall apply:
  - i) Single-detached dwelling units shall not exceed 30 units per **net hectare**;

- ii) Semi-detached and duplex dwellings shall not exceed 40 units per net hectare;
  - iii) Tri-plex and four-plex dwelling units shall not exceed 50 units per net hectare; and,
  - iv) Townhouses and low rise apartments shall not exceed 70 units per net hectare.
- c) While it is recognized that this Secondary Plan identifies maximum densities, such densities shall only be permitted where they are considered *compatible* with existing development, to the satisfaction of the Town.
  - d) *Additional residential units* shall not be counted toward the net density maximums identified in this Plan.

#### 5.4.2 Mid Rise Residential Uses

- a) Mid rise residential buildings shall be a minimum of 3.5 storeys, and a maximum of 8 storeys, or 26 metres, whichever is less. Mid rise residential uses shall include all forms of residential buildings containing three or more dwelling units such as tri-plex and four-plex buildings, live-work buildings, townhouses, stacked townhouses, and mid rise apartments. *Additional residential units* are permitted in townhouse dwelling units, subject to the policies of this Secondary Plan.
- b) The following net density maximums shall apply:
  - i) Tri-plex, four-plex, live-work and townhouse dwelling units shall not exceed 50 units per net hectare;
  - ii) Stacked townhouses shall not exceed 70 units per net hectare; and,
  - iii) Mid rise apartments shall not exceed 160 units per net hectare.

- c) Alternate height limits may be permitted within site or area specific land use designations. While it is recognized that this Secondary Plan identifies a maximum building height and maximum densities, such building height and densities shall only be permitted where they are considered *compatible* with existing development, to the satisfaction of the Town.
- d) *Additional residential units* shall not be counted toward the net density maximums identified in this Plan.
- e) New mid rise residential development may be permitted subject to the following conditions:
  - i) The proposed development is *compatible*, and can be sensitively integrated with the surrounding land uses. Special measures, such as angular planes, increased building setbacks, or enhanced landscaped buffer strips may be required in order to ensure sensitive integration;
  - ii) The site is adequate in size and configuration to accommodate on-site parking facilities and amenities;
  - iii) The transportation, utilities and service infrastructure can adequately serve the proposed development; and,
  - iv) The community and neighbourhood amenities such as parks, open space, recreational facilities and institutional services, can adequately serve the proposed development.

### 5.4.3 High Rise Residential Uses

- a) High rise residential development shall be a minimum of 8.5 storeys, and a maximum of 12 storeys, or 38 metres. High rise residential uses shall include apartment buildings and all forms of multiple residential dwelling unit buildings.
- b) Alternate height limits may be permitted within site or area specific land use designations. While it is recognized that this Secondary Plan identifies a maximum building height, such building height shall only be permitted where it is considered *compatible* with existing development, to the satisfaction of the Town.
- c) New high rise residential development may be permitted subject to the following conditions:
  - i) The proposed development is *compatible*, and can be sensitively integrated with the surrounding land uses. Special measures, such as increased building setbacks, angular planes, or landscaped buffer strips may be required in order to ensure sensitive integration;
  - ii) The site is adequate in size and configuration to accommodate on-site parking facilities and amenities;
  - iii) The transportation, utilities and service infrastructure can adequately serve the proposed development; and,
  - iv) The community and neighbourhood amenities such as parks, open space, recreational facilities and institutional services, can adequately serve the proposed development.

#### 5.4.4 Additional Residential Units

- a) A maximum of two *additional residential units* (i.e. accessory apartments) may be permitted for each single detached, semi-detached and/or townhouse dwelling, in accordance with the following policies, with one *additional residential unit* permitted within each of a primary dwelling and a detached building accessory thereto.

#### An Accessory Apartment within the Primary Dwelling

- b) An *additional residential unit* that is wholly enclosed within an existing single detached, semi-detached and/or townhouse dwelling is permitted subject to conformity with the following policies:
  - i) It shall only be created and used in accordance with the provisions as set out in the Zoning By-law. Further, it is the intent of the Town to not deviate from the zoning provisions regulating an *additional residential unit*. However, minor variances may be considered;
  - ii) An *additional residential unit* shall comply with all applicable health and safety standards, including, but not necessarily limited to, those set out in the Ontario Building Code and the Ontario Fire Code;
  - iii) An *additional residential unit* shall comply with Ontario Regulation 179/06 under the Conservation Authority Act as related to development within lands affected by flooding, erosion, or located within *hazardous lands*; and,
  - iv) An *additional residential unit* shall not be permitted within an existing dwelling that is located on *hazardous land* or on a *hazardous site*.

#### An Accessory Apartment in a Detached Accessory Building

- c) An *additional residential unit* is permitted in a detached accessory building or structure on a lot that includes a primary single detached, semi-detached and/or townhouse dwelling.
- d) At the time of the Zoning By-law Comprehensive Review, the Town will further regulate an *additional residential unit* in a detached accessory building or structure.
- e) Prior to the Zoning By-law Comprehensive Review, the Town may consider Minor Variance Applications or site-specific Zoning By-law Amendments to permit an *additional residential unit* in a detached accessory building or structure. The following will be considered when reviewing applications to permit an *additional residential unit* in a detached accessory building or structure:
  - i) The parking requirements can be accommodated on the property, which may include tandem parking;
  - ii) The property fronts and has access to an assumed municipal road;
  - iii) The *additional residential unit* shall have a maximum *gross floor area* of no more than 40% of the primary dwelling unit's *gross floor area*;
  - iv) The *additional residential unit* shall comply with all applicable health and safety standards, including but not necessarily limited to those set out in the Ontario Building Code and Ontario Fire Code; and,
  - v) The *additional residential unit* shall comply with Ontario Regulation 179/06 under the Conservation Authority Act as related to development within lands affected by flooding, erosion, or located within *hazardous lands*.

### Garden Suites

- f) Garden suites in existence as of the date of adoption of this Plan are permitted, however no new garden suites are permitted.

### 5.4.5 Special Needs Housing

- a) *Special needs housing* includes all forms of communal housing, including: *group homes, lodging houses, halfway houses, homes for special care* and senior care facilities. *Special needs housing* includes all other types of residences licensed or funded under a federal or provincial statute for the accommodation of persons living under supervision in a single housekeeping unit and who, by reason of their age, emotional, mental, social or physical condition, require a group living arrangement for their well-being.
- b) *Special needs housing* that is not a *halfway house* and accommodates 8 or less occupants (not including staff) shall be permitted in all designations that permit residential uses, subject to the satisfaction of the following criteria:
  - i) The Ontario Building Code and the Ontario Fire Code, as well as all applicable health and safety requirements, can be satisfied;
  - ii) Any changes to a building resulting from the conversion to *special needs housing* shall be in keeping with the physical form and character of the surrounding neighbourhood;
  - iii) Municipal property maintenance standards and all other relevant municipal regulations and standards shall apply to the *special needs housing*; and,
  - iv) *Special needs housing* operators shall obtain a license in accordance with the requirements of the applicable authority.

- c) *Halfway houses*, and other forms of *special needs housing* that accommodate more than 8 occupants (not including staff), shall be permitted in all designations that permit residential uses, subject to the satisfaction of the criteria above for *special needs housing* and the following additional criteria:

- i) The site is encouraged to be in proximity to transit and/or with direct access to a Regional, Arterial or Collector Road;
- ii) The site is located with convenient access to *public service facilities*; and,
- iii) The lot size and configuration is sufficient to accommodate the building, required parking, green space and amenity areas.

### 5.4.6 Home Occupations

- a) *Home occupation* are small-scale operations conducted by persons in their own home which tend to be professional or personal services. *Home occupations* may be permitted in residences in accordance with the following provisions:
  - i) The use is carried out entirely within the dwelling unit, and can be appropriately accommodated within a residential structure;
  - ii) The use is clearly secondary to the primary use of the property as a residence in terms of floor space utilization;
  - iii) The residence is the principal residence of the person carrying out the *home occupation* use;
  - iv) The activities associated with the *home occupation* use, including traffic generated and hours of operation, do not adversely affect the surrounding area;

- v) Adequate water supply and sewage disposal facilities are available and the requirements of the Ontario Building Code are satisfied; and,
- vi) The retail sales of any goods or wares shall not be permitted as a primary *home occupation use*.

#### 5.4.7 Live-Work Units

- a) *Live-work units* have the potential to integrate small-scale service commercial, retail or office uses at-grade while providing residential uses above. *Live-work units* are typically in a low rise or mid rise residential buildings and are subject to the associated development policies identified in this Secondary Plan. In addition, *live-work units* shall provide:
  - i) Amenity areas and buffering with planting and/or fencing from adjacent residential dwellings; and,
  - ii) Adequate parking and drop-off/pick-up facilities.

#### 5.4.8 Education Facilities

- a) The Town will work with the School Boards to ensure the reservation of an adequate number and distribution of school sites and related facilities throughout Keswick to accommodate the needs of current and future residents. These sites and facilities shall be planned and developed in accordance with the respective policies, practices and guidelines of the School Boards.
- b) The Town shall encourage the location of school sites to be adjacent to parks or other recreation facilities to allow for shared use of facilities and shall work with the School Boards to allow public use of school facilities, under appropriate agreements. The Town shall also encourage the development of shared school buildings where feasible and when the Boards

of Education's partnership criteria and policies can be met, to maximize the use of land and financial resources.

- c) The selection of school sites shall also require safe connectivity between the school site and adjacent community, including direct sidewalk connections, and the availability of community infrastructure that supports *active transportation* within the school catchment area. School sites shall be designed to prioritize the use of *active transportation* for trips to and from the school and traffic calming strategies shall be considered along abutting roads to maximize safety.
- d) Schools are encouraged to be located near transit stops and/or near mixed use areas, where appropriate. Secondary schools should be located within a 200 metre walking distance of a transit stop.

#### 5.4.9 Public Service Facilities

- a) *Public service facilities* include facilities designed to meet the recreational, social, health, educational and cultural needs of the residents, including uses such as public libraries, recreation facilities, police and fire protection, schools, cultural centres or other similar uses, which are provided or subsidized by a government or other body. The Town will work with community organizations to ensure that provision is made for such facilities in appropriate locations to serve the residents' needs.
- b) In determining appropriate locations for *public service facilities*, the Town shall have regard for the type of service provided by the facility, recognizing that some uses will serve a localized population, while others will serve the whole or large portions of the Town, as well as tourists and other visitors.

- c) Where appropriate, *public service facilities* will be located in community hubs to promote cost-effectiveness and facilitate service integration and access to transit.
- d) *Public service facilities* shall have direct access from all parts of the surrounding community through a comprehensive *active transportation* network.

#### 5.4.10 Fire and Emergency Services

- a) The Georgina Fire Department shall ensure the efficient and effective allocation of fire station and emergency services sites in a planned effort to keep pace with growth in consultation with the York Regional Police, the York Region Emergency Medical Services, the Georgina Fire and Rescue Services Department and adjacent municipalities.
- b) The Town shall consult with the Fire Department with respect to the establishment of fire station and training facility locations. Fire stations shall have convenient access to Regional Roads or Arterial Roads, a close relationship to the intended service area and shall be integrated with the surrounding development, including appropriate architectural design, landscaping and buffering from residential buildings.
- c) Planning Act applications will be reviewed to ensure that they are designed to accommodate fire prevention and timely emergency response.

#### 5.4.11 Short Term Rental Accommodation

- a) *Short term rental accommodation* may be permitted in any land use designation which permits a single detached dwelling.
- b) *Short term rental accommodation* shall only be established and operated in accordance with the provisions of the Zoning By-law

and the provisions of the Short Term Rental Accommodation Licensing By-law, as amended.

#### 5.4.12 Day Care Facilities

- a) *Day care facilities* may be permitted in a number of designations identified in this Secondary Plan, in accordance with the following policies:
  - i) The use will not cause any traffic hazards or an unacceptable level of congestion on surrounding roads;
  - ii) The use is intended to serve and support the surrounding residential area;
  - iii) Where the *day care facilities* are for the care of children, they are in accordance with the Child Care and Early Years Act; and,
  - iv) Appropriately sized indoor facilities, on-site play areas, parking/drop-off facilities and appropriate buffering are provided, where required.

#### 5.4.13 Places of Worship

- a) New places of worship shall be permitted subject to the following criteria:
  - i) An approved Zoning By-law Amendment;
  - ii) The use will not cause any traffic hazards or an unacceptable level of congestion on surrounding roads;
  - iii) On-site parking and appropriate amenity areas and buffering are provided, where required; and,
  - iv) Direct access shall be provided to places of worship from all parts of the surrounding community through a comprehensive *active transportation network*.

# 6.0 LAND USE DESIGNATIONS

## 6.1 The Local Strategic Growth Areas

- a) The Local Strategic Growth Areas are located along The Queensway and Woodbine Avenue corridors and are identified on Schedule A. The Local Strategic Growth Areas are the primary structuring elements of Keswick from a land use and development perspective.
- b) There are three distinct Urban Centres designated along The Queensway on Schedule B - the Glenwoods Urban Centre, the Maskinonge Urban Centre and the Uptown Keswick Urban Centre. The areas along The Queensway that connect the Urban Centres are designated as Mixed-Use Corridor 1 on Schedule B.
- c) The prime locations for growth and development along the Woodbine Avenue corridor are identified as Mixed-Use Corridor 2 on Schedule B.
- d) It is the intent of this Secondary Plan to support and strengthen the Local Strategic Growth Areas as locations for mid rise, mixed-use development. The identified Urban Centres will generally contain a mixture of retail, service commercial, office, institutional/ community and mid-rise built forms.
- e) Mixed-Use Corridor 1 will support the Urban Centres and Mixed-Use Corridor 2 will generally accommodate higher intensity development with a mixture of land uses and built forms adjacent to Woodbine Avenue and the Keswick Business Park to the east.
- f) Overall, the Local Strategic Growth Areas provide the opportunity for larger numbers of residents to live in proximity to shops, work places, *public service facilities* and public transit services. In addition, it is expected that the higher density house forms will broaden

the mix and range of house types within Keswick, and provide opportunities for more *affordable* and rental housing.

### 6.1.1 Urban Centres Designation

#### Context

- a) Schedule B designates three distinct Urban Centres along The Queensway - the Glenwoods Urban Centre, the Maskinonge Urban Centre and the Uptown Keswick Urban Centre. Each of the three identified Urban Centres serve an important role in the community as follows:
  - i) The Glenwoods Urban Centre functions predominantly as a retail and service commercial centre combined with some institutional/community uses and mid rise residential development. The retail and service commercial role of this Centre is expected to be expanded over time, primarily through *intensification* and *infill* redevelopment;
  - ii) The Maskinonge Urban Centre functions predominantly as a tourist oriented commercial area focused around the marina uses at the Maskinonge River and stretches north to the intersection of The Queensway, Metro Road North and Morton Avenue. It is envisioned that this area will develop into a mixed use, tourist commercial and residential centre, with stronger connections and public access to the Lake Simcoe shoreline, and serve as a community focal point of Keswick; and,
  - iii) The Uptown Keswick Urban Centre functions predominantly as a retail and service commercial area. It is envisioned that this area will evolve into a centre containing a diverse array of specialized and boutique retail activities, restaurants, small-scale office and mixed use commercial/residential uses.

**Intent**

- b) It is the intent of this Secondary Plan that the lands within each of the identified Urban Centres are planned:
- i) As destinations for residents, tourists and businesses;
  - ii) To promote economic revitalization, recognizing the potential for adaptive re-use, redevelopment and *intensification*;
  - iii) To be successful mixed-use neighbourhoods that accommodate a broad range of housing types and tenures, and contributes substantially to a complete, healthy and sustainable community;
  - iv) To include urban park spaces which connect to the Town's trail network;
  - v) To act as hubs for local and regional transit, and to accommodate and support significant transit infrastructure; and,
  - vi) To provide the *public service facilities*, amenities and infrastructure that will attract population and employment growth.
- vi) *Public service facilities*;
  - vii) *Short term rental accommodations*;
  - viii) *Day care facilities*;
  - ix) Places of worship;
  - x) Restaurants and retail and service commercial uses, limited in size to 4,000 square metres of *gross floor area* per individual business;
  - xi) Hotels;
  - xii) Office uses;
  - xiii) Cultural, entertainment and recreational uses; and,
  - xiv) Parking facilities at-grade and/or in structures.

