

Town Seeks Comments

Draft #1 Keswick Secondary Plan (November 2020)

Over the last year and a half, the Town has undertaken extensive public consultation in the form of in-person and virtual public workshops, online surveys and emailed comments. The feedback received through this consultation has been considered in the creation of Draft #1 of the Keswick Secondary Plan. The information below is provided to assist you in understanding what a secondary plan is, how to read it, what to consider when making comments, and how to submit your comments to the Town for consideration.

To provide comments email kspr@georgina.ca or see below to speak with a member of the project team.

What is a Secondary Plan?

A Secondary Plan is a long-range planning document that includes detailed policies to guide development within a specific community. Secondary Plans form part of Town-wide Official Plans and include policies related to things such as where different land uses are permitted, the height and density of development, and the protection of natural areas.

Hierarchy of Planning Policy

It is important to understand that planning in Ontario takes place within a multi-level policy hierarchy, as shown to the right. This means local Official Plans and Secondary Plans are required to include certain Provincial and Regional policies. Local Zoning By-laws are the primary tool used to implement the policies and permitted uses in local Official Plans and Secondary Plans.



What is the impact of the Secondary Plan?

All decisions made by the Town of Georgina are required to conform to the policies of the Official Plan, and related Secondary Plans. This includes decisions made by the Town on both Town-initiated projects and private development applications.

Tips for making effective comments

ALL comments received on this draft Secondary Plan will be **carefully reviewed, considered and responded to** by the project team. It should be noted that we cannot make every requested change given that we have to weigh a lot of competing interests and provincial and regional policy requirements. To help us understand your comments, please consider the following:

Be as specific as possible. Let us know **which policy, or which policy section**, you were looking at when you made your comment. This helps us in two ways: **(1)** it lets us know the context of the change you are requesting; and **(2)** a similar policy to what you're asking for may already be in the draft Secondary Plan, and we want to avoid thinking that maybe you just didn't see it.

EXAMPLE 1: “In policy 6.2.2 a), you should change it to include...” or “Section 4.2.3: Air Quality is missing a policy about...”

EXAMPLE 2: A comment such as “Section 7.1.1 a)-c) is confusing and needs to be clarified, maybe the term XXX should be defined” is easier to understand and respond to than a comment such as “Parts of this draft Secondary Plan are confusing and more terms should be defined”.

What's in the draft Secondary Plan and how is it organized?

1.0 Basis of this Secondary Plan

How to read the Secondary Plan and how it relates to other planning documents.

2.0 Vision and Guiding Principles

The future that the draft Secondary Plan is intended to achieve.

3.0 Growth Management

Policies to address:

Density Intensification Where Growth is Directed

4.0 Building a Successful Community

Policies to address:

Economic Development Housing Sustainability/Climate Change Cultural Heritage
Lake Simcoe Protection Source Water Protection Community Design

5.0 Land Use Policies

Policies to regulate specific land uses which apply regardless of the designation the land use is located in. An example would be policies related to low rise residential uses, which are permitted in various designations. This section also includes general policies that apply to all designations. An example would be policies related to land uses which are prohibited in all designations.

6.0 Land Use Designations

All lands in Keswick are regulated by a specific land use designation, based on the type of development that is intended to occur. This section outlines all the land use designations in Keswick, as well as 'overlay' designations which add additional requirements to certain lands. Land use designations regulate what land uses are permitted, the scale of development and how development relates to its surroundings. The land use designations and overlay designations are mapped on **Schedules B and C** of the Secondary Plan.

Land use designations:

Urban Centres Mixed-Use Corridor 1 Mixed-Use Corridor 2 Existing Neighbourhood
New Neighbourhood Tourist Commercial Institutional/Community
Environmental Protection Area Parks and Open Space Overlay Designations

7.0 Providing Sustainable Services and Infrastructure

Policies to address:

Transportation Servicing

For example, this section includes specific policies related to roads, walking, cycling, trails, public transit, parking, sanitary sewage, water supply, and stormwater management.

8.0 Implementation

Tools available to the Town to implement the policies of the Secondary Plan.

9.0 Interpretation

Guidance is provided on how to interpret the Secondary Plan, including definitions of all *italicized* terms located throughout the Plan.

What should you be looking for? Hints for reviewing the draft Secondary Plan

TIP: If you can't find a policy addressing your issue, and are reviewing the electronic 'PDF' document, try the 'Find' function to search for key terms by clicking CTRL-F on your keyboard.

- > Think about **what land use planning-related issues are most important to you** and look for policies that address them. Are there any policies related to the issue? Do you think the strength of the policy and/or wording is appropriate? Does it apply to all of Keswick or to the correct location? Do you think achieving the policy is realistic?
- > If there are several issues that are important to you, are they all addressed? **Is there a potential conflict between them and if so, was the right balance found in the policies?**
- > Does the vision generally capture the type of **change you'd like to see for Keswick's future?** **What about the guiding principles?**
- > Does the growth management approach **make sense to you?**
- > If you are **interested in how a specific area or property may be developed over time**, take a look at Schedules B and C to find which land use/overlay designations apply, and then find the related policies in Section 6.0. Do you think that the range of permitted uses is appropriate? Do you agree with the intent for the area?
- > Are there any policies or sections that are **confusing or unclear?** Are there any **additional terms that should be defined?**
- > It's important that this Secondary Plan is **easy to understand and navigate for the residents of Keswick.** The design and layout are not final so let us know if you have any suggestions to make this document more readable.
- > If you're not sure about something in the draft Secondary Plan, or have any questions, get in touch with a member of the project team to discuss. Contact information is provided below.

**Thanks for taking the time to review Draft #1
of the Keswick Secondary Plan.**

Any Questions? Want to send in comments?

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Or contact:

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For more information and project updates,
check out our webpage:
georgina.ca/kspr