

Town of Halton Hills

Hamlet of Norval Secondary Plan Review

Draft Secondary Plan
& Zoning By-law

Macaulay Shiomi Howson Ltd

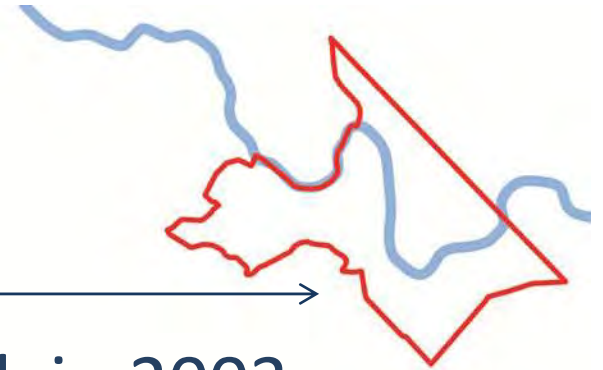
IN ASSOCIATION WITH:

Brook McIlroy Inc

AECOM

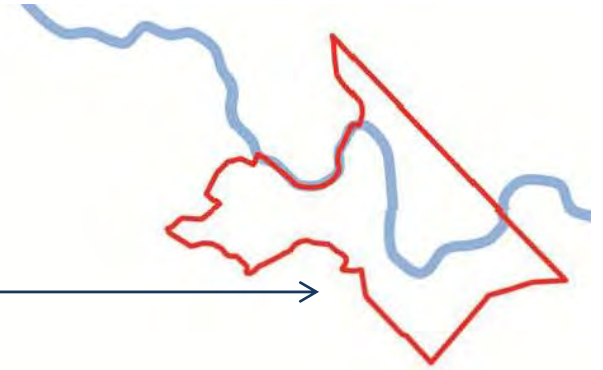
W. Scott Morgan & Associates

Purpose of Review



- Plan adopted in 2001 and approved in 2003 so effectively more than 10 years old
- Review of Plan to consider 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 input received through the public consultation process of the new comprehensive Zoning By-law

Status of Review



- 5 Phase Study
- Phase 1 involved a background analysis
- Phase 2 looked at land use alternatives
- Phase 3 recommended a preferred alternative
- Currently in Phase 4




Revised Secondary Plan Objectives



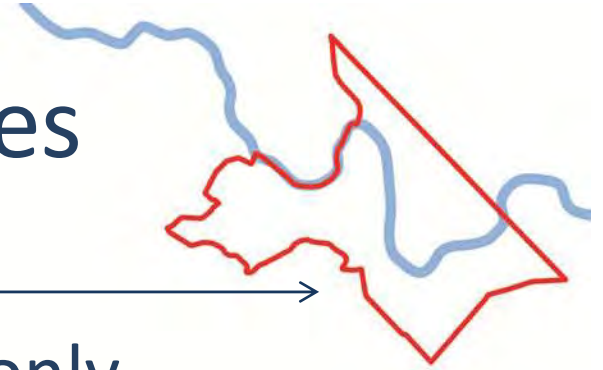
- New Objectives have been added to:
 - reduce traffic congestion and heavy truck traffic and support the further evaluation of by-pass opportunities.
 - recognize that the hamlet boundaries have been fixed through the Greenbelt Plan
 - recognize the existing street and lot pattern which contributes to the character;
 - support of small, independent businesses focused on Guelph Street

Revised Secondary Plan Objectives



- 
- recognize the constraints of the floodplain and balance the need to protect public safety with the need to recognize historic development .
 - recognize the heritage resources within the hamlet and ensure that new buildings are in keeping with the heritage character.
 - encourage active transportation and to provide facilities within the core and which connect to Georgetown and surrounding communities.

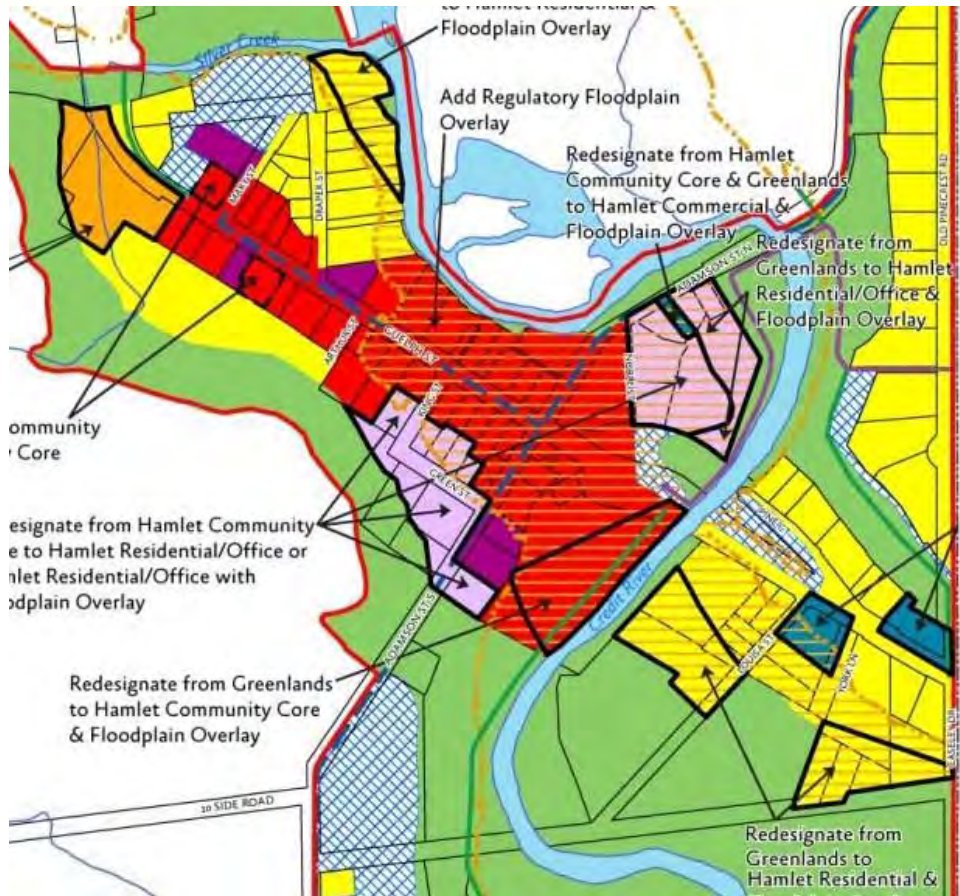
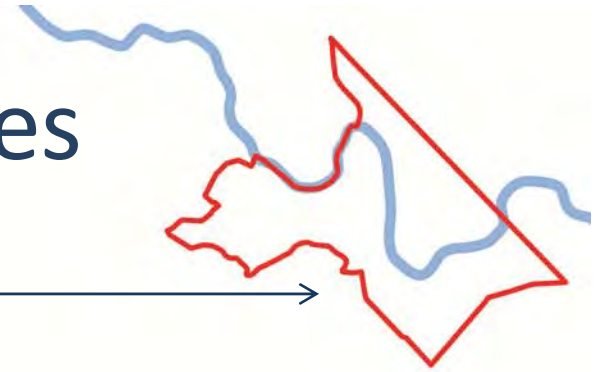
Valleyland & Natural Features Protection



