

**THE CORPORATION OF THE TOWN OF GEORGINA**

**REPORT NO. DS-2023-0064**

**FOR THE CONSIDERATION OF  
COUNCIL**

**July 12, 2023**

**SUBJECT: PROPOSED KESWICK SECONDARY PLAN (JUNE 2023)**

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**1. RECOMMENDATIONS:**

1. That Council receive Report No. DS-2023-0064 prepared by the Planning Policy Division, Development Services Department dated July 12, 2023, respecting the proposed Keswick Secondary Plan (June 2023);
2. That Council pass a by-law to amend the Town of Georgina Official Plan in accordance with the Planning Act in order to:
  - i) Adopt the proposed Keswick Secondary Plan (June 2023);
  - ii) Repeal the existing Keswick Secondary Plan (OPA No. 93), as amended, in its entirety; and,
  - iii) Amend the pertinent sections of the Town of Georgina Official Plan that reference the current Keswick Secondary Plan schedules and replace them with appropriate references to the proposed Keswick Secondary Plan (June 2023) schedules;
3. That the Town Clerk forward the Council adopted Keswick Secondary Plan (June 2023) and associated Official Plan Amendment document to York Region for their review and approval; and,
4. That the Town Clerk forward a copy of Report No. DS-2023-0064 and Council's Resolution to the York Region Director of Community Planning and Development Services, the York Region Chief Planner, and the Lake Simcoe Region Conservation Authority, General Manager, Planning and Development.

**2. PURPOSE:**

The purpose of this report is to:

1. Provide Council with outstanding comments;
2. Summarize notable revisions made to the proposed Secondary Plan since it was last considered by Council; and,

3. Recommend Council adopt the proposed Keswick Secondary Plan (June 2023) so that it can be forwarded to York Region for review and approval.

### **3. BACKGROUND:**

On March 28, 2023, a second public meeting was held to consider the proposed Keswick Secondary Plan (February 2023). At the public meeting, Council considered Report No. DS-2023-0027 and passed Resolution No. C-2023-0126, which provides:

1. That Council receive Report No. DS-2023-0027 prepared by the Planning Policy Division, Development Services Department dated March 28, 2023, respecting the proposed Keswick Secondary Plan (February 2023).
2. That Council endorse the next steps for completing the preparation of the proposed Keswick Secondary Plan for Council's adoption at a Council Meeting to be held on or prior to June 7, 2023, as outlined in Section 6.3 of Report No. DS-2023-0027.
3. That the Town Clerk forward a copy of Report No. DS-2023-0027 and Council's Resolution to the York Region Director of Community Planning and Development Services, the York Region Chief Planner, and the Lake Simcoe Region Conservation Authority, General Manager, Planning and Development.

As per item 2 of the above noted Council Resolution, Staff proposed to return to Council on June 7, 2023 or earlier, to recommend adoption of a proposed Keswick Secondary Plan. Following a detailed review and assessment of York Region's comments received on March 22, 2023, additional time was required to meet with Regional Staff to discuss their comments in detail and agree on an approach to moving forward as it relates to certain policy matters. Further discussion related to York Region's comments is provided below in Section 4.2.1.

Staff have reviewed all of the outstanding comments received from the public and external agencies and have prepared a revised, proposed Keswick Secondary Plan dated June 2023 (proposed Secondary Plan) which is being recommended for adoption at today's Council meeting. Due to the length of the proposed Secondary Plan, it has not been attached to this report. In this regard, both the proposed Secondary Plan and a redline revision document showing the recent changes have been posted to the project webpage ([www.georgina.ca/KSPR](http://www.georgina.ca/KSPR)).

### **4. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:**

In accordance with the *Planning Act*, there are no statutory notice requirements for today's report.

Notice of today's report was circulated to all Interested Parties on record on June 15, 2023.

#### 4.1 PUBLIC COMMENTS

Following the completion of Report No. DS-2023-0027, Staff received two submissions from the public. These submissions were provided to Council at the March 28, 2023 public meeting as addendums to the Council agenda and summarized in the Staff presentation. Both submissions are outlined below. No additional submissions have been received from the public as of the completion of this report.

##### 4.1.1 Nick and Jean Anagnostopoulos: 140 Glenwoods Avenue

A letter of objection dated March 24, 2023 was received on March 27, 2023 from Nick and Jean Anagnostopoulos as it relates to the proposed land use designation and the presence of environmental features on their property located at 140 Glenwoods Avenue (refer to Attachment 1). The property is proposed to be split designated Existing Neighbourhood on the front half abutting Glenwoods Avenue and Environmental Protection Area on the rear half (refer to Attachment 2).

The subject property is located on the north side of Glenwoods Avenue approximately 300 metres east of Lowndes Avenue. The property has approximately 103 metres of frontage, is 5.29 acres in area, does not have any existing buildings or structures, and contains woodlands (refer to Attachment 3). The woodland feature traverses several properties in the area, including the Ballymore Keswick Subdivision to the east. Through an Environmental Impact Study prepared by Savanta Inc. and submitted in support of the adjacent subdivision application, these woodlands have been determined to be “significant woodlands”. The presence of these woodlands supports the need for the recommended Environmental Protection Area designation on the property.

The owners have not provided any additional supporting information or environmental studies to substantiate their comments in dispute of the presence of environmental features and the resulting Environmental Protection Area designation. It should be noted that original drafts of the Secondary Plan proposed to designate the entire site Environmental Protection Area. However, considering previous comments submitted by the owners and the fact that a single detached dwelling previously existed on the site, Staff felt it was reasonable to designate the front portion of the site abutting Glenwoods Avenue as Existing Neighbourhood.

The property is currently zoned Rural (RU) in Zoning By-law No. 500 and considered undersized in terms of the minimum lot frontage and lot area required to permit a single detached dwelling. Therefore, the approval of a Zoning By-law Amendment including supporting environmental studies would be required prior to a single detached dwelling being permitted from a zoning perspective. The proposed policies in both the Existing Neighbourhood designation and Environmental Protection Area designation would permit a single detached dwelling on the property subject to an approved Zoning By-law Amendment and supporting environmental studies, without the need for an Official Plan Amendment. In conclusion, Staff are of the opinion that the proposed land use designations on the property are appropriate and justified.

#### 4.1.2 Martha Doherty: Uptown Keswick Urban Centre

A letter was received from Martha Doherty on March 27, 2023 outlining her concerns related to the unintended consequences that can occur due to overdevelopment of the Uptown Keswick Urban Centre (refer to Attachment 4).

Uptown Keswick is a longstanding established Urban Centre where new growth and development has been directed within the community for approximately 20 years. The area is one of three strategically located Urban Centres which are all connected by The Queensway Corridor, serviced by public transit and containing a mixture of residential and non-residential uses.

It is envisioned that this area will evolve into an Urban Centre containing a diverse mix of boutique retail activities, restaurants, small-scale offices, and mid-rise mixed-use residential and commercial buildings. In the opinion of Staff, the Uptown Keswick Urban Centre is one of several appropriate locations within the community of Keswick to accommodate urban-type uses and related development over the life of this Secondary Plan.

#### 4.2 AGENCY COMMENTS

Following the completion of Report No. DS-2023-0027, Staff received two submissions from external agencies. These submissions were provided to Council at the March 28, 2023 public meeting as addendums to the Council agenda and summarized in the Staff presentation. Both submissions are discussed below. No additional submissions have been received from external agencies as of the completion of this report.

##### 4.2.1 York Region

As of the completion of this report, York Region remains the approval authority for local Official Plans and Official Plan Amendments. Therefore, subject to Council's approval, the adopted Secondary Plan it will be forwarded to York Region for their review and approval.

Detailed comments on the proposed Keswick Secondary Plan (February 2023) were received from York Region on March 22, 2023 (refer to Attachment 5). This was the Region's first review of the Secondary Plan since the York Region Official Plan, 2022 (YROP, 2022 or new YROP) was approved by the Province last November, and therefore the comments address policy conformity with the new YROP.

For the most part, the revisions requested by the Region have been incorporated into the Secondary Plan without issue or the need for further discussion. However, several of the items raised by the Region require additional comprehensive analysis and Town-wide implementation and therefore, are more appropriately addressed in the parent Official Plan when it is reviewed and updated. In this regard, the review and update of the Official Plan will be required by the Province as part of the process for removing planning responsibilities from York Region as directed by Bill 23. Through this planning exercise,

the Town will be adopting components of the YROP, 2022, which apply specifically to Georgina and incorporating such policies and mapping into the Town's Official Plan.

Staff have met with York Region Community Planning and Development Services Staff on multiple occasions to discuss their comments in detail, including which policies and mapping revisions need to be addressed in the Secondary Plan versus which policies can be deferred to the Official Plan review and update. Attachment 6 is Staff's response matrix to the Region's March 22, 2023 comments. The response matrix identifies which requested revisions were incorporated into the Plan and those that were not with a brief explanation. This document served as the basis for the discussions between Region and Town Staff. These discussions were very productive and resulted in a consensus on the need to make a number of revisions to ensure conformity with the new YROP and address matters of Regional importance, while also being able to defer certain matters to the future Official Plan review and update.

Attachment 7 are comments received from York Region on June 9, 2023. The comments summarize the agreed upon policy and mapping revisions that are to be incorporated into the Secondary Plan, and those that will be addressed as part of the future Official Plan review and update. Revisions which were agreed upon and incorporated into the proposed Secondary Plan include the following:

- Adding policy wording to encourage the development of purpose-built rental units to assist in achieving York Region's target of 1,000 new units per year region-wide;
- Adding "infrastructure" to the list of permitted uses in all land use designations;
- Policy wording and mapping in Schedule E related to the implementation of the Regional Cycling and Trail Network;
- Adding additional plans to the list of submission requirements that could be requested as part of a complete application submission; and,
- Adding policies related to the protection of Regional rights-of-way and conveyance of road widenings.

#### 4.2.2 Lake Simcoe Region Conservation Authority

Comments on the proposed Keswick Secondary Plan (February 2023) were received from the Lake Simcoe Region Conservation Authority (LSRCA) on March 27, 2023 (refer to Attachment 8). The comments address prohibiting additional residential units in the floodplain, revised phosphorous offsetting requirements, and changes resulting from Bill 23 that now prohibit the LSRCA from reviewing and providing comment on natural heritage matters (i.e. removing references to the LSRCA in certain policies). All comments provided by the LSRCA have been incorporated into the proposed Secondary Plan.

#### 4.3 COUNCIL COMMENTS

At the second Public Meeting held on March 28, 2023, Councilor Neeson inquired about what can be done through the Secondary Plan to encourage or require new development to implement stormwater management best practices related to on-site mitigation of

phosphorous and Low Impact Development (LID). Below are the three specific questions asked and Staff's response:

**Question 1:** Is it possible to require on-site mitigation of phosphorous?

**Staff Response:** *The Lake Simcoe Protection Plan (LSPP), and as a result the Town's Development Design Criteria, requires on-site mitigation of phosphorous for all applications for major development<sup>1</sup>. Specifically, all new major development must demonstrate no net increase in the phosphorous loadings leaving a site between pre-development and post-development conditions, including providing an analysis as to how phosphorous loadings shall be minimized. This is ensured through the detailed engineering design review process.*

*Any remaining stormwater phosphorus that cannot be controlled would require "offsetting" in accordance with the LSRCA's Phosphorous Offsetting Policy, to achieve pre-development phosphorus loading levels. The offset measure could include reductions in phosphorus elsewhere through the use of LID techniques, or through retrofitting existing stormwater discharges elsewhere, preferably within the same subwatershed.*

**Questions 2:** Is it possible to require LID technology within new built-up areas?

**Staff Response:** *LID technologies can be encouraged but not required.*

*The LSRCA requires that stormwater management be addressed through the use of a hierarchy of stormwater management practices or "treatment train" approach that starts with lot level controls, followed by conveyance controls and then end-of-pipe facilities.*

*LID includes a wide range of stormwater management technologies intended to mitigate the impacts of increased runoff and pollution by managing runoff as close to its source as possible. This includes a set of site design strategies that promote infiltration, filtration, evapotranspiration, rainwater harvesting, and stormwater detention. There are many technologies considered "Low Impact Development", including but not limited to bio-swales, rain barrels, bio-retention facilities, vegetated rooftops, permeable pavements and perforated pipe systems.*

*The Secondary Plan and the Town's Development Design Criteria encourage LID technologies to be incorporated into stormwater management design, where feasible. Technologies that utilize efficient design such as roof drain collectors, soak away pits, lot level control, etc. will be considered where they are deemed appropriate and acceptable. In this regard, not all LID technologies may be appropriate for every site, while some LID technologies may be more appropriate than others. Therefore, proposed stormwater management facilities for a site need to be considered on a case-by-case basis and designed to respond to site-specific conditions.*

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<sup>1</sup> Major development is defined as development consisting of the creation of four or more lots, the construction of a building or buildings within a ground floor area of 500 m<sup>2</sup> or more, or the establishment of a major recreational use.

*The Town's Development Design Criteria is scheduled to be reviewed and updated later this year. This will include a review of design criteria for LID technologies.*

**Question 3:** Is it possible to require the developer to “go further” with respect to stormwater management and what we currently require?

