

Town of Halton Hills

Hamlet of Norval Secondary Plan Review

Macaulay Shiomi Howson Ltd

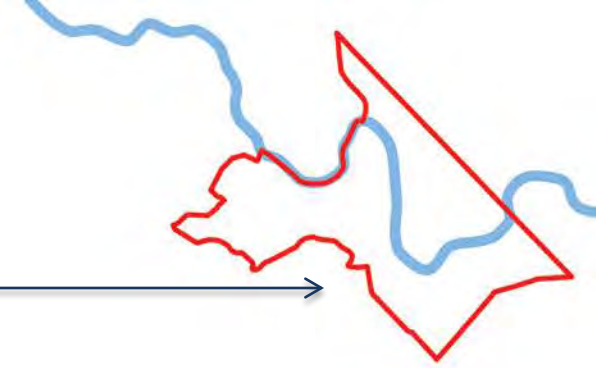
IN ASSOCIATION WITH:

Brook McIlroy Inc

AECOM

W. Scott Morgan & Associates


Presentation



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1. Opportunities and Constraints
 2. Priority Directions
 3. Floodplain Mapping and Policies
 4. Land Use Policies and Mapping
 5. Transportation
 6. Heritage Protection and Design
 7. Next Steps


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



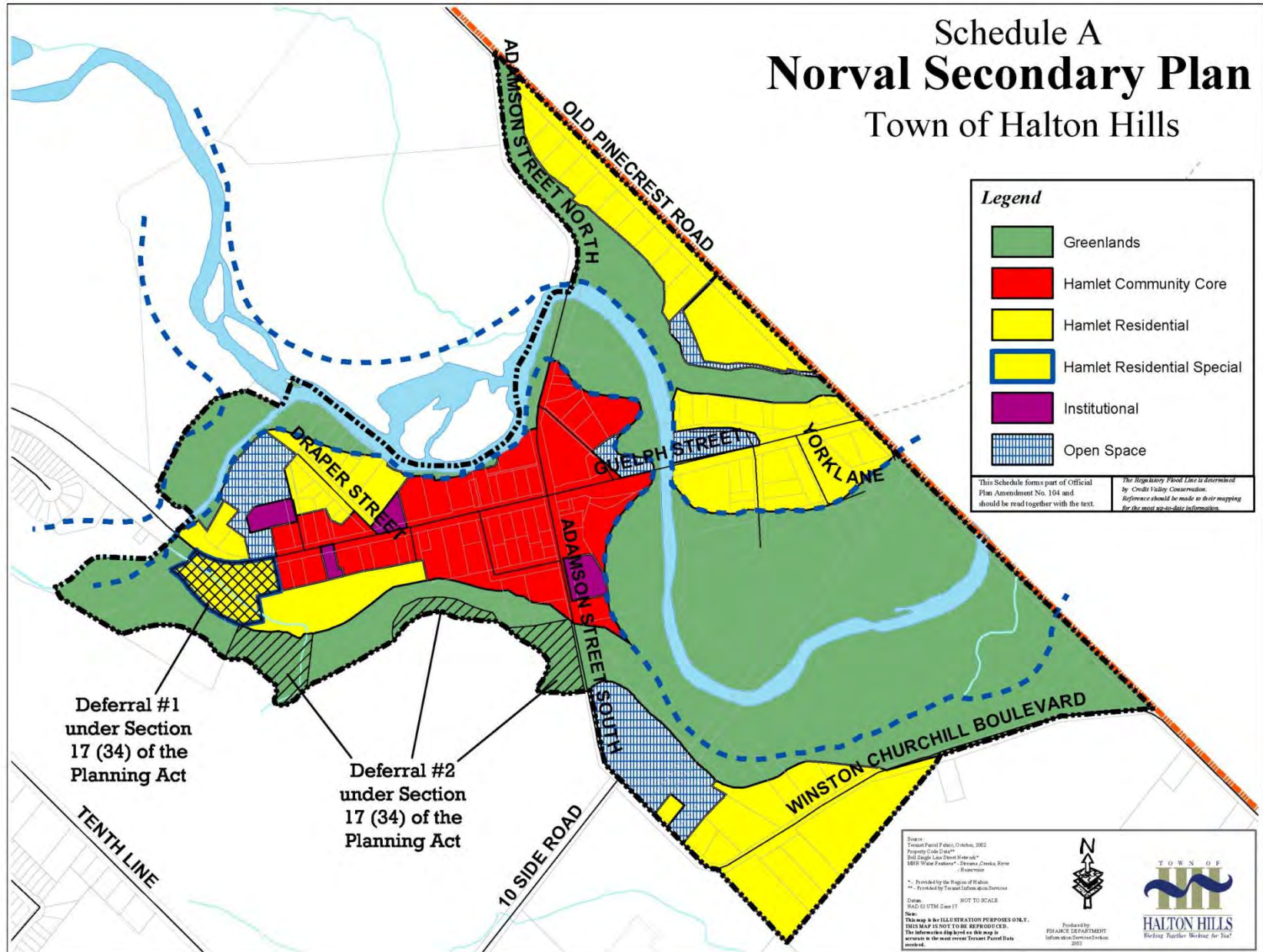
- 
- Infill development constrained by the ability to provide services
 - Heritage properties contribute to character and help promote tourism but only one property is afforded full protection under the Ontario Heritage Act
 - Valley system and Greenbelt Plan contribute to maintenance of separation from 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 a concern by some.
 - Opportunity exists to pursue improved tourism through improvements to the core area and continuing to promote existing facilities.