**Development Policies****Permitted Uses**

- c) Buildings and sites within each of the designated Urban Centres are encouraged to accommodate an array of uses. A mixture of uses is encouraged not just within the designation in general, but also on individual development sites, and within individual buildings. Permitted uses on lands designated Urban Centre may include:
- i) Mid rise residential uses;
  - ii) *Additional residential units*;
  - iii) *Special needs housing*;
  - iv) *Home occupations*;
  - v) *Live-work units*;
- d) All development within the Urban Centres designation shall be *compatible* with adjacent uses. Any proposed new development will have regard for adjacent low rise residential built forms, with respect to existing building mass, height, setbacks, orientation, landscaping, and visual impact.
- e) The design of buildings in the Urban Centres designation shall enhance the quality of the pedestrian environment by:
- i) Incorporating high-quality design including built form, architectural details, landscaping and signage;
  - ii) Requiring that buildings be located close to the streetline, and shall facilitate pedestrian activity and access;
  - iii) Requiring that all buildings abutting The Queensway include articulated façades, the use of quality materials and high activity uses at-grade that animate the streetscape; and,

- iv) Prohibiting any stand-alone residential development, or any residential dwelling units located at-grade directly abutting The Queensway. Residential dwelling units may be located at-grade along the rear, or side façades of the buildings, or fronting onto side streets that connect to The Queensway.
- f) Buildings within the Urban Centres designation shall have a minimum height of 2 storeys. At-grade uses may change over time. As a result, the floor-to-ceiling height of ground floors for all buildings should generally be sufficient to adapt to a range of permitted uses – a minimum of 4.25 metres.

Buildings within the Urban Centres designation shall have a maximum building height of 8 storeys, or 26 metres, whichever is less.

While it is recognized that this Secondary Plan identifies a maximum building height, such building height may only be achieved where it is *compatible* with existing development, to the satisfaction of the Town. There will be sites within the Urban Centres designation that, due to their adjacent development context, will not be permitted to achieve the height maximum identified in this Secondary Plan.

- g) Development is encouraged to involve the consolidation of multiple lots to create more viable development parcels along The Queensway. Development along The Queensway should prioritize incorporating a mix of uses.
- h) Drive-thru facilities shall not be permitted in the Urban Centres designation.
- i) All lands within the Urban Centres designation are identified as within a *Community Improvement Project Area*. The Town may

consider the preparation of a *Community Improvement Plan* in order to establish a vision for the area, identify public realm improvement priorities and establish incentive programs to assist the private sector in improving their properties.

## 6.1.2 Mixed-Use Corridor 1 Designation - The Queensway

### Intent

- a) It is the intent of this Secondary Plan that the lands within the Mixed-Use Corridor 1 designation intensify over time with a mid rise, mixed-use character, in a manner that is sensitive to the adjacent existing neighbourhood areas.

### Permitted Uses

- b) Within the Mixed-Use Corridor 1 designation, the following uses are permitted:
  - i) Low rise residential uses and mid rise residential uses;
  - ii) *Additional residential units*;
  - iii) *Special needs housing*;
  - iv) *Home occupations*;
  - v) *Live-work units*;
  - vi) *Public service facilities*;
  - vii) *Short term rental accommodations*;
  - viii) *Day care facilities*;
  - ix) Places of worship;
  - x) Offices;
  - xi) Restaurants, and retail and service commercial uses, limited in size to 1,000 square metres of *gross floor area* per individual business;
  - xii) Hotels, including ancillary uses;

- xiii) Cultural, entertainment and recreational uses; and,
- xiv) Parking facilities at-grade and/or in structures.

### Development Policies

- c) All development within the Mixed-Use Corridor 1 designation shall be *compatible* with adjacent uses. Any proposed new development will have regard for adjacent low rise residential built forms, with respect to existing building mass, height, setbacks, orientation, landscaping, and visual impact.
- d) The design of buildings in the Mixed-Use Corridor 1 designation shall enhance the quality of the pedestrian environment by:
  - i) Incorporating high-quality design including built form, architectural details, landscaping and signage;
  - ii) Requiring that buildings be located close to the streetline, and shall facilitate pedestrian activity and access; and,
  - iii) Requiring that all mixed-use or non-residential buildings abutting The Queensway include articulated façades, the use of quality materials and high activity uses at-grade that animate the streetscape.
- e) Buildings within the Mixed-Use Corridor 1 designation shall have a minimum height of 2 storeys. At-grade uses abutting The Queensway may change over time. As a result, the floor-to-ceiling height of ground floors for all mixed-use or non-residential buildings abutting the Queensway should generally be sufficient to adapt to a range of permitted uses – a minimum of 4.25 metres.

Buildings within the Mixed-Use Corridor 1 designation shall have a maximum building height of 8 storeys, or 26 metres, whichever is less.

While it is recognized that this Secondary Plan identifies a maximum building height, such building height may only be permitted where it is *compatible* with existing development, to the satisfaction of the Town. There will be sites within the Mixed-Use Corridor 1 designation that, due to their adjacent development context, will not be permitted to achieve the height maximum identified in this Secondary Plan.

- f) Low rise residential uses may be permitted within the Mixed-Use Corridor 1 designation, only where the site abuts existing single detached or semi-detached dwellings, and the low rise residential built form is considered necessary to provide an appropriate transition to the adjacent neighbourhood. The portion of the property that abuts The Queensway shall require development that is consistent with the mixed -use, mid rise vision for The Queensway.
- g) Drive-thru facilities shall not be permitted in the Mixed-Use Corridor 1 designation.

### 6.1.3 Mixed-Use Corridor 2 Designation - Woodbine Avenue

#### Intent

- a) The Mixed-Use Corridor 2 designation is located along the west side of Woodbine Avenue, from Ravenshoe Road to Old Homestead Road. It is the intent of the Town to continue to provide an array of retail shopping opportunities and *public service facilities* to support the growing population of Keswick and the Town in general within the Mixed-Use Corridor 2 designation.
- b) It is also the intent of the Town to introduce mid rise and high rise residential uses into the Mixed-Use Corridor 2 designation to both support the ongoing urban evolution

of Woodbine Avenue, and to provide opportunities for high rise residential built forms in a location that is *compatible* with the existing community.

### Permitted Uses

- c) Buildings and sites within the Mixed-Use Corridor 2 designation are required to accommodate an array of uses. A mixture of uses is required not just within the designation in general, but also on an individual development site basis, and within individual buildings. Permitted uses on lands designated as Mixed-Use Corridor 2 on Schedule B, may include:
- i) Mid rise residential uses and high rise residential uses;
  - ii) *Additional residential units;*
  - iii) *Special needs housing;*
  - iv) *Home occupations;*
  - v) *Live-work units;*
  - vi) *Public service facilities;*
  - vii) *Day care facilities;*
  - viii) Places of worship;
  - ix) Restaurants and retail and service commercial uses of all types and scales, including major retail uses;
  - x) Offices;
  - xi) Hotels, including ancillary uses;
  - xii) Cultural, entertainment and recreational uses; and,
  - xiii) Parking facilities at-grade and/or in structures.

### Development Policies

- d) All development within the Mixed-Use Corridor 2 designation shall be *compatible* with adjacent uses. Any proposed new development will have regard for adjacent low rise residential built forms, with respect to existing building mass, height, setbacks, orientation, landscaping, and visual impact. Development transition requirements may be met using a combination of the following:
- i) Control of the location of loading areas;
  - ii) Control of the location of garbage collection/storage facilities;
  - iii) Regulation of lighting and signs so that they are averted or shielded from adjacent uses;
  - iv) Rooftop equipment shall be unobtrusive and screened from view;
  - v) Provision of adequate screening such as solid or perforated fencing, trellises or other appropriate structures;
  - vi) Provision of increased setback and angular planes; and,
  - vii) Provision of high quality landscape treatment such as decorative fencing, trees, shrubs, grassed areas and berming.
- e) Abutting and within 60 metres of the Woodbine Avenue right-of-way, only stand-alone non-residential buildings, or mixed-use buildings including a residential component shall be permitted, subject to the following:
- i) Permitted low rise, mid rise, and high rise buildings shall include non-residential uses at-grade. Specifically, at a minimum, 75 percent of the gross leasable floor area of the ground floor

- shall be utilized for non-residential purposes. The ground floor shall have a floor-to-ceiling height of a minimum of 4.25 metres.
- ii) Permitted high rise buildings that include a primary residential use shall be a maximum of 15 storeys, or 50 metres in height, whichever is less; and,
  - iii) Permitted high rise buildings without a primary residential use shall be a maximum of 10 storeys, or 40 metres in height, whichever is less.
- f) Mid rise residential uses may be permitted in a stand-alone residential building only if they are set back a minimum of 60 metres from the Woodbine Avenue right-of-way, and they abut an Existing Neighbourhood designation.
  - g) While it is recognized that this Secondary Plan identifies a maximum building height, such building height may only be permitted where it is *compatible* with existing development, to the satisfaction of the Town. There will be sites within the Mixed-Use Corridor 2 designation that, due to their adjacent development context, will not be permitted to achieve the height maximum identified in this Secondary Plan.
  - h) The design of buildings in the Mixed-Use Corridor 2 designation shall enhance the quality of the pedestrian environment by:
    - i) Incorporating high-quality design including built form, architectural details, landscaping and signage;
    - ii) Requiring that buildings be located close to the streetline, and shall facilitate pedestrian activity and access; and,
    - iii) Requiring that all mixed-use or non-residential buildings abutting Woodbine Avenue include articulated façades, the use of quality materials and high activity uses at-grade that animate the streetscape.
  - i) All developments are intended to include a physically cohesive group of businesses and mixed use buildings designed in an integrated fashion with common internal traffic circulation. As such, direct vehicular access to Woodbine Avenue shall be discouraged, while shared access points with internal lanes connecting adjacent properties will be required.
  - j) Associated storage, where permitted, shall not be visible from roadways. Storage shall be screened, buffered, and landscaped or enclosed or interior to the site, excepting automobile display associated with car dealerships.

## 6.2 The Neighbourhoods

- a) Neighbourhoods are to be predominantly low rise residential areas built around common focal points or Neighbourhood Centres. The Neighbourhood Centres should be within a walking distance of 400 to 800 metres (a 5 to 10-minute walk) for most of the residents of the neighbourhood.
- b) In the Neighbourhood Centres, where mid rise residential uses are permitted, residents will also be provided with day-to-day services such as a convenience store, elementary school, and/or a public park. The proximity of all these opportunities will encourage residents to walk or cycle to the Neighbourhood Centre, resulting in a reduction of auto trips. It will also encourage a close-knit community by providing an opportunity for neighbours to meet and to interact.

## 6.2.1 Existing Neighbourhood Designation

### Intent

- a) The Existing Neighbourhood designation applies to an area that is predominantly built up of existing neighbourhoods. It is the intent of the Town to recognize the existing neighbourhoods of Keswick as communities that consist of primarily low rise residential house forms that have limited potential to accommodate significant levels of intensification, but that are prime candidates for the introduction of *additional residential units* and *home occupations*.

### Permitted Uses

- b) Within the Existing Neighbourhood designation, the following uses are permitted:
- i) Low rise residential uses;
  - ii) *Additional residential units*;
  - iii) *Special needs housing*, with the exception of *halfway houses* and other forms of *special needs housing* that accommodate more than 8 occupants (not including staff);
  - iv) *Home occupations*;
  - v) *Short term rental accommodations*;
  - vi) *Public service facilities*;
  - vii) *Day care facilities*; and,
  - viii) Non-residential supporting uses, in accordance with the policies of this section.
- c) In addition to the permitted uses, local commercial uses including convenience stores and personal service shops, small-scale places of worship and other institutional/

community uses in existence prior to the adoption of this Secondary Plan are also permitted within the Existing Neighbourhood designation.

- d) Residential development approved in site specific Official Plan Amendments, or in draft plans of subdivision approved prior to the adoption of this Secondary Plan are also permitted within the Existing Neighbourhood designation.

### Development Policies

- e) A mix of low rise housing types shall be distributed throughout the Existing Neighbourhood designation. Low rise residential uses shall include single detached, semi-detached and duplex dwelling units.
- f) Townhouses, tri-plexes, fourplexes, low rise apartment buildings and *live-work units* may also be permitted on a limited basis within the Existing Neighbourhood designation where they assist in defining a neighbourhood focal point such as a park, school, place of worship or non-residential supportive use. *Additional residential units* shall also be permitted in townhouses, subject to the policies of this Secondary Plan.
- g) Development within the Existing Neighbourhood designation shall not exceed 3 storeys in height, or 11 metres, whichever is less.
- h) All new development shall be *compatible* with existing adjacent residential uses in terms of orientation, privacy, landscaping, shadow casting, and visual impact. Where new development is introduced within, or abutting an Existing Neighbourhood designation, the Town will consider additional setbacks, angular lanes and enhanced landscaping as techniques to ensure an appropriate transition/interface.

### Policies for Non-Residential Supporting Uses

- i) The Town will support the integration of non-residential supporting uses, which are complementary and serve the needs of residents, at appropriate locations in the Existing Neighbourhood designation to support the development of a walkable and *complete community*. Individual properties may be zoned to achieve an appropriate mix of uses, building types, scale and density, that are *compatible* with the surrounding residential uses. Non-residential supporting uses shall be permitted as stand-alone buildings or integrated with residential uses in a mixed use development.
- j) Within the Existing Neighbourhood designation the following non-residential supporting uses may be permitted through an implementing Zoning By-law:
- i) Artisan establishments, studios and craftsman shops;
  - ii) Business and financial institutions, to a maximum of 200 square metres per use;
  - iii) Healthcare offices and clinics, to a maximum of 200 square metres per use;
  - iv) Recreational and/or cultural facilities;
  - v) Places of worship; and,
  - vi) Small-scale convenience retail facilities, personal service shops and restaurants, to a maximum of 200 square metres per use.
- k) The Town will have regard for the following when evaluating an application to permit non-residential supporting uses in the Existing Neighbourhood designation:
- i) Whether the non-residential use will contribute to a walkable and *complete community*;
  - ii) Whether the site is more suited to the development of non-residential land uses due to matters such as noise, vibration, and other incompatibilities and adverse effects;
  - iii) Whether the design, location and massing of the existing building or any new building, including lighting and signage, will be *compatible* with the surrounding residential buildings and the area; and,
  - iv) Depending on the size and scale of a non-residential supporting use, front yard parking may not be permitted. Where it has been determined that front yard parking will negatively impact the streetscape, parking and servicing areas shall be located at the rear of the building.
- l) Any proposed new non-residential development will have regard for existing residential uses, with respect to existing built form, building mass, scale, height, setbacks, orientation, landscaping, and visual impact. As such, where a proposed non-residential development abuts a residential use, the Town shall require that impacts be mitigated through site design including appropriate screening and landscape treatments.
- m) Non-residential supporting uses and other non-residential uses such as *public service facilities* and parks and open space, should be clustered to create a focal point for the neighbourhood and to facilitate access by all forms of transportation. Non-residential supporting uses shall generally be located at an intersection where at least one road is a Collector, Arterial or Regional Road, and shall be provided with appropriate access to those roads, in accordance with the requirements of the Town.

- n) To help establish neighbourhood focal points, the Town will encourage non-residential supporting uses to locate together and to be integrated with residential uses in mixed use developments or in mixed use buildings, where appropriate and desirable. In mixed use buildings, non-residential supporting uses shall be encouraged to locate on the ground floor, with residential uses located above the ground floor.

## 6.2.2 New Neighbourhood Designation

### Intent

- a) It is the intent of the Town to promote well-designed and attractive new residential neighbourhoods throughout Keswick. New neighbourhoods will include an appropriate range and mix of housing types, parks and open space features and an array of *public service facilities*. The New Neighbourhood designation will include provisions for the establishment of Neighbourhood Centres.

### Permitted Uses

- b) Within the New Neighbourhood designation, the following uses are permitted:
  - i) Low rise residential uses and mid rise residential uses;
  - ii) *Additional residential units*;
  - iii) *Special needs housing*;
  - iv) *Home occupations*;
  - v) *Short term rental accommodations*;
  - vi) *Public service facilities*;
  - vii) Places of worship;
  - viii) Non-residential supporting uses, in accordance with the policies of this section; and,
  - ix) Neighbourhood Centres.

### Development Policies

- c) A range and mix of low and mid rise housing types shall be distributed throughout the New Neighbourhood designation. Lands within the New Neighbourhood designation are identified on Schedule A as *Designated Greenfield Area*, and as such, all new neighbourhood developments shall achieve a minimum density of 50 persons and jobs combined per gross hectare.
- d) All development in the New Neighbourhood designation shall be *compatible* with existing adjacent residential uses in terms of orientation, privacy, landscaping, shadow casting, and visual impact. Where new development is introduced abutting an Existing Neighbourhood designation, the Town will consider additional setbacks, angular planes and enhanced landscaping as techniques to ensure an appropriate transition/interface.
- e) The Town shall require, prior to the approval of any development application within the areas specifically identified on Schedule B, with the exception of a minor variance application, that a *Development Area Plan* be prepared. The purpose of the *Development Area Plan* is to promote comprehensive planning, and to:
  - i) Identify the detailed land use and height distribution, and to ensure that required density targets are achieved;
  - ii) Confirm the boundaries of the *Natural Heritage System*;
  - iii) Identify the location for the Neighbourhood Centres;
  - iv) Identify the parkland system, *public service facilities* and the *active transportation* network;
  - v) Identify the detailed road pattern, including Local Roads;

- vi) Articulate the details for the provision of sewer, water and stormwater management systems;
  - vii) Identify network and system connections to properties adjacent to the study area; and,
  - viii) Form the basis for a Developer's Group Agreement, where the study area includes multiple landowners.
- iii) Healthcare offices and clinics, to a maximum of 200 square metres per use;
  - iv) Recreational and/or cultural facilities;
  - v) Places of worship; and,
  - vi) Small-scale convenience retail facilities, personal service shops and restaurants, to a maximum of 200 square metres per use.