**Staff Response:** *Stormwater management facilities necessary to support new major development require significant upfront capital and ongoing maintenance costs to ensure their functionality.*

*The Ministry of Environment, Conservation and Parks (MOECP) Stormwater Management Planning and Design Manual provides technical and procedural guidance for the planning, design, and review of stormwater management facilities and practices in Ontario. The manual provides that a preferred stormwater management system will be selected based on its cost, as well as other factors such as technical feasibility, effectiveness, and social acceptability.*

*Building upon the Stormwater Management Manual, the LSPP requires that major development within the Lake Simcoe Watershed is subject to increased stormwater management requirements as it relates to minimizing phosphorous loadings and changes in water balance. This is a net-zero approach where post-development conditions may not exceed pre-development conditions.*

*Including policies that require developers to “go further” than the current MOECP Stormwater Management Manual and LSPP requirements could be challenged by the development industry due to feasibility concerns and/or additional capital and maintenance costs to be incurred by the developer and future owner/operator of the facility (either private or municipality). This could potentially make development unfeasible, or alternatively, the additional cost would be passed on to the end purchaser, further contributing to increased housing/development costs.*

*Should Council wish to pursue this matter further, the opportunity exists to undertake a review of the Town's stormwater management requirements during the review and update of the Town's Development Design Criteria that will begin later this year.*

## **5. ANALYSIS:**

### **5.1 NOTABLE REVISIONS MADE**

Below is a summary of the key policy text and mapping revisions that have been incorporated into the proposed Secondary Plan. A redline revision document identifying all of the text changes made to the Secondary Plan since it was last considered by Council in March has been posted to the project webpage ([www.georgina.ca/KSPR](http://www.georgina.ca/KSPR)).

### 5.1.1 Policy Text

The majority of the text revisions made to the Secondary Plan have been minor in nature and serve to correct grammar, ensure consistency, or clarify or improve the policy wording in the Plan.

More substantive revisions, mainly in the form of adding new policies, were necessary to ensure compliance with the new YROP and address regionally significant matters, or to address a specific concern or issue. Discussion related to the Region's comments can be found above in Section 4.2.1.

Below is a list of key policy text revisions made to the Secondary Plan:

- Extending the planning horizon and growth forecasting of the Plan from 2041 to 2051.

***Reason:*** *To bring the Plan into conformity with the planning horizon and growth forecasting contained in the YROP, 2022.*

- Removing reference to the LSRCA as it relates to the review and approval of natural heritage matters, specifically the review and approval of Environmental Impact Studies and related studies.

***Reason:*** *Bill 23 has streamlined the scope of services that Conservation Authorities are permitted to provide to municipalities, including establishing restrictions that prohibit Conservation Authorities from reviewing and providing comment on natural heritage matters.*

- Low-rise residential buildings are permitted to have a maximum height of 3-storeys or 11 metres, whichever is less. The policy provides that in certain situations Council may permit additional height above 11 metres and up to 13 metres for a 3-storey building without the need for an amendment to the Plan. The policy has been revised to only permit the additional height above 11 metres where such low-rise residential building is within the New Neighbourhood designation.

***Reason:*** *To scope the permissions for the consideration of additional height for low-rise residential buildings to the New Neighbourhood designation where new subdivisions consisting predominantly of low-rise and mid-rise residential housing will be comprehensively designed and built. This will also serve to maintain the existing low-rise residential character and built form of Keswick's existing neighbourhoods (i.e. the Existing Neighbourhood designation).*



- Removing a policy that prohibited drive-thru facilities within the Mixed-Use Corridor 1 designation.

**Reason:** *To be consistent with the existing Keswick Secondary Plan which permits drive-thru facilities along The Queensway Corridor. This will also prevent existing drive-thru facilities along the corridor from becoming legal non-conforming uses.*

- A policy has been added to the New Neighbourhood designation that encourages the sensitive integration of townhouses and mid-rise residential buildings through the use of clustering around public open space and community uses, and only siting townhouses on one side of Local Roads.

**Reason:** *To direct that the denser residential built forms are located in new neighbourhoods around public focal points to frame these public spaces and give residents of the units convenient access to community uses. Additionally, siting street townhouses on both sides of Local Roads creates on-street parking issues due to the limited amount of space on both sides of the road allowance between driveways for on-street parking.*

- A policy has been introduced that provides that 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.

**Reason:** *To prevent the driveway from being broken up by a sidewalk to allow more space for on-site parking for these units.*

- Policies have been added verbatim from the YROP, 2022 that address the protection of Regional rights-of-way and conveyance of road widenings through the Planning process.

**Reason:** *These policies were required by the Region to protect their interests in their roads and ensure they are able to secure necessary road widenings through the planning process.*

- Policies have been removed from the Sanitary Sewage and Water Supply Services section that outline the process and procedures related to the allocation of municipal water and sewer servicing capacity.

**Reason:** *This level of prescriptive detail related to the internal process for servicing allocation assignment is not necessary nor required. Additionally, Staff will be undertaking a review of the servicing allocation assignment program and related procedures. In this regard, an Official Plan Amendment should not be required if the changes resulting from the review conflict with the current procedures outlined in the Secondary Plan.*

### 5.1.2 Mapping

Minor mapping revisions were made to all Schedules. Below is an explanation of the most notable changes:

- The parcel fabric layer base layer has been updated on all schedules to reflect recently registered plans of subdivision.
- The land use designations on Schedule B have been revised to reflect recently approved plans of subdivision/development boundaries. As a result, Schedules A and C were also revised to reflect the changes on Schedule B.
- Stormwater management facilities are considered a form of infrastructure required to support development. The policies of the Plan permit stormwater management facilities in any land use designation. Some existing stormwater management ponds are designated Environmental Protection Area on Schedule B. Schedule B has since been revised to remove the Environmental Protection Area designation from these stormwater management ponds where no identified natural features exist. In its place, the underlying land use designation has been applied to the site (i.e. if the pond is in an area that is predominantly designated Existing Neighbourhood, then the site was designated Existing Neighbourhood).
- Updated source water protection layers have been added to Schedule D. This includes a new layer for significant surface water contribution areas, as requested by York Region.
- The Regional Cycling Network and Regional Trail Network have been added to Schedule E, as requested by York Region.

### 5.2 NEXT STEPS

Subject to Council's approval, the adopted Keswick Secondary Plan (June 2023) will be forwarded along with the associated Official Plan Amendment document to York Region for their review and final approval. A copy of the Official Plan Amendment document is provided as Attachment 9.

## **6. RELATIONSHIP TO STRATEGIC PLAN (2023-2027):**

### **Ensuring Balanced Growth**

- Promote and ensure responsible growth and long-term planning.
- Support a diversity of housing types in Georgina.
- Improve physical and communications infrastructure.

### **Create a Vibrant, Healthy and Safe Community for All**

- Support a safe, healthy and inclusive community.
- Continue to invest in community amenities and spaces.

### **Advancing Environmental Sustainability**

- Celebrate and respect Georgina's natural environment, including Lake Simcoe.
- Support Georgina's resilience through environmental sustainability and climate mitigation and adaptation.

### **7. FINANCIAL AND BUDGETARY IMPACT:**

There are no financial or budgetary impacts resulting from this report. As of the completion of this report, the project remains on budget.

### **8. CONCLUSION:**

The proposed Keswick Secondary Plan is a long-range planning policy document that guides future growth and development, investment, and environmental protection within Georgina's largest urban community.

The Secondary Plan review project has been a multi-year collaborative process that has considered and responded to constructive input received. This has resulted in the proposed Keswick Secondary Plan (June 2023), which in the opinion of staff is a comprehensive and forward-looking Secondary Plan that provides a clear vision for the development of Keswick in future decades and provides a policy framework to realize this vision.

In consideration of the above, Staff recommend that Council adopt the recommendations contained in Section 1 of this report, including adopting the proposed Keswick Secondary Plan (June 2023). Should Council adopt the Plan, it will be forwarded to York Region for review and approval.

### **APPROVALS**

Prepared By:	Tolek A. Makarewicz, BURPI, MCIP, RPP Senior Policy Planner
Reviewed By:	Alan Drozd, MCIP, RPP Manager of Planning Policy
Recommended By:	Denis Beaulieu, MCIP, RPP Director of Development Services

Approved By: Ryan Cronsberry  
Chief Administrative Officer

July 4, 2023

**Attachments:**

*Attachment 1 – Comments from Nick and Jean Anagnostopoulos re: 140 Glenwoods Avenue*  
*Attachment 2 – 140 Glenwoods Avenue proposed land use designations*  
*Attachment 3 – 140 Glenwoods Avenue aerial photo*  
*Attachment 4 – Comments from Martha Doherty re: the Uptown Keswick Urban Centre*  
*Attachment 5 – Letter from York Region dated March 22, 2023*  
*Attachment 6 – Town Response to York Region's comments dated March 22, 2023*  
*Attachment 7 – Letter from York Region dated June 9, 2023*  
*Attachment 8 – Letter from Lake Simcoe Region Conservation Authority dated March 27, 2023*  
*Attachment 9 – Official Plan Amendment Document*

March 24 ,2023

Letter of Objection from Nick and Jean Anagnostopoulos to Proposed Keswick  
Secondary Plan (February 2023)

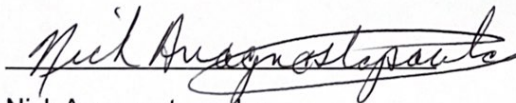
To Tolek Makarewicz

We are the owner of 140 Glenwoods Avenue 5.2 acres and lived on the property at that address until our home was destroyed by fire, we have not rebuilt. We thought that the existing official Plan and rural zoning would have allowed us to rebuild as of right when we were able to do so. The proposed Keswick Secondary Plan will take away that right.

The recognition of part of our land as Existing Neighbourhood does not enable us to use the land without great expense which is necessary if we have to rezone to have the use. The designation does not give us the right to use the property which now exists until this Secondary Plan is approved. We are not wealthy people, rebuilding become much less affordable and possible if we have to pay the cost of a rezoning before rebuilding this is unfair. So we object to the portion of the Secondary Plan which applies to 140 Glenwoods Avenue

The other part of our land is to be designated EPA, this is crazy. It is just overgrown farm land located next to a school and a Drainage & Run off Ditch which is part of a subdivision. This does not need protection, is not a key natural heritage feature which as stated. This EPA designation should not apply to 140 Glenwoods Avenue. The fact the it has not been built on, does not make it EPA. We were not contacted when the study was done on which this decision was made We totally oppose this designation of part of our land.

Please let the rights to use of our land that exist now continue and not be removed by the Keswick Secondary Plan



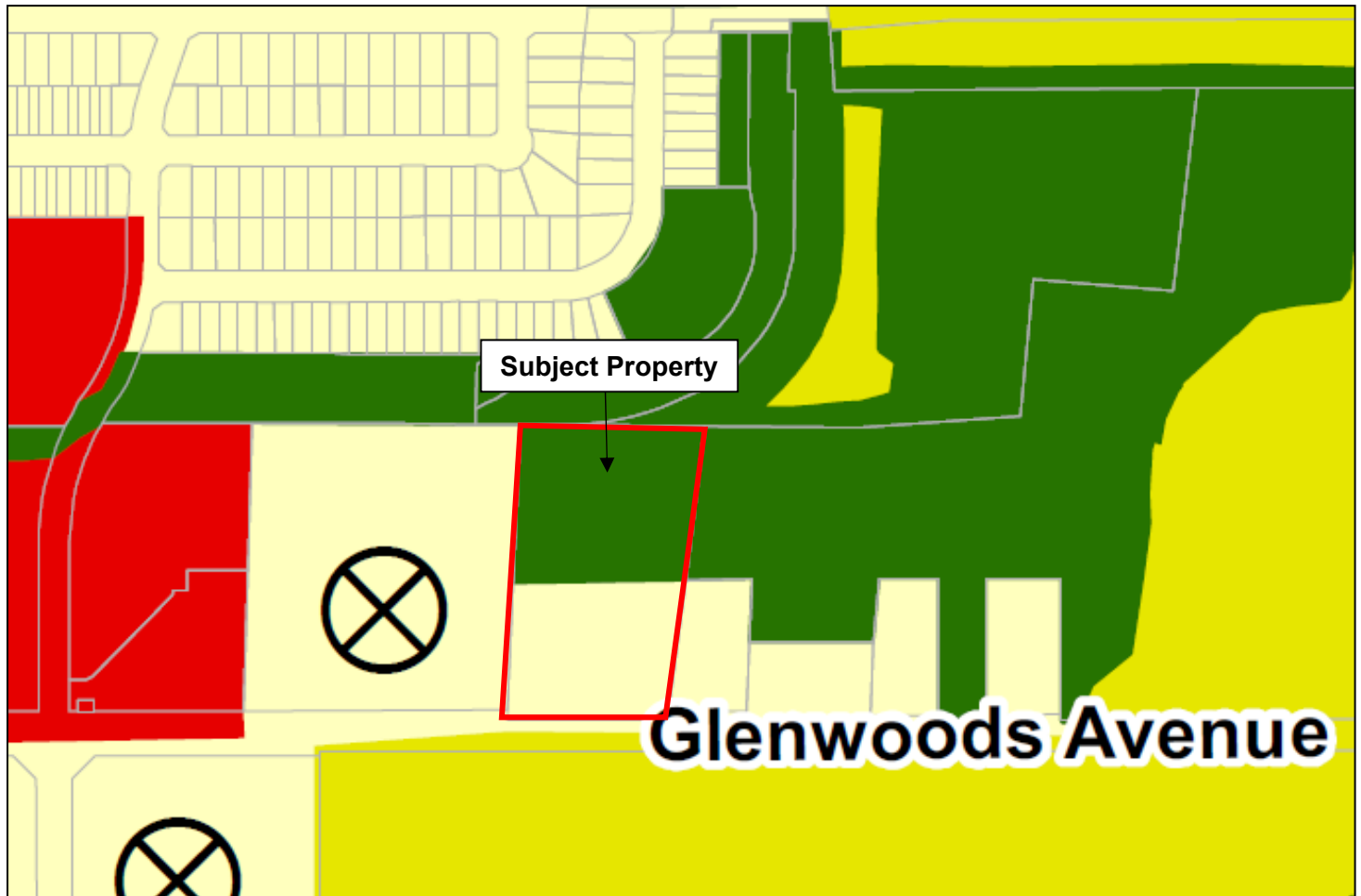
Nick Anagnostopoulos



Jean Anagnostopoulos

# 140 Glenwoods Avenue

## Schedule B, Land Use Plan



### Legend

- |                                |  |
|--------------------------------|--|
| Parcel Fabric                  | Watercourse/Waterbody                                  |
| Existing Neighbourhood         | Water Resource Recovery Facility                       |
| New Neighbourhood              | Water Treatment Control Plant                          |
| Urban Centres                  | Elementary School                                      |
| 1. Glenwoods Urban Centre      | Proposed Elementary School                             |
| 2. Maskinonge Urban Centre     | Secondary School                                       |
| 3. Uptown Keswick Urban Centre | Proposed Secondary School                              |
| Mixed-Use Corridor 1           | Settlement Area Boundary / Urban Service Area Boundary |
| Mixed-Use Corridor 2           | Proposed HWY 404 Alignment                             |
| Tourist Commercial             |  |
| Institutional/Community        |  |
| Parks and Open Space           |  |
| Environmental Protection Area  |  |



# 140 Glenwoods Avenue

## Aerial Photograph



March 27, 2023

To Office of the Town Clerk, Mayor Quirk, Georgina Council

Re: Keswick Secondary Plan

From Martha Doherty, Cedar St. Keswick

While I commend Town Staff, (particularly Mr. Makarewicz) and their efforts developing this Secondary Plan, I feel compelled to **express my concerns about the unintended consequences that can potentially occur due to future overdevelopment in the Uptown Keswick area.**

The Goal of the Secondary plan is to build Keswick into *a Complete, Healthy and Affordable Community*. I am sure there is no one who would dispute this is a well-intentioned goal, however, as the saying goes, "the Road to Hell is paved with good intentions".

