



# The Hamlet of Norval Secondary Plan

TOWN OF HALTON HILLS

Official Plan Amendment No. 1  
(As amended by Official Plan Amendment No. 20)

OFFICE CONSOLIDATION

October 2015

AMENDMENT NO. 1

TO THE OFFICIAL PLAN FOR THE TOWN OF HALTON HILLS

AS AMENDED BY OFFICIAL PLAN AMENDMENT 20

PART A - THE PREAMBLE, does not constitute part of the Amendment.

PART B - THE HAMLET OF NORVAL SECONDARY PLAN, consisting of the following text and Schedule A, constitutes Amendment No. 1 to the Official Plan for the Town of Halton Hills as amended by Official Plan Amendment 20.

PART C – APPENDICES, does not constitute part of the amendment and is provided in support of the amendment.

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## Part A - The Preamble

### 1.0 Purpose of the Amendment

The purpose of the Norval Secondary Plan is to implement the policy directions that have been developed by the Town of Halton Hills, through a series of studies and community meetings, with regard to the Hamlet of Norval. This Secondary Plan provides a more detailed planning framework for the Hamlet of Norval in support of the general policy framework provided by the Halton Hills Official Plan. More detailed policies to guide infill, redevelopment, local economic development and tourism initiatives have been developed. The plan also incorporates updated environmental policies and floodplain mapping and reflects the Greenbelt Plan and the findings of the Halton Peel Boundary Area Transportation Study. Hamlet Design and Heritage Protection Guidelines are attached as Appendix A.

### 2.0 Location

The Hamlet of Norval is located at the crossroads of Highway 7 and Adamson Street (Winston Churchill Boulevard), and at the confluence of the Credit River and Silver Creek, in the Town of Halton Hills and the Region of Halton. It is situated directly east of the Georgetown Urban Area and directly west of the Region of Peel and City of Brampton municipal boundaries. A small part of the area historically associated with the Hamlet is under the jurisdiction of the City of Brampton and the Region of Peel.

### 3.0 Basis of the Amendment

#### 3.1 Central Issues to Norval

The basic assumptions of this Plan were formulated by the Town during public meetings and open houses, the preparation of background studies, and consultations with government departments and agencies. They are:

- Traffic volumes and heavy truck traffic are a major concern. The future of Highway 7 and the proposed Norval Bypass will have a tremendous impact on the community. Future environmental assessments will be undertaken to determine the Bypass alignments;
- The character of the Hamlet of Norval is closely related to the valley system of the Credit River;
- Norval is a predominantly residential community that includes a number of existing businesses which collectively contribute to the character of the Hamlet;
- Many of the residents have a deep sense of community, attributed largely to the distinctive rural/hamlet character of the area and its sense of place;
- No major growth of the residential component of the community is appropriate at this time;
- Norval's setting at the confluence of Silver Creek and the Credit River presents unique opportunities for linking the preservation and enhancement of its natural areas with tourism and economic development initiatives;
- Strengthening of the commercial core, and support for the existing businesses and the tourism industry is a major theme of the Secondary Plan. Existing automotive uses along

Guelph Street will be recognized but no new automotive uses will be permitted;

- The plan implements Provincial and Credit Valley Conservation policy for floodplain management and allows for minor expansions of existing development within flood impacted areas subject to flood proofing criteria but does not allow for the creation of new sensitive land uses or the expansion of existing ones within the floodplain;
- The preservation of the hamlet core is critical to the maintenance and protection of Norval’s heritage character and tourism potential. The plan provides clear guidelines aimed at creating a consistent hamlet image;
- The plan does not envision any future new use of lands within the Hamlet for industrial uses due to compatibility issues; and,
- Planning for urban growth in the City of Brampton and the Georgetown Urban Area adjacent to Norval must take into consideration the preservation of the character of the Hamlet.

The Hamlet of Norval Secondary Plan was originally adopted by Town Council in 2001 and approved by the Region of Halton in 2003. There has been a significant change in the Provincial and Regional planning environment since it was originally adopted. In addition, important new information including the Halton Peel Boundary Area Transportation Study and revised floodplain mapping from Credit Valley Conservation has been made available since the Secondary Plan was approved. Finally, public comments were received during the Town’s comprehensive Zoning By-law review that related to the permitted size and type of commercial uses and the extent of the commercial core in Norval. A review of the Secondary Plan was therefore undertaken in 2012-13 to consider all of these factors, as well as input from the community, in order to develop updated goals, objectives and a policy framework which better reflects the existing policy environment and the community’s needs.

*Office Consolidation: October 2015*

### **3.2 The Town of Halton Hills Official Plan**

The Town of Halton Hills Official Plan designates the community of Norval as “Hamlet Area”. The plan provides policies for these areas but directs that all development will be subject to the policies in the approved Secondary Plan.

### **3.3 The Region of Halton Official Plan**

The Region of Halton Official Plan provides a framework that ensures that growth is managed in a way that is environmentally and economically sustainable. The plan sets criteria for the management of growth throughout the Region. Norval is designated as a Hamlet within the Regional structure of the Regional Plan.

In the Region of Halton Official Plan, Hamlets are defined as compact rural communities which are intended to accommodate future residential growth in the Rural Area and small scale industrial, commercial and institutional uses serving the farming and rural communities.

The Region requires that Secondary Plans for Hamlets be prepared that provide for compact growth that maintains the hamlet character of the community.

### **3.4 The Greenbelt Plan**

The Hamlet of Norval is within the area covered by the Provincial Greenbelt Plan. The Greenbelt Plan identifies where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological features and functions within the boundaries of the Plan. Under the Greenbelt Plan, the municipal Official Plan delineates the boundaries of the Hamlets and minor rounding out is permitted during the conformity exercise. The

conformity was completed by the Town in 2008 and therefore no further expansion of the Hamlet boundaries is permitted.

The Greenbelt Plan does not apply to lands within the boundaries of Hamlets, and the municipal Official Plan continues to govern land uses within them; however the policies relating to external connections do apply. These policies dealing with external connection indicate that within urban areas the ecological features and functions of river valleys should be maintained and enhanced and that redevelopment abutting valleys should establish or increase the extent or width of vegetation protection zones especially in the most ecologically sensitive areas, improve fish habitat, include landscaping restoration, and minimize the impacts of stormwater runoff. The Plan permits infill and intensification of Hamlets subject to appropriate water and sewage services.

