



**BY-LAW NO. 2014-0021**

A By-law to amend the Town of Halton Hills Comprehensive Zoning By-law 2010-0050, as amended for the Hamlet of Norval.

**WHEREAS** Council is empowered to enact this By-law by virtue of the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended;

**AND WHEREAS** upon the approval of Official Plan Amendment No. 20, the matters set out herein are in conformity with the Town of Halton Hills Official Plan and the Norval Secondary Plan;

**AND WHEREAS** on April 14, 2014, Council for the Town of Halton Hills approved Report No. PDS-2014-0012, dated March 5, 2014, in which certain recommendations were made related to the updated Hamlet of Norval Secondary Plan and this Zoning By-law Amendment.

**AND WHEREAS** Council has recommended that Zoning By-law 2010-0050, as amended, be amended as hereinafter set out;

**NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:**

1. **THAT** all the provisions of Zoning By-law 74-51 of the Town of Halton Hills insofar as they apply to the lands legally described as Part of Lot 21 and Part of Village Lots 22, 23 24 and 25, and All of Village Lots 19, 20 and 21, Being Part of Lot 12, Concession 11; Concession 11, Pt Lot 11, Plan 64, Part Lot 10; are hereby repealed.

2. **THAT** Part 1 – Interpretation and Administration Section 1.7 Repeal of Former By-laws is amended as follows:

Delete sub sections: c) v), and c) vi).

3. **THAT** Schedule „A20” to Comprehensive Zoning By-law 2010-0050, as amended, is hereby amended as shown on Schedule „1” b this By-law.

4. **THAT** Part 2, is amended by inserting the following zone under the Non-Urban Zones of section 2.1 between “Hamlet Residential” and “Hamlet Community Core”:

“Hamlet Residential/Office HRO”

5. **THAT** Part 3 is amended by adding the following definition after the definition of Accessory Farm Employee Accommodation:

**“Accessory Motor Vehicle Sales:**

The sale of *Motor Vehicles* that is clearly subordinate or incidental to a legally existing *Motor Vehicle Repair Establishment* or *Motor Vehicle Body Shop* on the same lot and which shall be limited to a maximum of three *motor vehicles* for sale at any one time. It shall not include a *Motor Vehicle Rental Establishment* or the sale of *Commercial Motor Vehicles* or *Recreational Trailers, Vehicles or Boats.*”

6. **THAT** Part 4 is amended by inserting a new Section 4.10 as outlined below and renumbering the former Section 4.10 and other remaining sections accordingly:

**“Flood Plain Overlay – “F” Symbol**

Properties with existing development which are located within the Regulatory Floodplain as shown on Schedule A of the Hamlet of Norval Secondary Plan are subject to the Flood Plain Overlay and are labeled with the “F” symbol. New development is restricted and is subject to Conservation Authority approval on lands subject to the “F” symbol. No new development is permitted without the prior written approval of the *Conservation Authority* having jurisdiction in the area.”

7. **THAT** Part 9, Table 9.1 is amended by adding the following new permitted uses to the Hamlet Community Core and Hamlet Commercial Zones:

USE	HCC HC
<i>Dwelling Unit in a Non-Residential Building</i>	X(18)
<i>Medical Office</i>	X(3)(17)
<i>Specialty Food Store</i>	X(3)(17)

8. **THAT** Part 9, is amended by amending Table 9.1, by adding the following new Zone column:

**TABLE 9.1 Permitted Uses (Non-Urban Zones)**

USE	HRO
<i>Aggregate Transfer Stations</i>	
<i>Agricultural Uses</i>	
<i>Animal Clinics</i>	
<i>Art Galleries</i>	
<i>Bed and Breakfast Establishments</i>	X
<i>Business Offices</i>	X
<i>Community Centres</i>	
<i>Conservation Uses</i>	
<i>Cottage Industries</i>	X
<i>Cottage Industries in an Accessory Building</i>	
<i>Custom Workshops</i>	
<i>Day Nurseries</i>	
<i>Dry Industrial Uses</i>	
<i>Dwelling Unit in a Non-Residential Building</i>	X
<i>Emergency Service Facilities</i>	
<i>Equestrian Centres</i>	
<i>Farm Employee Accommodation, Accessory</i>	
<i>Gas Bars</i>	
<i>Groups Homes Type 1</i>	X (7) (13)
<i>Groups Homes Type 2</i>	
<i>Home Industries</i>	
<i>Home Industries in an Accessory Building</i>	
<i>Home Occupation</i>	X
<i>Home Occupations in an Accessory Building</i>	
<i>Industrial Uses</i>	
<i>Kennels</i>	
<i>Mineral Aggregate Resource Operations</i>	
<i>Museum</i>	

<i>Outdoor Display and Sales, Accessory</i>	
<i>Places of Worship</i>	
<i>Private Clubs</i>	
<i>Private Home Daycare</i>	X (13)
<i>Restaurants</i>	
<i>Retail Stores</i>	
<i>Service Commercial Uses</i>	
<i>Service Shops</i>	
<i>Schools, Public</i>	
<i>Single Detached Dwellings</i>	X
<i>Studios</i>	
<i>Treatment Centres</i>	
<i>Transport Terminals</i>	

9. **THAT** Part 9, is amended by adding the following new Special Provisions:

17. Permitted in the Hamlet of Norval only.

18. Permitted in the Hamlet of Norval only. Only *uses* that legally existed on the effective date of this By-law are permitted.