Already decisions of past Councils and other levels of government have approved policies that have resulted in **a dramatic increase in crime and social problems in the Uptown Keswick area**, including allowing an overly large subsidized REGIONAL building in which many Seniors are afraid to leave their units and where drug activity is rampant. Crime in the area is routinely reported by Media and YRP in their Safety Portal and include incidents of home invasions, attempted murder, illegal firearms offenses, sexual assault.

The historic Uptown Keswick area has previously been designated an "Urban Area" despite the fact that the narrow streets were configured as far back as the late 1800's and offer little or no room for expansion. A school bus, delivery vehicle or garbage truck brings traffic to a halt on a daily basis.

Ward 2 is already the most populated district in Georgina, meanwhile, it has the least amount of Lake access and the nearest playground for children living in the established homes in the Uptown area is at the Stephen Leacock Theatre which is fenced off with crumbling equipment.

**A large proportion of residential streets in the area don't have any sidewalks forcing residents including children, seniors and disabled residents to walk/travel along the side of roads beside deep ditches, does that sound like an Urban area to you? Yet, Uptown Keswick is one of the areas earmarked to take the brunt of development outlined in this plan. Of course affordable housing is needed but history has shown with projects such as Regent Park, it should not be concentrated in one area and should have a mix of different types . This Secondary plan includes halfway houses and rooming houses, and based on the proximity to two primary schools already in the area, I have a concern about where these could potentially be located.**

While this Secondary plan hopes that new developments be compatible and sensitively integrated with surrounding land use and that no undue, adverse effects be created on adjacent properties. **I respectfully request that Council and Town Planners remain true to the spirit of this goal and consider the impact to local residents and business when considering future development in this area. .**

Best Regards

Martha Doherty



159 Cedar St, Keswick L4P 2J4

Martha Doherty

***Via e-mail only***

Town File No.: 02.195  
Refer To: Sara Brockman

March 22, 2023

Denis Beaulieu  
Director, Development Services  
Town of Georgina  
26557 Civic Centre Road  
Keswick, ON L4P 3G1

Attn: Tolek Makarewicz, Senior Policy Planner

Dear Denis Beaulieu:

**Re: Request for Review – Draft Keswick Secondary Plan (February 2023)**  
**Town of Georgina**  
**York Region File No.: LOPA.19.G.0033**

This letter is further to our correspondence dated December 10, 2019, March 10, 2020, September 30, 2020, February 16, 2021, March 25, 2022, and August 25, 2022, regarding the Keswick Secondary Plan Review. We appreciate this opportunity to provide comments on this latest draft of the Keswick Secondary Plan (KSP), dated February 2023, which includes all schedules and appendices. The KSP area encompasses all the lands within the current Keswick Community, save and except the Keswick Business Park. We understand the Town has scheduled a Public Meeting for March 28, 2023, and are targeting adoption in June 2023.

**Purpose of the Updated Keswick Secondary Plan**

The purpose of the review is to bring the KSP, originally approved in 2004, into conformity with current Provincial and Regional planning documents and to appropriately plan for future growth within the Keswick Community to the 2051 planning horizon. Since the last submission, the York Region Official Plan, 2022 (YROP 2022) was modified and approved by the Province on November 4, 2022. As Local Official Plan Amendments, including secondary plans, are required to conform to the upper-tier Official Plan, the KSP will be evaluated for conformity with the updated Regional Official Plan.

**Planning Policy Context**

York Region staff has reviewed this draft in the following legislative and planning policy context:

- Provincial Policy Statement (PPS), 2020

The Regional Municipality of York, 17250 Yonge Street, Newmarket, Ontario L3Y 6Z1

Tel: 905-830-4444, 1-877-464-YORK (1-877-464-9675)

Internet: [www.york.ca](http://www.york.ca)

- Growth Plan for the Greater Golden Horseshoe (Growth Plan), 2019
- Greenbelt Plan, 2017
- Lake Simcoe Protection Plan (LSPP), 2009
- York Region Official Plan, 2022

Comments on this draft are provided in the attached Table (Attachment 1). We request that all comments in this letter be addressed and included in the next version of the KSP, prior to adoption by Town Council. As the approval authority for this secondary plan, any outstanding comments and further regional requirements may be translated into proposed modifications to the adopted secondary plan prior to a final decision by York Region.

We require a response matrix with the next submission clearly outlining in detail how all our comments have been addressed.

#### **Timing of Georgina Official Plan and Remaining Secondary Plan Reviews**

As many of the Town of Georgina Official Plan, 2016 (GOP) policies are applicable policies to this Keswick Secondary Plan, the GOP will now need to be updated to reflect the policy direction of the YROP 2022, in accordance with the applicable legislation. Please advise of the Town's anticipated timing for the Georgina Official Plan Review along with the reviews of the Sutton Jackson's Point and Pefferlaw secondary plans. We look forward to participating in these important updates.

#### **Summary**

Thank you for the opportunity to participate in this important process and we look forward to working with the Town of Georgina in the continued development of this secondary plan update. We are available to meet and provide assistance any time throughout this process.

Should you have any questions or comments, please do not hesitate to contact myself or Sara Brockman, Senior Planner, at 905-830-4444, ext. 75750 or by email at [sara.brockman@york.ca](mailto:sara.brockman@york.ca).

Sincerely,



Karen Whitney, MCIP, RPP  
Director, Community Planning and Development Services

kws/sb

Attachments (1)      1.      York Region Comments on Draft Keswick Secondary Plan

Report No. DS-2023-0064 Attachment 5 Page 2 of 19
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(February 2023)

c. Dave Ruggle, LSRCA – by email only

YORK-#15081651

# Attachment 1

## York Region Comments on Draft Keswick Secondary Plan (February 2023 Submission)

Document Section/ Commenter	Comments	Required Action/ Response
<b>General Comments</b>		
General Comment	A response matrix is required with the next submission clearly outlining how our comments have been addressed. A track-change version of the secondary plan showing these changes would greatly assist in our review of future submissions by the Town.	Required with next submission from Town.
General Comment	As per our Memorandum of Understanding, York Region relies on the Lake Simcoe Region Conservation Authority (LSRCA) to comment on natural heritage and natural hazards in relation to the Regional Greenlands System and applicable provincial policies on our behalf.	For information.
General Comment	With the recent changes imposed by Bill 23 which affect the Conservation Authorities' review and commenting role for applications under the Acts prescribed by O.Reg 596/ 22, the KSP should be reviewed and modified accordingly as needed, and where required. These changes should be undertaken in consultation with the LSRCA.	Modifications required throughout document.
General Comment	Consideration should be given as to whether changes are required for Section 13.1.8.12 - Development Review, specifically 13.1.8.12.2 - Pre-consultation and Submission Requirements and 13.1.8.1.3 - Complete Application Requirements, in light of the recent changes resulting from Bill 23 and the implementation of Bill 109.	Possible modifications required.
<b>Draft Keswick Secondary Plan (February 2023)</b>		
General Comment	The boundary of the Keswick Secondary Plan Area and the Urban Area boundary for Keswick differ mainly in 2 locations and are further detailed in the Schedules Section below. We believe this Secondary Plan update is the vehicle and time to rectify these boundary differences.	Modifications required. Further discussion may be required.

Document Section/ Commenter	Comments	Required Action/ Response
	Alternatively, the boundary update could occur as part of the required Georgina Official Plan Review and would require a further amendment to the KSP at that time.	
General Comment	In support of YROP 2022 policy 6.3.10 which states, “To continue developing and promoting the Regional scale pedestrian and cycling network such as the Lake to Lake Cycling Route and Walking Trail and the South York Greenway Cycling, Pedestrian and Micro-Mobility Corridor in partnership with local and neighbouring municipalities”, we recommend wording be added in the KSP to support the Lake to Lake Trail shown on Schedule E of this secondary plan.	Suggested modification.
General Comment	<p>In keeping with our previous comments, the YROP 2022 policy 6.6.4 requires “local municipalities to include standards for waste diversion, material storage and collection that maximize diversion and align with provincial direction, in the approval process for new multi-residential developments”.</p> <p>To assist with implementation of this policy, the Town could consider supportive provision(s) encouraging participation in a program like the Region’s program <a href="#">Sustainable Development through LEED</a> for high-rise development. Please update the KSP to address this policy of the YROP.</p>	Modification required.
General Comment	<p>The YROP 2022 policy 6.6.5 which states, “To work with local municipalities to require existing multi-unit residential buildings to provide convenient access to three-stream waste diversion programs and incorporate additional specialized programs where opportunities exist, such as batteries and electronic waste.”</p> <p>Please include a supporting policy in the KSP. We suggest, “To require, where feasible, existing multi-unit residential buildings to look for opportunities to provide...”.</p>	Modification required.

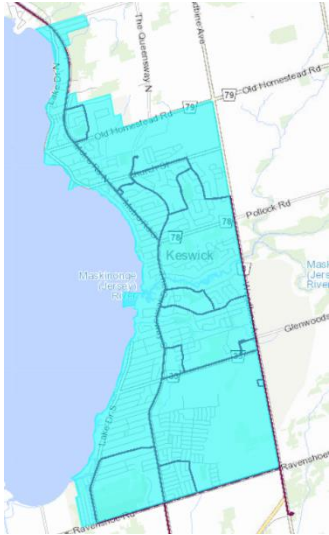
Document Section/ Commenter	Comments	Required Action/ Response
13.1.1.1 Purpose of this Secondary Plan	<p>As the purpose of the KSP is to conform to the YROP 2022, which has a plan horizon of 2051, please include reference to the “York Region Official Plan, 2022”, and update the plan horizon from 2041 to 2051.</p> <p>Based on recent correspondence received from the Town, we understand that the planning horizon in 13.1.1.1 will be revised from 2041 to 2051 in the next draft of the KSP and prior to adoption.</p>	Modification required.
13.1.1.3 Application of this Secondary Plan	<p>In keeping with YROP 2022 policy 7.3.2 and associated policies in Provincial Plan, please add a new policy to this section as follows:</p> <p><b>“When considering the policies of this secondary plan and other applicable planning policy direction, the more restrictive shall apply.”</b></p>	Modification required.
13.1.3.2 a) Table 1 - Keswick Population and Employment Forecast	<p>In alignment with the YROP 2022 planning horizon and YROP 2022 policy 2.2.1, Table 1 requires an update to include municipal population and employment forecasts to 2051.</p> <p>Based on recent correspondence received from the Town, we understand that Table 1 will be revised to include a column for 2051 population and employment figures (42,930 / 7,390).</p>	Modification required.
13.1.3.2 e) Intensification in the Delineated Built-Up Area	<p>In alignment with the YROP 2022 planning horizon, 13.1.3.2 e) requires that the plan horizon be updated from 2041 to 2051.</p> <p>Based on recent correspondence received from the Town, we understand that the planning horizon in 13.1.3.2 e) will be revised from 2041 to 2051.</p>	Modification required.
13.1.3.2 g) Development within the	In alignment with the YROP 2022 planning horizon, 13.1.3.2 g) requires that the plan horizon be updated from 2041 to 2051.	Modification required.

<b>Document Section/ Commenter</b>	<b>Comments</b>	<b>Required Action/ Response</b>
Designated Greenfield Area	Based on recent correspondence received from the Town, we understand that the planning horizon in 13.1.3.2 g) will be revised from 2041 to 2051.	
13.1.4.1.2 Policies to Promote a Healthy and Accessible Community	<p>YROP 2022 policy 2.3.39 states: “To provide for a mix and range of housing options suitable for all ages, household sizes and abilities, in partnership with local municipalities, senior levels of government, the development industry, community partners and other stakeholders including: d) Purpose-built rental housing.”</p> <p>YROP 2022 policy 2.3.42 states: “That a minimum of 1,000 new purpose-built rental units be built Region-wide per year, with local municipal targets provided in Table 2.”</p> <p>13.1.4.1.2 should be updated to address purpose-built rental housing YROP 2022 policy 2.3.39 d) and 2.3.42.</p>	Modification required.
13.1.4.1.2 b) i), ii) Ensuring a Range and Mix of Housing	YROP 2022 policy 4.2.3 are Region-wide targets. 13.1.4.1.2 b) i) and ii) may be removed or replaced with a general policy addressing how Keswick contributes to these Region-wide targets.	Modification required
13.1.4.1.2 f) Ensuring a Range and Mix of Housing	In alignment with comments previously provided, consideration should be given to look for opportunities to include more explicit language that housing supply objectives are contingent upon both expansion of services and achievement of a mix and range of housing.	Suggested Modification.
13.1.4.1.2 i) Delivering Affordable Housing	In alignment with comments previously provided, consider including Municipal Capital Facilities Bylaws as many municipalities are using these as their preferred implementation vehicle.	Suggested Modification.
13.1.4.3.2 h) Compatible Development	We understand from the Town’s email response provided in January 2022, that this policy was included to address the sensitive land use/ compatibility policies found in section 1.2.6 of the PPS, 2020. While this policy 4.3.2. h) addresses portions of PPS policy 1.2.6 a), it would be beneficial if this policy was updated to specify that it is related to sensitive land	Modification required.



