

Town of Halton Hills

Hamlet of Norval Secondary Plan Review

Secondary Plan
& Zoning By-law
Statutory Public Meeting

Macaulay Shiomi Howson Ltd

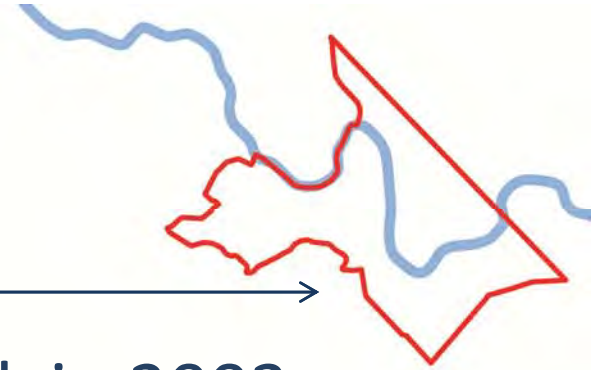
IN ASSOCIATION WITH:

Brook McIlroy Inc

AECOM

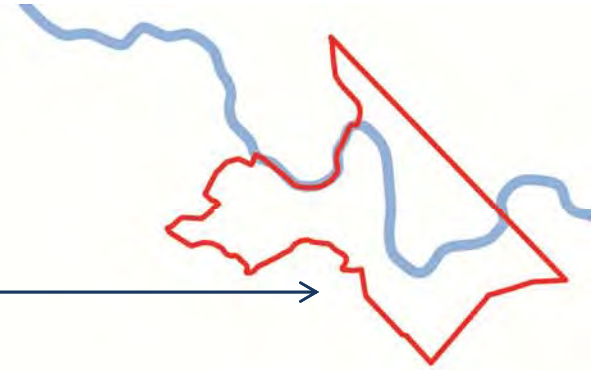
W. Scott Morgan & Associates

Purpose of Review



- Plan adopted in 2001 and approved in 2003 so more than 10 years old
- Review of Plan to address:
 - Significant changes in Provincial /Regional planning environment,
 - New information available (Halton Peel Boundary Transportation Study, revised floodplain mapping),
 - Public concerns regarding commercial policies and extent of commercial core and other input received through public consultation process of new comprehensive Zoning By-law.

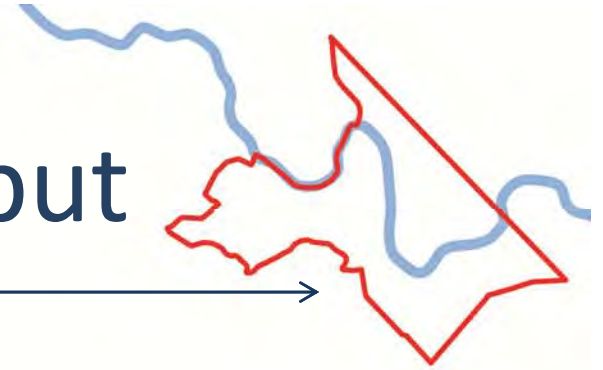
Outcome of Review



- Updated Secondary Plan
- Official Plan Amendment to implement changes to the Secondary Plan
- Updated Zoning for the Hamlet of Norval
- Updated Hamlet Design and Heritage Protection Guidelines



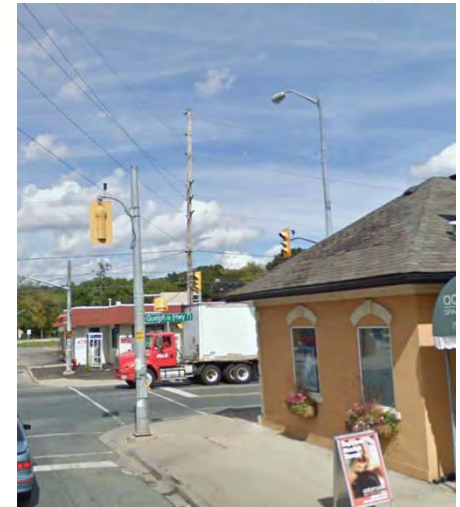
Opportunity for Public Input



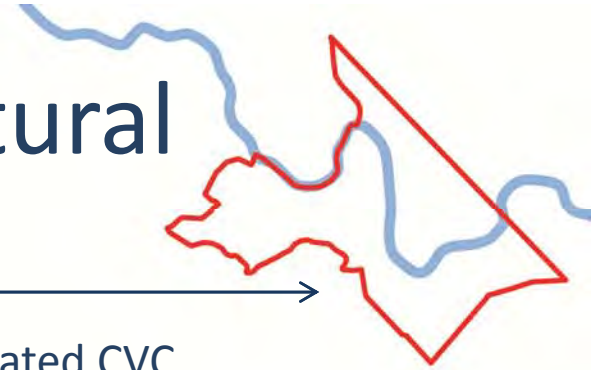
- 3 Public Open Houses:
 - June 2012
 - October 2012
 - June 2013
- Notice mailed to all property owners in Norval
- Notice sent by email/mail to all others who requested notice
- Newspaper ads for Meetings
- Steering Committee for project - included residents and business owners from Norval
- Project Website

Revised Secondary Plan Objectives

- New Objectives have been added to:
 - reduce traffic congestion and heavy truck traffic and support further evaluation of by-passes
 - support small businesses on Guelph Street
 - recognize constraints of floodplain and balance protecting public safety with recognizing historic development
 - recognize heritage resources and ensure new buildings in keeping with heritage character.
 - encourage active transportation and provide facilities in core and surrounding areas.



