

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2020-0041

**FOR THE CONSIDERATION OF
COUNCIL
NOVEMBER 11, 2020**

**SUBJECT: KESWICK SECONDARY PLAN REVIEW SPECIAL MEETING OF
COUNCIL UNDER SECTION 26(3)(b) OF THE PLANNING ACT AND
PROPOSED RELEASE OF DRAFT 1 OF THE KESWICK SECONDARY
PLAN
PLANNING DIVISION FILE: 02.195**

1. RECOMMENDATION:

- 1. That Council receive Report No. DS-2020-0041 prepared by the Planning Division, Development Services Department dated November 11, 2020, respecting Keswick Secondary Plan Review Special Meeting of Council under Section 26(3)(b) of the Planning Act and proposed release of Draft 1 of the Keswick Secondary Plan.**
- 2. That Council authorize the release of Draft 1 of the Keswick Secondary Plan for public and agency review and comment in accordance with the requirements of the Planning Act.**

2. PURPOSE:

The purpose of this report is three-fold:

- 1) Present the key policy revisions that form part of the update to the Keswick Secondary Plan (KSP);
- 2) Present the public comments that have been received to date; and,
- 3) Request the release of Draft 1 of the KSP (Draft 1) for public and agency review and comment in accordance with the *Planning Act*.

3. BACKGROUND:

Pursuant to Section 26(3)(b) of the *Planning Act*, before making revisions to the KSP as a result of the review, the Town is required to hold a special meeting of Council (i.e. public meeting), open to the public, to discuss the revisions that may be required to the Plan.

This report and the special meeting of Council were scheduled to take place on April 22, 2020. However, due to the proclamation of a State of Emergency related to the COVID-19 Pandemic (Pandemic) on March 19, 2020 and the subsequent cancelling of Council meetings, this matter was put on hold.

The Keswick Secondary Plan Review (KSPR) is currently in Phase 2 of 3. This report and the associated special meeting of Council represent task 2.9 on the attached project work plan and will satisfy the requirements of Section 26(3)(b) of the Planning Act (refer to Attachment 1).

Since staff last reported to Council in January 2020 respecting a Phase 1 update, the following public engagement has been completed:

- Online Survey #1 respecting the vision statement and guiding principles has concluded and the results compiled;
- Workshop #2 regarding the creation of land use and design options for three focus areas in Keswick has been held; and,
- Online Survey #2, which was based on the land use and design options created at Workshop #2, has run and the results have been compiled.

To summarize the above engagements, the consultant has prepared two reports titled 'What We Heard Report #2' and 'What We Heard Report #3'. Due to the length of the reports, they are not attached. All reports and additional information related to the KSPR can be viewed online through the project's dedicated webpage (www.georgina.ca/KSPR).

Below are key milestones with respect to the preparation of Draft 1:

- On August 11, 2020, the project team presented an internal working draft of the KSP to the SC and TAC. The internal draft was provided to all members and one month was given for review and comment. The draft was also provided to all Town Department heads and Town planners;
- The project team reviewed and assessed all comments received and made necessary revisions. As of the completion of this report, revisions to Draft 1 are still ongoing. Draft 1 will be ready for circulation following the November 11, 2020 special meeting of Council;
- On October 15, 2020, the project team verbally presented Draft 1 to the SC, advising of the major revisions made to the draft responding to comments received; and,
- Following the presentation of Draft 1 and discussion with the project team, the SC passed a resolution endorsing the release of Draft 1 and recommending that the Plan be presented to Council with the recommendation that it be released for agency and public review and comment (refer to Attachment 2).

Prior to staff presenting the subject report and holding the special meeting of Council, the consultant will present Draft 1 to Council and respond to questions. The purpose of the presentation is to explain the structure and key components of Draft 1 and request Council's authorization to release it for formal public and agency review and comment. This authorization will also allow the project team to utilize Draft 1 at Workshop #3 (tentatively scheduled for December 3, 2020) to receive input and feedback from the

public on Draft 1. After today's special meeting of Council, Draft 1 will be circulated as follows:

- To members of Council;
- To members of the Steering Committee;
- To internal departments and external agencies; and,
- Posted on the dedicated project webpage for the public.

4. REPORT:

4.1 GROWTH UNDER THE CURRENT KESWICK SECONDARY PLAN

New residential growth since 2004 has generally been in the form of low density residential development, predominantly single detached dwellings. This has taken place on Greenfield lands generally located between The Queensway and Woodbine Avenue. In 2006¹, Keswick had an estimated population of 24,500 and by year-end 2019, the estimated population had risen to 28,400. This means that over that 13-year period, Keswick grew by approximately 3,900 people (16% increase in population) or 300 residents per year. Generally speaking, these figures would equate to approximately 100 new ground-oriented residential dwellings per year. Within the last 5-years (2015-2019) however, Keswick has seen an increase in building permit activity with on average, 211 building permits issued for new dwellings per year.

