

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2024-0045

**FOR THE CONSIDERATION OF
COUNCIL**

September 18, 2024

**SUBJECT: APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION AND ZONING
BYLAW AMENDMENT
CANADIAN LIFE SCIENCE AND TECHNOLOGY PARK
PART OF LOTS 3 AND 4, CONCESSION 4 (NG)**

1. RECOMMENDATIONS:

- 1. That Council receive Report No. DS-2024-0045, prepared by the Development Planning Division, Development Services Department dated September 18, 2024, respecting revised applications for Draft Plan of Subdivision (File 01.162) and Zoning Bylaw Amendment (File 03.1174) submitted by Evans Planning Inc. (c/o Murray Evans) on behalf of the Owner, Canadian Life Science and Technology Park Inc., for the property municipally addressed as 23349 Woodbine Avenue and legally described as Part of Lots 3 and 4, Concession 4 (NG);**
- 2. That Council approve the revised applications for Draft Plan of Subdivision and Zoning Bylaw Amendment as described in Report No. DS-2024-0045;**
- 3. That a consolidated set of Conditions of Draft Plan of Subdivision Approval be finalized and a Notice of Decision be issued upon the receipt of all outstanding conditions of approval from internal departments and external agencies;**
- 4. That Council acknowledges there have been revisions to the proposed Zoning Bylaw since the April 19, 2023 public meeting and that in accordance with Section 34(17) of the *Planning Act* has determined these revisions to be minor and not requiring an additional public meeting;**
- 5. That Council assign 259 persons equivalent of servicing allocation from the capacity reserved for the Keswick Business Park lands south of Glenwoods Avenue to facilitate a first phase subdivision registration with up to 7 hectares of employment/industrial development on the subject lands; and,**
- 6. That the proposed Zoning Bylaw be approved and enacted by Council at the September 18, 2024 Council Meeting.**

2. **PURPOSE:**

The purpose of this report is to provide staff's analysis and recommendations respecting revised Zoning Bylaw Amendment (File 03.1174) and Draft Plan of Subdivision (File 01.162) applications in the Keswick Business Park. Comments and Conditions of Draft Plan of Subdivision Approval received to date are available for reference as part of Attachment 6.

3. **BACKGROUND:**

a. **PREVIOUS COUNCIL MEETING**

Council first considered both applications at a public meeting held on April 19, 2023. At that meeting, Council adopted a resolution to reconsider the applications pending the receipt and assessment of applicable Council, Public, Staff and agency comments.

b. **SUBJECT PROPERTY AND SURROUNDING LAND USES**

The subject property is located on the east side of Woodbine Avenue, south-east of the Woodbine Avenue / Glenwoods Avenue intersection in Keswick. For reference purposes, Attachment 1 is a location map and Attachment 2 provides photos of the subject site. Adjacent land uses are as follows:

- **North:** Future urban employment area/existing agricultural lands, beyond which are single detached dwellings and a place of worship;
- **South:** Future urban employment area/existing agricultural lands, beyond which are single detached dwellings and environmental features;
- **East:** Agricultural lands, planned Highway 404 extension and environmental features; and,
- **West:** An existing industrial use, future employment lands, future urban area and the Multi-Use Recreation Complex (MURC).

Refer to *Table 1* below for a summary of key property information.

Table 1 – Summary of Property Information	
Zoning	Rural (RU)
Secondary Plan	Business Park I, II and III (BP1, BP2, and BP3)
Official Plan	Keswick Business Park (KBP)
York Region Official Plan	Urban Area (UA) / Employment Area (EA)
Environmental Features and Natural Hazards	Woodlands and nearby Provincially Significant Wetlands

Lot Area	22.64 hectares (55.9 acres)
Lot Frontage	275.6 metres (905 feet)

c. PROPOSAL

The applicant has submitted revised applications for a Draft Plan of Subdivision and Zoning Bylaw Amendment. Refer to Attachments 4 and 5 for copies of the revised Draft Plan of Subdivision and proposed amending Zoning Bylaw respectively.

