



Norval Secondary Plan Review

Final Recommendation Report

March 17, 2014



Background

- Current Hamlet of Norval Secondary Plan was adopted by Council in 2001 and approved by the Region in 2003
- A number of factors indicated that a review of the Secondary Plan was needed:
 - 5 Year Review & conformity with Provincial Policy
 - Consideration of Halton Peel Boundary Area Transportation Study (HPBATS)
 - Revised floodplain mapping from the Credit Valley Conservation Authority (CVC)
 - Comments from Norval Community during Comprehensive Zoning By-law review in 2010/2011



Terms of Reference

- Town retained a consultant team led by Macaulay Shiomi Howson Ltd. to undertake study
- Commenced in March 2012
- Terms of Reference established a 5 phase study
- Key deliverables included:
 - Updated Secondary Plan and implementing Official Plan Amendment
 - Updated Hamlet Design and Heritage Protection Guidelines
 - Revised Zoning By-law
 - Supporting Reports – Discussion Paper, Policy Alternatives, Preferred Land Use



Public Consultation

- 3 open houses/workshops held
- 4 Newspaper notices
- 4 separate mailings to all property owners in Norval
- Project website
- A Steering Committee including a mix of Norval residents and business owners
- A Technical Advisory Committee including Town, Region, CVC and MTO Staff
- Statutory Public Meeting – December 2, 2013



Revised Secondary Plan Highlights

- Updated Transportation Policies:
 - Recognize completion of HPBATS, need for by-pass routes, set stage for comments on future Environmental Assessments
 - Recommendation of Report for Infrastructure Services Staff to follow up with MTO regarding Vehicle Activated Traffic Calming Signs and protected crossings.
- Reduced size of Hamlet Community Core Area designation
- Introduction of Hamlet Residential/Office Area designation
 - King & Green Streets, Adamson St. N
 - Allow for business office use up to 250 sq. m.
 - Compatible with adjacent residential and commercial uses, retain existing built form



Revised Secondary Plan Highlights

- Balanced approach with businesses in Hamlet:
 - Recognition of existing automotive uses in Hamlet
 - New commercial uses are capped at 250 sq. m.
 - Commercial uses 250 sq. m. to 500 sq. m may be permitted subject to addressing additional criteria
 - Existing commercial uses may expand to 500 sq. m
 - “New” commercial uses require rezoning.
 - Commercial uses are capped on a “per lot” basis



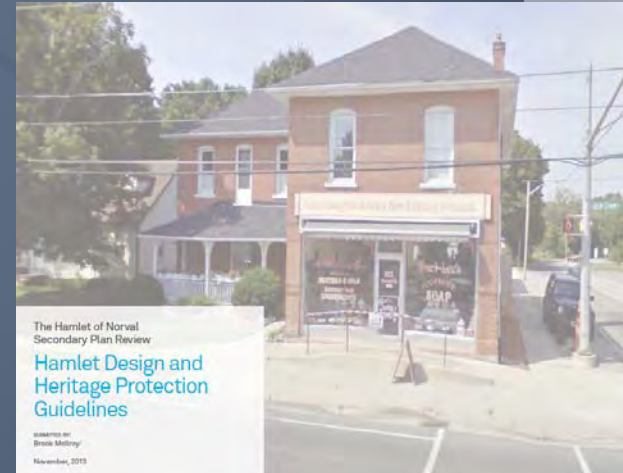
Revised Secondary Plan Highlights

- Flood Plain Overlay:
 - Updated floodplain mapping from CVC placed a larger area of Hamlet in floodplain.
 - Instead of designating/zoning lands as Greenlands, developed properties have been given a base designation/zoning (residential or commercial) with a Floodplain Overlay
 - Floodplain Overlay identifies that a property is in floodplain. CVC sign off/approval required prior to new development