From an employment perspective, Keswick has also seen a steady amount of new commercial/retail growth, predominantly along Woodbine Avenue and The Queensway. The largest commercial develop within recent years has been the Keswick Marketplace (Walmart plaza). Located between Glenwoods Avenue and Dovedale Drive along the Woodbine Avenue corridor, this plaza has evolved to become the largest shopping centre in Town and home to an array of retail, service commercial and restaurant uses. Other new commercial development along Woodbine Avenue includes the recently constructed plaza on the north side of Dovedale Drive (i.e. KFC, Symposium, Pizza Nova, etc.) and the LCBO/Rexall plaza on the north side of Arlington Drive. In comparison, The Queensway has not experienced the scale and amount of commercial/retail development as seen on Woodbine Avenue. Commercial/retail development along The Queensway corridor has been modest and reflective of rounding out existing commercial development or single use sites being repurposed or renovated. This predominately includes the rounding out of the Glenwoods Plaza with additional commercial units being added to the existing buildings, redevelopment of what now is the Boston Pizza site along the Maskinonge River, and the addition of the 5 Corners Car Wash to the Shell and Pizzaville site located at the intersection of Metro Road North and The Queensway South.

¹ 2006 Census data is being used because it is the most reliable data available that is closest to the year 2004, being the year the current KSP came into force and effect.

Attachments 3 and 4 are aerial photographs of Keswick from 2002 and 2019, respectively. These aerial photographs visually show how over the years new residential and commercial/retail development in Keswick has been gradually completing the urban fabric of the community. While these aerial photographs give a good before and after perspective, they do not illustrate all of the development that is still in the planning or development process. In this regard, Attachment 5 is a map of Keswick that shows existing, approved, in process, and conceptual developments within Keswick as of January 2020.

4.2 SPECIAL MEETING OF COUNCIL AND CONSULTATION

The KSP forms part of the Town of Georgina Official Plan (i.e. Section 13.1). Before revising an official plan under Sections 26 and 27 of the *Planning Act*, municipalities are required to:

- Consult with the approval authority (i.e. York Region) and with the prescribed public bodies with respect to the revisions that may be required; and,
- Hold a special meeting of Council, open to the public, to discuss the revisions that may be required.

The project team has been in contact with York Region staff regarding the KSPR since the initiation of the project in Q2 of 2019. Region staff continue to be actively engaged in the KSPR through their participation in the TAC, where they provide information, input and direction to ensure consistency with key Regional plans, policies and initiatives. York Region Branches represented on the TAC include Community Planning, Long-Range Planning, Transportation Planning, Infrastructure and Asset Management, and Public Health. The LSRCA as a prescribed public body is also represented on the TAC. Through their participation in the TAC, York Region and the LSRCA have reviewed and provided comments on the internal working draft of the KSP. The project team will continue to work closely with these agencies and other prescribed bodies throughout the process to ensure their interests are considered.

Notice of today's special meeting of Council was circulated to all prescribed agencies. As of the completion of this report, no comments have been received in response to the circulation.

Public participation is imperative in establishing a Secondary Plan that reflects the values of the community. The purpose of the "Special Meeting of Council" is to:

- Allow staff to outline the revisions that may be required to the KSP; and,
- Provide an opportunity for the public and Council to offer comments to staff regarding any issues or matters to consider during the review.

Initially, staff had scheduled the special meeting of Council to occur earlier in the process (i.e. April 2020) in order to receive feedback from the public and Council prior to starting to draft the Secondary Plan so that any necessary considerations could be incorporated in Draft 1. Although this could not happen because of the Pandemic, a significant amount of formal and informal public engagement had occurred prior to the start of the Pandemic. Below is a list of the formal public consultation that occurred prior to the preparation of the draft:

- Focus Group discussions with the public on four key planning topics – Environment, Transportation, Business and Housing;
- One-on-one meetings with major landowners and developers to understand their future plans for development;
- “My Keswick Is...” Postcard Campaign;
- Public Workshop #1 – Visioning and Background Report Review;
- Online Survey #1 – Vision and Guiding Principles;
- Public Workshop #2 – Land Use and Design Options; and,
- Online Survey #3 – Land Use and Design Options.