Application for Draft Plan of Subdivision

The revised Draft Plan of Subdivision overall is proposed to accommodate a new road and block pattern on the subject property to facilitate the future development of an employment lands subdivision known as the Life Sciences and Technology Park. The proposal is intended to be accessed through new public right-of-ways (ROW) including a new connection to Woodbine Avenue. The road network has been designed to service the local employment subdivision, as well as to connect with adjacent lands to the north and south in the Keswick Business Park.

The General Occupancy Type is proposed to include Manufacturing, Research and Innovation Centres, Lab Area/Support Functions as well as Health and Wellness. An overview of anticipated future tenants includes Biotechnology, Pharmaceutical, Health and Wellness, Research Healthcare, Health Technology, Medical Technology, Nutraceuticals, Academia and Support Services.

Original Draft Plan of Subdivision (December 23, 2021)

The Draft Plan of Subdivision presented at the April 19, 2023 public meeting proposed 27 blocks and 4 streets described below. The initial proposed Draft Plan included future employment blocks, road networks and reserves, as well as a new entrance to Woodbine Avenue, as outlined through the following breakdown in area:

Table 2 – First Submission Block Description		
Proposed Land Use	Block #	Area
Future employment development	1-21	18.15 ha (44.84 ac)
Highway 404 extension	22	1.56 ha (3.85 ac)
Regional Intersection right-of-way	23	0.05 ha (0.12 ac)
0.3 metre reserves	24-27	0.01 ha (0.02 ac)
Internal Road Network (Streets 'A', 'B', 'C' & 'D')		2.87 ha (7.09 ac)
Totals:	27	22.64 ha (55.9 ac)

The internal road network outlined through the initial Draft Plan proposed the following:

- Street 'A' – a collector street with a 23.0 m ROW;
- Street 'B' – a collector street with a 23.0 m ROW;
- Street 'C' – a local street with a 20.0 m ROW; and,
- Street 'D' – a local street with a 20.0 m ROW.

Please see Attachment 3 for a copy of the Draft Plan of Subdivision proposed through the initial first submission.

Revised Draft Plan of Subdivision (June 10, 2024)

In 2024, the applicant made a second submission to address comments received from the first review. A revised Draft Plan was included as part of the second submission inclusive of future employment blocks, road networks and reserves, as outlined through the following breakdown in area:

Table 3 – Second Submission Block Description		
Proposed Land Use	Block #	Area
Future employment development	1-21	17.52 ha (43.0 ac)
Highway 404 extension	22	1.68 ha (4.15 ac)
Regional Intersection right-of-way	23	0.07 ha (0.18 ac)
Open Space	24	0.02 ha (0.05 ac)
Future Development	25	0.09 ha (0.23 ac)
0.3 metre reserves	26-28	0.01 ha (0.02 ac)
Internal Road Network (Streets 'A', 'B', 'C' & 'D')		3.25 ha (8.0 ac)
Totals:	28	22.64 ha (55.9 ac)

The internal road network outlined through the revised Draft Plan proposes the following:

- Street 'A' – a collector street with a 26.0 m ROW;
- Street 'B' – a collector street with a 26.0 m ROW;
- Street 'C' – a local street with a 20.0 m ROW; and,
- Street 'D' – a local street with a 20.0 m ROW.

Please see Attachment 4 for a copy of the revised Draft Plan of Subdivision proposed through the second submission.

Specific changes from the 2023 Draft Plan in comparison to the current 2024 Draft Plan made in response to comments provided to the applicant at the time of the Public Meeting as well as after, by Town Staff include the following:

- The right-of-way width of Street 'A' and Street 'B' has been increased from 23.0 to 26.0 metres in order to match the approved right-of-way width on the adjacent lands to the south (Scott Woods Transport) and to allow for turning lanes at key intersections; and,
- Street 'C' has been re-aligned and relocated to abut the property line to the north in order to be a mid-block connection to Woodbine Avenue between the existing/future signalized intersections at Glenwoods Avenue and Garrett Styles Drive, as well as to provide the adjacent lands to the north (Keswood Holdings Inc.) with direct access to Woodbine Avenue via the future northerly extension of Street 'A' and Street 'B', and the potential extension of Street 'D'.

Application for Zoning Bylaw Amendment

The subject property is currently zoned Rural (RU) and permitted uses include a single detached dwelling and varied agricultural uses. A Zoning Bylaw Amendment is required to implement the Keswick Business Park Secondary Plan land use designations and policies, to permit varied employment uses on the subject property, and to facilitate the Draft Plan as proposed.