Document Section/ Commenter	Comments	Required Action/ Response
	<p>uses (and major facilities, if applicable) and reflects 1.2.6.b). Based on the response matrix, we also understand the wording of this policy is meant to apply to all development (defined term), and not just sensitive land uses and major facilities.</p> <p>YROP 2022 policy 4.4.24 u., requires secondary plans to address certain criteria including, the interface between <i>major facilities</i> and <i>sensitive land uses</i> to ensure matters of land use compatibility are appropriately addressed in accordance with the PPS. Please update this KSP policy as follows:</p> <p><i>“Development, including <b>sensitive land uses</b>, shall be planned and designed to avoid, or if avoidance is not possible,...”.</i></p>	
13.1.4.4.2 j) – Tree Preservation and Compensation	<p>Given the KSP is now needing to conform to the YROP 2022, this policy will need revision to reference the 2051 planning horizon and tree canopy cover target of 40% (revised from 30%).</p> <p>We understand from recent correspondence from staff that this revision will be incorporated with the next draft of the KSP, and prior to its adoption by the Town.</p>	Modification required.
13.1.5.1 a) – Land Uses Permitted in all Designations	To address YROP 2022 policy 6.3.51, please add the following <i>“<b>infrastructure</b>”</i> (defined term) as a permitted use in this policy.	Modification required.
13.1.6.4.3 Requirements for an Environmental Impact Study – General Comment	Changes will be needed to this section to reflect the recent changes imposed by Bill 23 regarding the Conservation Authority’s role in reviewing and providing comment on behalf of a municipality on natural heritage matters for applications under the Act prescribed by O.Reg. 596/22.	Modification required.

<b>Document Section/ Commenter</b>	<b>Comments</b>	<b>Required Action/ Response</b>
13.1.7 Providing Sustainable Services and Infrastructure – General Comment	In keeping with YROP 2022 policy 6.7.13 regarding the promotion of shared right-of-ways and encouragement of linear infrastructure co-location, we recommend a supporting policy be included in this section of the KSP.	Suggested modification.
13.1.7.1.1 General Transportation Policies	Please add policy wording to this section to address YROP 2022 policy 6.3.4 which states, “To require local municipalities to include policies in local official plans and secondary plans, which require sidewalks, streetlighting and street furniture within the Urban Area (Keswick) as a condition of development.	Modification required.
13.1.7.1.1 General Transportation Policies	Please add policy wording to this section to address YROP 2022 policy 2.3.19 g) which states “That local municipalities shall, in consultation with York Region and related agencies, incorporate parking management policies and standards through planning and development tools that include: g) Requirements for the implementation of best management practices for use of winter de-icing chemicals (including road salt) in the design of parking lots, roadways and sidewalks”.	Modification required
13.1.7.1.1 General Transportation Policies or 13.1.7.1.4 Public Transportation Policies	Additional policy wording is required to address YROP 2022 policies 6.1.3 and 6.3.16 regarding transit, specifically around: <ul style="list-style-type: none"> <li>a. Minimizing walking distance to planned and existing transit stops through measures such as the provision of walkways, sidewalks and more direct street patterns;</li> <li>b. Connecting transit stops directly to sidewalks and adjacent buildings in the Urban Area (Keswick)</li> <li>c. Providing bus bays, transit shelters and bus loops with sufficient lighting and accessibility features where warranted as identified by Transit Service Guidelines; and,</li> <li>j. Requiring that development applications include a mobility plan.</li> </ul>	Modifications required.
13.1.7.1.2 - The Road Network	YROP 2022 policy 7.2.28 requires:	Modifications required.

Document Section/ Commenter	Comments	Required Action/ Response
	<p>“a. Provide active transportation facilities, sidewalks, street lighting and street furniture along Regional roads serviced by transit; b. Ensure that sidewalks and street lighting are provided on both sides of all streets within the Urban Area, and Towns and Villages that are serviced by transit.”</p> <p>Please update KSP policy 13.1.7.1.2 b) i) Regional Roads to reflect the requirements outlined in YROP 2022 policy 7.2.28 a.</p> <p>Policy wording needs to be added to this Section of the KSP either under “Composition”, “Policies” or “General Design Policies” that reflect YROP 2022 policy 7.2.28 b.</p> <p>The following shows the current transit routes servicing Keswick:</p> 	

Document Section/ Commenter	Comments	Required Action/ Response
13.1.7.1.2 b) Policies - The Road Network	<p>Schedule E shows Regional Roads with note to refer to YROP for right of way widths. KSP policy 13.1.7.1.2. b) i) states right-of-way widths with for Regional Roads but includes wording "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".</p> <p>Please make the following changes to this policy:            "... 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, <b>as well as policy x (ref. TBD) and Schedule E of this Plan</b>".</p>	Modifications required to this policy as well as under the heading Regional and Collector Roads and on Schedule E as outlined below.
13.1.7.1.2 d) Policies - The Road Network	YROP 2022 policy 6.1.9 requires that plans for servicing incorporate conservation strategies and the protection of the natural environment including key natural heritage and key hydrologic features. Please add wording in this KSP policy.	Modification required.
13.1.7.1.2 j) Policies - The Road Network	<p>To reflect YROP 2022 policy 6.3.47 b., please add the following wording to this policy:</p> <p>"Cul-de-sacs, crescent roads <b>and dead-ends</b> 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."</p>	Modification required.
13.1.7.1.2 Regional and Collector Roads - The Road Network	Resulting in the changes imposed through Bill 23, we require the KSP include YROP 2022 policies, specifically policies 6.3.32 - 6.3.35, for land taking for York Region street widenings under the Regional and Collector Roads heading of this section. Map references in these policies translated in to the KSP should be "Map 11 of the YROP and Schedule E of the KSP".	Modifications required.
13.1.7.1.2 x) Regional and	Reflective of YROP 2022 policy 4.4.53 c), please add the following wording:	Modification required.

Document Section/ Commenter	Comments	Required Action/ Response
Collector Roads - The Road Network	"The design of all Regional roads shall comply with York Region's Streetscape Policy and Design Guidelines."	
13.1.7.1.2 x) Regional and Collector Roads - The Road Network	To reflect YROP 2022 policy 6.3.47 a., please add the following wording to this policy:  "Regional Roads will generally limit access <b>and/ or seek to consolidate accesses</b> to commercial uses, industrial uses and existing lots. New residential access may be permitted only where:..."	Modification required.
13.1.7.1.3 Active Transportation System	YROP 2022 policy 2.3.18 states: "That local municipal official plans and/or secondary plans shall require the provision of appropriate facilities to encourage an increase in the mode share of active transportation trips, such as covered bicycle storage, lockers, and shower facilities, implemented through development approvals."  13.1.7.1.3 should be updated to address YROP 2022 policy 2.3.18.	Modification required.
13.1.7.1.3 Active Transportation System	YROP 2022 policy 6.3.2 addresses the implementation of the Regional Cycling Network as shown on Map 9A & 9B. We recommend that wording be added to this section in support of this regional policy and these Regional Networks be shown on a Schedule (e.g. Schedule E or a new Active Transportation Network Schedule) in the KSP.	Modification required.
13.1.7.1.4 g) Active Transportation System	In keeping with YROP 2022 policies 6.3.6 and 6.3.8, please add the following wording:  "Active transportation routes such as bike lanes and multi-use paths shall connect to the road network, sidewalk network, community amenities, <b>and Regional Greenlands trail systems</b> at locations that are safe and convenient for pedestrians and cyclists, <b>and where appropriate. As a condition of development pedestrian and cycling connections, where appropriate, such as:</b> <ul style="list-style-type: none"> <li>- <b>Interconnections between local streets, cul-de-sacs, and across green spaces;</b></li> <li>- <b>Connections between developments and adjacent sidewalks;</b></li> <li>- <b>Connections across commercial developments; and,</b></li> </ul>	Modification required.

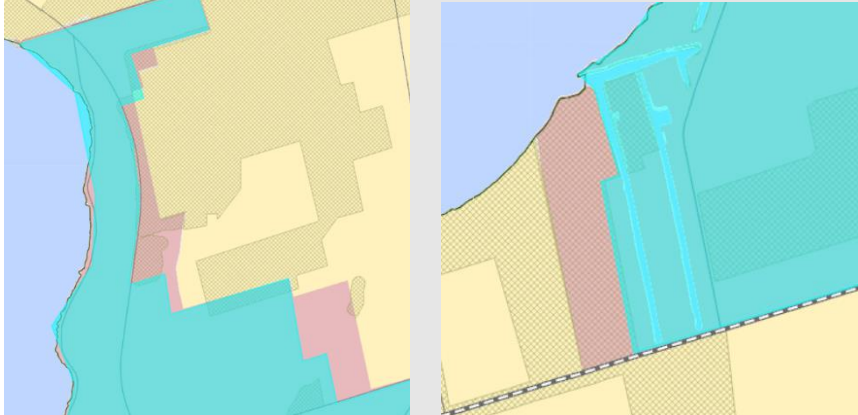
Document Section/ Commenter	Comments	Required Action/ Response
	- <b>Easements across condominium developments.”</b>	
13.1.7.1.5 Parking Management	<p>YROP 2022 policy 2.3.19 states: “That local municipalities shall, in consultation with York Region and related agencies, incorporate parking management policies and standards through planning and development tools that include:</p> <p>d) An approach that anticipates and plans for the adaptive reuse of surface parking to above grade structured or underground parking as site development evolves;</p> <p>e) Preferential locations for carpooling, car sharing spaces, electric vehicle charging stations and bicycle storage requirements; and</p> <p>f) Accommodate designated parking for on-demand deliveries and vehicles.”</p> <p>13.1.7.1.5 should be updated to address YROP 2022 policy 2.3.19 d, e and f.</p>	Modification required.
13.1.7.2 Sanitary Sewage and Water Supply Services	<p>YROP 2022 policy 6.4.10 requires local official plans to identify to the extent possible Regional wells, water and wastewater treatment plants, private communal water and sewage systems and appropriate buffer areas according to Provincial guidelines.</p> <p>Please add a policy to this section, similar to I), with respect to the Water Treatment Control Plant.</p> <p>Confirmation is required as to whether there are any private communal water and sewage systems within the Keswick Secondary Plan Area.</p>	Confirmation required. Possible modification needed.
13.1.7.2 Sanitary Sewage and Water Supply Services	YROP 2022 policy 6.4.20 requires local municipalities to implement mandatory connection to municipal wastewater systems, where they exist, in vulnerable areas of an Intake Protection Zone where individual on-site sewage systems have been identified as a significant drinking water threat. Please add a corresponding policy in this section.	Modification Required.
13.1.7.2 b) Sanitary Sewage	In support of YROP 2022 policy 6.4.2, we suggest the following modification to this policy:	Suggested Modification.

<b>Document Section/ Commenter</b>	<b>Comments</b>	<b>Required Action/ Response</b>
and Water Supply Services	“The Town supports the improvement and extension of municipal sanitary sewage and water supply services in accordance with the provisions of this Secondary Plan and other relevant municipal, regional and provincial policies, regulations <b>and Master Plans</b> , and within the financial capabilities of the Town and/or Region and on the basis of an approved capital budget program”.	
13.1.7.2 g) Sanitary Sewage and Water Supply Services	KSP policy 13.1.7.2 g) states, “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.”  In keeping with the policies outlined in Section 6.4 of the YROP 2022, we request the wording be added requiring connection to municipal services when they become available.	Modification required.
13.1.7.3 Stormwater Management - General Comment	Changes will be needed to this section to reflect the recent changes imposed by Bill 23 regarding the Conservation Authority’s role in reviewing and providing comment on behalf of a municipality on natural heritage matters for applications under the Act prescribed by O.Reg. 596/22.	Modification required.
13.1.7.3 j) Stormwater Management - General Comment	It is recommended this policy be amended to reflect the other aspects outlined in YROP 2022 policy 6.5.4, beyond maintenance.	Modification required.
13.1.7.4 Communication Technology – General Comment	YROP 2022 policy 6.7.6 requires local municipalities to engage cellular service providers early in the development process, to facilitate the integration of cellular transmission facilities with new buildings. Please update this section, and any other related sections, to reflect this requirement.	Modification Required.

Document Section/ Commenter	Comments	Required Action/ Response
13.1.7.4 a) Communication Technology	<p>The following minor modification is needed to the policy to fully reflect YROP 2022 policy 6.7.8:</p> <p><i>“Applications for <b>Major Development</b> 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 <b>and open access conduits on all existing and future municipal roads and within subdivisions</b>, and attract and maintain investment, facilitate research, development and knowledge-based initiatives, and support health services.”</i></p>	Modification Required.
3.1.8 - Implementation – General Comment	In keeping with YROP 2022 policies 4.4.26 and 4.4.52, we encourage the Town to consider a full range of implementation strategies for Keswick, or parts there of (e.g. Keswick’s Local Urban Centres), like as-of-right zoning especially for the <i>“missing middle”</i> along local corridors, streamlined development approvals, development permits and other applicable tools.	Suggested modification.
13.1.8.4 - Plans of Subdivision/ Condominium – General Comment	<p>YROP 2022 policy 7.3.15 states, “That if a plan of subdivision or part thereof has been registered for eight years or more, and does not meet the growth management targets of the Plan and does not conform to the policies of the Plan, Regional Council or the Council of the respective local municipality shall use its authority under Section 50(4) of the Planning Act to deem it not to be a registered plan of subdivision.”</p> <p>We recommend the Town consider including a corresponding policy in the Keswick Secondary Plan.</p>	Suggested modification.