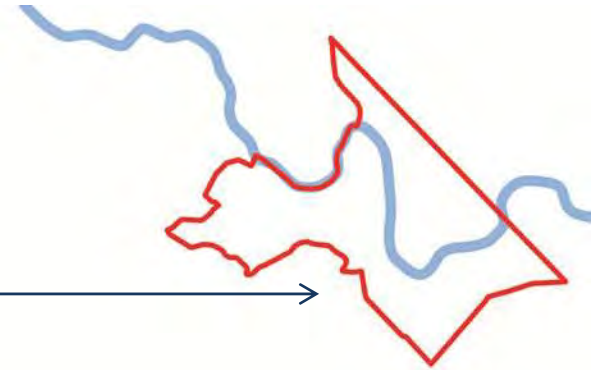
- Clarifies that floodplain lands are only placed in the Greenlands designation if not developed or if they have other natural heritage features that apply to them.
- Otherwise they are given a land use designation with an overlay that indicates they are subject to flooding and erosion.



Valleyland & Natural Features Protection

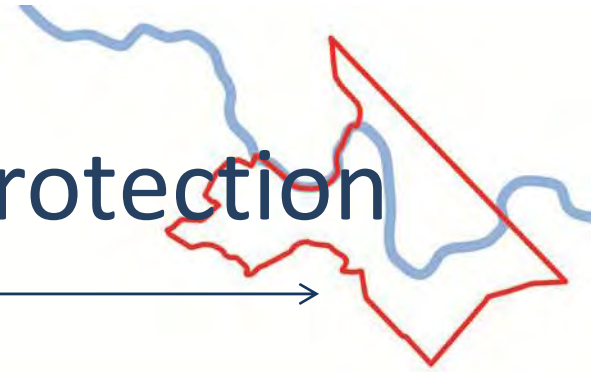


Transportation

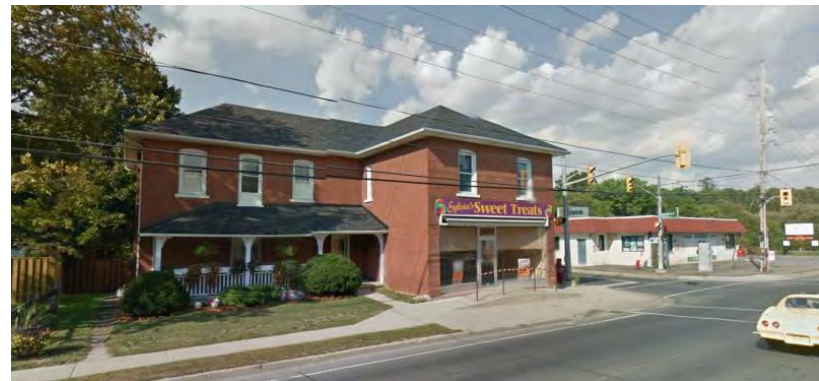


- Refer to HPBATS Study results
- Identify requirements for Environmental Assessment and that Town requests that truck traffic be restricted in hamlet core
- Identify corridor protection study being undertaken by Town and Region
- Consider traffic calming _ making road feel visually narrower and reference that Guelph Street is under jurisdiction of MTO and requires their approval
- Consider left turn lane from Guelph St onto Mary St
- Encourage active transportation and improving pedestrian facilities

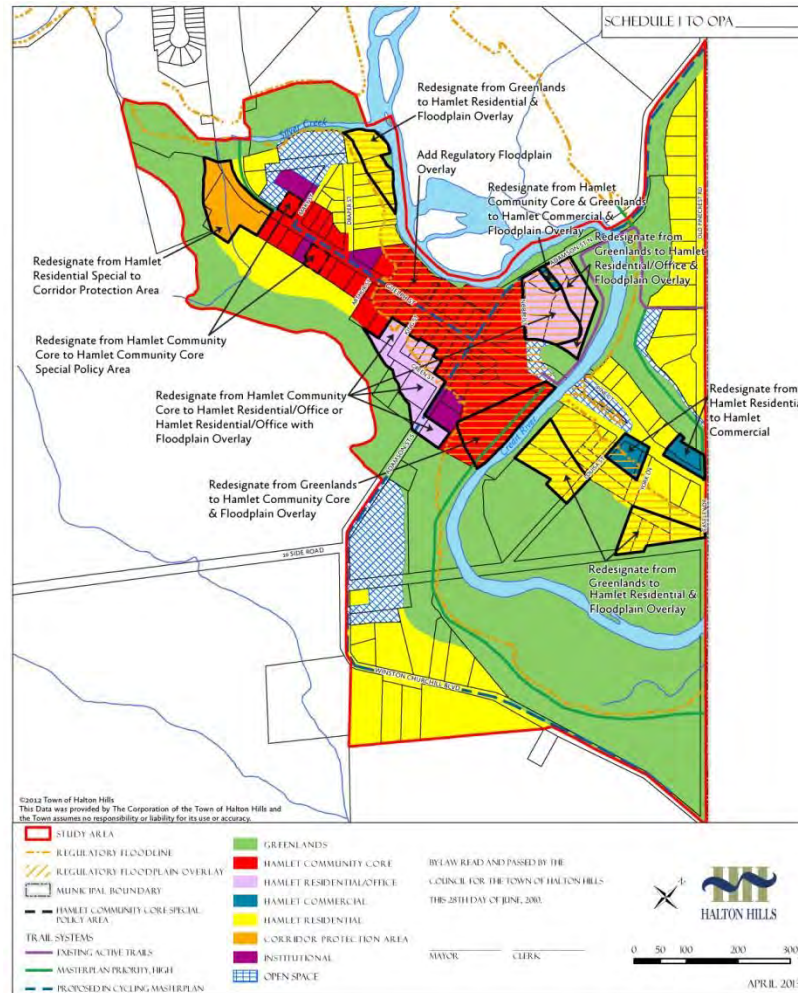
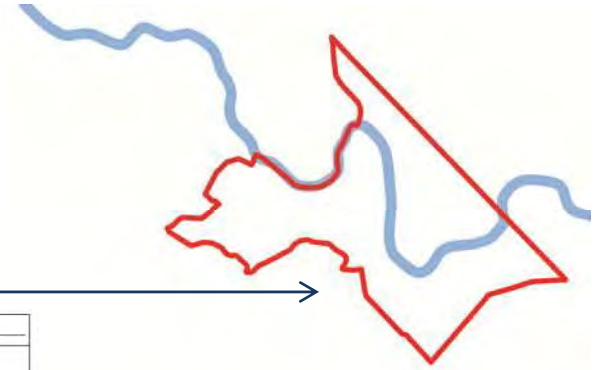
Hamlet Design & Heritage Protection



