

Town of Halton Hills

# Hamlet of Norval Secondary Plan Review

**Macaulay Shiomi Howson Ltd**

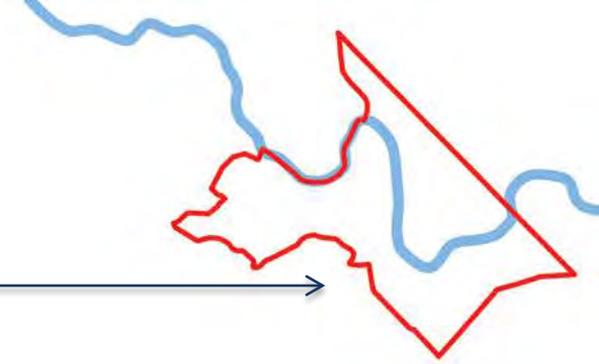
IN ASSOCIATION WITH:

**Brook McIlroy Inc**

**AECOM**

**W. Scott Morgan & Associates**

# Presentation

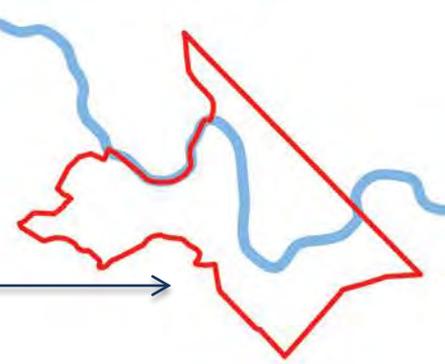


1. Study Area
2. Current Secondary Plan
3. Purpose of Review
4. Study Work Program/Process
5. Background Report
6. Next Steps



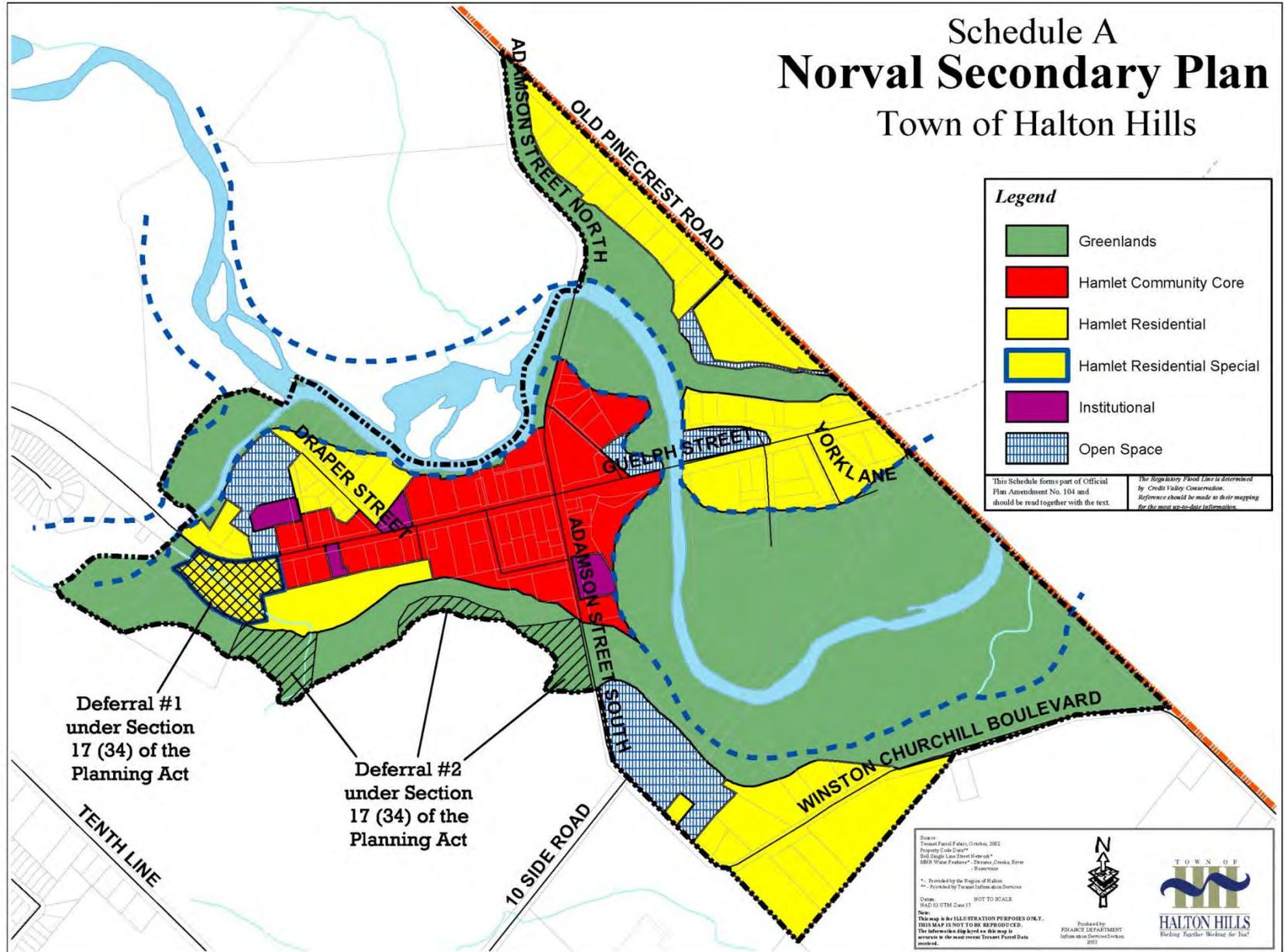


# Current Secondary Plan



- Provides a more detailed planning framework for Norval in support of the general policy framework in the Town's Official Plan
- Policies relate to issues like infill, local economic development and tourism initiatives, uses and environmental considerations
- Urban design guidelines are attached as an appendix.

# Schedule A Norval Secondary Plan Town of Halton Hills



**Legend**

- Greenlands
- Hamlet Community Core
- Hamlet Residential
- Hamlet Residential Special
- Institutional
- Open Space

This Schedule forms part of Official Plan Amendment No. 104 and should be read together with the text.

The Regulatory Food Line is determined by Credit Valley Conservation. Reference should be made to their mapping for the most up-to-date information.

Deferral #1  
under Section  
17 (34) of the  
Planning Act

Deferral #2  
under Section  
17 (34) of the  
Planning Act

Source:  
Township of Halton, Ontario, 2002  
Property Code Data\*\*  
Soil Single Layer Data Network\*  
MBS Water Features\* - Toronto, Ontario, 2000  
- Province

\* Provided by the Region of Halton  
\*\* Provided by Township Information Systems

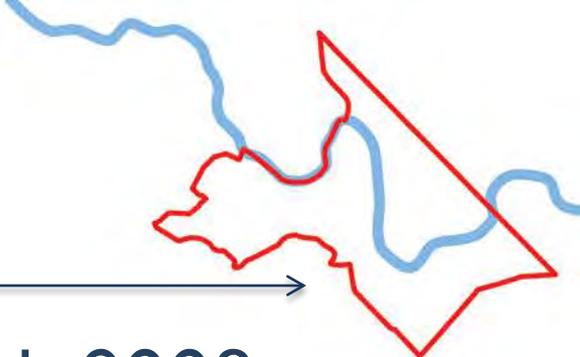
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NAD 83 UTM Zone 18  
NOT TO SCALE