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 legislative Flood 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*
MRR Water Features* - Toronto, Ontario, Kerr
- Province

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

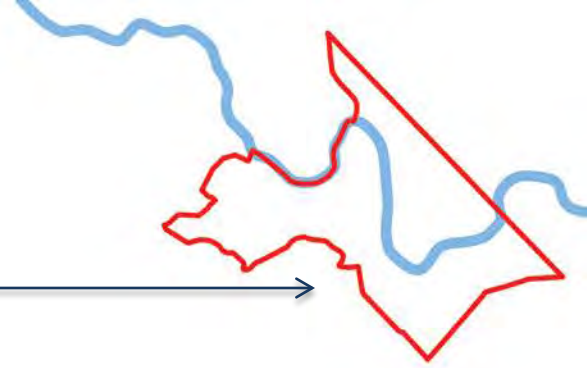
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Date:
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THIS MAP IS NOT TO BE REPRODUCED.
The information depicted on this map is
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PLANNING DEPARTMENT
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2002

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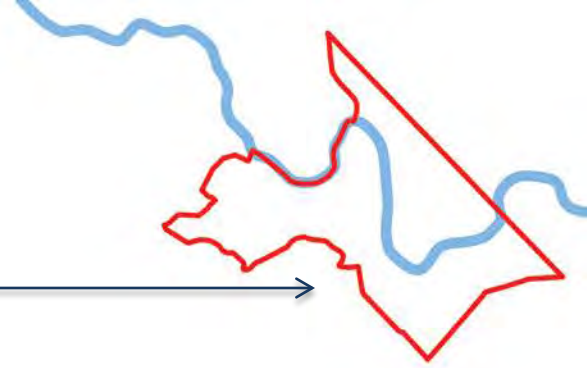
June Public Workshop



• Priority Directions

1. Maintain and enhance existing built form and natural heritage features.
2. Maintain and enhance existing open spaces and natural features, including the Credit River (and valley), Willow Park, McNab Park, and the Lucy Maud Montgomery Garden.
3. Support small, independent businesses in the Hamlet Community Core.
4. Further analyze the impacts of maintaining existing non-conforming commercial uses.

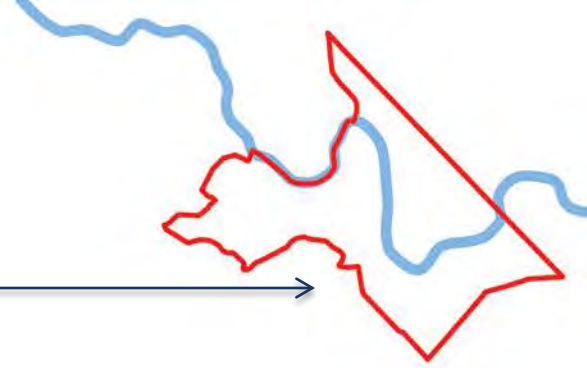
Public Workshop



• Priority Directions

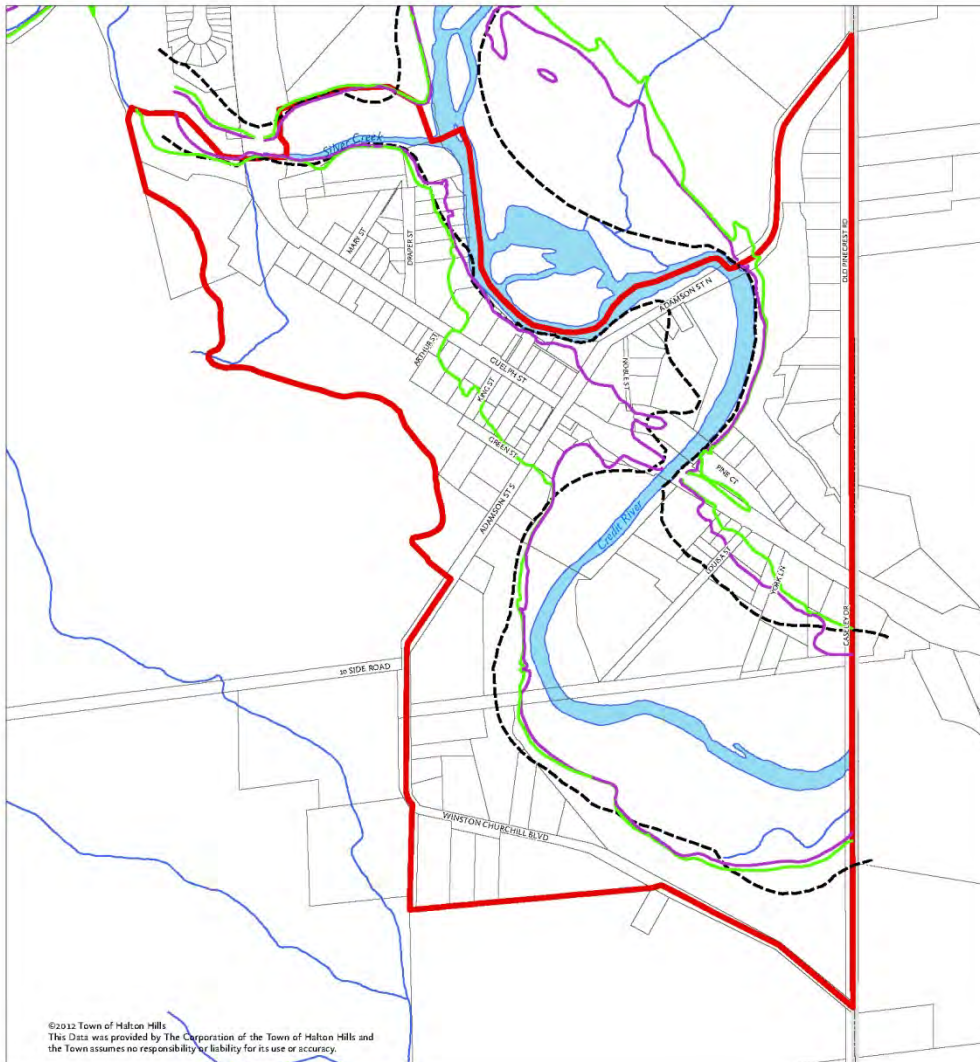
5. Ensure new residential, commercial and institutional buildings are in keeping with Norval's heritage character, including height, scale, massing, and materials.
6. New commercial and institutional buildings should be limited to 2 to 3-storeys.
7. Preference for new residential buildings in the Hamlet to be primarily single-family dwellings.