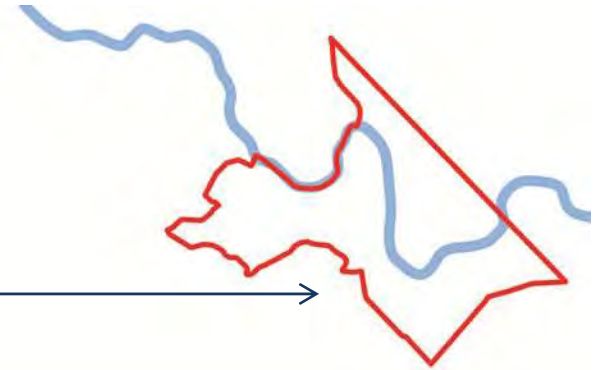
- Maintain character of hamlet and recognize existing built form context and protect character.
- All development must be keeping with the physical character of the hamlet and respect existing built form.



Secondary Plan Schedule

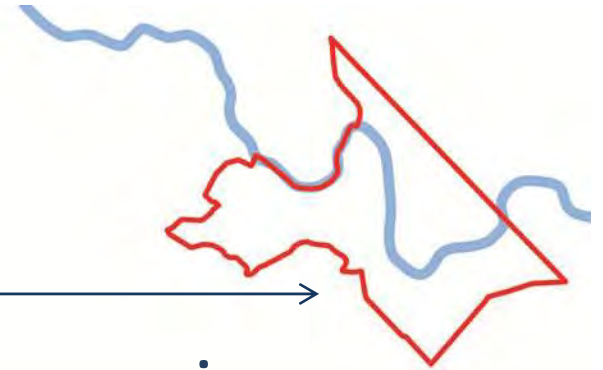


Hamlet Community Core



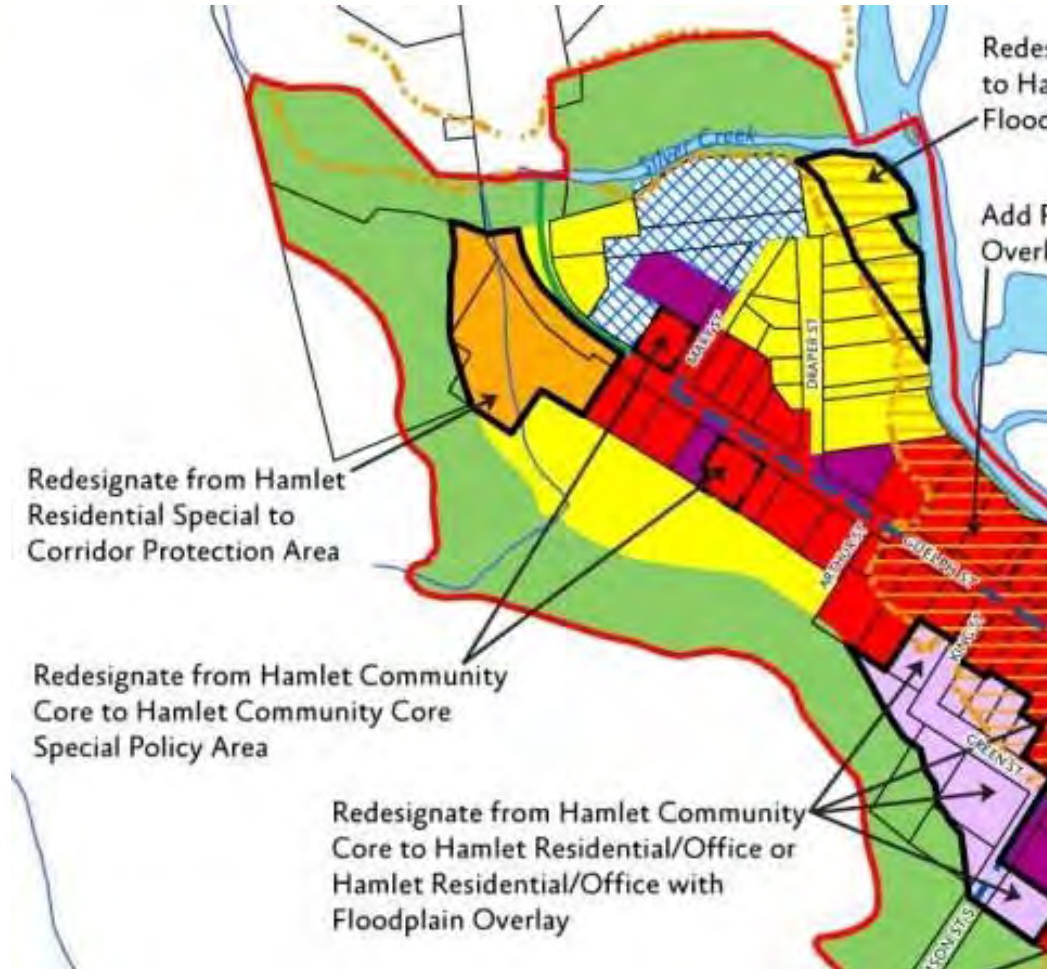
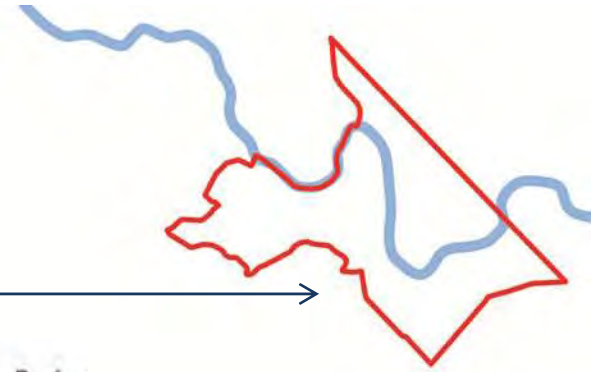
- Boundaries have been revised
- Permitted Uses
 - New non-residential uses greater than 250 sq metres and less than 500 sq m only permitted if rationalize the size through:
 - Design study demonstrates that built form respects and reinforces character and is visually consistent with surrounding uses and sensitive to existing vegetation and topography
 - Compatible with adjacent uses
 - Traffic study
 - Sewage disposal system is adequate
 - **existing commercial uses up to 500 sq m will be recognized**