## Part B- The Hamlet of Norval Secondary Plan

All of this part of the document entitled Part B - The Hamlet Of Norval Secondary Plan, consisting of the following text and Schedule A constitutes Amendment No. 1 to the Official Plan for the Town of Halton Hills as amended by Official Plan Amendment 20. Appendix A (Hamlet Design and Heritage Protection Guidelines) is provided as additional information in support of the amendment.

### 1.0 Overall Goal of the Secondary Plan

The overall goal of the Norval Secondary Plan is to ensure the retention and enhancement of the natural, cultural and heritage resources of the Hamlet and to guide change so that it contributes to and does not detract from the character of the Hamlet, in an environmentally protective and cost effective manner. The plan provides for a limited amount of growth through infilling and the promotion of existing businesses focused on Guelph Street and small-scale tourist/retail related activities.

### 2.0 Objectives

The objectives of the Hamlet of Norval Secondary Plan are as follows:

- To reduce traffic congestion and heavy truck traffic within the Hamlet to the extent feasible and to fully support the further evaluation of bypass opportunities;
- To recognize that the boundary of Norval has been fixed through the Greenbelt Plan and to continue to ensure the

preservation of hamlet character by addressing the interface between the Hamlet area, surrounding land uses, the Georgetown urban area and lands in the City of Brampton;

- To maintain and enhance the existing character of the Hamlet and to recognize the existing street and lot pattern which contribute to the character;
- To improve the visual aesthetics through the use of Hamlet Design Principles and Hamlet Design Guidelines;
- To strengthen Norval's tourism presence within Halton Hills and the Greater Toronto Area;
- To provide for increased tourist-pedestrian related amenities and facilities;
- To enhance the vitality of the commercial core through the support of small, independent businesses focused on Guelph Street and maintain the core as a focal point for the community;
- To maintain, enhance and restore the health of the natural environment;
- To provide an environmental framework which serves both the existing and future community, which is formed by linking existing open spaces, natural features, and parks and the developed areas of the Hamlet;
- To recognize the constraints of the floodplain and to balance the need to protect public safety with the need to recognize historic development within the Hamlet;
- To recognize the heritage resources within the Hamlet which form an integral component of its character and ensure that new buildings are in keeping with the heritage character including height, built form, massing, scale and setbacks; and,

- To encourage active transportation and to provide facilities within the core which connect to Georgetown and the surrounding communities.



### 3.0 General Policies

Schedule A to this Plan identifies land use designations that apply to Norval and should be reviewed in conjunction with the following policies.

#### 3.1 Servicing

A municipal water system and storm sewers currently service the Hamlet of Norval. Individual, private septic beds accommodate sanitary sewage disposal. Halton Region is responsible for the provision of municipal water and wastewater services. The Region of Halton has reserved a limited capacity in the Georgetown Wastewater Pollution Control Plant to service the Hamlets when the Region, in consultation with the Town, determines it to be prudent and feasible.

Where feasible, development shall occur on the basis of municipal water supply and private wastewater treatment systems. In certain situations a municipal water connection may not be feasible or necessary. In such cases the policies of this Section and Sections 3.2, and 3.3 shall apply.

All new lots on partial municipal services or private services within the Hamlet shall meet the requirements of the Town of Halton Hills and the Regional Municipality of Halton. No new lot shall be smaller than 1,900 square metres in area.

The Town of Halton Hills does not currently envision and the Regional Municipality of Halton has not currently budgeted for the extension of municipal sanitary sewage services to the Hamlet. The introduction of this service could have a significant impact on the formation of new lots and the density of development.

Therefore, any proposal to provide municipal sanitary sewage services to the Hamlet will require the approval of the Town of Halton Hills, the Regional Municipality of Halton, and where appropriate Credit Valley Conservation. Such approval shall require all associated supporting studies deemed necessary by approval agencies.

The minimum lot size for new development on full urban services (municipal water and sewer) shall be 929 square metres.

#### 3.2 Groundwater Protection

Prior to any development on private or partial services a hydrogeological study may be required to the satisfaction of the Town of Halton Hills and Regional Municipality of Halton in consultation with Credit Valley Conservation to ensure that groundwater resources will not be negatively impacted. Any residential proposal containing three lots or more shall be subject to a hydrogeological study that will address the protection of the existing groundwater supply.

Reference should be made to the Region of Halton's Hydrogeological Studies and Best Practices Guidelines when preparing a hydrogeological study in support of a development application.

#### 3.3 Non Residential Uses

Existing non-residential uses can occupy up to 500 square metres of gross floor area. New non-residential uses can occupy up to 250 square metres of gross floor area. New non-residential uses proposing to exceed the 250 square metre limit, but less than 500 square metres of gross floor area must also satisfy the criteria in Section 4.2 of this Plan. Prior to any development on private or partial services a hydrogeological study may be required in accordance with Section 3.2 of this Plan.

A “new” non-residential use refers to:

- the introduction of a use which is not currently permitted on a property, or
- the redesignation and/or rezoning of a property from one land use to another.

### 3.4 Stormwater Management

All commercial, industrial, institutional, recreational and residential development shall be supported by a Stormwater Management (SWM) report unless waived by the Town through a pre-consultation process. The report shall be prepared to the satisfaction of the Town of Halton Hills in consultation with the appropriate agencies in accordance with the policies in Section C8 of the Halton Hills Official Plan.

In order to encourage more sustainable development, stormwater best management practices will be encouraged. This may include Low Impact Development (LID) stormwater management techniques with the objective to address stormwater at the source rather than solely in traditional end of pipe measures (eg. stormwater management ponds). Stormwater best management practices such as LID techniques may include the use of measures such as bioretention facilities, permeable pavers, vegetated filter strips, rainwater harvesting, and disconnected downspouts.

In addition, a report on the impact on fisheries within the Credit River and Silver Creek may also be required. A Stormwater Management report may be required for a lot severance, if determined to be necessary by the Town of Halton Hills in consultation with the Credit Valley Conservation Authority.

### 3.5 Floodplain, Valleylands, and Natural Features

The Hamlet of Norval has historically developed within the valley of the Credit River. Development is normally prohibited within valleylands given the potential for impacts on the watershed. However, the long-term establishment of a community in this area makes the prohibition of development undesirable due to the impact of such a prohibition on the viability of the community and the potential loss of important cultural assets. A balance has been sought between the protection of the valleylands and the allowance of limited development to ensure the continued viability of the Hamlet.

The Regulatory Floodplain has been illustrated on Schedule A in order to identify all areas that are susceptible to flooding. Schedule A further designates areas of environmental importance as Greenlands. Section 11 of this Plan defines and provides planning policies for the Greenlands.