Public Workshop



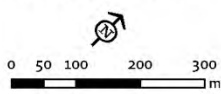
- **Priority Directions**

8. Facilities for active transportation (i.e. cycling lanes, widened sidewalks) should provide enhanced connections through the Hamlet Community Core and to Georgetown and surrounding communities.
9. Traffic calming measures should be explored in the Hamlet Community Core.
10. Minimize large truck traffic through the Hamlet Community Core.

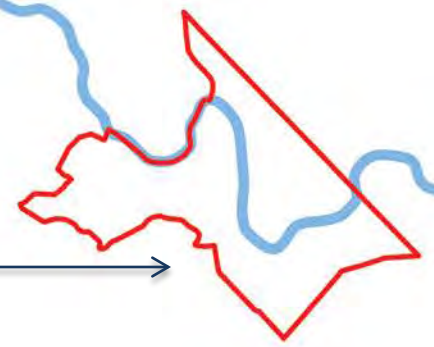


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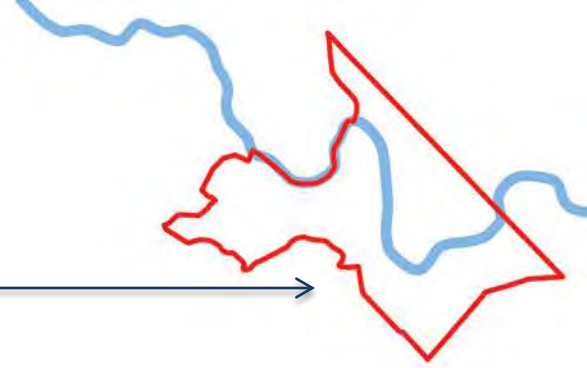
FLOODPLAIN
 Norval Secondary Plan Review
 Town of Halton Hills



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



Floodplain

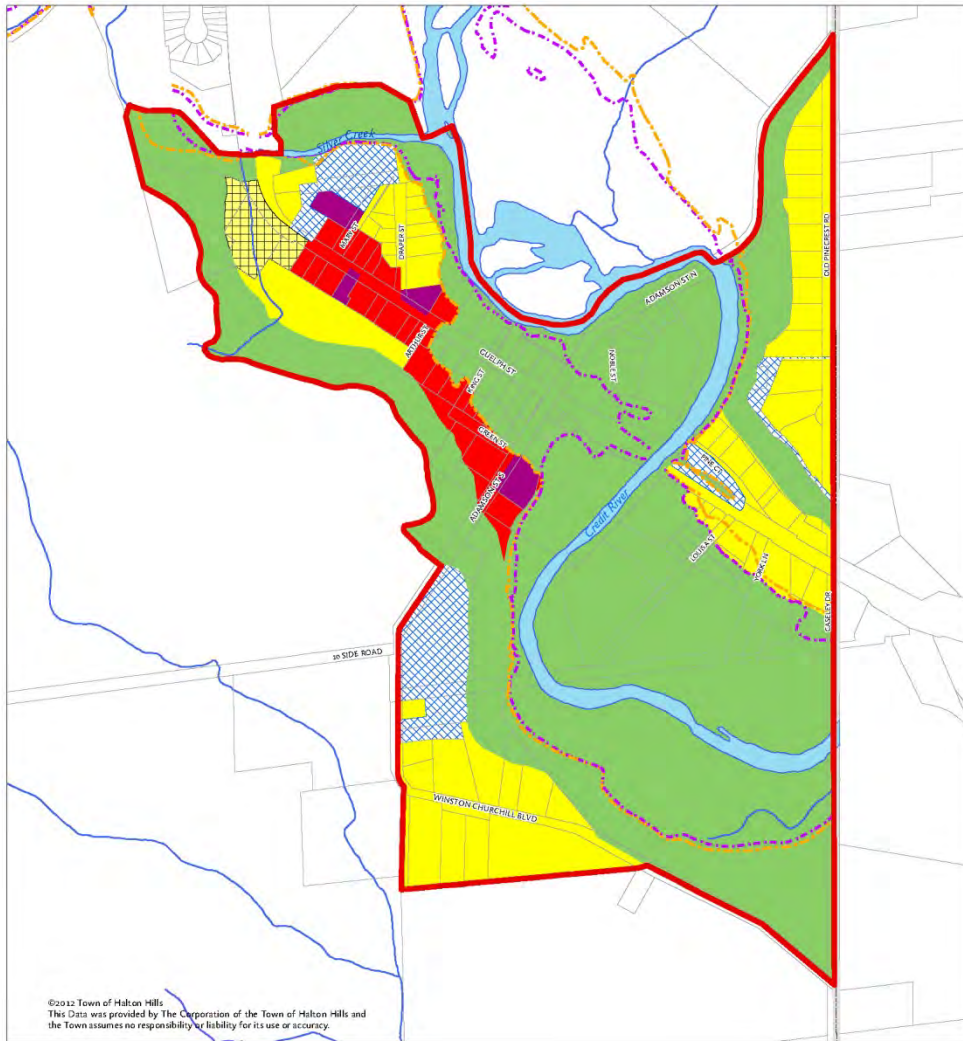


- Option 1 Current Approach

- Place all of the lands in the floodplain within the Greenlands designation

- expansions are limited to 18.6 sq metres (200 sq ft);
- expansions are floodproofed;
- no habitable rooms are allowed below the flood level,
- safe access is provided for pedestrian and vehicular access, and
- no nursing homes, day care facilities, group homes, seniors homes, schools, fire, police or ambulance station allowed to expand or be replaced if destroyed.