Date:  
This map is for illustration purposes only.  
THIS MAP IS NOT TO BE REPRODUCED.  
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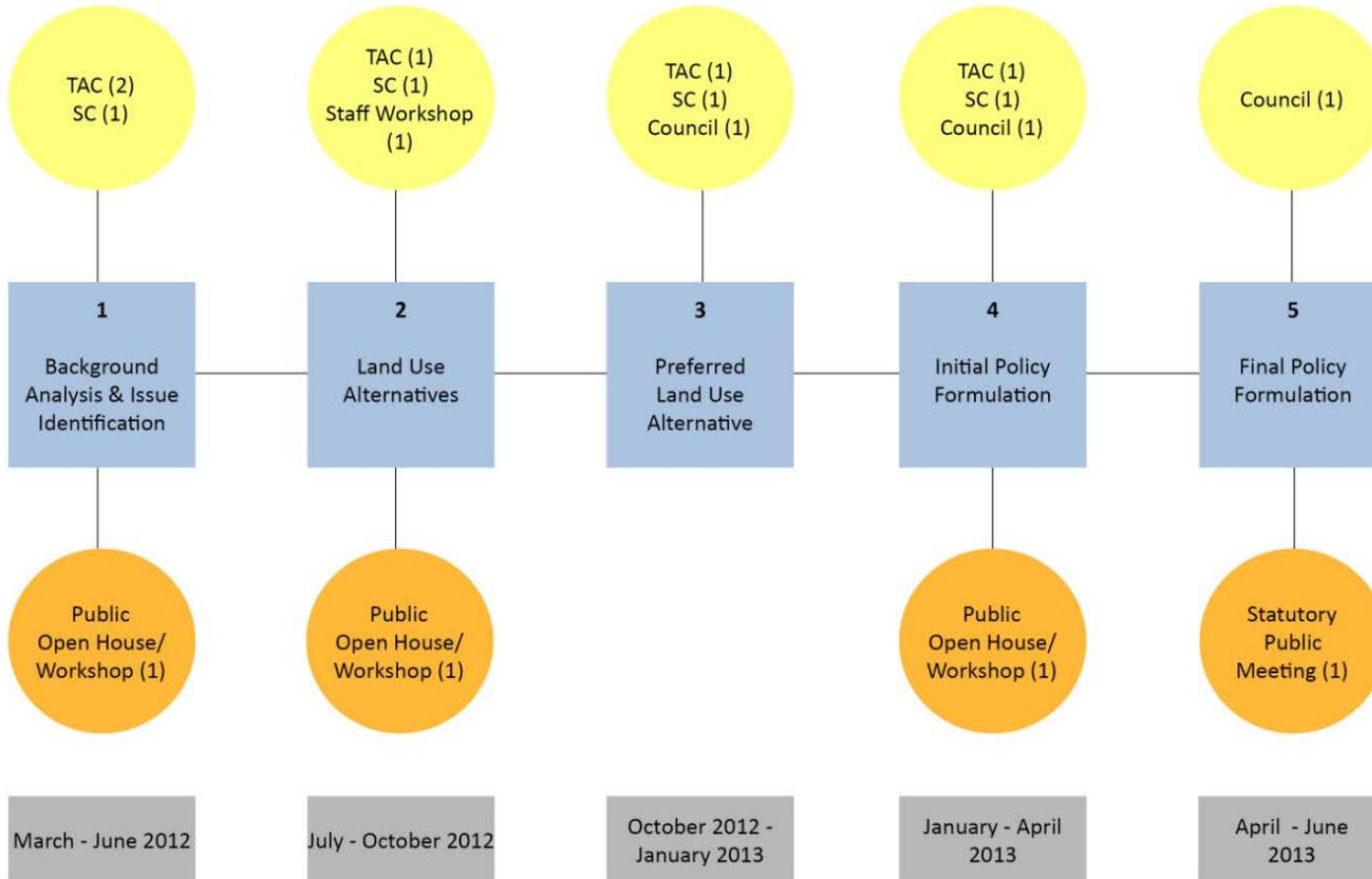
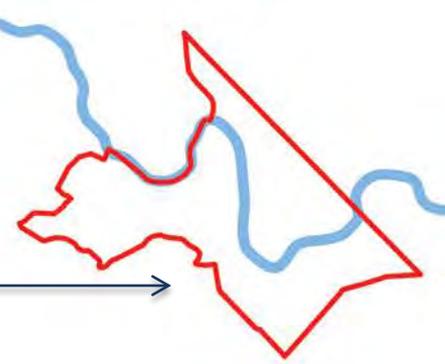
Produced by:  
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2002

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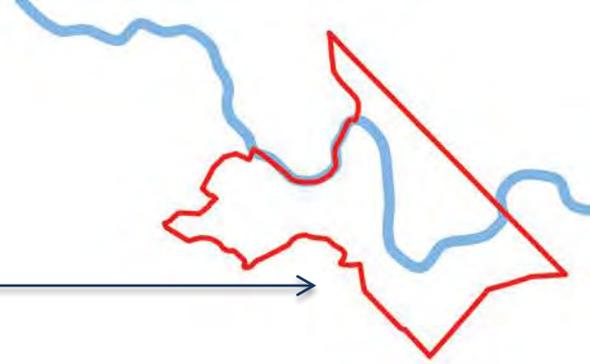
# Purpose of Review

- 
- 
- Plan adopted in 2001 and approved 2003
  - Effectively more than 10 years old
  - Review of Plan to consider re-evaluate land use designations and policies in view of the following:
    - Significant changes in Provincial /Regional planning environment
    - New information available (Halton Peel Boundary Transportation Study, revised floodplain mapping)
    - Public concerns with respect to commercial policies and extent of commercial core and other public input received through the public consultation process

# Work Program

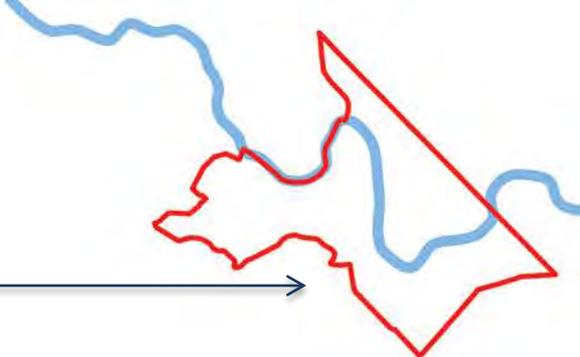


# Consultant Team



- 
- **Macaulay Shiomi Howson Ltd.**
    - Liz Howson - Principal, Project Manager
    - Lorelei Jones - Principal
    - Dave Yauk/Katie Lardner- Technical Support
  
  - **Brook McIlroy Inc./Pace Architects**
    - Anne McIlroy- Principal, Facilitation, Urban Design
    - Matt Reid – Urban Design