Required *Development Area Plans* shall be adopted by the Town and shall include all of the necessary supporting technical studies, to the satisfaction of the Town. Required *Development Area Plans* shall form the basis for the subsequent approval of Draft Plans of Subdivision and Zoning By-laws.

- h) The Town will have regard for the following when evaluating an application to permit non-residential supporting uses in the New Neighbourhood designation:

### Policies for Non-Residential Supporting Uses

- f) The Town will support the integration of non-residential supporting uses, which are complementary and serve the needs of residents, at appropriate locations in the New Neighbourhood designation to support the development of a walkable and *complete community*. Individual properties may be zoned to achieve an appropriate mix of uses, building types, scale and density, that are *compatible* with the surrounding residential uses. Non-residential supporting uses shall be permitted as stand-alone buildings or integrated with residential uses in a mixed use development.
- g) Within the New Neighbourhood designation the following non-residential supporting uses may be permitted through an implementing Zoning By-law:
  - i) Artisan establishments, studios and craftsman shops;
  - ii) Business and financial institutions, to a maximum of 200 square metres per use;
- i) Whether the non-residential use will contribute to a walkable and *complete community*;
- ii) Whether the site is more suited to the development of non-residential land uses due to matters such as noise, vibration, and other incompatibilities and adverse effects;
- iii) Whether the design, location and massing of the existing building or any new building, including lighting and signage, will be *compatible* with the surrounding residential buildings and the area; and,
- iv) Depending on the size and scale of a non-residential supporting use, front yard parking may not be permitted. Where it has been determined that front yard parking will negatively impact the streetscape, parking and servicing areas shall be located at the rear of the building.
- i) Any proposed new non-residential development will have regard for existing residential uses, with respect to existing built form, building mass, scale, height, setbacks, orientation, landscaping, and visual impact. As such, where a proposed non-residential

development abuts a residential use, the Town shall require that impacts be mitigated through site design including appropriate screening and landscape treatments.

- j) Non-residential supporting uses shall generally be located at an intersection where at least one road is a Collector, Arterial or Regional Road, and shall be provided with appropriate access to those roads, in accordance with the requirements of the Town.

### **Policies for Neighbourhood Centres**

- k) Neighbourhood Centres shall be centrally located within the New Neighbourhood designation. Generally, a Neighbourhood Centre shall:
  - i) Be located at an intersection where at least one road is a Collector, Arterial or Regional Road; and,
  - ii) Be within a walking distance of 400 to 800 metres (a 5 to 10-minute walk) for most of the residents of the neighbourhood.
- l) Mid rise residential development and non-residential supporting uses are encouraged in Neighbourhood Centres. Additionally, at least one of the following land uses shall be required to be located within a Neighbourhood Centre:
  - i) Business and financial institutions, to a maximum of 350 square metres per use;
  - ii) Healthcare offices and clinics, to a maximum of 350 square metres per use;
  - iii) Recreational and/or cultural facilities; and,
  - iv) Small-scale convenience retail facilities, personal service shops and restaurants, to a maximum of 350 square metres per use.

- m) The mix of uses in a Neighbourhood Centre shall be *compatible* and sensitively integrated with the surrounding residential uses in terms of building mass, height, setbacks, orientation, privacy, landscaping, shadow casting, accessibility and visual impact.
- n) Neighbourhood Centres shall, wherever possible, be linked to the broader Natural Heritage System and Parks Network of Keswick and the Town in general.

## **6.3 Community Supporting Land Uses**

### **6.3.1 Tourist Commercial Designation**

#### **Intent**

- a) It is the intent of the Town to recognize existing tourist commercial land uses within Keswick which are primarily located along the Lake Simcoe Shoreline. It is also the intent of the Town to support the improvement of existing marina facilities and/or the development of new marinas; and to encourage year-round access, parking, accommodation facilities and related commercial uses to support water-based tourism activities, such as sport fishing and boating.

#### **Permitted Uses**

- b) Within the Tourist Commercial designation the following uses are permitted:
  - i) Restaurants, hotels, marinas, boat sales and rentals, and other similar tourist oriented commercial uses;
  - ii) Mid rise residential development only as part of comprehensive tourist commercial/residential development;
  - iii) Retail uses;

- iv) Cultural, entertainment and recreational uses; and,
- v) Parking facilities at-grade and/or in structures.

### Development Policies

- c) New buildings shall be a maximum of 8 storeys, or 26 metres, whichever is less.
- d) While it is recognized that this Secondary Plan identifies a maximum building height, such building height may only be achieved where it is *compatible* with existing development, to the satisfaction of the Town. Development shall be *compatible* with adjacent residential areas in terms of building mass, height, setbacks, orientation, privacy, landscaping, accessibility and shadow casting. All required parking shall be provided on-site.
- e) The Town may consider the redevelopment of an existing tourist commercial designation as an exclusive mid rise residential development by amendment to this Secondary Plan. In considering such an Amendment, the Town shall consider and/or require the following:
  - i) The provision of public areas and public access to the waterfront where the site abuts the shore of Lake Simcoe or the Maskinonge River;
  - ii) Sufficient capacity in the water supply and sewage treatment plants to serve the proposed residential component of the development;
  - iii) The capability of trunk watermains and sewers to serve the proposed development; and,
  - iv) The ability of the adjacent road network to accommodate the increased traffic generated by the proposed development.

- f) All development within the Tourist Commercial designation shall provide community benefits, including urban parkland elements, in accordance with the Town's Community Benefits By-law.

## 6.3.2 Institutional/Community Designation

### Intent

- a) It is the intent of the Town to ensure that Keswick is well served by a full array of institutional and community uses. The Institutional/Community designation recognizes the major existing and planned public institutional and community uses.

### Permitted Uses

- b) Within the Institutional/Community designation, the following uses are permitted:
  - i) *Special needs housing;*
  - ii) *Public service facilities;*
  - iii) *Day care facilities;*
  - iv) Places of worship;
  - v) Cemeteries;
  - vi) Private schools;
  - vii) Retail and commercial uses ancillary to the other permitted uses, and limited in size to 400 square metres of *gross floor area* per individual business; and,
  - viii) Parking facilities at-grade and/or in structures.

### Development Policies

- c) Development within the Institutional/Community designation shall be *compatible* and sensitively integrated with the surrounding land uses in terms of building mass, height, setbacks, orientation, privacy, landscaping, shadow casting, accessibility and visual impact.

- d) The maximum building height shall be 4 storeys or 18 metres, whichever is less.
- e) Ancillary retail and commercial uses, where permitted, shall be located on the ground floor in mixed-use buildings.
- f) Uses located within the Institutional/Community designation shall generally be located within a walking distance of no more than 500 metres of a public transit stop.

## 6.4 The Natural Heritage System and Parks Network

- a) The Natural Heritage System and Parks Network identified on Schedule A is generally comprised of the lands designated Environmental Protection Area, including core conservation areas or lands that contain *key natural heritage features* and *key hydrologic features*. The system also includes other lands that serve as linkages and corridors, that are either existing or to be established through restoration, as well as the Town's existing open spaces and parkland. The connection of these elements and related activities into a Natural Heritage System and Parks Network will expand the passive and active recreational opportunities available to residents. The overall Natural Heritage System and Parks Network is identified on Schedule A, and further detailed on Schedule B.
- b) A key element of the Natural Heritage System and Parks Network is aimed at protecting and enhancing the natural heritage and hydrological resources and their functions. It is the intent of the Town that all planning decisions will consider environmental impacts on a sub-watershed basis.
- c) A linked Natural Heritage System and Parks Network is seen as a fundamental element of the urban structure of Keswick. Public

recreation has evolved from taking place primarily in formal active recreation areas, to include activities undertaken in informal public spaces such as wooded areas, valley lands and other open space areas. It is the intent of the Town that all residents of Keswick shall be within 400 metres (a 5-minute walk) of a component of the Natural Heritage System and Parks Network.

### 6.4.1 Environmental Protection Area Designation

#### Intent

- a) It is the intent of this Secondary Plan to ensure that the biodiversity, ecological function and connectivity of the lands designated Environmental Protection Area are protected, maintained, restored or, where possible, improved for the long-term, recognizing linkages between and among *natural heritage features and areas*, surface water features and ground water features. The Environmental Protection Area designation is intended to:
  - i) Protect the health and water quality of the Maskinonge River Watershed and the Lake Simcoe Shoreline;
  - ii) Conserve biodiversity;
  - iii) Protect surface and underground water resources; and,
  - iv) Protect all natural heritage and hydrological resources and their functions.

#### Composition

- b) The Environmental Protection Area designation is comprised of the following components:
  - i) Provincially *significant* wetlands;
  - ii) Provincially *significant* woodlands;
  - iii) Provincially *significant* valley lands;

- iv) *Significant* wildlife habitat attributes and functions, including habitat for species-at-risk and rare plant communities such as prairie, savannah and oak woodland;
  - v) *Significant* areas of natural and scientific interest;
  - vi) Hazard lands, in accordance with the policies of this Plan;
  - vii) Other natural heritage features (i.e. woodlots that are less than 4 hectares, locally significant wetlands, treed slopes, and cultural habitat features); and,
  - viii) Enhancement/restoration areas.
- c) The Environmental Protection Area designation includes a 30 metre *vegetation protection zone* from identified natural heritage and hydrological resources and their functions. The 30 metre *vegetation protection zone* is a minimum buffer and may be increased as a result of further analysis carried out in an Environmental Impact Study.
- d) In recognition of existing development and notwithstanding c) above, the Environmental Protection Area designation that abuts the Maskinonge River includes only Hazard Lands and provincially *significant* wetlands. Further, it does not include a 30 metre buffer.
- iv) Passive recreational uses such as trails, walkways and bicycle paths;
  - v) An existing single detached dwelling and accessory uses, buildings or structures;
  - vi) A single detached dwelling on an existing vacant lot of record, subject to the policies of this Secondary Plan; and,
  - vii) A *home occupation* in an existing single detached dwelling.
- f) In addition to those permitted uses, the following uses are also permitted:
- i) Retrofits to existing stormwater management facilities; and,
  - ii) New stormwater management facilities may be permitted subject to the submission of an Environmental Impact Study demonstrating no negative impacts, to be approved by the Town and applicable agencies.
- g) Municipal infrastructure works may be permitted, but only if the need for a project has been demonstrated through an Environmental Assessment or other similar environmental approval and there is no reasonable alternative. Where permitted, infrastructure design and construction shall be sensitive to the features and functions of the Environmental Protection Area designation, and include context sensitive design and innovative technologies to minimize impacts and enhance the features and function. Infrastructure within the Environmental Protection Area designation should avoid *key natural heritage features* and *key hydrologic features* where possible and shall be subject to the policies of applicable Provincial Plans.

### Permitted Uses

- e) Permitted uses in the Environmental Protection Area designation include:
- i) Forest, fish and wildlife management;
  - ii) Conservation, stewardship, restoration and remediation undertakings;
  - iii) Flood or erosion control projects, but only if they have been demonstrated to be necessary and in the public interest and after all alternatives have been considered;

### Policies

- h) The boundaries and extent of the Environmental Protection Area designation shown on Schedule B are approximate.

Minor refinements to these boundaries may occur through an Environmental Impact Study that demonstrates the appropriateness of the refinements to the satisfaction of the Town, in consultation with the relevant agencies. Such minor refinements will not require an amendment to this Secondary Plan. Where the boundary to the Environmental Protection Area designation is refined, the abutting land use designation, or designations shall apply.

Significant changes to the Environmental Protection Area designation may be considered through an Environmental Impact Study, submitted in support of an Official Plan Amendment application.

- i) No buildings or structures, nor the removal or placing of fill of any kind whether originating on the site or elsewhere, may be permitted within the Environmental Protection Areas designation, except with the approval of the Town, in consultation with the Lake Simcoe Region Conservation Authority and any other agency having jurisdiction. Further, new development and site alteration is not permitted within fish habitat, except in accordance with Federal and Provincial requirements.
- j) The establishment of any permitted use shall demonstrate no negative impact to the natural heritage and hydrological resources and their functions of that environment, as demonstrated through the required Environmental Impact Study. Where a permitted use requires mitigation, the mitigation shall result in no negative impact on the natural heritage and hydrological resources and their functions.

- k) The Town requires ecological offsetting through the development process when there is an unavoidable loss of natural heritage features and/or minimum *vegetation protection zone* and after the provincial and municipal policy tests have been met. Ecological offsetting will be considered in accordance with the LSRCA Ecological Offsetting Policy. Through the development process, an Ecological Offsetting Strategy will be required (where necessary) as part of an Environmental Impact Study or Natural Heritage Evaluation as a prerequisite to draft approval of a plan of subdivision or condominium. An Ecological Offsetting Strategy will also be required where necessary prior to site plan approval. Detailed ecological offsetting reports and plans including planting, landscaping, and edge management plans will be required as conditions of draft plan of subdivision or condominium approval and site plan approval.
- l) The Ecological Offsetting Strategy is a plan that identifies the means to compensate for feature loss with the overall objective of net environmental gain. The Ecological Offsetting Strategy shall be prepared by a qualified professional including an ecologist, biologist, forester, or landscape architect to the satisfaction of the Town in consultation with the Lake Simcoe Region Conservation Authority. The Ecological Offsetting Strategy shall comply with other offsetting programs and policies including the Town's preservation and compensation policies and the Lake Simcoe Region Conservation Authority's Ecological Offsetting Policy.
- m) Development or site alteration shall not be permitted within the habitat of endangered and threatened species, and special concern species, except in accordance with Provincial and Federal requirements. The Town shall require that an Environment Impact Study be prepared to accompany all applications for development that ensures that the habitats of

- endangered and threatened species, and of special concern species have been identified, and any potential impacts either avoided or mitigated in accordance with Provincial and Federal requirements.
- n) Small-scale structures for recreational use, such as boardwalks, footbridges, fences, docks and picnic facilities may be permitted provided that the structures are designed and constructed to minimize the negative impacts on these features.
  - o) Legally existing residential uses within the Environmental Protection Area designation may be permitted to expand subject to the policies of the Georgina Official Plan. All other legally existing uses within the Environmental Protection Area designation become non-conforming uses and will be subject to the provisions of the Georgina Official Plan.
  - p) One new single detached dwelling and accessory uses, buildings or structures thereto, may be permitted on an existing vacant lot of record subject to obtaining any necessary planning approvals and an Environmental Impact Study that demonstrates to the satisfaction of the Town, in consultation with relevant agencies, that the proposed dwelling will not result in any negative impacts on any natural heritage or hydrological resources and their functions. Notwithstanding, a new single detached dwelling shall not be permitted within wetlands or in the habitat of endangered and threatened or special concern species.
  - q) The illegal removal, modification or destruction of natural heritage and hydrological resources and their functions, or within the habitat of endangered and threatened species, and special concern species shall not provide the rationale for removal of these lands from the Environmental Protection Area designation. Where such illegal activity takes place, the impacted area shall be restored, to the satisfaction of the Town and any agency having jurisdiction.
  - r) Where lands designated Environmental Protection Area are under private ownership, it shall not be construed as implying that such areas are free and open to the public, or that they will be purchased by the municipality or other public agency.
  - s) Lands within the Environmental Protection Area designation shall not be considered as part of any dedication for public park purposes as provided for in the Planning Act. Lands within the Environmental Protection Area designation may be dedicated to the Town, or other public authority, subject to the approval of the Town, without cost. Any dedication may, or may not be considered as a community benefit, subject to the details of the Town's Community Benefits By-law.
  - t) The planning, design and construction of infrastructure projects within the Environmental Protection Area designation shall enhance the designation, including providing passive recreational amenities and environmental restoration where appropriate.

## 6.4.2 Lake Simcoe Shoreline Overlay

### Intent

- a) The Lake Simcoe Shoreline Overlay is comprised of lands within approximately 120 metres of the Lake Simcoe shoreline, as shown on Schedule C. The intent of the Lake Simcoe Shoreline Overlay is to trigger the requirement for the preparation of an Environmental Impact Study in support of applications for development and to ensure any new development conforms with the requirements of the Lake Simcoe Protection Plan.

### **Composition**

- b) The Lake Simcoe Shoreline Overlay includes lands that may have ecological and hydrological functions or linkages that are important to the long-term health of Lake Simcoe.

### **Permitted Uses**

- c) The uses permitted on any specific site or area within the Lake Simcoe Shoreline Overlay may include those land uses permitted by the underlying land use designation, as identified on Schedule B, subject to the results of the required Environmental Impact Study.
- d) The extension of existing municipal infrastructure where the alignments or locations of those facilities have been established in this Plan, approved plans of subdivision and/or approved Environmental Assessments, may be permitted within lands delineated as Lake Simcoe Shoreline Overlay, subject to the application of specific mitigation measures as set out in an approved Environmental Impact Study.