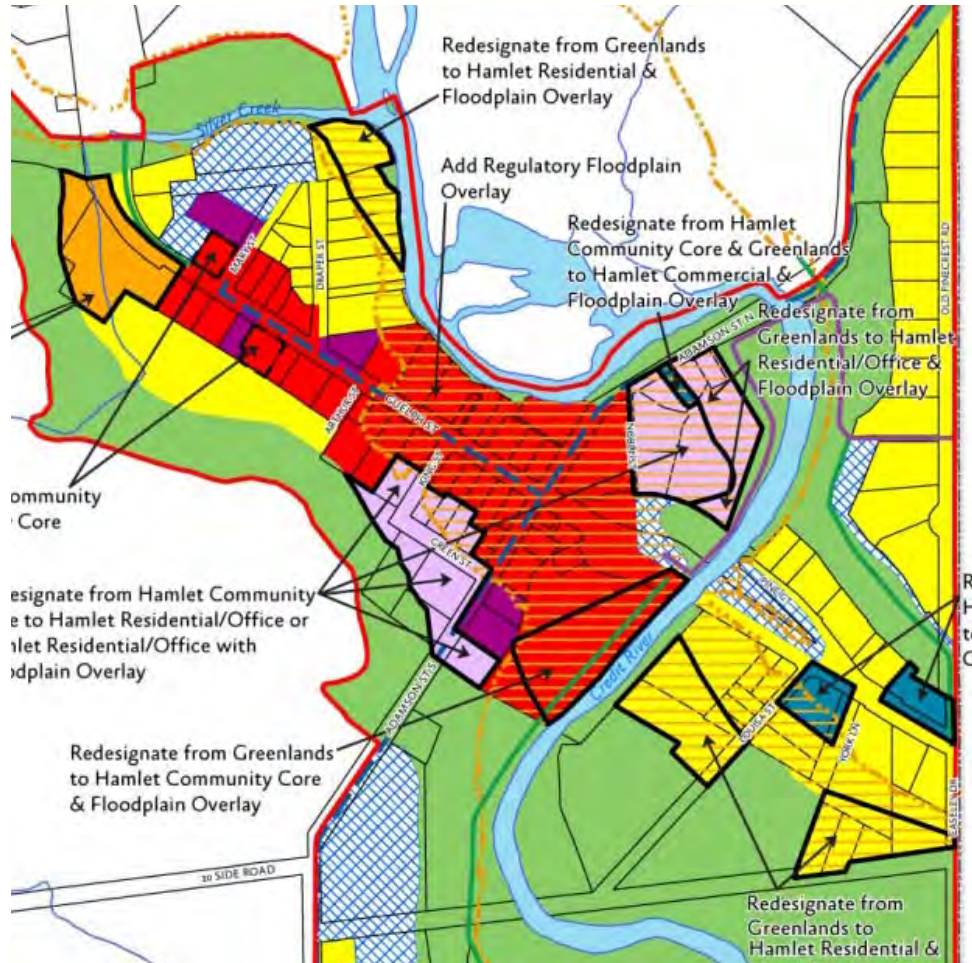
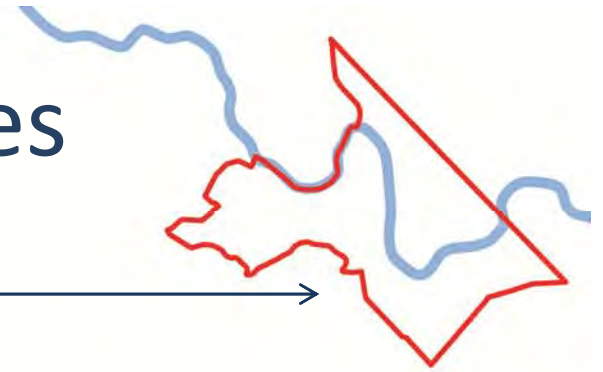
Floodplain, Valleyland & Natural Features Protection



- A larger area of the hamlet is within the floodplain – updated CVC mapping which is reflected in Secondary Plan
- Environmental policies including development setbacks have also been updated to reflect CVC policy and Regulation
- Lands which have natural heritage features on them are designated Greenlands.
- Undeveloped lands which are located within the floodplain are designated as Greenlands
- Developed properties within the floodplain have been given a land use designation with an overlay that indicates they are subject to flooding and erosion instead of being designated Greenlands but they are still subject to the floodplain policies and the requirement to obtain approvals from the CVC
- The overlay has been used to recognize existing development situations as an alternative to placing the majority of the hamlet core in Greenlands