Hamlet Community Core

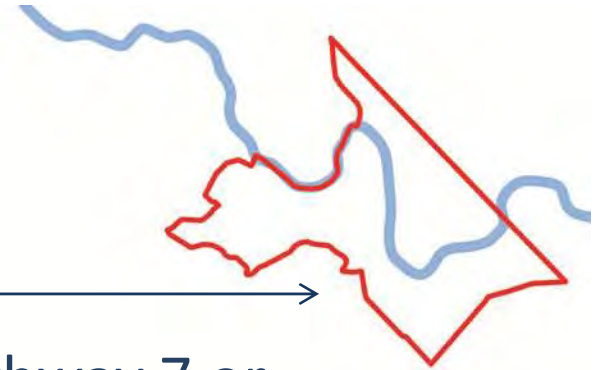


- Added Special Policy Area that recognizes legally existing automotive uses and permits them to continue their existing operations and function in the current location. No expansion of the types of automotive services or uses and no new automotive uses are permitted
- No drive through uses permitted

Hamlet Community Core



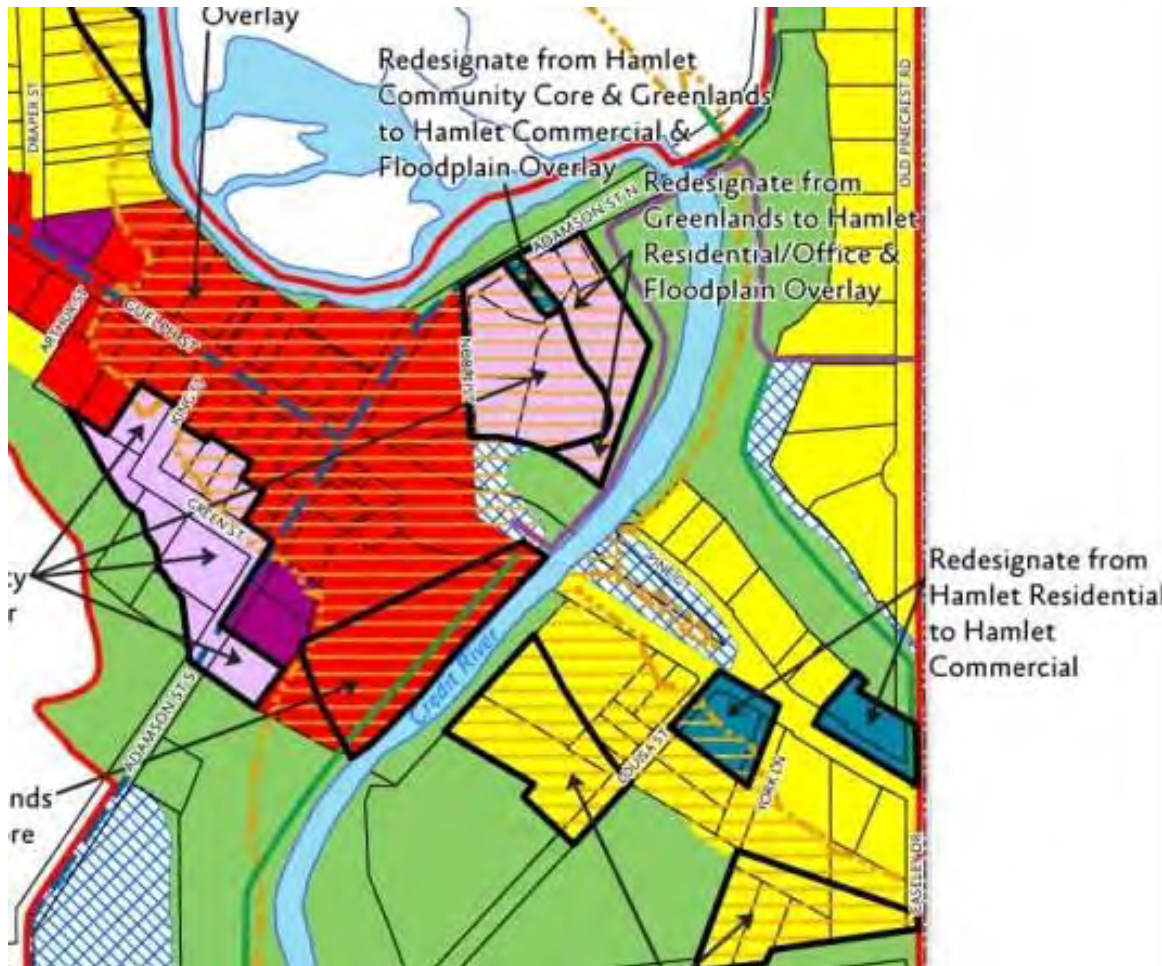
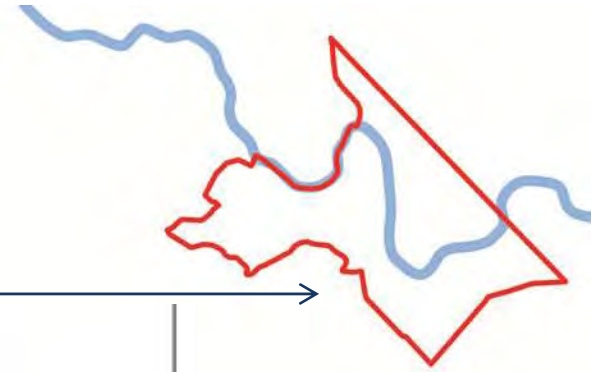
Hamlet Commercial



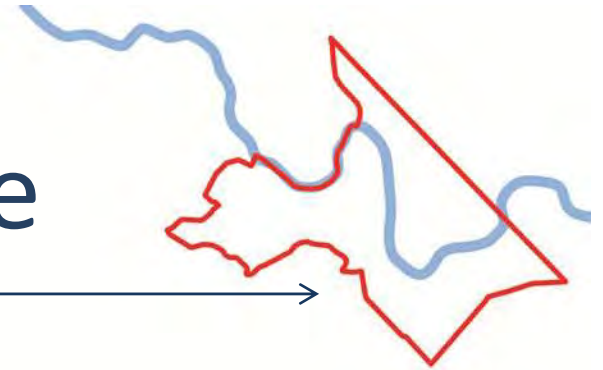
- Applies to existing automotive uses on Highway 7 or commercial uses outside of the Core. Recognizes existing uses and allows limited additional uses
- Permitted uses include:
 - Existing automotive uses
 - Existing commercial uses
 - Single detached residential
 - Bed and breakfast
 - Home occupation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