### **Development Policies**

- e) In applying the Lake Simcoe Shoreline Overlay, the policies in this Section must be read in conjunction with the policies of the associated underlying land use designation that is identified for any specific site on Schedule B, and the requirements of the Lake Simcoe Protection Plan.
- f) Prior to any lands within the Lake Simcoe Shoreline Overlay being considered for development, redevelopment or site alteration, an Environmental Impact Study is to be undertaken by the proponent in accordance with Town requirements and approved by the Town, in consultation with the Lake Simcoe Region Conservation Authority and any agency having jurisdiction.

- g) Subject to the conclusions and recommendations of an Environmental Impact Study, the lands may be developed in accordance with the permitted uses and development policies of the underlying land use designation that is identified on Schedule B.

## **6.4.3 Maskinonge River Overlay**

### **Intent**

- a) The Maskinonge River Overlay is comprised of lands within 120 metres of either side of the centreline of the Maskinonge River, as shown on Schedule C. The intent of the Maskinonge River Overlay is to trigger the requirement for the preparation of an Environmental Impact Study in support of applications for development.

### **Composition**

- b) The Maskinonge River Overlay includes lands that may have ecological and hydrological functions or linkages that are important to the long-term health of the features and functions of the lands within the associated Environmental Protection Area designation adjacent to the Maskinonge River.

### **Permitted Uses**

- c) The uses permitted on any specific site or area within the Maskinonge River Overlay may include those land uses permitted by the underlying land use designation, as identified on Schedule B, subject to the results of the required Environmental Impact Study.
- d) The extension of existing municipal infrastructure where the alignments or locations of those facilities have been established in this Plan, approved plans of subdivision and/or approved Environmental Assessments, may be permitted within lands delineated as Maskinonge River Overlay, subject to the application of specific mitigation measures as set out in an approved Environmental Impact Study.

### **Development Policies**

- e) In applying the Maskinonge River Overlay, the policies in this Section must be read in conjunction with the policies of the associated underlying land use designation that is identified for any specific site, on Schedule B.
- f) Prior to any lands within the Maskinonge River Overlay being considered for development, redevelopment or site alteration, an Environmental Impact Study is to be undertaken by the proponent in accordance with Town requirements and approved by the Town, in consultation with the Lake Simcoe Region Conservation Authority and any agency having jurisdiction.
- g) Subject to the conclusions and recommendations of an Environmental Impact Study, the lands may be developed in accordance with the permitted uses and development policies of the underlying land use designation that is identified on Schedule B.

### **6.4.4 Adjacent Lands Overlay Designation**

#### **Intent**

- a) The Adjacent Lands Overlay designation is comprised of lands within 90 metres of the extent of the associated Environmental Protection Area designation, as shown on Schedule B. The intent of the Adjacent Lands Overlay is to trigger the requirement for the preparation of an Environmental Impact Study in support of applications for development.

#### **Composition**

- b) The Adjacent Lands Overlay includes lands that may have ecological and hydrological functions or linkages that are important to the long-term health of the features and functions of the lands within the Environmental Protection Area designation.

### **Permitted Uses**

- c) The uses permitted on any specific site or area within the Adjacent Lands Overlay may include those land uses permitted by the underlying land use designation, as identified on Schedule B, subject to the results of the required Environmental Impact Study.
- d) The extension of existing municipal infrastructure where the alignments or locations of those facilities have been established in this Secondary Plan, approved plans of subdivision and/or approved Environmental Assessments, may be permitted within lands delineated as Adjacent Lands Overlay, subject to the application of specific mitigation measures as set out in an approved Environmental Impact Study.

### **Development Policies**

- e) In applying the Overlay, the policies in this Section must be read in conjunction with the policies of the associated underlying land use designation that is identified for any specific site, on Schedule B.
- f) Prior to any lands within the Adjacent Lands Overlay being considered for development, redevelopment or site alteration, an Environmental Impact Study is to be undertaken by the proponent in accordance with Town requirements and approved by the Town, in consultation with the Lake Simcoe Region Conservation Authority and any agency having jurisdiction.
- g) Subject to the conclusions and recommendations of an Environmental Impact Study, the lands may be developed in accordance with the permitted uses and development policies of the underlying land use designation that is identified on Schedule B.

### 6.4.5 Requirements for an Environmental Impact Study

- a) The required Environmental Impact Study shall demonstrate, to the satisfaction of the Town, that:
  - i) There will be no negative effects on any natural heritage and hydrological resources and their functions;
  - ii) Connectivity between natural heritage and hydrological resources and their functions, and, where possible, enhanced corridors for the movement of native plants and animals across the landscape have been identified and protected;
  - iii) The removal of other natural heritage and hydrological resources and their functions not identified as *significant* have been considered and avoided. Such features and functions should be incorporated into the planning and design of the proposed use, wherever possible; and,
  - iv) Any identified changes to the extent of the developable land area, restrictions on any permitted land use, delineation of the appropriate *vegetation protection zone* and/or any required impact mitigation requirements are identified, implemented, regulated or otherwise secured.
- b) The Town, in consultation with any agency having jurisdiction, may waive the requirement to prepare an Environmental Impact Study, or appropriately scope the study requirements.

### 6.4.6 Parks and Open Space Designation

#### Intent

- a) Parks and open spaces are a valuable resource to the community and contribute to the quality of life in Keswick. It is the intent of the Town that the parks and open spaces in Keswick, in conjunction with the broader Natural Heritage System and Parks Network, is to provide for a comprehensive and connected open space system of parks and trails that increase the opportunities for recreation and general enjoyment of the residents of Keswick and the Town as a whole.

#### Permitted Uses

- b) Permitted uses in the Parks and Open Space designation may include:
  - i) Public parks and open space, including:
    - Community Parks;
    - Neighbourhood Parks;
    - Village Greens;
    - Open Space Areas; and,
  - ii) Open space linkages.
- c) Accessory building and structures, and limited retail commercial uses which serve the main permitted use, such as concession stands and restaurants, may be permitted subject to all other policies of this Secondary Plan.

#### Policies

- d) Parklands are classified as follows:
  - i) Community Parks – are intended to primarily serve the broader community area and will be designed to offer more play opportunities than neighbourhood parks. Community Parks shall have a minimum area of 4 hectares;

- ii) Neighbourhood Parks – are intended to serve local residents generally within walking distance and will be designed to offer active and passive play opportunities. Neighbourhood Parks shall have a minimum area of 1.5 hectares;
  - iii) Village Greens – are intended to service established higher density areas where the provision of a neighbourhood park is not practical or feasible and may have more of an urban character. However, they are not intended to take the place of neighbourhood parks in planned future communities. Village Greens may be as small as 0.5 ha, to reflect their urban nature. However, such parks should be planned as active use spaces that facilitate active play for all ages (such as playgrounds and walking paths); and,
  - iv) Open Space Areas – are intended primarily for passive recreation uses. They may be developed, but should generally be publicly accessible. There is no minimum size recommended for municipally owned open space areas. The size, location and provision will be determined by need and function.
- e) The Town will promote healthy, active communities by planning and providing for a full range and equitable distribution of publicly accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources and woodlots.
- f) The Town will explore opportunities for increased public access to the Lake Simcoe shoreline, for use by residents and tourists through:
- i) The securement of lands that abut the Lake Simcoe shoreline as those opportunities arise over time; and,
  - ii) The securement of waterfront parkland and waterfront trail linkages through the development approval process and the Community Benefits Charge By-law.
- g) The Town shall work to implement a comprehensive trails and *active transportation* network throughout Keswick in accordance with the policies in Section 9.2 of the Georgina Official Plan and the Trails and Active Transportation Master Plan, 2014 and Recreation Facility Needs Study, 2014.
- h) Development of any recreation and open space uses shall be designed to enhance and complement the natural environment wherever possible, maintain the character of the landscape, and minimize disruption to surrounding existing land uses.
- i) New public parks shall be provided to the Town through parkland dedication as part of the development approvals process, in accordance with the provisions of the Planning Act and in conjunction with the Town's Community Benefits Charge By-law.
- j) The Town's Recreation Facility Needs Study, 2014, or any successor thereto, shall provide further guidance on the development of parks.
- k) Not all lands that comprise the Town's parks and open space system in Keswick are identified on Schedule B. All other lands that comprise the Town's parks and open space system, but that are not identified on Schedule B shall also be developed in accordance with the Town's Recreation Facility Needs Study, 2014, or any successor thereto, and any other applicable policies of this Secondary Plan.
- l) Where a Parks and Open Space designation is applied to privately owned lands, the following policies shall apply:
- i) It shall not imply that the lands are free and open to the general public; and,

- ii) There is no obligation for the Town, or any other public agency, to purchase the lands.

#### **Policies for Open Space Linkages**

- m) Open space linkages may be permitted in any land use designation and are not specifically identified on Schedule B. Open Space linkages may include utility corridors, or abandoned railway lines, all of which can contribute to a continuous linear open space system. Open space linkages shall not be counted toward any required parkland dedication or community benefit.
- n) The Town may develop a system of multi-purpose trails within open space linkages for passive recreational purposes such as walking, jogging, cycling and mobility aid riding, and to provide access to other *public service facilities*, in accordance with the following:
  - i) Where practical, the Town may acquire and develop natural linear features as open space linkages;
  - ii) The Town will encourage the use of utility corridors, rights-of-way and easements for open space linkages; and,
  - iii) Wherever possible, open space linkages shall be conveyed to the Town or other public agencies.

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# 7.0 PROVIDING SUSTAINABLE SERVICES AND INFRASTRUCTURE

## 7.1 The Transportation System

### 7.1.1 General Transportation Policies

- a) The transportation system contains the *active transportation* system, the trails system, the public transit system and the road network. The transportation system is intended to provide for the efficient and safe passage of pedestrians and cyclists, the operation of an efficient public transit system and the balanced usage of motor vehicles.
- b) It is the goal of this Secondary Plan to facilitate an active and integrated *multimodal* transportation system that is safe, efficient, economical, convenient and comfortable, while respecting the natural heritage features and character of the community. The objectives of the Town with respect to the transportation system are:
  - i) To promote *multimodal* access throughout the community and to encourage an active, healthy lifestyle for the residents of Keswick;
  - ii) To create a *multimodal* transportation system that has regard for the environmental, social and aesthetic character and amenities of the community;
  - iii) To develop a *multimodal* transportation system that is compatible with, and serves existing and future land use patterns;
  - iv) To provide a *multimodal* transportation system that encourages convenient movement within the community as well as providing linkages to external transportation systems within the Town, the Region and throughout the Province;
  - v) To provide a highly interconnected, efficient and safe system of routes for pedestrians and cyclists that include features such as benches, waste receptacles, bicycle racks, crosswalks, lighting and shade;
  - vi) To achieve a pattern of development which supports public transit use; and,
  - vii) To improve access to transit and transportation facilities for special user groups.
- c) A highly walkable community shall be developed based on an interconnected network of roads with pedestrian supportive streetscapes that provide for ease of access, orientation and safety for all users. New facilities or major improvements to the existing transportation system will:
  - i) Only occur where such improvements are consistent with the existing character and amenities of the community;
  - ii) Only occur when the need exists and all reasonable traffic control options have been previously implemented;
  - iii) Be planned, designed and constructed to minimize the effects of noise, fumes and vibration on existing and future residential development;
  - iv) Incorporate appropriate *transportation demand management* measures to reduce single occupancy automobile trips; and,
  - v) Ensure that new institutional, commercial and industrial development applications include a *transportation demand management* strategy that considers preferential carpool parking, bicycle facilities, employee transit passes and alternative work arrangements.

- d) The Town will endeavor to work with the Province, York Region and neighbouring municipalities, where appropriate, towards the overall coordination and improvement of the transportation system, including any *active transportation* and public transit initiatives.

### 7.1.2 The Active Transportation System

- a) This Secondary Plan shall provide a balanced transportation system, including *active transportation* facilities to encourage walking and cycling. As such, all development is required to contribute to the creation of a walkable and connected community with multiple destinations within walking distance of all residents. Development will be accommodated on a connected and permeable grid of roads to establish development blocks that achieve an orderly and efficient pattern and visual interest and diversity. The length of development blocks shall be between 150 to 250 metres.
- b) Sidewalks are required on both sides of all Arterial, Collector and Local Roads, with the exception of cul-de-sacs serving fewer than 20 residential dwelling units.
- c) Bike lanes and multi-use paths will connect to the road network and community amenities, while corridors between key destinations shall be fully accessible and support *active transportation*. *Active transportation* routes, such as sidewalks, bike lanes, trails, and multi-use paths will include streetscaping elements that promote pedestrian and cyclist comfort and safety, and will be designed to enhance accessibility for all residents in compliance with the Accessibility for Ontarians with Disabilities Act.

- d) For the purposes of pedestrian access, at least 75% of all new dwelling units shall be situated within an 800 metre walking distance (a 10-minute walk) of 3 or more of the following:

- i) Retail commercial store;
- ii) Childcare facility;
- iii) Public park or community garden;
- iv) Health care clinic;
- v) Public library;
- vi) Place of worship;
- vii) Adult/senior care facility;
- viii) Performance or cultural /arts space;
- ix) Recreation centre; or,
- x) Elementary school.

- e) The Town encourages walking and cycling through the following:

- i) Dedicated bicycle/pedestrian paths are to be provided in new developments to create linkages to centres of activity and the sidewalk/trail system;
- ii) Rights-of-way for bicycle/pedestrian paths will be dedicated as public rights-of-way as part of new development or redevelopments; and,
- iii) Safe and sufficient cyclist and pedestrian movements throughout a site will be ensured through appropriate planning and design measures for all developments.

- f) Where on-street parking is incorporated with road surface bike lanes, the standards of the York Region Pedestrian and Cycling Master Plan, as amended from time to time, shall be considered.

- g) Reference should be made to the Regional Transportation Master Plan (2016) for design guidelines for *active transportation* facilities.

### 7.1.3 The Trails System

#### General Policies

- a) Trails are a component of the *active transportation* network and are a crucial component of an integrated parks and open space system.
- b) The Town supports the creation of a well-connected trails system that promotes *active transportation*, particularly through walking, cycling, rollerblading and skiing, in a manner that is sensitive to the environment and private landholdings.
- c) The Town shall establish, improve and maintain a well-connected trails system over time in accordance with the Town's Trails and Active Transportation Master Plan and the following:
  - i) Trails shall be designed, built and maintained to Town standards;
  - ii) The Town shall utilize, where possible, unopened municipal road allowances, easements and other means where available to enhance the trails system; and,
  - iii) Vehicular crossings of off-road trails shall be minimized wherever possible. Where unavoidable, appropriate signage and safety features shall be provided.
- d) Development proposals abutting trails of any type shall be designed and buffered to mitigate any potential impacts associated with the use of the trails.
- e) The Town encourages the development of a trails system in coordination with East Gwillimbury and in a manner which will facilitate linkages between municipalities.

#### Design Policies

- f) The trails system includes trails within natural heritage features, stormwater management facilities, open spaces, parks and the road system. Trail design and type will be based on each site's individual characteristics in order to minimize environmental impacts.
- g) Trails will be designed to accommodate a range of users and abilities.
- h) Trails located in proximity to *significant natural heritage features and areas*, or adjacent to stormwater management facilities should incorporate interpretive signage.
- i) Trails and bicycle routes may be located within the right-of-way, but, where possible, shall be separated from the travelled portion of the road by a landscaped buffer.

#### Snowmobile Trails

- j) Snowmobile trails are not owned or maintained by the Town, nor are they intended to be. Subject to redevelopment of lands presently accommodating such trails, these trails may be relocated or removed from their present location without the need for an amendment to this Secondary Plan. Snowmobile trails shall be separate from pedestrian sidewalks and/or trails.

### 7.1.4 The Public Transit System

#### General Policies

- a) It is the intent of this Secondary Plan to promote the use of public transit as an alternative to the use of private vehicles. As such, public transit shall be a priority for reducing traffic, promoting *active transportation* and avoiding road expansions through established neighbourhoods. The public transit system shall be an integral part of the transportation network.

- b) The Town will work with York Region to develop an appropriate transit system in Keswick. Transit services will be implemented through phasing based on acceptable operational and financial criteria.
- c) Development within Keswick will contribute to the creation of an urban structure at sufficient density to make transit feasible and efficient in the long-term, in accordance with the York Region Transit-Oriented Development Guidelines. Development applications shall be required to demonstrate how the proposed development is transit-oriented. To this end, higher densities and compact development are promoted within the urban centres and mixed-use corridors, thereby reducing the need for private vehicle use.
- d) In the planning and design of public transit routes, stations, bus stops and transfer points, the following criteria will be applied:
  - i) Stations, stops and bus routes will be located so as to link as many residences, employment locations, schools, major shopping centres and *public service facilities* as possible that are beyond the maximum walking distance of 800 metres (a 10-minute walk);
  - ii) Areas that are to be developed or redeveloped will be designed to incorporate land use and road patterns that facilitate use of public transit and permit convenient access to major transit routes;
  - iii) In the planning and operation of public transit services, facilities for comfortable and convenient pick-up will be provided, including off-line bus bays, where possible. Transit stops will be located to minimize walking distances and implement the service standards set out by York Region Transit; and,
- iv) Where new developments are located adjacent to existing or planned transit routes, the developer may be required to dedicate land for transit routes and transit stops, and may be requested to provide bus shelters and sidewalk connections to transit facilities.