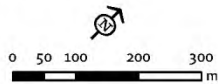
- Lands then placed in Environmental Protection zone



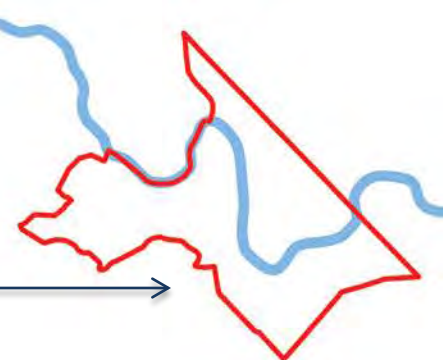
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FLOODPLAIN OPTION 1

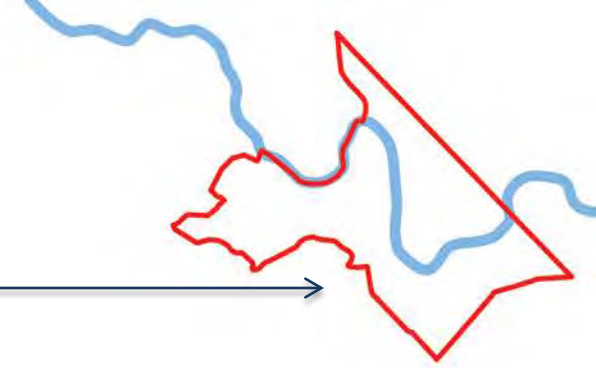
Norval Secondary Plan Review Town of Halton Hills



- | | | |
|--------------------|-------------------------------|----------------------------|
| Study Area | Current, Regulatory floodline | Greenlands |
| Municipal Boundary | Current, 100-Year floodline | Hamlet Community Core |
| Existing Parcels | Watercourse | Hamlet Residential |
| | | Hamlet Residential Special |
| | | Institutional |
| | | Open Space |

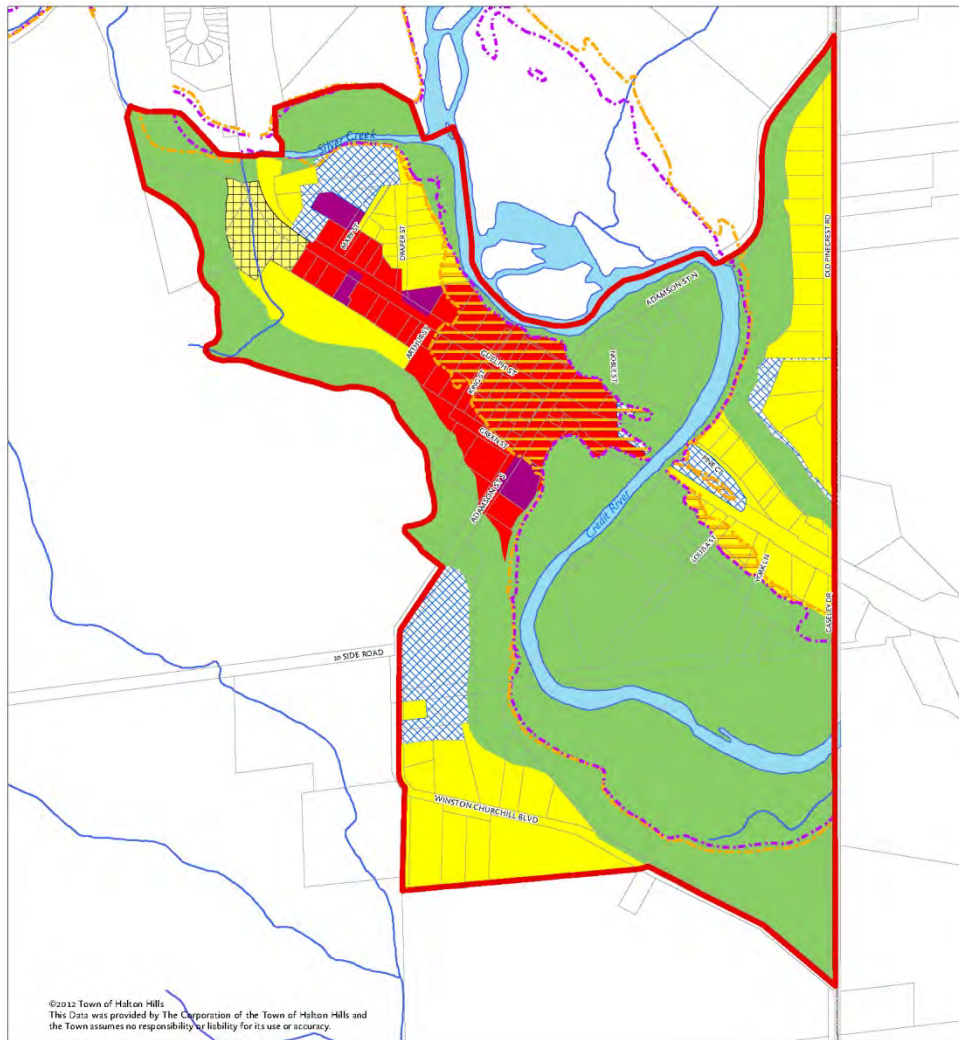


Floodplain



- Option 2 Two Zone Approach

- The two zone approach separates the floodplain into two main components - the floodway and the flood fringe.
- Floodway refers to that portion of the floodplain where development and site alteration would cause an unacceptable threat to public safety or property damage.
- Flood fringe is portion of the floodplain where depths and velocities of flooding are less severe and development may be permitted subject to certain restrictions.
- No additions or reconstruction would be allowed in the floodway



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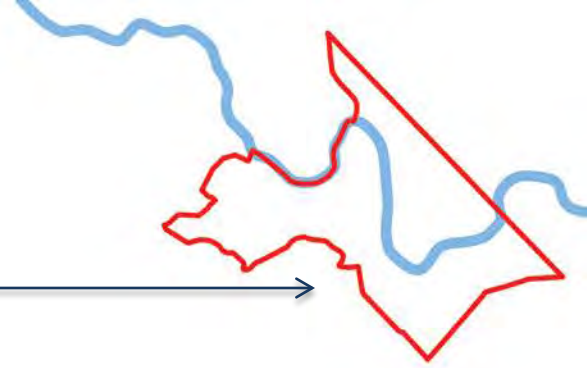
FLOODPLAIN OPTION 2

