

KESWICK SECONDARY PLAN

February June 2023



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Schedules

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Appendix

Appendix I: Urban Design and Architectural Control Guidelines

13.1.1 BASIS OF THIS SECONDARY PLAN

The following text, schedules identified as Schedules A through F and Appendix I constitute the Keswick Secondary Plan.

13.1.1.1 Purpose of this Secondary Plan

This Secondary Plan replaces the Keswick Secondary Plan that was approved by York Region on October 5, 2004 and came into force and effect on October 26, 2004. The planning horizon for this Secondary Plan is to the year ~~2044~~2051.

The purpose of this Secondary Plan is to provide a detailed land use plan and policy framework to guide future growth and development within Keswick in accordance with Provincial plans and policies, the York Region Official Plan, 2022, and the Town of Georgina Official Plan, 2016 (Georgina Official Plan or Official Plan). This Secondary Plan implements a number of recent planning policy and legislative changes made by the Province, including:

- The *Planning Act*, as amended;
- Provincial Policy Statement, 2020;
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020;
- Greenbelt Plan, 2017;
- South Georgian Bay Lake Simcoe Source Protection Plan, 2015; and,
- Lake Simcoe Protection Plan, 2009.

13.1.1.2 Planning Area and Relationship with the Keswick Business Park

Keswick encompasses an area of approximately 1,720 hectares (4,250 acres) and is the largest urban community in the Town of Georgina. Schedule A identifies the location of the Keswick Secondary Plan Area as well as the Keswick Business Park Secondary Plan Area located on the east side of Woodbine Avenue, adjacent to Keswick.

Although this Secondary Plan does not apply to the lands within the Keswick Business Park, the community of Keswick and the Keswick Business Park are functionally linked and together will ensure that Keswick evolves into a *complete community*, which includes the important *employment land jobs* that will be located within the Business Park. It is anticipated that over time the Keswick Business Park has the potential to accommodate between 7,500 and 9,000 jobs.

13.1.1.3 Application of this Secondary Plan

Land use, *development* and public works in Keswick shall conform to the vision, guiding principles, objectives, policies and schedules of this Secondary Plan. In addition, while the Urban Design and Architectural Control Guidelines attached as Appendix I 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 have regard for the Urban Design and Architectural Control Guidelines, as well as other Council-adopted documents, including but not limited to:

- Development Design Criteria;
- Streetscape Design Standards;
- Tree Preservation and Compensation Policy;
- Trails and Active Transportation Master Plan;
- Recreation Facility Needs Study;
- Parkland Standards Manual;
- Parks, Facilities and Construction Standard Details; and,
- Other Council-adopted design guidelines and programs as approved from time to time.

Development shall also conform with the relevant policies of the York Region Official Plan, the Lake Simcoe Protection Plan, the South Georgian Bay Lake Simcoe Source 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 references to an Act of the Legislature or an Ontario Regulation, such reference shall include its successor upon amendment or replacement. When considering the policies of this Secondary Plan and other applicable planning policy direction, the more restrictive requirements shall apply.

This Secondary Plan is to be read in its entirety, and all relevant policies are to be applied to applications for *development* and public works. In the case of a discrepancy between the policy text and a related map, the policy text will take precedence. This Secondary Plan is also to be read in conjunction with the Georgina Official Plan, and all relevant policies of the 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.

This Secondary Plan contains policies which are geographically specific to Keswick, and refers to sections of the Georgina Official Plan which apply Town-wide. The following sections of the Official Plan are referenced in this Secondary Plan and are to be applied when implementing the Plan:

- Section 4.1: Land Uses Permitted in all Designations;
- Section 4.2: Land Uses Prohibited in all Designations;
- Section 4.3: Site Alteration;
- Section 4.4: Natural Hazards;
- Section 4.5: Contaminated Lands;
- Section 5.5: Source Water Protection;
- Section 8.6: Community Improvement;
- Section 8.7: Community Design;

- Section 8.8: Cultural Heritage and Archaeological Resources;
- Section 9.2.2: Development on Assumed Public Roads and Private Roads;
- Section 10.1.1: Pre-Consultation;
- Section 10.1.2: Submission Requirements;
- Section 10.1.3: Complete Application;
- Section 10.2: Peer Review;
- Section 11.1: Existing Non-Conforming Uses, Buildings and Structures;
- Section 11.2: Zoning By-laws;
- Section 11.3: Plans of Subdivision/Condominium;
- Section 11.5: Site Plan Control;
- Section 11.6.1: Development Charges;
- Section 11.6.2: Other Financial Requirements;
- Section 11.6.1: Development Charges;
- Section 11.7: Land Dedication, Acquisition and Securement;
- Section 11.11: Public Consultation;
- Section 11.13: Maintenance and Occupancy By-laws;
- Section 11.14: *Municipal Act* By-laws;
- Section 11.15: Asset Management Plan and Capital Works Program; and,
- Section 11.17: Monitoring and Measuring Performance.

This Plan also includes non-policy textual commentary which are-is located in shaded boxes throughout the document. This information is intended to provide additional context or to explain the intent of certain concepts or policies. This textual commentary is not to be afforded any independent status in interpreting this Secondary Plan and is to take on meaning only as an explanation of the policies.

13.1.2 VISION AND GUIDING PRINCIPLES

13.1.2.1 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 that 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.

13.1.2.2 Guiding Principles

The following guiding principles further articulate the vision and are the foundation upon which the objectives and 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 and corridors, 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 communities 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 Lake Simcoe and the Natural Heritage System and Parks Network, including public parks, open space and natural heritage and hydrologic features and their functions.

13.1.3 GROWTH MANAGEMENT

13.1.3.1 Planned Urban Structure

- a) Schedule A provides the planned urban structure of Keswick. It identifies the following key geographical components of the community:
- i) **The Settlement Area Boundary** – The Settlement Area Boundary establishes the jurisdictional extent of this Secondary Plan;
 - ii) **The Urban Service Area Boundary** – *Development* on lands within the Urban Service Area Boundary are to be serviced by municipal sewer and water supply services. The Urban Service Area Boundary coincides with the Settlement Area Boundary;
 - iii) **The Natural Heritage System and Parks Network** – The Natural Heritage System and Parks Network provides an important structural element throughout Keswick, and includes lands designated Environmental Protection Area and Parks and Open Space;
 - iv) **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;
 - v) **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*; and,
 - vi) **The Local Strategic Growth Area** – The *Local Strategic Growth Area* are lands which have been identified as the focus for accommodating *intensification*, higher-density and a mix of uses in a more compact built form.

13.1.3.2 Population and Employment Growth

The majority of the employment within the Keswick Secondary Plan Area is forecast to be *population-related employment*, which will primarily include a range of retail and service commercial uses, institutional uses and business and professional offices. 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.

Throughout the 30-year horizon of this Plan, Keswick's population is forecast to grow by approximately 13,000 or 44%. This population growth will primarily occur in Keswick's new neighbourhoods through low-rise and mid-rise residential developments. The Local Strategic Growth Areas located along Woodbine Avenue and The Queensway Corridors provide opportunities for the introduction of mid-rise and high-rise residential uses as part of mixed-use developments, further expanding the range of housing options to support the growing community.

Fundamental to Keswick's long-term ability to accommodate projected growth is the provision of

municipal infrastructure, including sewage treatment facilities and an adequate water supply. York Region owns and maintains sewage treatment and water supply facilities that are required to service the planned population and employment growth in Keswick.

Growth Allocations and Phasing

a) ~~As set out in Table 1, the estimated population and employment¹ growth forecasts in for Keswick to 2051 are provided in Table 1 below as follows:~~

b)a) _____

Table 1: Keswick Population and Employment Forecasts*

	2021	2031	2041	<u>2051</u>
Total population (people)	29,820	37,090	41,090	<u>42,930</u>
Total employment (jobs)	5,260	6,210	6,970	<u>7,390</u>

*The forecasts in Table 1 are based on the York Region Official Plan 2022 population and employment forecast. This forecast represents an average annual growth of 213 new dwelling units per year based on a persons per unit of 2.64. These forecasts are considered to be targets and it is recognized that there are many factors that affect the pace of growth and, therefore, the timing and rate of growth may vary or differ from what is projected over this time horizon. As this Secondary Plan is periodically reviewed, the growth forecast may need to be adjusted or updated.

e)b) _____ Population and employment growth in Keswick will be phased based on the sewage treatment capacity of the Keswick Water Resource Reclamation Facility.

e)c) _____ The Environmental Assessments approved for the Keswick Water Resource Reclamation Facility allow for a sanitary servicing capacity equivalent to 49,000 (Phase I) and 66,000 (Phase II) persons, to service existing development and new growth in Keswick, new *development* within the Keswick Business Park, and existing development and limited new growth in the Serviced Lakeshore Residential Area located along the Lake Simcoe shoreline between Keswick and Jackson's Point.

e)d) _____ The Phase I share of existing capacity from the Keswick Water Resource Reclamation Facility allocated to service the existing development and new growth in Keswick is 36,790 persons equivalent, while the Phase II Environmental Assessment approved expansion of the Keswick Water Resource Reclamation Facility will provide a total sanitary servicing capacity of 50,600 persons equivalent to service Keswick.

Intensification within the Delineated Built-Up Area

f)e) _____ This Secondary Plan requires that a minimum of 32% of all new residential *development* within Keswick shall occur within the *Delineated Built-up Area* to ~~2041~~2051. *Development*

¹ Only industrial uses and commercial and institutional uses with overnight accommodations require servicing allocation assignment.

within the *Delineated Built-up Area* is considered intensification and will be subject to the following policies:

- i) Intensification will be primarily accommodated within the *Local Strategic Growth Area*; and,
- ii) Intensification within the Existing Neighbourhood designation is anticipated to be modest, while those areas continue to evolve.

Development within the Designated Greenfield Area

~~g~~f) The *Designated Greenfield Area* is expected to accommodate significant growth as it develops into new neighbourhoods and mixed-use areas.

~~h~~g) To ~~2044~~2051, the *Designated Greenfield Area* is planned to achieve an overall density of 35 people and jobs combined per gross hectare. Upon full buildout of the *Designated Greenfield Area*, it is estimated to accommodate approximately 18,750 people and jobs combined.

~~i~~h) To achieve the overall density target in the *Designated Greenfield Area*, *development* will be subject to the following policies:

- i) There shall be an appropriate mix of low-rise, mid-rise and high-rise residential uses distributed throughout the *Designated Greenfield Area*; and,
- ii) The Town in consultation with York Region shall monitor the composition and distribution of the proposed housing stock and anticipated jobs within the *Designated Greenfield Area*. To facilitate this monitoring, the proponent shall demonstrate through the *development* review process how the proposal contributes toward the achievement of an overall density target of 35 people and jobs combined per gross hectare.

13.1.4 BUILDING A COMPLETE KESWICK

A *complete community* provides opportunities for people of all ages and abilities to conveniently access most of their daily needs throughout their lives within their community. To support Keswick in becoming a *complete community*, the following objectives and related policies shall be complied with when making decisions on *development* applications and municipal works.

13.1.4.1 A Healthy and Accessible Community

Physical, social and mental well-being 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 *active transportation*, which refers to any form of human-powered transportation. An accessible community ensures that residents of all ages, abilities and means can easily meet their needs for daily living by providing convenient access to an appropriate mix of uses, a well-developed open space system, public transportation, and options for *active transportation*.

13.1.4.1.1 Objectives of a Healthy and Accessible Community

- a) To establish an *active transportation* system that ensures pedestrian safety, comfort, and accessibility for all, while providing connectivity within the community, the Town in general, and to transportation systems that serve the broader region, and that is in accordance with the Town's Trails and Active Transportation Master Plan.
- b) To support year-round pedestrian activity within the community by providing housing in close proximity to a substantial number of destinations including parks and open spaces, cultural facilities, *public service facilities*, retail shops and restaurants.
- c) To support and provide "age-in-place" facilities and housing within the community that anticipate changing lifestyle needs for an aging population.
- d) To accommodate a range and mix of housing types, sizes and tenures, including *affordable* and rental housing, to allow for a range of choice and opportunity for residents. This includes higher density built forms of *development* as a way of reducing land consumption and maximizing the efficiency and cost effectiveness of municipal service infrastructure. Higher density forms of housing will assist to increase "age-in-place" and *affordable housing options*.

13.1.4.1.2 Policies to Promote a Healthy and Accessible Community

Ensuring a Range and Mix of Housing

- a) _____ The Town will work with York Region, the private sector and other stakeholders to provide a full range of housing types, ~~and~~ densities and tenures to meet the projected demographic and market requirements of the current and future residents of Keswick.

- ~~b)~~ The Town shall encourage a range of housing types, styles, tenure and affordability to meet the needs of a diverse population.
- ~~a)c)~~ The Town may become directly involved in the supply of housing through land acquisitions, land dedication, and and/or development partnerships.
- ~~d)~~ An appropriate range and mix of housing types and densities ~~is-are~~ 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.
- ~~b)~~ ~~The Town will ensure an adequate housing supply in Keswick by:~~
- ~~i)~~ ~~Maintaining a minimum ten-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 encourages~~ and ~~supports~~ the construction of new purpose-built rental units with a full mix and range of unit sizes, including family-sized and smaller units in appropriate locations.
- ~~e)f)~~ In an effort to help achieve York Region's target of 1,000 new purpose-built rental units per year region-wide, new purpose-built rental units are encouraged and supported in Keswick with the goal of achieving the Town's 2021 to 2051 target of 750 new units.
- ~~e)g)~~ In undertaking the review of *Planning Act* applications, the Town shall protect purpose-built rental housing from demolition and conversion to condominium or non-residential uses by prohibiting demolitions or conversions that would result in a rental vacancy rate of less than 3% in the Town. In this regard, should an applicant propose to demolish or convert existing rental units they will be required to submit a rental vacancy rate study for approval by the Town.
- ~~e)h)~~ The Town shall ensure a diversity of housing options are available to residents of all ages, abilities and incomes using planning tools such as:
- i) Plan of ~~subdivision-Subdivision~~ and/or ~~condominium-Condominium~~ process;
 - ii) Zoning By-law regulations;
 - iii) Development agreements;
 - iv) *Community Improvement Plans*;
 - v) Site Plan Control;
 - vi) Council approved incentive programs; and,
 - vii) The allocation of municipal sewage treatment and water supply capacity.
- ~~f)i)~~ The housing supply objectives of this Plan are contingent upon the achievement of a mix and range of housing options and the ability of York Region, in coordination with the Town,

to adequately expand municipal sewage treatment and water supply facilities in a timely manner.

Delivering Affordable Housing

g)j) It is a target of this Secondary Plan that on an annual basis a minimum of 25% of new housing units within Keswick be *affordable*.

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

iii)l) *Affordable* housing should 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; and,

iv)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, *community housing* agencies and other stakeholders. This includes:

- Working with York Region, the development industry, non-profit groups and other housing related organizations to achieve *affordable* housing targets;
- Encouraging the creation of intrinsically *affordable* housing, which includes modest amenities, standard materials, minimal details and flexibility within units;
- Support for the creation 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 *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) Council approved incentive programs; and,
- v) Allowing more modest amenities, standards and material, minimal details and flexibility within units.

m) The Town shall encourage, as a component of the *affordable* housing target, the provision of housing that is cost-subsidized (i.e. *community housing*) and that is necessary to meet the needs of households unable to find *affordable* housing through the private market. Such *community housing* may be provided by the public or private sector, and may be in conjunction with senior government programs.

Delivering Accessible Housing Forms

- n**k) 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) *Community housing;*
 - iii) *Emergency housing;*
 - iv) *Rooming houses and boarding houses; and,*
 - v) *Innovative housing models such as co-housing.*
- o**l) 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.
- p**m) The design and construction of new housing should consider the installation of accessibility features, as appropriate.

Monitoring the Housing Supply

- q**n) The Town, in conjunction with York Region, shall monitor, evaluate and regularly report on changes within the housing market and progress made in achieving the housing targets of this Plan. This includes:
 - 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 built; and,
 - iv) Available servicing capacity for residential *development* to ensure that the housing targets of this Secondary Plan can be achieved.

13.1.4.2 A Strong Economy

A strong economy is market responsive, efficient and cost effective. 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.

13.1.4.2.1 Objectives of a Strong Economy

- a) To attract long-term economic *development* and investment by creating opportunities for local businesses and commercial activities to thrive.

- b) To become a leader in attracting new economic drivers by adapting to trend changes.
- c) To provide a full range of *population-related employment* options to provide local jobs and adequately service the community.
- d) That *development* is cost-effective, financially viable over its life cycle, and appropriate for the context of the community and economic market.
- e) To optimize the use of existing infrastructure investments and to promote the coordinated, efficient and cost-effective delivery of services and community infrastructure, including fast and affordable broadband connectivity, that is appropriate for the *development* directed by this Plan.

13.1.4.2.2 Policies to Promote a Strong Economy

Enhance the Economy

- a) To help attract and retain a diverse and skilled labour force, the Town will support a strong and healthy economy by:
 - i) Designating adequate lands to provide opportunities for the expansion and diversification of Keswick's retail and service commercial sector;
 - ii) Constructing, upgrading and maintaining 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 a range of *home occupations*, including the provision of high quality broadband connectivity;
 - v) Supporting the provision of a broad range of *housing options* affordable to all income levels; and,
 - vi) Supporting small businesses and entrepreneurship opportunities.

Expand and Diversify Commercial Uses

- b) 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 offices, institutional uses, and a variety of retail and service commercial businesses.
- c) The lands designated for mixed-use *development* adjacent to Woodbine Avenue and The Queensway shall accommodate a complete range of commercial businesses and services to foster competition and choice.
- d) Opportunities for the intensification and revitalization of existing retail and service commercial businesses are encouraged and supported in appropriate locations.

Promote Tourism

- e) The Town promotes tourism as an integral part of economic development and recognizes that tourism will bring economic benefits to Keswick.
- f) Tourism is supported by having a healthy, livable and diverse community, including vibrant Urban Centres, cultural and recreational facilities and access to the Lake Simcoe shoreline, which is all connected by an integrated transportation system.
- g) To further support water-based tourism such as sport and recreational fishing, boating and swimming, and winter-based tourism such as ice fishing and snowmobiling, opportunities should be identified to:
 - i) Improve public access to the Lake Simcoe shoreline;
 - ii) Improve existing marina facilities through potential Public-Private Partnerships and joint funding opportunities and/or the *development* of new marinas; and,
 - iii) Encourage year-round access, parking, accommodation facilities and related service commercial and restaurant uses to support water-based tourism activities.
- h) 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.