A Zoning Bylaw Amendment application has been submitted to re-zone the subject property to include four standard zone categories in the Town's Zoning Bylaw, which are generally used to accommodate Employment type uses in the Keswick Business Park. The Zoning Bylaw Amendment proposes to re-zone the subject property from Rural (RU) to Business Park (BP-1), Business Park 2 Gateway (BP-2G), Business Park 2 (BP-2) and Business Park 3 (BP-3). Block 22 (Future Highway 404 Extension) is proposed to remain zoned as Rural (RU).

The BP-1 Blocks are intended to enable Manufacturing Uses. The BP-2 Blocks are intended to enable Manufacturing as well as Lab Area/Support Functions. The BP-2G Blocks are intended to enable Research and Innovation Centres as well as Lab Area/Support Functions. The BP-3 Blocks are intended to enable Manufacturing, Lab Area/Support, Research and Innovation Centres as well as Health and Wellness Functions.

Revised Draft Amending Bylaw (August 2024)

In addition to the standard business park zone categories previously referenced, the applicant has proposed a number of separate provisions which would alleviate the need to make a future application(s) for a Temporary Use Zoning Bylaw to allow outside storage of goods and materials, or a Minor Variance respecting required setbacks from lot lines should a development be proposed across multiple development blocks.

More specifically, the Draft Amending By-law proposes to allow for the outside storage of goods and materials as a primary use in the BP-1 Zone for a period of up to three (3) years. The types of general goods and materials which are contemplated to be stored onsite include heavy machinery, construction vehicles (e.g. bulldozers, cranes, etc.), building materials (e.g. lumber, steel, concrete forms), fleet vehicles (e.g. trucks, trailers), and personal goods (e.g. boats, recreational vehicles, automobiles).

The applicant has indicated that outside storage as a principal use is needed for the short-term support of on-site activities and to provide a revenue stream to fund the future subdivision development.

The Draft By-law only seeks to allow outside storage on the easterly portion of the property which is located furthest away from Woodbine Avenue, namely the areas of the site proposed to be zoned as BP-1. In doing so, the visual impact of any outside storage will be minimized to the greatest extent possible from the Woodbine Avenue corridor. Staff note that the construction of the future Highway 404 extension through the easterly portion of the property is not imminent. As such, staff are of the opinion that there will be no visual impact of allowing temporary outdoor storage in the BP-1 area upon the highway lands or the travelling public. Furthermore, Site Plan Control approval will address matters such as screening, landscaping, access and drainage.

Lastly, the Draft By-law seeks to address a potential situation where a development combines two or more lots/blocks by allowing the proposed development to extend across an interior or rear lot line without providing a setback. The applicant has requested this in the event that any future building needs to be configured across a mutually shared property line. This provision is intended to accommodate larger scale buildings, which may possibly be located across two separate blocks under the same ownership.

Please see Attachment 5 for a copy of the proposed Zoning Bylaw Amendment.

d. SUBMISSION MATERIALS

All submitted documents are available upon request from the Development Planning Division or via the below link:

[Click here to download](#)

4. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

a. PUBLIC CIRCULATION

Since the proposed ZBA already underwent a public meeting (April 19, 2023), the *Planning Act* does not require a second public meeting. As such, statutory

notice for this meeting was not issued. It is noted that the *Planning Act* does not require a statutory public meeting for Draft Plan of Subdivision applications.

Despite the above and in accordance with Council Resolution C-2023-0161, written notice was provided fourteen (14) days in advance to all persons and public bodies that requested to be notified of future public meetings or decisions regarding the applications.

For the purposes of additional notification, written notice was also published on the Town website.

b. TOWN DEPARTMENT AND EXTERNAL AGENCY COMMENTS

Refer to Attachment 6 for a consolidation of all comments and conditions received to date.