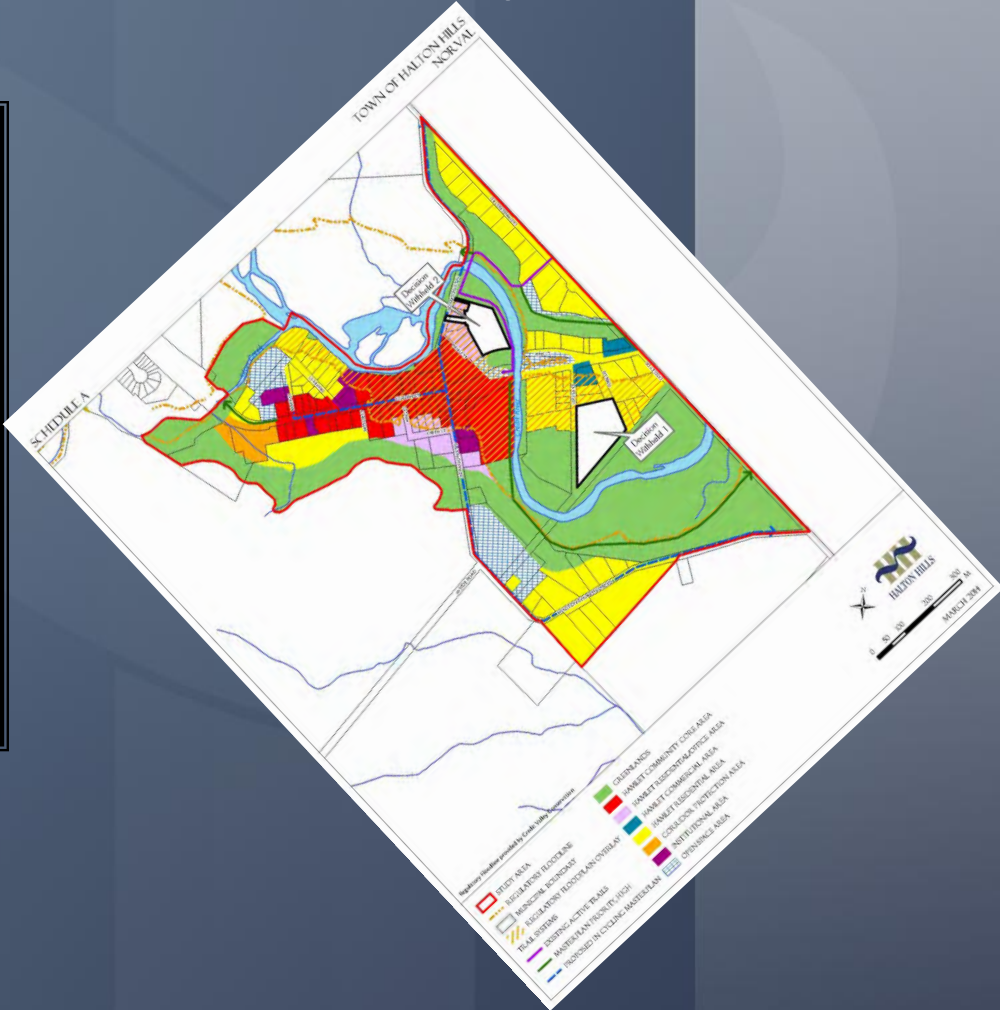
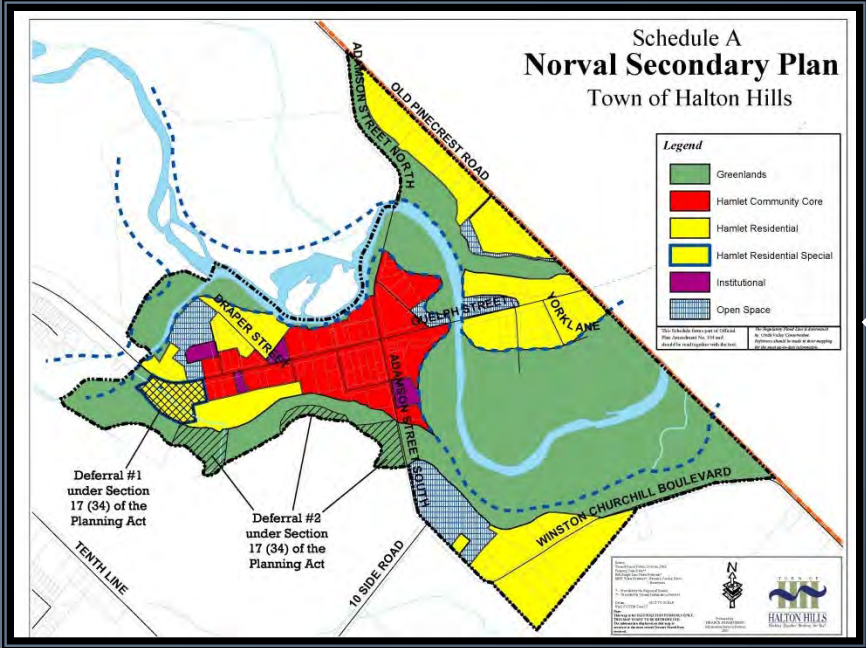
Revised Secondary Plan Highlights