13.1.4.3 An Attractive and High Quality Community

An attractive and high quality community includes well designed buildings, public spaces and streetscapes. This includes the creation of destinations, landmarks and gateways that distinguish the community and establish a sense of place. Crucial to an attractive and high quality community is the attention to the interplay between built form, the public realm and the natural environment.

13.1.4.3.1 Objectives of an Attractive and High Quality Community

- a) To welcome, encourage and support active living, social engagement, and civic pride. Fundamental to achieving this objective is enhancing year-round connections and public access to the Lake Simcoe shoreline, and the creation of public spaces that create a sense of place and well-being.
- b) That roads within Keswick be planned, designed and operated as *complete streets*.
- c) That public parks and open spaces are designed to be accessible and accommodate a variety of user groups and activities. Where possible and appropriate, public parks and open spaces should be integrated with *key natural heritage features* and *key hydrologic features* and be connected through *active transportation* routes.
- d) That new *development* be *compatible* with existing development, while also including a diversity of architectural styles and elements.

13.1.4.3.2 Policies to Promote an Attractive and High Quality Community

Urban Design and Architectural Control

- a) Urban design and architectural control in Keswick shall be regulated in accordance with the policies of Section 8.7 of the Georgina Official Plan. In addition to the policies of the Official Plan, Policies 13.1.4.3.2(b) to 13.1.4.3.2(j) of this Plan also apply to urban design and architectural control in Keswick.
- b) All *development* shall have regard for the Urban Design and Architectural Control Guidelines attached to this Secondary Plan as Appendix I. The purpose of the Urban Design and Architectural Control Guidelines is to assist in the achievement of the Secondary Plan policies, to provide criteria for the evaluation of development applications, and to serve as the foundation for site-specific Design Guidelines.

Compatible Development

- c) The principle of *compatible development* will be applied in the review of all *development* applications to ensure their sensitive integration within the community.
- d) All new *development* within Keswick shall be *compatible* and sensitively integrated with the surrounding land uses and built forms in terms of building design, mass and character, height, setbacks, orientation, privacy, landscaping, shadow casting, accessibility and visual impact.
- e) Within the framework of *compatible development*, the Town supports and encourages architecture and design approaches that interpret and enhance the built environment and thereby creates a 21st century built form.
- f) To ensure *development* is *compatible*, the following criteria shall be ensured:
 - i) The landscape, built form and functional character of the surrounding community is maintained or enhanced;
 - ii) No undue, *adverse effects* are created on adjacent properties;
 - iii) *Key natural heritage features* and *key 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 is *compatible* with the existing patterns of private and public amenity space in the vicinity; and,
 - vii) *Development* is *compatible* with streetscape patterns, including block lengths, setbacks and building separations.

- g) Where new mid-rise and/or high-rise *development* is proposed, the following design considerations may be ~~utilized~~ required to ensure such *development* is *compatible* and that there is an appropriate transition of built form:
- i) Additional setbacks and maximum floor plate sizes;
 - ii) *Angular plane* projections and building step backs;
 - iii) Enhanced landscaping and/or fencing; and,
 - iv) Location of servicing, loading and parking areas.
- h) *Development, including proposed sensitive land uses*, shall be planned and designed to avoid, or if avoidance is not possible, minimize and mitigate any potential *adverse effects* from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of *major facilities* in accordance with Provincial guidelines, standards and procedures.
- i) Health and Air Quality Impact Studies that assess the potential impact on human health may be required to support *development* proposed near *sensitive land uses*. The Town in consultation with York Region shall determine the requirement for such studies.

Crime Prevention Through Environmental Design

- j) The Town requires building and site design that assists in the reduction of the incidence of crime through the implementation of Crime Prevention Through Environmental Design principles including:
- i) Adequate lighting;
 - ii) Clear sight lines, allowing natural surveillance of open spaces and walkways;
 - iii) Avoiding landscaping, buildings and other design features that create blind spots or hiding places;
 - iv) Adequate fencing and fenestration; and,
 - v) Streetscape and building design that promotes interest, activity and 'eyes on the street'.

Cultural Heritage and Archaeological Resource Conservation

- k) Cultural heritage and archaeological resource conservation shall be regulated in accordance with the policies of Section 8.8 of the Georgina Official Plan. In addition to the policies of the Official Plan, when reviewing *Planning Act* applications, demolition permits, or the provision of utilities affecting lands or 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, where possible and feasible.

13.1.4.4 A Sustainable and Resilient Community

A sustainable community uses its resources to meet current needs while ensuring that adequate resources are available for future generations. Sustainable communities also strive to provide a better quality of life for its residents while respecting the natural environment through such actions as minimizing waste, preventing pollution, promoting efficiency and protecting local resources. A resilient community is planned and designed to withstand and recover from the impacts of adverse natural weather events.

13.1.4.4.1 Objectives of a Sustainable and Resilient Community

- a) The protection and enhancement of natural features and their associated environmental functions. Where removal of natural features is unavoidable, adequate compensation or replacement shall be provided.
- b) That new *development* incorporate sustainability measures and green building design technology such as *Low Impact Development* and other site design strategies to mitigate environmental impacts and to create a more comfortable urban environment.
- c) The development of Compact-compact communities with a mix of uses and higher density built forms, connected by a transportation system that reduces reliance on the vehicle by promoting the use of public transit and *active transportation*.
- d) That *development* and infrastructure are designed in a way that mitigates and adapts to the impacts of climate change and related extreme weather events such as flooding, heat waves, and extreme cold and drought.

13.1.4.4.2 Policies to Promote a Sustainable and Resilient Community

Sustainability

- a) The Town shall use its array of planning tools, including this Secondary Plan and the associated Urban Design and Architectural Control Guidelines to promote and guide *development* to be more sustainable.
- b) The Town may consider the use of *Community Improvement Plans* and associated incentive programs to assist with the implementation of sustainable development design standards.

- c) The Town may explore opportunities with other levels of government, agencies and stakeholders to develop a Municipal Sustainability Plan.

Climate Change Mitigation and Adaptation

- d) The Town will work to integrate climate change mitigation and adaptation 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.

Water Conservation

- e) Where practical and feasible, the Town encourages new *development* to achieve water efficiency and conservation targets that exceed Ontario Building Code requirements, including but not limited to the installation of rainwater harvesting and re-circulation/reuse systems within new buildings.

Waste Conservation

- f) The Town supports and encourages new condominium and multi-unit residential developments to provide convenient access to three-stream waste diversion programs and incorporate additional specialized programs where opportunities exist.

Energy Conservation

- e)g) The Town supports and encourages *development* that minimizes energy consumption, maximizes solar energy gains, and makes use of renewable, on-site generation and district energy options including but not limited to solar, wind, biomass, and geothermal energy.
- f)h) New buildings are encouraged to include renewable energy sources and be designed to support net-zero energy systems. Partnerships and projects supporting net-zero energy systems and related initiatives are encouraged.
- g)i) *Development* proposals that include energy efficient building design and practices such as maximizing solar energy gains, increased building insulation, green roofs and *cool roofs*, shall be encouraged and supported.
- h)j) The maximization of solar energy gains may be achieved through design considerations such as:

- i) Building and road orientation;
- ii) Maximizing the number of 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).

Tree Preservation and Compensation

j)k) Canopy cover is calculated as a percentage of the total land area covered by all trees and shrubs. According to York Region’s monitoring, canopy cover within Keswick as of 2019 is 25%. The Town will attempt to meet or achieve a minimum target of 3040% tree canopy cover within Keswick by 20412051. To achieve this, the Town will:

- i) Review and update its Tree Preservation and Compensation Policy;
- ii) Encourage and support the protection of the existing tree canopy and measures that support increased tree canopy cover; and,
- iii) Implement street tree and naturalization programs to increase canopy cover.

j)l) The protection and enhancement of tree cover is essential. The Town will support tree conservation by:

- i) Ensuring existing trees are protected whenever possible, adequately replaced, or compensated for during the *development* process 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 planted on *development* sites;
- iii) Fostering partnerships with York Region, the Lake Simcoe Region Conservation Authority and other stakeholder groups to increase planting initiatives;
- iv) Promoting the planting of trees in suitable locations within the rights-of-way of Town and Regional roads; and,
- v) Encouraging reforestation and shoreline maintenance along the Lake Simcoe shoreline, watercourses and the Maskinonge River to reduce flooding and soil erosion, and to provide fish and wildlife habitat.

k)m) Any *development* application on a site which includes a woodlot, hedgerow, trees, or other woody vegetation shall be supported by an Arborist Report and a Tree Preservation and Compensation Plan prepared by a qualified professional, in accordance with the Town’s Tree Preservation and Compensation Policy, as revised or replaced.

Local Food Production

h)n) *Development* plans and building designs should consider 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*, where appropriate;
- v) Small and medium scaled food retailers; and,
- vi) Local market space (i.e. a farmer's market).

m)o) Community gardens are encouraged in proximity to multi-unit residential housing and *special needs housing*, and may be located either on public or private land.

Source Water Protection

n)p) Source water protection shall be regulated in accordance with the policies of Section 5.5 of the Georgina Official Plan. References to the schedules in Section 5.5 of the Official Plan shall be interpreted to instead reference Schedule D of this Plan for lands within the Keswick Secondary Plan Area.

Natural Hazards

o)q) Natural Hazards shall be regulated in accordance with the policies of Section 4.4 of the Georgina Official Plan. References to Schedule C in Section 4.4 of the Official Plan shall not be applied and instead, detailed mapping provided by the Lake Simcoe Region Conservation Authority shall be utilized to determine the precise location of natural hazards within the Keswick Secondary Plan Area.

13.1.5 GENERAL LAND USE POLICIES

13.1.5.1 Land Uses Permitted in all Designations

- a) Land uses and development permitted in all designations as set out in Schedule B shall be regulated in accordance with the policies of Section 4.1 of the Georgina Official Plan. Such land uses include:
- i) Public uses and utilities;
 - ii) Electricity generation facilities and *electricity transmission and distribution systems*;
 - iii) Telecommunication facilities;
 - iv) Accessory uses, buildings and structures; and,
 - v) One single detached dwelling on an existing lots of record, subject to the policies of this Plan, the regulations of the Zoning By-law, and the requirements of the Lake Simcoe Region Conservation Authority, as applicable.
- b) In addition to the permitted uses listed above, infrastructure shall also be permitted in all designations.

13.1.5.2 Land Uses Prohibited in ~~All~~ all Designations

- a) Land uses prohibited in all designations as set out in Schedule B shall be regulated in accordance with the policies of Section 4.2 of the Georgina Official Plan. Such land uses include:
- i) Uses that are noxious-, polluting, or produce or store hazardous substances;
 - ii) Uses that involve the recycling and/or the storage of contaminated materials; and,
 - iii) Uses that are prohibited pursuant to the provisions of the *Environmental Protection Act*.

13.1.5.3 Residential Land Use Policies

13.1.5.3.1 Low-Rise Residential Uses

- a) Low-rise residential uses shall include single detached, semi-detached, duplex, tri-plex, townhouses, and low-rise apartment buildings ~~with four or more units~~.
- b) Low-rise residential buildings shall have a maximum height of 3-storeys or 11 metres, whichever is less. ~~In certain situations~~ Within the New Neighbourhood designation, and subject to the policies for *compatible development*, Council may permit additional height above 11 metres and up to 13 metres, for a 3-storey low-rise residential building, without the need for an Amendment to this Plan.
- c) Low-rise residential *development* shall have a net density of between 25 to 40 units per *net residential hectare*. Where determined appropriate and desirable, and subject to the policies for compatible development, Council may permit low-rise residential development that does not meet the minimum density requirement, without the need for an Amendment to this Plan.
- d) While it is recognized that this Secondary Plan identifies a maximum density, such density shall only be permitted where it is considered *compatible* with existing development, to the satisfaction of the Town.

13.1.5.3.2 Mid-Rise Residential Uses

- a) Mid-rise residential uses shall include all forms of residential buildings containing four or more dwelling units such *live-work units*, townhouses, and mid-rise apartment buildings.
- b) Mid-rise residential buildings shall have a maximum height of 6-storeys or 20 metres, whichever is less.
- c) Mid-rise residential *development* shall have a net density of between 40 to 85 units per *net residential hectare*.
- d) While it is recognized that this Secondary Plan identifies a maximum building height and density, such building height and density shall only be permitted where they are considered *compatible* with existing development, to the satisfaction of the Town.
- 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 plane*, 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) Transportation, utilities and service infrastructure can adequately serve the proposed *development*; and,

- iv) Community and neighbourhood amenities such as parks, open space, recreational facilities and institutional services can adequately serve the proposed *development*.

13.1.5.3.3 High-Rise Residential Uses

- a) High-rise residential uses shall include apartment buildings.
- b) High-rise residential buildings shall be a minimum of 7-storeys and a maximum of 12-storeys or 38 metres, whichever is less.
- c) High-rise residential *development* shall have a net density of between 85 to 155 units per *net residential hectare*.
- d) 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 *angular plane*, 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) Transportation, utilities and service infrastructure can adequately serve the proposed *development*; and,
 - iv) Community and neighbourhood amenities such as parks, open space, recreational facilities and institutional services can adequately serve the proposed *development*.

13.1.5.3.4 Additional Residential Units

- a) A maximum of two *additional residential units* (i.e. accessory apartments) are permitted on a *parcel of urban residential land* that contains a single detached, semi-detached or street or block townhouse dwelling, for up to a maximum of three residential units. Specifically, the following arrangement of residential units are permitted:
 - i) One *additional residential unit* in a single detached, semi-detached or street or block townhouse dwelling, if all buildings and structures ancillary to the primary residential dwelling cumulatively contain no more than one *additional residential unit*;
 - ii) Two *additional residential units* in a single detached, semi-detached or street or block townhouse dwelling, if no buildings or structures ancillary to the primary residential dwelling contain any *additional residential units*; and,
 - iii) One additional residential unit in a building or structure ancillary to a single detached, semi-detached or street or block townhouse dwelling if the primary residential dwelling contains no more than one *additional residential unit*.

- b) *Additional residential units* shall not count toward the net residential density requirements identified in this Secondary Plan
- c) *Additional residential units are not permitted within the floodplain.*

Additional Residential Units within the Primary Residential Dwelling

- d) *Additional residential units* that are located within a single detached, semi-detached, or street or block townhouse dwelling are permitted subject to conformity with the provisions of the Zoning By-law and the Town's Accessory Apartment Registration By-law.

Additional Residential Unit within an Ancillary Building

- e) At the time of the Zoning By-law Comprehensive Review, the Town will further regulate an *additional residential unit* within an ancillary building.

Garden Suites

- f) A *garden suite* may be permitted on a temporary basis on a lot that contains a single detached dwelling, subject to a Zoning By-law Amendment and in accordance with the following provisions:
 - i) The lot is located within the Existing Neighbourhood designation;
 - ii) Not more than one *garden suite* may be permitted on a lot containing an existing single detached dwelling that has frontage on an assumed municipal road;
 - iii) The *garden suite* shall be designed as a portable unit that is subordinate in size and scale to that of the principal dwelling on the lot;
 - iv) Municipal sanitary sewer and water supply allocation is available to service the *garden suite*, or in areas not to be serviced by municipal sanitary sewer and water supply, that the *garden suite* can be adequately serviced by a private on-site septic system and private potable water supply;
 - v) The lot shall be of adequate size and shape to accommodate the *garden suite* so as to not create compatibility problems with surrounding properties. In this regard, the following shall be taken into consideration when considering a Zoning By-law Amendment for a proposed *garden suite*:
 - *Garden suites* shall be located in the rear yard and provide adequate setbacks from the lot lines;
 - Adequate amenity area exists for both the principal dwelling and *garden suite*; and,
 - A minimum of one parking space shall be provided for the *garden suite*.
 - vi) As a condition to the passing of a by-law authorizing the temporary use of a garden suite, Council may require the owner of the *garden suite* and/or subject property to enter into an agreement with the Town dealing with such matters related to the temporary use of the *garden suite*, including:

- The installation, maintenance and removal of the *garden suite*;
- The period of occupancy of the *garden suite* by any of the persons named in the agreement which shall not exceed 20 years from the day of the passing of the by-law. As permitted under the *Planning Act*, Council may by by-law, grant further extensions of not more than three years during which the temporary use is authorized; and,
- A letter of credit or other form of security to cover the actual or potential costs incurred by the Town associated with the *garden suite*, including its removal.

13.1.5.3.5 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* also includes all other types of residences licensed or funded under a ~~federal~~ Federal or ~~provincial~~ 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 Town that 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.~~
- 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 Collector or Regional Road;
 - ii) The site is located with convenient access to *public service facilities*; and,
 - iii) The lot size and configuration are sufficient to accommodate the building, required parking, green space and amenity areas.

13.1.5.3.6 Home Occupations

- a) A *home occupation* is a small-scale professional or personal service operation conducted by someone at ~~his or her~~ their primary place of residence.
- b) *Home occupations* are typically conducted within a dwelling or dwelling unit, are permitted within a number of land use designations, and are further regulated by the Zoning By-law.
- c) A *home occupation* may also be permitted within an *accessory building or structure* by way of an approved Minor Variance, subject to the following criteria:

- i) The use is carried out entirely within a dwelling unit or an *accessory building or structure*, or a combination thereof, and can be appropriately accommodated within said building(s) or structure(s);
- 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*, including traffic generation, parking, noise and odour 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, Ontario Fire Code, and any other applicable legislation are satisfied;
- vi) Solid waste beyond the volume normally generated by a household and collected by the municipal waste collection program shall not be permitted;
- vii) No outside storage of goods, materials, equipment or service vehicles related to the *home occupation* use shall be permitted, except as permitted in the Zoning By-law;
- viii) Adequate on-site parking is provided; and,
- ix) The retail sales of any goods or wares shall not be permitted as a primary *home occupation* use.