Document Section/ Commenter	Comments	Required Action/ Response
13.1.8.12.2 - Pre-Consultation and Submission Requirements – Implementation	<p>YROP 2022 policy 7.3.14 states that all Regional studies required in YROP be included in local municipal official plan complete applications requirements. While KSP policy 13.1.8.12.2 a) refers to the policies in Section 10.1.2 of the Georgina Official Plan, not all Regional studies and requirements outlined in the YROP 2022 are included on that list. As such, please add a policy to this section as follows:</p> <p><b>“new b) In addition to the submission requirements outlined in Section 10.1.2.1 of the Georgina Official Plan, the submission of the following may also be required:</b></p> <ul style="list-style-type: none"> <li>- <b>Affordable Housing Contribution Plan</b></li> <li>- <b>Mobility Plan</b></li> <li>- <b>Section 59 Notice</b></li> <li>- <b>Source Water Impact Assessment and Mitigation Plan.”</b></li> </ul>	Modification Required.
13.1.9 Interpretation – General Comment	Policy 7.4.8 of the YROP 2022 states that where there is a discrepancy between the text and the related map, the policies will take precedence. We recommend a similar policy be added to section 13.1.9 of the KSP.	Suggested Modification.
13.1.9.5 - Definitions	<p>Please update this Section to include any defined term of the YROP 2022 that is applicable and/ or used in the Keswick Secondary Plan. Please also italicize them throughout the text of the secondary plan, as well as defined terms used in the KSP that are found in the Georgina Official Plan, 2016.</p> <p>Reorder Definition List in alphabetical order (e.g. Adverse Effect, Accessory Building or Structure).</p>	Modifications required.
Schedules – General Comment	As mentioned above, there are some differences in the Keswick Secondary Plan Area (Blue) versus the Urban Area for Keswick in the YROP 2022 (Pink):	Modifications required. Further discussions may be required.

Document Section/ Commenter	Comments	Required Action/ Response
	 <p>We believe this secondary plan update would be a good avenue to rectify these differences. Alternatively, the boundary update could also occur as part of the required Georgina Official Plan Review and would require a further amendment to the KSP at that time.</p> <p>Given the comment above, the “Keswick Urban Service Area Boundary/ Settlement Area Boundary” on all Schedules should be renamed “Keswick Secondary Plan Area” if not changed.</p>	
Schedules – General Comment	<ul style="list-style-type: none"> <li>- Given the comment above, the “Keswick Urban Service Area Boundary/ Settlement Area Boundary” should be updated on all Schedules.</li> <li>- It appears the environmental features mapping (Appendix 2) has now been removed from the KSP. Environmental features/ components of the Environmental Protection Designation need to be shown on the KSP mapping. Please update accordingly as per YROP 2022 policy 3.4.4. The Town of Georgina Official Plan and the current Keswick Secondary Plan show these environmental features as Schedules to the Plan. Any areas for restoration, enhancement and linkage opportunities should also be shown (YROP 2022 3.1.3).</li> </ul>	Modifications required.

Document Section/ Commenter	Comments	Required Action/ Response
	<ul style="list-style-type: none"> <li>- Please confirm the secondary plan schedules reflect the Regional Greenlands System as shown on YROP-2022 Map 2, and reflect the features shown on YROP Maps 4 &amp; 5. Also, see bullet point above.</li> <li>- In keeping with YROP 2022 policy 3.5.5, we strongly recommend including mapping in the KSP that identifies hazard lands.</li> <li>- The Regional Road Cycling and Regional Trail Networks (YROP 2022 Maps 9A &amp; 9B) be shown on a Schedule (e.g. Schedule E or a new Active Transportation Network Schedule) in the KSP.</li> </ul>	
Schedule A – Growth Management	<ul style="list-style-type: none"> <li>• Consider using a different colour hatch for the “Local Strategic Growth Area” as it is hard to distinguish from the red outline of the Delineated Built-Up Area.</li> </ul>	Suggested modification.
Schedule C – Environmental Protection Overlay	<ul style="list-style-type: none"> <li>• As mentioned above please show the key natural heritage and key hydrologic features making up the Environmental Protection designation in keeping with the current YROP-2022 mapping.</li> </ul>	Modifications required.
Schedule D – Source Water Protection Areas	<ul style="list-style-type: none"> <li>• Please confirm the Significant Groundwater Recharge Area shown on Schedule D matches that shown on YROP 2022 Map 12A, particularly at the southwest end of Keswick. Please update this layer to reflect the approved YROP 2022.</li> <li>• Please confirm that the Ecologically Significant Groundwater Recharge Area shown on Schedule D matches that shown on YROP 2022 Map 12B, some Ecologically Significant Groundwater Recharge Area is missing from Schedule D. Please identify Ecologically Significant Groundwater Recharge Area and Significant Groundwater Recharge Area shown on Schedule D as shown on YROP 2022 Map 12A and Map 12B, as some Ecologically Significant Groundwater Recharge Area on Schedule D are being shown as Significant Groundwater Recharge Area.</li> <li>• Please add Significant Surface Water Contribution Areas as shown on Map 12B of the YROP 2022.</li> </ul>	Modifications required.

Document Section/ Commenter	Comments	Required Action/ Response
Schedule E – Transportation	<ul style="list-style-type: none"> <li>• Please amend *Note in the Legend regarding Regional Road right-of-way widths as follows: “* Planned right-of-way widths are set out in the York Region Official Plan <b>and in this Secondary Plan.</b>”</li> <li>• Given a border for the KSP area is not shown on this Schedule and proposed roads are being shown outside of the KSP Area, we recommend adding a grey hatch denoting the area outside of the secondary plan area.</li> </ul>	Modifications required.

## York Region Comments on Draft Keswick Secondary Plan and Town Response (February 2023 Submission)

Document Section	Comments	Required Action	Town Response
<b>General Comments</b>			
General Comment	A response matrix is required with the next submission clearly outlining how our comments have been addressed. A track-change version of the secondary plan showing these changes would greatly assist in our review of future submissions by the Town.	Required with next submission from Town.	Noted.
General Comment	As per our Memorandum of Understanding, York Region relies on the Lake Simcoe Region Conservation Authority (LSRCA) to comment on natural heritage and natural hazards in relation to the Regional Greenlands System and applicable provincial policies on our behalf.	For information.	Noted.
General Comment	With the recent changes imposed by Bill 23 which affect the Conservation Authorities' review and commenting role for applications under the Acts prescribed by O.Reg 596/ 22, the KSP should be reviewed and modified accordingly as needed, and where required. These changes should be undertaken in consultation with the LSRCA.	Modifications required throughout document.	Modifications made based on LSRCA comments and follow-up discussion.
General Comment	Consideration should be given as to whether changes are required for Section 13.1.8.12 - Development Review, specifically 13.1.8.12.2 - Pre-consultation and Submission Requirements and 13.1.8.1.3 - Complete Application Requirements, in light of the	Possible modifications required.	Changes resulting from Bill 23 and the ongoing CAP process will be addressed during the OP Review/Update.

Document Section	Comments	Required Action	Town Response
	recent changes resulting from Bill 23 and the implementation of Bill 109.		
<b>Draft Keswick Secondary Plan (February 2023)</b>			
General Comment	<p>The boundary of the Keswick Secondary Plan Area and the Urban Area boundary for Keswick differ mainly in 2 locations and are further detailed in the Schedules Section below. We believe this Secondary Plan update is the vehicle and time to rectify these boundary differences.</p> <p>Alternatively, the boundary update could occur as part of the required Georgina Official Plan Review and would require a further amendment to the KSP at that time.</p>	Modifications required. Further discussion may be required.	The urban boundary discrepancy will be addressed during the OP Review/Update.
General Comment	In support of YROP 2022 policy 6.3.10 which states, “To continue developing and promoting the Regional scale pedestrian and cycling network such as the Lake to Lake Cycling Route and Walking Trail and the South York Greenway Cycling, Pedestrian and Micro-Mobility Corridor in partnership with local and neighbouring municipalities”, we recommend wording be added in the KSP to support the Lake to Lake Trail shown on Schedule E of this secondary plan.	Suggested modification.	No modification.
General Comment	In keeping with our previous comments, the YROP 2022 policy 6.6.4 requires “local municipalities to include standards for waste diversion, material storage and collection that maximize diversion and align with provincial direction, in the approval process for new multi-residential developments”.	Modification required.	How does the Sustainable Development through LEED program and servicing allocation credits address waste diversion?

Document Section	Comments	Required Action	Town Response
	To assist with implementation of this policy, the Town could consider supportive provision(s) encouraging participation in a program like the Region's program <a href="#">Sustainable Development through LEED</a> for high-rise development. Please update the KSP to address this policy of the YROP.		Consideration will be given to Town-wide waste diversion standards during the OP Review/Update.
General Comment	<p>The YROP 2022 policy 6.6.5 which states, "To work with local municipalities to require existing multi-unit residential buildings to provide convenient access to three-stream waste diversion programs and incorporate additional specialized programs where opportunities exist, such as batteries and electronic waste."</p> <p>Please include a supporting policy in the KSP. We suggest, "To require, where feasible, existing multi-unit residential buildings to look for opportunities to provide..."</p>	Modification required.	<p>The Town does not have the authority to require existing multi-unit residential buildings to retroactively incorporate 3-stream waste diversion programs, etc.</p> <p>Policy 13.1.4.4.2(f) is added to encourage new multi-unit residential developments to provide convenient access to 3-stream waste diversion programs, etc.</p>
13.1.1.1 Purpose of this Secondary Plan	<p>As the purpose of the KSP is to conform to the YROP 2022, which has a plan horizon of 2051, please include reference to the "York Region Official Plan, 2022", and update the plan horizon from 2041 to 2051.</p> <p>Based on recent correspondence received from the Town, we understand that the planning horizon in 13.1.1.1 will be revised from 2041 to 2051 in the next draft of the KSP and prior to adoption.</p>	Modification required.	Modified.

<b>Document Section</b>	<b>Comments</b>	<b>Required Action</b>	<b>Town Response</b>
13.1.1.3 Application of this Secondary Plan	In keeping with YROP 2022 policy 7.3.2 and associated policies in Provincial Plan, please add a new policy to this section as follows:  <b>“When considering the policies of this secondary plan and other applicable planning policy direction, the more restrictive shall apply.”</b>	Modification required.	Modified.
13.1.3.2 a) Table 1 - Keswick Population and Employment Forecast	In alignment with the YROP 2022 planning horizon and YROP 2022 policy 2.2.1, Table 1 requires an update to include municipal population and employment forecasts to 2051.  Based on recent correspondence received from the Town, we understand that Table 1 will be revised to include a column for 2051 population and employment figures (42,930 / 7,390).	Modification required.	Modified.
13.1.3.2 e) Intensification in the Delineated Built-Up Area	In alignment with the YROP 2022 planning horizon, 13.1.3.2 e) requires that the plan horizon be updated from 2041 to 2051.  Based on recent correspondence received from the Town, we understand that the planning horizon in 13.1.3.2 e) will be revised from 2041 to 2051.	Modification required.	Modified.
13.1.3.2 g) Development within the Designated Greenfield Area	In alignment with the YROP 2022 planning horizon, 13.1.3.2 g) requires that the plan horizon be updated from 2041 to 2051.  Based on recent correspondence received from the Town, we understand that the planning horizon in 13.1.3.2 g) will be revised from 2041 to 2051.	Modification required.	Modified.

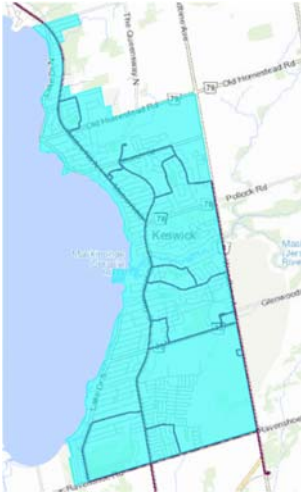


<b>Document Section</b>	<b>Comments</b>	<b>Required Action</b>	<b>Town Response</b>
13.1.4.1.2 Policies to Promote a Healthy and Accessible Community	YROP 2022 policy 2.3.39 states: “To provide for a mix and range of housing options suitable for all ages, household sizes and abilities, in partnership with local municipalities, senior levels of government, the development industry, community partners and other stakeholders including: d) Purpose-built rental housing.” YROP 2022 policy 2.3.42 states: “That a minimum of 1,000 new purpose-built rental units be built Region-wide per year, with local municipal targets provided in Table 2.”  13.1.4.1.2 should be updated to address purpose-built rental housing YROP 2022 policy 2.3.39 d) and 2.3.42.	Modification required.	“Purpose-built” added before “rental units” in policy 13.1.4.1.2(e) and (f).  Purpose-built rental targets for the individual settlement areas to be addressed during the OP Review/Update.
13.1.4.1.2 b) i), ii) Ensuring a Range and Mix of Housing	YROP 2022 policy 4.2.3 are Region-wide targets. 13.1.4.1.2 b) i) and ii) may be removed or replaced with a general policy addressing how Keswick contributes to these Region-wide targets.	Modification required	Policy removed.
13.1.4.1.2 f) Ensuring a Range and Mix of Housing	In alignment with comments previously provided, consideration should be given to look for opportunities to include more explicit language that housing supply objectives are contingent upon both expansion of services and achievement of a mix and range of housing.	Suggested Modification.	Modified to include “achievement of a mix and range of housing”.
13.1.4.1.2 i) Delivering Affordable Housing	In alignment with comments previously provided, consider including Municipal Capital Facilities Bylaws as many municipalities are using these as their preferred implementation vehicle.	Suggested Modification.	No modification.
13.1.4.3.2 h) Compatible Development	We understand from the Town’s email response provided in January 2022 that this policy was included to address the sensitive land use/ compatibility policies found in section 1.2.6 of the PPS, 2020. While this policy 4.3.2. h) addresses portions of	Modification required.	Modified.

