

Statutory Public Meeting

**Town Initiated Official Plan and Zoning By-law
Amendments**

16 Adamson St. N, Hamlet of Norval

April 13, 2015



Public Notification

- Notice mailed to property owners within 120 m of subject property.
- Newspaper Advertisements – Independent & Free Press
 - March 19, 2015
 - April 9, 2015
- Circulated to the Region of Halton and Credit Valley Conservation Authority for comment.



Background Planning Context

- Norval Secondary Plan Review 2012-2014
 - To develop an updated Secondary Plan for the Hamlet.
 - To update Zoning By-law for the Hamlet.
- Revised Secondary Plan and Updated Zoning By-law approved in April 2014.
 - OPA 20
 - Zoning By-law Amendment 2014-0021
- Secondary Plan and updated Zoning are now in full force and effect.
 - Two site specific appeals have been resolved.

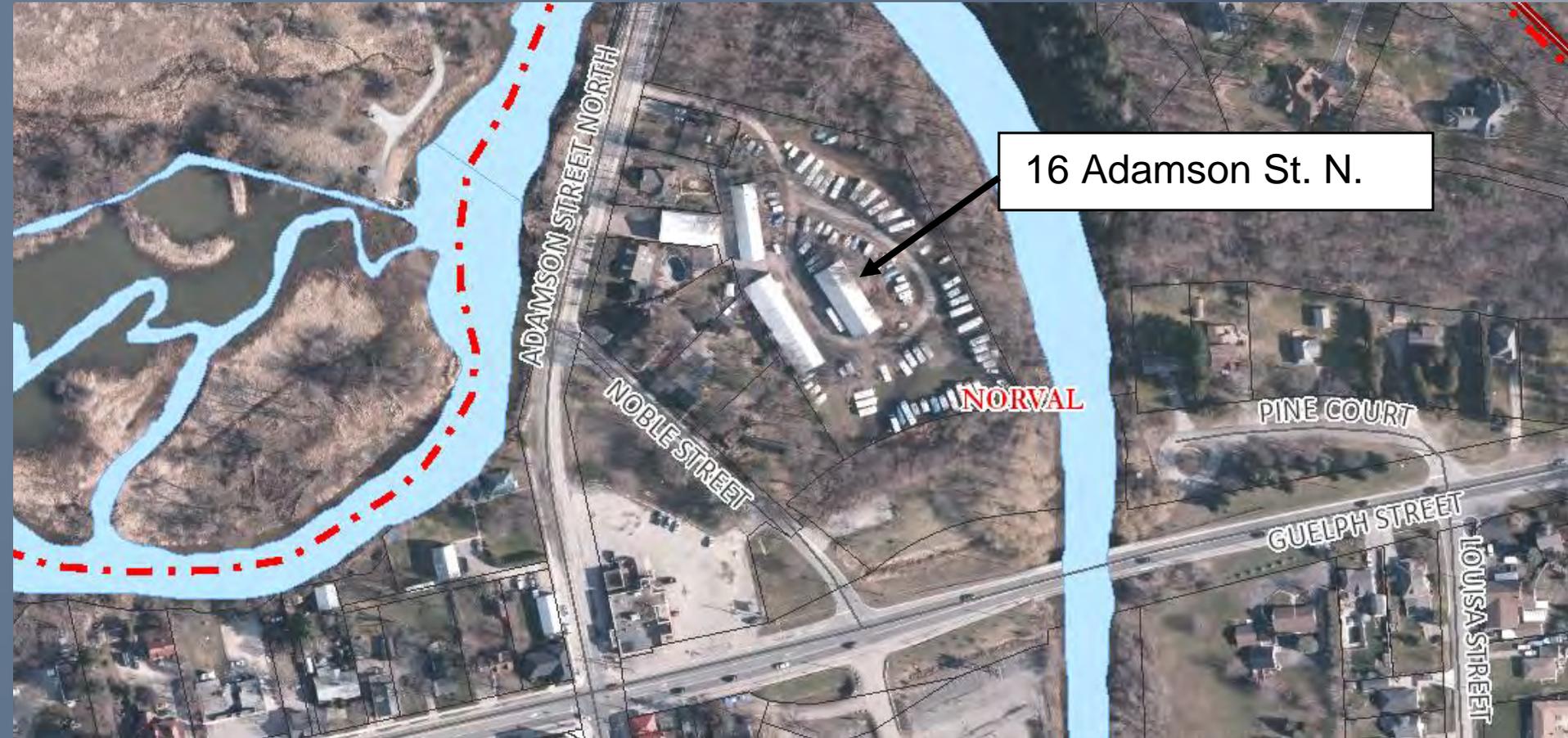


Deferral of 16 Adamson St. N.