# Consultant Team



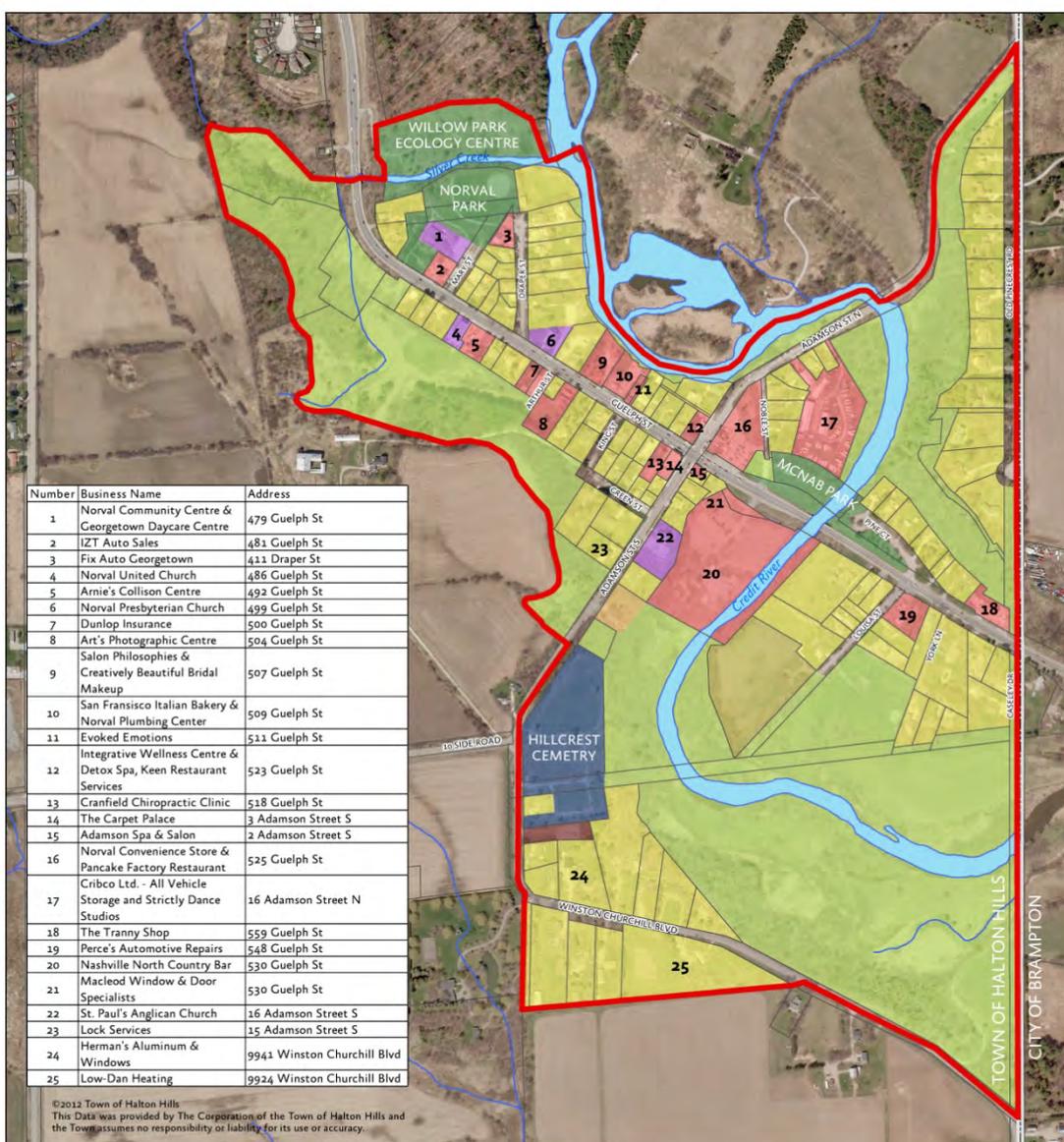
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- **AECOM**

- Thomas Williams – Transportation
- Ray Tufgar – Stormwater

- **Scott Morgan – retail market**

provision of advice regarding size of commercial development/Community Core designation

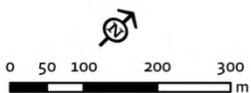


| Number | Business Name   | Address                     |
|--------|---|-----------------------------|
| 1      | Norval Community Centre & Georgetown Daycare Centre               | 479 Guelph St               |
| 2      | IZT Auto Sales  | 481 Guelph St               |
| 3      | Fix Auto Georgetown   | 411 Draper St               |
| 4      | Norval United Church  | 486 Guelph St               |
| 5      | Arnie's Collision Centre  | 492 Guelph St               |
| 6      | Norval Presbyterian Church  | 499 Guelph St               |
| 7      | Dunlop Insurance  | 500 Guelph St               |
| 8      | Art's Photographic Centre   | 504 Guelph St               |
| 9      | Salon Philosophies & Creatively Beautiful Bridal Makeup           | 507 Guelph St               |
| 10     | San Francisco Italian Bakery & Norval Plumbing Center             | 509 Guelph St               |
| 11     | Evoked Emotions   | 511 Guelph St               |
| 12     | Integrative Wellness Centre & Detox Spa, Keen Restaurant Services | 523 Guelph St               |
| 13     | Cranfield Chiropractic Clinic                                     | 518 Guelph St               |
| 14     | The Carpet Palace   | 3 Adamson Street S          |
| 15     | Adamson Spa & Salon   | 2 Adamson Street S          |
| 16     | Norval Convenience Store & Pancake Factory Restaurant             | 525 Guelph St               |
| 17     | Cribco Ltd. - All Vehicle Storage and Strictly Dance Studios      | 16 Adamson Street N         |
| 18     | The Tranny Shop   | 559 Guelph St               |
| 19     | Perce's Automotive Repairs  | 548 Guelph St               |
| 20     | Nashville North Country Bar                                       | 530 Guelph St               |
| 21     | Macleod Window & Door Specialists                                 | 530 Guelph St               |
| 22     | St. Paul's Anglican Church  | 16 Adamson Street S         |
| 23     | Lock Services   | 15 Adamson Street S         |
| 24     | Herman's Aluminum & Windows                                       | 9941 Winston Churchill Blvd |
| 25     | Low-Dan Heating   | 9924 Winston Churchill Blvd |

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## MAP 2 - EXISTING LAND USES

### Norval Secondary Plan Review Town of Halton Hills

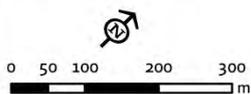


- Study Area
- Single-Family Residential
- Open Space/Vacant
- Municipal Boundary
- Multi-Family Residential
- Park/Recreation
- Parcels
- Commercial
- Cemetery
- Watercourse
- Institutional
- Utility
- Agricultural



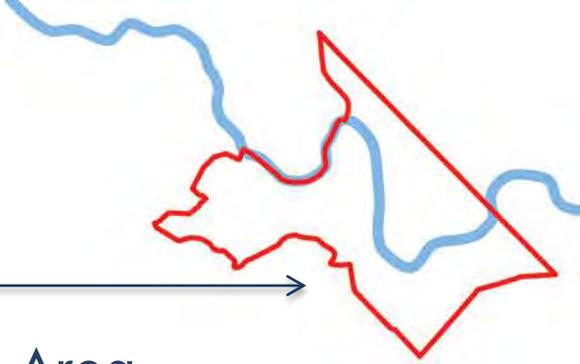
### MAP 3 - HERITAGE PROPERTIES

Norval Secondary Plan Review  
 Town of Halton Hills



- |                    |                 |
|--------------------|-----------------|
| Study Area         | Designated      |
| Municipal Boundary | Listed          |
|                    | Listed, Phase 2 |

# Development Proposals



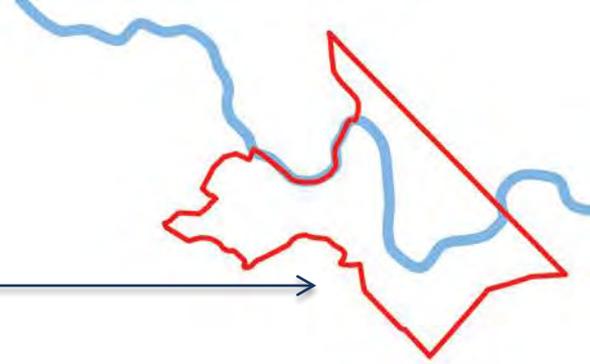
There are two development applications in the Study Area:

- Georgetown Estate Corp. and Village Villas Co. Ltd.

An Official Plan amendment, rezoning and subdivision application for a 3.13 ha property located on the south side of Guelph Street on the western edge of the hamlet with Silver Creek running through it. The application is to permit the creation of a 13 lot single detached residential subdivision on full municipal services by tunneling under the Silver Creek to bring sanitary sewers to the site.