- Hamlet Design and Heritage Protection Guidelines:
 - Updated and strengthened to preserve and enhance character of Hamlet
 - To be applied to all new development
 - Ability to require design peer review
- Environmental Protection:
 - Updated policies to reflect Regional Policies and Guidelines
 - Undeveloped lands in floodplain placed in Greenlands Designation
 - Tree Preservation Plan required for new development



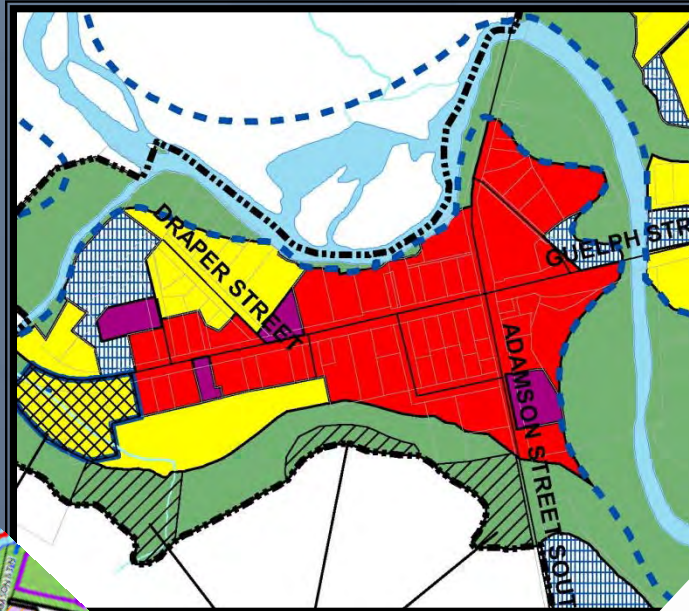
Existing Secondary Plan

Updated Secondary Plan Schedule

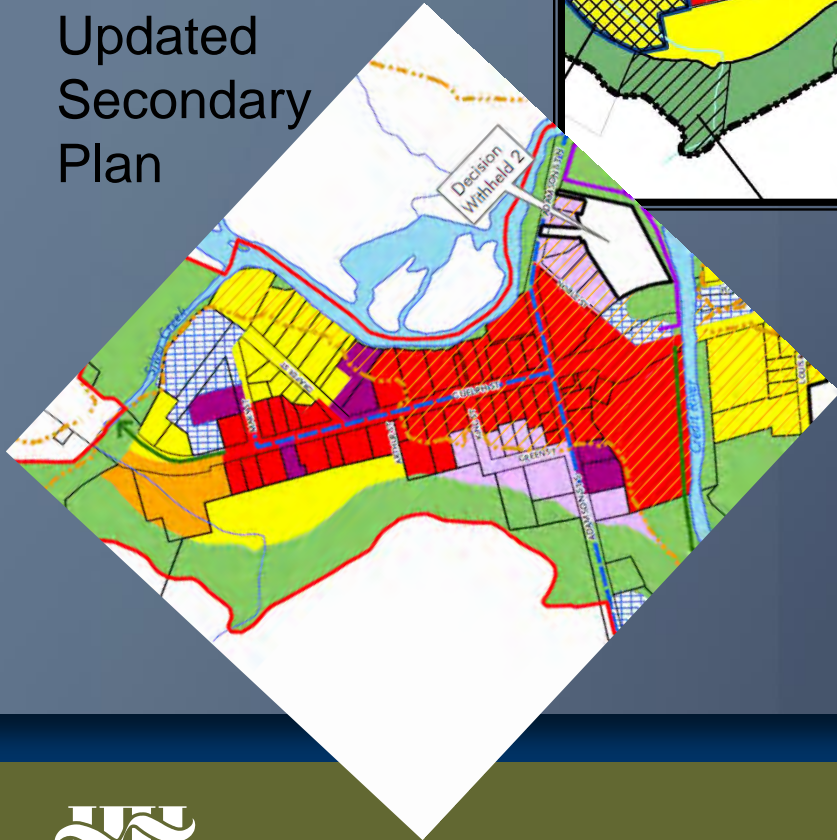


Hamlet Community Core

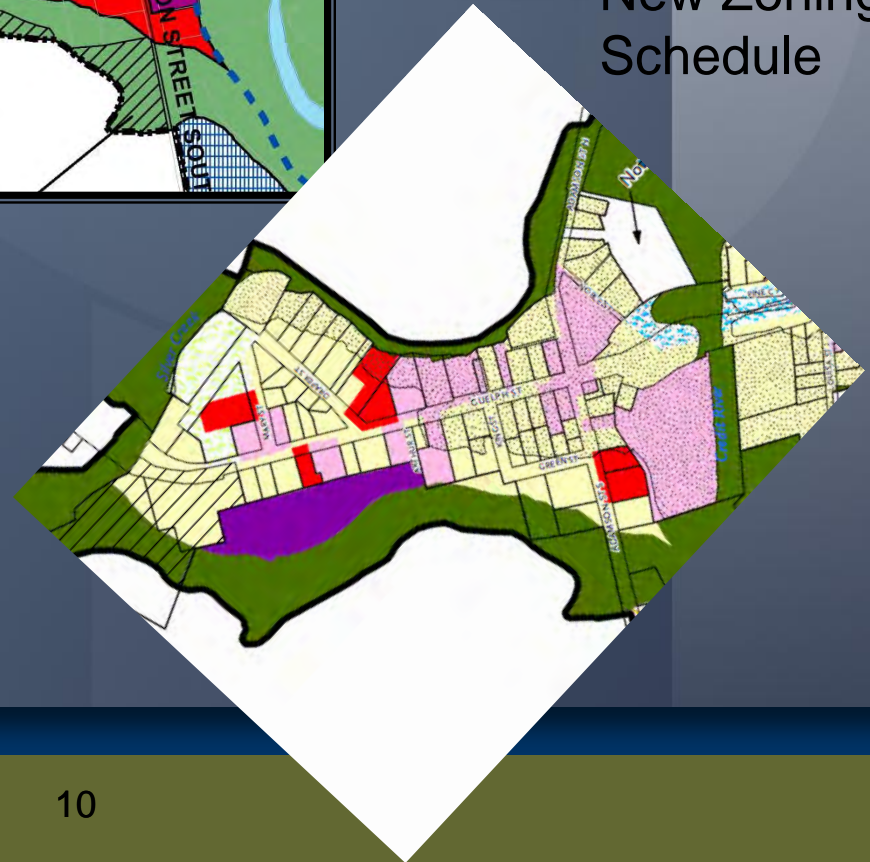
Current