Document Section	Comments	Required Action	Town Response
	<p>PPS policy 1.2.6 a), it would be beneficial if this policy was updated to specify that it is related to sensitive land uses (and major facilities, if applicable) and reflects 1.2.6.b). Based on the response matrix, we also understand the wording of this policy is meant to apply to all development (defined term), and not just sensitive land uses and major facilities.</p> <p>YROP 2022 policy 4.4.24 u., requires secondary plans to address certain criteria including, the interface between <i>major facilities</i> and <i>sensitive land uses</i> to ensure matters of land use compatibility are appropriately addressed in accordance with the PPS. Please update this KSP policy as follows:</p> <p><i>“Development, including sensitive land uses, shall be planned and designed to avoid, or if avoidance is not possible,...”.</i></p>		
13.1.4.4.2 j) – Tree Preservation and Compensation	<p>Given the KSP is now needing to conform to the YROP 2022, this policy will need revision to reference the 2051 planning horizon and tree canopy cover target of 40% (revised from 30%).</p> <p>We understand from recent correspondence from staff that this revision will be incorporated with the next draft of the KSP, and prior to its adoption by the Town.</p>	Modification required.	Modified.
13.1.5.1 a) – Land Uses Permitted in all Designations	To address YROP 2022 policy 6.3.51, please add the following <b>“infrastructure”</b> (defined term) as a permitted use in this policy.	Modification required.	The uses identified in the definition of “infrastructure” are accounted for within the listed uses in the OP. Any consideration for adding/revising permitted uses in all land use designations contained within

<b>Document Section</b>	<b>Comments</b>	<b>Required Action</b>	<b>Town Response</b>
			the OP can be addressed during the OP Review/Update. No modification.
13.1.6.4.3 Requirements for an Environmental Impact Study – General Comment	Changes will be needed to this section to reflect the recent changes imposed by Bill 23 regarding the Conservation Authority’s role in reviewing and providing comment on behalf of a municipality on natural heritage matters for applications under the Act prescribed by O.Reg. 596/22.	Modification required.	Modifications made based on LSRCA comments and follow-up discussion.
13.1.7 Providing Sustainable Services and Infrastructure – General Comment	In keeping with YROP 2022 policy 6.7.13 regarding the promotion of shared right-of-ways and encouragement of linear infrastructure co-location, we recommend a supporting policy be included in this section of the KSP.	Suggested modification.	No modification.
13.1.7.1.1 General Transportation Policies	Please add policy wording to this section to address YROP 2022 policy 6.3.4 which states, “To require local municipalities to include policies in local official plans and secondary plans, which require sidewalks, streetlighting and street furniture within the Urban Area (Keswick) as a condition of development.	Modification required.	Policy 13.1.7.1.1(g) added.
13.1.7.1.1 General Transportation Policies	Please add policy wording to this section to address YROP 2022 policy 2.3.19 g) which states “That local municipalities shall, in consultation with York Region and related agencies, incorporate parking management policies and standards through planning and development tools that include:  g) Requirements for the implementation of best management practices for use of winter de-icing chemicals (including road salt) in the design of parking lots, roadways and sidewalks”.	Modification required	Best management practices and policies for parking management can be considered during the OP Review/Update.

Document Section	Comments	Required Action	Town Response
13.1.7.1.1 General Transportation Policies or 13.1.7.1.4 Public Transportation Policies	Additional policy wording is required to address YROP 2022 policies 6.1.3 and 6.3.16 regarding transit, specifically around: a. Minimizing walking distance to planned and existing transit stops through measures such as the provision of walkways, sidewalks and more direct street patterns; b. Connecting transit stops directly to sidewalks and adjacent buildings in the Urban Area (Keswick) c. Providing bus bays, transit shelters and bus loops with sufficient lighting and accessibility features where warranted as identified by Transit Service Guidelines; and, j. Requiring that development applications include a mobility plan.	Modifications required.	Policies 13.1.7.1.4(e) and (f) revised and new policy (g) added to satisfy 6.3.16.  The requirement for a mobility plan can be addressed through the TOR for a Transportation Impact Study. Also, changes resulting from the ongoing CAP process could impact the plans/studies that are requested. No modification.
13.1.7.1.2 - The Road Network	YROP 2022 policy 7.2.28 requires: “a. Provide active transportation facilities, sidewalks, street lighting and street furniture along Regional roads serviced by transit; b. Ensure that sidewalks and street lighting are provided on both sides of all streets within the Urban Area, and Towns and Villages that are serviced by transit.”  Please update KSP policy 13.1.7.1.2 b) i) Regional Roads to reflect the requirements outlined in YROP 2022 policy 7.2.28 a.  Policy wording needs to be added to this Section of the KSP either under “Composition”, “Policies” or “General Design Policies” that reflect YROP 2022 policy 7.2.28 b.  The following shows the current transit routes servicing Keswick:	Modifications required.	There is no policy 7.2.28 in the YROP 2022.  Policy added to 13.1.7.1.2 (w) to satisfy (a).  In accordance with the Town’s Development Design Criteria and current practice, sidewalks are required on both sides of all Collector Roads and on one side of all Local Roads. No modification.

Document Section	Comments	Required Action	Town Response
			
13.1.7.1.2 b) Policies - The Road Network	<p>Schedule E shows Regional Roads with note to refer to YROP for right of way widths. KSP policy 13.1.7.1.2. b) i) states right-of-way widths with for Regional Roads but includes wording "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".</p> <p>Please make the following changes to this policy:</p> <p>"... and will generally have a right-of-way-width of up to 36 metres. Refer to the York Region Official Plan <del>and</del>, York Region standards for specific right-of-way widths, policies and requirements relating to Regional Roads, <b>as well as policy x (ref. TBD) and Schedule E of this Plan</b>".</p>	<p>Modifications required to this policy as well as under the heading Regional and Collector Roads and on Schedule E as outlined below.</p>	<p>Removing the word "and" from the sentence makes it grammatically incorrect. "and York Region standards" removed instead.</p> <p>Unsure what "policy x (ref. TBD)" means therefore no modification.</p> <p>Policy 13.1.7.1.2(b) already references Schedule E. Not necessary to include reference to Schedule E in (i). No modification.</p>

Document Section	Comments	Required Action	Town Response
13.1.7.1.2 d) Policies - The Road Network	YROP 2022 policy 6.1.9 requires that plans for servicing incorporate conservation strategies and the protection of the natural environment including key natural heritage and key hydrologic features. Please add wording in this KSP policy.	Modification required.	Policy added to 13.1.7.2(d), under Sanitary Sewage and Water Supply Services.
13.1.7.1.2 j) Policies - The Road Network	To reflect YROP 2022 policy 6.3.47 b., please add the following wording to this policy:  "Cul-de-sacs, crescent roads <b>and dead-ends</b> 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."	Modification required.	Modified.
13.1.7.1.2 Regional and Collector Roads - The Road Network	Resulting in the changes imposed through Bill 23, we require the KSP include YROP 2022 policies, specifically policies 6.3.32 - 6.3.35, for land taking for York Region street widenings under the Regional and Collector Roads heading of this section. Map references in these policies translated in to the KSP should be "Map 11 of the YROP and Schedule E of the KSP".	Modifications required.	Implications of Bill 23 will be addressed during the OP Review/Update.  Road widening to be taken in accordance with the Planning Act.
13.1.7.1.2 x) Regional and Collector Roads - The Road Network	Reflective of YROP 2022 policy 4.4.53 c), please add the following wording:  "The design of all Regional roads shall comply with York Region's Streetscape Policy and Design Guidelines."	Modification required.	Policy 13.1.7.1.2(w) added.
13.1.7.1.2 x) Regional and Collector Roads - The Road Network	To reflect YROP 2022 policy 6.3.47 a., please add the following wording to this policy:  "Regional Roads will generally limit access <b>and/ or seek to consolidate accesses</b> to commercial uses, industrial uses and existing lots. New residential access may be permitted only where:..."	Modification required.	Modified.

Document Section	Comments	Required Action	Town Response
13.1.7.1.3 Active Transportation System	YROP 2022 policy 2.3.18 states: "That local municipal official plans and/or secondary plans shall require the provision of appropriate facilities to encourage an increase in the mode share of active transportation trips, such as covered bicycle storage, lockers, and shower facilities, implemented through development approvals."  13.1.7.1.3 should be updated to address YROP 2022 policy 2.3.18.	Modification required.	Policy 13.1.7.1.3(h) modified to include wording to require appropriate facilities along active transportation routes.
13.1.7.1.3 Active Transportation System	YROP 2022 policy 6.3.2 addresses the implementation of the Regional Cycling Network as shown on Map 9A & 9B. We recommend that wording be added to this section in support of this regional policy and these Regional Networks be shown on a Schedule (e.g. Schedule E or a new Active Transportation Network Schedule) in the KSP.	Modification required.	Regional Cycling Network can be implemented during the OP Review/Update.
13.1.7.1.4 g) Active Transportation System	In keeping with YROP 2022 policies 6.3.6 and 6.3.8, please add the following wording:  <i>"Active transportation</i> routes such as bike lanes and multi-use paths shall connect to the road network, sidewalk network, community amenities, <b>and Regional Greenlands trail systems</b> at locations that are safe and convenient for pedestrians and cyclists, <b>and where appropriate. As a condition of development pedestrian and cycling connections, where appropriate, such as:</b> <ul style="list-style-type: none"> <li>- <b>Interconnections between local streets, cul-de-sacs, and across green spaces;</b></li> <li>- <b>Connections between developments and adjacent sidewalks;</b></li> <li>- <b>Connections across commercial developments; and,</b></li> </ul>	Modification required.	Modified.

Document Section	Comments	Required Action	Town Response
	- <b>Easements across condominium developments.”</b>		
13.1.7.1.5 Parking Management	<p>YROP 2022 policy 2.3.19 states: “That local municipalities shall, in consultation with York Region and related agencies, incorporate parking management policies and standards through planning and development tools that include:</p> <p>d) An approach that anticipates and plans for the adaptive reuse of surface parking to above grade structured or underground parking as site development evolves;</p> <p>e) Preferential locations for carpooling, car sharing spaces, electric vehicle charging stations and bicycle storage requirements; and</p> <p>f) Accommodate designated parking for on-demand deliveries and vehicles.”</p> <p>13.1.7.1.5 should be updated to address YROP 2022 policy 2.3.19 d, e and f.</p>	Modification required.	As noted above, best management practices and policies for parking management can be considered during the OP Review/Update.
13.1.7.2 Sanitary Sewage and Water Supply Services	<p>YROP 2022 policy 6.4.10 requires local official plans to identify to the extent possible Regional wells, water and wastewater treatment plants, private communal water and sewage systems and appropriate buffer areas according to Provincial guidelines.</p> <p>Please add a policy to this section, similar to l), with respect to the Water Treatment Control Plant.</p> <p>Confirmation is required as to whether there are any private communal water and sewage systems within the Keswick Secondary Plan Area.</p>	Confirmation required. Possible modification needed.	<p>Policy modified to include Keswick Water Treatment Control Plant.</p> <p>There are no private communal water and/or sewage systems within Keswick to the Town’s knowledge.</p>
13.1.7.2 Sanitary Sewage	YROP 2022 policy 6.4.20 requires local municipalities to implement mandatory connection to municipal wastewater	Modification Required.	Policy 13.1.7.2(j) added.




Document Section	Comments	Required Action	Town Response
and Water Supply Services	systems, where they exist, in vulnerable areas of an Intake Protection Zone where individual on-site sewage systems have been identified as a significant drinking water threat. Please add a corresponding policy in this section.		
13.1.7.2 b) Sanitary Sewage and Water Supply Services	In support of YROP 2022 policy 6.4.2, we suggest the following modification to this policy:  “The Town supports the improvement and extension of municipal sanitary sewage and water supply services in accordance with the provisions of this Secondary Plan and other relevant municipal, regional and provincial policies, regulations <b>and Master Plans</b> , and within the financial capabilities of the Town and/or Region and on the basis of an approved capital budget program”.	Suggested Modification.	Modified.
13.1.7.2 g) Sanitary Sewage and Water Supply Services	KSP policy 13.1.7.2 g) states, “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.”  In keeping with the policies outlined in Section 6.4 of the YROP 2022, we request the wording be added requiring connection to municipal services when they become available.	Modification required.	The Town requires further discussion on the implementation of such a policy before revising. No modification made yet.
13.1.7.3 Stormwater	Changes will be needed to this section to reflect the recent changes imposed by Bill 23 regarding the Conservation Authority’s role in reviewing and providing comment on behalf of	Modification required.	As per discussion with the LSRCA, policy 13.1.7.3(b) revised to add in “, as

Document Section	Comments	Required Action	Town Response
Management - General Comment	a municipality on natural heritage matters for applications under the Act prescribed by O.Reg. 596/22.		applicable” at end of the policy.
13.1.7.3 j) Stormwater Management - General Comment	It is recommended this policy be amended to reflect the other aspects outlined in YROP 2022 policy 6.5.4, beyond maintenance.	Modification required.	Modified.
13.1.7.4 Communcation Technology – General Comment	YROP 2022 policy 6.7.6 requires local municipalities to engage cellular service providers early in the development process, to facilitate the integration of cellular transmission facilities with new buildings. Please update this section, and any other related sections, to reflect this requirement.	Modification Required.	Modified.
13.1.7.4 a) Communication Technology	The following minor modification is needed to the policy to fully reflect YROP 2022 policy 6.7.8:  “Applications for <i>Major Development</i> 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 <b>and open access conduits on all existing and future municipal roads and within subdivisions</b> , and attract and maintain investment, facilitate research, development and knowledge-based initiatives, and support health services.”	Modification Required.	Modified.
3.1.8 - Implementation – General Comment	In keeping with YROP 2022 policies 4.4.26 and 4.4.52, we encourage the Town to consider a full range of implementation strategies for Keswick, or parts there of (e.g. Keswick’s Local Urban Centres), like as-of-right zoning especially for the “missing	Suggested modification.	No modification.