Areas that have been identified as wetlands, significant woodlands, Environmentally Sensitive Areas (ESAs) or steep slopes, have been designated as Greenlands on Schedule A. Lands which are located within the floodplain have only been included in the Greenlands designation if they are not developed or if they have other natural heritage features listed above which also applies to them. Developed lands whose only environmental constraint is the floodplain have been given an underlying land use designation with a floodplain overlay designation as outlined in Section 12.0 of this Plan.

In accordance with the Provincial Policy Statement and Credit Valley Conservation’s Regulation 160/06 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses), no new or expanded nursing homes, day care facilities, group homes, seniors homes, schools, fire, police or ambulance

stations, or other sensitive uses shall be permitted within the regulatory floodline established by Credit Valley Conservation.

Areas that are designated Greenlands are recognized as generally unsuitable for development given their importance to:

- Human and ecological health;
- The protection of property from damage due to all natural hazards including erosion and slope instability as well as flooding; and,
- Human safety.

The Georgetown Credit River Valley and Hungry Hollow Ravine ESAs are located partially within and adjacent to the Norval Secondary Plan area.

It is a policy of this plan to provide for the protection and enhancement of features within the Greenlands designation through the limitation of permitted uses, the provision of building setback requirements and other development requirements, such as the need for more detailed studies. The protection and enhancement of natural features can also be achieved through the restoration of watercourse corridor or riparian zones, and landowner stewardship.

An Environmental Impact Study may be required for development applications adjacent to the Greenlands to the satisfaction of the Town in consultation with the Region of Halton and Credit Valley Conservation Authority in accordance with Section C2 of the Town's Official Plan. Reference should be made to the Region of Halton's Environmental Impact Assessment Guidelines when preparing terms of reference for the study and when undertaking and completing the study.

Lands not designated as Greenlands may still have valuable natural features that should be considered for protection and enhancement. This is especially true for woodlands in the Hamlet which are not deemed Significant Woodlands. These woodlands perform important ecological functions both individually and as a whole that assist in erosion control, mitigating the impacts of wind and dust, providing habitat for local and migratory wildlife and improving aesthetics. Applicants for Site Plan approval, Subdivision approval or severance, may be required to submit a tree inventory and preservation plan and a proposed planting plan to the satisfaction of the Town. The tree inventory and preservation plan shall include tree protection, enhancement and replacement measures.

### **3.6 Expansion or Replacement of Existing Buildings within the Regulatory Floodplain**

A portion of Norval's historical core area is within the regulatory flood line established by Credit Valley Conservation. Generally, new development and/or the creation of new lots is prohibited by the Credit Valley Conservation Authority within the floodplain given the potential danger to life and property and impacts on the Credit River Watershed. However, it is recognized that the existing buildings provide the homes and businesses that make up the community and are also important from a tourism and heritage preservation perspective.

In balancing these issues a limited amount of expansion or, under certain conditions, replacement of buildings will be permitted subject to approval by the Credit Valley Conservation Authority. The following Credit Valley Conservation requirements as may be amended from time to time are applicable:

- a) Expansions of existing buildings are limited to a ground floor addition of 50% or less of the original habitable ground floor

area to a maximum of 100 square metres and does not include a basement;

- b) Expansions of existing buildings are flood proofed, to the regulatory flood level to the satisfaction of Credit Valley Conservation and the policies of this plan;
- c) Buildings destroyed by fire or other means will be permitted on the existing footprint provided that the reconstruction occurs within two years of the buildings destruction and that the building is designed so that no structural damage will occur from the regulatory flood and the building is flood proofed to the satisfaction of Credit Valley Conservation;
- d) That no habitable rooms are established below the regulatory flood level and there is no increase in the number of dwelling units;
- e) That safe access is provided for pedestrian and vehicular access and evacuation routes as determined by the Town of Halton Hills and Credit Valley Conservation;
- f) No new sensitive land uses including nursing homes, day care facilities, group homes, seniors homes, schools, fire, police or ambulance stations, or other similar uses shall be permitted, and any existing sensitive uses shall not be allowed to expand or be replaced in the event of destruction; and,
- g) Notwithstanding any policies of this Plan no uses associated with the storage or use of any hazardous or toxic materials shall be permitted to be reconstructed or enlarged.

### 3.7 Protection of Fish Habitat

The reach of the Credit River through Norval is classified by Credit Valley Conservation as a “mixed cool/cold” water fisheries community. This classification requires a 30 metre development setback from the bank of the watercourse. The exact boundaries of

the 30 metre buffer zone should be established in consultation with Credit Valley Conservation.

No new developments are permitted within the 30 metre buffer zone without the approval of Credit Valley Conservation. However, there is extensive historical development within the buffer zone and a prohibition on improvements, replacements or minor additions to buildings is not desirable. It is therefore a policy of this plan that Credit Valley Conservation must be consulted to evaluate impacts and propose mitigation strategies to achieve no negative impact as part of any application for development within this area.

### 3.8 Urban Separators

A rational Hamlet boundary has been established based upon municipal boundaries and identifiable features such as valley top-of-bank, watercourses and roads.

In the case of Norval, the Silver Creek valley, Willow Park, and the Greenbelt Plan Area form an urban separator between Norval and the Georgetown Urban Area.

If the Hamlet of Norval is to retain its character, these separators are viewed as important elements. To this end, the following policies will apply:

- a) Wherever possible, environmental areas that represent a logical buffer between the Hamlet and both future and existing urban development will be used as an “urban separator”;
- b) Wherever possible, buffers will be included within the boundaries of the Hamlet;
- c) The Town of Halton Hills will engage in discussions with the City of Brampton and the Region of Peel to examine ways

that a distinct separation between the Hamlet of Norval and the City of Brampton can be preserved; and,

- d) Planning for the Southeast Georgetown new growth area shall consider the interface with the Hamlet of Norval.

### 3.9 Noxious Uses

No use, which does, or is likely to cause air pollution, offensive odours, ground or surface water pollution, or noise in excess of Provincial regulations or guidelines, shall be permitted.

### 3.10 Adult Entertainment Uses

Adult Entertainment Uses shall be prohibited in all land use designations in the Hamlet.

### 3.11 Transportation

Highway 7 is a Provincial Highway with access restrictions. New entry points to Highway 7 are subject to the approval of the Ministry of Transportation.