- Succo
- The proposed Succo severance is for two new lots. The application was submitted in 2004 on Winston Churchill Blvd. The proposal is on hold pending the submission of specific studies.

# Development Proposals



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- Shale Quarry

A rezoning and associated Aggregate Resource Act license for a shale quarry in the City of Brampton adjacent to Norval is currently under review.

- Transportation

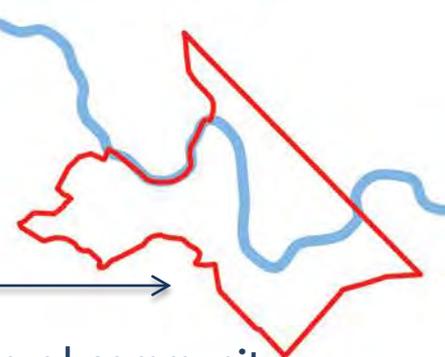
The Halton Peel Boundary Area Transportation Study identifies a Norval West By-pass for Winston Churchill that would start at the 10<sup>th</sup> Sideroad and swing the road to the west of the Hamlet to join up with Guelph Street in close proximity to the proposed subdivision. This By-pass is subject to a future Environmental Assessment to determine the final alignment of this road. Sections 3.10 and 6.0 of the Secondary Plan were deferred by the Region in 2003 until completion of the Environmental Assessment.

# Policy Framework



- The 2005 Provincial Policy Statement (PPS), the Provincial Greenbelt Plan, the Provincial Growth Plan for the Greater Golden Horseshoe (Growth Plan) and the Halton Region Official Plan provide broad policy direction with respect to The Hamlet of Norval Secondary Plan. For the detailed planning required for the secondary plan review, the Town's Official Plan provides the key policy directions.

# Provincial Policy Framework

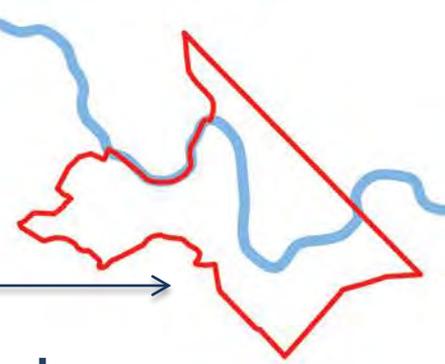


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Key directions in the PPS and Growth Plan which are relevant to the Norval community include:

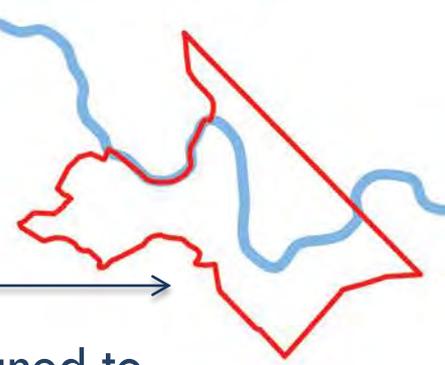
- promoting healthy, liveable, safe and complete communities;
- providing an appropriate range of housing types and densities;
- encouraging a variety of cultural and economic opportunities;
- ensuring that sewage and water systems are environmental and financially sustainable. Partial services will only be permitted for infilling and rounding out;
- designing transportation systems which offer a balance of transportation choices;
- protecting the natural heritage system and the protection, improvement and restoration of the quality and quantity of water;
- conserving significant built heritage resources and cultural heritage landscapes as well as the protection of archaeological resources;
- directing development away from areas of natural hazards which include lands that are impacted by flood hazards and erosion hazards and not permitting development within areas that would be rendered inaccessible to people and vehicles during times of flooding.

# Provincial Policy Framework



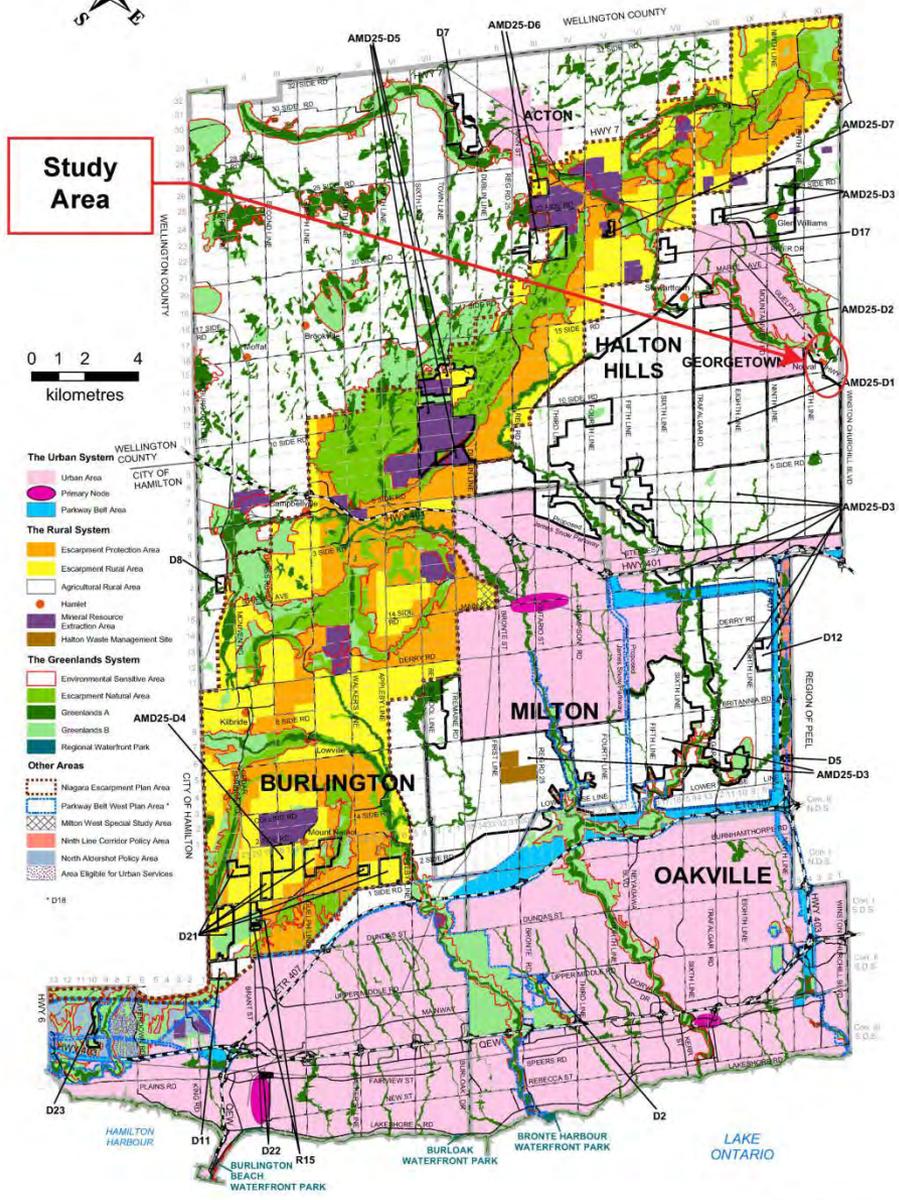
- The Greenbelt Plan applies to Norval and states that the municipal Official Plan delineates the boundaries of the hamlets and the Greenbelt Plan does not apply to lands with the boundaries of hamlets as the Official Plan continues to govern land uses within them; however the policies relating to external connections do apply.
- Expansion of settlement area boundaries is only permitted at the time of a review of the Greenbelt Plan.