### Design Policies

- e) Transit routes should be located primarily on Regional Roads, Arterial Roads and/ or Collector Roads where appropriate and necessary.
- f) The Town shall ensure the coordination of the transit network with the trails and *active transportation* systems to maximize the accessibility of transit stops. Transit stops should be in conformity with York Region Stop Placement Standards, which requires that transit stops be located as close to intersections as possible and their location be coordinated with pedestrian walkway connections and building entrances. The maximum walking distance for residents to a transit stop is generally 200 to 400 metres (3 to 5-minute walk).
- g) Transit shelters should be designed with transparent sides to maximize visibility and pedestrian safety. Shelters should be located on the boulevard adjacent to the pavement to maximize passenger convenience. However, in all cases, shelters should be set back 0.5 metres from curbs and sidewalks to protect them from damage by snowplows.
- h) Curbside transit stop loading areas should be an unobstructed hard surface area 1.5 to 2.0 metres wide in front of a shelter, designed to permit safe access and egress by passengers, including wheelchair users.
- i) Surface texture changes should be provided at transit stops to assist individuals with vision impairments in locating the stop and/or shelter location.

- j) Where four-sided transit shelters are not possible, overhead open-air canopies should be provided to protect transit users from the elements.
- k) Transit stops shall be designed to offer amenities such as seating areas, lighting, climate protection, bicycle racks, and garbage containers, where possible and appropriate.

### 7.1.5 The Road Network

#### General Policies

- a) The functional road classification and associated guidelines of this Secondary Plan pertain to Regional Roads, Arterial Roads, Collector Roads, Local Roads, Private Roads and Lanes. Roads are intended to function in accordance with the following policies:

- i) **Regional Roads** – Regional Roads are identified on Schedule E and are primarily envisioned as transportation facilities, providing routes for vehicles, pedestrians and cyclists through Keswick and across Georgina. Access to individual properties can be permitted although the number, design and location of access points will be controlled so that the service to adjacent land does not detract from the primary function of the road.

Regional Roads will generally limit access to commercial uses, industrial uses and existing lots. New residential access may be permitted only where traffic movement, volume, speed and safety are not compromised, no alternative Local or Collector Road access is available, and the entrance criteria of York Region are met. The right-of-way width of a Regional Road shall be as identified in the Regional Official Plan;

- ii) **Arterial Roads** – Arterial Roads are identified on Schedule E and are intended to carry large volumes of traffic. Arterial Roads will generally have a minimum right-of-way width of between 26.0 metres and 36.0 metres. Sidewalks, with street trees where possible, are required on both sides of all Arterial Roads. Bicycle lanes are to be considered on all Arterial Roads, in accordance with the Region's Pedestrian and Cycling Master Plan;
- iii) **Collector Roads** – Collector Roads are identified on Schedule E and are intended to carry traffic between Regional Roads and Local Roads. Through traffic will be discouraged from using these roadways and limited access to properties abutting these roadways will be permitted. Collector Roads will generally have a minimum right-of-way width of between 23.0 metres and 30.0 metres. Sidewalks, with street trees where possible, are required on both sides of all Collector Roads. Bicycle routes are to be considered on all Collector Roads; and,
- iv) **Local Roads** – Local Roads, which are not formally identified on Schedule E, are designed to accommodate only low volumes of traffic at low speeds and generally only serve local area trips. Local Roads will generally have a minimum right-of-way width of 20.0 metres, however this may be reduced in circumstances where adequate snow storage capacity can be provided within the right-of-way and/or alternative development standards have been approved by the Town. Sidewalks are required on both sides of all Local Roads with the exception of cul-de-sacs serving fewer than 20 residential dwelling units.

- b) Schedule E, together with the policies of this section, forms the basis for the provision of roads, including right-of-way widths, access controls and design policies. However, nothing in this Secondary Plan or on Schedule E creates an obligation for the Town to construct the roads identified on Schedule E within a specific time period.
- c) The road network serving Keswick will be developed under the principle of *complete streets*. This requires that both the development of new streets and the reconstruction and repair of any existing roadway include appropriate facilities for pedestrians, cyclists, transit, and private vehicles. All streets will be designed as important components of the public realm, providing a network that is appealing for all users.
- d) The road network shall be designed to provide views of the Natural Heritage System and Parks Network where possible, to assist in the creation of a sense of place.
- e) A grid pattern of Regional, Arterial and Collector Roads that takes into account transportation needs, natural features and existing and proposed land uses, shall be used to provide the community with an efficient road network.
- f) The proposed Local Road pattern will be based on the Regional, Arterial and Collector Roads, similar to that existing in the older neighbourhoods of Keswick. The Local Roads will have an interconnected road layout with multiple route choices to Regional, Arterial and Collector Roads where transit routes and supporting retail facilities are most commonly located.
- g) Cul-de-sacs, crescent roads, and loop roads shall not be utilized unless they are abutting the Natural Heritage System and Parks Network.
- h) Back lotting or reverse lot frontages shall be avoided where feasible and not considered unless demonstrated to be the only alternative.
- i) All road improvements and new road projects shall be undertaken in accordance with the provisions of the Municipal Engineers Association's Municipal Class Environmental Assessment.
- j) It is a policy of this Secondary Plan that proposals for the widening or the inclusion of additional road lanes within existing Regional Roads shall include pre-consultation with York Region and Town staff and be preceded by a public consultation process to address such issues as development schedules, rights-of-way widening, impacts on street trees and streetscape improvements. Where the class and function of an existing road is to be changed to a higher class and function, such change will require a Functional Servicing Plan or a Service Infrastructure Master Plan and an amendment to this Plan. Such public consultation may be addressed through a Municipal Class Environmental Assessment.
- k) Specific lane requirements shall be determined at the detailed design stage and will, in addition to traffic demand, be based upon planning considerations such as preservation of mature trees and the overall effect upon the streetscape.
- l) Road widenings and intersection improvements and alignments shall be subject to the following policies:
  - i) The road allowance widths identified in this section are the basic widths required to provide for traffic surfaces, boulevards, sidewalks, trails, utility locations and ditches. The identified road allowance widths are based on the existing situation, expected future development and the intended road function. For the purposes of the Planning Act, each

road described or shown on Schedule E shall be considered a “highway to be widened” and the widths specified in this Secondary Plan, subtracting the identified existing road allowance width, shall determine the extent of the required widening;

- ii) Daylighting triangles may be required in order to provide sufficient sight distances, turning lanes and locations for traffic control measures;
- iii) Turning lanes may be required at any location along a road to provide safe and appropriate access to major generators or attractors of traffic. Dimensions of such widenings shall be in accordance with the standards of the Region and/or the Town;
- iv) Where a road allowance is identified as including or comprising part of a bicycle route or trail, additional road widenings may be required to accommodate such lane or trail. The minimum width for such a dedicated widening shall be 1.5 metres per side;
- v) Due to certain topographic conditions, a greater road width than directed by this Secondary Plan may be required in order to address appropriate design or traffic safety measures. Where such circumstances are encountered, a further 10 metres may be added to the road width that would be established through the policies of this Secondary Plan.

Where topographic conditions make it impractical or prohibitive to expand a road allowance to an equal extent on both sides, a greater portion or the entire extent of the required widening may be acquired on only one side of the existing road allowance.

With the exception of the above circumstances, where a dedication of land is being required as a condition of a development approval, the proponent shall only be required to dedicate a widening equivalent to 50 percent of the total width required by this Secondary Plan; and,

- vi) Implementation of any improvements to a signalized Regional intersection are subject to approval by the Region and should adhere to the Region’s Traffic Signal Warrant Policy.
- m) Where an existing road allowance is less than the prescribed width and additional widenings are required, the Town may require that such widenings be obtained through the development approval process in accordance with the Planning Act.
- n) In areas where the majority of the existing land along a road, or a significant portion of a road, is developed at the time that this Secondary Plan is adopted, then the standards for the right-of-way of the road, as specified by this Secondary Plan, shall act only as a guide. Further evaluations may be undertaken to determine a practical right-of-way width that can serve both vehicular and non-vehicular traffic requirements along the road while minimizing negative impacts on existing development.

#### **Development on Assumed Public Roads and Private Roads**

- o) The Town’s policies for development on assumed public roads and private roads are included in Section 9.2.2 of the Georgina Official Plan and shall apply to development in Keswick.

### Realigned Glenwoods Avenue

- p) It is intended that Glenwoods Avenue on the east side of Woodbine Avenue is to be realigned to connect to the existing Glenwoods Avenue alignment on the west side of Woodbine Avenue, as indicated on Schedule E. The realigned Glenwoods Avenue is planned as an Arterial Road and is expected to provide a key connection between Woodbine Avenue and the Highway 404 extension, including the proposed Highway 404/Glenwoods Avenue interchange.

### Design Policies

- q) Streetscaping elements shall be provided throughout Keswick and shall be designed to be consistent and complementary to the character of the community. The coordinated installation of roadways, utilities, sidewalks, bicycle lanes, streetscaping elements, lighting and tree planting will be part of the planning, design, and development of all roads. Particular regard will be given to providing safe and adequate space for the movement of pedestrians and cyclists, with a clear system of through routes and for safe transfers on and off of transit vehicles. Streetscaping policies further include:
- i) Sidewalks shall be designed to enhance accessibility for all residents and will comply with the Accessibility for Ontarians with Disabilities Act (AODA); and,
  - ii) All utilities shall be located underground. Where components of utilities must be located above ground, they should be located where there is no conflict with the street tree planting line and utility providers will be encouraged to consider innovative methods of containing utility services on or within streetscape features, such as gateway features and lamp posts, when determining appropriate locations for larger equipment and cluster sites.

- r) The Region and/or the Town shall consider the following as general design policies for roads and the road network:
  - i) Provide a grid road pattern that is pedestrian and bicycle friendly, highly connected, and *transit-supportive*;
  - ii) Ensure that the road pattern establishes development blocks that achieve an orderly pattern of development and visual diversity;
  - iii) Provide access for pedestrians, bicycles and vehicles, opportunities for vistas, view corridors, pedestrian amenity areas and space for utilities and services;
  - iv) Design all streetscape elements including plantings, trees, sidewalks, utility poles, paving patterns, bicycle racks, seating, natural or built shade structures, signage and waste/recycling receptacles to be consistent and complementary to the character of the community; and,
  - v) Design street lighting with regard for vehicular, cyclist and pedestrian requirements so that the size, height, and style of lighting reflect the hierarchy of the road and complement the character of the community.

### Regional Roads, Arterial Roads and Collector Roads

- s) The Region and/or the Town shall consider the following as general design policies for Regional Roads, Arterial Roads and Collector Roads:
- i) Road surface widths should be a minimum of 10.0 metres, with consideration of on-street parking or cycling lanes on both sides of the road;
  - ii) Boulevards on both sides of the pavement shall be a minimum of 4.5 metres and will accommodate a grass verge with street trees and a minimum

- of 1.7 metre sidewalks on both sides. The Town will work with York Region to complete missing sidewalk links on Regional Roads. As an alternative to a sidewalk on one side, the Town may consider a trail, with a minimum width of 3.0 metres, separated from the traveled portion of road by a boulevard;
- iii) Transit facilities including, but not limited to, transit shelters, lay-bys and dedicated transit lanes, may be located on any Regional Road, Arterial Road or Collector Road;
  - iv) Individual direct access to any development site shall be limited to minimize disruptions to traffic flow and to maximize safety and the attractiveness of the road;
  - v) Buildings that abut any Arterial Road or Collector Road shall present a façade with architectural detailing and landscape features that addresses the road frontage. Reverse frontage development shall not be permitted adjacent to any Arterial Road or Collector Road;
  - vi) Road designs for any Regional Road, Arterial Road or Collector Road are encouraged to include a planted centre median or other design features to signify their importance as a gateway or entrance feature; and,
  - vii) The design and implementation of on-street parking on Regional Roads shall be done in accordance with the Region's lay-by parking policies and maintenance requirements, and be subject to consultation with, and approval by, York Region.
- Local Roads**
- t) The Town shall consider the following as general design policies for Local Roads:
    - i) The road surface width, including a parking lane on one side of the road, which could alternate to both sides of the road, shall be a maximum of 8.5 metres;
    - ii) Individual direct access onto Local Roads is permitted;
    - iii) Buildings that abut Local Roads shall present a façade with architectural detailing and landscape features that addresses the road frontage;
    - iv) Local Roads that are single loaded may include a reduced boulevard abutting a publicly owned stormwater management feature, open space, parkland or an environmental feature; and,
    - v) Transit routes and facilities may be permitted on Local Roads.
- Private Roads**
- u) The Town shall consider the following as general design policies for Private Roads:
    - i) Private roads are those roads that provide access to private properties, but are not under the jurisdiction of the municipality, and include condominium roads providing access to units within a condominium development;
    - ii) Private Roads shall have a minimum right-of way width of 9.0 metres;
    - iii) The road surface width shall be a minimum of 6 metres and an adequate landscaped utility corridor shall be provided on either side of the Private Road, in addition to the road surface;
    - iv) The use of permeable materials shall be encouraged in areas where sufficient drainage exists; and,

- v) Sidewalks are required on at least one side of a Private Road, and may be located within the utility corridor.

### Lanes

- v) The Town shall consider the following as general design policies for Lanes;
  - i) Lanes provide access to private garages in rear yards, or access to the rear yard of a commercial building;
  - ii) Lanes should be provided where garages and front yard parking will detract from the character of a specific location, such as along a retail street, or where access may be restricted such as along Regional, Arterial or Collector Roads;
  - iii) Lanes shall have a minimum right-of-way width of 8 metres;
  - iv) The road surface width shall be a minimum of 6 metres and an adequate landscaped utility corridor shall be provided on either side of the Lane, where appropriate, in addition to the road surface; and,
  - v) The use of permeable materials shall be encouraged in areas where sufficient drainage exists.

### Traffic Circles/Roundabouts

- w) The Town shall consider the following as general design policies for traffic circles/roundabouts:
  - i) Traffic circles/roundabouts are intended to calm traffic and direct traffic flows without necessarily requiring stop signs at intersections. The open spaces created in the traffic circles shall add to the character of neighbourhoods;
  - ii) Whenever traffic circles/roundabouts are used, they should incorporate traffic calming devices as well as significant

landscape features, while ensuring that clear sightlines are maintained to promote safety; and,

- iii) The design of a traffic circle/roundabout shall ensure safe pedestrian and bicycle movement, as well as ease of snow removal and maintenance.

### Traffic Calming

- x) Where determined to be appropriate by the Town, traffic calming will be achieved by using:
  - i) Pedestrian-priority roads, *woonerfs* or *home-zones* (i.e., the speed limit is under 15km/hr and vehicles must yield to pedestrians and cyclists);
  - ii) Road design that discourages vehicle speeding through right-of-way curvature, complimentary streetscape design, building proximity to the road and boulevard street tree planting;
  - iii) Narrowed traffic lane widths; and/or,
  - iv) Fewer number of traffic lanes.
- y) On-street parking is an excellent traffic calming device to slow traffic, and acts as a safety buffer separating the pedestrian realm from vehicles. On-street parking should be designed as follows:

- i) Parking should be provided on at least one side of the road for all Local and Collector Roads; and,
- ii) On-street parking areas may be demarcated with a special pavement treatment in limited special areas in order to distinguish the parking lane from the roadway.

## Transportation Demand Management

- z) Appropriate *transportation demand management* measures to reduce single occupancy automobile trips will be identified in transportation studies and in development applications. This could include preferential carpool parking, bicycle facilities and alternative work arrangements.

### 7.1.6 Parking Management

- a) All development shall include context appropriate on-site parking for vehicles and bicycles, as required in the Zoning By-law. Surface parking lots are permitted; however, where parking is required, parking is encouraged to be located in parking structures, either above or below grade, with below grade being the preferred option. Parking lots are subject to the following development requirements:
  - i) Parking facilities at-grade and/or in structures shall be appropriately designed and landscaped to complement the urban streetscape;
  - ii) Above grade parking structures shall incorporate active uses at-grade facing onto any Regional, Arterial or Collector Road, where possible;
  - iii) Surface parking lots shall not have direct frontage on The Queensway or Woodbine Avenue; and,
  - iv) Access to parking facilities shall be from secondary public roads or from shared access points, wherever possible.
- b) The Town may enter into partnerships and/or develop a system for the provision of adequate off-street parking in defined parts of the Town. Development of shared parking spaces between *public service facilities* and municipal parks is encouraged where the facilities are within walking distance.