The Halton-Peel Boundary Area Transportation Study (HPBATS) was undertaken to look at accommodating future travel demands generated by growth in Brampton and Halton Hills. Highway 7 and Adamson Street (Winston Churchill Boulevard) through Norval were identified as “bottlenecks”. Means of addressing congestion were discussed in the Study and included shifting traffic outside of peak hours (using travel demand management), shifting modes of travel (to carpooling, transit, cycling, or walking), reducing demand (typically addressed through employer-based programs such as telecommute), or shifting traffic elsewhere (i.e., a bypass). The HPBAT Study indicated that the roadways through Norval should remain two lanes serving local traffic and restricting capacity which will help to ensure the long

term preservation of the Hamlet. It recommended additional capacity be provided via bypasses, new arterials, or new freeway options which included the Norval Bypass, the Adamson Street North Bypass and the Winston Churchill Blvd Bypass.

Environmental Assessments are required in order to undertake the bypass options. The Town will request as part of any Environmental Assessments that specific attention to north-south and east-west connections be made to determine how the connections will be achieved through either a combination of road connections or a new corridor. Possible conflicts between these connections and the existing housing and environmental features in the Hamlet must be given careful consideration in order to ensure that the river valley setting and the current built form character of the community is maintained. The Town will also request that truck traffic be restricted in the hamlet core.

The Town of Halton Hills and the Region of Halton will implement corridor protection for future north-south transportation facilities and related connections (East/West Connection bypass or Norval West Bypass). Schedule A of the Secondary Plan has identified a Corridor Protection Area within the Hamlet boundaries.

The HPBAT Study indicated that no bypass option will bring the volume-to-capacity ratio through Norval to less than one (functional capacity). As a result, there will continue to be on-going traffic congestion. Traffic Calming measures have therefore been initiated within Norval on streets under the jurisdiction of the Town in order to slow traffic. If traffic calming is to be provided on Highway 7 and Adamson Streets, yet still maintain function and capacity, the streets should be made visually narrower. On-street parking, street trees, landscaping, and street furniture should be investigated to make the road feel narrower and convey the message to slow down. Additional traffic calming measures which do not place any form of structure

within the right of way such as pavement markings and pavement colouring should also be considered. As Guelph Street is under the jurisdiction of the Ministry of Transportation (MTO), Provincial approval will be required for any changes within the Guelph Street right of way.

Active transportation will be encouraged by improving pedestrian connections including movements into and out of the Hamlet and the expansion and enhancement of the trail systems, and by facilitating the addition of bicycle lanes as identified in the Town's Cycling Master Plan.

### **3.12 Tourism Development**

Given both the cultural and natural heritage of the area, Norval has the potential to offer specialized tourism opportunities.

A significant opportunity within Norval stems from the artifacts associated with former resident, Lucy Maud Montgomery. Considered one of Canada's best-known writers, and recognized worldwide for many of her works, Lucy Maud Montgomery lived in Norval for a period of nine years dating from 1926 to 1935. Six of her most popular books were written in her home, the Norval Presbyterian Manse. Other former residents important to the Hamlet include Peter Adamson and Robert Noble whose names have been given to local streets.

The Willow Park Ecology Centre is an educational and tourist attraction, drawing upon the natural environment of the area to provide environmental education to visitors.

Norval is attracting tourists as people visit the town in which Montgomery lived. The parks and natural amenities that are associated with and surround the Credit River system through Norval

will, if properly managed and protected, also contribute to the hamlet character and the attraction of tourists. Towards the maintenance and enhancement of Norval's tourism base the following policies shall apply:

- a) Consistent with the Hamlet Design and Heritage Protection Guidelines contained in Appendix A, there will be safe, efficient and deliberate movement of pedestrians between tourist attractions within the Hamlet and connection to the core commercial area via both trails and public streets;
- b) The community core, consistent with the Hamlet Design and Heritage Protection Guidelines contained in Appendix A shall be the focus for commercial activities in the Hamlet;
- c) This plan encourages the production of materials such as self-guided historic and natural feature interpretation oriented walking tours to increase public knowledge and awareness of existing heritage resources;
- d) Interpretation signs, consistent with the Hamlet Design and Heritage Protection Guidelines contained in Appendix A, will be located within or adjacent to areas of natural, heritage and community significance, along any trail system and at major gateways;
- e) Land uses within the Hamlet shall be designated to support the required amenities to accommodate the visitors generated by the tourism development initiatives; and,
- f) It is a policy of this plan to encourage the tourism potential of events such as the Montgomery Christmas Festival and Riverfest, with themes relating to Lucy Maud Montgomery and the protection of the Credit River as a vital natural resource.

### 3.13 Archaeological Resources

Development that impacts on areas that have information or evidence of potential for archaeological significance will require an archaeological impact assessment in accordance with the Halton Hills Official Plan to determine the presence of archaeological resources and, if required, provide mitigative recommendations.

Development and site alteration may be permitted on land containing archaeological resources or areas of archaeological potential, if significant archaeological resources have been conserved by removal and documentation, or preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration, which maintains the heritage integrity of the site, will be permitted.

### 3.14 Hamlet Design and Heritage Protection

The character of the Hamlet of Norval is largely defined by the heritage buildings which shape the built form. These buildings help create an environment that is distinctive and lays the foundation for not only a cohesive community but also for tourism development initiatives. This is especially true for initiatives that leverage Norval's place in history as the residence of Lucy Maud Montgomery, as well as the recreational opportunities associated with the Credit River.

In order to maintain the character of the Hamlet, all development will recognize the existing built form context and protect the character of the heritage buildings and landscapes. Development will respect and reinforce:

- a) the height, massing, and scale of nearby buildings;
- b) the average setbacks of buildings from the street;
- c) the prevailing side and rear yard setbacks;
- d) the landscaped open space patterns;
- e) the size and configuration of lots; and,

- f) the existing street pattern.

All development must be in keeping with the physical character of the Hamlet and no approvals will be granted under the Planning Act for development which does not respect the existing built form.

Further details regarding the appropriate built form and the protection and enhancement of the community features are established in the Hamlet Design and Heritage Protection Guidelines. These are attached as Appendix A to this document and are designed to help the Town and the community guide new development.

The approval process for all planning applications within the Hamlet will include the application of the Hamlet Design and Heritage Protection Guidelines. An architectural and urban design brief/study may be required in support of an application indicating how the proposed development conforms with the Hamlet Design and Heritage Protection guidelines to the satisfaction of the Town. The Town may require a third party "peer review" of the proposed development.

It is a policy of this Plan that the cost of a peer review and implementation of on and off-site improvements consistent with the Hamlet Design and Heritage Protection Guidelines will be the responsibility of the proponent to the satisfaction of the Town.