Hamlet Commercial

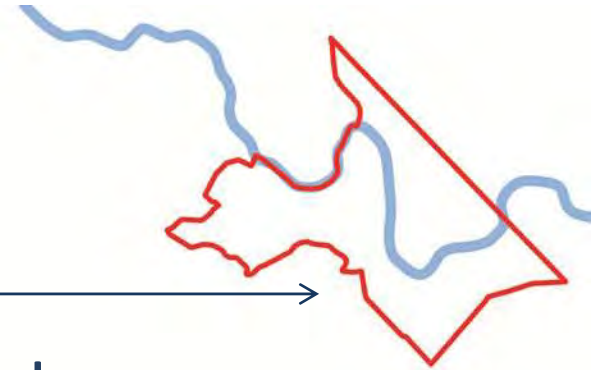


Hamlet Residential /Office



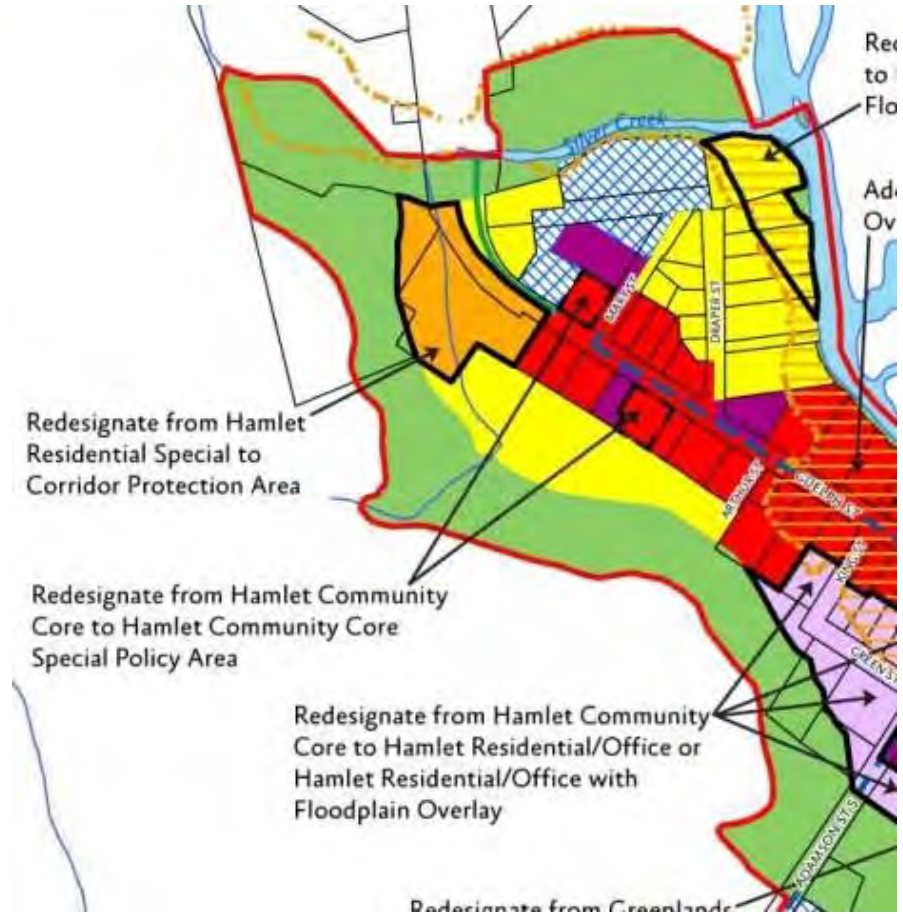
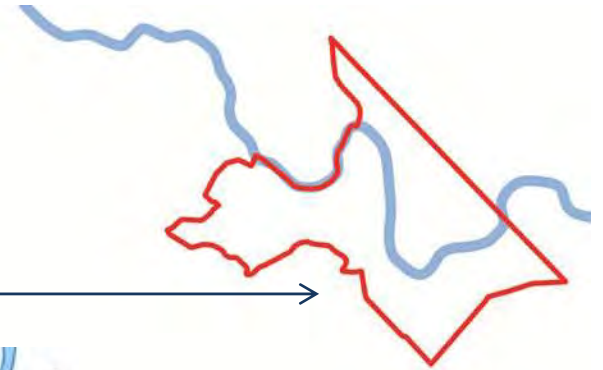
- Transition from Core to Residential uses and encourage retention of compatible built form
- Permitted Uses:
 - Single detached residential uses;
 - Bed and breakfast establishments; and,
 - Home occupations
 - Business or professional office;
 - Professional medical or dental offices which do not include medical or dental laboratories or clinics.

Corridor Protection Area

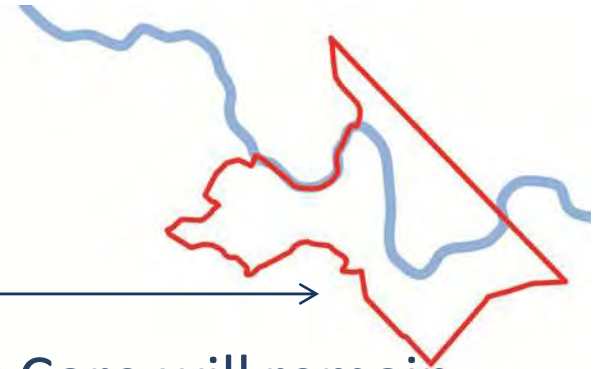


- Recognize this area the subject of future environmental assessment to determine appropriate location for transportation by-pass corridor
- Permitted Uses:
 - legally existing uses;
 - Existing agricultural operations;
 - Non-intensive recreation uses such as nature viewing and pedestrian trail activities; and
 - Public Uses.
- New buildings prohibited