13.1.5.3.7 Live-Work Units

- a) *Live-work units* integrate small-scale service commercial, retail or office uses at-grade while providing residential uses above.
- b) *Live-work units* may be permitted in low-rise and mid-rise residential buildings and shall provide:
 - i) Amenity areas which may be provided at grade or incorporated as a balcony or amenity space above a garage or on a rooftop;
 - ii) Buffering from adjacent residential dwellings with planting and/or fencing; and,
 - iii) Adequate parking and drop-off/pick-up facilities.

13.1.5.3.8 Short-Term Rental Accommodation

- a) A *short-term rental accommodation* may be permitted in association with a permitted single detached dwelling or an *additional residential unit* on the same lot as a single detached dwelling.
- b) A *short-term rental accommodation* shall only be established and operated in accordance with the provisions of the Zoning By-law and the Town's Short-Term Rental Accommodation Licensing By-law.

13.1.5.4 Public Service Facilities

Public service facilities include facilities designed to meet the recreational, social, health care, educational and cultural needs of residents. This include uses such as public libraries, recreation facilities, fire, police and other emergency services, schools, cultural centres or other similar uses, which are provided or subsidized by a government or other body.

- a) The Town will work with community organizations and other levels of government to ensure the provision of adequate *public service facilities* in appropriate locations within Keswick.
- b) In determining appropriate locations for *public service facilities*, the Town shall have regard for the type of service provided, 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 and *active transportation*.
- d) *Public service facilities* shall have direct access from all parts of the surrounding community through a comprehensive *active transportation* network.

13.1.5.4.1 Emergency Services

- a) Fire, police, and other emergency service stations shall have convenient access to Regional Roads, a close relationship to the intended service area and shall be integrated with the surrounding uses, including appropriate architectural design, landscaping and buffering from residential buildings.
- b) *Development* shall be designed to support fire prevention and accommodate timely emergency response.

13.1.5.4.2 Education Facilities

- a) *Existing* and proposed elementary and secondary school site locations are shown symbolically on Schedule B. In cooperation with the Town, a proposed school site location may be modified or relocated within a designation which permits *public service facilities*, without the need for an Amendment to this Secondary Plan.
- b) 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.
- c) 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 or other satisfactory arrangements. The Town shall also encourage the development of shared

school buildings where feasible and when the partnership criteria and policies can be met, to maximize the use of land and financial resources.

- d) The selection of school sites shall also require safe connectivity between the school site and the adjacent community, including direct sidewalk connections and the availability of community infrastructure that supports *active transportation* within the school catchment area.
- e) School sites shall be designed to prioritize the use of *active transportation* for trips to and from the school and traffic calming strategies may be considered along abutting roads to maximize safety.
- f) 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.

13.1.6 LAND USE DESIGNATIONS

13.1.6.1 Local Strategic Growth Area

The *Local Strategic Growth Area* is one of the primary community structuring elements of Keswick from a land use and development perspective. The *Local Strategic Growth Area* consists of lands located along The Queensway Corridor and the Woodbine Avenue Corridor and within the three Urban Centres that are located along The Queensway Corridor.

It is the intent of this Secondary Plan to support and strengthen the *Local Strategic Growth Area* as locations for higher density, mixed-use development in a compact built form. It is expected that over time, the higher density built forms permitted within the *Local Strategic Growth Area* will broaden the mix and range of dwelling types and sizes within Keswick, thereby providing opportunities for more rental and *affordable housing options*.

Composition

- a) The *Local Strategic Growth Area* is identified on Schedule A and consists of the following land use designations as identified on Schedule B:
 - i) Mixed-Use Corridor 1 Designation – The Queensway;
 - ii) Mixed-Use Corridor 2 Designation – Woodbine Avenue; and,
 - iii) Urban Centres Designation:
 - Glenwoods Urban Centre;
 - Maskinonge Urban Centre; and,
 - Uptown Keswick Urban Centre.

Policies

- b) The portion of the *Local Strategic Growth Area* located within the *Delineated Built-up Area* shall be the focus of intensification.

13.1.6.1.1 Urban Centres Designation

Composition

- a) Schedule B designates the following three Urban Centres along The Queensway Corridor: the Glenwoods Urban Centre located in the south end of Keswick; the Maskinonge Urban Centre located in central Keswick; and, the Uptown Keswick Urban Centre located in north Keswick. Each of these 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 institutional and community uses and mid-rise residential development. The retail and service commercial role of this Urban Centre is expected to be expanded over time, primarily through *intensification* and *infill redevelopment*;

- ii) **The Maskinonge Urban Centre** functions predominantly as a tourist and recreational oriented area focused around marina related and other commercial uses surrounding the Maskinonge River. From the Maskinonge River, the Urban Centre stretches north along The Queensway to the intersection of The Queensway, Metro Road North and Morton Avenue locally referred to as the “5-corners”. It is envisioned that this Urban Centre will serve as a focal point of Keswick by developing into a mixed-use, tourist commercial, recreational and residential centre, with enhanced connections and public access to the Maskinonge River and Lake Simcoe shoreline; and,
- iii) **The Uptown Keswick Urban Centre** functions predominantly as a retail and service commercial area along The Queensway and Simcoe Avenue, surrounded by low-and mid-rise residential buildings and institutional uses. 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 mid-rise mixed-use residential and commercial buildings.

Intent

- b) It is the intent of this Secondary Plan that the three 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 contribute toward the creation of a complete, healthy and sustainable community;
 - iv) To include urban park spaces, where feasible, which connect to the Town’s trails and *active transportation* network;
 - v) To act as hubs for local and regional transit, and to accommodate and support significant transit infrastructure; and,
 - vi) To provide *public service facilities*, amenities and infrastructure that will attract population and employment growth.

Permitted Uses

- c) Permitted uses on lands designated Urban Centres include:
 - i) *Existing* low-rise residential uses;
 - ii) Mid-rise residential uses;
 - 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) Private schools;
- xi) Restaurants, retail and service commercial uses, limited in size to 4,000 square metres of *gross floor area* per individual business;
- xii) Hotels;
- xiii) Business or professional office;
- xiv) Cultural, entertainment and recreational uses; and,
- xv) *Parking facilities* at-grade and/or in structures.

Policies

- d) Buildings within the Urban Centres designation shall have a minimum height of 2-storeys and a maximum height of 6-storeys or 20 metres, whichever is less. Where a minimum height of 2-storeys is not feasible or desirable for the site, Council may consider 1-storey buildings without the need for an amendment ~~Amendment~~ to this Plan. Further, additions or renovations to existing 1-storey buildings are not required to have a minimum height of 2-storeys.
- e) The Urban Centres shall develop as mixed-use districts. The mix of uses can take the form of one or more mixed-use buildings on a site or two or more different, single use buildings on a site. Where mixed-use developments are not feasible or desirable for the site, Council may consider single use developments without the need for an amendment ~~Amendment~~ to this Plan.
- f) *Development* along The Queensway should prioritize incorporating a mixture of uses.
- g) 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 street, and shall facilitate pedestrian activity and access;
 - iii) Requiring that all buildings abutting The Queensway include articulated façades and the use of quality materials;
 - iv) Encouraging *active uses* at-grade abutting The Queensway such as restaurants, retail and service commercial uses to animate the streetscape;
 - v) Requiring parking areas to be located in the rear or side yards of buildings. However, where this is not feasible Council may consider allowing parking within the front yard without the need for an amendment ~~Amendment~~ to this Plan; and,

- vi) Residential dwelling units abutting The Queensway shall be located above the first floor, at-grade along the rear or side façades of a building, or fronting onto side streets.
- h) Where feasible, *development* ~~along The Queensway~~ is encouraged to involve the consolidation of existing lots to create a more viable *development* parcel and to facilitate comprehensively planned development.
- i) Where feasible, *development* of waterfront properties within the Maskinonge Urban Centre shall include land and/or other opportunities to provide public access to the Lake Simcoe shoreline and/or Maskinonge River shoreline.
- j) Drive-thru facilities shall not be permitted in the Uptown Keswick Urban Centre and the Maskinonge Urban Centre designations.
- k) All lands within the Urban Centres designation are identified as being within a *Community Improvement Project Area*. The Town may consider the preparation of a *Community Improvement Plan* in order to establish a more detailed plan for the area, identify public realm improvement priorities, and establish incentive programs to assist the private sector in improving their properties.

13.1.6.1.2 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) Permitted uses on lands designated Mixed-Use Corridor 1 include:
 - i) Low-rise residential uses and mid-rise residential uses;
 - ii) *Special needs housing*;
 - iii) *Home occupations*;
 - iv) *Live-work units*;
 - v) *Public service facilities*;
 - vi) *Short-term rental accommodations*;
 - vii) *Day care facilities*;
 - viii) *Places of worship*;
 - ix) Private schools;
 - x) Business or professional office;
 - xi) Restaurant, retail and service commercial uses, limited in size to 1,000 square metres of *gross floor area* per individual business;
 - xii) Hotels;

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

Policies

- c) Buildings within the Mixed-Use Corridor 1 designation shall have a minimum height of 2-storeys and a maximum height of 6-storeys or 20 metres, whichever is less. Where a minimum height of 2-storeys is not feasible or desirable for the site, Council may consider 1-storey buildings without the need for an Amendment to this Plan. Further, additions or renovations to existing 1-storey buildings are not required to have minimum height of 2-storeys.
- d) A mixture of residential and non-residential uses shall be provided along The Queensway Corridor. The mix of uses can take the form of one or more mixed-use buildings on a site or two or more different, single use buildings on a site. Where mixed-use developments are not feasible or desirable for the site, Council may consider single use developments without the need for an ~~amendment~~ Amendment to this Plan.
- e) 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~~ low-rise residential uses, and the low-rise residential built form is considered necessary to provide an appropriate transition to the adjacent neighbourhood. However, 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.
- ~~f) Drive thru facilities shall not be permitted in the Mixed-Use Corridor 1 designation.~~
- ~~g)~~ f) 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 street, and shall facilitate pedestrian activity and access;
 - iii) Requiring that all buildings abutting The Queensway include articulated façades and the use of quality materials;
 - iv) Requiring parking areas to be located in the rear or side yards of buildings. However, where this is not feasible Council may consider allowing parking within the front yard without the need for an Amendment to this Plan; and,
 - v) Mixed-use and non-residential buildings abutting The Queensway shall include *active uses* at-grade that animate the streetscape.

13.1.6.1.3 Mixed-Use Corridor 2 Designation – Woodbine Avenue

Intent

- a) It is the intent of this Secondary Plan that lands within the Mixed-Use Corridor 2 designation primarily provide an array of retail, office and personal service uses and *public service facilities* to support the growing population of Keswick and the Town in general.

- b) It is also the intent of this Secondary Plan to introduce opportunities for mid-rise and high-rise residential uses into the Mixed-Use Corridor 2 designation through comprehensively planned mixed-use *developments* to both support the ongoing urban evolution of the Woodbine Avenue Corridor, and to provide opportunities for mid- and high-rise residential uses in locations that are *compatible* with the existing community and new *development*.

Permitted Uses

- c) Permitted uses on lands designated Mixed-Use Corridor 2 include:
- i) Mid-rise residential uses, save and except for *ground-oriented* built forms;
 - ii) High-rise residential uses;
 - iii) *Special needs housing*;
 - iv) *Home occupations*;
 - v) *Live-work units*, but only in the form of a mid-rise residential use;
 - vi) *Public service facilities*;
 - vii) *Day care facilities*;
 - viii) *Places of worship*;
 - ix) Private schools;
 - x) Restaurants, retail and service commercial uses of all types and scales, including major retail uses;
 - xi) Business or professional office uses;
 - xii) Hotels;
 - xiii) Cultural, entertainment and recreational uses; and,
 - xiv) *Parking facilities* at-grade and/or in structures.

Policies

- d) Buildings within the Mixed-Use Corridor 2 designation shall have a maximum height of 12-storeys or 38 metres, whichever is less.
- e) *Development* proposed within the Mixed-Use Corridor 2 designation shall be comprehensively planned to cohesively integrate all existing and proposed uses and built forms.
- f) A minimum of 50% of the *gross floor area* within the Mixed-Use Corridor 2 designation shall be devoted to non-residential uses. This requirement shall be measured on aggregate over lands under the same ownership and designated Mixed-Use Corridor 2. An appropriate mixture of residential and non-residential uses and their functional integration as an urban district shall be required through the use of easements, driveways, joint-use agreements and other mechanisms, to the satisfaction of the Town. For the purposes of this policy, long-term care homes and retirement homes are considered residential uses.

- g) Applications for Development proposals within the Mixed-Use Corridor 2 designation shall require the submission and approval of:
- i) A comprehensive urban design and development concept plan illustrating the proposed road layout and internal site circulation, land uses, densities, ~~and~~ built form, building placement, and landscape and open space areas;
 - ii) A report providing a functional assessment of traffic impact and site servicing required for the proposed *development*; and,
 - iii) A land use summary indicating the *gross floor area* and percentage of land dedicated to each land use type, the anticipated population, residential density, and number of jobs, and a summary of how the proposed *development* contributes toward the minimum 50% *gross floor area* requirement for non-residential uses as per 13.1.6.1.3(f).
- h) *Development* should include a physically cohesive group of uses and buildings designed in an integrated fashion with common internal traffic and pedestrian circulation.
- i) Direct vehicular access to Woodbine Avenue shall be discouraged, while shared access points with internal lanes connecting adjacent properties shall be required wherever possible.
- j) Associated storage, where permitted, shall not be visible from roadways. Storage shall be screened, buffered, landscaped, enclosed or interior to the site.
- k) New *development* shall be required to coordinate servicing, built form, access, land use, and *compatibility* with abutting lands. The scope and scale of the required coordination shall be determined by the Town, and may include the submission of a concept plan, as appropriate.
- l) 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 street, and shall facilitate pedestrian activity and access;
 - iii) Requiring that all buildings abutting Woodbine Avenue include articulated façades and the use of quality materials; and,
 - iv) Mixed-use and non-residential buildings abutting Woodbine shall include *active uses* at-grade that animate the streetscape.

13.1.6.2 Neighbourhoods

Neighbourhoods within Keswick are envisioned to be predominantly a mix of low-rise and mid-rise residential areas, providing a range of *housing options* for current and future residents. The creation of neighbourhood focal points, which include neighbourhood supporting uses, are encouraged within Keswick's neighbourhoods. Neighbourhood focal points are intended to

provide day-to-day services such as convenience retail, personal service shops, restaurants, elementary schools, and public parks. The proximity of these uses to one another will encourage and support *active transportation* and the concept of *complete communities*. Keswick's neighbourhoods are divided into Existing Neighbourhoods and New Neighbourhoods as identified on Schedule B.

13.1.6.2.1 Existing Neighbourhood Designation

Intent

- a) The Existing Neighbourhood designation applies to lands that are predominantly built-up with low-rise residential built forms and which were built as of April 27, 2020.
- b) Given the nature and character of the low-rise built form within the Existing Neighbourhood designation, these lands have limited potential to accommodate significant levels of *intensification*; however, they are prime candidates for the introduction of *additional residential units* and *home occupations*.
- c) The range of permitted non-residential uses within the Existing Neighbourhood designation are intended to serve and support the existing residential uses in the immediate vicinity without detracting from the primary residential character and function of the neighbourhood.

Permitted Uses

- d) Permitted uses on lands designated Existing Neighbourhood include:
 - 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) Neighbourhood supporting uses, in accordance with the policies of Section 13.1.6.2.3.
- e) In addition to the permitted uses listed above, *existing* local commercial uses such as convenience retail and personal service shops, along with *places of worship* and institutional and community uses are also permitted within the Existing Neighbourhood designation.
- f) Residential *development* as permitted in site-specific Official Plan Amendments or ~~draft~~ Draft plans–Plans of ~~subdivision~~–Subdivision approved prior to the adoption of this Secondary Plan are permitted within the Existing Neighbourhood designation.

Policies

- g) A mix of single detached, semi-detached and duplex dwelling units shall be distributed throughout the Existing Neighbourhood designation.
- h) *Townhouses*, tri-plexes, four-plexes, low-rise apartment buildings and *live-work units* may also be permitted on a limited basis within the Existing Neighbourhood designation where they are *compatible* with existing land uses and located adjacent to a neighbourhood focal point such as a park, school, *place of worship* or neighbourhood supporting use.
- i) Buildings within the Existing Neighbourhood designation shall have a maximum height of 3-stories or 11 metres, whichever is less.

13.1.6.2.2 New Neighbourhood Designation

Intent

- a) The New Neighbourhood designation applies to lands that are primarily located within the *Designated Greenfield Area* and were vacant as of April 27, 2020.
- b) Lands within the New Neighbourhood designation are intended to accommodate a wide range of low- and mid-rise residential uses to diversify the housing supply in Keswick.

Permitted Uses

- c) Permitted uses on lands designated New Neighbourhood include:
 - 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) *Day care facilities*;
 - viii) *Places of worship*; and,
 - ix) Neighbourhood supporting uses, in accordance with the policies of Section 13.1.6.2.3.
- d) Residential *development* as permitted in site-specific Official Plan Amendments or ~~draft~~ Draft plans–Plans of ~~subdivision~~–Subdivision approved prior to the adoption of this Secondary Plan are permitted within the New Neighbourhood designation.

Policies

- e) A range and mix of low- and mid-rise residential uses shall be distributed throughout the New Neighbourhood designation.

- f) New development within ~~this the New Neighbourhood~~ designation should be planned to achieve a minimum density of 35 people and jobs combined per gross hectare.
- g) The planning and design of new neighbourhoods should appropriately integrate townhouses and mid-rise residential buildings into the community through measures such as clustering them around public parks and open spaces, community uses, and public service facilities, and only siting townhouses on one side of Local Roads.
- f)h) Where possible, sidewalks should not be located on the side of the road containing townhouses or lots with dwellings having less than a 2-car garage and/or having a singlewide driveway.
- g)i) Development shall not exceed 4-storeys in height or 18 metres, whichever is less, save and except for low-rise and mid-rise residential uses which shall comply with Sections 13.1.5.3.1 and 13.1.5.3.2, respectively.

