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SENT VIA EMAIL

P – 2960

September 6, 2022

Town of Georgina
26557 Civic Centre Road
RR #2, Keswick, Ontario
L4P 3G1

Attention: Mayor Quirk and Members of Council

**Re: Draft #3 of the Keswick Secondary Plan Statutory Public Meeting
Wesrow Estates Inc., Grangemuir Developments Inc., Carness Developments
Silverstone Hills Inc., Camlane Holdings Inc. and Birdsong Meadows Estates Inc.
c/o DG Group
Town of Georgina
Region of York**

Dear Mayor Quirk and Members of Council,

KLM Planning Partners Inc. acts on behalf of Wesrow Estates Inc., Grangemuir Developments Inc., Carness Developments Inc., Silverstone Hills Inc., Camlane Holdings Inc. and Birdsong Meadows Estates Inc. c/o DG Group in relation to their lands located on the west side of Woodbine Avenue, between Ravenshoe Road and Glenwoods Avenue in south Keswick within the Simcoe Landing Community.

We have had an opportunity to review the recently released third draft of the Keswick Secondary Plan, in addition staff were kind enough to meet with us prior to the release of this document to discuss the proposed changes, which we certainly appreciate. Having said this, we are disappointed that a comment matrix has only been released six days prior to an open house, statutory public meeting and ultimately a decision of Council which are slated to all occur on the same day (Wednesday September 7, 2022) and which surrounds the Civic Holiday weekend where many people are on vacation. In our view, Council should not be making a decision on this important matter on September 7th given the lack of timing provided to review the revised document and comment matrix.

We continue to have concerns as it relates to some of the policies and mapping that affect our clients lands and which were commented on previously, but do not seem to be addressed. This includes:

Section 13.6.1.3 – As noted in our previous submissions, we believe low rise residential uses should be permitted in the Mixed-Use Corridor 2 designation, in particular along the north/south collector road in the Camlane Phase 9 draft approved plan of subdivision. This would allow for an appropriate transition to the low-rise residential uses on the opposite side of the road.

Section 13.6.1.3.f) – We are still concerned with this revised policy that now requires 50% of the gross floor area, which is measured on aggregate over lands under the same ownership and designated Mixed-Use Corridor 2. In our opinion, this is still not a realistic target nor is the metric of having 50% GFA across the same ownership. In our view, the metric should be 50% of GFA across the entire Mixed-Use Corridor 2 designated area not by ownership.

Schedule A – Continues to incorrectly delineate the Natural Heritage System lands in accordance with Camlane Phase 9 draft approved Plan of Subdivision. In addition, the Local Strategic Growth Area is also not consistent with the approved plan.

Schedule B - Continues to incorrectly delineate the Environmental Protection Area in accordance with Camlane Phase 9 draft approved Plan of Subdivision. In addition, the Mixed-Use Corridor 2 designation does not align with the draft approved plan.

Schedule C - Continues to incorrectly delineate the Environmental Protection Area in accordance with Camlane Phase 9 draft approved Plan of Subdivision.

Lastly, we continue to request notification of any Town of Georgina or York Region Council or Committee decisions made as it relates to the Keswick Secondary Plan.

Yours truly,
KLM PLANNING PARTNERS INC.

Keith MacKinnon BA, MCIP, RPP
Partner

cc. Warren Melbourne – DG Group
cc. Harold Lenters – Town of Georgina
cc. Alan Drozd – Town of Georgina
cc. Tolek Makarewicz – Town of Georgina