### 3.15 Hamlet Boundaries

Under the policies of the Greenbelt Plan, the boundaries of the Hamlets are delineated by the local Official Plan. Minor rounding out to a hamlet's boundary is only permitted through an Official Plan Conformity exercise with the Greenbelt Plan. The Town of Halton Hills has undertaken a Greenbelt Plan conformity exercise and therefore no further expansion of the Hamlet boundaries is permitted.

### **3.16 Trail Systems**

The development of improved trail systems which encourage walking and bicycling has been identified by the Town of Halton Hills through the Cycling Master Plan and the earlier Trails and Cycling Master Plan.

The existing trails and conceptual alignments for future bicycle and pedestrian trails/routes are shown on Schedule A. Reference should be made to the Cycling Master Plan and the earlier Trails and Cycling Master Plan for details on how and when future trails are expected to be developed. The actual implementation of any trail system will be the subject of further assessment and additional public consultation will occur during that period. All trails will be developed to municipal standards and with regard to potential environmental impacts. Additional information on trail development is also provided in the Hamlet Design and Heritage Protection Guidelines.



## 4.0 Hamlet Community Core Area

### 4.1 Purpose

The Hamlet Community Core Area designation identifies the central portion of the Hamlet where the greatest concentration of commercial activities and heritage features are located. It is an objective of the Hamlet Community Core Area designation to define and strengthen the character of the Hamlet through the protection of its architectural style and natural heritage while at the same time supporting and improving the commercial viability of the existing businesses and tourism based activities.

This designation serves to allow for the concentration of the primary commercial and tourism functions within the historic core area towards the creation of a vibrant centre of activity. Residential uses are also encouraged that are consistent with the policies of the Hamlet Design and Heritage Protection Guidelines contained in Appendix A.

### 4.2 Permitted Uses

Uses permitted within the Hamlet Community Core Area designation include tourism and cultural uses, retail services, residential uses and office space. Existing non-residential uses can occupy up to 500 square metres of gross floor area. New non-residential uses can occupy up to 250 square metres of gross floor area. New non-residential uses proposing to exceed the 250 square metre limit, but less than 500 square metres of gross floor area must satisfy the following criteria:

- a) A design study must be provided that clearly demonstrates that the development meets the criteria of section 3.14 and the Hamlet Design and Heritage Protection Guidelines and that the built form respects and reinforces the character of the

community, is visually consistent with surrounding uses and is sensitive to existing vegetation and topography;

- b) The development is compatible with adjacent uses;
- c) A traffic impact study must be provided that addresses traffic impacts, mitigation measures and ensures that there is acceptable vehicular and pedestrian access to and within the site;
- d) Adequate Servicing must be provided for the proposed use in accordance with Section 3.1 Servicing of this Plan; and,
- e) Any adverse noise impacts can be appropriately mitigated.

The permitted uses include:

- a) Animal Clinics;
- b) Antique and furniture stores;
- c) Artist studios and art galleries;
- d) Bakeries;
- e) Banks;
- f) Bed and breakfast establishments;
- g) Business or professional offices;
- h) Cafes;
- i) Community centres;
- j) Craft shops;
- k) Custom workshops;
- l) Day care centres;
- m) Dwelling unit located in a non-residential building;
- n) General stores;
- o) Home occupations and cottage industries;
- p) Ice cream parlours;
- q) Professional medical or dental offices;
- r) Museums;
- s) Personal service uses such as hair stylist and shoe repair;
- t) Private parks;
- u) Public parks;
- v) Public parking areas;
- w) Recreational uses;

- x) Residential care facilities meeting the definition of a Group Home Type 1 subject to the requirements of the implementing Zoning By-law and the Official Plan;
- y) Restaurants, but not a drive through restaurant;
- z) Retail showrooms;
- aa) Single detached dwellings; and,
- bb) Tourist attractions.

In addition, small scale woodworking or blacksmith or other similar operations that have a tourism function in terms of providing opportunities for visitors to view historic or unique manufacturing practices, shall be permitted providing they conform to Section 3.3 of this Plan.

Within the area identified as Hamlet Community Core Area, automotive uses that legally existed on the day of the passing of the revised Secondary Plan (Official Plan Amendment 20) will be recognized and permitted to continue their existing operation and function in their current location. No additional automotive services or uses will be permitted with the exception of limited motor vehicle sales accessory to the main permitted automotive use at 488/490/492 Guelph St.

No new automotive uses will be permitted within the Hamlet Community Core Area designation.

Notwithstanding the permitted uses listed above, no new or expanded nursing homes, day care facilities, group homes, seniors homes, schools, fire, police or ambulance stations, or other sensitive uses shall be permitted within the regulatory floodline established by Credit Valley Conservation.

#### 4.3 Land Use Policies

Development within the Hamlet Community Core Area designation shall be consistent with the following land use policies:

- a) Where commercial and residential uses abut, site planning to achieve adequate buffering in the form of landscaping or architectural screening shall be required;
- b) Adequate off street parking will be required. Parking facilities will be oriented to the side or rear of all commercial buildings;
- c) Adequate servicing for the proposed use must be provided in accordance with Section 3.1 Servicing of this Plan;
- d) The subdivision of land will only be permitted as infilling where the lots meet the minimum criteria specified in Section 3.1 Servicing of this Plan;
- e) New commercial uses shall generally be compatible with the character and scale of the Hamlet;
- f) Home occupations and cottage industries may be permitted as a secondary use to the primary residential use subject to criteria in accordance with the Halton Hills Official Plan;
- g) Outdoor Storage is not permitted within the Hamlet Community Core Area designation;
- h) The development of office space will be encouraged to occur on second storeys above retail uses;
- i) All development will be consistent with the policies in section 3.14 and the Hamlet Design and Heritage Protection Guidelines contained in Appendix A, and shall not exceed two storeys;
- j) No drive through operations will be permitted within the Hamlet Community Core Area designation; and,

- k) Any development adjacent to Highway 7 is subject to approval from the Ministry of Transportation for new or changes to access on to Highway 7.

## 5.0 Hamlet Commercial Area

### 5.1 Purpose

The Hamlet Commercial Area designation applies to existing automotive uses located on Highway 7 or existing commercial uses which are located outside of the Hamlet Community Core. The purpose of the designation is to recognize the existing uses and to permit limited additional commercial uses which are compatible with surrounding residential uses.