Pursuant to the *Planning Act*, notice of today’s special meeting of Council was posted on the Town Page in the October 1st and 8th editions of the Georgina Advocate. For the purpose of additional public notification, notice was also posted on the Town’s website (Planning Public Notices webpage and the dedicated project webpage), and circulated to all interested parties who have requested to be notified of updates related to the KSPR process.

The following written submissions have been received in relation to the KSPR:

- April 4, 2019 – KLM Planning Partners on behalf of DG Group as it relates to their lands in south Keswick along Woodbine Avenue designated Commercial/Employment.
- January 21, 2020 – Faisal Rahman as it relates to 300 Metro Road North.
- April 2, 2020 – Altus Group on behalf of Treasure Hill as it relates to a Peer Review (Memorandum) of the Commercial & Employment Land Analysis prepared by urbanMetrics.
- June 12, 2020 – Robert Russell Planning Consultants Inc. on behalf of Rekha Nischal as it relates to the Mel’s Lane property.
- July 16, 2020 – KLM Planning Partners on behalf of DG Group as it relates to the What We Heard Report #3 and their lands located in south Keswick on the east side of The Queensway South.
- July 27, 2020 – Anthony Usher Planning Consultant on behalf of North Gwillimbury Forest Alliance as it relates to development approvals exchange between DG Group’s Maple Lake Estate Lands and their lands in south Keswick.

- September 22, 2020 – Altus Group on behalf of Treasure Hill as it relates to a Peer Review (Report) of the Commercial & Employment Land Analysis prepared by urbanMetrics.

Due to the number and length, the submissions are not attached to this report; however, they have been posted to the project's dedicated webpage (www.georgina.ca/KSPR) for viewing.

The project team has considered all the feedback received from the public at the above-noted events, along with the written comments received from the public as discussed below. Submissions received at today's special meeting of Council will be reviewed and considered by the project team during the preparation of Draft 2 of the KSP.

4.3 REVISIONS THAT MAY BE REQUIRED

Since the KSP came into force in 2004, the land use planning system in Ontario has dramatically changed with revisions to the *Planning Act* and the implementation of several key provincial planning policy documents which affect land use and development within the community of Keswick.

The *Planning Act* requires municipalities to ensure that their official plan conforms to provincial plans or do not conflict with them and that they have regard to matters of provincial interest and are consistent with the Provincial Policy Statement (PPS). Provincial plans which have come into force and effect since 2004 and which affect land use and development within Keswick include the 2020 PPS, the 2020 Growth Plan (GP), the 2015 South Georgian Bay Lake Simcoe Source Protection Plan (SGBLSSPP), and the 2009 Lake Simcoe Protection Plan (LSPP). In some cases, these plans have been reviewed and updated since their initial implementation (i.e. the PPS and GP). Through the KSPR, the project team will ensure conformity with provincial plans, consistency with the PPS, and that matters of provincial interests are appropriately considered.

The *Planning Act* also requires lower-tier municipalities to amend their official plan to conform to the upper-tier official plan which is in force. The KSP was prepared to comply with the 1994 York Region Official Plan (YROP). In this respect, much like the provincial plans noted above have changed since the KSP was adopted, the policy direction in the YROP has also changed to respond to evolving provincial planning policy. Currently, Region staff are undertaking a MCR of the 2010 Regional Official Plan (ROP), which will result in a new ROP. Further discussion on the York Region MCR is provided below in Section 4.4.

The current KSP complies with the 2002 Georgina Official Plan. In 2016, the Town reviewed and updated the 2002 Official Plan incorporating significant policy changes as directed by the provincial and regional plans in effect at the time. The new KSP addresses

local priorities and changing community needs while complying with and building upon the policy foundation as set out in the 2016 Official Plan (OP).

Below is a summary outlining some of the key high-level changes that form part of Draft 1:

1. *Conformity with the most up-to-date planning concepts, terms and policies from the Planning Act, the GP, the SGBLSPP, the LSPP, the YROP and the OP, including:*

a. *Changes to the planning horizon of the Plan.*

A planning horizon is the length of time in which the goals, objectives and forecasts (population and employment) of the Plan are intended to be achieved.

While the PPS provides for a time horizon of up to 25 years for making sufficient land available to meet projected needs, policy 1.1.2 of the PPS provides that a provincial plan may provide an alternate time horizon for specific areas of the province. Within the Greater Golden Horseshoe, the GP provides that the applicable time horizon for land use planning is 2051.