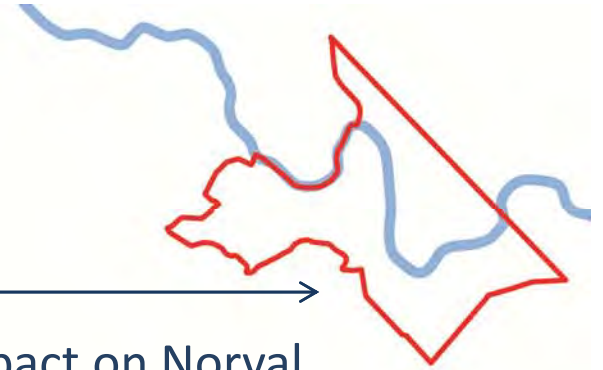
Valleyland & Natural Features Protection



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STUDY AREA	GREENLANDS
REGULATORY FLOODLINE	HAMLET COMMUNITY CORE
REGULATORY FLOODPLAIN OVERLAY	HAMLET RESIDENTIAL/OFFICE
MUNICIPAL BOUNDARY	HAMLET COMMERCIAL
HAMLET COMMUNITY CORE SPECIAL POLICY AREA	HAMLET RESIDENTIAL
TRAIL SYSTEMS	
EXISTING ACTIVE TRAILS	CORRIDOR PROTECTION AREA
MASTERPLAN PRIORITY, HIGH	INSTITUTIONAL
PROPOSED IN CYCLING MASTERPLAN	OPEN SPACE

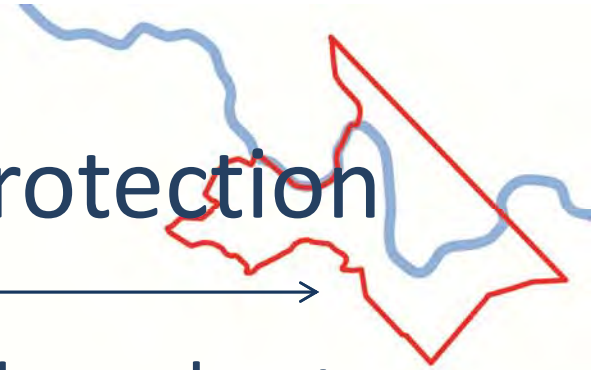
Transportation



- Secondary Plan identifies that Traffic has a major impact on Norval
- Identifies HPBATS Study results and recognizes importance/need for by-pass routes
- Identify requirements for Environmental Assessment and Town's desire to restrict truck traffic in hamlet core
- Identify corridor protection study being undertaken by Town and Region
- Consider traffic calming - making road feel visually narrower but recognize that Guelph Street is under MTO jurisdiction and requires their approval
- Consider left turn lane from Guelph St onto Mary St
- Encourage active transportation and improving pedestrian facilities



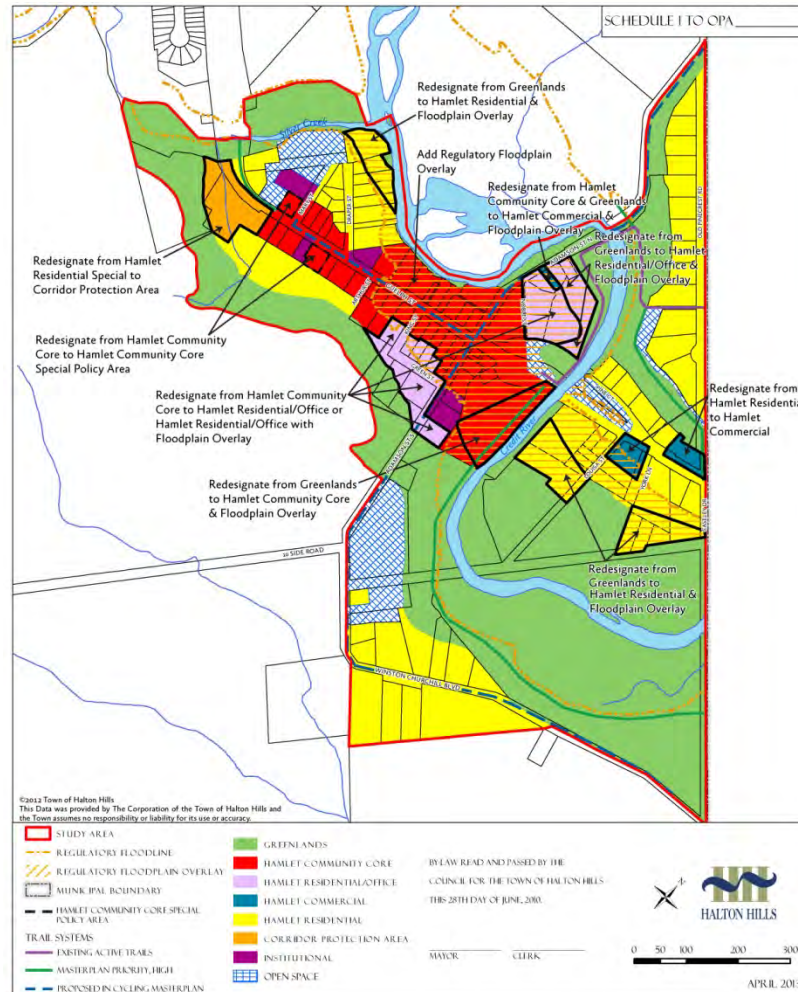
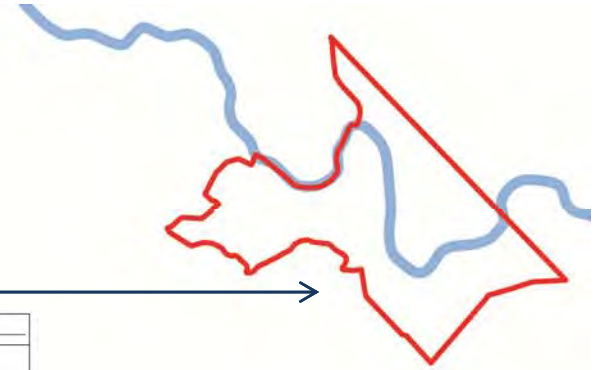
Hamlet Design & Heritage Protection