# Regional Official Plan (ROP)



- The ROP states hamlets are “compact rural communities designed to accommodate the majority of future residential growth in the Rural Area and small scale industrial, commercial and institutional uses serving the farming and rural communities.”
- Secondary Plans must be prepared for hamlets and address a number of matters.
- Policies indicate that:
  - new lots may be created in hamlets as long as they conform to the Secondary Plan,
  - major residential proposals of five or more lots must be created by plan of subdivision and accompanied by a hydrological study, and
  - that non-residential uses cannot exceed a gross floor area of 500 sq metres and will require a hydrological study if deemed necessary by the Region.

MAP 1  
THE REGIONAL STRUCTURE



**Study Area**

0 1 2 4  
kilometres

- The Urban System**
  - Urban Area
  - Primary Node
  - Parkway Belt Area
- The Rural System**
  - Escapment Protection Area
  - Escapment Rural Area
  - Agricultural Rural Area
  - Hamlet
  - Mineral Resource Extraction Area
  - Halton Waste Management Site
- The Greenlands System**
  - Environmental Sensitive Area
  - Escapment Natural Area
  - Greenlands A
  - Greenlands B
  - Regional Waterfront Park
- Other Areas**
  - Niagara Escapment Plan Area
  - Parkway Belt West Plan Area
  - Milton West Special Study Area
  - Ninth Line Corridor Policy Area
  - North Abieshot Policy Area
  - Area Eligible for Urban Services

\* D18

# Town's Official Plan

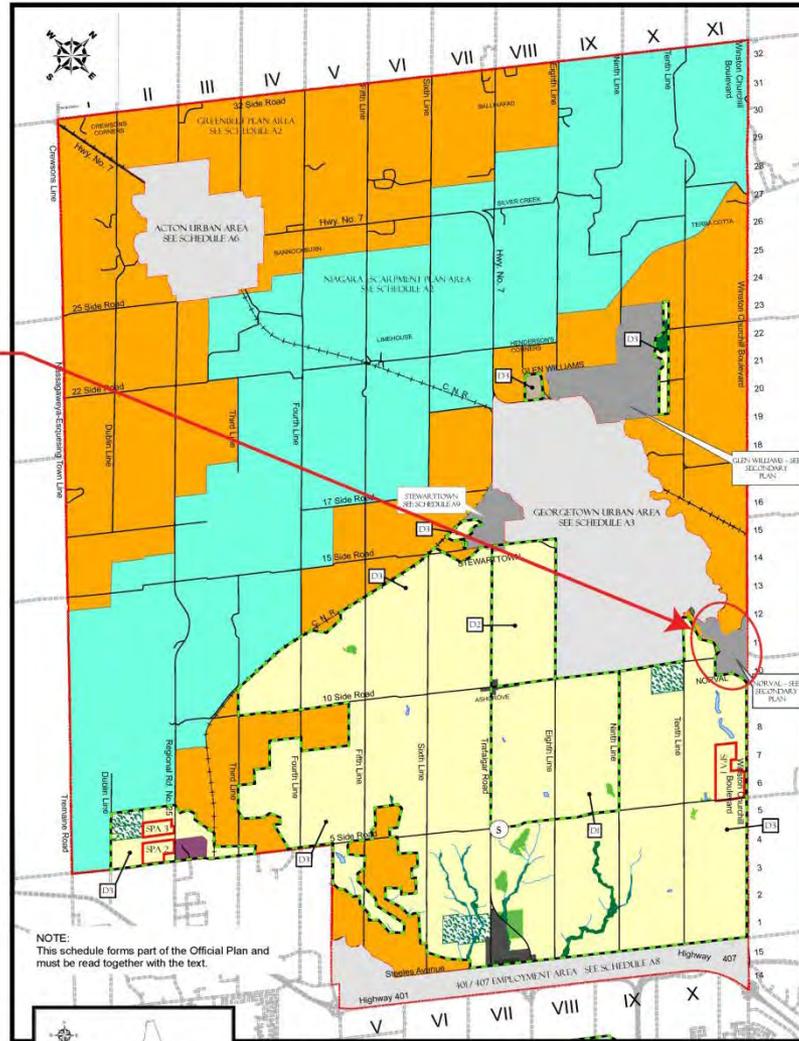


- The land use designations are divided into 3 categories being Environmental and Open Space, Urban Area and Agricultural /Rural Area.
- Norval is part of the Agricultural / Rural Area and the Credit River and Silver Creek River valleys are part of the Greenlands system.
- The Hamlet Area policies indicate that the objectives are:
  - to recognize the unique and historic communities that provide a transition between the Georgetown Urban area and the surrounding agricultural and rural landscape,
  - to carefully control new residential development to maintain the character and scale,
  - to provide opportunities for small scale commercial and tourism related uses and to ensure that development is serviced by appropriate sewer and water services.
  - Existing and limited infill development is intended to be serviced on the basis of municipal water and private, individual, on-site sewage services.
  - The Region has reserved capacity in the Georgetown Wastewater Pollution Control Plant to service the hamlet when the Region, in consultation with the Town, determines it to be prudent and feasible.
- The list of permitted uses within the Hamlet Residential Area and the Hamlet Community Core Area designations are defined with the Official Plan. However, the Secondary Plan can differ from the Official Plan which permits uses to be established which reflect the Norval context.

SCHEDULE A1

TOWN OF HALTON HILLS OFFICIAL PLAN  
LAND USE PLAN

**Study Area**



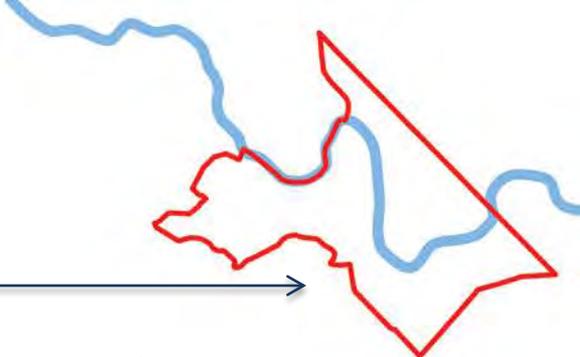
NOTE:  
This schedule forms part of the Official Plan and  
must be read together with the text.