Document Section	Comments	Required Action	Town Response
	<i>middle</i> ” along local corridors, streamlined development approvals, development permits and other applicable tools.		
13.1.8.4 - Plans of Subdivision/ Condominium – General Comment	<p>YROP 2022 policy 7.3.15 states, “That if a plan of subdivision or part thereof has been registered for eight years or more, and does not meet the growth management targets of the Plan and does not conform to the policies of the Plan, Regional Council or the Council of the respective local municipality shall use its authority under Section 50(4) of the Planning Act to deem it not to be a registered plan of subdivision.”</p> <p>We recommend the Town consider including a corresponding policy in the Keswick Secondary Plan.</p>	Suggested modification.	No modification.
13.1.8.12.2 - Pre-Consultation and Submission Requirements – Implementation	<p>YROP 2022 policy 7.3.14 states that all Regional studies required in YROP be included in local municipal official plan complete applications requirements. While KSP policy 13.1.8.12.2 a) refers to the policies in Section 10.1.2 of the Georgina Official Plan, not all Regional studies and requirements outlined in the YROP 2022 are included on that list. As such, please add a policy to this section as follows:</p> <p><b>“new b) In addition to the submission requirements outlined in Section 10.1.2.1 of the Georgina Official Plan, the submission of the following may also be required:</b></p> <ul style="list-style-type: none"> <li>- <b>Affordable Housing Contribution Plan</b></li> <li>- <b>Mobility Plan</b></li> <li>- <b>Section 59 Notice</b></li> <li>- <b>Source Water Impact Assessment and Mitigation Plan.”</b></li> </ul>	Modification Required.	Changes resulting from Bill 23 and the ongoing CAP process will be addressed during the OP Review/Update.
13.1.9 Interpretation –	Policy 7.4.8 of the YROP 2022 states that where there is a discrepancy between the text and the related map, the policies	Suggested Modification.	Section 13.1.1.3 modified to include requested wording.

<b>Document Section</b>	<b>Comments</b>	<b>Required Action</b>	<b>Town Response</b>
General Comment	will take precedence. We recommend a similar policy be added to section 13.1.9 of the KSP.		
13.1.9.5 - Definitions	<p>Please update this Section to include any defined term of the YROP 2022 that is applicable and/ or used in the Keswick Secondary Plan. Please also italicize them throughout the text of the secondary plan, as well as defined terms used in the KSP that are found in the Georgina Official Plan, 2016.</p> <p>Reorder Definition List in alphabetical order (e.g. Adverse Effect, Accessory Building or Structure).</p>	Modifications required.	<p>Definitions have been included and terms italicized were appropriate.</p> <p>Definitions reordered alphabetically.</p>
Schedules – General Comment	As mentioned above, there are some differences in the Keswick Secondary Plan Area (Blue) versus the Urban Area for Keswick in the YROP 2022 (Pink):	Modifications required. Further discussions may be required.	<p>The urban boundary discrepancy will be addressed during the OP Review/Update.</p> <p>The settlement area boundary and the urban service area boundary are components of the Planned Urban Structure under Section 13.1.3.1. The issue of the boundary discrepancy does not change this. No modification.</p>

Document Section	Comments	Required Action	Town Response
	 <p data-bbox="424 1177 1188 1360">We believe this secondary plan update would be a good avenue to rectify these differences. Alternatively, the boundary update could also occur as part of the required Georgina Official Plan Review and would require a further amendment to the KSP at that time.</p>		

Document Section	Comments	Required Action	Town Response
	Given the comment above, the “Keswick Urban Service Area Boundary/ Settlement Area Boundary” on all Schedules should be renamed “Keswick Secondary Plan Area” if not changed.		
Schedules – General Comment	<ul style="list-style-type: none"> <li>- Given the comment above, the “Keswick Urban Service Area Boundary/ Settlement Area Boundary” should be updated on all Schedules.</li> <li>- It appears the environmental features mapping (Appendix 2) has now been removed from the KSP. Environmental features/ components of the Environmental Protection Designation need to be shown on the KSP mapping. Please update accordingly as per YROP 2022 policy 3.4.4. The Town of Georgina Official Plan and the current Keswick Secondary Plan show these environmental features as Schedules to the Plan. Any areas for restoration, enhancement and linkage opportunities should also be shown (YROP 2022 3.1.3).</li> <li>- Please confirm the secondary plan schedules reflect the Regional Greenlands System as shown on YROP-2022 Map 2, and reflect the features shown on YROP Maps 4 &amp; 5. Also, see bullet point above.</li> <li>- In keeping with YROP 2022 policy 3.5.5, we strongly recommend including mapping in the KSP that identifies hazard lands.</li> <li>- The Regional Road Cycling and Regional Trail Networks (YROP 2022 Maps 9A &amp; 9B) be shown on a Schedule (e.g. Schedule E or a new Active Transportation Network Schedule) in the KSP.</li> </ul>	Modifications required.	<p>See above – no modification made to “Keswick Urban Service Area Boundary/Settlement Area Boundary”.</p> <p>The current KSP does not show environmental features on a schedule.</p> <p>Policy 13.1.4.4.2(q) provides that Natural Hazards are regulated in accordance with Sec. 4.4 of the OP and that LSRCA mapping shall be utilized to determine precise location of natural hazards.</p> <p>The Secondary Plan schedules reflect the RGS.</p> <p>Hazards lands regulated by OP policies and LSRCA mapping to be used to identify them.</p> <p>Regional Road Cycling and Trails Networks to be</p>

<b>Document Section</b>	<b>Comments</b>	<b>Required Action</b>	<b>Town Response</b>
			implemented through the OP Review/Update.
Schedule A – Growth Management	<ul style="list-style-type: none"> <li>Consider using a different colour hatch for the “Local Strategic Growth Area” as it is hard to distinguish from the red outline of the Delineated Built-Up Area.</li> </ul>	Suggested modification.	Lands are either within the DBUA (hatched) or not (no hatch). The LSGA and the NHS and PN are related to land use designations and are shown in solid colour. The LSGA and the NHS and PN can either be in the DBUA or not. If the LSGA was shown in hatch it would conflict with the DBUA. No modification.
Schedule C – Environmental Protection Overlay	<ul style="list-style-type: none"> <li>As mentioned above please show the key natural heritage and key hydrologic features making up the Environmental Protection designation in keeping with the current YROP-2022 mapping.</li> </ul>	Modifications required.	No modification.
Schedule D – Source Water Protection Areas	<ul style="list-style-type: none"> <li>Please confirm the Significant Groundwater Recharge Area shown on Schedule D matches that shown on YROP 2022 Map 12A, particularly at the southwest end of Keswick. Please update this layer to reflect the approved YROP 2022.</li> <li>Please confirm that the Ecologically Significant Groundwater Recharge Area shown on Schedule D matches that shown on YROP 2022 Map 12B, some Ecologically Significant Groundwater Recharge Area is missing from Schedule D. Please identify Ecologically Significant Groundwater Recharge Area and Significant Groundwater Recharge Area shown on Schedule D as</li> </ul>	Modifications required.	Updated Source Water Protection Area mapping is being looked into. Once acquired, it will be implemented into Schedule D.

Document Section	Comments	Required Action	Town Response
	<p>shown on YROP 2022 Map 12A and Map 12B, as some Ecologically Significant Groundwater Recharge Area on Schedule D are being shown as Significant Groundwater Recharge Area.</p> <ul style="list-style-type: none"> <li>Please add Significant Surface Water Contribution Areas as shown on Map 12B of the YROP 2022.</li> </ul>		
Schedule E – Transportation	<ul style="list-style-type: none"> <li>Please amend *Note in the Legend regarding Regional Road right-of-way widths as follows:  “* Planned right-of-way widths are set out in the York Region Official Plan <b>and in this Secondary Plan.</b>”</li> <li>Given a border for the KSP area is not shown on this Schedule and proposed roads are being shown outside of the KSP Area, we recommend adding a grey hatch denoting the area outside of the secondary plan area.</li> </ul>	Modifications required.	The Secondary Plan does not identify in detail the widths of Regional Roads. It directs the reader to the YROP for those figures. No modification.





***Via e-mail only***

Town File No.: 02.195  
Refer To: Sara Brockman

June 9, 2023

Denis Beaulieu  
Director, Development Services  
Town of Georgina  
26557 Civic Centre Road  
Keswick, ON L4P 3G1

Attn: Tolek Makarewicz, Senior Policy Planner

Dear Denis Beaulieu:

**Re: Town of Georgina May 2023 Response Matrix  
Draft Keswick Secondary Plan (February 2023)  
Town of Georgina  
York Region File No.: LOPA.19.G.0033**

Following to our correspondence dated December March 22, 2023, which provided comments on this latest draft of the Keswick Secondary Plan (KSP), dated February 2023, York Region received the Town of Georgina's Response Matrix, dated May 30, 2023. We understand the Town is now targeting adoption of an updated draft of the KSP in July 2023. On June 2, 2023, Regional and Town Planning staff met to discuss comments and modifications requested by York Region.

We have since further reviewed the Town's response matrix and provide the following additional comments (Note: additional policy wording identified in **bold text**):

1. We are pleased to see that many of our comments will be incorporated into the draft being presented to Georgina Council for adoption as outlined in the response matrix.
2. York Region continues to require the following changes to the draft as outlined in our March 2023 letter:
  - a. While we understand that the Town will be looking to set purpose-built rental targets for all the Town's settlement areas as part of their future Georgina Official Plan Review/ Update, additional policy wording to address York Region Official

Plan, 2022 (YROP 2022) policy 2.3.42 regarding purpose-built rental targets is needed and the targets outlined in Table 2. We suggest **“In an effort to help achieve York Region’s target of 1,000 units per year region-wide, new purpose-building rental units are encouraged and supported in Keswick to work towards achieving the Town’s 2021 – 2051 target.”**

- b. For clarity purposes and to address YROP policy 6.3.51, we recommend **“infrastructure”** be included as a permitted use in KSP Section 13.1.5.1 a) – Land Uses Permitted in all Designations.
- c. To address the implementation of the Regional Cycling and Trail Network in Keswick, please add supporting policy wording to section 13.1.7.1.3 which references the Regional Cycling and Trail Network. Please also amend KSP Schedule E to show the Regional Cycling and Trail Network on YROP Map 9A and 9B for Keswick.
- d. YROP 2022 policy 7.3.14 requires all Regional studies outlined in YROP policies be included in local municipal official plan’s complete applications requirements. To address this, please include a new policy in Section 13.1.8.12.2 of the KSP. We suggest the following wording:  
**“new b) In addition to the submission requirements outlined in Section 10.1.2.1 of the Georgina Official Plan, the submission of the following may also be required:**
  - Affordable Housing Contribution Plan
  - Mobility Plan
  - Section 59 Notice
  - Source Water Impact Assessment and Mitigation Plan.”

#### **Regional Road Right-of-Ways**

- e. For York Region street widenings/ land takings, under the Regional and Collector Roads heading of section 13.1.7.1.2, we require the KSP include YROP 2022 policies 6.3.32 - 6.3.35 verbatim, except for where the YROP references “Map 11”. Please change reference to “Map 11 of the YROP and Schedule E of the KSP”.
- f. KSP policy 13.1.7.1.2 b) i) needs to then be changed to include the new policy references inserted in the KSP from comment 2e. above and also reference Schedule E of the KSP. We suggest the following wording:  
**“... 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 to policies (insert new KSP policy references resulting from 2e.) and Schedule E of this Plan”.**
- g. On Schedule E – Transportation, amend the “\*Note” in the Legend as follows:

**“\* Planned right-of-way widths are set out in the York Region Official Plan and in Section 13.1.7.1.2 of this Secondary Plan.”**

3. We note the following key issues will be addressed as part of the Georgina Official Plan Review/ Update:
- a. Keswick boundary alignment discrepancy.
  - b. Waste diversion for new multi-residential developments.
  - c. Requirements or the implementation of best management practices for use of winter de-icing chemicals (including road salt) in the design of parking lots, roadways and sidewalks.
  - d. Additional and more detailed natural features mapping will be undertaken, including for the Keswick area, and included as necessary.
  - e. Consideration of adding policies regarding the provision of sidewalks and street lighting on both sides of all streets serviced by transit. We understand this may also be addressed as part of the Town’s Development Design Criteria/ Engineering Standards review.

We ask that all comments in this letter be addressed and included in the next version of the KSP. We note that any outstanding comments and further regional requirements may be translated into proposed modifications to the adopted secondary plan prior to a final decision by York Region.

Thank you for the opportunity to participate in this secondary plan update. We are available to meet and provide assistance any time throughout this process.

Should you have any questions or comments, please do not hesitate to contact myself or Sara Brockman, Senior Planner, at 905-830-4444, ext. 75750 or by email at [sara.brockman@york.ca](mailto:sara.brockman@york.ca).