13.1.6.2.3 Neighbourhood Supporting Uses

- a) The Town may consider the integration of neighbourhood supporting uses at appropriate locations in the Existing Neighbourhood and New Neighbourhood designations through a Zoning By-law Amendment.
- b) Neighbourhood supporting uses shall be complementary to the primary residential function of neighbourhoods, serve the needs of residents in the community, and support the development of a walkable and *complete community*.
- c) Neighbourhood supporting uses shall be permitted as stand-alone buildings or integrated with residential uses in a mixed-use development.
- d) Neighbourhood supporting uses include:
 - i) Artisan studios and workshops;
 - ii) *Live-work units*;
 - iii) Business and financial offices, limited in size to a maximum of 200 square metres of gross floor area per individual business use;
 - iv) Health care offices and clinics, limited in size to a maximum of 200 square metres of gross floor area per individual business use;
 - v) Recreational and cultural facilities; and,
 - vi) Small-scale restaurants, convenience retail and, personal service shops, limited in size to a maximum of 200 square metres of gross floor area per individual business use.
- e) Any proposed neighbourhood supporting use will have regard for existing residential uses with respect to existing built form, building mass, scale, height, setbacks, orientation, landscaping, and visual impact.
- f) Where a proposed neighbourhood supporting use abuts a residential use, the Town shall require that impacts be mitigated through site design including appropriate screening and landscape treatments.

- g) Neighbourhood supporting uses and other non-residential uses such as *public service facilities* and parks and open space, should be clustered to create a neighbourhood focal point and to facilitate access by all modes of transportation.
- h) Neighbourhood supporting uses shall be located at the periphery of neighbourhoods and accessed from a Collector or Regional Road.
- i) To help establish neighbourhood focal points, neighbourhood supporting uses should locate together and be integrated with residential uses in mixed-use developments or in mixed-use buildings, where appropriate and desirable. In mixed-use buildings, neighbourhood supporting uses should be located on the ground floor, with residential uses located above.
- j) The Town will have regard for the following criteria when evaluating an application to permit neighbourhood supporting uses:
 - i) Whether the neighbourhood supporting use will contribute to a walkable and *complete community*;
 - ii) Whether the site is suited to accommodate neighbourhood supporting 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 uses;
 - iv) Whether the neighbourhood supporting use is appropriately located at the periphery of a neighbourhood and has access to a Regional or Collector Road; and,
 - v) Front yard parking is discouraged.

13.1.6.3 Community Supporting Uses

13.1.6.3.1 Tourist Commercial Designation

Intent

- a) It is the intent of this Secondary Plan to recognize and support the improvement and *development* of lands designated Tourist Commercial that are located along the Lake Simcoe shoreline.

Permitted Uses

- b) Permitted uses on lands designated Tourist Commercial include:
 - i) Restaurants, hotels, marinas, boat sales and rentals, and other similar tourist and recreational oriented commercial uses;
 - ii) Retail uses;
 - iii) Cultural, recreational and entertainment uses; and,
 - iv) *Parking facilities* at-grade and/or in structures.

Policies

- c) *Development* within the Tourist Commercial designation shall have a maximum height of ~~86~~-storeys or ~~26~~20 metres, whichever is less.
- d) *Development* within the Tourist Commercial designation should prioritize providing and/or improving public access to the Lake Simcoe shoreline, where possible.
- e) All required parking for *development* within the Tourist Commercial designation shall be provided on-site.

13.1.6.3.2 Institutional/Community Designation

Intent

- a) It is the intent of this Secondary Plan that Keswick be well served by a full array of institutional and community uses to support the needs of residents. The Institutional/Community designation recognizes the major *existing* and planned public institutional and community uses.

Permitted Uses

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

Policies

- c) Buildings within the Institutional/Community designation shall have a maximum height of 4-storeys or 18 metres, whichever is less.
- d) Ancillary retail and service commercial uses shall be located on the ground floor.
- e) Uses located within the Institutional/Community designation should be located within 500 metres of a public transit stop.

13.1.6.3.3 Day Care Facilities

- a) *Day care facilities* are permitted 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 or any other relevant or successor legislation; and,
 - iv) Appropriately sized indoor facilities, on-site play areas, parking and drop-off facilities and appropriate buffering are provided, where required.

13.1.6.3.4 Places of Worship

- a) *Places of worship* may be permitted subject to the following criteria:
- i) The use is located on a Collector or Regional Road and will not cause any traffic hazards or an unacceptable level of congestion on surrounding roads;
 - ii) Adequate on-site parking, appropriate amenity areas and buffering are provided, where required; and,
 - iii) Direct access shall be provided to *places of worship* from all parts of the surrounding community through a comprehensive *active transportation* network.

13.1.6.4 The Natural Heritage System and Parks Network

A linked Natural Heritage System and Parks Network is a fundamental element of the urban structure of Keswick. The Natural Heritage System and Parks Network identified on Schedule A is comprised of lands designated Environmental Protection Area and Parks and Open Spaces on Schedule B.

13.1.6.4.1 Environmental Protection Area Designation

Composition

- a) The Environmental Protection Area designation is comprised of core conservation lands that predominantly contain *key natural heritage features* and *key hydrologic features*.
- b) The Environmental Protection Area designation also includes a 30-metre *vegetation protection zone* from the extent of identified *key natural heritage features* and *key hydrologic features*.
- c) Notwithstanding 13.1.6.4.1(b) and in recognition of *existing* residential development, the Environmental Protection Area designation ~~that straddles adjacent to~~ the Maskinonge River does not include a 30-metre *vegetation protection zone*. Instead, the required 30-metre *vegetation protection zone* is incorporated into the Maskinonge River Overlay,

which extends 120 metres from the extent of the Provincially Significant Maskinonge River Wetland Complex.

Intent

- d) The Environmental Protection Area designation is intended to:
- i) Protect *key natural heritage features* and *key hydrologic features* and their ecological functions;
 - ii) Protect the health and water quality of Lake Simcoe and its tributaries;
 - iii) Conserve biodiversity; and,
 - iv) Protect surface and groundwater resources.

Permitted Uses

- e) Permitted uses on lands designated Environmental Protection Area 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 reasonable alternatives have been considered;
 - iv) Passive recreational uses such as trails and bicycle paths;
 - v) An *existing* single detached dwelling and *accessory uses*, buildings or structures;
 - vi) A single detached dwelling and *accessory uses*, buildings or structures on an *existing* vacant lot of record, subject to the policies of this Section; and,
 - vii) *Home occupations*.

Policies

- f) 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 *key natural heritage features* and *key hydrologic features* and their ecological functions.
- g) 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* and their *vegetation protection zones* where possible and shall be subject to the policies of applicable provincial-Provincial plans.
- h) The boundaries and extent of the Environmental Protection Area designation identified on Schedule B are approximate. Minor refinements to these boundaries may occur through

the submission of 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.

- i) Where the boundary to the Environmental Protection Area designation is refined, the abutting land use designation ~~(s), or designations~~ shall apply, provided the designation change will not result in *development* or *site alteration* that will have *adverse effects* on any *key natural heritage features* or *key hydrologic features* and their ecological functions.
- j) A 30-metre *vegetation protection zone* is required from the outset of all *key natural heritage features* and *key hydrologic features*. Notwithstanding the above, the required 30-metre *vegetation protection zone* may be increased or reduced based on the analysis and recommendations of an Environmental Impact Study approved by the Town, ~~the Lake Simcoe Region Conservation Authority,~~ and any other agency having jurisdiction.
- k) *Development* proposed on lands outside of the Environmental Protection Area designation containing *key natural heritage features* or *key hydrologic features* identified by subsequent study shall be subject to the Environmental Protection Area designation policies and permitted uses, including the submission of an Environmental Impact Study in accordance with the policies of this Secondary Plan.
- l) The removal, modification or destruction of *key natural heritage features* or *key hydrologic features* or their functions by unauthorized *development* or *site alteration* is prohibited. Such removal, modification or destruction will not provide the rationale for the removal of these lands from the Environmental Protection Area designation. Restoration, to the satisfaction of the Town ~~in consultation with the Lake Simcoe Region Conservation Authority,~~ will be required for these lands.
- m) An Environmental Impact Study shall be required prior to the establishment of any permitted use, demonstrating no *adverse effects* to *key natural heritage features* and *key hydrologic features* or their ecological functions.
- n) Where, through an application for *development* a *vegetation protection zone* is required to be established, the *vegetation protection zone* must be composed of native, non-cultivar, non-invasive species and maintained as natural self-sustaining vegetation.
- o) *Development* and *site alteration* is not permitted within the Environmental Protection Area designation, except in relation to the permitted uses and policies specified in this Section. Notwithstanding the above, *development* and *site alteration* shall not be permitted within:
 - i) *Wetlands*;
 - ii) *Habitat of endangered species, threatened species, and species of special concern*; and,
 - iii) *Fish habitat*, except in accordance with ~~federal~~ Federal and ~~provincial~~ Provincial requirements.

To determine the presence of *habitat of endangered species, threatened species, and species of special concern*, the Town may require the submission of a Habitat Screening Report within support of *development* applications. The requirement for and scope of the

Habitat Screening Report shall be determined by the Town and any agency having jurisdiction.

- p) Notwithstanding any other policy in this Secondary Plan to the contrary, 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 the submission of 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 *adverse effects to key natural heritage features or key hydrologic features* or their ecological functions. Notwithstanding, a new single detached dwelling shall not be permitted within *wetlands* or in the ~~Habitat~~ habitat of *endangered species, threatened species, and species of special concern*.
- q) Ecological offsetting and/or compensation shall be required when there is an unavoidable loss of *key natural heritage features or key hydrologic features* in accordance with the policies of the Town and, York Region, ~~and the Lake Simcoe Region Conservation Authority~~, as applicable. Through the development review process the submission of an Ecological Offsetting Strategy will be required, as necessary, as part of an Environmental Impact Study or Natural Heritage Evaluation.
- r) An Ecological Offsetting Strategy is a plan that identifies the means to compensate for feature loss with the overall objective of net environmental gain. An Ecological Offsetting Strategy shall be prepared to the satisfaction of the Town 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 offsetting requirements of the Town ~~and the Lake Simcoe Region Conservation Authority~~. Detailed plans such as a Planting Plan, Landscaping Plan, and Edge Management Plan will be required as ~~conditions~~ Conditions of ~~draft~~ Draft plan ~~Plan~~ approval of a ~~subdivision~~ Subdivision or ~~condominium~~ Condominium, or ~~site~~ Site plan ~~Plan control~~ Control approval.
- s) Notwithstanding Policies 13.1.6.4.1(o)(i) and 13.1.6.4.1(p), with respect to wetlands that are not ~~provincially~~ Provincially significant and through an Environmental Impact Study are considered to be degraded and/or have negligible local or regional ecological value, *development* may be permitted subject to compensation, replacement, or other satisfactory arrangements as approved by the Town, Lake Simcoe Region Conservation Authority, or any other applicable agency having jurisdiction.
- t) 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 Town or other public agency.
- u) 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.
- v) The planning, design and construction of permitted infrastructure projects within the Environmental Protection Area designation shall enhance the natural environment,

including providing passive recreational amenities and environmental restoration where appropriate.

13.1.6.4.2 Environmental Overlays

Composition

- a) Schedule C identifies three Environmental Overlays:
 - i) **Lake Simcoe Shoreline Overlay** – The Lake Simcoe Shoreline Overlay applies to lands within 120 metres of the Lake Simcoe shoreline;
 - ii) **Maskinonge River Overlay** – The Maskinonge River Overlay applies to lands within 120 metres of the extent of the Provincially Significant Maskinonge River Wetland Complex; and,
 - iii) **Adjacent Lands Overlay** – The Adjacent Lands Overlay applies to lands within 90 metres of the extent of the associated Environmental Protection Area designation. The 90-metre Adjacent Lands Overlay combined with the 30-metre *vegetation protection zone* from identified *key natural heritage features* and *key hydrological features* contained in the Environmental Protection Area designation, combine to create a 120-metre wide overlay from identified *key natural heritage features* and *key hydrological features*.

Intent

- b) The intent of the Environmental Overlays is to identify *adjacent lands* in accordance with ~~provincial~~ Provincial policy to trigger the requirement for the preparation of an Environmental Impact Study to support a *development* application.

Permitted Uses

- c) Permitted uses on lands within an Environmental Overlay include:
 - i) All uses permitted by the underlying land use designation identified on Schedule B, subject to approval of the required Environmental Impact Study demonstrating that there will be no *adverse effects* on the natural features or their ecological functions.

Policies

- d) The policies in this Section must be read in conjunction with the policies of the associated underlying land use designation that is identified on Schedule B.
- e) Prior to any lands within an Environmental Overlay being considered for *development*, an Environmental Impact Study is to be undertaken by the proponent in accordance with the requirements of the Town, ~~the Lake Simcoe Region Conservation Authority~~, and any other agency having jurisdiction.
- f) Subject to the approval of the required Environmental Impact Study by the Town, ~~the Lake Simcoe Region Conservation Authority~~, or any other agency having jurisdiction, the

lands may be *developed* in accordance with the permitted uses and policies of the underlying land use designation identified on Schedule B.

- g) In the review of *development* applications on lands within the Lake Simcoe Overlay or the Maskinonge River Overlay, or on *adjacent lands* to tributaries of Lake Simcoe, the Town shall consider, in consultation with the appropriate agencies, the restoration of watercourses and shorelines to ~~their~~a natural state. In this regard, an application for *development* on the above noted lands shall comply with the following requirements where applicable:
- 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.
- h) New buildings, structures and uses as well as *accessory uses, 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.
- i) *Development* proposed along the Lake Simcoe shoreline may require the preparation of a ~~coastal Coastal engineering Engineering study Study~~ by ~~a coastal engineer~~a qualified professional. The ~~coastal Coastal engineering Engineering study Study~~ shall identify the coastal processes associated with Lake Simcoe such as wave uprush, wind setup, dynamic beaches, erosion, and high lake levels. Where *development* is permitted, the study must outline the proposed measures to mitigate shoreline hazards. The study shall be prepared to the satisfaction of the Town and the Lake Simcoe Region Conservation Authority.

13.1.6.4.3 Requirements for an Environmental Impact Study

- a) *Development* requiring the submission of an Environmental Impact Study in accordance with the policies of this Plan, shall address to the satisfaction of the Town ~~, the Lake Simcoe Region Conservation Authority,~~ and any other agency having jurisdiction, the following:
- i) ~~Demonstrate t~~hat there will be no *adverse effects* on *key natural heritage features, key hydrologic features* or their associated ecological functions;

- ii) ~~That~~ Cconnectivity within and between *key natural heritage features* and *key hydrologic features* will be maintained and, where possible, improved or restored to support the movement of native plants and animals across the landscape;
 - iii) ~~That~~ The removal or destruction of natural features or functions not identified by this Plan have been considered and avoided, where possible. Such features or functions should be incorporated into the planning and design of the proposed use, where possible;
 - iv) Recommended planning, design and construction practices that will maintain and where feasible, improve or restore the heath, diversity and size of the *key natural heritage features* or *key hydrologic features*; and,
 - v) Identify the extent of the developable land, restrictions on permitted land use, and a sufficient *vegetation protection zone* width to protect the natural features and their ecological functions.
- b) Prior to the preparation of an Environmental Impact Study, the proponent is required to consult with the Town, ~~the Lake Simcoe Region Conservation Authority~~, and any other applicable agency having jurisdiction, to define the terms of reference of the Environmental Impact Study. The specific requirements for an Environmental Impact Study shall be determined at the pre-consultation stage.
- c) Notwithstanding any other policy in this Secondary Plan to the contrary, where an application for *development* is of a minor nature, the Town in consultation with any applicable agency having jurisdiction, may scope or waive the requirement for such Environmental Impact Study.

13.1.6.4.4 Parks and Open Space Designation

Composition

- a) The Parks and Open Space designation is comprised of the following components:
- i) *Existing* and planned public parks;
 - ii) *Existing* public open spaces and linkages; and,
 - iii) *Existing* private parks and open spaces, primarily in the form of smaller waterfront properties that are owned and maintained by private beach associations. These properties provide recreational opportunities and access to the Lake Simcoe shoreline for those residents in the surrounding neighbourhood who are members of the beach association.

Intent

- b) It is the intent of this Secondary Plan to provide an integrated system of public parks and other publicly accessible open space, trails, and pathways within the community for active and passive recreational purposes.
- c) It is the intent of this Plan to recognize and continue to permit *existing* private parks and open space.

Permitted Uses

- d) Permitted uses on lands designated Parks and Open Space include:
- i) Public parks and open space as classified under Policy 13.1.6.4.4(e), including associated active and passive recreational facilities and activities;
 - ii) *Existing* private parks and open space, including associated active and passive recreational facilities and activities;
 - iii) Open space linkages;
 - iv) Conservation, stewardship, restoration and remediation uses;
 - v) Accessory buildings and structures to any permitted use; and,
 - vi) Limited retail commercial uses in public parks and open space areas which serve the main permitted use, such as concession stands, subject to all other policies of this Secondary Plan.
- e) Public parks and open space include:
- i) **Community Parks** – Community Parks are intended to serve the broader community area or a series of neighbourhoods and will be designed to offer senior-level athletic facilities and more recreation opportunities than Neighbourhood Parks. Community Parks shall generally be between 4 to 8 hectares in size;
 - ii) **Neighbourhood Parks** – Neighbourhood Parks are intended to serve local residents generally within walking distance and will be designed to offer active and passive recreation opportunities. Neighbourhood Parks shall generally be between 1.5 and 2 hectares in size, but not normally less than 1.5 hectares in size;
 - iii) **Village Greens** – Village Greens are intended to serve established higher density areas where the provision of a Neighbourhood Park is not practical or feasible. However, they are not intended to take the place of Neighbourhood Parks in planned future communities. Village Greens may be urban in nature, are typically less than 0.5 hectares in size, and should be planned as active use spaces that facilitate recreation for all ages; and,
 - iv) **Open Space Areas** – 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 public open space areas. The size, location and facilities will be determined by need and function.