Norval Secondary Plan Review Town of Halton Hills

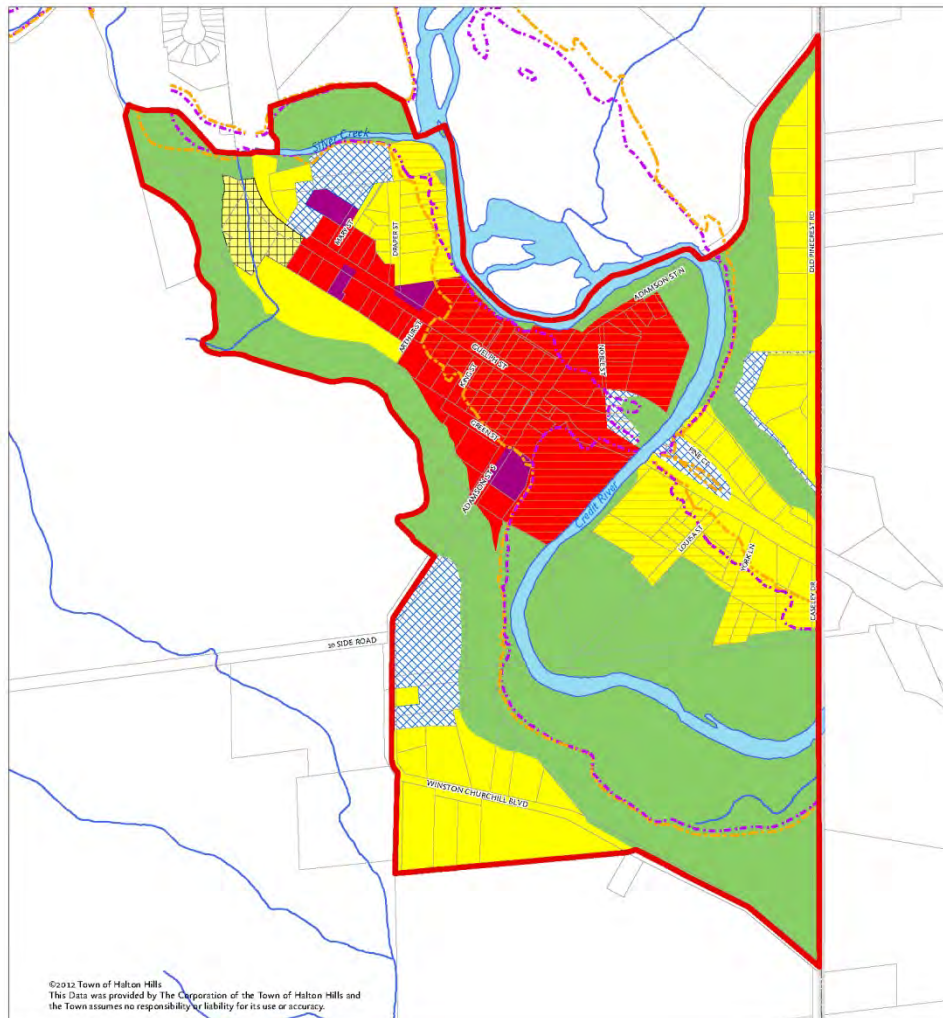


- Study Area
- Municipal Boundary
- Existing Parcels
- Watercourse
- Current, Regulatory floodline
- Current, 100-Year floodline
- Flood Fringe - Limited Development
- Greenlands
- Hamlet Community Core
- Hamlet Residential
- Hamlet Residential Special
- Institutional
- Open Space

Floodplain



- Option 3 Regulatory Floodplain Overlay
 - Place lands that are in the floodplain within the Greenlands designation only if they are not developed or if they have some other natural heritage feature such as environmentally sensitive areas or wetlands which also applies to them.
 - Developed lands within the floodplain would have a land use designation but there would be an overlay designation on them identifying the floodplain area
 - Policies would continue to be in place to consider small additions to existing buildings subject to restrictions
 - Zoning of the existing uses would be subject to restrictions with “F” suffix but the uses would not become legal non-conforming



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FLOODPLAIN OPTION 3

Norval Secondary Plan Review
 Town of Halton Hills



- Study Area
- Current, Regulatory floodline
- Greenlands
- Municipal Boundary
- Current, 100-Year floodline
- Hamlet: Community Core
- Existing Parcels
- Floodplain Overlay
- Hamlet: Residential
- Watercourse
- Hamlet: Residential Special
- Institutional
- Open Space


Conservation Authority Policies



- All development must obtain a permit from CVC
- Modify the Secondary Plan policies to reflect the CVC policies recognizing that
 - Allow for expansion of existing residential uses if they are 50 % or less of the original habitable ground floor area to a maximum footprint of 100 square metres on the ground floor and if the second floor addition does not exceed the original habitable ground floor area plus 100 metres.
 - Allow for expansion of commercial, industrial or institutional uses if 50% or less of the original ground floor area.

Setbacks and Stormwater Management



- 
- Current setback is 5 metres from top of bank and erosion hazard and from floodline
 - CVC policy is generally 10 metres from flood hazard, erosion hazard or significant natural features and 30 metres from significant wetlands and watercourses
 - Secondary Plan should recognize these setback apply unless an alternative setback is justified.
 - Encourage Stormwater Best Management practices including Low Impact Development (LID) which addresses stormwater at the source

Land Use Policies and Mapping



• Automotive Uses

- 5 automotive uses in Hamlet, 2 in the Community Core
- Options for dealing with the automotive uses are :
 1. Continue to exclude automotive uses from the list of permitted uses in the Hamlet as a whole;
 2. Add automotive uses to the list of permitted uses within the Community Core ;
 3. Add site specific exceptions to recognize the existing automotive uses both inside and outside of the Core but not permit new automotive uses or the relocation of the existing ones.

Land Use Policies and Mapping



- Permitted Uses

- Add:

- personal service uses such as hair stylists and shoe repair
 - a general store
 - craft shops
 - artist studios and art galleries
 - cafes
 - antique and furniture stores.