The planning horizon of the current KSP is to 2023, while the planning horizon of the current ROP is to 2031. In this regard, the new KSP will have a minimum planning horizon to the year 2031. Through the ongoing MCR process further discussion with York Region is required to determine Georgina's, and specifically Keswick's, forecasted growth which will then feed into the planning horizon timeframe for the Secondary Plan. A preliminary meeting between staff and York Region Long-Range Planning to discuss the population and employment forecast is scheduled for November 4, 2020. Through the KSPR and MCR processes, the project team will continue to work with York Region on establishing an appropriate planning horizon for the KSP.

b. *Updated growth management policies and terminology.*

A balanced approach to growth management is an important component of the KSPR process. Considering that the current KSP came into force prior to the enactment of the 2006 GP, it does not contain up-to-date policies, definitions and terminology related to growth management. For instance, standard growth management terms/concepts which are utilized in secondary plans as the basis for directing new growth, but which are not reflected in the KSP, include the 'built boundary', 'delineated built-up areas' and 'designated greenfield areas'. The GP also requires that all municipalities develop and implement strategies to achieve the minimum greenfield density targets² and minimum intensification targets³.

² New development within the secondary plan boundary, but outside of the delineated built-up areas.

³ New development within the delineated built-up areas.

The project team has incorporated updated growth management policies and terminology into Draft 1 pursuant to the GP.

c. *Updating the transportation policies and terminologies to promote a multi-modal approach, including active transportation and complete streets.*

Since the KSP came into force, there has been a change in transportation related terminology and industry best practices. Provincial and regional policies now require that the Town meet the transportation needs of all users, irrespective of mode, including the implementation of a 'complete streets' approach which ensures the needs and safety of all road users are appropriately considered and accommodated. Recent trends in land use and transportation planning, as well as public health research, emphasize the importance of ensuring the provision of a well-connected, attractive and functional multi-modal transportation system that includes walking, cycling and transit.

Through the KSPR, transportation related policies have been considered to support active/multi-modal transportation. This includes the development and enhancement of a connected trails system and multi-use paths and promoting viable transportation options to reduce reliance on the automobile. Implementing the recommendations of the 2014 Trails and Active Transportation Master Plan have also be considered where appropriate.

d. *Use of new, or adjusted planning tools pursuant to the Planning Act*

Recent changes to the *Planning Act* have revised some of the language and requirements related to "planning tools" available to municipalities through the development approval process. This includes changes to Section 42 respecting parkland dedication and the introduction of Section 37 respecting a community benefits charge by-law (previously Section 37 addressed density bonusing). These changes to the *Planning Act* are reflected in Draft 1.

e. *Addition of a policy framework that facilitates the development of additional residential units.*

Recent changes to the *Planning Act* include a requirement that official plans contain policies that permit up to two residential units in a house and one residential unit in a building or structure ancillary to the house. This would effectively permit up to three residential units on a single lot which contains a ground related dwelling (i.e. single, semi, or townhouse) and a detached accessory building or structure. Draft 1 proposes policies that will permit additional residential units subject to meeting criteria.

f. Implement applicable policies of the South Georgina Bay Lake Simcoe Source Protection Plan.

The *Clean Water Act* was created in 2006 to ensure the sustainability of clean, safe drinking water and requires Source Water Protection Plans to be developed and implemented in designated areas. The source water protection plan applicable to Georgina and the Lake Simcoe watershed is the SGBLSSPP which was approved in 2015. The Plan provides protection for source water as it relates to wellhead protection areas, intake protection zones, highly vulnerable aquifers and significant groundwater recharge areas. Draft 1 maps and includes policies to protect source water within Keswick consistent with the SGBLSSPP.

g. Implement applicable policies of the Lake Simcoe Protection Plan.

The LSPP was created in 2009 with the main objectives of improving and restoring the elements that contribute to the ecological health of the Lake Simcoe Watershed, including water quality, hydrology, key natural heritage features and their functions, and key hydrologic features and their functions. Key elements of the LSPP reflected in Draft 1 include updating/adding environmental definitions and terminology, enhanced stormwater management policies and the promotion of Low Impact Development (LID) techniques, review of shoreline and natural heritage policies, and incorporation of ecological and phosphorous offsetting policies.

h. An affordable housing strategy.

Housing supply and affordability are long-standing issues that most municipalities in Canada are continually facing. The KSP requires an enhanced policy framework to support and encourage the provision of a range of affordable housing options within the community. An important aspect of the Plan is the implementation of an affordable housing strategy through the use of various affordable housing related policies, targets and programs.

2. Consistency with the 2020 Provincial Policy Statement, including updating the Natural Heritage System mapping and policy framework.