Policies

- f) This Secondary Plan promotes 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, parks, open spaces, trails and linkages, and, where practical, water-based resources and woodlots.
- g) Not all lands that will ultimately be used for public parks and open space are designated Parks and Open Space on Schedule B. Public parks and open space, including associated active recreational uses and facilities are permitted in all land use designations save and

except for the Environmental Protection Area designation. Within the Environmental Protection Area designation, only passive recreational uses and facilities are permitted in accordance with Policy 13.1.6.4.1(e)(iv).

g)h) The Town will explore opportunities for increased public access to the Lake Simcoe shoreline 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.

h)i) *Development* within the Parks and Open Space designation shall be designed to enhance and complement the natural environment wherever possible, maintain the character of the landscape, and minimize disruption to adjacent existing land uses.

i)j) New public parks shall be provided to the Town through parkland dedication as part of the *development* approvals process and in accordance with the provisions of the *Planning Act*. Lands dedicated to the Town for public parks and open space shall be in a location and condition acceptable to the Town.

j)k) Wherever feasible, lands protected for environmental reasons shall be incorporated into the parks and open space system for leisure uses and compatible, passive recreational functions. Such environmentally protected lands shall not be included as part of the parkland dedication requirements of the *Planning Act*.

k)l) The Town's Recreation Facility Needs Study, Parkland Standards Manual, and Parks Facilities and Construction Standard Detail shall provide further guidance on the location, programming, design and construction of public parks, open spaces and recreational facilities.

~~l)a) Not all lands that will ultimately be used for public parks and open space are designated Parks and Open Space on Schedule B. Public parks and open space, including associated active recreational uses and facilities are permitted in all land use designations save and except for the Environmental Protection Area designation. Within the Environmental Protection Area designation, only passive recreational uses and facilities are permitted in accordance with 13.1.6.4.1(e)(iv).~~

m) 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, improve or maintain the lands.

Policies for Open Space Linkages

n) Open space linkages are permitted in any land use designation and are not specifically identified on Schedule B. Open Space linkages may include *hydro 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.

- o) 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 *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) ~~This Secondary Plan encourages t~~he use of *hydro corridors*, unopened municipal road allowances, rights-of-way and easements for open space linkages is encouraged; and,
 - iii) Wherever possible, open space linkages shall be conveyed to the Town or other public agencies.

13.1.6.5 Site-Specific Exceptions

The policies listed below provide site-specific exceptions from the requirements of this Secondary Plan. listed below have ~~All existing site-specific exceptions been carried forward~~ from the Keswick Secondary Plan, 2004, have been carried forward and modified where necessary. The general location of each site-specific exception is identified on Schedule F.

- a) Notwithstanding the policies of the Tourist Commercial designation to the contrary, on those lands described as Part of Lot 17, Concession 2 (NG), ~~and shown on Schedule F~~, an exclusive medium density residential development shall not be permitted. However, the redevelopment of the existing tourist commercial site for low density single detached dwellings may be permitted without Amendment to this Secondary Plan.
- b) On those lands described as Blocks ~~53~~, and Part of Blocks 54 and 55, Registered Plan 65M-3332 ~~and Part of Lot 7, Concession 3 (NG)~~, and ~~shown on Schedule F~~, designated Mixed-Use Corridor 2, a supermarket retail store or any other type of retail store, having as its primary purpose the sale of food and beverages (excluding alcoholic beverages), shall have a maximum floor area of 465 m². Furthermore, the floor area devoted to the sale of food and beverages (excluding alcoholic beverages) in any other types of retail store shall not exceed 465 m². Further, vehicular access to the subject lands from Woodbine Avenue shall be restricted to one access.
- c) In addition to the permitted uses of the Existing Neighbourhood and New Neighbourhood designations, on those lands located within Development Area 4, being the South Keswick Development Area, ~~as shown on Schedule F~~, medium density residential uses are also permitted.
- d) In addition to the criteria for evaluating consents as outlined in 13.1.8.4.2, ~~it is the policy of Council that~~ on lands described as Lots 2 to 33, Registered Plan 480, inclusive, ~~as shown on Schedule F~~, the minimum lot frontage and area for residential lots created by consent shall be 30 metres and 1,000 square metres respectively.

- e) Notwithstanding the policies of this Secondary Plan to the contrary, the approval of the Glenwoods Development Area Plan shall not be a prerequisite to the consideration and approval of applications for development within the Mixed-Use Corridor 2 designated lands within the Glenwoods Development Area Overlay. However, the Town shall still require studies demonstrating that the development of these lands will be coordinated with surrounding lands, in terms of various elements, including but not limited to, future road connections and servicing infrastructure.
- f) Notwithstanding the policies of the Urban Centres designation to the contrary, on those lands described as Part of Lot 9, Concession 3, being Block 312 on Draft Approved Plan of Subdivision 19T-91002, ~~and shown on Schedule F~~, only low and medium density residential uses and Special Needs Housing shall be permitted and the number of storeys per dwelling unit shall be limited to four.
- g) When preparing the design for development of those lands described as Part of Lot 7, Concession 3 (N-G) also described as Block 114 on Registered Plan 65M-3270, ~~and shown on Schedule F~~, regard shall be given to ensure that the proposed lots are compatible with adjacent lot sizes and patterns. The proposed lots abutting existing residential lots shall have a minimum lot frontage of 15 metres.
- h) On those lands described as Lots 1 and 2, Registered Plan 103, ~~and shown on Schedule F~~, an apartment building having a maximum of 7 dwelling units shall be permitted.

Amendment No. 113

- i) Notwithstanding the policies of this Secondary Plan to the contrary, on those lands described as Part of Lot 8, and Lots 9, 10, and 11, Registered Plan 225 and Parts 1, 2 and 3, Reference Plan 65R-19679 and Part of Lot 13, Concession 3 (NG), ~~and shown on Schedule F~~, an apartment building having a maximum of 97 dwelling units shall be permitted having no more than 2 bedrooms in each unit. Further, the maximum height of the apartment building to the top of the parapet of the sixth storey shall not exceed 18 metres and to the top of the architectural feature shall not exceed 28 metres.

Amendment No. 118

- j) Notwithstanding the policies of this Secondary Plan to the contrary, on those lands described as Lots 104, 105 and 106 and Part of Block C, Registered Plan 238, ~~and shown on Schedule F~~, a Medium-medium Density-density Residential-residential development having a maximum of 13 units and contained within 5 buildings with 2-4 units per building shall also be permitted. Further, the maximum height of each building shall not exceed 2-storeys, and the residential density shall not exceed 23 units per net residential hectare.

Amendment No. 121

- k) Notwithstanding the policies of the Mixed-Use Corridor 2 designation to the contrary, on those lands described as Part of Lot 9, Concession 3 (NG), and Part 1, Reference Plan 65R-33362 ~~and shown on Schedule F~~, only the following uses shall be permitted within the lands designated Mixed-Use Corridor 2:
- Business and profession offices;
 - Retail and service commercial uses, excluding a restaurant; and,

- One residential unit within the expanded building.

Further, ~~notwithstanding the policies of this Secondary Plan~~, an addition to the existing building, being approximately 7.3 m X 9.3 m (approximately 68 square metres) in area, connecting the existing building to the existing garage, shall be permitted within 15 metres of the top of the bank of the Maskinonge River provided it does not extend closer to the top of the bank than the existing buildings. Appropriate studies, as may be required, to support this addition, shall be provided at the time of site plan application.

Amendment No. 125

- l) On those lands described as Part of Lot 15, Concession 3 (NG), and Part of the ~~Former former Road road Allowance allowance Between between~~ Concessions 2 and 3 (NG), being Parts 1 and 2, Reference Plan 65R-15088 and Part 1, Reference Plan 65R-30415 ~~and shown in Schedule F~~, the following provisions apply:

- i) Notwithstanding the policies of this Secondary Plan to the contrary, development of land by consent, such that the Subject Land ~~as identified on Schedule 'F'~~ contains one existing dwelling on private services and accessory buildings and structures, and the Remainder Land ~~also identified in Schedule F~~ is vacant, shall be permitted.
- ii) The Town may, at its sole discretion, consider and possibly permit, a residential density transfer, up to a maximum of ten (10) dwelling units from the Subject Land to the Remainder Land, which is to be developed in conjunction with the adjoining property to the east ~~as shown on Schedule F~~.
- iii) Development on the Remainder Land shall only proceed on municipal water and sewer services.
- iv) As part of the installation of municipal sanitary sewer and water mains to service the subdivision on the Remainder Land, the developer shall at its expense install sewer and water service lateral connections to the property line of the Subject Land. The benefitting property owner shall be responsible for, and shall bear the cost of, installing servicing pipes from the property line to their property. This requirement shall be included as a condition of approval of the Draft Plan of Subdivision.
- v) A holding "H" provision by-law under the provisions of Section 36 of the *Planning Act* shall be utilized to implement items (i), (iii) and (iv) above. The terms under which Council may remove the Holding "H" provision shall be stipulated in the amending zoning by-law.
- vi) The preparation of the Queensway West Development Area Plan as a prerequisite to subdivision approval on the Remainder Land and adjoining property to the east shall not be required provided these two parcels are developed comprehensively as one Plan of Subdivision.

Amendment No. 125

- m) On those lands described as Part of Lot 16, Concession 3 (NG), ~~as shown in Schedule F~~, the following shall apply:

- i) The preparation of the Queensway West Development Area Plan as a prerequisite to subdivision approval shall not be required provided the lands south of Old Homestead Road are developed comprehensively as one Plan of Subdivision.

Amendment No. 128

- n) Notwithstanding the policies of this Secondary Plan to the contrary, on those lands described as Part of Lots 2 and 3, Concession 3 (NG), ~~and shown on Schedule F~~, semi-detached dwelling units are permitted as a medium density housing form, and a maximum residential density for the subject land shall not exceed 16.8 units per gross residential hectare.

Amendment No. 135

- o) Part of Lots 6 ~~& and~~ 7, Concession 3 (N-G)

- a) Notwithstanding the policies of this Secondary Plan to the contrary, the preparation of a development area plan for Development Area 3 – Glenwoods, as it applies to the Subject Lands ~~shown in Schedule A Location Map attached hereto~~, shall not be required as a prerequisite to approval of a development application on the Subject Lands;
- b) Notwithstanding the policies of this Secondary Plan to the contrary, the maximum residential density permitted on the Subject Lands shall be 15 units per gross residential hectare; and,
- c) A blue heron protection and monitoring area (“Heronry”) has been identified on lands west of the Subject Lands and south of Dovedale Drive. A Heronry is defined within the Natural Heritage Reference Manual and Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E.

The Council for the Town of Georgina and the Lake Simcoe Region Conservation Authority seek to protect the Heronry. Therefore, a Draft Plan of Subdivision on the Subject Lands shall identify areas of impact by delineating setbacks to the Heronry as recommended by the Lake Simcoe Region Conservation Authority. Where, on lands proposed for development (i.e. residential lots), such development or site alteration may impact the Heronry these lands shall be shown as a block(s) on the ~~draft-Draft plan-Plan~~ and such blocks(s) shall be subject to a holding zone provision in the implementing Zoning By-law Amendment.

Further development or site alteration within these blocks shall require written confirmation from the Lake Simcoe Region Conservation Authority that the Heronry is no longer active or that it has been demonstrated that development within this zone will not harm any remaining habitat area. This will require a post-construction monitoring program for two breeding seasons.

Relating to Deferral Area 3

- p) Notwithstanding the policies of this Secondary Plan to the contrary, on those lands described as Part of Lot 16, Concession 2 (NG) ~~and shown on Schedule F~~, a townhouse development having a maximum of 20 residential units shall be permitted.

Amendment No. 131

Keswick Secondary Plan (June 2023)

- q) Notwithstanding the policies of the Mixed-Use Corridor 1 designation to the contrary, the only permitted uses on the subject property are low, medium and high density residential uses with a maximum of 6 dwelling units. Furthermore, the maximum residential density for the subject property shall not exceed 86 units per net residential hectare.

Amendment No. 142

- r) Notwithstanding the policies of this Secondary Plan to the contrary, on lands described as Part of Lot 11, Concession 3 (NG) and municipally addressed as 14434 Woodbine Avenue, ~~Keswick~~, the following shall apply:

i) High density residential uses, retail uses and commercial service uses shall be permitted; and,

ii) The maximum building height shall be in accordance with Zoning By-law No. 500, as amended. Any additional roof projections shall also be in accordance with Zoning by-law No. 500, as amended.

Amendment No. 145

- s) Notwithstanding the policies of this Secondary Plan to the contrary, on those lands described as Part of Blocks 53 and 54, Registered Plan 65M-3332, 34 townhouse units are permitted within the area of the subject land designated Existing Neighbourhood, with up to 9 townhouse units per building and a maximum density of 13.6 units per gross residential hectare. Residential development of these lands shall not commence prior to building permit issuance and approved insulation inspections of a minimum of 1,500 m² of commercial space on those lands designated Mixed-Use Corridor 2 and described as part of Blocks 53 and 54, Registered Plan 65M-3332. The 1,500 m² of commercial space shall include a commercial building of approximately 1,000 m² immediately adjacent to the Existing Neighbourhood designation and otherwise shown as "Building – C" on the draft Site Plan Drawing A-1.0 (OPT-3), prepared by n Architecture Inc., dated Oct 7, 2021.

Amendment No. 146

- t) Notwithstanding the policies of this Secondary Plan to the contrary, on lands described as Part of Lot 1, Land Registrar's Compiled Plan 12004, also described as Blocks 249, 250 and 251, Registered Plan 65M-4659, and Parts of Lots 14 and 15, Concession 2 (NG), shown as hatched on Schedule '1' to OPA 146, the maximum ~~Low-low Density-density Residential-residential~~ density, for low density residential uses and street townhouse dwelling units, shall not exceed a combined density of 16 units per gross residential hectare.

This increase in density on lands shown in a hatched pattern on Schedule '1' to OPA 146 shall be achieved by transferring the permissible density from lands shown as crosshatched to lands shown as hatched.

The maximum ~~Low-low Density-density Residential-residential~~ density of lands shown in a crosshatched pattern on Schedule '1' to OPA 146 shall be zero, except that one dwelling unit may be permitted thereon.

Further, the density of the lands shown in a crosshatched pattern on Schedule '1' to OPA 146 shall be further addressed by the Town through a Secondary Plan review process.

Furthermore, street townhouses, consisting of a maximum 8 dwelling units per dwelling are permitted on lands shown as hatched on Schedule '1' to OPA 146.

- u) Notwithstanding the policies of this Secondary Plan to the contrary, Ffor the purposes of Policy 13.1.6.1.3(f), on lands designated Mixed-Use Corridor 2 and described as Part of Lot 6, Concession 3 (NG) and further described as Parts 2-1 to 511, inclusive, 25, 29, and 31 to 38, 48 to 24 inclusive, 29, 30, 44 and 45, Reference Plan 65R-~~317614~~045, a long-term care home shall not be considered a residential use.

13.1.7 PROVIDING SUSTAINABLE SERVICES AND INFRASTRUCTURE

13.1.7.1 The Transportation System

Composition

- a) The transportation system contains the road network, the *active transportation* system and the public transit system.

Intent

- b) That the transportation system within Keswick provides integrated *multimodal* transportation options that are safe, efficient, economical, and convenient, while respecting the natural heritage features and character of the community.

Objectives

- c) To provide a *multimodal* transportation system that:

- i) Has regard for the environmental, social and aesthetic character and amenities of the community;
 - ii) Is compatible with and serves existing and future land use patterns; and,
 - iii) Encourages convenient movement within the community as well as providing linkages to external transportation systems within the Town, York Region and throughout the Province.
- d) To provide a highly interconnected, efficient and safe *active transportation* system that includes features such as benches, waste receptacles, bicycle racks, crosswalks, lighting and shade.
- e) To improve access to public transit and transportation facilities for special user groups.

13.1.7.1.1 General Transportation Policies

- a) New *development* shall provide an interconnected network of roads with pedestrian supportive streetscapes that provide for ease of access, orientation and safety for all users.
- b) New facilities or major improvements to the existing transportation system will only occur where such improvements are consistent with the existing character and amenities of the community and comply with the requirements of the appropriate road authority.
- c) Major capacity improvements to the existing road system will only occur when the need exists and all reasonable traffic control options have been previously implemented.
- d) Transportation facilities will be planned, designed and constructed to minimize the effects of noise, fumes and vibration on existing and future residential *development*.
- e) New institutional, commercial and industrial *development* applications shall include a *transportation demand management* strategy that recommends measures to reduce single occupancy vehicle trips such as carpooling, bicycle facilities, employee transit passes and alternative work arrangements. The Town in consultation with the applicable road authority may waive or scope the terms of reference for a *transportation demand management* strategy in consideration of the anticipated scale and impact of the proposed *development*.
- f) New *development* may require the submission of a Traffic Impact Study. The Town in consultation with the applicable road authority will determine the need for a Traffic Impact Study including its scope.
- f)g) Where appropriate, the provision of sidewalks, lighting and street furniture shall be required as a condition of development approval.
- g)h) The Town shall examine the need for the inclusion of electrical vehicle charging stations in conjunction with new *development* and incorporate applicable requirements in the Zoning By-law and the Town's Development Design Criteria.

13.1.7.1.2 Road Network

Composition

- a) The functional road classification within Keswick includes Regional Roads, Collector Roads, Local Roads, and Private Roads.
- b) Regional Roads, Collector Roads and Local Roads are identified on Schedule E and are intended to provide the following functions:
- i) **Regional Roads** – Regional Roads are primarily envisioned as providing routes for vehicles, pedestrians and cyclists through Keswick and across Georgina. Regional Roads are intended to accommodate large volumes of traffic and will generally have a right-of-way-width of up to 36 metres. Refer to the York Region Official Plan and York Region standards for specific right-of-way widths, policies and requirements relating to Regional Roads, as well as the applicable policies of this Section and Schedule E of this Plan.
 - ii) **Collector Roads** – Collector Roads 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 right-of-way width between 23 metres and 30 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,
 - iii) **Local Roads** – Local Roads 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 right-of-way width between 18 metres and 20 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~~ in accordance with standards established in the Town's Development Design Criteria. Sidewalks are required on one side of all Local Roads with the exception of cul-de-sacs serving fewer than 20 residential dwelling units.
- Unbuilt, proposed Local Roads are also identified conceptually on Schedule E and include those roads which are planned but not yet built as of April 27, 2020. The locations of these roads ~~is~~ are shown for information purpose and are subject to change through the *development* review process.
- c) Private Roads are those roads that provide access to development on private property and are not under the jurisdiction of ~~the~~ a municipality. This includes condominium roads and lanes on private property serving existing development ~~and condominium roads providing access to units within a condominium development.~~

Policies

- d) Schedule E, together with the policies of this Section, form the basis for the provision of roads within Keswick, including right-of-way widths, access controls and design policies.