The following Town departments and external agencies have reviewed the proposed applications, have indicated no concerns and have issued corresponding Conditions of Draft Approval:

- Town Development Engineering Division
- Regional Municipality of York
- Lake Simcoe Region Conservation Authority
- Bell Canada
- Enbridge Gas
- Canada Post

The following Town Departments and external agencies have reviewed the proposed applications and have indicated no concerns:

- Georgina Fire Department
- Building Division
- Tax and Revenue Division
- Economic Development and Tourism Division
- Rogers
- York Region District School Board
- York Catholic District School Board

Conditions of Draft Approval are pending from the Ministry of Transportation, Hydro One, and the Development Services Department respecting landscaping, tree preservation/compensation, and cash-in-lieu of parkland dedication matters.

5. PROVINCIAL POLICY STATEMENT (2020), GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE (2020), (GREENBELT PLAN (2017) AND LAKE SIMCOE PROTECTION PLAN (2009):

Council decisions on planning matters must:

- Be consistent with (or not conflict with) the Provincial Policy Statement (PPS);
- Conform with the Growth Plan for the Greater Golden Horseshoe (Growth Plan);
- Conform with the Greenbelt Plan (GBP); and,
- Conform with the Lake Simcoe Protection Plan (LSPP).

As noted in Report DS-2023-0010, additional information relating to natural features, servicing, contamination and archaeological considerations was required to assess whether the proposed applications met the above tests. The staff report for the April 19, 2023 Public Meeting can be accessed through the following link:

<https://pub-georgina.escribemeetings.com/FileStream.ashx?DocumentId=11928>

With respect to servicing, the intention of the applicant, the Town and York Region is to try and align the timing of development on the subject lands with required infrastructure, including the commissioning of the Joe Dales Pumping Station and activation of the Woodbine Avenue forcemain, as early as Q4 2026. In this scenario, development on the subject lands could proceed on the basis of full municipal services. Should the timing not align, an initial phase of development could potentially proceed on the basis of private services (wells and septic systems) as an interim servicing solution, with connection to full municipal water / sanitary services occurring at a later date once available.

Development Engineering Staff have no objection to a potential interim private servicing solution if needed, and have provided Conditions of Draft Approval to this effect (refer to Attachment 6). Notwithstanding that some development may need to initially occur on private services, staff are recommending that Council assign 259 persons equivalent of servicing allocation from the capacity reserved for the Keswick Business Park lands south of Glenwoods Avenue to facilitate a first phase subdivision registration with up to 7 hectares of employment/industrial development on the subject lands. This recommendation balances the need for certainty for the applicant to be able to market and advance a substantial initial phase of construction, while recognizing the existing servicing capacity constraints in Keswick and acknowledging that full build out of the Life Science and Technology Park is not expected until at least 2040. In this regard, the assignment of additional servicing allocation will be considered in the future based on need and availability.

With respect to natural heritage, landscaping and tree matters, the Town's Policy Division reviewed the submitted Landscape Plans, Arborist Report and Natural Heritage Evaluation. In this regard, the Arborist Report identifies a total of 1,634

existing trees onsite, 1,269 of which are part of an existing Christmas tree nursery and are exempt from the compensation requirements included as part of the Town's Tree Preservation and Compensation Policy.

Of the 365 trees that are tagged separately from the nursery operation, 45 are recommended to be removed based on condition (i.e. potential risk, declining health, death imminent or dead) while the remainder are to be removed to accommodate the proposed construction. The compensation payable to the Town for the removal of these trees has been calculated at \$337,560.00. This compensation payment and any adjustment thereto shall be administered through a condition of approval, associated with the proposed plan of subdivision.

The Town's Planning Policy Division has informed that a revised Arborist Report will be required, to be implemented as a condition of draft plan approval. All final Landscaping Plans, final Arborist Report as well as the final Natural Heritage Evaluation will need to be approved by the Town through the detailed design process. Conditions of Draft Plan Approval still need to be finalized in order to address these matters.

In addition to any compensation owed in accordance with the Town's Tree Preservation and Compensation Policy, the Subdivision Agreement and subsequent Site Plan Agreements will include a condition requiring the owner to pay the required cash-in-lieu of parkland at the building permit stage, as per the Town's Parkland Dedication By-law.