- Prohibit all forms of drive through uses

Land Use Policies and Mapping

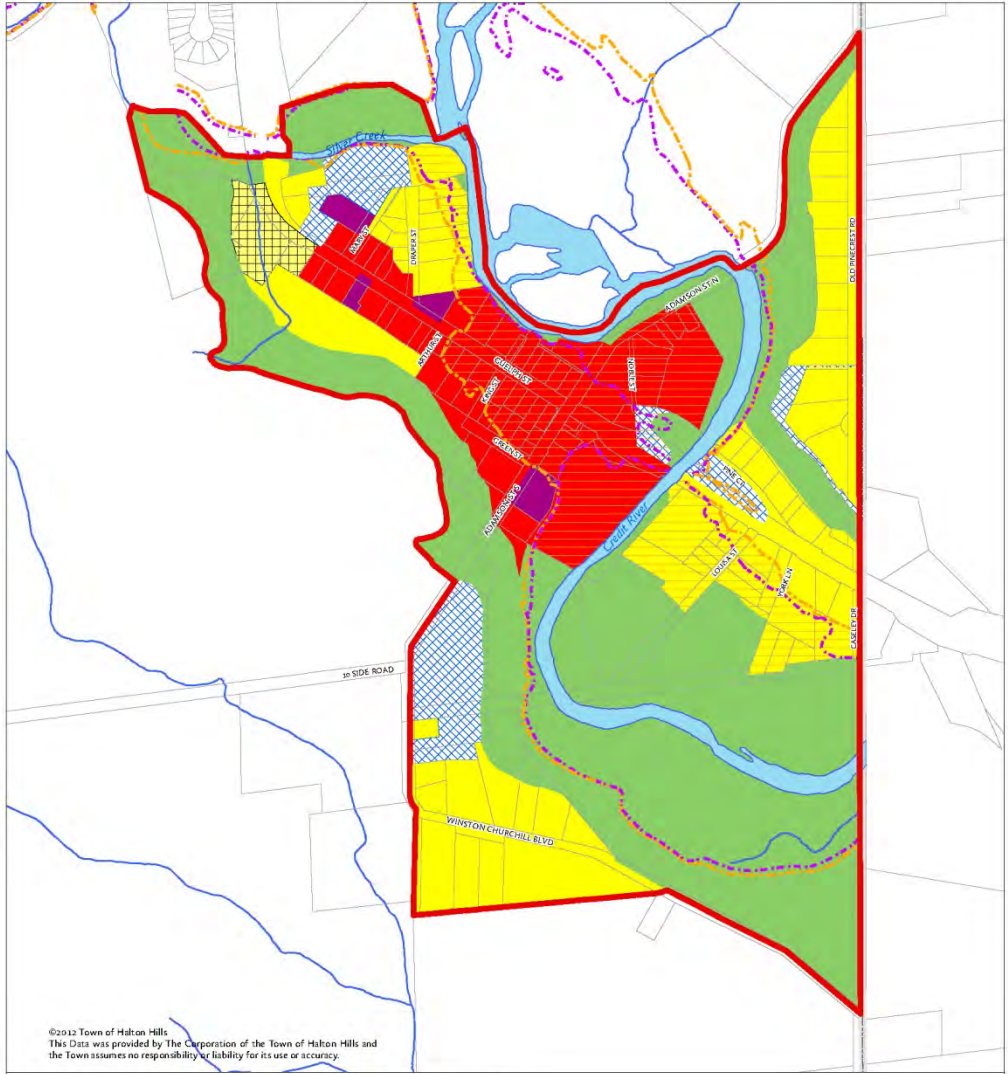


- Size of Commercial Uses
 - Concern large commercial buildings may be out of keeping with the character of the hamlet
 - Assuming lot coverage of 25%, a 500 square meter (5,380 square foot) maximum building size would typically require a 2000 sq metre (half acre) lot; however, given that there are no municipal sewers would need an even larger lot to allow for septic bed
 - Recommend a maximum size of 250 sq metres (2,690 square feet) be considered for new commercial uses but recognize existing uses that currently exceed that size

Land Use Policies and Mapping



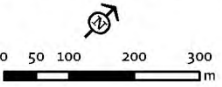
- Extent of the Community Core
 - Option 1 - Current Secondary Plan
(with Floodplain Overlay)
 - Option 2 - Guelph Street Focus
 - Option 3 - Compact Core



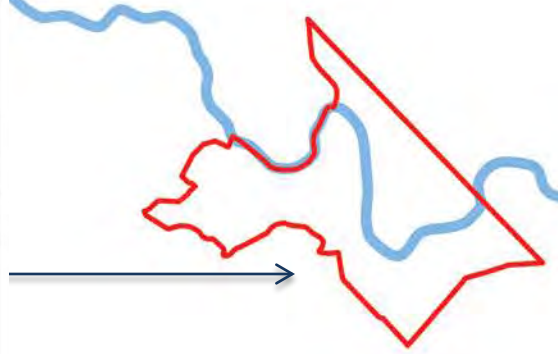
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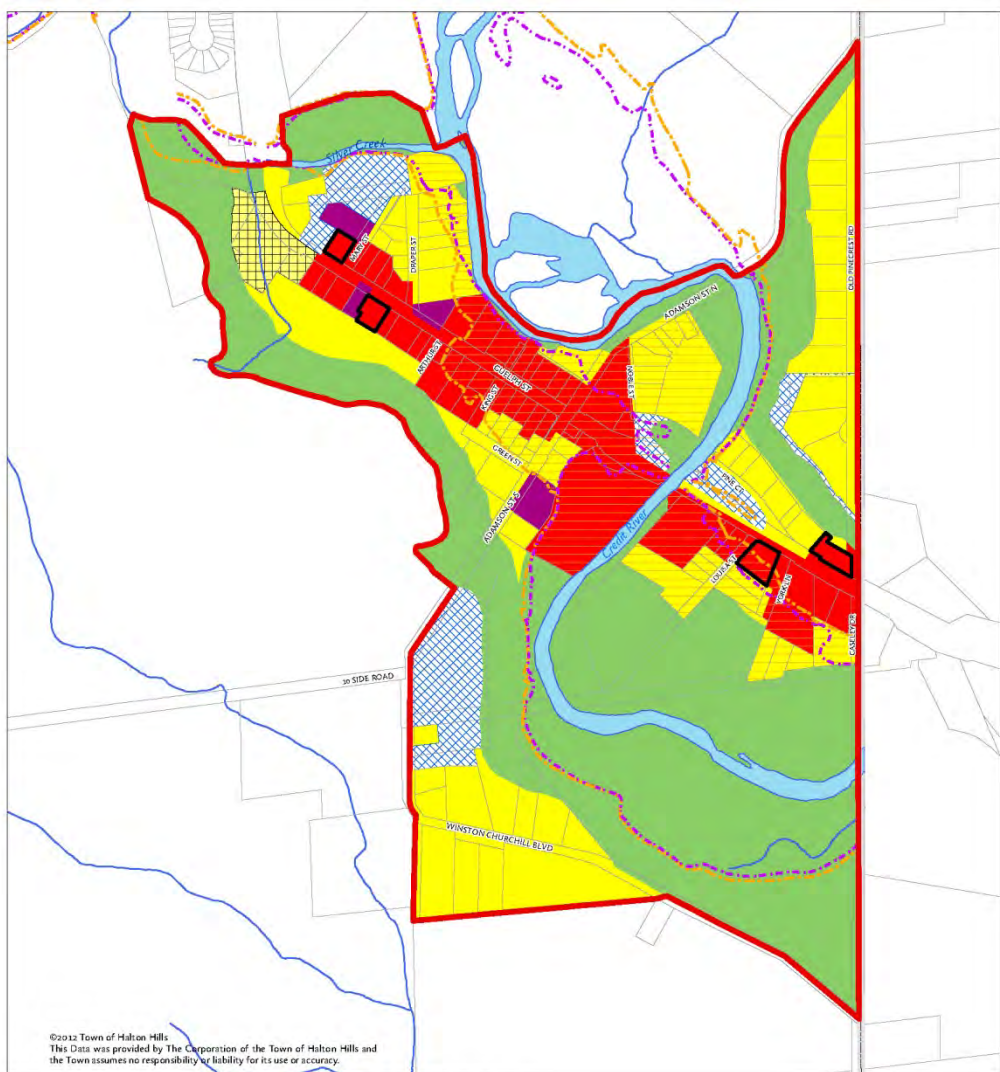
HAMLET COMMUNITY CORE - OPTION 1