### 5.2 Permitted Uses

Existing non-residential uses can occupy up to 500 square metres of gross floor area. New non-residential uses can occupy up to 250 square metres of gross floor area. New non-residential uses proposing to exceed the 250 square metre limit, but less than 500 square metres of gross floor area must satisfy the criteria in Section 4.2 of this Plan in addition to the land use policies of this designation.

The uses permitted within the Hamlet Commercial Area designation include:

- a) Automotive uses that legally existed on the day of the passing of the bylaw adopting this Plan;
- b) Commercial uses that legally existed on the day of the passing of the bylaw adopting this Plan;
- c) Day care centres;
- d) Single detached dwellings;
- e) Bed and breakfast establishments;
- f) Home occupations and cottage industries;
- g) Animal clinics;
- h) Business or professional offices;
- i) Custom workshops;
- j) Personal service uses such as hair stylists and shoe repair; and
- k) Retail stores.

The existing commercial self-storage facility use at 16 Adamson St. N. is permitted. No outdoor storage is permitted in the Hamlet Commercial Area designation in association with this use or any other use.

### 5.3 Land Use Policies

Development within the Hamlet Commercial Area designation shall be consistent with the following land use policies:

- a) Notwithstanding the permitted uses listed above, no new or expanded nursing homes, day care facilities, group homes, seniors homes, schools, fire, police or ambulance stations, or other sensitive uses shall be permitted within the regulatory floodline established by Credit Valley Conservation;
- b) Within the area identified as Hamlet Commercial Area, automotive uses that legally existed on the day of the passing of the revised Secondary Plan (Official Plan Amendment 20) will be recognized and permitted to continue their existing operation and function in their current location. No additional automotive services or uses will be permitted with the exception of limited motor vehicle sales accessory to the main permitted automotive use at 546/548 Guelph St.;
- c) No new automotive uses are permitted in the Hamlet Commercial Area designation;
- d) Outdoor storage is not permitted in the Hamlet Commercial Area designation;
- e) Where commercial and residential uses abut, site planning to achieve adequate buffering in the form of landscaping, or architectural screening shall be required;
- f) All development will be consistent with the policies in section 3.14 and the Hamlet Design and Heritage Protection Guidelines contained in Appendix A, and shall not exceed two storeys;

- g) Adequate off street parking will be required. Parking facilities should be oriented to the side or rear of all commercial buildings;
- h) Adequate servicing for the proposed use must be provided in accordance with Section 3.1 Servicing of this Plan;
- i) New commercial uses shall generally be compatible with the character and scale of the Hamlet;
- j) Home occupations and cottage industries may be permitted as a secondary use to a primary residential use subject to criteria in accordance with the Halton Hills Official Plan;
- k) No drive through operations will be permitted within the Hamlet Commercial Area designation; and,
- l) Any development adjacent to Highway 7 is subject to approval from the Ministry of Transportation for new or changes to access on to Highway 7.

## 6.0 Hamlet Commercial Special Area

### 6.1 Purpose

The Hamlet Commercial Special Area designation applies to a portion of 16 Adamson St. N. The purpose of the designation is to recognize the existing commercial self-storage facility on the rear of the property.

### 6.2 Permitted Uses

Permitted uses are limited to the existing commercial self-storage facility on the property at 16 Adamson St. N. As outlined in Section 3.3 Non Residential Uses of this Plan, existing non-residential uses can occupy up to 500 square metres of gross floor area.

### 6.3 Land Use Policies

The following land use policies apply within the Hamlet Commercial Special Area designation:

- a) Accessory uses are limited to the temporary indoor and/or outdoor storage of recreational vehicles including boats and trailers, and antique/classic motor vehicles. The storage, use, and/or parking of shipping containers, truck/van/coach bodies, rail cars, dismantled and/or inoperable motor vehicles, commercial motor vehicles including transport trucks and/or transport trailers, and the outdoor storage of other materials or goods shall not be permitted;
- b) The implementing zoning by-law shall include provisions and setbacks for the accessory temporary or outdoor storage of recreational vehicles including boats and trailers, and antique/classic motor vehicles;

- c) The use of the property as a transport terminal, contractors yard/establishment, salvage yard or other outdoor storage use shall not be permitted;
- d) Where the commercial self-storage facility and accessory temporary outdoor storage of recreational vehicles including boats and trailers, and antique/classic motor vehicles is proposed abutting an existing residential use, site planning is required to achieve adequate buffering in the form of landscaping, or architectural screening;
- e) All development will be consistent with the policies in Section 3.14 and the Hamlet Design and Heritage Protection Guidelines contained in Appendix A, and shall not exceed two storeys;
- f) Adequate off street customer parking will be required. Parking facilities should be oriented to the side or rear of all commercial buildings; and,
- g) Adequate servicing for the use must be provided in accordance with Section 3.1 Servicing of this Plan.

## 7.0 Hamlet Residential Area

### 7.1 Purpose

Lands designated within the Hamlet Residential Area designation recognize the predominant existing use of lands as residential. The designation allows for minor expansion of residential development within the Hamlet subject to the policies of this Plan. The purpose of this designation is to recognize the future use of these lands for residential purposes.

### 7.2 Permitted Uses

The uses permitted within the Hamlet Residential Area designation include:

- a) Single detached dwellings;
- b) Bed and breakfast establishments;
- c) Home occupations and cottage industries; and,
- d) Residential care facilities meeting the definition of a Group Home Type 1 subject to the requirements of the implementing Zoning By-law and the Official Plan.

### 7.3 Land Use Policies

Development within the Hamlet Residential Area designation shall be consistent with the following land use policies:

- a) Expansion will only occur through minor infilling;
- b) The subdivision of land will only be permitted as infilling where the lots meet the minimum criteria specified in Section 3.1 of this Plan and the Zoning By-law;
- c) Any development adjacent to Highway 7 is subject to approval from the Ministry of Transportation for new or changes to access on to Highway 7;

- d) Home occupations and cottage industries may be permitted as a secondary use to the primary residential use subject to criteria in accordance with the Halton Hills Official Plan;
- e) All development will be consistent with the policies in section 3.14 and the Hamlet Design and Heritage Protection Guidelines contained in Appendix A, and shall not exceed two storeys; and,
- f) Adequate servicing for the proposed use must be provided in accordance with Section 3.1 Servicing of this Plan.

## 8.0 Hamlet Residential/Office Area

### 8.1 Purpose

Lands that are designated Hamlet Residential/Office Area are intended to encourage the retention of the existing built form in those areas so that it is consistent and compatible with the adjacent residential and commercial uses.