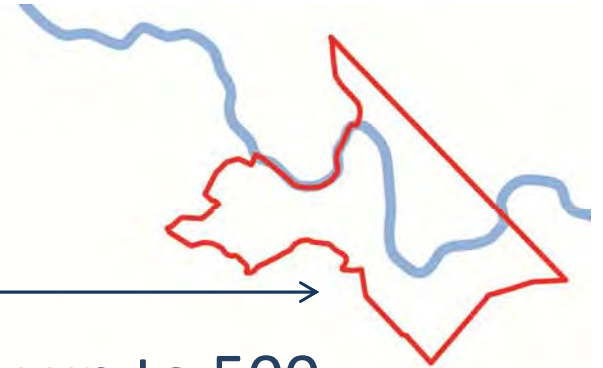
- Strengthen policies in the Secondary plan to maintain character of hamlet and recognize existing built form context and protect character.
- All development must be keeping with the physical character of hamlet and respect existing built form.
- **Maximum height of 2 storeys**



Secondary Plan Schedule

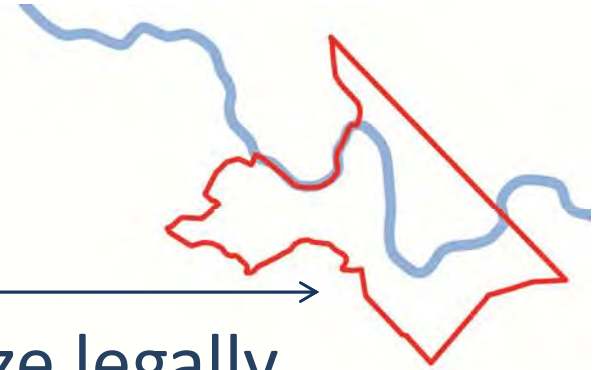


Size of Commercial Uses



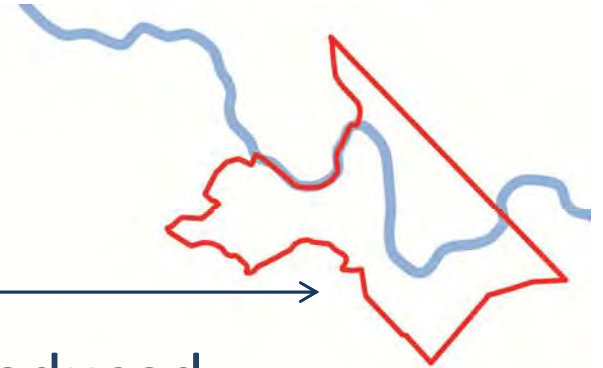
- Existing non-residential uses can occupy up to 500 square metres of gross floor area (GFA).
- New non-residential uses require a rezoning and can occupy up to 250 sq. m GFA.
- New non-residential uses proposing to exceed the 250 sq. m limit, but less than 500 sq. m GFA must also satisfy these criteria as part of the rezoning:
 - Design study demonstrates that built form respects and reinforces character and is visually consistent with surrounding uses and sensitive to existing vegetation and topography
 - Compatible with adjacent uses
 - Traffic study
 - Sewage disposal system is adequate