- c) The Town shall provide bicycle parking facilities at all municipally owned and operated facilities to promote the use of bicycles as an alternative to motor vehicles. Site Plan approval will require consideration of bicycle parking facilities for all new development.
- d) The Town shall encourage appropriate opportunities to reduce the need for vehicular parking facilities, including reduced minimum and the introduction of maximum parking space requirements in proximity to transit or a high concentration of local destinations, shared parking between complementary uses, on-street parking and preferential locations for carpooling and car-sharing spaces.

## 7.2 Sanitary Sewage and Water Supply Services

### General Policies

- a) The policies of this Section are intended to ensure that new growth and development within Keswick takes place on full municipal sewer and water services in an orderly and cost-efficient manner.
- b) The Town supports the improvement and extension of municipal sanitary sewage and water supply services, in accordance with the provisions of this Secondary Plan and other relevant municipal, Regional and Provincial policies and regulations, and within the financial capabilities of the Town and/or Region and on the basis of approved capital budget program.
- c) All development within the Keswick Secondary Plan Area shall be serviced with municipal sanitary sewage and water supply.

- d) Planning for sewer and water services shall:
  - i) Promote the efficient use and optimization of existing infrastructure;
  - ii) Prepare for the impacts of a changing climate;
  - iii) Promote water conservation and water use efficiency; and,
  - iv) Be coordinated and integrated with land use planning considerations.
- e) The cost of providing full municipal services to facilitate the development of lands within the Keswick Secondary Plan Area shall not impose a financial burden on existing taxpayers. Accordingly, such costs shall be the responsibility of the developer(s), with cost-sharing with future benefitting parties, by agreement with the Town. Servicing costs associated with servicing of existing developed unserviced areas shall be borne by the affected property owners except for those costs associated with the expansion of the water pollution control plant and trunk distribution sewer and water mains.
- f) In areas within the Secondary Plan Area boundary where municipal sewage and/or water services are not yet available, existing uses, buildings and structures may be serviced by private sewage disposals and/or private well water supply. Further, the development of a single detached dwelling on an existing vacant lot of record may be permitted, subject to any planning approvals and other policies of this Secondary Plan and the Lake Simcoe Protection Plan.
- g) Notwithstanding the land uses permitted by any land use designation in this Secondary Plan, development shall conform to the Ministry of the Environment, Conservation and Parks guideline for compatibility between sewage treatment facilities and *sensitive land uses*.
- h) Development shall be designed and constructed in accordance with a Functional Servicing Plan or Plans dealing with sewage and water systems. A Functional Servicing Plan shall be prepared in accordance with criteria established by the Town and shall be submitted prior to, or concurrently with development applications. These Plans shall be prepared to provide for the continuous, orderly extension of services in a cost effective manner, to the satisfaction of the Town.
- i) Capacity allocation in the Sewage Treatment and Water Treatment Plants and the size of trunk sewers shall be calculated on the basis of the factors assigned by the Town in consultation with York Region.
- j) In extending services to develop specific vacant parcels within the Keswick Secondary Plan Area, the developer(s) shall provide adjacent existing unserviced or partially serviced residences within with the opportunity to connect to the municipal servicing system. It is expected that landowners within the Keswick Secondary Plan Area will co-operate with each other in order to facilitate the development of lands on the basis of full urban services and to that end, permit access to services installed within their land by way of easements or in such other way as shall be satisfactory to the Town.
- k) The Keswick Water Resource Recovery Facility is identified on Schedule B. In accordance with Provincial guidelines, no development which includes *sensitive land uses* or other incompatible development shall be permitted within a 150 metre setback from the Keswick Treatment Plant. Notwithstanding this restriction, the setback may be reduced to a minimum of 100 metres, subject to the completion of an Odour Study or similar appropriate study approved by the Town and York Region, which demonstrates that a lesser setback is appropriate.

### Policies Respecting Sewage and Water Allocation

- l) The Town shall only approve development within the Keswick Secondary Plan Area that can be allocated municipal sewage and water capacity or servicing allocation, in conformity with Town and York Region policies, procedures and By-laws. The assignment of servicing allocation to development is at the sole discretion of the Town and, furthermore, depending on the amount of servicing allocation and infrastructure available, not all development proposals may be able to proceed and/or be approved. The Town may choose to allocate sewer and water servicing based on a servicing allocation assignment program developed for residential development.
- m) No dwelling or dwelling unit, or other forms of development requiring servicing allocation shall be constructed on land within the Keswick Secondary Plan Area unless such land has been assigned sewage and water allocation by the Town.
- n) The Town shall assign preliminary municipal water and sewer servicing allocation for draft plans of subdivision and/or condominium at the time of draft plan approval. If a draft plan of subdivision and/or condominium is not registered within three years from the date of draft plan approval, or the draft plan has not proceeded to the satisfaction of the Town within the term of draft plan approval, the Town, at the time of considering extension of the draft plan approval, may revoke the preliminary assignment of municipal servicing allocation, in whole or in part. Prior to revoking allocation, the Town shall afford the developer an opportunity to address the Town on the matter. Servicing allocation shall be formally assigned at the time of the execution of the subdivision agreement and/or condominium agreement.
- o) The Town shall further assign municipal sewage and water servicing allocation for development requiring site plan approval according to the following procedures:
- i) Confirmation that servicing capacity is available to serve the proposed development;
  - ii) If allocation is available, the applicant shall submit a completed site plan application. Servicing allocation shall be preliminarily assigned for a one year period from the date of the receipt of the application to allow the applicant to execute a Site Plan Agreement with the Town;
  - iii) If an agreement is not executed within the one year time frame, a report will be brought to Council to either extend or revoke preliminary assignment of servicing allocation. Council, at that time, may revoke the municipal servicing allocation in whole or in part; and/or,
  - iv) If an agreement is executed within the one year time frame, the agreement shall stipulate that a building permit shall be obtained within six months, or another time period as determined by the Town, of said execution date, otherwise the agreement is deemed to be null and void, unless further extension is given by the Town.
- p) York Region shall be notified of any assignment of sewage and water allocation at the draft plan of subdivision and/or condominium approval or site plan approval stage.

## 7.3 Stormwater Management

- a) It is the intent of the Town to manage development impacts from stormwater on Lake Simcoe, the Maskinonge River and other water courses within the watershed in order to maintain and enhance water quality, protect fish and wildlife habitat and prevent erosion.
- b) All new development within the Keswick Secondary Plan Area shall utilize stormwater management techniques to control the quality of run-off and control erosion and sedimentation during and after construction, in order to minimize adverse effects on the receiving body of water. Planning for stormwater management shall:
  - i) Be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable;
  - ii) Minimize, or, where possible, prevent increases in contaminant loads;
  - iii) Minimize changes in water balance and erosion;
  - iv) Prepare for the impacts of a changing climate through the effective management of stormwater, including the use of *green infrastructure*;
  - v) Mitigate risks to human health, safety, property and environment, including preventing the accumulation of standing water conducive to mosquito larvae breeding;
  - vi) Maximize the extent and function of vegetative and previous surfaces; and,
  - vii) Promote stormwater management best practices, including stormwater attenuation and re-use, and *low impact development*.
- c) Stormwater management facilities shall be permitted in all land use designations except for the Environmental Protection Area designation. Stormwater management facilities may be permitted in the Environmental Protection Area designation, subject to the policies of the designation and approval of the Town in consultation with other relevant agencies.
- d) Stormwater management facilities will be key features within the community contributing to the positive appearance and ambience of Keswick, while achieving functional objectives related to flow moderation and water quality. The Town will seek to reduce stormwater run-off volumes and pollutant loadings in Keswick Secondary Plan Area by:
  - i) Encouraging implementation of a hierarchy of source, lot-level, conveyance and end-of-pipe controls;
  - ii) Encouraging the implementation of innovative stormwater management measures;
  - iii) Allowing for flexibility in development standards to incorporate alternative community design and stormwater techniques, such as Low Impact Development Standards that emphasize the use of bio-swales, innovative stormwater practices, at-source infiltration and greywater re-use system, as well as innovative stormwater retention and run-off techniques and practices. Examples of alternative community design and stormwater management techniques include:
    - Retaining stormwater on-site through rainwater harvesting, on-site infiltration, and evapotranspiration;
    - Inclusion of third pipe greywater systems and rain water harvesting for watering lawns and gardening to reduce demand on potable water use;

- Directing flow to landscaped areas and minimize the use of hard surfaces in order to reduce the volume of run-off into the storm drainage system;
  - Storing snow piles away from drainage courses, storm drain inlets, and planted areas;
  - Using infiltration trenches, dry swales and naturalized bioswales to improve on-site infiltration;
  - Using porous or permeable pavement instead of standard asphalt and concrete for surfacing sidewalks, driveways, parking areas, and many types of road surfaces as a stormwater run-off management strategy;
  - Rainwater harvesting programs which provide the passive irrigation of public and/or private greenspace, including absorbent landscaping, cisterns, rain barrels, underground storage tanks and/or infiltration trenches;
  - Xeriscaping using native, drought-tolerant plants as a cost-effective landscape method to conserve water and other resources on a residential and community-wide level;
  - Curb cuts along sidewalks and driveways to allow water to flow onto planted zones or infiltration basins; and/or,
  - The installation of subsurface basins below parking lots to enable stormwater to be stored and absorbed slowly into surrounding soils;
- iv) Supporting implementation of programs to identify areas where source control or elimination of cross connections may be necessary to reduce pathogens or contaminants;
- v) Supporting implementation of source control programs, which are targeted to existing areas that lack adequate stormwater controls;
- vi) Requiring the planting of native species and flood tolerant water's edge plants, including a mixture of herbaceous and woody vegetation to stabilize banks of ponds. The perimeter of the permanent pool shall be planted with emergent, strand and submergent species to improve the aesthetics and enhance the performance of the facility; and,
- vii) Requiring stormwater management ponds to blend with the natural landscape, therefore, geometric forms and standard slope gradients will be avoided in favour of organic shapes, gentle slopes and land form grading designed to be pedestrian friendly and replicate natural land forms in the area. Inlet and outlet structures will be concealed using a combination of planting, grading and natural stone.
- e) Ponds will not be fenced, but rather will be designed with trails, overlooks and interpretive signage so that they are an integral part of the parks system. Where there is a need to discourage public access to areas around the perimeter of the ponds, living fences and barrier plantings will be utilized in place of fencing. Barrier plantings will be installed along the crest of steep slopes, adjacent to deep-water areas and around inlet and outlet structures.
- f) An application for development shall be accompanied by a Stormwater Management Plan that:
- i) Evaluates stormwater management on a "watershed" based approach and that is consistent with local subwatershed evaluations and water budgets, where available;

- ii) Incorporates an integrated treatment train approach to minimize stormwater management flows and reliance on end-of-pipe controls through measures including source controls, lot-level controls and conveyance techniques, such as grass swales, where appropriate;
  - iii) Identifies the specific location of permanent end-of-pipe facilities, the areas they will service, and considerations for their size, shape and design criteria;
  - iv) Evaluates, at appropriate geographic scales, predicted changes in the water balance between pre-development and post-development conditions, and evaluates how such changes will be minimized;
  - v) Evaluates, at appropriate geographic scales, anticipated changes in phosphorus loadings between pre-development and post-development, and evaluates how phosphorus loading will be minimized;
  - vi) Offers specific direction on how end-of-pipe stormwater management works shall be designed, to satisfy, at a minimum, the enhanced protection level specified in the Ministry of the Environment, Conservation and Park's Stormwater Management Planning and Design Manual, as amended;
  - vii) Identifies criteria and circumstances upon which interim stormwater facilities may be considered or precluded; and,
  - viii) Notwithstanding the policies above, where an application for development is of a minor nature, the Town in consultation with any relevant agency, may waive the requirement to conduct a Stormwater Management Plan or scope down the study requirements.
- g) The Stormwater Management Plan must address water quantity controls to limit the post-development flows to pre-development flows for the 1 in 2-year to the 1 in 100-year storm events. A minimum 24 hour detention of run-off from a 25mm storm shall be required for erosion protection and baseflow maintenance, where feasible.
  - h) Stormwater management facilities are to be located above the existing 1 in 100-year floodplain; however, incremental storage between the 1 in 100-year and regulatory floodlines is to be maintained. The volume below the pond's high water level shall not be considered as available storage for the regulatory floodplain. Berming for such facilities within the floodplain shall not exceed a 0.3-metre elevation higher than the existing ground elevation.
  - i) An application for *major development* shall be accompanied by a Stormwater Management Plan that demonstrates:
    - i) Best management practices shall be applied to meet or exceed Enhanced Protection criteria (or equivalent) as outlined in the Ministry of the Environment, Conservation and Park's Stormwater Management Planning and Design Manual, as amended from time to time;
    - ii) Consistency with stormwater management master plans prepared by the Town, in collaboration with the Lake Simcoe Region Conservation Authority, under policy 4.5 of the Lake Simcoe Protection Plan, when completed;
    - iii) Consistency with the Lake Simcoe Protection Plan;
    - iv) An integrated treatment train approach will be used to minimize stormwater management flows and reliance on end-of-pipe controls through measures

such as rainwater harvesting, permeable surfaces, clean water collection systems, run-off reduction of solids and materials at source and other source controls, lot-level controls and conveyance techniques, such as grass swales, constructed wetlands, bio-retention swales, green roofs, and the preservation and enhancement of native vegetation cover;

- v) Through an evaluation of anticipated changes in the water balance between pre-development and post-development, how such changes shall be minimized; and,
  - vi) Through an evaluation of anticipated changes in phosphorus loadings between pre-development and post-development, how the loadings shall be minimized.
- j) Every owner and operator of a new stormwater management facility in Keswick shall be required to inspect and maintain the works on a periodic basis. Furthermore, every owner and operator of a new *priority stormwater management works* shall be required to monitor the operation of the works, including monitoring the quality of the effluent from the works, on a periodic basis.

# 8.0 IMPLEMENTATION

## 8.1 Authority

- a) It is the intention of The Town to implement this Secondary Plan by utilizing the powers conferred upon it by the Planning Act, the Municipal Act and any other statute or regulation that may be applicable.

## 8.2 Existing Non-Conforming Uses, Buildings and Structures

- a) The Town's policies for existing non-conforming uses, building and structures are included in Section 11.1 of the Georgina Official Plan and shall apply to Keswick.

## 8.3 By-Laws

- a) The Town's policies for by-laws, including the implementing Zoning By-law, holding provisions, interim control by-laws and temporary use by-laws, are included in Section 11.2 of the Georgina Official Plan. In addition to the policies of the Official Plan, the Zoning By-law may also further regulate permitted uses on lands in the various designations with additional provisions and criteria to ensure that development is appropriate and is in the public interest.
- b) The Town's policies for maintenance and occupancy by-laws and Municipal Act by-laws are included in Sections 11.13 and 11.14, respectively, of the Georgina Official Plan and shall apply to Keswick.

## 8.4 Plans of Subdivision/Condominium and Consents

### 8.4.1 Plans of Subdivision/Condominium

- a) The Town's policies for plans of subdivision/condominium are included in Section 11.3 of the Georgina Official Plan. Notwithstanding Official Plan policy 11.3.4, the measures to be incorporated into subdivision agreements in Keswick shall include:
  - i) Keep the removal of vegetation, grading and soil compaction to the minimum necessary to carry out development activity;
  - ii) Removal of vegetation shall not occur prior to tree removal and compensation has been approved and securities posted;
  - iii) Put in place erosion and sediment control methods such as temporary erosion control mats and silt fences to control and convey run-off;
  - iv) Minimize the deposit of deleterious substances in stormwater runoff;
  - v) Seed or sod exposed soils once construction is complete and seasonal conditions permit; and,
  - vi) Ensure erosion and sediment controls are implemented effectively and are adapted to the changing weather and site conditions.

## 8.4.2 Consents

- a) Generally where no more than three lots are to be created, and where it is determined that a registered plan of subdivision is not required to ensure proper and orderly development, the land to be developed may be divided by consent of the Committee of Adjustment. In determining whether a proposed land division should require a plan of subdivision or a consent to sever, the following questions shall be examined:
- i) Whether the extension of an existing public road, opening of an unopened road allowance or the creation of a new road is required;
  - ii) Whether the extension or expansion of municipal services is required; and,
  - iii) Whether an agreement with appropriate conditions is required by the Town, Region or Province in respect of any part of the lands that would be defined as remaining lands in a consent application.

Where there is an affirmative answer to any of the above questions, the proposed development should take place by plan of subdivision.

- b) Consents may be permitted in all land use designation for such reasons as the creation of a new lot, lot boundary adjustments, rights-of-way, easements, and/or to convey additional lands to an abutting lot, provided an undersized lot is not created.
- c) Land containing the detached accessory building in which the *additional residential unit* is located will be prohibited from being severed from the property.
- d) Lot creation will not be permitted within *hazardous lands*.

- e) Applications for consents for all land use designations as shown on Schedule B will only be granted where:
- i) It is clearly not in the public interest that a plan of subdivision be registered;
  - ii) The lot can be adequately serviced by roads, sanitary sewage disposal, water supply, and storm drainage facilities;
  - iii) No extension, improvement or assumption of municipal services is required;
  - iv) The lot will have adequate frontage on an open and assumed municipal road, and access will not result in traffic hazards;
  - v) The lot will not restrict the ultimate development of adjacent lands;
  - vi) The size and shape of the lot conforms to the Zoning By-law, is appropriate for the use proposed and is *compatible* with adjacent lots;
  - vii) The consent complies with all relevant permitted uses and policies of this Secondary Plan; and,
  - viii) The area's natural features, functions or ecological processes are not negatively affected.