Secondary Plan



Updated
Secondary
Plan



New Zoning
Schedule

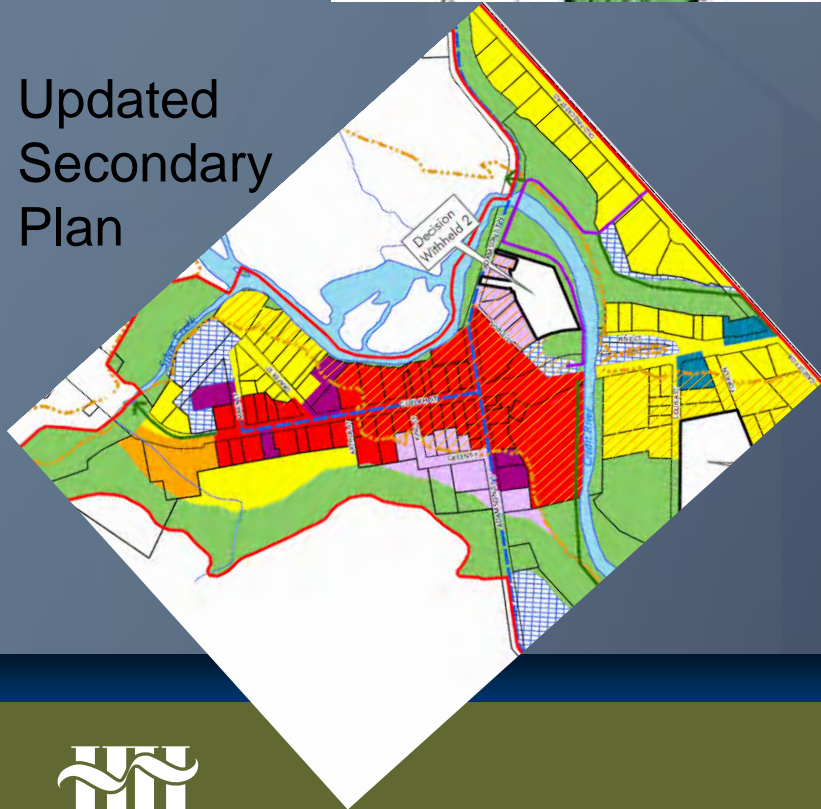


Automotive Uses

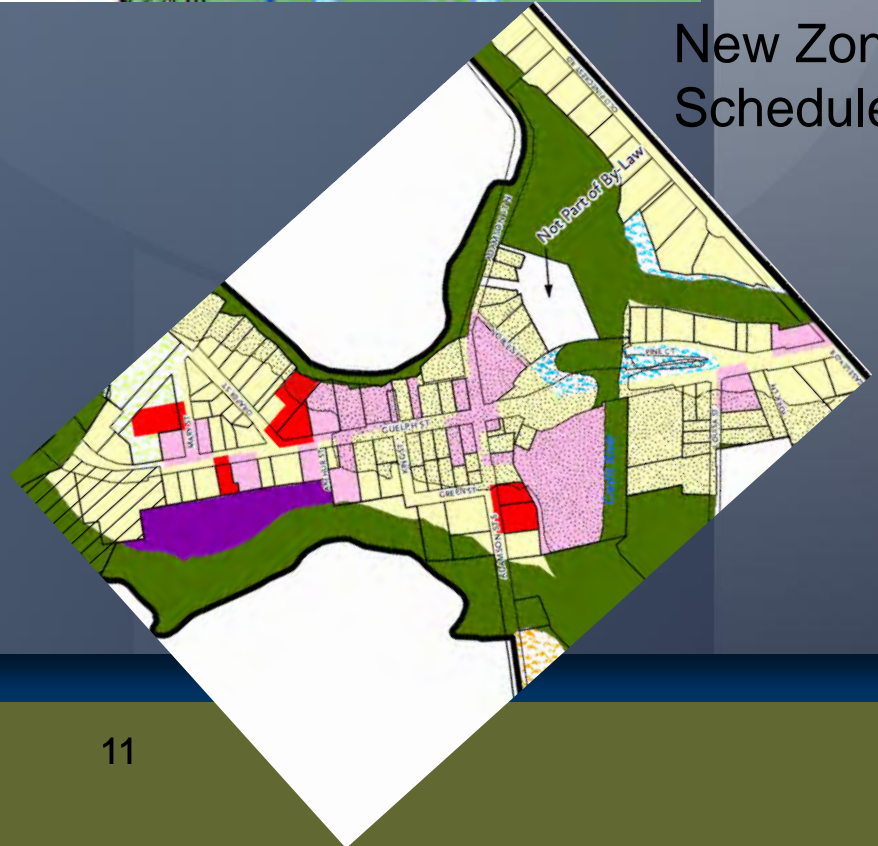
Current
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Updated
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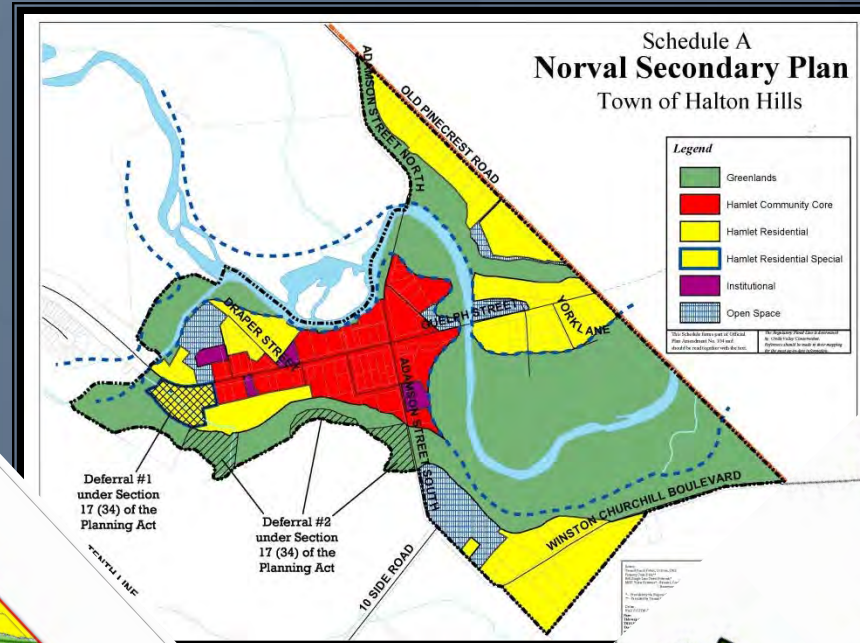