- A decision on the land use designation and zoning for 16 Adamson St. N. was deferred.
 - Recent change in ownership of the property.
 - To allow for further discussion with the new owner and neighbouring property owners.
- Throughout 2014 Planning Staff held discussions with/between new owner, neighbours, and the Norval Secondary Plan Steering Committee.
 - Site visit conducted with Steering Committee.



Location Map

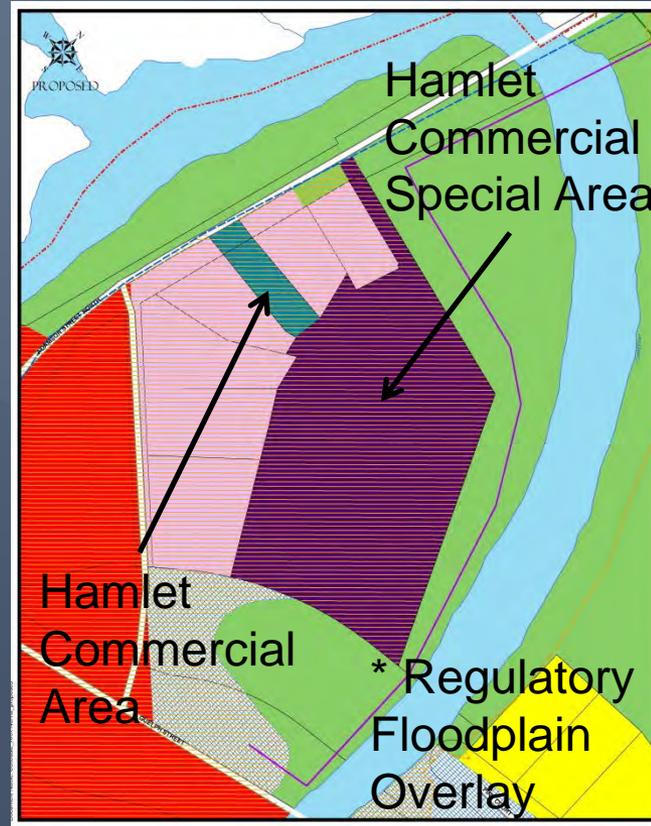


Secondary Plan Designation

Existing

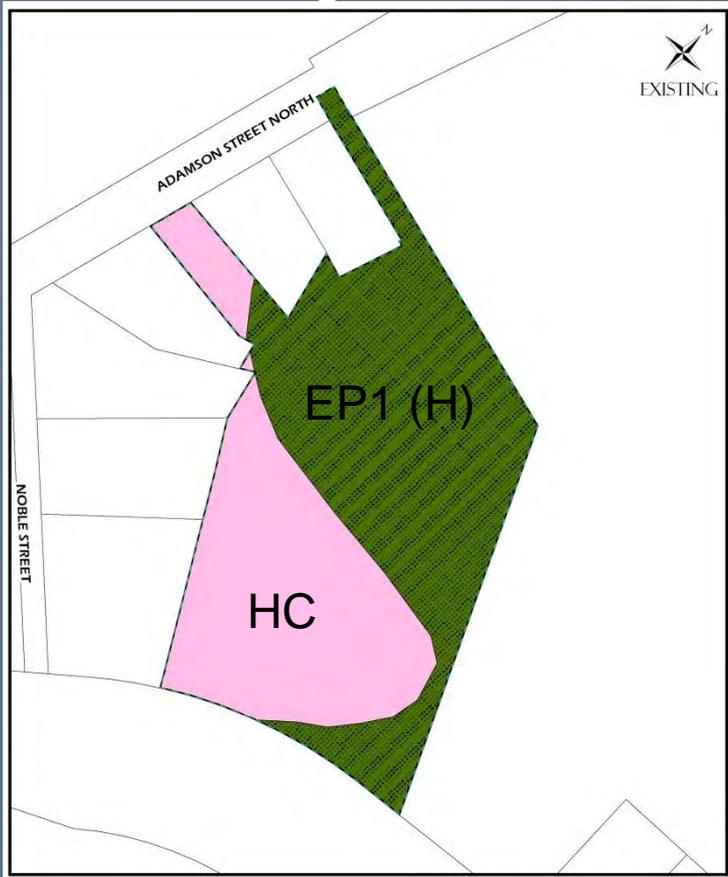


Proposed

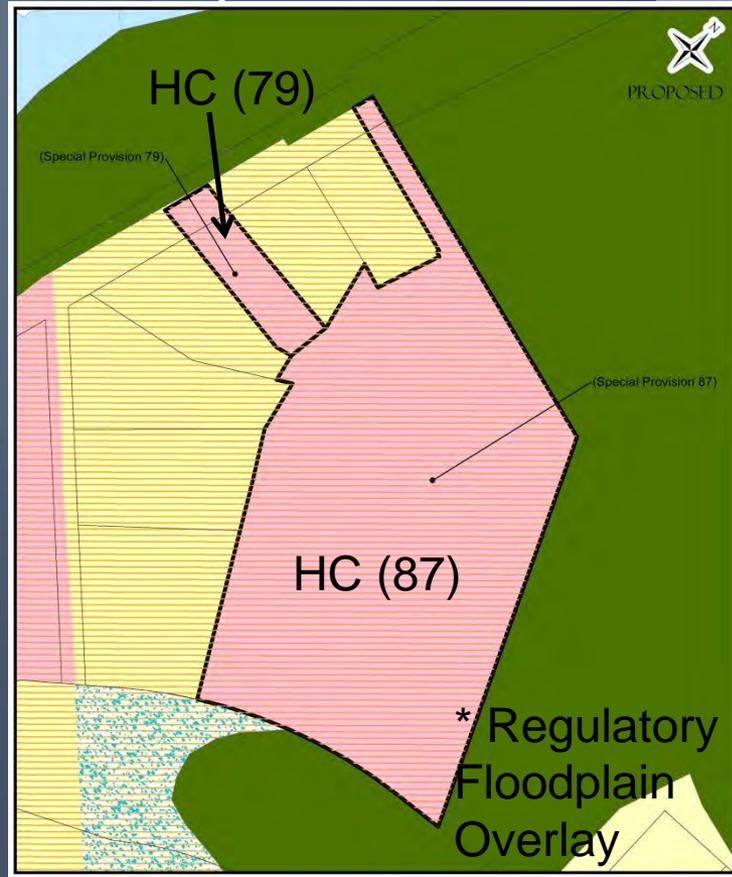


Zoning

Existing

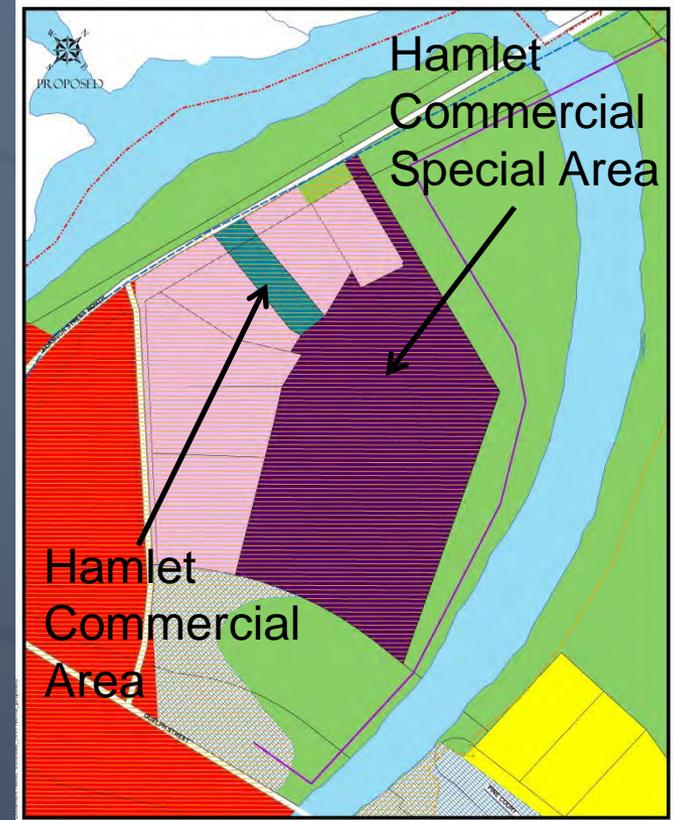


Proposed



Secondary Plan Provisions

- Front Portion
 - Hamlet Commercial Area
 - Commercial uses in the existing building are permitted.
- Rear Portion
 - Hamlet Commercial Special Area