Notwithstanding, the Town is not obligated to construct proposed ~~Local roads~~ Roads identified on Schedule E within a specific time-period.

e) It is preferred that new *development* be serviced by Public Roads. Private Roads may be permitted in circumstances where Public Roads are not feasible due to site size, constraints, or where there is no required or anticipated connectivity between adjacent sites.

e)f) The road network will be developed under the principle of *complete streets*. This requires that both the construction of new roads and the reconstruction and repair of existing roads include appropriate facilities for pedestrians, cyclists, public transit, and private vehicles.

f)g) 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.

g)h) A grid pattern of Regional Roads 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.

h)i) Future Local Road patterns shall be responsive to the existing road network and pattern of development.

i)j) Local Roads will be interconnected with multiple route choices to Regional Roads and Collector Roads where public transit routes and retail and service commercial facilities are most commonly located.

j)k) Cul-de-sacs, ~~and~~ crescent roads and dead-ends shall not be utilized unless they are abutting the Natural Heritage System and Parks Network, or unless it has been demonstrated that there is no other alternative way to access the lands.

k)l) Reverse lot frontages shall be avoided and not considered unless demonstrated to be the only alternative.

l)m) 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.

m)n) Specific lane requirements shall be determined at the detailed design stage and will be based on traffic demand and planning considerations such as the preservation of mature trees and the overall effect upon the streetscape.

n)o) Where determined to be appropriate by the Town, traffic calming will be achieved by using:

i) Pedestrian-priority roads, *woonerfs* or *home-zones*;

ii) Road design that discourages vehicle speeding through right-of-way curvature, complementary streetscape design, building proximity to the road and boulevard street tree planting;

iii)iii) Fine grid road network with short block lengths;

iii)iv) Traffic circles and roundabouts;

iv)v) Narrowed traffic lane widths; and/or,

- v)vi) Fewer number of traffic lanes.
- e)p) Traffic calming may also be achieved through the use of on-street parking. On-street parking should be designed as follows:
- i) Parking should be provided on at least one side of all Local and Collector Roads; and,
 - ii) On-street parking areas may be demarcated with special pavement treatment in specific areas in order to distinguish the parking lane from the roadway.
- g) Where an existing road allowance is less than the prescribed width and additional widening is required, the Town-applicable road authority may require that such widening be obtained through the *development* approval process at no expense to the road authority and in accordance with the *Planning Act*.
- r) At intersections, the applicable road authority may require road widenings for daylighting triangles in order to provide sufficient sight distances, turning lanes and locations for traffic control measures.
- p)s) Required road widenings shall be taken equally from the existing road's centre line of construction. However, where site conditions make it impractical or prohibitive to expand a road allowance to an equal extent on both sides of the road, then the road authority may acquire a greater portion, or the entire extent, of the required road widening on only one side of the existing road allowance.
- t) In areas where the majority of the 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 *adverse effects* on existing development.

Regional Road Widths and Widenings

- q) The planned road widths identified on Map 11 of the York Region Official Plan and Schedule E of this Plan represent the required road widths and may include York Region's transportation and transit requirements for vehicle lands, sidewalks, cycling facilities, high-occupancy-vehicle lanes, public transit lanes and transit facilities, boulevards, landscaping and public streetscape enhancements. Notwithstanding the above,
- u) additional widths may be required for elements such as sight/daylighting triangles, turning lanes, cuts, fills, and extra turn lanes.
- r)v) As a condition of the approval of a *development* application, landowners are required to provide land at no expense to York Region for street widenings, as identified on Map 11 of the York Region Official Plan and Schedule E of this Plan, based on the following principles in accordance with the *Planning Act*.
- i) Land will be conveyed to York Region for road widenings, sight triangles, cuts, fills, exclusive left and/or right turn lanes, and extra turn lanes required as a result of new growth and *development*, changes in use that generate significant traffic

volumes, or additions that substantially increase the size or usability of buildings or structures;

- ii) In general, street widenings shall be taken equally from the existing or approved Environmental Assessment centre line of construction; however, unequal or reduced widenings may be required where constraints or unique conditions such as topographical features, historic buildings or other cultural heritage resources such as archaeological features, significant environmental concerns or other unique conditions necessitate taking a greater widening or the total widening on one side of the existing road right-of-way; and,
- iii) Additional land may also be required to construct future grade separations.
- w) In cases where a road widening results in a greater requirement for land on one side of the existing right-of-way based on the centre line of construction, which extends beyond the road allowance width identified on Map 11 of the York Region Official Plan and Schedule E of this Plan, and if the constraint is the result of existing or approved development, man-made physical obstructions which cannot reasonably be relocated, or other development related constraints, York Region will, unless otherwise agreed to, compensate the landowner for those lands in excess of the planned road allowance limit.
- x) Land required for new or realigned Regional roads to accommodate land development be conveyed, at no expense to York Region, up to and including the first 41 metres of the required right-of-way.
- i) _____

General Design Policies

- w)y) The planning and design of all roads shall ensure the coordinated installation of roadways, utilities, sidewalks, bicycle lanes, streetscaping elements, lighting and tree planting. Priority shall be given to providing adequate space for the safe movement of pedestrians and cyclists, including their safe transfers on and off transit vehicles.
- x)z) The planning and design of roads within new development shall facilitate the efficient movement of vehicles and provision of municipal services including but not limited to emergency response, waste and recycling pick-up and school bus pick-up and drop-off.
- y)aa) All utilities shall be located underground, where technically and financially feasible. Where components of utilities must be located above ground, they should be located where there is no conflict with street trees, provided this does not detract from their intended function or inhibit access. Utility providers are encouraged to explore innovative methods of co-locating and screening utilities with streetscape elements such as gateway features and lampposts.
- z)bb) York Region and/or the Town shall consider the following as general design policies for all roads and the road network in general:
 - 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.

cc) The design of all Town roads shall have regard for the Urban Design and Architectural Control Guidelines appended to the Secondary Plan and comply with Town's Development Design Criteria, Streetscape Design Criteria, or any other Council-approved guidelines or programs as applicable.

aa) The design of all Regional Roads shall comply with York Region's Streetscape Policy and Design Guidelines.

dd)

Regional Roads and Collector Roads

bb)ee) York Region and/or the Town shall consider the following design policies for Regional Roads and Collector Roads:

i) Transit facilities, including, but not limited to, transit shelters, lay-bys and dedicated transit lanes, may be located on any Regional Road or Collector Road;

ii) Sidewalks are required on both sides of all Regional Roads and Collector Roads;

ii)iii) Individual direct access to any development site abutting a Regional Road or Collector Road shall be limited to minimize disruptions to traffic flow and to maximize safety, functionality and the attractiveness of the road;

iii)iv) Buildings that abut any Regional 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 Regional or Collector Road; and,

v) Road designs for any Regional 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,

iv)vi) Regional Roads serviced by transit shall provide active transportation facilities, sidewalks, street lighting and street furniture.

ee)ff) Regional Roads will generally limit access and/or seek to consolidate accesses to commercial uses, industrial uses and existing lots. New residential access may be permitted only where:

- i) Traffic movement, volume, speed and safety are not compromised;
- ii) ~~Where no~~ No alternative Local Road or Collector Road access is ~~avoidable~~available; and,
- iii) Where the entrance criteria of York Region are met.

Local Roads

~~dd)gg)~~ The Town shall consider the following design policies for Local Roads:

- i) Individual direct access onto Local Roads is permitted subject to the Town's traffic by-law(s) and other municipal regulations governing Local Roads;
- ii) Sidewalks are required on one side of all Local Roads with the exception of cul-de-sacs serving fewer than 20 residential dwelling units.
- 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 municipally owned stormwater management feature, public park or open space, ~~parkland~~ or an environmental feature. Window roads ~~fronting on~~abutting a public road may also include a reduced boulevard; and,
- v) Transit routes and facilities ~~may be~~are permitted on Local Roads.

~~ee)hh)~~ In the context of this Secondary Plan, Laneways are a form of a municipally owned and maintained Local road~~Road~~. The Town shall consider the following as general design policies for Laneways:

- i) Laneways provide access to private residential garages in rear yards, or access to the rear yard of a commercial building or site;
- 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 front yard access may be restricted such as along a Regional Road or Collector Roads; and,
- iii) The use of permeable materials for Laneways shall be encouraged in areas where sufficient drainage exists.

Private Roads

~~ff)ii)~~ Private Roads are not owned or maintained by the municipality and typically serve to provide access to development on private property. The Town shall consider the following design policies for Private Roads:

- i) Where appropriate, sidewalks may be required on one side of a Private Road serving a condominium development. Such sidewalk may be located within the utility corridor;
- ii) Private Roads shall be built and maintained to standards that will permit year-round access for emergency vehicles; and,

ii)iii) The use of permeable materials for Private Roads shall be encouraged in areas where sufficient drainage exists.

Development on Assumed Public Roads and Private Roads

gg)ii) *Development* on assumed public roads and private roads shall be regulated in accordance with the policies of Section 9.2.2 of the Georgina Official Plan.

Realigned Glenwoods Avenue

kk) It is intended that Glenwoods Avenue east of Woodbine Avenue be realigned to connect to the existing Glenwoods Avenue alignment west of Woodbine Avenue, as indicated on Schedule E. The realignment is expected to provide a key connection between Woodbine Avenue and the proposed future Highway 404 and Glenwoods Avenue interchange.

Transportation Demand Management

hh)ii) *Transportation demand management* measures to reduce single occupancy vehicle trips shall be identified in transportation studies submitted in support of *Major Development* applications.

13.1.7.1.3 Active Transportation System

Composition

a) The *active transportation* system includes pedestrian friendly routes such as sidewalks, paved shoulders, bike lanes, multi-use paths, and trails.

a)b) The Regional Cycling Network and Regional Trail Network are identified on Schedule E.

Intent

b)c) It is the intent of this Secondary Plan to provide a robust *active transportation* system and associated facilities to encourage *active transportation* within the community.

e)d) The *active transportation* system is intended to play a crucial role in creating an integrated parks and open space system and support an overall *complete community*.

Policies

d)e) New *development* shall contribute to the creation of a walkable and connected community with multiple destinations within walking distance of all ~~residents~~new residential units.

e)f) New *development* shall establish a connected and permeable grid pattern of roads with blocks that achieve an orderly and efficient development pattern that is pedestrian and bicycle friendly and supports public transit. The length of blocks shall be between 150 to 250 metres.

f)g) Sidewalks are required on both sides of all Collector Roads and on one side of all Local Roads, with the exception of cul-de-sacs serving fewer than 20 residential dwelling units.

- h) Active transportation routes such as bike lanes and multi-use paths shall connect, where appropriate, to the road network, sidewalk network, trail system and community amenities at locations that are safe and convenient for pedestrians and cyclists. Where appropriate, the following connections may be required as a condition of development approval:
- i) Between local streets, cul-de-sacs, and across greenspace;
 - ii) Between developments and adjacent sidewalks;
 - iii) Across commercial developments; and,
 - iv) Across condominium developments.
- g)i) Active transportation routes such as sidewalks, bike lanes, trails, and multi-use paths shall include streetscaping elements that promote pedestrian and cyclist comfort and safety, and appropriate facilities to encourage an increase in the mode share of active transportation trips.
- h)i) Active transportation routes and facilities shall be designed in a manner that is sensitive to the environment and existing and proposed residential uses.
- i)k) Development proposals abutting active transportation routes shall be designed and buffered to mitigate any potential *adverse effects* between land uses.
- j)l) Where possible and feasible, unopened municipal road allowances, easements and *hydro corridors* shall be utilized to enhance the trails system.
- k)m) The trails system includes trails within natural heritage features, stormwater management facilities, open spaces and, parks, and the road system. Trail design and type will be based on each site's individual characteristics in order to minimize environmental impacts.
- l)n) Active transportation routes and facilities ~~will~~shall be designed to accommodate a range of users and abilities.
- m)o) Trails located in proximity to *key natural heritage features* and *key hydrologic features*, or adjacent to stormwater management facilities should incorporate interpretive signage.
- n)p) Trails and bicycle routes may be located within the right-of-way, but, where possible, should be separated from the travelled portion of the road by a landscaped buffer.
- o)q) Active transportation routes and facilities shall be designed and constructed in accordance with the Town's Trails and Active Transportation Master Plan, Regional Transportation Master Plan, and the Regional Pedestrian and Cycling Planning and Design Guidelines, as applicable.

13.1.7.1.4 Public Transit System

Intent

- a) It is the intent of this Secondary Plan to promote the use of public transit as an alternative to 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.

Policies

- b) The Town will work with York Region to develop and improve the public transit system in Keswick. Public transit services will be implemented through phasing based on meeting operational and financial criteria.
- c) *Major Development* applications shall be required to demonstrate how the proposed *development* is transit-oriented, in accordance with the York Region Transit-Oriented Development Guidelines.
- d) Within the Urban Centres and Mixed-Use Corridors, compact *development* at higher densities are preferred to maximize transit feasibility and accessibility.
- e) Areas that are to be developed or redeveloped shall be designed to incorporate land use and road patterns that ~~support and~~ minimize walking distance and permit convenient access to ~~the public transit system~~ planned and existing transit stops.
- f) Building entrances, sidewalks, trails and the *active transportation* system shall be coordinated with and connected to the public transit system to maximize the accessibility and convenience of transit stops.
- ~~f)g)~~ Bus bays, transit shelters and bus loops with sufficient lighting and accessibility features shall be provided where required by York Region Transit Service Guidelines.

13.1.7.1.5 Parking Management

- a) All *development* shall include context appropriate on-site parking for vehicles and bicycles, as required in the Zoning By-law.
- b) Surface parking lots are permitted; however, parking may also be provided in parking structures, either above or below grade subject to site conditions and feasibility. Parking lots are subject to the following 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, where possible, incorporate *active uses* at-grade facing onto any Regional Road or Collector Road;
 - iii) Surface parking lots shall not be located between the building and the road on The Queensway or Woodbine Avenue, except for where existing buildings or other factors or site conditions prevent all of the parking from being located in the rear or at the side of the building; and,
 - iv) Access to parking facilities shall be from Local Roads or from shared access points, wherever possible.
- c) The Town may enter into partnerships and/or develop a system for the provision of adequate off-street parking in defined parts of Keswick.
- d) The development of shared parking spaces between *public service facilities* and public parks is encouraged where the facilities are within walking distance.

- e) The Town shall consider providing bicycle parking facilities at all municipally owned and operated facilities to promote *active transportation*, where practical and feasible.
- f) Bicycle parking facilities shall be considered for all new *development*, where practical.
- g) The Town encourages opportunities to reduce the need for vehicular *parking facilities*, including reduced minimum parking space requirements in proximity to existing 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.

13.1.7.2 Sanitary Sewage and Water Supply Services

Intent

- a) The policies of this Section are intended to ensure that new growth and *development* takes place on full municipal sewer and water supply services in an orderly and cost-efficient manner.

Policies

- 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~~Municipal, ~~regional~~Regional and ~~provincial~~Provincial policies, ~~and regulations, and Master Plans~~, and within the financial capabilities of the Town and/or Region and on the basis of an approved capital budget program.
- c) All *development* within Keswick 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;
 - ~~iv)~~ Be coordinated and integrated with land use planning considerations;
 - ~~iv)v)~~ Incorporate conservation strategies and the protection of the natural environment including key natural heritage features and key hydrologic features; and,
 - ~~v)vi)~~ Require design and construction practices that reduce inflow and infiltration into municipal sanitary infrastructure.
- e) The cost of providing full municipal services to facilitate the *development* of lands shall not impose a financial burden on existing taxpayers. Accordingly, such servicing costs shall be the responsibility of the proponent, with the ability for cost-sharing with future benefitting parties, through agreement with the Town.
- f) In extending services to develop specific vacant parcels, the proponent shall provide adjacent existing unserviced or partially serviced ~~residences~~development with the opportunity to connect to the municipal servicing system. It is expected that landowners

will co-operate with each other in order to facilitate ~~the development of lands~~ on full municipal services, including permitting access to existing services by way of easements or in such a manner satisfactory to the Town.

- g) In areas where municipal sanitary sewage and/or water supply 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 on private services, subject to any planning approvals and other policies of this Secondary Plan and the Lake Simcoe Protection Plan.
- h) The cost associated with extending municipal services to facilitate the connection of an existing building and/or developed lands in currently unserved areas shall be the responsibility of the benefiting property owner(s).
- i) Property owners are encouraged to connect existing development to municipal services when they become available.
- j) Where an on-site sewage system has been identified as a significant drinking water threat within an Intake Protection Zone identified on Schedule D, mandatory connection to the municipal sanitary sewage system shall be required where such services exist.
- j)k) Servicing capacity allocation in the Keswick Water Resource Recovery Facility and the size of trunk sewers shall be calculated on the basis of the factors assigned by the Town in consultation with York Region.
- k)l) 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. Such Plan shall be prepared to provide for the continuous, orderly extension of services in a cost-effective manner.
- l)m) The Keswick Water Resource Recovery Facility ~~and Keswick Water Treatment Control Plant is are~~ identified on Schedule B. Notwithstanding the land uses permitted by this Secondary Plan, in accordance with ~~provincial~~ Provincial guidelines, no development that includes sensitive land uses or other incompatible development, shall be permitted within 150 metres of ~~the Keswick Water Resource Recovery Facility either facility~~. However, the 150-metre setback may be reduced to a minimum of 100 metres, subject to the completion of an ~~odour~~ Odour Assessment or similar study to be approved by the Town and York Region, which demonstrates that a lesser setback is appropriate.

Policies Respecting Municipal Sewage and Water Allocation

- m)n) The Town shall only approve development that can be allocated municipal 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. Depending on the amount of servicing allocation available, not all development proposals may be able to proceed.
- n)o) The Town may choose to allocate municipal sewer and water servicing based on a servicing allocation assignment program.