### 8.2 Permitted Uses

New non-residential uses can occupy up to 250 square metres of gross floor area.

The uses permitted within the Hamlet Residential/Office Area designation include:

- a) Single detached dwellings;
- b) Bed and breakfast establishments;
- c) Home occupations and cottage industries;
- d) Business or professional offices; and,
- e) Dwelling unit located in a non-residential building.

### 8.3 Land Use Policies

Development within the Hamlet Residential/Office Area designation shall be consistent with the following land use policies:

- a) Where office and residential uses abut, site planning to achieve adequate buffering in the form of landscaping, or architectural screening shall be required;
- b) Adequate on-site parking will be required. Parking facilities should be oriented to the side or rear of all office buildings;
- c) All development will be consistent with the policies in section 3.14 and the Hamlet Design and Heritage Protection

Guidelines contained in Appendix A, and shall not exceed two storeys;

- d) Adequate servicing for the proposed use must be provided in accordance with Section 3.1 Servicing of this Plan;
- e) The subdivision of land will only be permitted as infilling where the lots meet the minimum criteria specified in Section 3.1 Servicing of this Plan;
- f) New office uses shall be compatible with the character and scale of the Hamlet;
- g) Home occupations and cottage industries may be permitted as a secondary use to the primary residential use subject to criteria in accordance with the Halton Hills Official Plan;
- h) Any development adjacent to Highway 7 is subject to approval from the Ministry of Transportation for new or changes to access on to Highway 7; and,
- i) Outdoor Storage is not permitted within the Hamlet Residential/Office Area designation.



## **9.0 Corridor Protection Area**

### **9.1 Purpose**

The purpose of the Corridor Protection Area designation is to recognize this area will be the subject of future environmental assessments to determine an appropriate location for a transportation bypass corridor.

### **9.2 Permitted Uses**

The uses permitted within the Corridor Protection Area are limited to:

- a) Uses existing that legally existed on the day of the passing of the bylaw adopting Official Plan Amendment 20 (updating this Plan);
- b) Existing agricultural operations;
- c) Non-intensive recreation uses such as nature viewing and pedestrian trail activities; and,
- d) Public uses.

### **9.3 Land Use Policies**

The erection of new buildings and structures shall be prohibited within lands designated Corridor Protection Area.

## 10.0 Institutional Area

### 10.1 Purpose

Institutional activities that presently exist in the Hamlet include churches (St. Paul's Anglican Church, Norval Presbyterian Church, and Norval United Church), and the Norval Community Centre.

The purpose of the institutional designation is to recognize these uses and their role in the community.

### 10.2 Permitted Uses

The predominant use of land designated Institutional Area shall be for purposes such as:

- a) Public and private institutional activities;
- b) Public utilities;
- c) Community centres;
- d) Day care centres;
- e) Nursing homes;
- f) Funeral homes;
- g) Cultural, educational, religious and fraternal buildings; and,
- h) Ancillary uses, which may be permitted on the same lots as the primary use may include a residence of caretakers or essential personnel.

Notwithstanding the permitted uses listed above, no new or expanded nursing homes, day care facilities, group homes, seniors' homes, schools, fire, police or ambulance stations, or other sensitive uses shall be permitted within the regulatory floodline established by Credit Valley Conservation.

## 10.3 Land Use Policies

Development within the Institutional Area designation shall be consistent with the following land use policies:

- a) Adequate off street parking for institutional uses shall be provided on site; the parking standard to be applied shall be based on the anticipated number of vehicles to be generated by the proposed use and/or the standards contained in the zoning by-law as amended;
- b) Adequate landscaping, tree planting and buffering shall be provided;
- c) Institutional uses, where possible, shall be connected to a municipal water service and sanitary sewage service if such service becomes available. Studies may be required to determine the suitability of the use on private systems; and,
- d) All development will be consistent with the policies in section 3.14 and the Hamlet Design and Heritage Protection Guidelines contained in Appendix A.

## 11.0 Open Space Area

### 11.1 Purpose

Open space uses that presently exist in the Hamlet include: Norval Park, McNab Park, Hillcrest Cemetery, McNab Pioneer Cemetery, and St. Paul's Anglican Pioneer Cemetery. The purpose of the Open Space Area designation is to recognize these uses and their role in the community.

### 11.2 Permitted Uses

The uses permitted within the Open Space Area designation include public and private open space uses such as:

- a) Parks;
- b) Cemeteries; and,
- c) Public uses.

### 11.3 Land Use Policies

All parks within the Hamlet exhibit characteristics of both Community and Neighbourhood Parks as defined in the Halton Hills Official Plan. Norval Park serves the local area, as well as acting as a trailhead for the Town-wide network of trails. Development of parkland in the Hamlet will be consistent with the parkland policies of the Halton Hills Official Plan.

Development within the Open Space Area designation shall be consistent with the following land use policies:

- a) Adequate off street parking for open space uses shall be provided on site; the parking standard to be applied shall be based on the anticipated number of vehicles to be generated by the proposed use and/or the standards contained in the Zoning By-law as amended; and,

- b) Adequate landscaping, tree planting and buffering shall be provided.

## 12.0 Greenlands

### 12.1 Purpose

Greenlands are designated on Schedule A of the Secondary Plan. The purpose of the Greenlands designation is:

- a) To identify undeveloped lands which are flood susceptible for the protection of life and property;
- b) To protect the diversity of fauna and flora, ecosystems, plant communities, and significant landforms of Halton Hills;
- c) To maintain the water quality and natural flow regulation of rivers, streams and wetlands within the rural areas of Halton Hills;
- d) To provide opportunities, where appropriate, for passive outdoor recreational activities;
- e) To contribute to a continuous natural open space system, to provide a visual separation of communities and to provide continuous corridors between ecosystems;
- f) To protect significant scenic and heritage resources;
- g) To achieve no loss of function or area of Provincially Significant Wetlands; and,
- h) To maintain or enhance fish and wildlife habitats.

### 12.2 Criteria for Designation

The Greenlands designation includes only land and water areas that meet one or more of the following criteria:

- a) Areas included in the Regulatory Floodplains, as determined and mapped by Credit Valley Conservation, and refined from

time to time, which are not currently developed, as shown on Schedule A of this Plan;

- b) Valleylands or significant portions of the habitat of endangered and threatened species, as determined by the Town, the Region, Credit Valley Conservation and the Ministry of Natural Resources, as refined from time to time;
- c) Environmentally sensitive areas and wetlands;
- d) Significant Woodlands; and,
- e) Unstable or steep slopes.