The PPS provides broad policy direction on matters of provincial interest related to land use planning and development and sets the policy foundation for regulating the development and use of land in Ontario. Since the KSP came into force, the PPS has been amended, introducing new planning terminology, definitions and policy objectives which are now industry norms and have been reflected in Draft 1. This includes stronger policies respecting affordable housing (including the establishment of minimum affordable housing targets) and the need for climate change adaptation and mitigation policies.

With respect to Natural Heritage System (NHS), the PPS requires that natural features and areas shall be protected for the long term and that NHS, which include key natural features and linkages, be identified. The KSP identifies a Greenlands System which stretches throughout the urban fabric of the community, but does not currently contain mapping which identifies natural features or a NHS. In this regard, Draft 1 contains up-to-date natural heritage feature mapping in accordance with provincial (2020 PPS and the *Endangered Species Act*) and regional requirements.

3. *Inclusion of a new community-based vision statement and guiding principles.*

The KSP does not currently contain a vision statement or guiding principles. A vision statement is a concise statement that expresses the long-term goals and aspirations of the community and is used as the foundation for future decision-making. Guiding principles reflect core values and form the basis for the policies of the Plan. The feedback received from the SC and public through the public workshops and surveys conducted in Phase 1 has guided the formulation of a new community-based vision statement and guiding principles around which the Plan is structured.

4. *A review of the current community structure.*

The current community structure of the KSP includes five major structural elements: The Queensway Corridor as the spine connecting the three urban centres; Woodbine Avenue as the primary commercial/employment district; low density residential neighbourhoods; a linked Greenlands System throughout the urban fabric; and, the street pattern.

The community structure has been established over many years through development approvals and infrastructure planning. Draft 1 does not significantly change the community structure of the current KSP, but rather updates the policy framework to reflect current best planning practices and provincial and regional directives. This includes:

- Reconsideration of the height and density permissions along the Queensway;
- The potential for lands along Woodbine Avenue to accommodate a broader mixture of retail and service commercial, community and residential uses;
- Policies to direct the development and design of new neighbourhoods; and,
- Managing intensification and redevelopment within existing neighbourhoods.

5. *The creation of new urban design and architectural control guidelines.*

Urban design and architectural control guidelines provide design principles and specific guidelines for new development within both the public and private realm. They not only indicate the Town's expectations with respect to the character, quality and form of development, but also provides an objective and consistent evaluation

framework to assess the design of development applications so there is clarity for both the Town, developers and the public.

The current KSP contains urban design guidelines but not architectural control guidelines. The existing guidelines focus on revitalization strategies and site-specific initiatives for select areas within Keswick and lack sufficient detail to guide the design of new development within the community. Therefore, this review has replaced the existing guidelines with new guidelines that focus on guiding the design of new development more effectively and in a coordinated manner.

4.4 YORK REGION MUNICIPAL COMPREHENSIVE REVIEW

York Region is currently undertaking a MCR which will result in the creation of a new ROP. The new ROP was initially anticipated to be adopted by Regional Council in Q4 of 2020, but the process has been delayed as discussed below.

An important consideration of the Regional MCR is the growth management component which includes an exercise to distribute the Region's share of forecasted population and employment growth directed by the GP, to the nine local municipalities. In December of 2019, Region staff presented a draft forecast to 2041 to members of the MCR Local Municipal Working Group for preliminary discussion and comments. At the time, York Region advised that they expect to present the draft forecast to Regional Council in March 2020. However, at the beginning of this year (2020), shortly after the draft forecast was released to the Working Group, the province announced that it will be updating the 2019 GP as it relates to:

- The provincial land needs assessment (LNA) methodology used by upper- and single-tier municipalities to assess the quantity of land required to accommodate forecasted growth; and,
- Schedule 3 of the GP as it relates to distribution of population and employment to upper- and single-tier municipalities.

Amendment 1 to the GP, which includes an updated Schedule 3 and a revised LNA methodology, came into force and effect on August 28, 2020 and Region staff are now working to incorporate the necessary revisions into the MCR process.

Region staff have pushed back the MCR timeline and currently estimate presenting the draft forecast and draft ROP to Regional Council near the end of Q1 of 2021, with possible adoption of a new ROP in Q2 of 2021, subject to appeals. Additionally, there continues to be uncertainty surrounding if and how the ongoing Pandemic may impact the remaining MCR timeline.