Automotive Uses



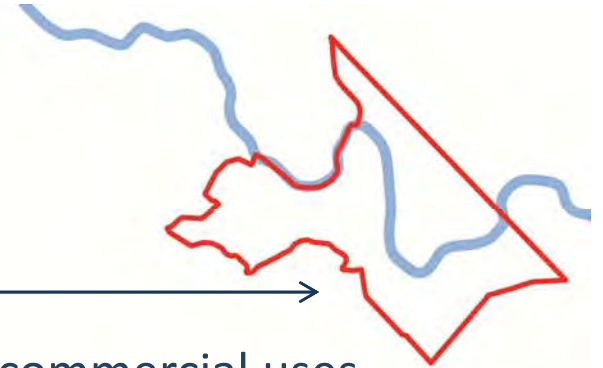
- Add Special Policy Area to recognize legally existing automotive uses on Guelph Street and permit them to continue their existing operations and function in the current location. No expansion of services or uses and no new automotive uses are permitted.
- Add permission for Accessory Motor Vehicle Sales if clearly subordinate to legally existing Motor Vehicle Repair Establishment or Motor Vehicle Body Shop.

Hamlet Community Core



- Size of the Community Core has been reduced
- Additional Permitted Uses have been added:
 - animal clinic
 - antique and furniture store
 - artist studio and art gallery
 - Café
 - craft shops
 - custom workshop
 - day care centre
 - dwelling unit in non-residential building
 - general store
 - personal service uses such as hair stylists and shoe repair.

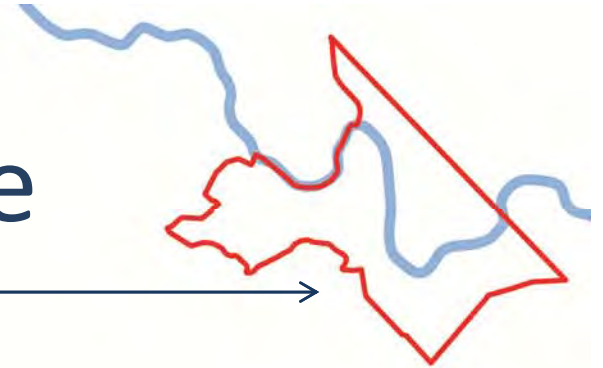
Hamlet Commercial



- Applies to existing automotive uses on Highway 7 or commercial uses outside the Core. Recognizes existing uses and allows limited additional uses.
- Permitted uses include:
 - Existing automotive uses
 - Existing commercial uses
 - Single detached residential
 - Bed and breakfast
 - Day Care Centres
 - Home occupation
 - Animal clinic
 - Business or professional office
 - Personal service
 - Retail store
- Policies do not permit new or expanded automotive uses



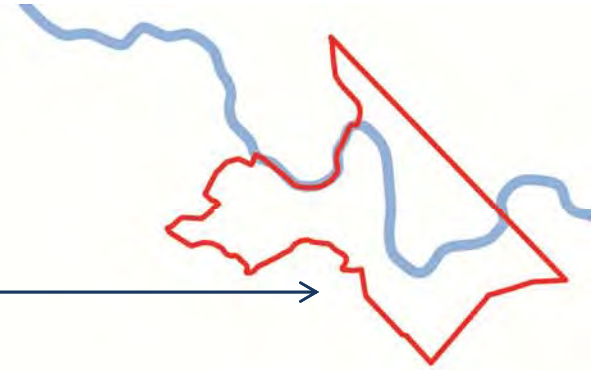
Hamlet Residential /Office



- Formerly part of Community Core Area
- To encourage retention of compatible built form
- Permitted Uses:
 - Single detached residential uses;
 - Bed and breakfast establishments;
 - Home occupations;
 - Business or professional office (subject to rezoning);
 - Professional medical or dental offices which do not include medical or dental laboratories or clinics (subject to rezoning);
 - Dwelling unit in a non-residential building (subject to rezoning).



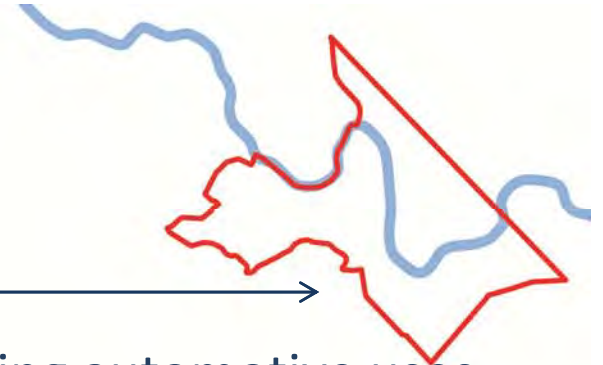
Zoning By-law



- Existing residential uses in Community Core will remain zoned Residential and new commercial uses will require rezoning.
- Creating new Hamlet Residential /Office Zone (HRO) performance standards but zone not being applied as of right – will require rezoning.
- New Hamlet Residential /Office Zone (HRO) performance standards same as Hamlet Residential.
- Medical clinics permitted but limited to maximum of 2 medical, dental, surgical or therapeutic practitioners exclusive of support staff and excludes medical or dental laboratory facilities or clinics.