### 12.3 Setbacks

All new development in the Hamlet shall meet the following setbacks:

- a) A 10 metre building setback from the stable top and bottom of the bank of valley;
- b) A 10 metre building setback from any identified erosion allowance associated with a watercourse;
- c) A 10 metre building setback from the regulatory floodline is required for all new development;
- d) In non-valley situations a 30 metre building setback from the bank of the watercourse, or 10 metres from the flood line, whichever is greater unless the setback is within the Greenlands designation;
- e) A 10 metre building setback from Environmentally Sensitive Areas and wetlands;
- f) A 30 metre building setback from provincially significant wetlands; and,
- g) Where lands are being subdivided or severed, a setback of 10 metres is required from the lot line to the greater of any flood hazard, erosion hazards or significant natural features.

These setback requirements must be met for all new development unless more appropriate setbacks are recommended in accordance with an approved report or study (eg. subwatershed study,

environmental impact study, geotechnical study) to the satisfaction of the Town in consultation with the Region of Halton and Credit Valley Conservation. For proposals minor in scale, study or report requirements may be scoped or waived by the Town in consultation with the Region of Halton and the Credit Valley Conservation Authority.

## 12.4 Permitted Uses

The following uses may be permitted within the Greenlands designation shown on Schedule A, subject to the policies of this Plan:

- a) Existing agricultural operations;
- b) Non-intensive recreation uses such as nature viewing and pedestrian trail activities on publicly owned lands or privately owned lands if access can be negotiated with the property owner;
- c) Forest, wildlife and fisheries management;
- d) Archaeological activities;
- e) Essential transmission and utility facilities;
- f) Essential watershed management and flood and erosion control projects carried out or supervised by a public authority; and,
- g) Uses that legally existed on the day of the passing of the bylaw adopting this Plan.

## 12.5 Land Use Policies

The erection of buildings and structures or the placing or removal of fill of any kind or any alteration to a watercourse or valley shall be prohibited within lands designated Greenlands.

It is the policy of this plan to require that any expansion or replacement of existing uses or permitted buildings within the Greenlands shall only be considered for approval by the Town, in consultation with the Region of Halton and Credit Valley Conservation on the basis of the following:  
*Office Consolidation: October 2015*

- a) Any environmental and/or physical hazards which affect the site can be mitigated in a manner consistent with accepted engineering techniques and resource management practices; and,
- b) Such buildings, structures and works will not locate in significant natural areas and are designed in a manner which:
  - i. Recognizes natural ecological systems and processes and ensures they are maintained and enhanced;
  - ii. Minimizes disruption to existing landforms and landscape features including vegetation, wetlands, steep slopes and groundwater discharge areas through such approaches as clustering works on less sensitive parts of the site;
  - iii. Will result in no changes to the natural quality and quantity of ground and surface water resources;
  - iv. Will result in the maintenance and/or enhancement of existing aquatic ecosystem functions;
  - v. Will result in the maintenance and/or enhancement of existing terrestrial ecosystem functions; and,
  - vi. The required setbacks established in accordance with the policies of subsection 11.3 of this Plan can be met.

## 12.6 Development Evaluation Criteria

The Town in consultation with the Region of Halton and Credit Valley Conservation may require as a basis for the evaluation of any proposed development within or adjacent to lands designated Greenlands the submission of:

- a) Appropriate engineering studies conducted by the applicant to the satisfaction of the Town, in consultation with the Region of Halton, and Credit Valley Conservation, which address:
  - i. The existing environmental and/or physical hazards which affect the site;
  - ii. The potential impact of such hazards;

- iii. The potential impact of the proposed works on the lands and features in the Greenlands designation, particularly the natural quality and quantity of ground and surface water functions and resources; and,
  - iv. Techniques and management practices so the identified impacts may be mitigated.
- b) An Environmental Impact Study prepared to the satisfaction of the Town in consultation with the Region of Halton and the Credit Valley Conservation, in accordance with Section C2 of the Halton Hills Official Plan. Reference should be made to the Region of Halton’s Environmental Impact Assessment Guidelines when preparing terms of reference for the study and when undertaking and completing the study; and,
- c) A detailed site plan, and landscaping and grading plans prepared to the satisfaction of the Town which demonstrate:
- i. How natural ecological, valleyland and erosional systems and processes will be maintained; and,
  - ii. How disruption to existing landform and landscape features will be minimized.

**12.7 Zoning**

The boundaries of the Greenlands are delineated on Schedule A based on the best mapping currently available. The boundaries shall be delineated in the Zoning By-law and may be refined at the time of a development application based on studies and/or field investigations conducted by the proponent and approved by the Town, in consultation with the Region of Halton, Credit Valley Conservation and Provincial agencies. Refinement to the boundaries will not require an amendment to this Plan.

The Zoning By-law shall also incorporate general setbacks for lot lines, buildings, structures, parking areas and other similar facilities from the Greenlands designation in relation to the extent and severity

of the natural environmental features and ecological functions of the area. This general setback will be evaluated for specific development applications by the Town in consultation with the Region of Halton and the Credit Valley Conservation, and as established in the Zoning Bylaw, to provide the appropriate setback required to protect the area from the impacts of construction.

**12.8 Ownership**

Where any land designated as Greenlands is held under private ownership, this Plan shall not be construed as implying that such areas are free and open to the general public nor that the lands shall be purchased by the Town or other public agency; although the Region and the Town shall ensure that consideration be given to the acquisition of the critical parts of the Greenlands designation through the development approval process as permitted by legislation. Existing agricultural operations within the Greenlands designation will be recognized.

**12.9 Parkland Dedication**

Where new development is proposed on a site, part of which is designated Greenlands, such lands shall not be considered acceptable as part of the dedication for park purposes as required by the Planning Act.

## **13.0 Regulatory Floodplain Overlay**

### **13.1 Purpose and Effect**

The purpose of the Floodplain Overlay is to identify developed properties which are located within the Regulatory Floodplain and identify that the properties are subject to the Credit Valley Conservation Authority's Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses (160/06) as may be amended.

Properties subject to the Regulatory Floodplain Overlay are shown on Schedule A1 to the Secondary Plan.

## **14.0 Implementation**

The provisions of the Halton Hills Official Plan and the Planning Act, as amended from time to time, regarding implementation, shall apply in regard to this Plan.



## **Part C – Schedules & Appendices**

### **Schedule A**

Land Use Schedule

Provided under Separate Cover

## **Appendix A**

Hamlet Design and Heritage Protection Guidelines  
Provided under Separate Cover