With respect to archaeological considerations, a Stage 1 / 2 Archaeological Assessment was submitted as part of the first submission and concluded that additional archaeological investigations were warranted. A Stage 3 Archaeological Assessment provided through the second submission review recommended Stage 4 archaeological mitigation given the presence and recovery of various items such as refined ceramics, coarse earthenware, moulded ironstone, window glass, machine cut nail, white clay piper as well as recovered faunal remains. Additional recommendations include construction monitoring during future topsoil disturbance activities. In the event that cultural features are discovered during future topsoil removal, all cultural features will need to be excavated by hand once completely exposed and any recovered artifacts will need to be retrieved and catalogued for analysis, in accordance with Ministry protocol.

A Condition of Draft Plan Approval will be included that will require the applicant to provide written confirmation from the Ministry of Tourism, Culture and Gaming and Ministry of Sport that all required archaeological assessments have been completed and that the Ministry's requirements respecting any significant archaeological resources have been addressed. No onsite earthworks, pre-servicing or construction will be permitted until the applicant has cleared this condition.

With respect to potential contamination, a Phase 1 Environmental Site Assessment was submitted and noted the presence of fuel storage tanks and historical (now

removed) railway infrastructure, both indicators of potential contamination. The Phase 1 Environmental Site Assessment concluded that additional investigations are warranted. Development Engineering Staff have included a Condition of Draft Plan Approval requiring the owner to submit a final Environmental Site Assessment which will require final approval from the Town.

Based on the latest resubmission by the applicant, Staff are satisfied with the applications and revised design subject to Conditions of Draft Plan Approval requiring submission and approval of various plans and studies, all of which will be finalized upon receipt.

Staff are of the opinion that the applications are consistent with the PPS and conform to the Growth Plan, the GBP and the LSPP.

6. YORK REGION OFFICIAL PLAN, 2022 (YROP)

The 2022 York Region Official Plan (YROP) identifies Keswick as a local centre which provides a range of employment opportunities.

The subject property is designated Urban Area, Employment Area, Designated Greenfield Area and Protected Countryside on various YROP maps. Urban areas are intended to be the focus of growth and shall permit a full range of residential, commercial, industrial and commercial uses.

Employment Areas shall be maintained and protected to meet Regional employment land need requirements. Land uses within Employment Areas shall include manufacturing, warehousing, industrial, offices and associated retail and ancillary facilities.

Comments were provided by York Region in advance of the April 19, 2023 Public Meeting (refer to Report DS-2023-0010) regarding servicing and transportation. This included designing the intersection of Street 'C'/Woodbine Avenue to Regional Standards as well as confirmation being provided that projected traffic volumes can be appropriately accommodated. In addition to this, York Region also confirmed that a Traffic Signal warrant analysis would be required to demonstrate the need for signals at Street 'C' and Woodbine Avenue.

Further details were requested by York Region for their review regarding the design of the interim servicing proposed (which includes private on-site wells and private on-site wastewater treatment systems).

York Region has reviewed the most recent submission and has confirmed to the Town that they have no objection to approval of the Draft Plan of Subdivision and Zoning Bylaw Amendment applications, subject to Conditions of Draft Plan Approval.

The Conditions of Draft Plan Approval provided by York Region dictate that prior to final approval and through the detailed design process, all matters relating to servicing and transportation shall be addressed to the satisfaction of the Region.

Staff are of the opinion that the applications conform to the YROP.

7. KESWICK BUSINESS PARK SECONDARY PLAN, 2008 (KBPSP)

The subject property is designated a combination of Business Park I, II (Gateway) and III designations in the Keswick Business Park Secondary Plan (KBPSP).

All blocks are proposed to be zoned as per their designation, with the exception of Block 22 which is proposed to remain zoned Rural (RU) and is intended to accommodate the future Highway 404 Extension. No development is proposed in this area.

The basic concept of the distribution of lands within the Business Park I and Business Park II designations is related to traditional business park planning where the highest quality uses are intended to be located where visibility is maximized from major roads, which includes Highway 404 and Woodbine Avenue. Typical uses include all types of business and professional offices, prestige industrial uses, including ancillary retail and service uses, where internally integrated as a component of an office building. Other permitted uses include hotels and hotel/convention centres as well as institutional uses including government services.

Internal to the Business Park is the Business Park III designation, which permits traditional industrial development, including manufacturing, warehousing, fabrication, assembly and processing, bulk storage tanks, service and maintenance operations and related distribution as well as communications facilities.