## 8.5 Site Plan Control

- a) The Town's policies for site plan control are included in Section 11.5 of the Georgina Official Plan. In addition to the policies of the Official Plan, the following policies shall apply to site plan control in Keswick.
- b) All of the lands within Keswick are designated as a Site Plan Control Area, meaning that all of the lands within Keswick may be subject to Site Plan Control. The Town may utilize the provisions of Site Plan Control to the

maximum extent permitted by the Planning Act, including, without limitation, the control of building materials, colour and architectural detail. All development shall be consistent with the Urban Design and Architectural Control Guidelines attached to this Secondary Plan as Appendix I.

- c) The site plan control provisions of the Planning Act may be used with respect to all uses or designations within the Secondary Plan, except that single detached, semi detached and duplex dwellings shall not be subject to site plan control.
- d) In addition to those matters identified in the Official Plan, plans, drawings and elevations shall also address parking areas, walkways, fences and loading areas.

## 8.6 Community Improvement

- a) It is the intent of this Secondary Plan that the Town consider passing a *Community Improvement Project Area* By-law(s), under Section 28(2) of the Planning Act, for all lands identified as within the Urban Centres designation.
- b) For those lands identified as a *Community Improvement Project Area*, a *Community Improvement Plan* may be developed, to promote rehabilitation, redevelopment, maintenance, and other forms of improvement within the defined Urban Centres of Keswick. The *Community Improvement Plans* will be prepared and adopted by By-law, after public meetings are held to obtain the comments of landowners and residents in the respective areas.
- c) Through the identification of *Community Improvement Plans* with resident and business groups with community improvement objectives, the Town will ensure the efficient

use of existing municipal services and will maintain and upgrade public services and utilities, where appropriate and economically feasible.

- d) The phasing of each improvement should permit a logical sequence of events to occur without unnecessary hardship on area residents and the business community. Improvements that will most substantially increase the stability, and the aesthetic and environmental qualities of a *Community Improvement Project Area* shall be undertaken first. When appropriate, a substantial portion of the improvements in one project area shall be completed before a bylaw is passed designating a second project area. Notwithstanding this, when a severe *public service facility* deficiency is identified, a by-law may be passed designating a *Community Improvement Project Area*, allowing work to be undertaken.
- e) Prior to undertaking improvements, the Town shall be satisfied that it can reasonably finance and afford the Town's share of costs associated with the required work.
- f) The implementation of community improvements may be achieved through one or a combination of the following methods:
  - i) Participation in York Region, Provincial and/or Federal government Community Improvement programmes and application for respective grants for the construction of community improvements and *affordable* housing, and for the restoration of heritage buildings. Community organizations will be encouraged to assist financially in such undertakings;
  - ii) Participation in Provincial and/or Federal government programmes which provide assistance to private landowners for the maintenance, rehabilitation and

redevelopment of their properties, and further, to advertise that such financial assistance is available;

- iii) Grants and loans may be provided by the Town in conformity with a *Community Improvement Plan*;
- iv) Continued enforcement of the comprehensive Zoning By-law, Maintenance and Occupancy By-law and Sign By-law;
- v) Continued support of existing Business Improvement Areas and the encouragement of new Business Improvement Areas in the remaining Urban Centres in efforts to maintain strong and vital commercial areas;
- vi) Participation in the coordination of public and private redevelopment, rehabilitation and heritage projects by providing administrative and liaison assistance; and,
- vii) A by-law providing for cash-in-lieu of parking spaces where the provision of such spaces is not feasible, and where the monies will be utilized for municipal parking lots.

## **8.7 Land Dedication, Acquisition and Securement**

- a) The Town's policies for land dedication, acquisition and securement are included in Section 11.7 of the Georgina Official Plan. In addition to the policies of the Official Plan, the following policies shall apply to land dedication, acquisition and securement in Keswick.
- b) Where the opportunity arises, the Town may consider the securement of lands along the Lake Simcoe shoreline and/or which form part of the Natural Heritage System and

Parks Network for public use. The Town shall also encourage the voluntary dedication of adjacent lands into public ownership for the purpose of providing public access to the water's edge, conservation or expanding the Natural Heritage System and Parks Network.

- c) Parkland may be required under Section 42 of the Planning Act as a condition of development or redevelopment.

## **8.8 Asset Management Plan and Capital Works Program**

- a) The Town's policies for an asset management plan and capital works program are included in Section 11.15 of the Georgina Official Plan. In addition to the policies of the Official Plan, the construction of all public works within Keswick shall be carried out in conformity with the policies of this Secondary Plan, and consistent with the Urban Design and Architectural Control Guidelines attached to this Secondary Plan as Appendix I.

## **8.9 Site Alteration**

- a) The Town's policies for site alteration are included in Section 4.3 of the Georgina Official Plan. In addition to the policies of the Official Plan, site alteration shall generally not occur prior to development approval being granted, save and except for where a pre-servicing agreement is in place or where the site alteration is to remove contaminated soils from the property.

## **8.10 Contaminated Lands**

- a) Prior to any development approval on lands known or suspected to be contaminated, a Phase I and, if necessary, a Phase II Environmental Site Assessment shall be completed and a Record of Site Condition must be obtained.

- b) Where applications for the development or redevelopment of sites that are identified as being contaminated or potentially contaminated have been submitted, approval or conditional approval will require the proponent to file a Record of Site Condition on the Environmental Site Registry to show that the site has been assessed and, if necessary, remediated in accordance with the requirements of Provincial regulations in effect, such that the site is suitable for the intended future use.
- c) The proponent of an application to develop or redevelop contaminated lands, must comply with any new or amended regulations and processes developed by the Ministry of the Environment, Conservation and Parks.
- d) Where possible, the Town will use financial mechanisms available to it under any legislative authority, including the Municipal Act, Development Charges Act, Planning Act and any other applicable legislation, for the purposes of land use planning and the provision of municipal service infrastructure and community benefits.
- e) The Town may request a Municipal Financial Impact Assessment from the proponent of any development application. The terms of reference of such a study will be determined by the Town at the time of the request. The Study will be prepared and may be peer reviewed at the proponent's expense. Development applicants or proposals may be refused or deferred on the basis of financial impact and burden on the Town, if suitable mitigation measures are not available.

## **8.11 Municipal Finance**

### **8.11.1 Fiscal Responsibility**

- a) The implementation of this Secondary Plan must be fiscally responsible, by ensuring that the required capital expenditures to provide services for development and infrastructure improvements are paid for in an equitable and appropriate manner. The Town will strive to maintain financial sustainability and integrity by managing its financial resources and by undertaking development in a fiscally responsible manner.
- b) The Town will undertake capital works programs, in accordance with the approved capital budget, to provide the municipal services and infrastructure necessary for new growth.
- c) Future development will be monitored to ensure that a balance is maintained between demands for service and the overall fiscal capacity of the Town.

### **8.11.2 The Development Charges By-law**

- a) The Town's policies for the development charges by-law are included in Section 11.6.1 of the Georgina Official Plan. In addition to the policies of the Official Plan, the Town may exempt or defer some or all of the Development Charge or exempt certain development or redevelopment from the Development Charge as a means to promote specific development, redevelopment or revitalization objectives in accordance with this Secondary Plan.

### **8.11.3 The Community Benefits Charges By-law**

- a) The Town will apply, calculate and collect Community Benefits Charges in accordance with the provisions of a Community Benefits Charge By-law and the Planning Act.
- b) The Town will prepare a background study and enact a By-law under the provisions of Section 37 of the Planning Act, to ensure that the capital cost of defined community

benefits can be collected. The Town may enact a Community Benefits Charge By-law that applies to the Town as a whole, and/or specifically to Keswick.

- c) The Town may exempt some or all of the Development Charge or exempt certain development or redevelopment from the Community Benefits Charge as a means to promote specific development, redevelopment or revitalization objectives in accordance with this Secondary Plan.

#### 8.11.4 Other Financial Requirements

- a) Prior to the approval of any development, the Town may require the owner to enter into servicing and other agreements to ensure that the development can be adequately serviced and that an appropriate contribution has been secured toward the provision of *public service facilities*.
- b) Prior to the development registration, where applicable, the owner shall enter into a pre-servicing agreement that will identify the capital expenditures associated with the servicing of the lands.
- c) Prior to applicable development approvals, an assessment of infrastructure cost requirements to accommodate the development, including development phasing, the timing of infrastructure development, and the methods of financing shall be addressed in conjunction with other proponents' developments as required.

#### 8.11.5 Developers Group Agreement

- a) Prior to the final approval of any large scale development involving a number of separate properties and landowners, the Town may require that landowners with applications for development enter into an agreement or agreements to address the sharing of the common costs of development.

## 8.12 Pre-Consultation and Complete Application Requirements

### 8.12.1 Development Review

- a) All development applications shall be subject to review in accordance with the policies of this Secondary Plan. In addition, all of the lands within Keswick are designated as Site Plan Control Area, meaning that the Town may require development be subject to the site plan control provisions of the Planning Act.
- b) Amendments to this Secondary Plan prior to the 5-year review required by the Planning Act are discouraged. However, if amendments are considered, the following criteria and the pertinent policies of the Secondary Plan will provide a context for the review of the proposed amendment:
  - i) The impact of the proposed change on the ability of the Town to comply with the goals, objectives and intentions expressed in this Secondary Plan or on other municipal policies, programs or interests;
  - ii) The need for the proposed change;
  - iii) The effect of the proposed change on the need for Town and Regional services and facilities; and,
  - iv) The implications, if any, that the amendment may have for other policies and provisions of this Secondary Plan.
- c) An amendment to this Secondary Plan is required to permit the establishment of uses other than those permitted in this Secondary Plan. In considering an amendment to either the schedules or policies of this Secondary Plan, regard shall be had to the following

criteria that are in addition to those specified elsewhere in this Secondary Plan:

- i) The need for the proposed use;
- ii) The extent to which the existing areas in the proposed categories are developed, and the nature and adequacy of such existing development;
- iii) The physical suitability of the land for such proposed use; and,
- iv) The location of the areas under consideration with respect to the potential impact on:
  - The adequacy of the existing and the potential impact upon the roadway system in relation to the development of such proposed areas;
  - The convenience and accessibility of the site for vehicular, bicycle and pedestrian traffic and the traffic safety in relation thereto;
  - The adequacy of the water supply and sewage disposal facilities, and other municipal services in view of the policies contained in this Secondary Plan and in accordance with technical reports or recommendations which shall be requested from the developer and subject to the approval of the Town, York Region, and any other applicable approval authority;
  - The compatibility of such proposed uses with uses in the surrounding area;
  - The potential effect of the proposed use on the financial position of the municipality; and,
  - The effect of the proposed use on the population level and the social character of the community.

## 8.12.2 Pre-Consultation Meeting

- a) Consultation with Town Staff and external agencies prior to the submission of an application requiring a Planning Act approval is encouraged in all instances and shall be required for applications for a Secondary Plan Amendment, Zoning By-Law Amendment, Draft Plan of Subdivision, Draft Plan of Condominium, and Site Plan Approval.
- b) The intent of the pre-consultation meeting shall be to review a draft development proposal for the lands affected by the proposed application(s) and identify the need for, and the scope of other information and materials considered necessary by the Town and other affected agencies to allow for a comprehensive assessment of the development application(s).
- c) The Town and external agencies shall determine the information and materials necessary for submission with the application based on the nature of the application, and in accordance with the list of studies identified in this Secondary Plan. This determination will set out clear requirements for a complete application submission.
- d) The Town may waive the requirement for formal pre-consultation, where the Town has identified that due to the nature of the proposal, the need for and scope of required information and materials can be determined without formal consultation.
- e) Development applications submitted to the Town prior to a formal pre-consultation meeting shall be considered incomplete and returned to the applicant.

### 8.12.3 Complete Application Requirements

a) In addition to the prescribed information to be submitted in accordance with the Planning Act for applications for Secondary Plan Amendment, Zoning By-Law Amendment, Draft Plan of Subdivision, Draft Plan of Condominium, Consent and Minor Variance, the Town may also require the submission of additional information and material to assist in the review of an application before the application is deemed complete. For Committee of Adjustment applications, including Consent and Minor Variance applications, this additional information may either be requested prior to submission, or required as a condition of approval. For all other identified application types, this additional information will be identified in the required pre-consultation meeting and may include:

- i) Environmental/Natural Heritage/Natural Hazards:
  - Environmental Impact Study (or Scoped EIS);
  - Tree Inventory/Preservation/Enhancement/Compensation Plan, and Arborist Report;
  - Floodplain and Erosion Hazard Study;
  - Geotechnical/Slope Stability Study and Cut/Fill Analysis including Erosion Hazards;
  - Hydrogeological Assessment including a Wellhead Protection Area Plan and Geotechnical Study;
  - Landscaping/Site Rehabilitation Plan;
  - Fish Habitat Assessment;
  - Aggregate Resource Analysis;
  - Energy Conservation Study;

- Environmental Site Assessments (Phase I and II) and/or Record of Site Condition;
- Shoreline Engineering Report; and,
- Species At Risk (SAR) Screening/Evaluation;
- ii) Cultural Heritage and Archaeological Resources:
  - Cultural Heritage Impact Assessment;
  - Archaeological Assessment (Phase 1 and Phase 2);
  - Cultural Heritage Conservation Plan; and,
  - Structural Engineering Report;
- iii) Transportation:
  - Transportation Study;
  - Traffic Impact Study;
  - Parking, Pedestrian and Sidewalk Analysis;
  - Parking Study;
  - Mobility Plan; and,
  - Travel Demand Management Plan;
- iv) Servicing and Infrastructure:
  - Site Servicing Plan;
  - Site Grading Plan;
  - Stormwater Management Studies/Plan;
  - Hydrogeological and Geotechnical Study;
  - Private Servicing Study;
  - Fire Suppression Analysis;

- Water and Wastewater Servicing Capacity/Feasibility Study;
  - Water Quality Impact Assessment; and,
  - Functional Servicing Report;
- v) Development Impacts:
- Noise Impact Study/Noise Assessments and Feasibility Studies;
  - Vibration Impact Study;
  - Land Use Compatibility Study;
  - Landfill Impact Study (D4 Studies);
  - Dust and/or Odour Impact Study;
  - Agricultural Impact Analysis;
  - Photometric Report and Plan;
  - Public Accommodation Study; and,
  - Environmental Site Assessments (Phase I and II);
- vi) Financial and Market Impacts:
- Retail Market Analysis;
  - Commercial Needs Study;
  - Economic Impact Study;
  - Fiscal Impact Analysis;
  - Infrastructure Cost Assessment; and,
  - Long Term Maintenance Cost Assessment;
- vii) Planning:
- Planning Justification Report;
  - Affordable Housing Report;
  - Rental Housing Conversion Assessment;
- Architectural Design Guidelines, Urban Design Report and Streetscape/Public Realm Plan;
  - Notice to Proceed from Risk Management Official and Risk Management Plan; and,
  - Strategy for public consultation;
- viii) Plans and Drawings:
- Site Plan or Concept Plan in accordance with Town requirements, including a digital submission;
  - Tertiary Plan;
  - Subdivision Plan or Condominium Plan in accordance with Town requirements, including a digital submission;
  - Building Elevation Drawings;
  - Angular Plane Analysis;
  - Shadow Impact Study; and,
  - Accessibility Analysis.
- b) The Town reserves the right to request additional information or materials through the review process, if circumstances demonstrate the need for such information as part of the decision making process. These additional requirements, however, do not affect the original deemed “complete application” date pursuant to the Planning Act.
- c) All required reports and/or studies shall be prepared in accordance with any applicable standards or specifications, and be completed by qualified professional consultants retained by and at the expense of the applicant. The Town may require a peer review by an appropriate public agency or professional consultant retained by the Town at the applicant’s expense. All information must be submitted in hard copy and digital format.

- d) The Town may refuse all information, studies and materials, submitted as part of a complete application(s) if it considers the quality of the submission unsatisfactory. In addition, the applicant may be required to submit any other supporting information, studies and materials identified by the Town during the formal pre-consultation process for the application to be deemed complete.
- e) Where a peer review is required of one or more of the studies listed in this section, the time period to process the application shall not commence until the peer review study has been submitted to the Town, and the Town has been fully reimbursed by the applicant for the cost of the peer review.
- f) If the application differs significantly from what was considered at the pre-consultation meeting, the Town may refuse to accept the application.
- g) For the purpose of deeming an application for Secondary Plan Amendment, Zoning Bylaw Amendment, Draft Plan of Subdivision, Draft Plan of Condominium, Consent or Minor Variance complete under the Planning Act, the following will be required:
  - i) A completed application form;
  - ii) The prescribed current application fee(s);
  - iii) Any information or materials prescribed by statute;
  - iv) At least one pre-consultation meeting to determine the required information and materials – with the exception of applications for Consent and Minor Variance where a pre-consultation meeting is not required; and,
  - v) The requisite other information and materials required to be provided with the initial submission as determined through the pre-consultation meeting(s).

