

Appendix 'A' Proposed Modifications to Official Plan Amendment No. 97

1. Modify Section 9.4.7.2.5 by adding a new subsection (vi) as follows:

“(vi) the preparation of an Environmental Impact Statement and/or any other studies required under Section 9.4.7.4.1 as determined by the Town or Conservation Authority, demonstrating that the temporary use will have no *adverse effects* or *negative impacts*.”
2. Modify Section 9.4.7.3.2 a) (iii) by inserting the words “Conservation Authority,” after the word “Town,” in the 2nd line.
3. Modify Section 9.4.1.1 by adding a new subsection a) as follows and re-lettering existing subsections a) - d) accordingly:

“a) The Keswick Business Park Secondary Plan was prepared and approved pursuant to, and in conformity with, the provisions of Section 3.4.4 of the Provincial Greenbelt Plan, 2005.”
4. Modify Section 9.4.2.4 c) by adding a new subsection (i) as follows and renumbering the existing subsections (i) – (ix) accordingly:

“(i) identification and location of any species of trees or vegetation that are regionally, provincially or nationally rare, threatened or endangered, along with a plan to retain these species.”
5. Modify Section 9.4.2.4 e) by inserting the words “and may require” after the word “encourage” in the 1st line, and adding the following new sentence to the end of subsection e):

“Where the planting of trees or other vegetation is required, a planting plan shall be prepared and submitted by the proponents of *development* and implemented through conditions of *development* approval, to the satisfaction of the Town in consultation with the Conservation Authority.”
6. Modify Section 9.4.2.7 a) by adding the following at the end of paragraph 1:

“Planting plans will be required for all proposed restoration initiatives and buffer plantings. Such plans shall be prepared by a qualified professional and be submitted to the Town for review and approval in consultation with the Conservation Authority”.

-2-

7. Delete Section 9.4.2.7 f) (ii) and replace it with the following:

“(ii) that fertilizers and pesticides not be used on *lands in close proximity* to the Maskinonge River or on lands containing, or adjacent to, other environmentally sensitive features.”
8. Add the following definition to Section 9.4.8.4:

“CONSERVATION USE: means the preservation, protection, maintenance and enhancement of components of the natural environment through a comprehensive ecosystem based management and maintenance program.”
9. Modify Section 9.4.3.4.3 by adding a new subsection j) to the end thereof, as follows:

“(j) New or expanding *utilities* or *infrastructure* shall avoid environmentally sensitive features unless the need for such *utilities* or *infrastructure* has been demonstrated and it has been established to the satisfaction of the Town in consultation with the Conservation Authority, that there is no reasonable alternative.”
10. Modify Section 9.4.7.4.4 a) by inserting the words “Conservation Authority and/or Ministry of Natural Resources and/or Ministry of the Environment and/or other” after the second usage of the word “the” in the 3rd line.
11. Modify Section 9.4.4.4 a) by inserting the word “location,” after the word “detailed” in the 1st line, and adding the following sentence to the end of this subsection:

“The components of the trail system shall be designed in conformity with the Keswick Business Park Urban Design Guidelines included as Appendix A to this Secondary Plan.”
12. Modify Section 9.4.7.4.4 c) by replacing the word “encouraged” with “required” in the 2nd line.
13. Modify Section 9.4.2.5 b) by replacing the word “may” with “will” in the 7th line.
14. Modify Section 9.4.7.4.4 c) by deleting “/or” in the 3rd line.
15. Modify Section 9.4.7.4.4 d) (vii) by inserting a comma “,” after the word “groundwater” in the 1st bullet point.

16. Modify Section 9.4.7.4.5 b) by inserting the words “as well as the Lake Simcoe Region Conservation Authority Watershed Policies” after the word “guidelines” in the 4th line.
17. Modify Section 9.4.2.4 c) by inserting the words “such as a Registered Professional Forester (RPF) or a Landscape Architect” after the word “forestry” in the 2nd line, and by inserting the words “in consultation with the Conservation Authority” after the word “Town” in the 3rd line.
18. Modify Sec. 9.4.2.4 a) (iii) by inserting the words “, including the use of native species where appropriate,” after the word “*reforestation*” in the 1st line.
19. Modify Schedule L1 – Land Use and Transportation to include the following at the bottom of the Legend:

“Note: The location of proposed roads, the trail network and stormwater management facilities are schematic or conceptual. Deviations from the locations as shown on this schedule may be permitted in accordance with Sections 9.4.4 and 9.4.6.”
20. Modify Section 9.4.7.4.3 a) as follows:
 - i) By deleting the words “applications to convert” from the third and fourth lines of the first paragraph, and inserting the words “or zoning” after the word “designations” in the fourth line of the first paragraph;
 - ii) By deleting the words “Town initiated” in the first line of the second paragraph; and,
 - iii) By deleting the word “and” at the end of subsection a) (iv) and adding the following after subsection (v):
 - “(vi) an EIS which demonstrates no adverse impact on the environment as a result of a land use conversion and/or an Urban Service Area Boundary expansion; and,
 - (vii) a study of the impact on other commercial uses or areas in the Town, which demonstrates no adverse impact upon those uses or areas.”
21. Modify Section 9.4.3.1.1 a) by deleting the first line and replacing it with the following:

“Only the following uses may be permitted within the ‘Business Park 1’ designation:”