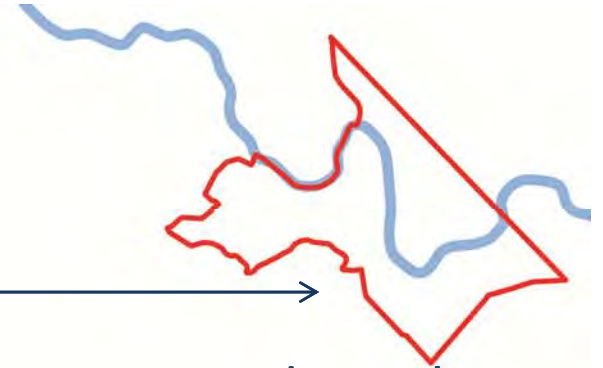


Zoning By-law



- Added site specific exceptions to recognize existing automotive uses on Guelph St in current form and location only.
- Permit Accessory Motor Vehicle Sales at 492 Guelph St.
- Added definition of Accessory Motor Vehicle sales:
 - Must be located on same lot as Motor Vehicle Repair Establishment or Motor Vehicle Body Shop.
 - Is limited to maximum of three motor vehicles for sale at any given time.
 - Does not include Motor Vehicle Rental Establishment or sale of Commercial Motor Vehicles or Recreational Trailers, Vehicles or Boats.
- Add Floodplain suffix for areas within floodplain and identifies a permit required from Credit Valley Conservation
- No expansion or replacement of certain uses in floodplain such as day care, long term care facilities etc.

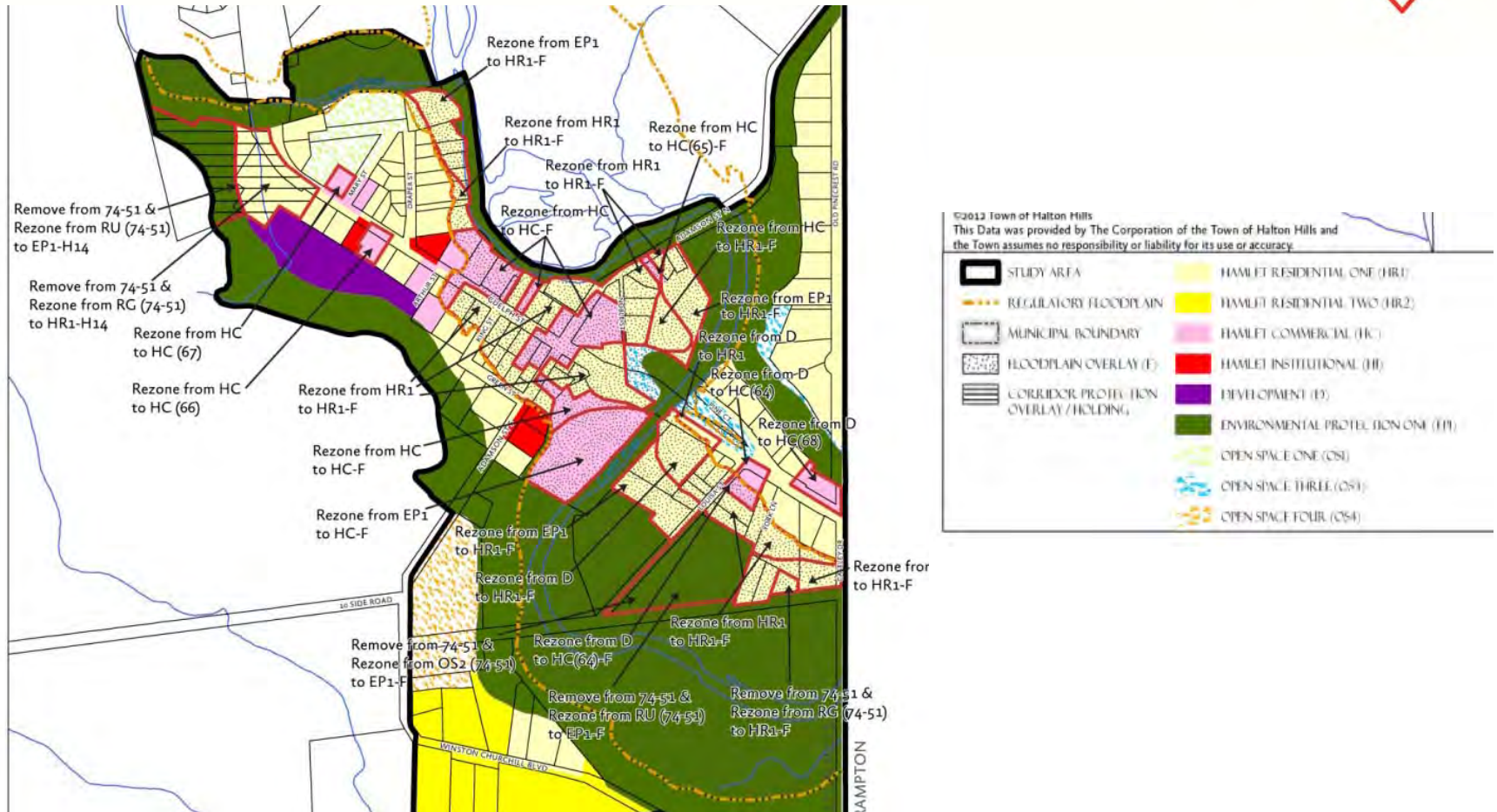
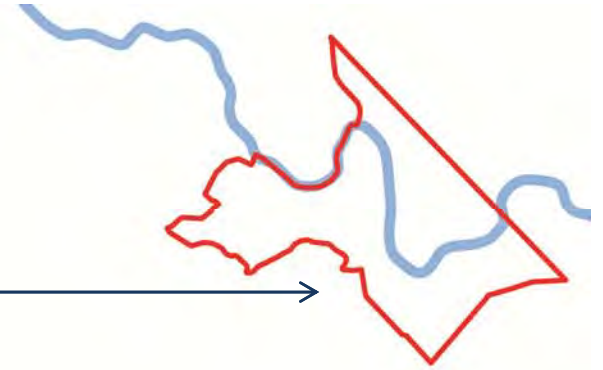
Zoning By-law