Corridor Protection Area

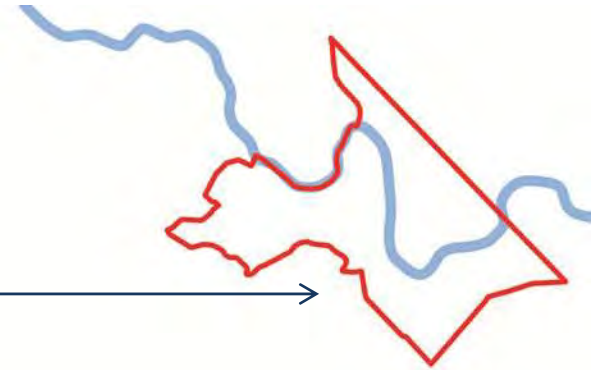


Zoning By-law



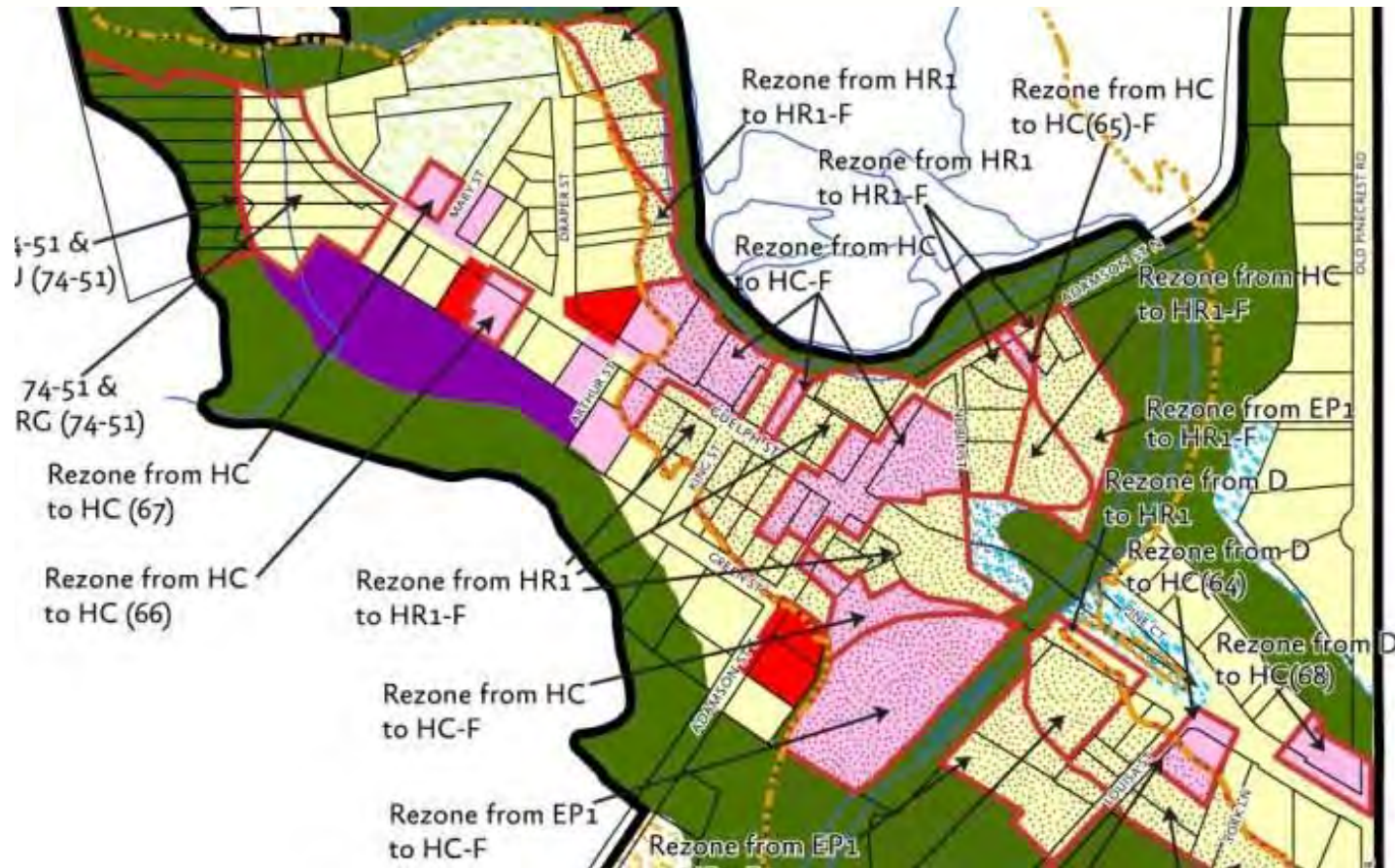
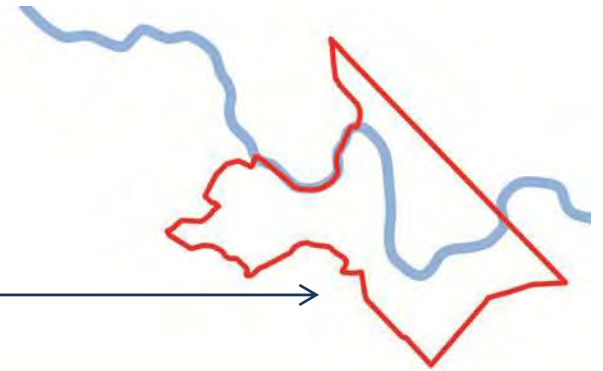
- Existing residential uses in the Community Core will remain zoned Residential and commercial uses will require rezoning
- Creating a new Hamlet Residential /Office Zone (HRO) performance standards but the zone not being applied as of right – will require rezoning
- New Hamlet Residential /Office Zone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

Zoning By-law

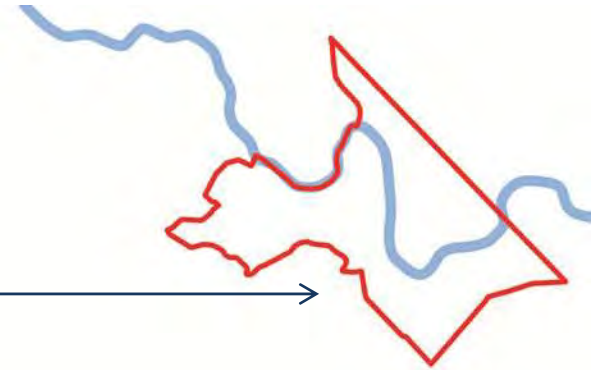


- Added site specific exceptions for:
 - 546 & 548 Guelph St (#64) and 559 Guelph St (#68)– permitted uses are motor vehicle repair, retail stores, business offices, service commercial, animal clinic, custom workshop, single detached dwellings, bed & breakfast
 - 16 Adamson St (front) (# 65) – permitted uses are retail stores, business offices and service commercial uses within existing building and must provide on-site parking
 - 492 Guelph St (# 66) – additional permitted uses are motor vehicle body shop and motor vehicle repair shop
 - 481 Guelph St (# 67) - additional permitted use are motor vehicle sales and/or rental