4.5 NEXT STEPS

Subject to Council's authorization to release Draft 1, below is a general outline of the remaining steps in Phase 2 of the KSPR:

1. Circulation of Draft 1 for review and comment in accordance with the *Planning Act*.
2. Public Workshop #3 is tentatively scheduled to be held on December 3, 2020. The purpose of this workshop will be to present Draft 1 to the public in order to receive feedback on the Plan.
3. Following Workshop #3, Online Survey #3 will be prepared and released. The purpose of Online Survey #3 will be to receive additional feedback from the public on Draft 1.
4. Upon completion of the Phase 2 tasks, the consultant will prepare a summary report outlining the activities completed and what we heard from the public.

Phase 2 is on track to be completed by the end of December 2020, with Phase 3 to begin in January 2021. As previously noted, the project work plan is provided as Attachment 1.

5. RELATIONSHIP TO STRATEGIC PLAN (2019-2023):

This report addresses all four strategic goals:

- GOAL 1: "GROW our Economy" – Increase employment and investment; improve both transportation and broadband activity; and, promote Town identity.
- GOAL 2: "PROMOTE a High Quality of Life" – Build a healthy, safe and accessible community; and, promote responsible growth.
- GOAL 3: "ENGAGE our Community & BUILD Partnerships" – Establish and strengthen partnerships; and, engage our community.
- GOAL 4: "DELIVER Exceptional Service" – Ensure exceptional service delivery; manage our finances and assets proactively; and, support staff development and excellence.

6. FINANCIAL AND BUDGETARY IMPACT:

There are no financial or budgetary impacts resulting from of this report.

As of the completion of this report, the project remains on budget.

7. CONCLUSION:

Staff recommend that Council approve the recommendations contained in Section 1 to receive this report and authorize the release of Draft 1 of the KSP for public any agency comment in accordance with the *Planning Act*. Authorization from Council to release Draft

1 for public and agency review would begin the statutory process of considering a new “draft” Secondary Plan.

The next touchpoint with Council in the project will occur in Q1 2021 when staff will report out to Council respecting the Phase 2 Summary Report.


Prepared by:

For: 
Tolek A. Makarewicz, BURPI, MCIP, RPP
Senior Policy Planner

Reviewed by:


Alan Drozd, MCIP, RPP
Manager of Planning – Acting

Recommended by:


Harold W. Lenters, M.Sc.PI, MCIP, RPP
Director of Development Services

Approved by:


David Reddon
Chief Administrative Officer

October 28, 2020

Attachment 1 – Project Work Plan

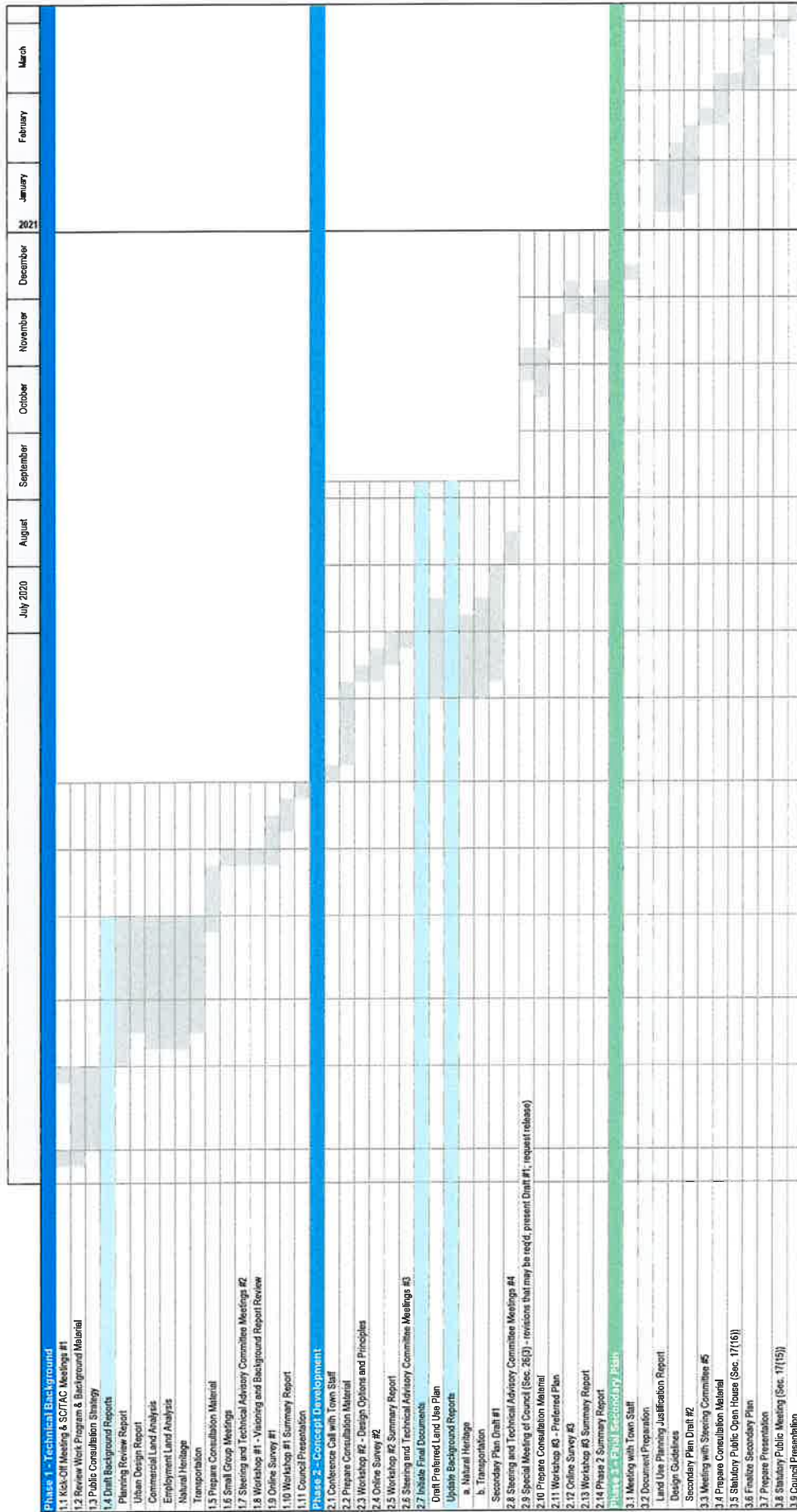
Attachment 2 – KSPR Steering Committee Resolution (unofficial)