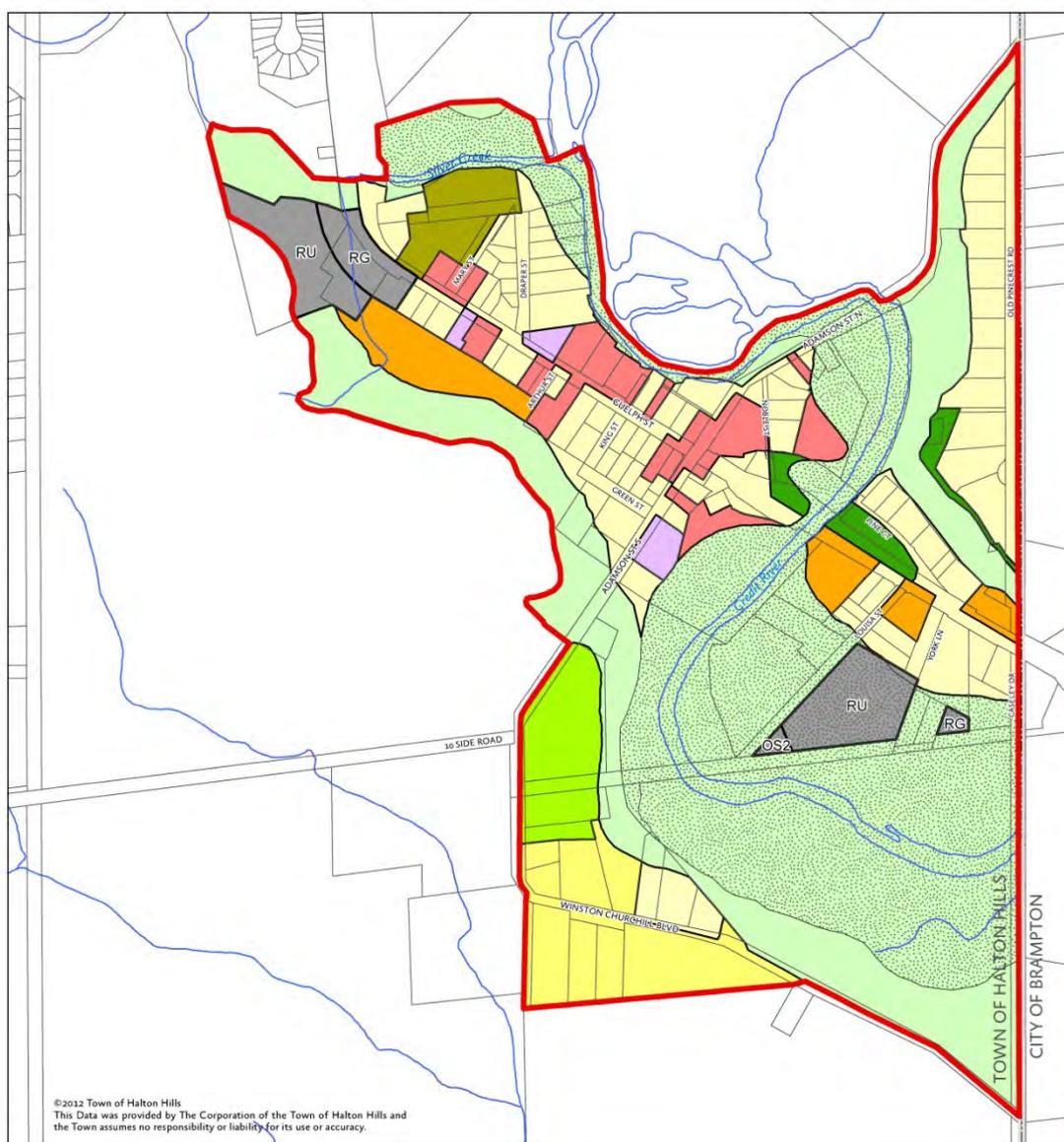
| LEGEND |                                       |
|--------|---------------------------------------|
|        | ENVIRONMENT & OPEN SPACE              |
|        | GREENLANDS A                          |
|        | GREENLANDS B                          |
|        | PRIVATE OPEN SPACE                    |
|        | AGRICULTURAL AREA                     |
|        | OTHER AREAS                           |
|        | MAJOR INSTITUTIONAL AREA              |
|        | URBAN AREA                            |
|        | HOUSING AREA                          |
|        | RURAL CLUSTER AREA                    |
|        | GREENBELT PLAN AREA - SEE SCHEDULE A2 |
|        | PROTECTED COUNTRYSIDE AREA            |
|        | NIAGARA ESCARPMENT PLAN AREA          |
|        | SCHOOL                                |
|        | BOUNDARIES                            |
|        | TOWN OF HALTON HILLS BOUNDARIES       |
|        | DEVELOPERS                            |
|        | SPECIAL POLICY AREA                   |



# Zoning By-law



- 
- Zoning By-law 2011-0098 incorporates Norval into the Town's new Zoning By-law
  - A number of properties are not included because of floodplain issues. They are subject to previous by-law 74-51
  - Five appeals were filed. All appeals relate to requests for permissions for or changes to commercial zoning
  - The By-law will not be in effect until the appeals are resolved.



## MAP 8 - PROPOSED ZONING

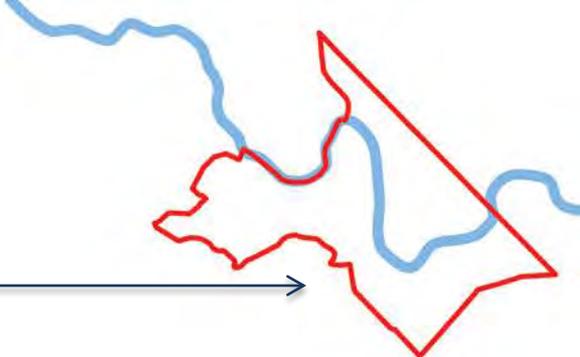
Norval Secondary Plan Review  
Town of Halton Hills

- |                    |                              |                                    |
|--------------------|------------------------------|------------------------------------|
| Study Area         | Hamlet Residential One (HR1) | Environmental Protection One (EP1) |
| Municipal Boundary | Hamlet Residential Two (HR2) | Open Space One (OS1)               |
|                    | Hamlet Commercial (HC)       | Open Space Three (OS3)             |
|                    | Hamlet Institutional (HI)    | Open Space Four (OS4)              |
|                    | Development (D)              | Lands Subject to By-Law 74-51      |