Roads and infrastructure are permitted in all designations.

Section 13.4.1.4.2 of the Secondary Plan outlines that Woodbine Avenue is to provide primary road access to the Keswick Business Park and that access provided from this transportation facility is important to the ultimate success of the Keswick Business Park as a location for employment generating land uses.

As referenced earlier in this report, Street 'C' has been re-aligned and relocated to abut the property line to the north in order to be a mid-block connection to Woodbine Avenue between the existing/future signalized intersections at Glenwoods Avenue and Garrett Styles Drive. In addition to this, the re-alignment of Street 'C' will also provide the adjacent lands to the north (Keswood Holdings Inc.) with direct access to Woodbine Avenue as well. Staff are satisfied with the access connection to Woodbine Avenue as proposed.

As referenced earlier in this report, the intent is to try and align the timing of development of the subject lands with the commissioning of the Joe Dales Pumping

Station and activation of the Woodbine Avenue forcemain, as early as 2026. Doing so would allow the development as proposed to be accommodated on full municipal services.

In the event that the timing does not fully align, an initial phase of development could potentially proceed on the basis of private services (wells and septic systems) as an interim servicing solution, with connection to full municipal water / sanitary services occurring at a later date once available.

The KBPSP, as amended by OPA 143, permits development on private services subject to:

- Consultation with York Region;
- The limitation of private services to only what is necessary for the sanitary needs of employees, basic property maintenance and fire suppression;
- Connection to municipal water / sanitary sewer services when they are available;
- The Owner's acknowledgement to enter into a future Landowners Agreement concerning shared infrastructure costs; and,
- The posting of appropriate securities.

Development Engineering Staff are aware through their review of the subject application that private servicing may be necessary as an interim solution, prior to full municipal services being available to the site. As such, Development Engineering has included as part of their Conditions of Draft Plan Approval the submission of Functional Servicing Report, Water Servicing Plans as well as Sanitary Servicing Plans which would outline the design for the private servicing features which include well and septic systems necessary to service the future development in the interim, all of which is to be implemented through the Subdivision Agreement.

Conditions of Draft Plan Approval have also been included requiring the owner to post the necessary securities as well as to submit payment of any fees required to accommodate the interim servicing regime as necessary.

The Final set of conditions to be issued to the applicant through the future Notice of Decision will also include a condition of Draft Plan Approval, which will require the Owner to enter into a future Landowner's Agreement.

Staff are of the opinion that the applications conform to the Keswick Business Park Secondary Plan.

8. ZONING BYLAW 500

The subject property is zoned Rural (RU) on Map 1 to Schedule 'A' of Zoning Bylaw No. 500. A Zoning Bylaw Amendment is required to permit the proposed development.

A Zoning Bylaw Amendment application has been submitted to re-zone the subject property to various standard Business Park 1 (BP-1), Business Park 2 (BP-2), Business Park 2 Gateway (BP-2G) and Business Park 3 (BP-3) zones.

The Owner is proposing to re-zone the proposed blocks as shown in Table 4

Table 4 – Summary of Proposed Zoning Categories per Block Location	
Blocks	Proposed Zone Category
20 & 21	Business Park 1 (BP-1)
3 & 4	Business Park 2 (BP-2)
1 & 2	Business Park 2 Gateway (BP-2G)
5 - 19	Business Park 3 (BP-3)
22	Rural (RU)

Each zone would permit employment-type uses in accordance with the corresponding land use designation in the KBPSP.

Block 22 is proposed to remain zoned Rural (RU) which is intended to accommodate the future Highway 404 Extension. No development is proposed in this area.

All Business Park zones proposed are the standard zones defined in Sections 29 to 32 of the Zoning Bylaw, as originally considered by Council upon the implementation of the KBPSP Zoning Bylaw Amendments in 2016.

The proposed zone limits reflect the limits of the BP1, BP2, BP2 (Gateway) and BP3 land use designations in the Keswick Business Park Secondary Plan with the exception of Block 22 (the proposed Highway 404 extension), which is designated BP1 and is proposed to remain zoned Rural (RU).