### **8.13 Public Consultation**

- a) The Town's policies for public consultation are included in Section 11.11 of the Georgina Official Plan and shall apply to Keswick.

### **8.14 Decision Making**

- a) The Town will take a collaborative approach in the decision making process through coordinating, where appropriate, with York Region, the Lake Simcoe Region Conservation Authority, agencies, ministries, the Chippewas of Georgina Island First Nation and internal Town departments.

### **8.15 Monitoring and Measuring Performance**

- a) The Town's policies for monitoring and measuring performance are included in Section 11.17 of the Georgina Official Plan and shall apply to Keswick.

### **8.16 Phasing**

- a) Growth shall occur in a phased manner that ensures the provision of a full range of services to residents. Factors to be considered are:
  - i) Positive integration with the existing urban structure of Keswick resulting in a contiguous and compact urban structure and form;
  - ii) The provision of adequate municipal services (water, sewer, stormwater) to accommodate the proposed growth;
  - iii) Availability of transportation capacity on the existing road network and in particular Leslie Street and Woodbine Avenue between the southern boundary of the Secondary Plan area and Green Lane in East Gwillimbury; and,

- iv) The adequacy of *public service facilities* and other services for the community.

If one or more of these factors cannot be addressed satisfactorily, the processing of development applications may be deferred, or held in abeyance until an appropriate service level can be provided.

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# 9.0 INTERPRETATION

## 9.1 Transition

- a) Complete applications for development received on or after the date of this Secondary Plan's adoption by the Town will be subject to the policies of this Secondary Plan.

## 9.2 Land Use Boundaries and Roads

- a) With the exception of the Secondary Plan Area boundary, it is intended that the boundaries of land use designations on Schedule B and Schedule C be considered as approximate and exact only where bounded by roads, rivers or streams or other similar physical or geographical demarcations. It is also intended that the location of proposed roads and cycling network, as indicated on Schedule E, be considered as approximate and not exact.
- b) Amendments to this Secondary Plan will not be required to permit minor adjustments to such approximate land use boundaries or to such approximate location of roads or the cycling network, provided that the general intent of this Secondary Plan is preserved. Such minor deviations will not be reflected in the Schedules.
- c) The consideration of the expansion of the boundaries of the Keswick Secondary Plan Area shall only be undertaken through a Municipal Comprehensive Review in accordance with Provincial and Regional planning requirements.

## 9.3 Stated Measurements and Quantities

- a) It is intended that all figures and quantities herein shall be considered as approximate only and not exact. Amendments to the Secondary Plan will not be required to permit a minor variance from any of the proposed figures.

## 9.4 Legislation

- a) Where this Secondary Plan makes reference to an Act of the Legislature of an Ontario Regulation, or to a Provincial or municipal plan, study, report or guideline, such reference shall include its successor upon amendment or replacement.

## 9.5 Definitions

In addition to the definitions included below, and unless indicated otherwise, the definitions in the Georgina Official Plan also apply to this Plan.

### Additional Residential Unit

Self-contained residential units with a private kitchen, bathroom facilities and sleeping areas within dwellings or within structures ancillary to a dwelling. Additional residential units are also referred to as second units, basement apartments, accessory apartments, granny flats, in-law apartments, or nanny suites.

### Active Transportation

Human-powered travel, including but not limited to, walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed. (PPS, 2020)

### Affordable

- a) In the case of ownership housing, the least expensive of:
  - i) Housing for which the purchase price results in annual accommodation costs which do not exceed 30 per cent of gross annual household income for low and moderate income households; or,
  - ii) Housing for which the purchase price is at least 10 per cent below the average purchase price of a resale unit in the regional market area;

- b) In the case of rental housing, the least expensive of:
  - i) A unit for which the rent does not exceed 30 per cent of gross annual household income for low and moderate income households; or,
  - ii) A unit for which the rent is at or below the average market rent of a unit in the regional market area.

For the purposes of this definition:

Low and moderate income households means, in the case of ownership housing, households with incomes in the lowest 60 per cent of the income distribution for the regional market area; or in the case of rental housing, households with incomes in the lowest 60 per cent of the income distribution for renter households for the regional market area.

Regional market area means an area, generally broader than a lower-tier municipality that has a high degree of social and economic interaction. In the GGH, the upper- or single-tier municipality will normally serve as the regional market area. Where a regional market area extends significantly beyond upper- or single-tier boundaries, it may include a combination of upper-, single- and/or lower-tier municipalities. (Based on PPS, 2020 and modified for the Growth Plan)

### **Archaeological Resources**

Includes artifacts, archaeological sites, marine archaeological sites, as defined under the Ontario Heritage Act. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act. (PPS, 2020)

### **Built Heritage Resource**

A building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated

under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or, federal registers. (Growth Plan)

### **Community Improvement Plan**

A Community Improvement Plan is prepared and approved under Section 28 of the Planning Act. It is intended to promote activities that will improve the physical and functional quality of a defined Community Improvement Project Area. A Community Improvement Plan will specify the powers of Council with respect to carrying out the Community Improvement Plan, including powers to:

- a) Make grants and loans;
- b) Acquire, improve and develop land and buildings; and,
- c) maintain, repair, rehabilitate, and/or construct infrastructure.

### **Community Improvement Project Area**

A Community Improvement Project Area may be an entire municipality or an area within a municipality, the improvement of which, in the opinion of Council, is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason.

### **Compatible**

In the context of development, compatible means development that may not necessarily be the same or similar to the existing buildings or uses in the area, but, nonetheless, enhances the established community and shall be able to coexist with buildings and uses in the vicinity without causing any adverse impacts on surrounding properties.

### **Complete Communities**

Places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services,

a full range of housing, transportation options and public service facilities. Complete communities are age-friendly and may take different shapes and forms appropriate to their contexts. (Growth Plan)

### **Complete Streets**

Streets planned to balance the needs of all road users, including pedestrians, cyclists, transit-users, and motorists. (Growth Plan)

### **Cool Roof**

A roof that has been designed to reflect more sunlight and absorb less heat than a standard roof.

### **Cultural Heritage Landscape**

A defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms. (PPS, 2020)

### **Cultural Heritage Resources**

Built heritage resources, cultural heritage landscapes and archaeological resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation. (Greenbelt Plan)

### **Day Care Facilities**

Buildings or structures or part thereof used for temporary educational, supervision, or personal

care services for children, adults with special needs, or older persons during the day by a person or organization.

### **Delineated Built Boundary**

The limits of the developed urban area as defined by the Minister in consultation with affected municipalities for the purpose of measuring the minimum intensification target in this Plan.

### **Delineated Built-up Area**

All land within the delineated built boundary.

### **Dense Non-Aqueous Phase Liquid (DNAPL)**

Chemicals that are both denser than water and do not dissolve readily in water. Because of these traits, DNAPLs tend to sink below the water table and only stop when they reach impenetrable bedrock. This makes them difficult to locate and clean up. DNAPLs of concern include: 1, 4-Dioxane, Tetrachloroethylene/Perchloroethylene (PCE), Trichloroethylene (TCE), Vinyl Chloride (VC) and Polycyclic Aromatic Hydrocarbons (PAHs).

### **Designated Greenfield Area**

Lands within settlement areas (not including rural settlements) but outside of delineated built-up areas that have been designated in an official plan for development and are required to accommodate forecasted growth to the horizon of this Plan. Designated greenfield areas do not include excess lands.

### **Development Area Plan**

A non-statutory planning tool to promote comprehensive planning for predefined sub-areas at a smaller scale than secondary plans, coordinating the delivery of services and infrastructure, the progression of development, the overall layout of the transportation network and the location, configuration character, size and urban form of parks, institutional, commercial and industrial sites, and the layout/function of open space corridors, valleylands, woodlots and other natural features, including stormwater facilities.

### **Ecologically Significant Groundwater Recharge Areas**

Areas of land that are responsible for replenishing the groundwater systems that directly support sensitive areas like coldwater streams and wetlands.

### **Edible Landscapes**

Where food plants are used as design features in a landscape. These plants are used both for aesthetic value as well as consumption.

### **Employment Land Employment**

Jobs accommodated in primarily low-rise industrial-type building space and multiples, the vast majority of which are located within business parks and industrial areas.

### **Green Infrastructure**

Natural and human-made elements that provide ecological and hydrologic functions and processes. Green infrastructure can include components such as natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs. (PPS, 2020)

### **Gross Floor Area**

The sum of the total area of each floor level of a building, above and below the ground, measured from the exterior of the main wall of each floor level.

### **Group Home**

A residence licensed or funded under a federal or provincial statute for the accommodation of three to eight persons, exclusive of staff, living under supervision in a single housekeeping unit and who, by reason of their emotional, mental, social or physical condition, require a group living arrangement for their well being, but does not include a halfway house.

### **Halfway House**

A facility funded, licensed, approved, or supervised by the Province of Ontario as a detention or correctional facility under any general or special Act

and Amendments or replacements thereto, for the accommodation of 3 or more residents, exclusive of staff.

### **Hazardous Land**

Means property or lands that could be unsafe for development due to naturally occurring processes. Along the shorelines of large inland lakes, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along river, stream and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits.

### **Hazardous Site**

Property or lands that could be unsafe for development and site alteration due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography).

### **Highly Vulnerable Aquifers**

An aquifer that can be easily changed or affected by contamination from both human activities and natural processes as a result of (a) its intrinsic susceptibility, as a function of the thickness and permeability of overlaying layers, or (b) by preferential pathways to the aquifer, as defined by the Clean Water Act.

### **Home Occupation**

An occupation conducted for gain or profit as an accessory use within a dwelling. Home occupations are small scale homebased businesses allowing people to work from their homes while not detracting from the residential character of the neighbourhood in which they live. Such uses may include hairdressing, dog grooming or music instruction.

### **Homes for Special Care**

Housing for adults over 18 with a psychiatric diagnosis who require supervision and ongoing support with activities of daily living. Homes for

Special Care are residential settings which are licensed by the Ministry of Health and Long Term Care.

### **Home-Zones**

Residential streets in which the road space is shared between drivers of motor vehicles and other road users, with the wider needs of residents (including people who walk and cycle, and children) in mind. The aim is to change the way that streets are used and to improve quality of life, by making them places for people, not just for traffic.

### **Housing Options**

A range of housing types such as, but not limited to single-detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, multi-residential buildings. The term can also refer to a variety of housing arrangements and forms such as, but not limited to life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, affordable housing, housing for people with special needs, and housing related to employment, institutional or educational uses

### **Infill**

Any development that occurs within an established area, either on a vacant lot, or through redeveloping an existing building.

### **Intake Protection Zone**

The area on the water and land surrounding a municipal surface water intake.

The size of each zone is determined by how quickly water flows to the intake, measured in hours.

The Intake Protection Zone 1 is a one kilometre circle around the intake. The Intake Protection Zone 2 is the area where water can reach the intake in a specified time. In the South Georgian Bay Lake Simcoe Source Protection Region, the minimum time of two hours applies to all intakes. Intake Protection Zones 1 and 2 are identified on Schedule D.

### **Intensification**

The development of a property, site or area at a higher density than currently exists through:

- a) Redevelopment, including the reuse of brownfield sites;
- b) The development of vacant and/or underutilized lots within previously developed areas;
- c) Infill development; and,
- d) The expansion or conversion of existing buildings.

### **Key Hydrologic Features**

Permanent streams, intermittent streams, inland lakes and their littoral zones, seepage areas and springs, and wetlands.

### **Key Natural Heritage Features**

Habitat of endangered species and threatened species; fish habitat; wetlands; life science areas of natural and scientific interest (ANSIs), significant valleylands, significant woodlands; significant wildlife habitat (including habitat of special concern species); sand barrens, savannahs, and tallgrass prairies; and alvars.

### **Live-Work Unit**

A unit which contains separate residential and non-residential areas intended for both residential and non-residential uses concurrently, and shares a common wall or floor with direct access between the residential and non-residential areas.

### **Lodging Houses**

A nursing home or any other house or other building or portion thereof in which four or more persons are harboured, received or lodged for hire, but does not include a residential unit or a hotel, nursing home for the young or aged, or institution which is licensed, approved or supervised under any other general or special Act.

### **Low Impact Development**

An approach to stormwater management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and stormwater pollution. It typically includes a set of site design strategies and distributed, small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration, and detention of stormwater. Low impact development can include, for example: bio-swales, vegetated areas at the edge of paved surfaces, permeable pavement, rain gardens, green roofs, and exfiltration systems. Low impact development often employs vegetation and soil in its design, however, that does not always have to be the case and the specific form may vary considering local conditions and community character.

### **Major Development**

Development consisting of:

- a) The creation of four or more lots;
- b) The construction of a building or buildings within a ground floor area of 500 m<sup>2</sup> or more; or,
- c) The establishment of a major recreational use. (ORMCP)

In the context of Source Water Protection, and excluding on-site sewage systems and low density residential, development consisting of:

- a) The construction of a building or buildings and any other impervious surfaces (e.g. road, parking areas, sidewalks) with a cumulative ground floor area of 500m<sup>2</sup> or more; or,
- b) The establishment of a major recreational use.

### **Multimodal**

Relating to the availability or use of more than one form of transportation, such as automobiles, walking, cycling, buses, rapid transit, rail (such

as commuter and freight), trucks, air, and marine. (Based on PPS, 2020 and modified for the Growth Plan)

### **Natural Heritage Features and Areas**

Features and areas, including significant wetlands, significant coastal wetlands, other coastal wetlands in Ecoregions 5E, 6E and 7E, fish habitat, significant woodlands and significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River), habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area. (PPS, 2020)

### **Natural Heritage System**

A system made up of natural heritage features and areas, and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. The system can include key natural heritage features, key hydrologic features, federal and provincial parks and conservation reserves, other natural heritage features and areas, lands that have been restored or have the potential to be restored to a natural state, associated areas that support hydrologic functions, and working landscapes that enable ecological functions to continue. (Based on PPS, 2020 and modified for the Growth Plan)

### **Population-Related Employment**

Employment that exists in response to a resident population that is primarily not located in employment areas or major office parks. This category includes retail, education, health care, local government and work at home employment.

### **Priority Stormwater Management Works**

Means stormwater management works that satisfy criteria established by the Ministry of Environment as may be amended from time to time. Such

criteria may identify works based on a range of matters including, the size and type of development serviced by the works, the location of the works, any relevant subwatershed evaluations or stormwater management master plans, if available and the results of the phosphorous reduction strategy. (LSPP)

### **Public service facilities**

Lands, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, long-term care services and cultural services. Public service facilities do not include infrastructure.

### **Sensitive Land Use**

Buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

### **Short term Rental Accommodation**

Means a Short term Rental Accommodation as defined by the Town of Georgina Short term Rental Accommodation Licensing By-law, as amended, revised or replaced.

### **Significant**

Means:

- a) In regard to wetlands, coastal wetlands and areas of natural and scientific interest, an area identified as provincially significant by the Ontario Ministry of Natural Resources and Forestry using evaluation procedures established by the Province, as amended from time to time;

- b) In regard to woodlands, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria established by the Ontario Ministry of Natural Resources and Forestry;
- c) In regard to other features and areas, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system;

### **Significant Groundwater Recharge Area**

The area where an aquifer is replenished from:

- a) Natural processes, such as the infiltration of rainfall and snowmelt and the seepage of the surface water from lakes, streams and wetlands;
- b) From human interventions, such as the use of stormwater management systems; and,
- c) Whose recharge rate exceeds a threshold specified in the Clean Water Act.

### **Solar Reflectance Index**

A measure of the constructed surface's ability to reflect solar heat, as shown by a small temperature rise. It is defined so that a standard black surface (reflectance 0.05, emittance 0.90) is 0 and a standard white surface (reflectance 0.80, emittance 0.90) is 100.

### **Special Needs Housing**

Any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or

support functions required for daily living. Examples of special needs housing may include, but are not limited to long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons

**Transit-Supportive**

Relating to development that makes transit viable and improves the quality of the experience of using transit. It often refers to compact, mixed-use development that has a high level of employment and residential densities. Transit-supportive development will be consistent with Ontario’s Transit Supportive Guidelines. (Growth Plan)

**Transportation Demand Management**

A set of strategies that result in more efficient use of the transportation system by influencing travel behaviour by mode, time of day, frequency, trip length, regulation, route, or cost. (PPS, 2020)

**Vegetation Protection Zone**

A vegetated buffer area surrounding a key natural heritage feature or key hydrologic feature.

**Vulnerable Area**

An area referring to a groundwater recharge area, a highly vulnerable aquifer, a surface water intake protection zone or a wellhead protection area.

**Woonerf**

Dutch for “living street”, and refers to a new way of designing streets to be people-friendly open spaces. Roads are designed with special features to reduce the amount of traffic using them, or to make the traffic go slower.

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