- Revise zoning to limit maximum floor area for non-residential uses from a “per premises” to a “per lot basis”
- Rezone lands in Corridor Protection area and add Holding (H14) provision that may be lifted once EA for bypass is done
- Repealed remainder of previous Zoning By-law 74-51 in effect in Norval and rezone properties in accordance with Secondary Plan



Zoning Schedule



Hamlet Design & Heritage Protection Guidelines

Guideline Approach

- Policies in Secondary Plan state that all planning applications will include the application of the Hamlet Design and Heritage Protection Guidelines
- Existing Urban Design and Heritage Protection Guidelines (Appendix A) provide a strong foundation, but are brief and general in nature
- Updates, and additional sections, reflect changes in policies and best practices in urban design
- Additions to create a more 'made in Norval' approach to protect the character of the Hamlet



Hamlet Design and Heritage Protection Guidelines

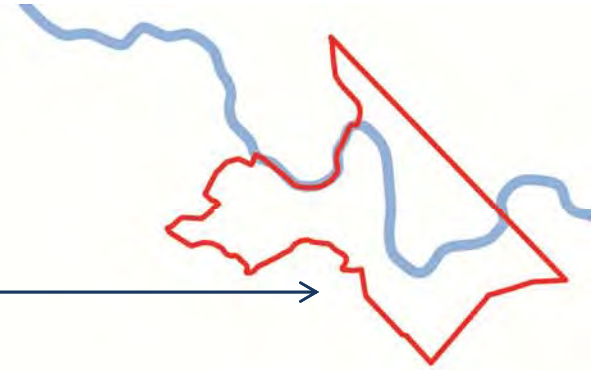


Guideline Approach

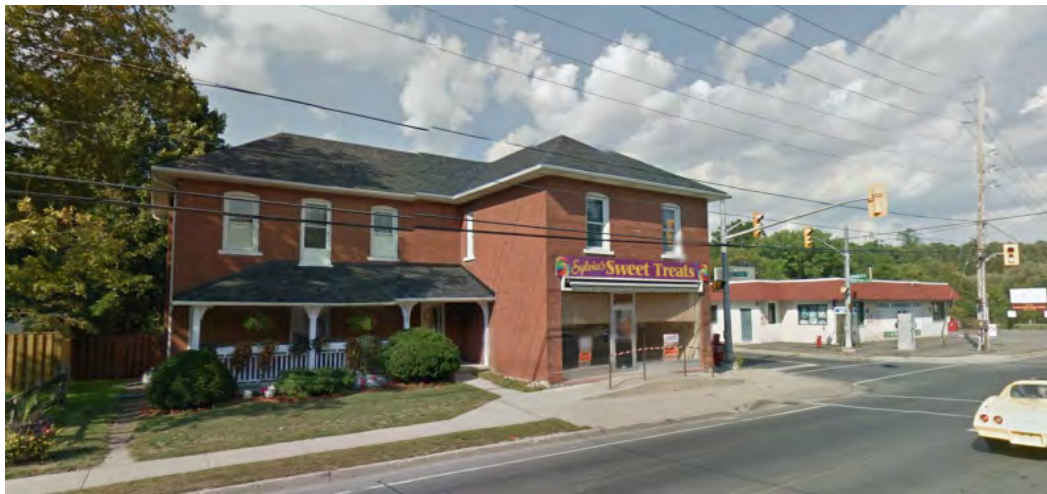
- A number of minor additions/revisions
- Addition of precedent images and guideline diagrams
- Significant updates focused on:
 - Sustainability
 - Surface Parking
 - Streets and Boulevards
 - Hamlet Character
 - Hamlet Residential Buildings
 - Hamlet Community Core Buildings
 - Hamlet Institutional Buildings