The Draft Amending Bylaw will also allow for the outside storage of goods and materials as a primary use in the BP-1 Zone only for a three-year period, with appropriate screening from the street and/or adjacent lots to be implemented at the Site Plan approval stage. In addition, where development combines two or more lots/blocks, and the proposed development extends across an interior or rear lot line, no setback will be required.

Staff note that the proposed lot areas and lot frontages relative to the proposed zones meet the minimum lot area and lot frontage requirement for each zone.

Staff are of the opinion that the proposed zones are appropriate.

A copy of the draft amending Zoning Bylaw and associated Schedule 'A' is available in Attachment 5.

9. CONDITIONS OF DRAFT PLAN APPROVAL

To date, Conditions of Approval have been provided by the Regional Municipality of York, the Lake Simcoe Region Conservation Authority (LSRCA), the Development Engineering Division, Bell Canada, Enbridge Gas and Canada Post (refer to Attachment 6). Conditions of Approval still need to be finalized by the Development Services Department and external agencies, and will be consolidated upon receipt and included as part of the future Notice of Decision to be issued.

The proposed Conditions of Draft Plan Approval protect the interests of the Town, York Region, the LSRCA and other commenting agencies. Each of the Conditions of Draft Plan Approval must be fulfilled prior to the registration of the proposed Draft Plan of Subdivision. Broadly speaking, these conditions require:

- The submission of defined documents at certain stages of the design process;
- That submission documents represent interim and final conditions;
- That securities be provided to ensure that interim and final conditions are implemented as per approved plans;
- The implementation of the above via the Subdivision Agreement;
- The undertaking of procedures to ensure the efficient processing of submissions and the eventual final registration process; and,
- Confirmation that the Owner is participating in and in good standing with the Keswick Business Park Landowners Group and a Landowners Agreement has been executed.

The requirement to participate in the Landowners Group is integral to ensure coordinated and equitable development of the KBP. The requirement will ensure that the coordination, design and building of mutually beneficial infrastructure (notably roads and municipal services) will be fairly shared between benefitting Landowners.

Staff recommend that Council approve the proposed Draft Plan of Subdivision application, subject to the finalized Conditions of Draft Plan Approval.

10. CORPORATE STRATEGIC PLAN:

This Report addresses the following Town of Georgina corporate strategic goals of Growing our economy and promoting a high quality of life.

11. FINANCIAL AND BUDGETARY IMPACT:

There are no Town financial or budgetary impacts as a result of the proposed applications. The Owner will be required to apply for and obtain all necessary approvals associated with building permits, site alteration permits and entrance permits, and to pay the applicable associated costs, such as development charges and park levy (Cash-In-Lieu of Parkland).

12. CONCLUSION

The proposed applications are consistent with the Provincial Policy Statement and conform to the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan and the Lake Simcoe Protection Plan. The proposed applications also conform to the York Region Official Plan and Keswick Business Park Secondary Plan, and are consistent with the criteria under Section 51(24) of the Planning Act.

Key departments and commenting agencies have reviewed the proposed applications, have indicated no objections and/or have issued corresponding Conditions of Draft Approval (Attachment 6). All Conditions of Approval will be finalized upon receipt and issued to the applicant through the final Notice of Decision.

Staff are of the opinion that the applications are appropriate, constitute good planning and should be approved as outlined below and in the Recommendations section of this Report.

Staff recommend that Council approve the proposed Draft Plan of Subdivision, subject to the Conditions of Draft Plan Approval.

Staff also recommend that Council approve the proposed Zoning Bylaw Amendment and the implementing Bylaw.

Prepared by:	Sean Lapenna Senior Development Planner
Reviewed by:	Janet Porter, MCIP, RPP Manager of Development Planning
Recommended by:	Denis Beaulieu, MCIP, RPP Director of Development Services
Approved by:	Ryan Cronsberry Chief Administrative Officer

Attachments:

Attachment 1 – Location Map
Attachment 2 – Site Photographs
Attachment 3 – Initial Draft Plan of Subdivision
Attachment 4 – Revised Draft Plan of Subdivision
Attachment 5 – Amending Zoning Bylaw
Attachment 6 – Consolidated Comments and Conditions
Attachment 7 – Minutes of April 19, 2023 Public Meeting