Attachment 3 – 2002 Aerial Photograph of Keswick

Attachment 4 – 2019 Aerial Photograph of Keswick

Attachment 5 – Existing, Approved, In Process and Concept Developments within Keswick (Jan 2020)

KESWICK SECONDARY PLAN REVIEW GANTT CHART



The timing of the tasks listed above are for general information purposes and are subject to change as the project develops. To confirm the timing of a specific task, please contact Tolek Makarewicz, Senior Policy Planner, by telephone at 805-478-4301 ext. 2287 or by email at tmakarewicz@georgina.ca.

June 25, 2020

KESWICK SECONDARY PLAN REVIEW WORK PLAN

	July 2020	August	September	October	November	December	2021	January	February	March
Phase 2 - Concept Development										
2.7 Initiate Final Documents										
Draft Preferred Land Use Plan										
Update Background Reports										
a. Natural Heritage										
b. Transportation										
Secondary Plan Draft #1										
2.8 Steering and Technical Advisory Committee Meetings #4										
2.9 Special Meeting of Council (Sec. 26(3)) - revisions that may be req'd; present Draft #1; request release)										
2.10 Prepare Consultation Material										
2.11 Workshop #3 - Preferred Plan										
2.12 Online Survey #3										
2.13 Workshop #3 Summary Report										
2.14 Phase 2 Summary Report										
Phase 3 - Final Secondary Plan										
3.1 Meeting with Town Staff										
3.2 Document Preparation										
Land Use Planning Justification Report										
Design Guidelines										
Secondary Plan Draft #2										
3.3 Meeting with Steering Committee #5										
3.4 Prepare Consultation Material										
3.5 Statutory Public Open House (Sec. 17(16))										
3.6 Finalize Secondary Plan										
3.7 Prepare Presentation										
3.8 Statutory Public Meeting (Sec. 17(15))										
3.9 Council Presentation										

We are here

The timing of the tasks listed above are for general information purposes and are subject to change as the project develops. To confirm the timing of a specific task, please contact Tolek Makarewicz, Senior Policy Planner, by telephone at 905-476-4301 ext. 2297 or by email at tmakarewicz@georgina.ca.

June 25, 2020



**KESWICK SECONDARY PLAN REVIEW
STEERING COMMITTEE MEETING #5
OCTOBER 15, 2020, BEGINNING AT 5:00 PM**



Moved by Councillor Waddington and seconded by Naomi Davison

Resolution No. KSPRSC-2020-0006 (unofficial)

Be it resolved that the Keswick Secondary Plan Review Steering Committee endorse the release of Draft 1 of the Keswick Secondary Plan, including the associated Urban Design and Architectural Control Guidelines, which incorporate the changes as discussed at the October 15, 2020 Steering Committee Meeting, and recommend that the Plan be presented to Council with the recommendation that it be released for agency and public review and comment.