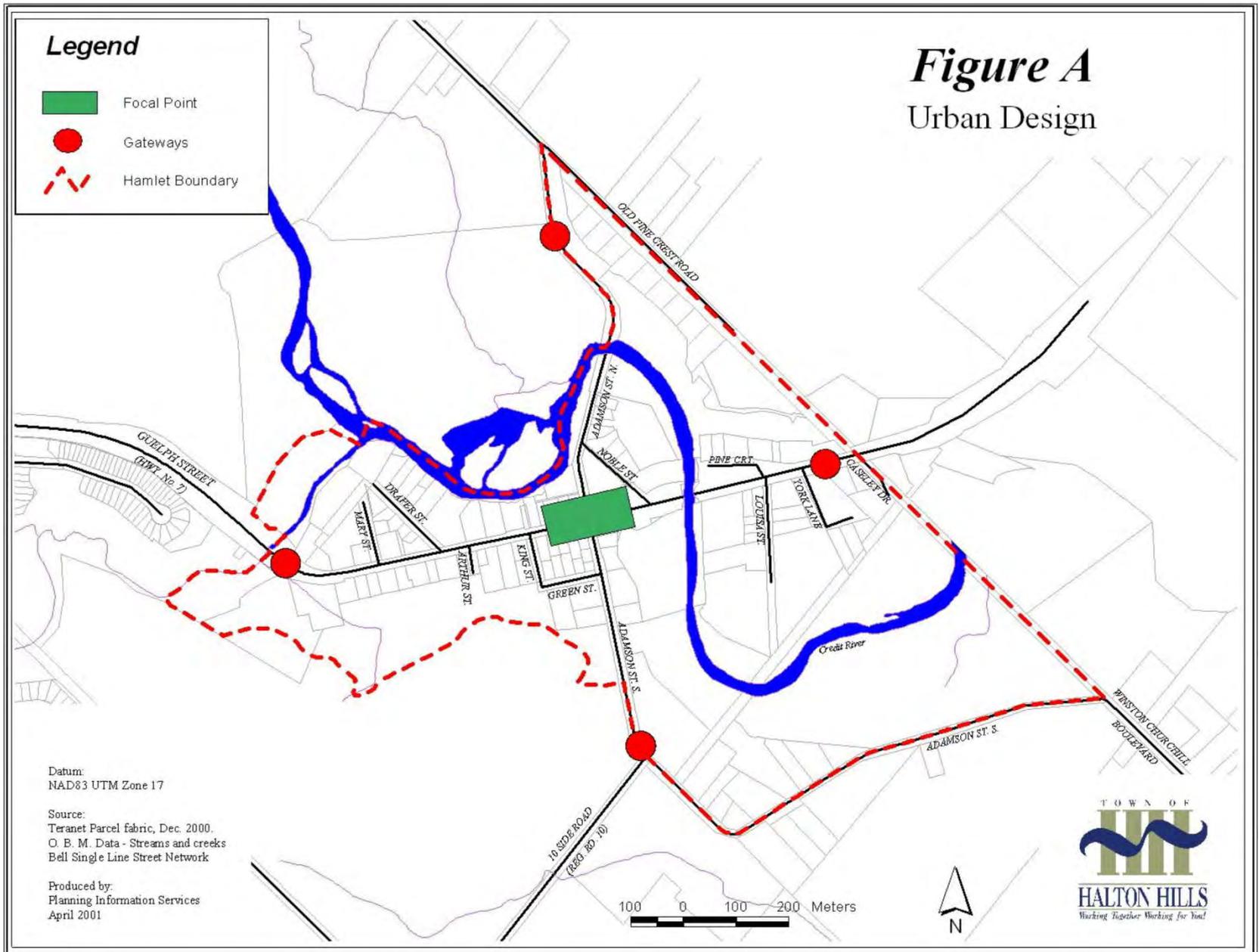
June 2012

# Urban Design & Heritage Protection Guidelines



- Appendix A of Secondary Plan
- Provides guidance with respect to:
  - Gateways and Focal Points
  - Parking and Site Circulation
  - Sidewalks and Crosswalks
  - Lighting
  - Trails
  - Building Character, Heights and Materials
  - Sun Access
  - Signage

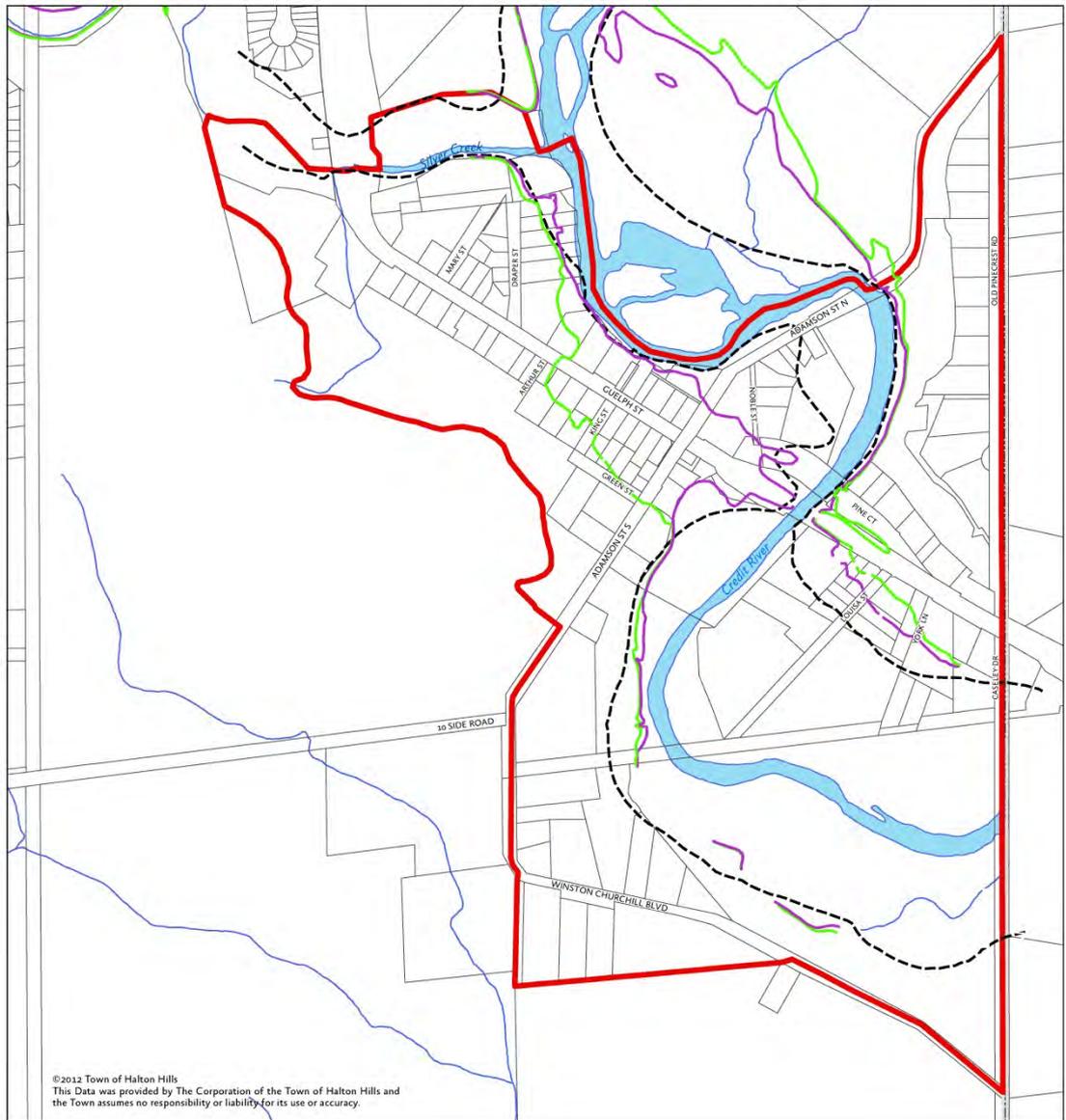
Figure A – Urban Design Guidelines



# Opportunities and Constraints: Flood Prone Areas



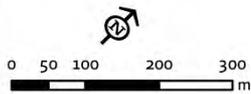
- Secondary Plan mapping should reflect new mapping from CVC
- Mapping substantially increases extent of floodline in the hamlet core
- Options include One Zone, Two Zone and Special Policy Area. Two Zone approach would permit some redevelopment in certain areas
- Still leaves some properties east of Guelph and Adamson partially or completely in flood line



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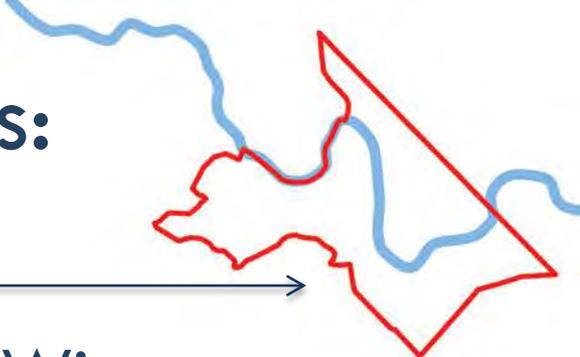
### MAP 11 - FLOODPLAIN

Norval Secondary Plan Review  
 Town of Halton Hills



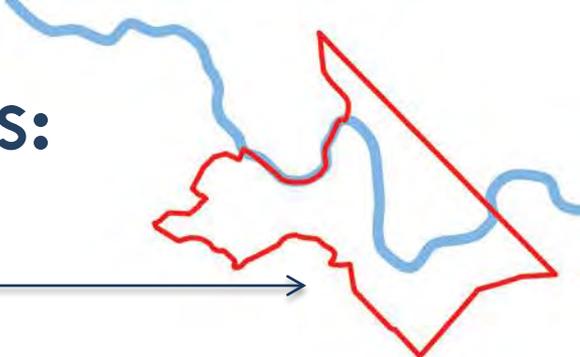
- |                    |                                |
|--------------------|--------------------------------|
| Study Area         | <b>Floodlines</b>              |
| Municipal Boundary | Current, 100-Year floodline    |
| Parcels            | Current, Regulatory floodline  |
| Watercourse        | Historic, Regulatory floodline |