New Zoning
Schedule

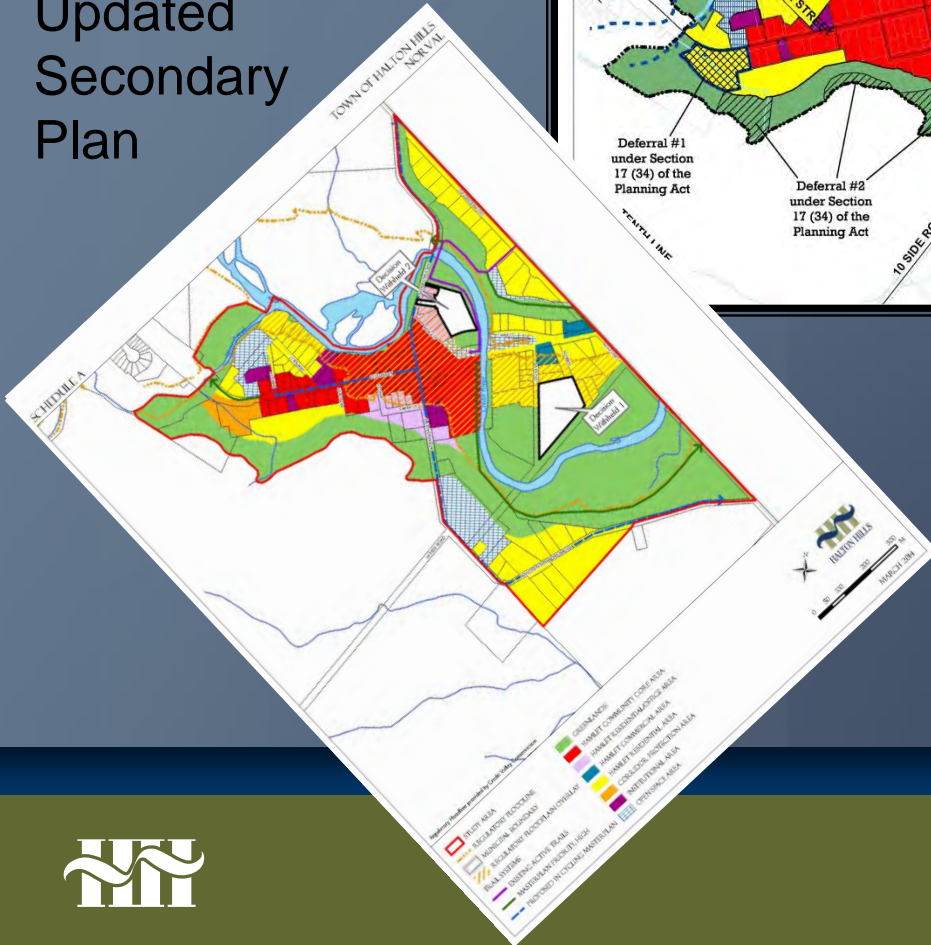


Floodplain Overlay

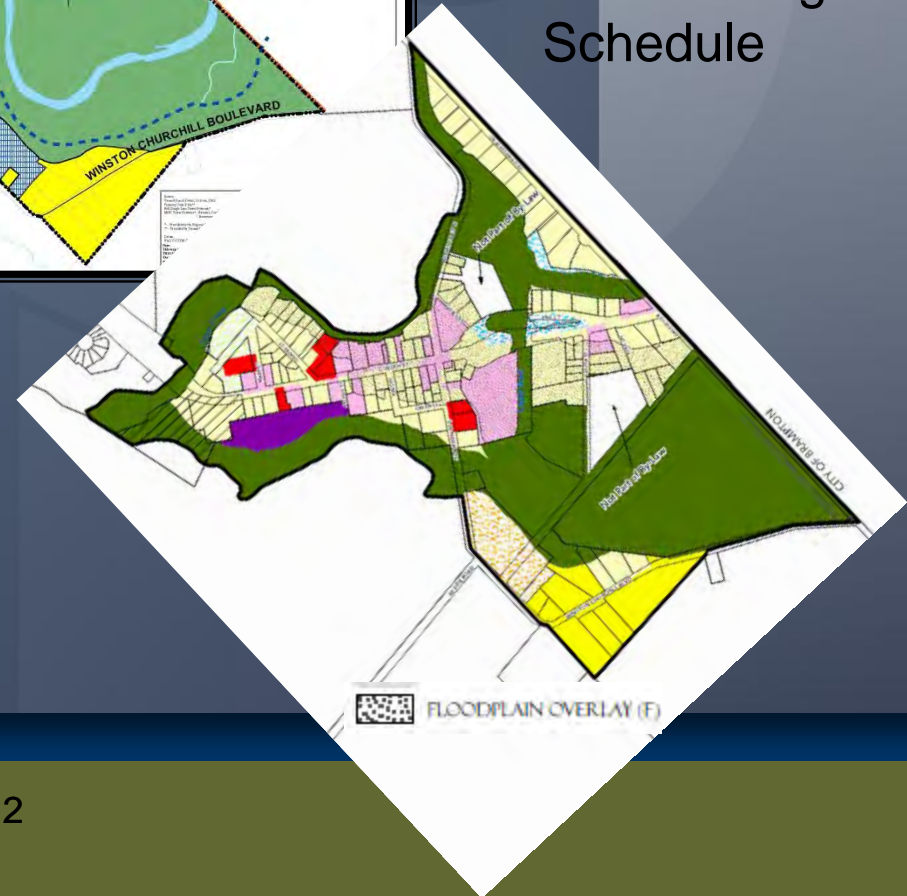
Current Secondary Plan



Updated Secondary Plan



New Zoning Schedule



Designation in Hamlet of Norval Secondary Plan	Proposed Zone in Draft Zoning By-law Amendment	Application
Greenlands	Environmental Protection One (EP1)	Valleylands, Significant Woodlands, steep slopes etc. Vacant properties within regulatory floodplain
Hamlet Community Core	Hamlet Commercial (HC)	Existing commercial uses.
	Hamlet Residential One (HR1)	Residential properties.
Hamlet Residential	Hamlet Residential One (HR1)	Residential properties.
	Development (D)	Only existing uses, buildings and structures permitted.
Hamlet Commercial	Hamlet Commercial	Existing commercial uses.
Corridor Protection	Hamlet Residential One (HR1) with Holding Provision	Applies to former Spina Property. Only existing uses, buildings and structures permitted.
Institutional	Hamlet Institutional (HI)	Institutional uses. Changes to Norval Community Centre and Norval Pres. Church zoning proposed.
Open Space	Open Space One (OS1)	Community recreation facilities
	Open Space Three (OS2)	Public infrastructure
	Open Space Four (OS4)	Private open space
Floodplain Overlay	(F) Applies to all zones	Developed properties within the Floodplain.