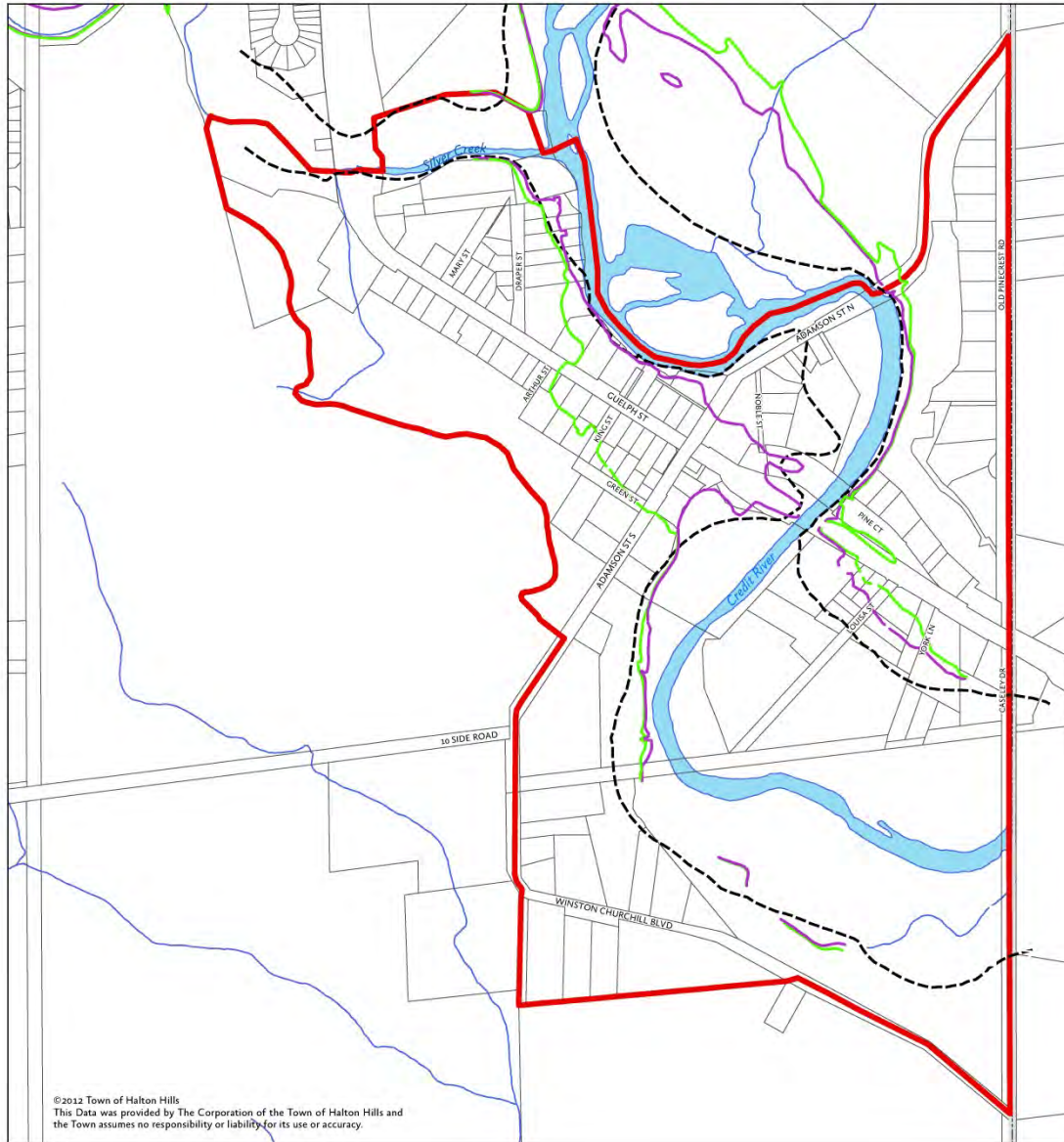


Next Steps



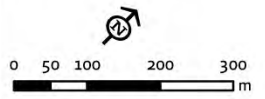
- Comment deadline: December 20, 2013
- Revise documents as necessary to reflect public input
- Bring forward final documents for adoption





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MAP 11 - FLOODPLAIN
 Norval Secondary Plan Review
 Town of Halton Hills



- | | |
|--------------------|--------------------------------|
| Study Area | Current, 100-Year floodline |
| Municipal Boundary | Current, Regulatory floodline |
| Parcels | Historic, Regulatory floodline |
| Watercourse | |