Sincerely,



Karen Whitney, MCIP, RPP  
Director, Community Planning and Development Services

kw/sb

YORK-#15296286



Sent via e-mail: [tmakarewicz@georgina.ca](mailto:tmakarewicz@georgina.ca)

March 27, 2023

**Tolek A. Makarewicz, BURPI, MCIP, RPP**

Senior Policy Planner

Town of Georgina

26557 Civic Centre Road, Keswick, ON L4P 3G1

Dear Mr. Makarewicz:

Re: **Request for Comments**  
**February 2023 Draft Secondary Plan**  
**Town of Georgina**

Thank you for providing the Lake Simcoe Region Conservation Authority the opportunity to comment on the February 2023 draft of the Keswick Secondary Plan establishing land use patterns and policies to guide future development in this area. The secondary plan area is generally located north of Ravenshoe Road, east of Woodbine Avenue, south of Boyers Road and bounded by Lake Simcoe to the west in the Town of Georgina.

We have reviewed this draft of the Secondary Plan and have the following to offer. It appears the comments provided in our previous submission have been addressed through additional wording in the document, reference to the parent Official Plan or modifications to the schedules/overlay.

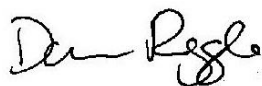
Due to recent provincial legislation, we recommend further revisions and have the following to offer.

#	Section title	Section #	Pg#	LSRCA Comment (March 2023)
1	Additional Residential Units	13.1.5.3.4	22	New residential units and intensified residential units are not permitted to locate within the floodplain. This section should include such restrictions.
2	EPA Designation	13.1.6.4.1	40	Due to Bill 23 and the limitations on the LSRCA providing natural heritage review comments the removal of the LSRCA in the following subsections should be considered: j, l, q and r
4	Requirements for an	13.1.6.4.3	45	Due to Bill 23 and the limitations on the LSRCA providing natural heritage review comments the removal of the

#	Section title	Section #	Pg#	LSRCA Comment (March 2023)
	Environmental Impact Study			LSRCA in the following subsections should be considered: a and b
5	Stormwater Management	13.1.7.3 L and M	49	Due to the implementation of Bill 23, the LSRCA have reconsidered the parameters for phosphorus offsetting to be in line with the Lake Simcoe Protection Plan. We are no longer requiring a zero export of phosphorus through development applications, rather developments are to have post development loads meet pre development loads.

Please let me know if you have any questions on the above.

Sincerely,



Dave Ruggle, BAA, MCIP, RPP  
Manager, Planning

Copy: Sara Brockman, Region of York

## **Certificate of Approval**

**AMENDMENT NO. \_\_\_\_**

**TO THE TOWN OF GEORGINA OFFICIAL PLAN**

**(KESWICK SECONDARY PLAN)**

**This Secondary Plan document which was adopted by the Council of the Corporation of the Town of Georgina is approved pursuant to Sections 17 and 21 of the Planning Act and came into force on \_\_\_\_\_, 2023.**

**Date: \_\_\_\_\_**

\_\_\_\_\_  
**Karen Whitney, MCIP, RPP  
Director of Community Planning and  
Development Services  
The Regional Municipality of York**

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### **TO THE TOWN OF GEORGINA OFFICIAL PLAN**

#### **(KESWICK SECONDARY PLAN)**

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**PART A – THE CERTIFICATION PAGE**

**AMENDMENT NO. \_\_\_\_**

**TO THE TOWN OF GEORGINA OFFICIAL PLAN**

**(KESWICK SECONDARY PLAN)**

The attached explanatory text and location map, constituting Amendment No. \_\_\_\_ to the Town of Georgina Official Plan (Keswick Secondary Plan), was adopted by the Council of the Corporation of the Town of Georgina by By-law No. 2023 - \_\_\_\_ (PL-2) pursuant to Sections 17 and 21 of the Planning Act, R.S.O. 1990, on the \_\_\_\_ day of \_\_\_\_ 2023.

\_\_\_\_\_  
Margaret Quirk, Mayor

\_\_\_\_\_  
Rachel Dillabough, Town Clerk



**THE CORPORATION OF THE TOWN OF GEORGINA**

**IN THE**

**REGIONAL MUNICIPALITY OF YORK**

**BY-LAW NUMBER 2023- \_\_\_\_ (PL-2)**

**BEING A BY-LAW TO ADOPT AMENDMENT NO. \_\_\_\_ TO THE TOWN OF GEORGINA  
OFFICIAL PLAN (KESWICK SECONDARY PLAN)**

The Council of the Corporation of the Town of Georgina, pursuant to Sections 17 and 21 of the Planning Act, R.S.O. 1990, c.P.13, as amended, hereby **ENACTS AS FOLLOWS:**

1. **THAT** Amendment No. \_\_\_\_ to the Town of Georgina Official Plan (Keswick Secondary Plan) constituting the attached explanatory text, is hereby adopted.
2. **THAT** the Corporation of the Town of Georgina make application to York Region for approval of said Amendment.
3. **THAT** the Clerk of the Corporation of the Town of Georgina is hereby authorized and directed to make such application on behalf of the Corporation and to execute under the Corporate Seal such documents as may be required for the above purposes.

**READ and ENACTED** this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Margaret Quirk, Mayor

\_\_\_\_\_  
Rachel Dillabough, Town Clerk

## **PART B – THE PREAMBLE**

### **1. TITLE**

This Amendment shall be known as:

Amendment No. \_\_\_\_  
to the Town of Georgina Official Plan  
(Keswick Secondary Plan)

### **2. COMPONENTS OF THE AMENDMENT**

Only that part of this document entitled "Part C – The Amendment", comprising the attached explanatory text, constitutes Amendment No. \_\_\_\_ to the Town of Georgina Official Plan (Keswick Secondary Plan).

### **3. PURPOSE**

The purpose of Amendment No. \_\_\_\_ is to delete the existing "Keswick Secondary Plan", as amended, which forms Section 13.1 of the Town of Georgina Official Plan and replace it with a new Section 13.1, which constitutes a new "Keswick Secondary Plan".

### **4. LOCATION**

Amendment No. \_\_\_\_ applies to the lands shown on Schedule 'A' – Location Map, to this Amendment.

### **5. BASIS**

The Keswick Secondary Plan (KSP) forms an integral part of the Official Plan, and provides a more detailed vision and land use policies for the community of Keswick. The current KSP was approved in 2004 and, since its approval, has been amended numerous times mainly to accommodate site-specific development applications.

Since 2004, there have also been numerous changes and updates to the provincial, regional and local planning policy documents necessitating a comprehensive update of the Secondary Plan. This includes the Lake Simcoe Protection Plan (2009), York Region Official Plan (2022), South Georgian Bay Lake Simcoe Source Protection Plan (2015), Town of Georgina Official Plan (2016), Greenbelt Plan (2017), Growth Plan for the Greater Golden Horseshoe (2019), and the Provincial Policy Statement (2020). This update was largely undertaken in the context of and concurrently with, the York Region Municipal Comprehensive

Review and the preparation of the new Regional Official Plan, which has informed the growth projections to the 2051 planning horizon, while also implementing the updated Regional planning policy framework.

Amendment No. \_\_\_\_ deletes the existing Keswick Secondary Plan (2004) and replaces it with a new Keswick Secondary Plan (2023) that sets out the vision for the future growth, development and redevelopment of the community of Keswick. The new Secondary Plan includes specific land use designations, mapping and policies directing the type and character of development that may occur, environmental protection, municipal servicing requirements, and transportation and other policies to manage change in the community to 2051.

The primary purpose of the Keswick Secondary Plan is to manage growth and development, ensuring a high quality of life for present and future residents, and the provision of a range of housing options and opportunities, parkland and recreational space, access to goods and services, environmental protection, and expanded employment opportunities.

The Council of the Corporation of the Town of Georgina is satisfied that Amendment No. \_\_\_\_ is appropriate.

## **PART C – THE AMENDMENT**

### **1. INTRODUCTION**

The whole of that part of the Amendment entitled "Part C – The Amendment", which consists of the following explanatory text constitutes Amendment No. \_\_ to the Town of Georgina Official Plan (Keswick Secondary Plan).

### **2. ACTUAL AMENDMENT**

That the Official Plan of the Town of Georgina, as amended, be further amended as follows:

- 1) That the reference to the Schedules and Appendices of the Keswick Secondary Plan in Section 13.1 of the Town of Georgina Official Plan be revised to read:

“Schedule A: Growth Management  
Schedule B: Land Use Plan  
Schedule C: Environmental Overlays  
Schedule D: Source Water Protection Areas  
Schedule E: Transportation  
Schedule F: Site-Specific Exceptions

Appendix I: Urban Design and Architectural Control Guidelines”

- 2) That the text of Section 13.1, being the existing “The Keswick Secondary Plan” and Schedules F1, F2, F3, F4 and F5, be deleted in its entirety and replaced with a new Section 13.1, “The Keswick Secondary Plan”, that consists of the attached text along with Schedules A, B, C, D, E and F, forming Attachment ‘A’ to this Amendment.

### **3. IMPLEMENTATION**

The Keswick Secondary Plan will be implemented in accordance with Section 11, Implementation, of the Town of Georgina Official Plan and Section 13.1.8, Implementation, of the Keswick Secondary Plan.

### **4. INTERPRETATION**

The provisions set forth in Section 12, Interpretation, of the Town of Georgina Official Plan and Section 13.1.9, Interpretation, of the Keswick Secondary Plan, as amended from time to time regarding the interpretation of that Plan, shall apply in regard to this Amendment.

**READ** and **ENACTED** this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Margaret Quirk, Mayor

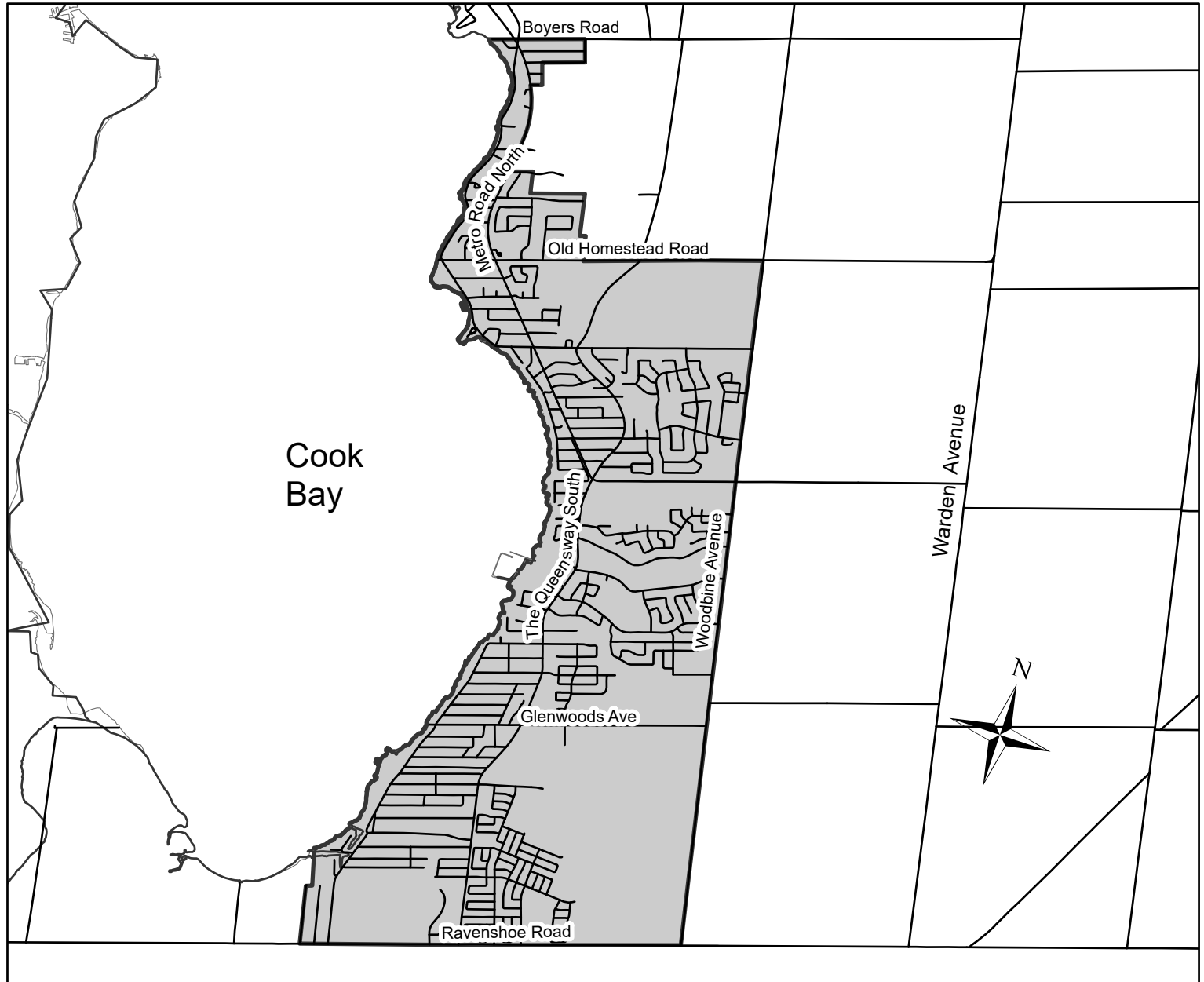
\_\_\_\_\_  
Rachel Dillabough, Town Clerk

DRAFT

# SCHEDULE 'A' - LOCATION MAP

## Official Plan Amendment No. \_\_\_\_\_

The lands within the limit of the bold outline on the map below are identified as "Keswick" on Schedule A2 to the Town of Georgina Official Plan and shall be subject to the text, schedules and appendices of the Keswick Secondary Plan that is being adopted through this Amendment.



### SUBJECT LAND DESCRIPTION:

The Community of Keswick which is generally bounded by the Lake Simcoe Shoreline to the west, Metro Road North and Woodbine Avenue to the east, Boyers Road and Old Homestead Road to the north and Ravenshoe Road to the south.

### LAND USE DESIGNATIONS:

Urban Centres, Mixed-Use Corridor 1, Mixed-Use Corridor 2, Existing Neighbourhood, New Neighbourhood Institutional/Community, Environment Space  
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Report No. DS-2023-0064  
Attachment 9  
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