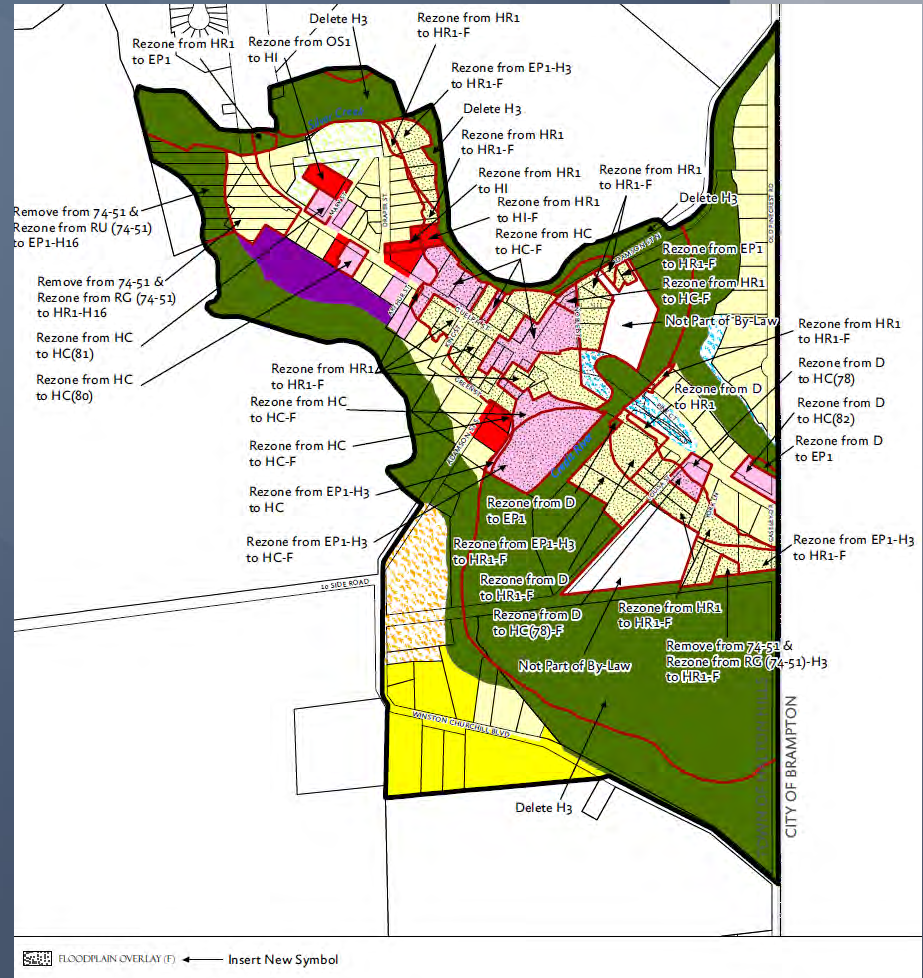
Zoning By-law Amendment Highlights

- Introduced new Residential/Office Zone
- Two storey maximum for new buildings
- Introduction of maximum sizes on a “per lot” basis in Norval
- Additional permitted uses:
 - Dwelling Unit in a Non Residential Building, Medical Office, Specialty Food Store



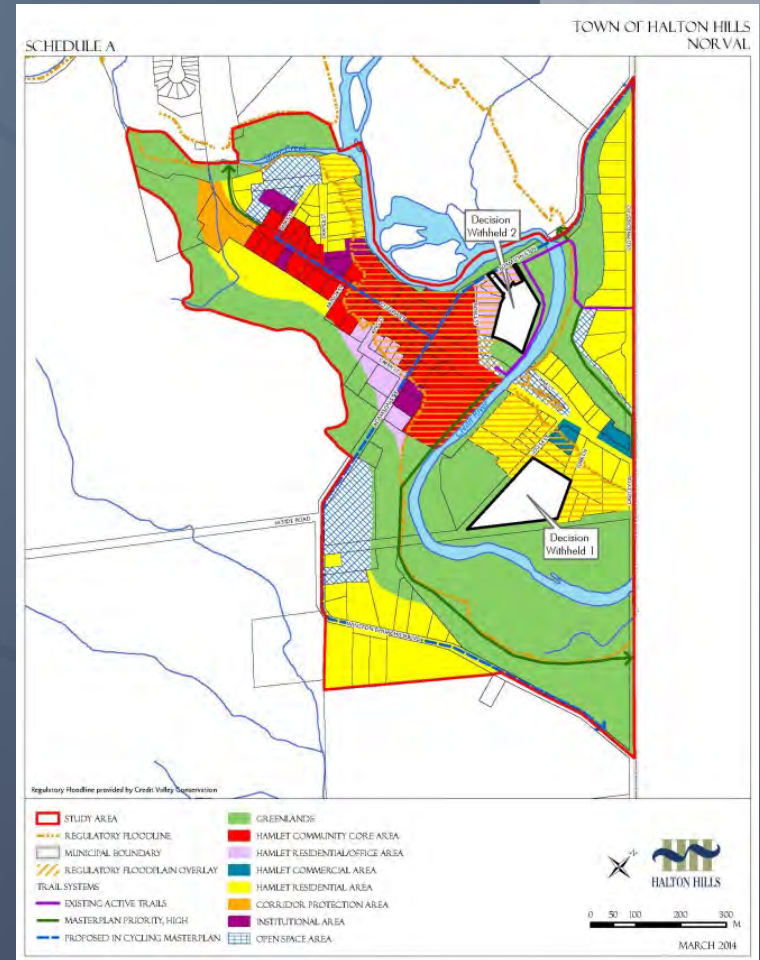
Zoning By-law Amendment Highlights

- Floodplain Overlay
- Site specific special provisions for automotive uses on Guelph St., Carney property
- Amended zoning for Norval Pres. Church



Deferrals

- 16 Adamson St. N (Deferral #2)
 - Subject to existing appeal at OMB (in abeyance pending Norval Secondary Plan Review)
 - Deferred to provide for further discussions with new owner, surrounding property owners and Town
- Louisa St. – Vacant (Deferral #1)
 - Owner wishes to construct a home on the vacant property
 - Deferred for one year permit to provide owner with opportunity to obtain necessary approvals from CVC to construct home.



Conclusion

- Conclusion of multiphase study
- Revised Secondary Plan and related amendments have been developed based on public and agency comments
- Documents are consistent with Provincial, Regional and Town policy
- Revised Secondary Plan shall serve as the basis for comments on future Transportation Environmental Assessments



Next Steps

- Region of Halton has confirmed that Official Plan Amendment is exempt from Regional Approval
- 2 Step Process to approve Official Plan Amendment and Zoning By-law Amendment – March 31, 2014
- Notice of Decision will be given in accordance with *Planning Act*



Next Steps

- Last Day of Appeal to OMB – 20 Days from date Notice is given
- Disposition of existing OMB appeals related to the Zoning By-law