# Opportunities and Constraints: Traffic and Norval By-pass

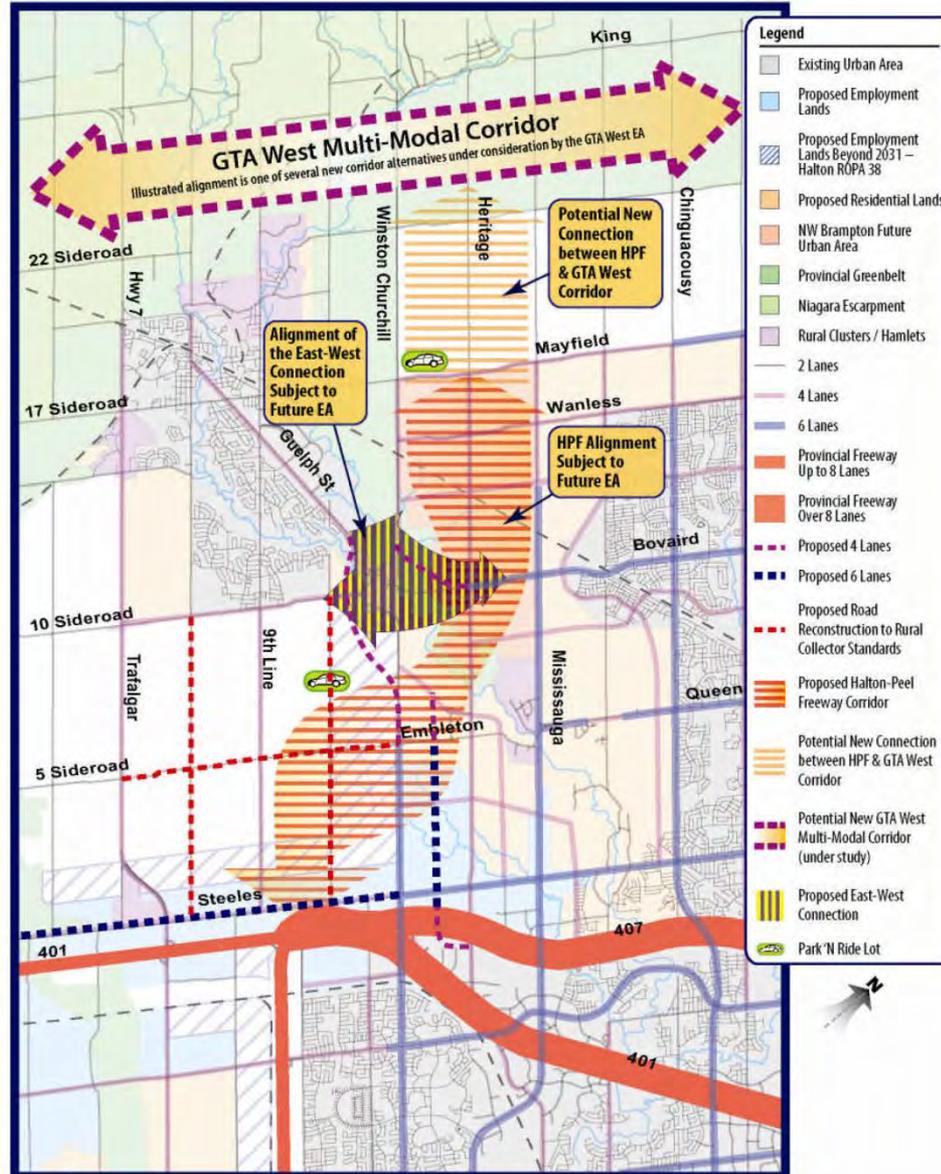


- Significant traffic delay occurs at 7 and Winston Churchill
- Halton Peel Boundary Area Transportation Study considers a number of arterial and freeway bypass options
- The Norval West By-pass and Winston Churchill By-pass are both recommended for Norval
- Roads through Norval will remain 2 lanes with additional capacity provided via bypasses, new arterials or freeway options
- No option resolves the projected demand through Norval

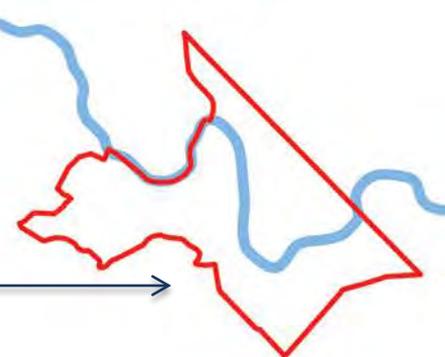
# Opportunities and Constraints: Traffic and Norval By-pass



- Study leaves Norval subject to future Environmental Assessment studies.
- Challenges and opportunities include:
  - Interdependency of options impacting Norval with potential future projects such as a Halton-Peel Freeway would seem to make Bovaird to North Winston Churchill bypass unnecessary
  - Opportunities include being able to integrate land use with transportation since no specific corridors are identified

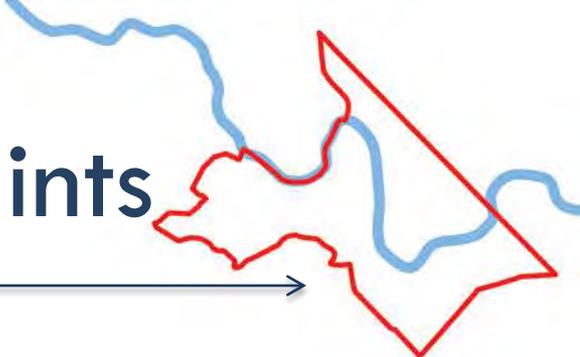


# Opportunities and Constraints:



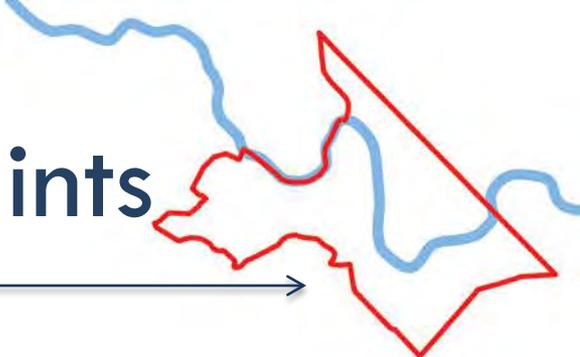
- No opportunities for expansion of the hamlet boundaries
- Natural environment plays a significant role in defining the character of the hamlet
- Urban Design guidelines are brief and general. There is an opportunity to strengthen them to ensure new development better reflects village character.

# Opportunities and Constraints



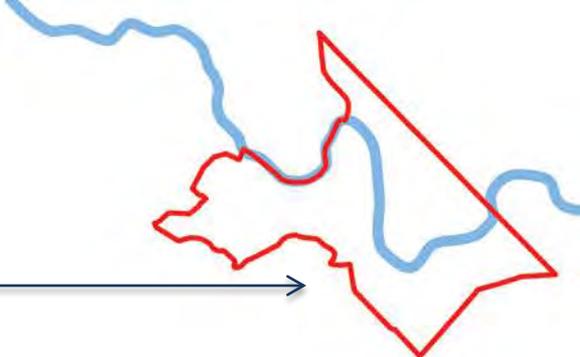
- 
- Infill development constrained by the ability to provide services
  - Heritage properties contribute to character and help promote tourism but only one property is actually designated which limits ability to protect these sites
  - Valley system and Greenbelt Plan contribute to maintenance of separation from Georgetown and Brampton

# Opportunities and Constraints



- 
- Size of commercial development constrained by size limit in Regional Plan (500 sq. m)
  - Permitted uses do not include automotive related uses.
  - Permitted uses and the extent of core raised as issues by the public and will be reviewed.
  - Opportunity exists to pursue improved tourism through improvements to the core area and continuing to promote existing facilities.

# Next Steps

- 
- 
- Review of public input received tonight
  - Development of Land Use Options
  - Public Open House/ Workshop in the fall