Zoning Schedule

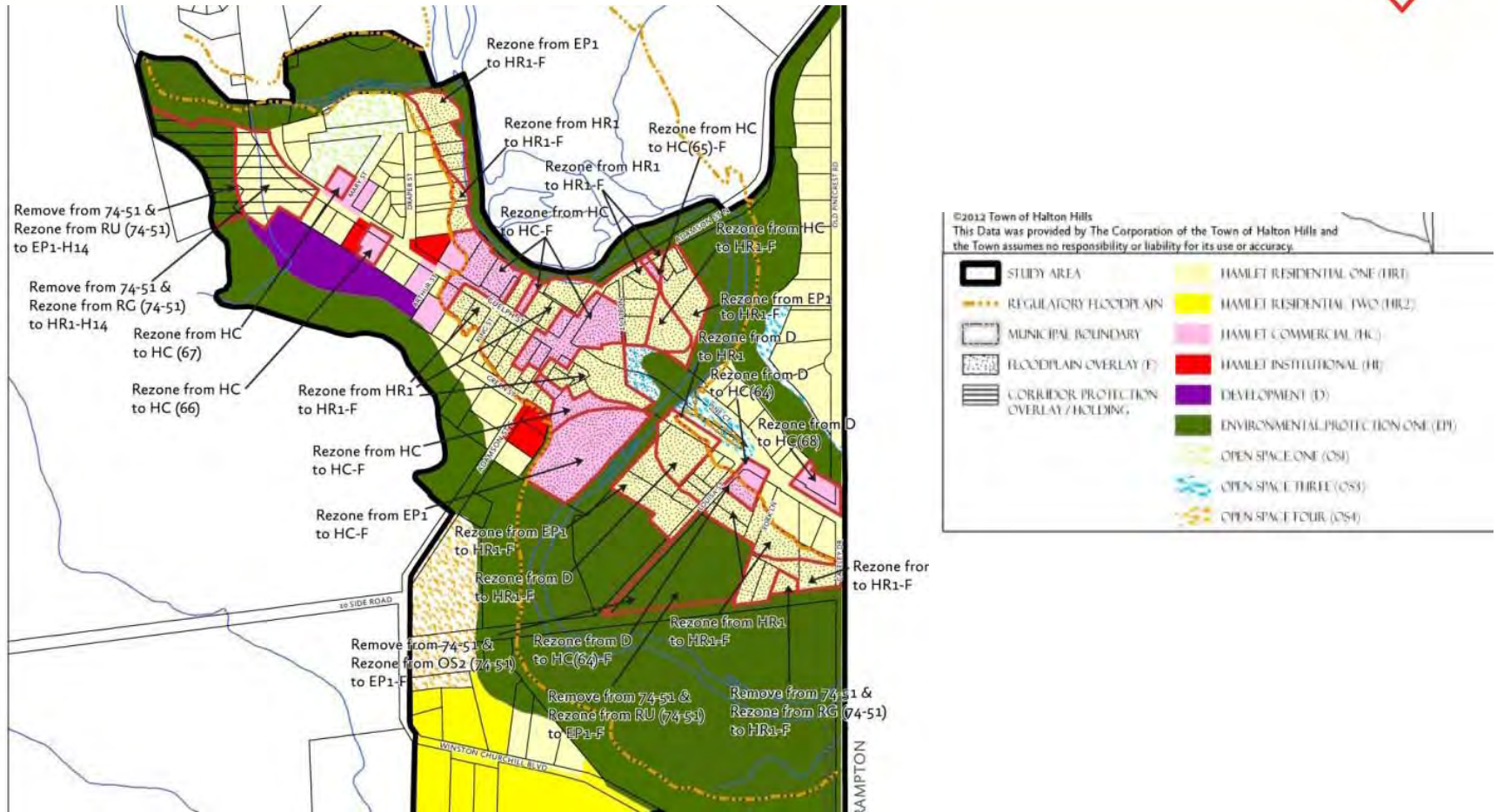
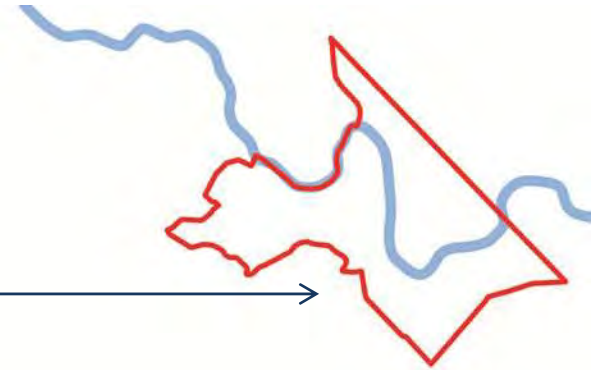


Zoning By-law

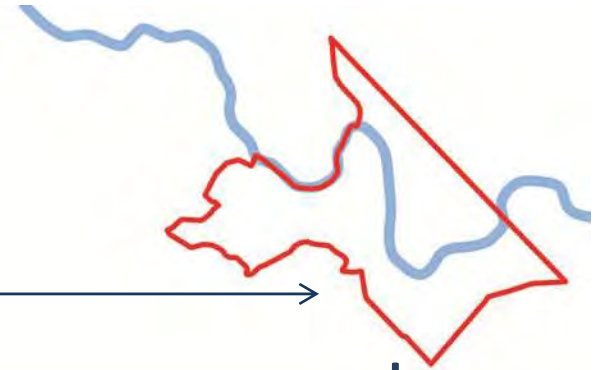


- Add Floodplain suffix for areas within floodplain
- Within Floodplain identifies that a permit is required from Credit Valley Conservation
- Can't allow expansion or replacement of certain uses in the event of destruction such as day care, long term care facilities etc

Zoning Schedule



Zoning By-law



- Rezone lands in Corridor Protection area and add Holding (H14) provision that may be lifted once EA for bypass is done
- Add special provision to permitted commercial uses in Norval that restricts new or expanding commercial uses to 250 square metres of gross floor area unless the property is rezoned



Hamlet Design & Heritage Protection Guidelines



Guideline Approach

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



Hamlet Design and Heritage Protection Guidelines

Guideline Approach

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



Hamlet Design and Heritage Protection Guidelines



Sustainability

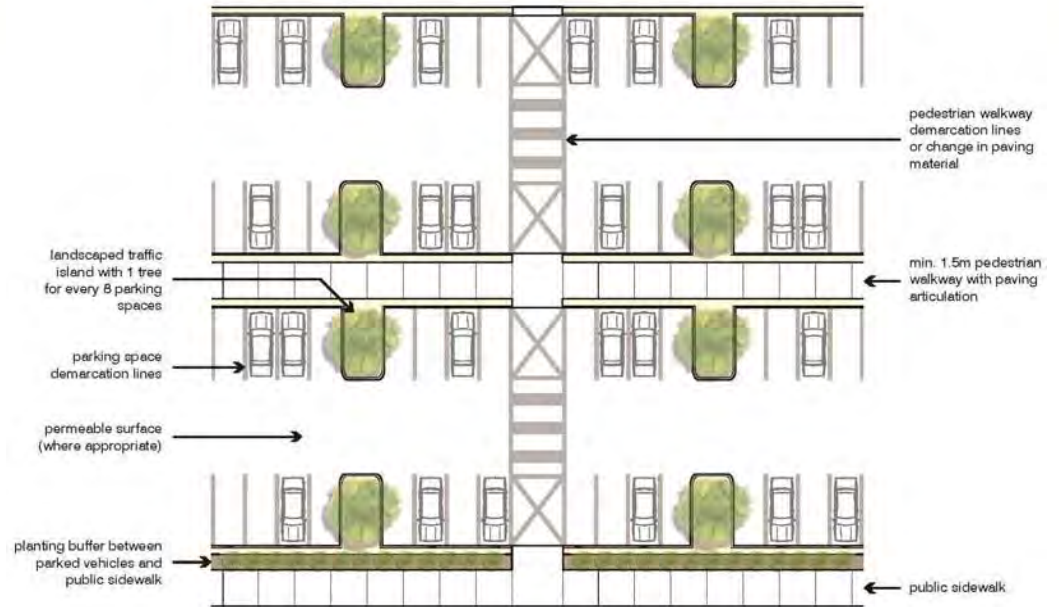
- Sustainable Building Design
- Sustainable Material Choice
- Sustainable Landscaping
- Reference to Halton Hills Green Development Standards