10. **THAT** Table 9.1, Special Provision 3, is amended by adding the following sentence after the first sentence:

“For properties within the Hamlet of Norval, a maximum *net floor area* of 500 square metres per *lot* is permitted.”

11. **THAT** Table 9.1, Special Provision 6, is amended by adding the following sentence after the first sentence:

“For properties within the Hamlet of Norval, a maximum *net floor area* of 500 square metres per *lot* is permitted.”

12. **THAT** Part 9, Table 9.2, is amended by adding the following new row:

**TABLE 9.2- Standards for Non-Urban Zones**

<b>ZONE</b>	<i>Minimum Lot Frontage</i>	<i>Minimum Lot Area</i>	<i>Minimum Required Front Yard</i>	<i>Minimum Required Rear Yard</i>	<i>Minimum Required Interior Side Yard</i>	<i>Minimum Required Exterior Side Yard</i>	<i>Maximum Height</i>
HRO	30.0 m	.2 ha	4.5 (2)	7.5	2.25	4.5 (2)	11.0

13. **THAT** Part 9, Table 9.2, is amended by adding the following new Special Provision to the Maximum Height in the Hamlet Residential One/Hamlet Residential Two, Hamlet Community Core, Hamlet Commercial Zone, and Hamlet Residential/Office Zones.

3. For properties in the Hamlet of Norval the maximum *height* shall not exceed the lesser of 2 *storeys* or 11.0 metres.

14 **THAT** Part 13 is amended by amending Table 13.1 by adding the following new rows:

**Table 13.1 Exceptions**

<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	
<b>Exception Number</b>	<b>Zone</b>	<b>Municipal Address</b>	<b>Additional Permitted Uses</b>	<b>Only Permitted Uses</b>	<b>Uses Prohibited</b>	<b>Special Provisions</b>	
78	HC	546/548 Guelph Street		(i) <i>Single Detached Dwelling</i> (ii) <i>Bed and Breakfast Establishments</i> (iii) <i>Home Occupation</i> (iv) <i>Motor Vehicle Repair Establishment</i> (v) <i>Accessory Motor Vehicle Sales</i> (vi) <i>Accessory Secured Parking Area</i> (vii) <i>Business Offices</i> (viii) <i>Service Commercial Uses</i> (ix) <i>Animal Clinic</i> (x) <i>Custom Workshop</i> (xi) <i>Specialty Food Store</i> (xii) <i>Retail Stores</i>			A maximum <i>net floor area</i> of 500 square metres is permitted.  For the purposes of this Zone, an “Accessory Secured Parking Area” means a fenced area for the parking of motor vehicles under repair, accessory to a <i>Motor Vehicle Repair Establishment</i> . This area cannot be used for <i>Outdoor Storage</i> . A maximum area of 200 square metres is permitted for the <i>Accessory Secured Parking Area</i> . A limit of 130 square metres is permitted for the <i>Accessory Secured Parking Area</i> in the front yard.
80	HC	488/490/492 Guelph Street	(i) <i>Motor Vehicle Body Shop</i> (ii) <i>Motor Vehicle repair Establishment</i> (iii) <i>Accessory Motor Vehicle Sales</i>			A maximum <i>net floor area</i> of 500 square metres per premises is permitted.	
81	HC	481 Guelph Street	(i) <i>Motor Vehicle Sales and/or Rental Establishment</i>			A maximum <i>net floor area</i> of 500 square metres per lot is permitted.	
82	HC	559 Guelph Street		(i) <i>Single Detached Dwelling</i> (ii) <i>Bed and Breakfast Establishments</i>		A maximum <i>net floor area</i> of 500 square metres for non-residential uses per lot is permitted.	

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Address	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
				(iii) Home Occupation (iv) Motor Vehicle Repair Establishment (v) Retail Stores (vi) Business Offices (vii) Service Commercial Uses (viii) Animal Clinic (ix) Custom Workshop (x) Specialty Food Store		
83	HC	521/523 Guelph Street, 3/5 Adamson Street North	Dwelling Units in a Non-Residential Building			A maximum of two dwelling units are permitted on the property.

15. **THAT** Holding Provision H3 is deleted from Part 14 Holding Provisions, Table 14.1, and from Schedule „A20“ to Comprehensive Zoning By-law 2010-0050, as amended.
16. **THAT** Part 14, Table 14.1, is amended by adding the following new Holding Provision:

**Table 14.1 Holding Provisions**

	Zone Designation	Property Legal Description	Conditions for Removal	Date Enacted
H16	EP1 HR1		The Holding (H16) Provision may be lifted once the Environmental Assessment has been completed for the Norval By-pass identified in the Halton Peel Boundary Area Transportation Study and it is determined that the lands in question are not required for the By-pass.	2014

17. **THAT** if no appeal is filed pursuant to Section 34(19) of the Planning Act, R.S.O. 1990, c.P. 13, as amended, or if an appeal is filed and the Ontario Municipal Board dismisses the appeal, this by-law shall come into force on the day of its passing. If the Ontario Municipal Board amends the by-law pursuant to Section 34(26) of the Planning Act, as amended, the part or parts so amended come into force upon the day the Board's Order is issued directing the amendment or amendments.

BY-LAW read and passed by the Council for the Town of Halton Hills this 14<sup>th</sup> day of April, 2014

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MAYOR – Rick Bonnette

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TOWN CLERK – Suzanne Jones