**Norval Secondary Plan Review
 Town of Halton Hills**



- Study Area
- Municipal Boundary
- Existing Parcels
- Watercourse
- Regulatory floodline
- 100-Year floodline
- Floodplain Overlay
- Greenlands
- Hamlet Community Core
- Hamlet Residential
- Hamlet Residential Special
- Institutional
- Open Space

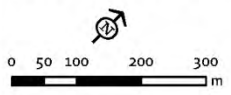




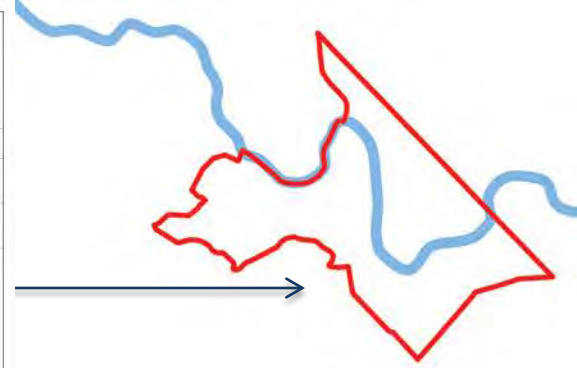
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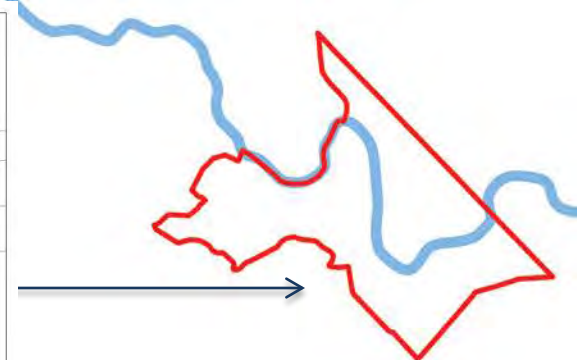
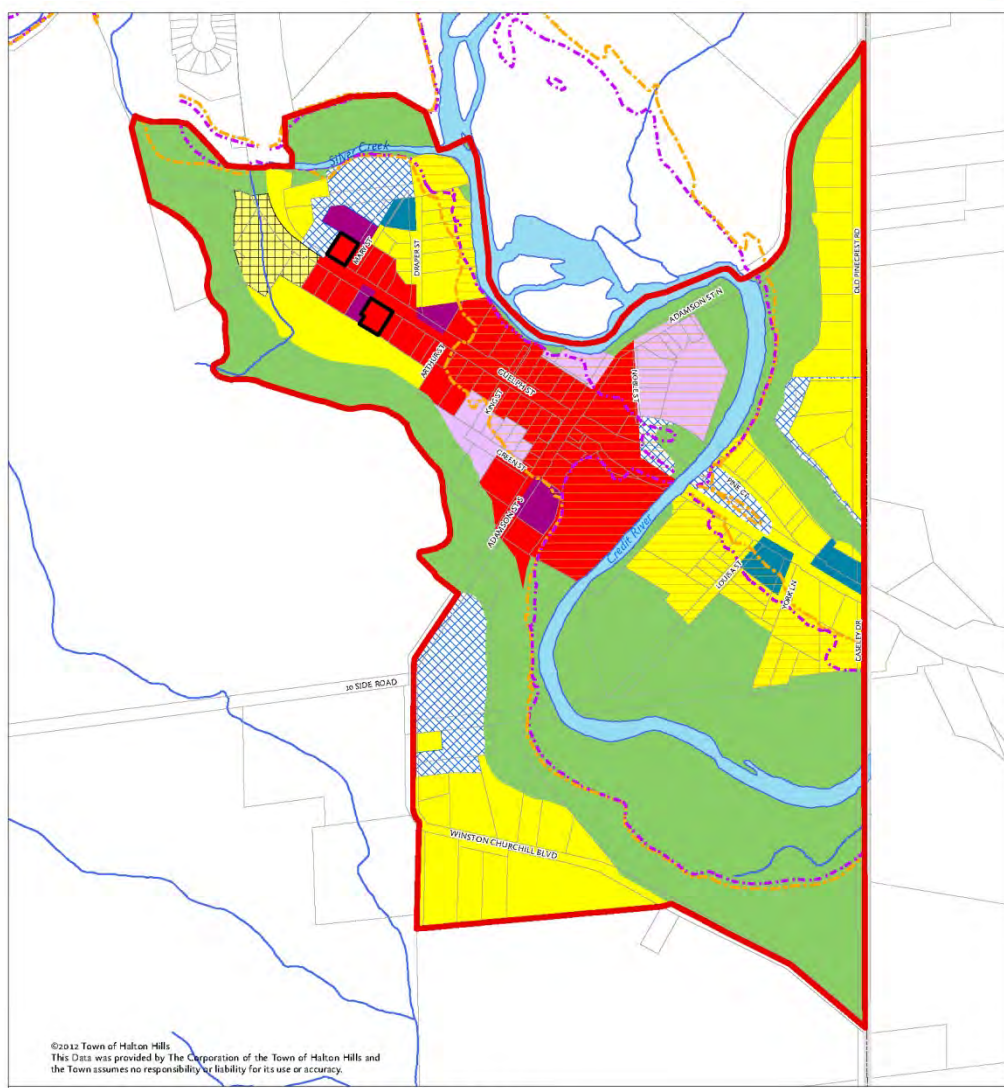
HAMLET COMMUNITY CORE - OPTION 2