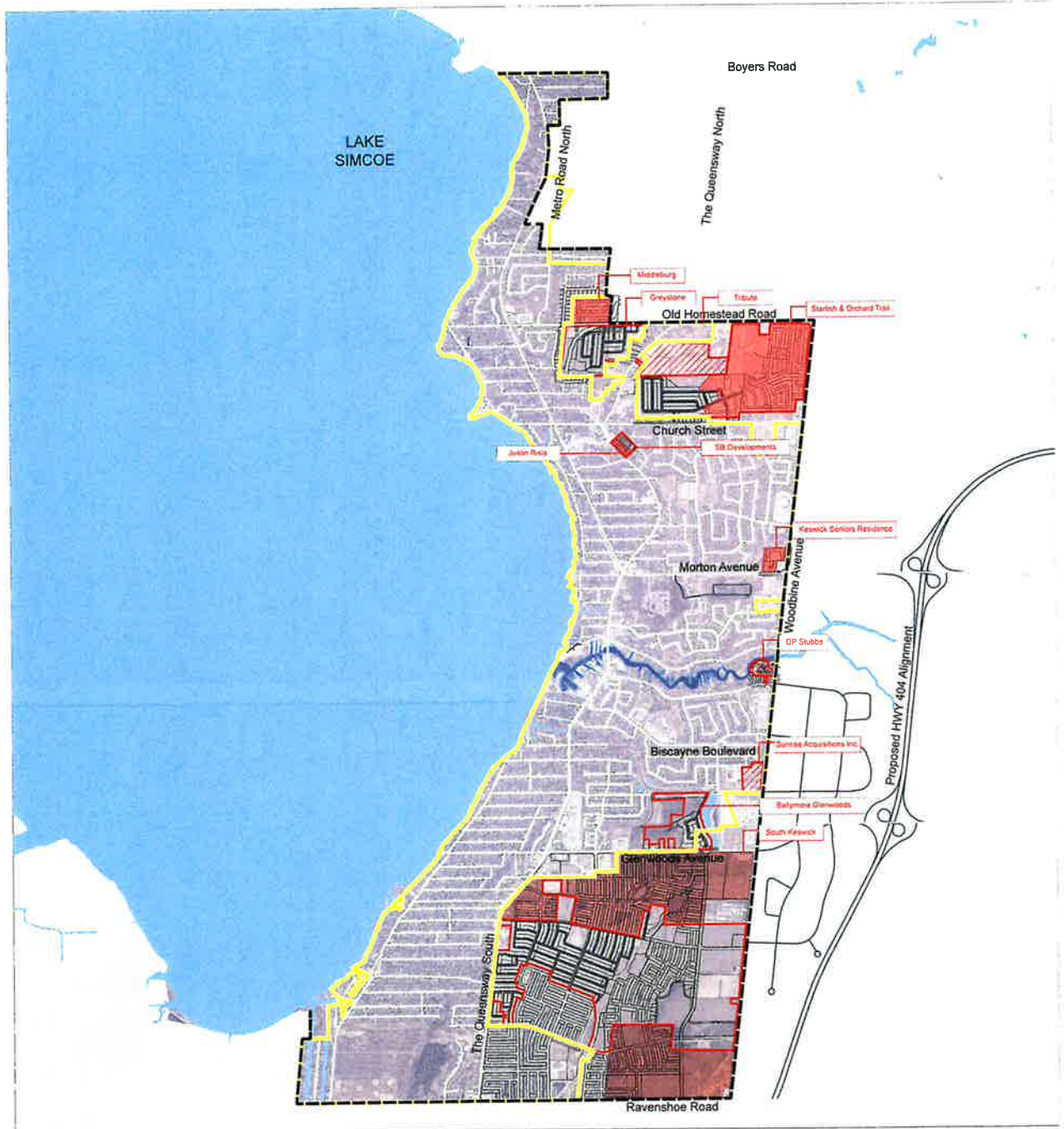
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2002 AERIAL PHOTOGRAPH OF THE KESWICK SECONDARY PLAN AREA



2002 AERIAL PHOTOGRAPH OF THE KESWICK SECONDARY PLAN AREA












KESWICK Secondary Plan

Plan 
Keswick

EXISTING DEVELOPMENT

-  Area Boundary
-  Built Boundary
-  Existing Roads
-  Proposed Roads

-  Draft/Approved Plans for Development
-  Concept Plans for Development
-  Plans in process, no approval