22. Modify Section 9.4.3.2.1 a) by deleting the first line and replacing it with the following:

“Only the following uses may be permitted within the ‘Business Park II’ designation:”
23. Modify Section 9.4.3.3.1 a) by deleting the first line and replacing it with the following:

“Only the following uses may be permitted within the ‘Business Park III’ designation:”
24. Modify Sections 9.4.3.1.1 a)(iv) and 9.4.3.2.1 a)(ii) by deleting the words “limited product” in the second line and replacing them with the words “and related”.
25. Modify Section 9.4.3.3.1 a)(i) by deleting the words “product distribution services” and replacing them with the words “warehousing and related distribution”.
26. Modify Sections 9.4.3.1.2 a) and 9.4.3.2.2 a) by deleting the word “shall” and replacing it with the word “may”.
27. Modify Sections 9.4.7.1.2 b) and c) by deleting them in their entirety and re-lettering subsection d) to b).
28. Modify Section 9.4.4.2.1 by adding the following as a new subsection g):

“g) Prior to draft plan or site plan approval of development applications, the applicant shall submit a Traffic Impact Assessment or Study of the internal and external road network to the satisfaction of the Town and the Region. The study must consider all approved and/or proposed developments within the community of Keswick and within the Keswick Business Park and must confirm that both the internal and external road network is appropriate and will accommodate the anticipated traffic movements. The study may include analysis of items such as: turning movements, storage length, internal circulation, fire access, driveway design and grading, gap studies and the traffic impact of any proposed change in use.

Traffic impact studies submitted in support of development applications shall also identify and assess the feasibility and impact of implementing travel demand management measures.

The recommendations of these studies shall include the method of implementing a travel demand management program for the proposed development, which may involve any one or more of the above measures or the utilization of other measures that would serve to increase the use of transit, cycling and walking.”

29. Modify Section 9.4.7.4.6 a) by deleting the words “and shall be in place prior to the Town’s consideration of any development application” from the first sentence and adding the following as a new second sentence to this Section: “In this regard, property owners will be required to enter into one or more Developer Group Agreements as a condition of development approval, providing for the equitable distribution of the costs of land and community and infrastructure facilities.”
30. Modify Section 9.4.8.4 to include the following definitions:

“Infrastructure: means physical structures (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, septage treatment systems, waste management systems, electric power generation and transmission, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.”

“Utility(ies): means all public and/or private utilities infrastructure (including but not exclusive of hydro, communications/telecommunications, gas, Canada Post, etc.).”
31. Modify the Secondary Plan Area Boundary shown on Schedules L1 and L2 to incorporate the lands shown as Study Area on Schedule L1.
32. Delete Section 9.4.4.2.2 b) and replace it with the following Section 9.4.4.2.2 b):

“9.4.4.2.2 b) Woodbine Avenue is a Regional Arterial Road and shall have a basic right-of-way width of 36.0 metres. Additional width may be required for sight triangles, cuts, fills, extra lanes at intersections, and for accommodating bicycles, sidewalks or multi-use pathways, and landscaping where appropriate.”

33. Delete Section 9.4.4.2.3 b) and replace it with the following Section 9.4.4.2.3 b):

"9.4.4.2.3 b) The realignment of Glenwoods Avenue is planned as an Arterial Road and shall have a basic right-of-way width of 36.0 metres. Additional width may be required for sight triangles, cuts, fills, extra lanes at intersections, and for accommodating bicycles, sidewalks or multi-use pathways, and landscaping where appropriate."

34. Modify Section 9.4.4.4 f) by adding the following subsections 9.4.4.4 f) (v) and (vi):

"9.4.4.4. f) (v) all Regional Arterial Roads shall have sidewalks or multi-use pathways on both sides of the road; and,

(vi) all designated transit routes shall have sidewalks or multi-use pathways on both sides of the road.

35. Modify Section 9.4.4.2 by adding a new Section 9.4.4.2.5 as follows:

"9.4.4.2.5 Policies for Potential Highway 404 Interchange

- a) The proposed Highway 404 and Glenwoods Avenue interchange shown on Schedule L1 - Land Use + Transportation, is conceptual and shall be subject to further review through an Environmental Assessment to be undertaken. Notwithstanding this, the Town shall require that sufficient lands shall be reserved to accommodate the interchange through the development approval process for the lands in the area of the interchange.
- b) Development of the lands in the vicinity of the Highway 404 interchange may only receive development approval following determination of land and design requirements for the interchange, or if the proponent of the development can demonstrate to the satisfaction of the Province and the Town, that sufficient lands to accommodate the interchange have been provided or reserved through the development approval process, and that development on adjacent lands will not compromise the potential for future construction of a full interchange at Highway 404 and Glenwoods Avenue."

36. Modify Section 9.4.1.1 a) by adding the words “will function in northern York Region as a key regional employment centre, and” after the word Plan in the first sentence and by adding the word “also” after the word “will” in the first sentence so that it reads as follows:

“9.4.1.1 a) The Keswick Business Park Secondary Plan will function in northern York Region as a key regional employment centre, and will also provide an opportunity to further the contribution of businesses to the economic well being of the Town of Georgina. Any proposed change in land use to uses other than employment uses is discouraged and will require a comprehensive regional analysis. It is anticipated that the Keswick Business Park will accommodate between 7,500 and 9,000 jobs within the 20 year time horizon of this Plan (2006-2026).”
37. Modify OPA 97 to permit, without further amendment, resolution of any “housekeeping” matters such as grammatical errors, spelling errors, numbering errors, or other similar errors as necessary.