Norval Secondary Plan Review
 Town of Halton Hills



- | | | |
|--------------------|---|----------------------------|
| Study Area | Regulatory floodline | Greenlands |
| Municipal Boundary | 100-Year floodline | Hamlet Community Core |
| Existing Parcels | Floodplain Overlay | Hamlet Residential |
| Watercourse | Hamlet Community Core Special Policy Area | Hamlet Residential Special |
| | | Institutional |
| | | Open Space |

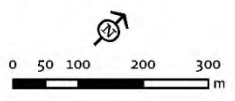




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HAMLET COMMUNITY CORE - OPTION 3

Norval Secondary Plan Review
 Town of Halton Hills



- Study Area
- Regulatory floodline
- Municipal Boundary
- 100-Year floodline
- Existing Parcels
- Floodplain Overlay
- Watercourse
- Hamlet Community Core Special Policy Area
- Greenlands
- Hamlet Community Core
- Hamlet Res Office
- Automotive Commercial
- Hamlet Residential
- Hamlet Residential Special
- Institutional
- Open Space

Traffic Calming



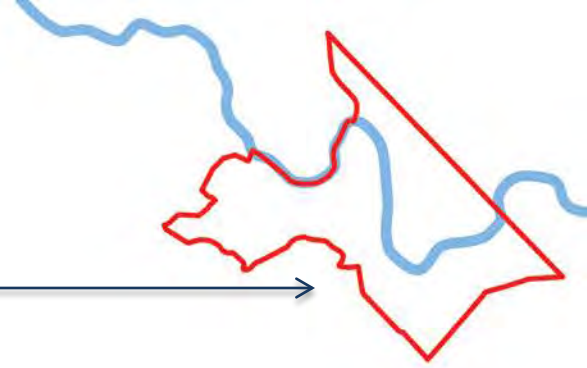
- Town installing speed bumps to provide traffic calming on King Street and Green Street
- Raised crosswalks another option on side streets
- On Guelph Street make the street visually narrower by adding on-street parking, street trees, planters, landscaping, and street furniture between the road and sidewalk – further discussion required with MTO
- Bringing buildings right to the street line is not recommended

Traffic Flows



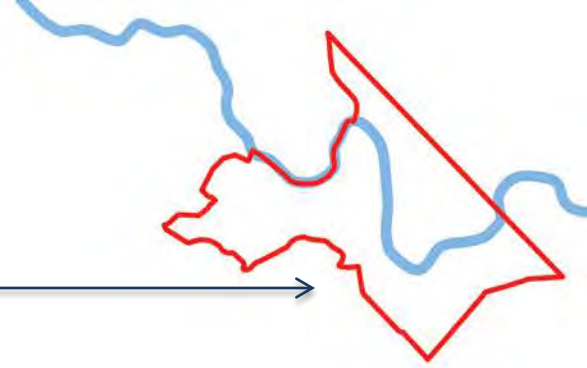
- Consider an adaptive signal at the Guelph and Adamson Street intersection so only provide minimum pedestrian times if pedestrians are present
- Consider east bound left turn lane from Guelph Street onto Mary Street
- As part of Class Environmental Assessment for the bypasses that the Town requests that truck traffic be restricted in hamlet core and traffic signals be considered for the intersection of Winston Churchill and 10th Side Road

Transportation Policies



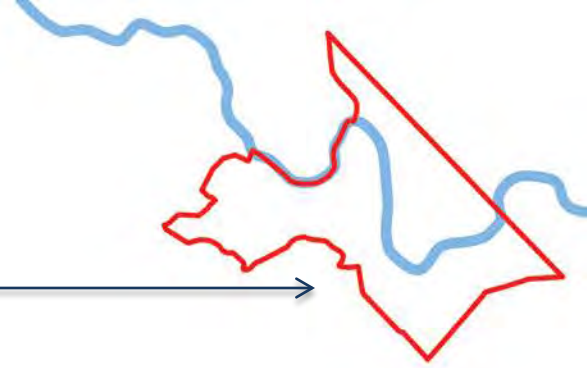
- Update policies to reflect outcome of Halton Peel Boundary Area Transportation (HPBAT) Study and recognize that EAs are required
- Recognize Halton Peel Freeway Corridor Definition Study which will determine geographic limits of Corridor Protection zone for north-south freeway and improvements from HPBAT Study

Heritage Conservation



- Options to provide greater protection
 1. Heritage Conservation District
 2. Individual Heritage Designations
 3. Stronger Heritage Protection /Urban Design Policies
 - reference to height, built form, massing, scale, prevailing setbacks, materials, landscaped open space and the size and configuration of lots and indicate that no changes would be allowed that are out of keeping with the physical character of the hamlet.

Next Steps



-
- Review of public input received tonight
 - Develop Preferred Land Use Alternative
 - Present Preferred Land Use Alternative to Council in January
 - Hold Public Workshop on draft Secondary Plan in late winter/early spring