Hamlet Design and Heritage Protection Guidelines

Surface Parking

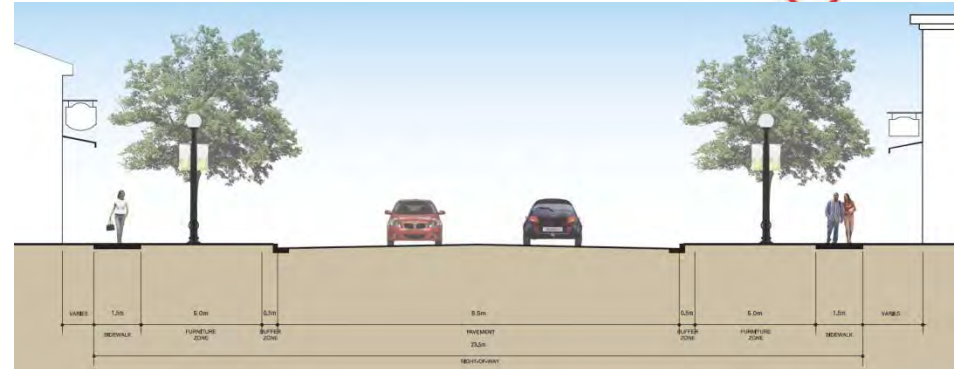
- Surface parking lots located at the rear or side of buildings
- Buffer zones adjacent to sidewalks where required
- Smaller, landscaped 'parking courts' to minimize impacts



Hamlet Design and Heritage Protection Guidelines

Streets and Boulevards

- Additional boulevard guidelines provided
 - Minimum sidewalk widths (1.85m)
 - Protect for a Street Furniture and Landscape Zone
 - Dedicated Transition Zone for spill-out opportunities
- Potential Boulevard Improvements
 - Short-Term
 - Bump-Outs
 - Long-Term



Hamlet Design and Heritage Protection Guidelines



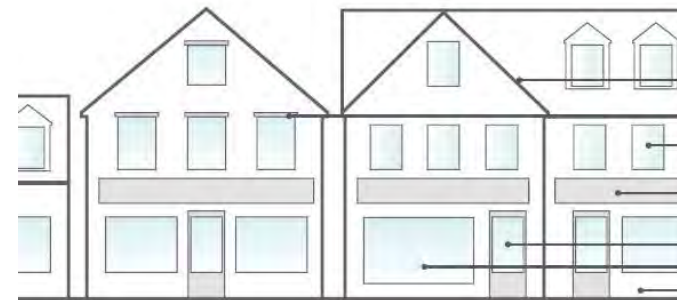
Hamlet Character

- Based on a wide variety of building styles (with common elements)
- How can new development be sympathetic to these elements to maintain Hamlet character?



Sample Building # 1: Po

- Gabled Roof
- Eavestrough
- Stone Lintel
- Double Hung Windows
- Vertically Oriented Windows
- Wood Detailing
- Columns with Base
- Primary Entrance
- Brick Facade
- Wide Front Porch

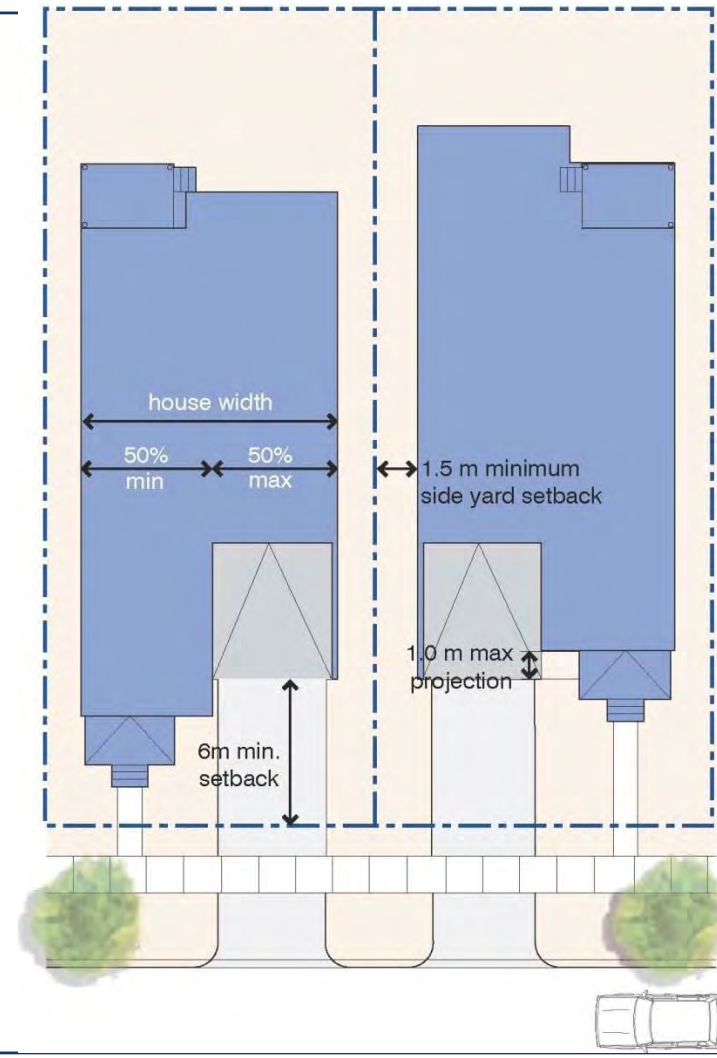


- Gabled Roof
- Window Lintels
- Vertically Oriented Windows
- Awnings break-up the building storeys, similar to the upper deck on a front porch
- Primary Entrance
- Glazing at Street Level
- Commercial uses at grade create an active streetscape, reflecting the intention of the residential front porch

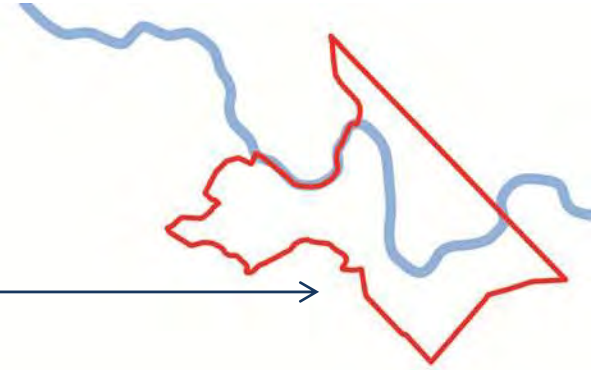
Hamlet Design and Heritage Protection Guidelines

Hamlet Residential Buildings

- Building location and orientation
- Façade design
- Building Setbacks
 - Front yard = 4.5-7.5 metres
 - 6.0m to garage
 - 1.5m No Encroachment Zone
 - Side yard = 1.5m (3.0 with driveway)
 - Rear yard = 7.5m



Next Steps



- Revise documents as necessary to reflect public input
- Hold statutory public meeting in the fall