- e)p) No dwelling, dwelling unit or other form of *development* requiring servicing allocation shall be constructed unless such land has been assigned the appropriate amount of sewage and water supply servicing allocation by ~~Council~~the Town.
- ~~p) The Town shall assign municipal sewage and water servicing allocation for *development* requiring servicing allocation and draft plan of subdivision and/or draft plan of condominium approval according to the following procedures:~~
- ~~q) At the pre-consultation stage, Town Staff will advise the applicant if servicing capacity is currently available to facilitate the proposed *development*;~~
- ~~Servicing allocation will only be set aside by Town Staff for the proposed *development* upon receipt of a complete Draft Plan of Subdivision and/or Draft Plan of Condominium Application(s);~~
- ~~Servicing allocation will be preliminarily assigned to the proposed *development* at the time Council grants draft plan approval;~~
- ~~Servicing allocation is considered to be formally assigned to the proposed *development* at the time of registration of the draft plan of subdivision and/or condominium; and,~~
- f)g) If ~~the a draft~~Draft Plan of ~~subdivision~~Subdivision and/or ~~Draft Plan of~~Condominium is not registered in the appropriate land registry office within three years from the date of ~~draft~~Draft plan ~~Plan~~Plan approval, or the ~~draft~~Draft plan ~~Plan~~Plan has not proceeded to the satisfaction of the Town within the term of ~~draft~~Draft plan ~~Plan~~Plan approval, Council, at the time of considering an extension of the ~~draft~~Draft plan ~~Plan~~Plan approval, may revoke the preliminary assignment of municipal servicing allocation, in whole or in part. Prior to revoking the allocation, the Town shall afford the proponent an opportunity to address Council on the matter. ~~Servicing allocation shall be formally assigned at the execution of the Subdivision Agreement and/or Condominium Agreement.~~
- ~~s) Following the receipt of a complete Site Plan Control application and p)The Town shall assign municipal sewage and water servicing allocation for *development* requiring servicing allocation and site plan control approval according to the following procedures:~~
- ~~t) At the pre-consultation stage, Town Staff will advise the applicant if servicing capacity is currently available to facilitate the proposed *development*;~~
- ~~Servicing allocation will only be set aside by Town Staff for the proposed *development* upon receipt of a complete Site Plan Control Application;~~
- ~~Servicing allocation will be preliminarily assigned to the proposed *development* by the Site Plan Review Committee, or Town Staff in the case of delegated approval authority, at the time the Site Plan Control Application receives approval;~~
- ~~Servicing allocation is considered to be formally assigned to the proposed *development* at the time of the execution of a Site Plan Agreement, or upon satisfactory completion of all terms and conditions in the case of a Town Staff delegated approval; and,~~
- u)r) At any stage prior to the issuance of a building permit for ~~the~~the proposed ~~proposed~~development or any portion thereof, Council may review the progress and status of the project. Where the project has not proceeded to the satisfaction of the Town after three years from the time of the submission of a complete Site Plan Control

~~Application~~application, Council may revoke the assignment of municipal servicing allocation, in whole or in part. Prior to revoking the allocation, the Town shall afford the proponent an opportunity to address Council on the matter.

~~v)s)~~ York Region shall be notified of any assignment of sewage and water allocation at the ~~draft—Draft plan—Plan~~ of ~~subdivision—Subdivision, or—Draft Plan of condominium~~Condominium, approval or the ~~site—Site plan—Plan~~ ~~control—Control~~ approval stage.

13.1.7.3 Stormwater Management

Intent

- a) It is the intent of this Secondary Plan to manage impacts from stormwater on Lake Simcoe, the Maskinonge River and other watercourses within the watershed in order to maintain and enhance water quality, protect fish and wildlife habitat and prevent erosion.

Policies

- b) Stormwater management facilities shall be permitted in all land use designations. New stormwater management facilities located in the Environmental Protection Area designation shall be subject to the policies of the Environmental Protection Area designation, including the submission of an Environmental Impact Study to be approved by the Town in consultation with the Lake Simcoe Region Conservation Authority, as applicable.
- c) All new *development* 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.
- d) 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 pervious surfaces; and,
 - vii) Promote stormwater management best practices, including stormwater attenuation and re-use, and *Low Impact Development* features.
- e) Stormwater management facilities will be key features within the community contributing to a positive appearance and community image, while achieving functional objectives related to flow moderation and water quality.

- f) Stormwater management ponds will not be fenced, but rather where possible designed with trails, overlooks and interpretive signage so that they are an integral part of the parks and open space network. Where there is a need to discourage public access to areas around the perimeter of a stormwater management pond, 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.
- g) An application for *Major Development* shall be accompanied by a Stormwater Management Plan that:
- i) Applies best management practices 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) Evaluates stormwater management on a "watershed" based approach and that is consistent with local subwatershed evaluations and water budgets, where available;
 - iii) Incorporates an integrated treatment train approach 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, ~~and~~ green roofs, and the preservation and enhancement of native vegetation cover, where appropriate;
 - iv) 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~~;
 - v) Identifies the specific location of permanent end-of-pipe facilities, the areas they will service, and considerations for their size, shape and design criteria;
 - vi) 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;
 - vii) Evaluates, at appropriate geographic scales, anticipated changes in phosphorus loadings between *pre-development* and *post-development*, and evaluates how phosphorus loading will be minimized;
 - viii) Identifies criteria and circumstances upon which interim stormwater management facilities may be considered or precluded;
 - ix) Demonstrates consistency with the Lake Simcoe Protection Plan and ~~stormwater Stormwater management Management master Master plans Plans~~ prepared by the Town and/or the Lake Simcoe Region Conservation Authority, as applicable; and,

- x) Notwithstanding the policies above, where an application for *Major 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.
- h) 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 25 mm storm shall be required for erosion protection and base flow maintenance, where feasible.
- i) 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 floodline 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.
- j) Every owner and operator of a new stormwater management facility shall be required to build, inspect, and maintain and financially sustain the works ~~on a periodic basis for the life of the asset in accordance with applicable legislation and guidelines to ensure they function as designed.~~ 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 as determined by the Town and any other agency having jurisdiction and as stipulated in a Development Agreement.
- k) 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 Lake Simcoe Region Conservation Authority, prior to any ~~draft-Draft plan-Plan~~ of ~~subdivision-Subdivision~~ or ~~condominium-Condominium~~ approval, ~~site-Site plan-Plan control-Control~~ approval, or granting of a ~~provisional-Provisional consent-Consent~~ approval. A detailed Phosphorus Budget, based on the approved Preliminary Report, will be required as a ~~condition-Condition~~ of ~~draft-Draft plan-Plan~~ of ~~subdivision-Subdivision~~ or ~~condominium-Condominium~~ approval, ~~site-Site plan-Plan control-Control~~ approval, or granting of a provisional-Provisional consent-Consent approval.
- l) The Phosphorus Budget must demonstrate that ~~the post-development~~ phosphorus load ~~from the proposed development will be reduced to zero~~ meet pre-development phosphorous load. 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;
 - iv) Lake Simcoe Region Conservation Authority'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.
- m) In those situations where the ~~requirement for a post-development~~ phosphorus load ~~of zero cannot be met match that of or demonstrated in a post~~ the pre-development scenario phosphorous load, the developer or proponent shall be required to provide phosphorus offsetting to the Lake Simcoe Region Conservation Authority, in accordance with the Lake Simcoe Region Conservation Authority Phosphorus Offsetting Policy. Phosphorus offsetting shall generally occur in the same catchment as the subject lands, subwatershed, municipality, or watershed in order of priority.
- n) 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~~ Condition of ~~approval for any draft~~ Draft plan ~~Plan of subdivision~~ Subdivision or ~~plan of condominium~~ Condominium approval, ~~site~~ Site plan ~~Plan control~~ Control approval, or granting of ~~a provisional~~ Provisional consent Consent approval:
 - i) Subdivision or ~~C~~ Consent ~~A~~ Agreement;
 - ii) Condominium ~~agreement~~ Agreement;
 - iii) Site ~~P~~ Plan ~~Control~~ Control ~~A~~ Agreement;
 - iv) Purchase and ~~S~~ sale ~~A~~ Agreements; and,
 - v) Covenants as per the *Conservation Land Act* registered under the *Land Titles Act*.
- o) *Development* that proposes the construction of a single-detached dwelling or an *accessory building or structure* on an *existing* lot of record will not be subject to the phosphorus load requirement.

13.1.7.4 Communication Technology

- a) Applications for *Major Development* shall be designed to accommodate infrastructure for the delivery of leading-edge communication technologies, including those required to deliver broadband services, in order to facilitate future advanced telecommunication capabilities and open access conduits on all existing and future municipal roads, and attract and maintain investment, facilitate research, development and knowledge-based initiatives, and support health services.
- ~~b)~~ Applications for *Major Development* will be required to provide a Communication Implementation Plan that demonstrates how communication infrastructure will be designed and implemented within the development, to the satisfaction of the Town.
- ~~c)~~ Applications for *Major Development* will be required to engage cellular service providers early in the development process to facilitate the integration of cellular transmission facilities with new buildings.
- ~~b)d)~~ The siting of new telecommunication facilities shall be regulated in accordance with the policies of Section 4.1.1(c) of the Georgina Official Plan.

13.1.8 IMPLEMENTATION

13.1.8.1 Authority

- a) The Town shall implement this Secondary Plan by utilizing the powers conferred upon it by the *Planning Act*, the *Municipal Act* and any other applicable statute or regulation.

13.1.8.2 Existing Non-Conforming Uses, Buildings and Structures

- a) *Existing* non-conforming uses, building and structures shall be regulated in accordance with the policies of Section 11.1 of the Georgina Official Plan.

13.1.8.3 By-Laws

- a) The Town's Comprehensive Zoning By-law along with site-specific Zoning By-law Amendments, including holding provisions, interim control by-laws and temporary use by-laws, shall be regulated in accordance with the policies of Section 11.2 of the Georgina Official Plan.
- b) Maintenance and Occupancy by-laws shall be regulated in accordance with the policies of Section 11.13 of the Georgina Official Plan.
- c) *Municipal Act* by-laws shall be regulated in accordance with the policies of Section 11.14 of the Georgina Official Plan.

13.1.8.4 Plans of Subdivision/Condominium and Consents

13.1.8.4.1 Plans of Subdivision/Condominium

- a) Plans of ~~subdivision~~Subdivision and ~~Plans of condominium~~Condominium shall be regulated in accordance with Section 11.3 of the Georgina Official Plan. Notwithstanding Official Plan ~~policy~~Policy 11.3.4, the measures to be incorporated into ~~subdivision~~Subdivision and ~~or condominium~~Condominium agreementsAgreements shall include:
 - i) Limiting the removal of trees, and restricting grading and soil compaction to the minimum necessary to carry out *development* activity;
 - ii) Restricting the removal of trees and vegetation prior to the approval of a Tree Preservation and Compensation Plan by the Town in consultation with the Lake Simcoe Region Conservation Authority, as applicable, and the posting of securities by the proponent;
 - iii) The requirement for erosion and sediment control methods such as temporary erosion control mats and silt fences to control and convey stormwater run-off;
 - iv) Minimizing the deposit of deleterious substances in stormwater run-off;
 - v) Seeding or sodding exposed soils once construction is complete and seasonal conditions permit; and,
 - ~~vi)~~ Ensuring erosion and sediment controls are implemented effectively and are adapted to the changing weather and site conditions.

vii)vi)

13.1.8.4.2 Consents

- a) Generally, where no more than three lots are to be created, and where it is determined that a ~~registered plan-Plan~~ of ~~subdivision-Subdivision~~ is not required to ensure proper and orderly *development*, the land to be developed may be divided by ~~consent-Consent~~. In determining whether a proposed land division should require a ~~plan-Plan~~ of ~~subdivision-Subdivision~~ or a ~~consent-Consent~~ to sever, the following criteria shall be applied:
- 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-Consent~~ application.

Where there is an affirmative answer to any of the above criteria, the proposed *development* should take place by ~~plan-Plan~~ of ~~subdivision-Subdivision~~.

- b) Consents may be permitted in all land use designations for such reasons as the creation of a new lot, lot boundary adjustments, right-of-ways, easements, or to convey additional lands to an abutting lot, provided an undersized lot is not created.
- c) Land containing a detached *accessory building or structure* in which an *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-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-Plan~~ of ~~subdivision-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-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.

13.1.8.5 Site Plan Control

- a) Site ~~plan-Plan control-Control~~ is regulated in accordance with the policies of Section 11.5 of the Georgina Official Plan and the following policies.
- b) The Town may utilize the provisions of ~~site-Site plan-Plan control-Control~~ to the maximum extent permitted by the *Planning Act*.
- c) In addition to those matters identified in the Official Plan, plans, drawings and elevations shall also address parking areas, walkways, fences and loading areas.

13.1.8.6 Community Improvement

- a) Community improvement shall be regulated in accordance with the policies of Section 8.6 of the Georgina Official Plan and the following policy.
- b) The Town may consider passing a *Community Improvement Project Area* by-law under Section 28(2) of the *Planning Act*, for all lands identified as within the Urban Centres designation.

13.1.8.7 Land Dedication, Acquisition and Securement

- a) Land dedication, acquisition and securement shall be regulated in accordance with the policies of Section 11.7 of the Georgina Official Plan and the following policies.
- b) Notwithstanding policy 11.7.1 of the Official Plan, where the opportunity arises, the Town may consider the acquisition of lands located along the Lake Simcoe shoreline, the Maskinonge River, and/or which form part of the Natural Heritage System and Parks Network. The Town shall encourage the voluntary dedication of such 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) Notwithstanding ~~policy-Policy~~ 11.7.2 of the Official Plan, the Town is committed to pursuing the dedication of conservation lands and easements containing *key natural heritage features* or *key hydrologic features* to protect and enhance the Natural Heritage System and Parks Network. Where appropriate, the Town also encourages the voluntary dedication of lands located within the Environmental Overlays associated with the *key natural heritage feature* or *key hydrologic feature*.

13.1.8.8 Asset Management Plan and Capital Works Program

- a) Asset management plans and capital works programs shall be regulated in accordance with the policies of Section 11.15 of the Georgina Official Plan and the following policy.
- b) In addition to the policies of the Official Plan, the construction of all public works shall be carried out in conformity with the policies of this Secondary Plan and have regard for the Urban Design and Architectural Control Guidelines attached to this Secondary Plan as Appendix I.

13.1.8.9 Site Alteration

- a) *Site alteration* shall be regulated in accordance with the policies of Section 4.3 of the Georgina Official Plan and the following policy.
- b) 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, where the *site alteration* is to remove contaminated soils from the property, or to alleviate a site-specific issue such as flooding or soil erosion.

13.1.8.10 Contaminated Lands

- a) Contaminated lands shall be regulated in accordance with the policies of Section 4.5 of the Georgina Official Plan.

13.1.8.11 Municipal Finance

13.1.8.11.1 Fiscal Responsibility

- a) The implementation of this Secondary Plan must be fiscally responsible by ensuring that the required capital expenditures to provide services to support *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 projects and 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.
- 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.
- e) The Town may request a Municipal Financial Impact Assessment from the proponent of any *development* application. The terms of reference for such study must be approved by the Town. The Study will be prepared, and may be peer reviewed, all at the proponent's expense. *Development* applicants may be refused or deferred on the basis of an unacceptable financial impact or burden on the Town, if suitable mitigation measures are not available.

13.1.8.11.2 Development Charges

- a) Development charges shall be regulated in accordance with the policies of Section 11.6.1 of the Georgina Official Plan and the *Development Charges Act*. 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.

13.1.8.11.3 Other Financial Requirements

- a) Other financial requirements shall be regulated in accordance with the policies of Section 11.6.2 of the Georgina Official Plan.

13.1.8.11.4 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*.

13.1.8.12 Development Review

- a) All *development* applications shall be subject to review in accordance with the policies of this Secondary Plan and the applicable policies of the Georgina Official Plan.

13.1.8.12.1 Amendments to this Secondary Plan

- a) Amendments to this Secondary Plan prior to the statutory 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 vision, guiding principles, objectives, intentions and policies contained 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 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.
- b) 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 road network 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 financial position of the municipality;
 - Health outcomes; and,
 - The population level and the social character of the community.

13.1.8.12.2 Pre-Consultation and Submission Requirements

~~a)~~ Pre-consultation and submission requirements shall be regulated in accordance with the policies of Sections 10.1.1 and 10.1.2, respectively, of the Georgina Official Plan.

a) In addition to the policies of the Official Plan, the submission of the following may also be required:

i) Affordable Housing Contribution Plan;

ii) Mobility Plan;

iii) Section 59 Notice; and,

iv) Source Water Impact Assessment and Mitigation Plan.

13.1.8.12.3 Complete Application Requirements

a) Complete application requirements shall be regulated in accordance with the policies of Section 10.1.3 of the Georgina Official Plan.

13.1.8.12.4 Peer Review

a) Peer review shall be regulated in accordance with the policies of Section 10.2 of the Georgina Official Plan.

13.1.8.12.5 Public Consultation

a) Public consultation shall be regulated in accordance with the policies of Section 11.11 of the Georgina Official Plan.

13.1.8.12.6 Decision Making

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

13.1.8.13 Monitoring and Measuring Performance

- a) Monitoring and measuring performance shall be regulated in accordance with the policies of Section 11.17 of the Georgina Official Plan.

13.1.8.14 Phasing

- a) Growth and *development* shall occur in a phased manner that ensures the provision of a full range of services to residents. Factors for consideration are:
 - i) Positive integration with the existing urban structure of Keswick resulting in a contiguous and compact urban built form;
 - ii) The provision of adequate municipal services (e.g. water, sewer, stormwater, recreation) and transportation infrastructure to accommodate the proposed growth;
 - iii) The adequacy of *public service facilities* and other services (e.g. utilities, retail) to support residents; and,
 - iv) Alignment with the timing and phasing of Town and Region Master Plans and Capital Plans.

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.

13.1.9 INTERPRETATION

13.1.9.1 Transition

- a) Complete applications for *development* submitted to the Town prior to this Plan's approval shall not have to meet the requirements of this Plan. Applicants will however, be encouraged to work with the Town to re-examine the proposed applications based on the policies of this Secondary Plan.
- b) Complete applications for *development* received on or after the date of this Secondary Plan's approval will be subject to the policies of this Secondary Plan.
- c) Legally *existing* and approved land uses shall continue to be recognized.
- d) *Existing development* approvals which are located in whole or in part within the Environmental Protection Area designation or within an Environmental Overlay, may be recognized without the requirement for an additional Environmental Impact Study. However, should a new, extended or amended planning approval or ~~conditions~~ Conditions of ~~draft~~ Draft plan ~~Plan~~ approval be required, at the discretion of the Town the proponent may be required to undertake a further Environmental Impact Study in accordance with the policies of this Secondary Plan.