 - Recognizes existing use of the property as a Commercial Self-Storage Facility.
 - Allows for temporary indoor and/or outdoor storage of recreational vehicles including boats, trailers and motor vehicles.
 - Other outdoor storage uses are not permitted. e.g.. Transport truck/trailer parking and storage, shipping containers, other materials or goods



Zoning Provisions

- Front Portion

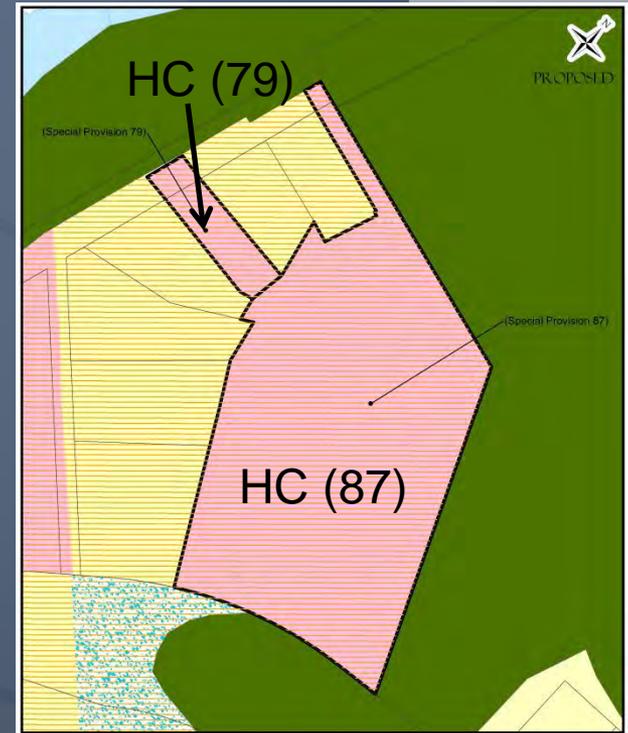
- Hamlet Commercial (HC)

- Site Specific Exception (79)
- Permitted Uses: Retail Store, Business Office, Service Commercial, Commercial Self-Storage Facility
- Uses with lower parking needs.
- Restaurant Use is prohibited.

- Rear Portion

- Hamlet Commercial (HC)

- Site Specific Exception (87)
- Recognizes existing use of the property as a Commercial Self-Storage Facility only.
- Allows for temporary indoor and/or outdoor storage of recreational vehicles including boats, trailers and motor vehicles.
- Other outdoor storage uses are prohibited. e.g.. Transport truck/trailer parking and storage, contractors yards, storage of other materials or goods



Regulatory Flood Plain Overlay

- In Hamlet of Norval, developed properties located in the Floodplain have been given a base designation/zoning and are identified as being located in the Regulatory Floodplain Overlay.
- Regulatory Floodplain Overlay identifies that the property is located in the floodplain and is subject to Credit Valley Conservation Authority Regulations.
- Entire property has been placed in the Regulatory Floodplain Overlay.



Next Steps

- Deadline for Comments: May 1, 2015.
- Public input received to be considered.
- Final Recommendation Report on amendments to be brought back to Council for approval.

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