13.1.9.2 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 A and Schedule B 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 roads and the cycling network, as indicated on Schedule E, be considered as approximate.
- 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 an expansion to the boundaries of the Keswick Secondary Plan Area shall only be undertaken through a Municipal Comprehensive Review in accordance with ~~provincial~~ Provincial and ~~regional~~ Regional planning requirements.

13.1.9.3 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 deviation from any of the stated quantities or figures.

13.1.9.4 Legislation

- a) Where this Secondary Plan makes reference to an Act of the Legislature or an Ontario Regulation, or to a ~~provincial~~ Provincial, ~~regional~~ Regional or ~~municipal~~ Municipal plan,

study, report, ~~by-law, or~~ guideline or similar document, such reference shall include its successor upon amendment or replacement.

13.1.9.5 Definitions

Certain definitions used in this Secondary Plan have been taken from the Georgina Official Plan, the Sutton/Jackson's Point Secondary Plan (SJPS), and the following ~~provincial~~ Provincial and ~~regional~~ Regional planning policy documents and are identified by their respective acronym in brackets at the end of the definition:

- Provincial Policy Statement, 2020 (PPS);
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (GP);
- Greenbelt Plan, 2017 (GBP);
- Lake Simcoe Protection Plan, 2009 (LSPP); and,
- York Region Official Plan, 2022 (YROP).

Accessory Building or Structure

Means a detached, subordinate building or structure on the same lot as the main building devoted exclusively to an accessory use. (Georgina Official Plan)

Accessory Uses

Means a use naturally and normally incidental, subordinate in purpose and floor area, and exclusively devoted to a main use of land, building or structure located on the same lot. (Georgina Official Plan)

Active Transportation

Means 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)

Active Use

Means a use, generally commercial or retail in nature, which involves the frequent coming and going of the public and which adds to a dynamic streetscape through function and design.

Additional Residential Unit

Means a self-contained residential units with a private kitchen, bathroom facilities and sleeping areas within a dwellings or within a 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.

Adjacent Lands

Means those lands contiguous to a *key natural heritage feature* or *key hydrologic feature* where it is likely that *development* or *site alteration* can reasonably be expected to have a negative impact on the feature. Generally, *adjacent lands* are considered to be within 120 metres from any part of the feature. (Based on PPS, from Georgina Official Plan)

Adverse Effects

As defined in the *Environmental Protection Act*, means one or more of:

- a) Impairment of the quality of the natural environment for any use that can be made of it;
- b) Injury or damage to property or plant or animal life;
- c) Harm or material discomfort to any person;
- d) An adverse effect on the health of any person;
- e) Impairment of the safety of any person;
- f) Rendering any property or plant or animal life unfit for human use;
- g) Loss of enjoyment of normal use of property; and,
- h) Interference with normal conduct of business. (PPS)

~~Accessory Building or Structure~~

~~Means a detached, subordinate building or structure on the same lot as the main building devoted exclusively to an accessory use. (Georgina Official Plan)~~

~~Accessory Uses~~

~~Means a use naturally and normally incidental, subordinate in purpose and floor area, and exclusively devoted to a main use of land, building or structure located on the same lot. (Georgina Official Plan)~~

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-% of gross annual household income for low- and moderate- income households; or,
 - ii) Housing for which the purchase price is at least 10-% 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-% 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-% of the income distribution for the *regional market area*; or in the case of rental housing, households with incomes in the lowest 60 % of the income distribution for renter households for the regional market area. (PPS)

Angular Plane

Means a flat line extending from either the mid-point of a road or from a lot line of an abutting property, and projecting over a lot at a specified angle measured up from the horizontal, which identifies the maximum permitted height of a building or structure on the lot.

Archaeological Resources

Means 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)

Boarding House

Means an owner-occupied dwelling where guest rooms are offered, with or without meals, for long-term accommodation (generally more than one month). The dwelling may or may not be owner-occupied.

Built Heritage Resource

Means 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 Provincial and/or, federal-Federal registers. (Growth Plan)

Co-Housing

Means an ownership model where residents purchase homes together, which can include arrangements where residents have their own suites and the rest of the house is shared common space, or where residents have their own self-contained units as well as access to shared resources and community space, which can include both indoor and outdoor amenities.

Community Housing

Means affordable housing owned and operated by non-profit housing corporations, housing co-operatives and municipal governments or district social services administration boards. These providers offer subsidized or low-end-of market rents.

Community Hub

Means a public space that brings several community agencies and neighbourhood groups together to offer a range of activities, programs and services.

Community Improvement Plan

Means a plan 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. (SJPSP)

Community Improvement Project Area

Means an area that 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. (SJPSP)

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. (Georgina Official Plan)

Complete Community

Means 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*. A *complete community* is age-friendly and may take different shapes and forms appropriate to their contexts. (Growth Plan)

Complete Streets

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

Cool Roof

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

Cultural Heritage Landscape

Means 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)

Cultural Heritage Resources

Means *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

Means 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

Means the limits of the developed urban area as defined by the Province of Ontario in consultation with affected municipalities for the purpose of measuring the minimum *intensification* target in this Plan. (Growth Plan)

Delineated Built-up Area

Means all land within the *delineated built boundary*. (Growth Plan)

Designated Greenfield Area

Means 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. (Growth Plan)

Development

Means the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the *Planning Act*, but does not include:

- a) Activities that create or maintain infrastructure authorized under an environmental assessment, *Planning Act*, or *Condominium Act* process; or,
- b) Works subject to the *Drainage Act*. (Growth Plan)

Edible Landscapes

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

Electricity Transmission and Distribution Systems

Means systems for transmitting and distributing electricity, and includes any structures, equipment or other things used for that purpose. (Official Plan)

Emergency Housing

Means a premises accommodating and providing temporary lodging, board, and personal support services to individuals experiencing homelessness in a 24-hour supervised setting.

Employment Land Jobs

Means jobs accommodated in primarily low-rise industrial- type building space, the vast majority of which are located within business parks and industrial areas. This includes largely industrial sector employment, including manufacturing, processing, research and development, wholesale trade, transportation and warehousing, communications facilities, offices and associated retail and ancillary facilities.

Environmentally Significant Areas (ESAs)

Means land or water areas that contain distinctive or unusual features, perform a key ecological function and/or provide habitat for significant plant and/or animal species as determined by studies undertaken from time to time by the Lake Simcoe Region Conservation Authority and/or the Town. (YROP)

Existing

Means legally existing as of the date of the adoption of this Plan by Council and which has continued to exist to present. (Georgina Official Plan)

Fish Habitat

Means fish habitat as defined in the Federal Fisheries Act as spawning grounds and nursery, rearing food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life process. (YROP)

Garden Suite

A one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure on the same lot and that is designed to be portable.

Green Infrastructure

Means 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)

Gross Floor Area

Means 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.

Ground-Oriented

With respect to residential buildings, means housing built forms and typologies where each principal unit has its own entrance on the ground floor of a building.

Group Home

Means a residence licensed or funded under a ~~federal~~ Federal or ~~provincial~~ 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*.

Habitat of Endangered Species, Threatened Species, and Special Concern Species

Means habitat for endangered, threatened or special concern species are identified by regulation under the Endangered Species Act. (YROP)

Halfway House

Means 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 three or more residents, exclusive of staff.

Hazardous Lands

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. (YROP)

Home Occupation

Means an occupation conducted for gain or profit as an *accessory use* within a dwelling or an *accessory building or structure* on the same property. *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 a hairdressing salon, accountant office, or music instruction. The retail sale of goods or wares shall not be permitted as a primary *home occupation* use. (modified from Georgina Official Plan)

Homes for Special Care

Means 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

Means streets in which the travelled portion of the road is shared between motor vehicles and pedestrians, with priority given to pedestrians. An example of a home-zone would include a portion of residential area where the maximum speed limit is under 15 km/hr and vehicles must yield to pedestrians and cyclists. The purpose of *home-zones* is to change the way that streets are used by making them places for people, not just for traffic.

Housing Options

Means a range of housing types such as, but not limited to single-detached, semi-detached, rowhouses, *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-housing*, co-operative housing, community land trusts, land lease community homes, *affordable housing*, *special needs housing*, and housing related to employment, institutional or educational uses. (PPS)

Hydro Corridor

Means the real property transferred to her Majesty in Right of Ontario by Section 114.2 of the Electricity Act, and being primarily used for the transmission and distribution of electricity. (Georgina Official Plan)

Infill

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

Infrastructure

Means physical structures (facilities and corridors) that form the foundation for *development*. Infrastructure includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, *electricity transmission and distribution systems*, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipeline and associated facilities.

Intensification

Means 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. (PPS)

Intermittent Stream

Means watercourses that are dry at times of the year, generally flowing during wet seasons but not the entire year. (YROP)

Kettle Lakes

Means a depression formed by glacial action and permanently filled with water. (YROP)

Key Hydrologic Features

Means the following features:

- a) *Wetlands*;

- b) *Lakes and their littoral zones;*
- c) *Kettle lakes;*
- d) *Permanent stream and intermittent stream;*
- e) *Seepage areas and springs; and,*
- f) *Lake Simcoe shoreline. (YROP)*

Key Natural Heritage Features

Means the following features:

- a) *Habitat of endangered species, threatened species and special concern species;*
- b) *Fish habitat;*
- c) *Wetlands;*
- d) *Life Science Areas of Natural and Scientific Interest (ANSIs),*
- e) *Environmentally Significant Areas (ESAs)*
- f) *Significant valleylands;*
- g) *Significant woodlands;*
- h) *Significant wildlife habitat; and,*
- i) *Sand barrens, savannahs, and tallgrass prairies. (YROP)*

Lakes and their Littoral Zones

Means any inland body of standing water larger than a pool or pond or a body of water filling a depression in the earth's surface. The littoral zone refers to the area of shallow water in a lake that extends from the shoreline lakeward to the limit occupancy of rooted aquatic plants. (YROP)

Lake Simcoe Shoreline

Means the mark made by the action of water under natural conditions on the shore or bank of Lake Simcoe which action is so common and usual and so long continued that it has created a difference between the character of the vegetation or soil on one side of the mark and the character of the vegetation or soil on the other side of the mark. (LSPP)

Life Science Areas of Natural and Scientific Interest

Means areas of land and water containing natural landscapes or features that have been identified by the Province using approved evaluation procedures, as having life science values related to protection, scientific study or education. (YROP)

Live-Work Unit

Means 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.

Local Strategic Growth Areas

Means nodes, corridors, and other areas that have been identified by the Town to be the focus for accommodating *intensification* and higher-density mixed uses in a more compact built form. *Local Strategic Growth Areas* are identified on Schedule A.

Lodging Houses

Means any house or other building or portion of it in which four (4) or more persons are lodged for hire, but does not include a hotel, hospital, long term care home, home for the young or institution if it is licensed, approved or supervised under an Act, other than the *Municipal Act*.

Low Impact Development

Means a stormwater management strategy that is intended to mitigate the impacts of increased run-off and pollution by managing run-off as close to its source as possible. *Low Impact Development* comprises a set of site design strategies that promote infiltration, filtration, evapotranspiration, rainwater harvestation, and stormwater detention. Design strategies include, but are not limited to, bio-swales, rain barrels, bio-retention facilities, vegetated rooftops, permeable pavements and perforated pipe systems. (Georgina Official Plan)

Major Development

Means *development* consisting of:

- a) The creation of four or more lots;
- b) The construction of a building or buildings with a ground floor area of 500 m² or more; or,
- c) The establishment of a major recreational use. (LSPP)

Major Facilities

Means facilities which may require separation ~~from~~ from *sensitive land uses*, including but not limited to airports, manufacturing uses, transportation infrastructure and corridor, rail facilities, marine facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities. (PPS)

Multimodal

Means relating to the availability or use of more than one form of transportation, such as vehicles, walking, cycling, buses, rapid transit, rail (such as commuter and freight), trucks, air, and marine. (Growth Plan)

Net Residential Hectare

Means residential density calculated on the basis of the *net residential land area*. (SJPSP)

Net Residential Land

Means the area of residential use, excluding road allowances and the land area of all other land uses necessary to the basic residential use such as parks, open space, greenlands, stormwater management areas, churches, local commercial, schools, etc. (SJPSP)

Parcel of Urban Residential Land

Means a parcel of land that is within an area of settlement on which a residential use, other than ancillary residential use, is permitted by the Zoning By-law and that is serviced by:

- a) Sewage works within the meaning of the Ontario Water Resources Act that are owned by,
 - i) A municipality;
 - ii) A municipal service board established under the *Municipal Act, 2001*; or,
 - iii) A corporation established under sections 9, 10 and 11 of the *Municipal Act, 2001* in accordance with Section 203 of that Act; and,
- b) A municipal drinking water system within the meaning of the Safe Drinking Water Act, 2022. (modified from *Planning Act*)

Parking Facilities

Means a structure or an area providing for the parking of vehicles. This definition does not include areas for the parking of vehicles associated with individual low-rise residential uses.

Places of Worship

Means a building, structure or part thereof, which is primarily used for the practice of religion and faith-based spiritual purposes wherein people assemble for religious worship, faith-based teaching, fellowship and community social outreach.

Population-Related Employment

Means 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 and service commercial, 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

Means land, 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. (PPS)

Redevelopment

Means the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites. (PPS)

Regional Market Area

Means an area that has a high degree of social and economic interaction. The upper- or single-tier municipality, or planning area, will normally serve as the *regional market area*. However, where a *regional market area* extends significantly beyond upper- or single-tier boundaries, then the regional market area may be based on the larger market area. Where regional market areas are very large and sparsely populated, a smaller area, if defined in an official plan, may be utilized. (PPS)

Rooming House

Means a dwelling where guest rooms are offered, with or without meals, for long-term accommodation (generally more than one month). The dwelling may, or may not be owner-occupied.

Sand Barrens

Means land (not including land that is being used for agricultural purposes or no longer exhibits sand barrens characteristics) that:

- a) Has sparse or patchy vegetation that is dominated by plants that are:
 - i) Adapted to severe drought and low nutrient levels; and,
 - ii) Maintained by severe environmental limitations such as drought, low nutrient levels and periodic disturbances such as fire; and,
- b) Has less than 25 percent tree cover; and,

- c) Has sandy soils (other than shorelines) exposed by natural erosion, depositional process or both; or,
- d) Has been further identified, by the Ministry of Natural Resources or by any other person, according to evaluation procedures established by the Ministry of Natural Resources, as amended from time to time. (YROP)

Savannah

Means land (not including land that is being used for agricultural purposes or no longer exhibits savannah characteristics) that:

- a) Has vegetation with a significant component of non-woody plants, including tallgrass prairie species that are maintained by seasonal drought, periodic disturbances such as fire, or both; and,
- b) Has from 25 percent to 60 percent tree cover; and,
- c) Has mineral soils; or,
- d) Has been further identified, by the Ministry of Natural Resources or by any other person, according to evaluation procedures established by the Ministry of Natural Resources, as amended from time to time. (YROP)

Seepage Areas and Springs

Means sites of emergence of groundwater where the water table is present at the ground surface. Seepage areas are areas where groundwater emerges from the ground over a diffuse area. Springs are points of natural, concentrated discharge of groundwater. (YROP)

Senior Care Facility

Means supervised living accommodation that may include associated support services, and:

- a) Is licenced or funded under Province of Ontario or Government of Canada legislation;
- b) Is for persons requiring semi-independent or supervised group living arrangements; and,
- c) Is for more than 10 persons, exclusive of staff.

Sensitive Land Use

Means 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. (PPS)

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 Drinking Water Threat

A condition or activity that has a high potential to have a negative impact on the quantity and/or quality of groundwater that supplies a municipal well.

Significant Wildlife Habitat

Means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species. These areas are

ecologically important in terms of features, functions, representation or amount, and contribute to the quality and diversity of an identifiable geographic area or natural heritage system. The Provincial Significant Wildlife Habitat Technical Guide should be referenced to determine *significant wildlife habitat*. (YROP)

Significant Valleylands

Means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year. These areas are ecologically important in terms of features, functions, representation or amount. (YROP)

Significant Woodlands

Means woodlands which meet any one of the following criteria:

- a) Contains globally or ~~provincially~~ Provincially rare plants, animals or communities as designated by the Natural Heritage Information Centre;
- b) Contains species designated by the Committee of the Status of Endangered Wildlife in Canada or by the Committee on the Status of Species at Risk in Ontario as threatened, endangered, or of special concern;
- c) Is within 30 metres of a *key hydrologic feature*;
- d) Is over 2 hectares and:
 - (i) Is within 100 metres of another *key natural heritage feature* or *key hydrologic feature*; or,
 - (ii) Occurs within the Regional Greenlands System; and,
- e) Is north of the Oak Ridges Moraine and is 10 hectares or larger. (YROP)

Site Alteration

Means activities such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site. (PPS)

Special Needs Housing

Means 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. (Georgina Official Plan)

Tallgrass Prairies

Means land (not including land that is being used for agricultural purposes or no longer exhibits tallgrass prairie characteristics) that:

- a) Has vegetation dominated by non-woody plants, including tallgrass prairie species that are maintained by seasonal drought, periodic disturbances such as fire, or both;
- b) Has less than 25 per cent tree cover;
- c) Has mineral soils; and,
- d) Has been further identified, by the Ministry of Natural Resources or by any other person, according to evaluation procedures established by the Ministry of Natural Resources, as amended from time to time. (YROP)

Townhouse

Means ~~any townhouse type or built form~~ a building containing four or more units which may be divided vertically or horizontally and may be stacked and/or oriented back-to-back, are attached to other dwelling units within the same building by a common wall, and which have direct access to each unit from the outside. All types of townhouse built-forms (i.e. street, block, stacked, back-to-back, stacked back-to-back, rear lane access, etc.) are permitted in a designation that permits townhouses, provided ~~that~~ it complies with the policies of this Secondary Plan, including with respect to height and density requirements.

Transit-Supportive

Means *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

Means 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)

Vegetation Protection Zone

Means a vegetated buffer area surrounding *key natural heritage feature* or a *key hydrologic feature*. These areas protect the feature and its functions from the impacts of land use changes and associated activities that will occur before, during and after construction, and where possible, restore or enhance the features and its functions. (YROP)

Wetlands

Means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case, the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens. (YROP)

Woonerf

Means "living street" in Dutch, 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.