

Town of Halton Hills

# Hamlet of Norval Secondary Plan Review

Draft Secondary Plan  
& Zoning By-law

**Macaulay Shiomi Howson Ltd**

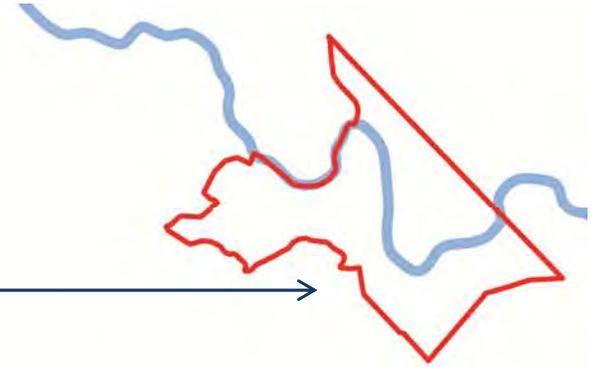
IN ASSOCIATION WITH:

**Brook McIlroy Inc**

**AECOM**

**W. Scott Morgan & Associates**

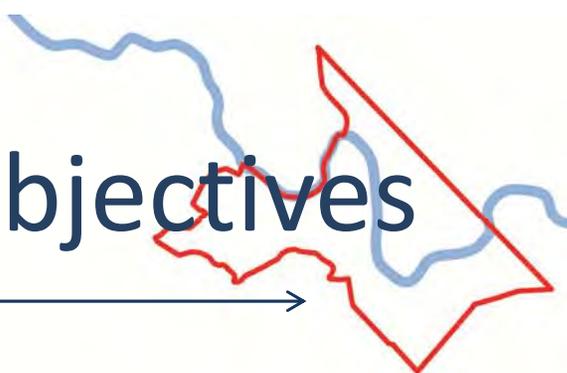
# Status of Review



- 5 Phase Study – currently in Phase 4
- Council report on Feb 19 regarding status of project, the preferred land use alternative and outlining steps and public involvement to date

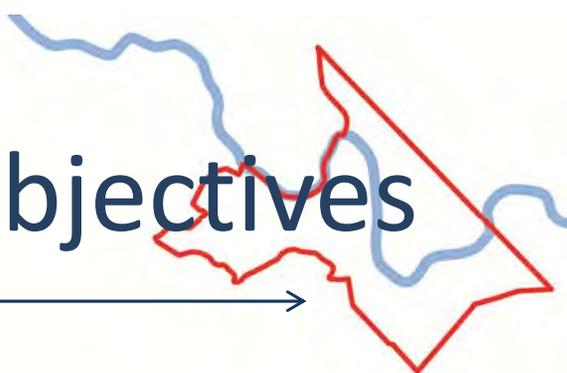


# Revised Secondary Plan Objectives



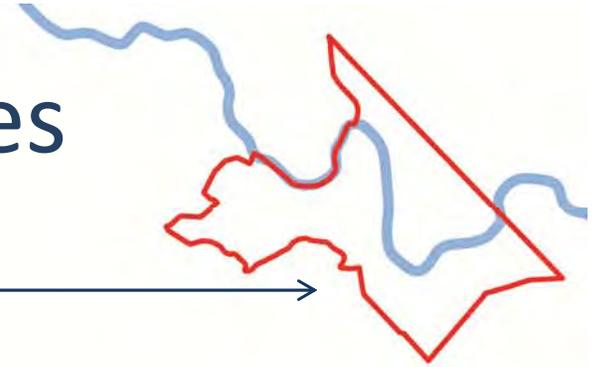
- New Objectives have been added to:
  - Reduce traffic congestion and heavy truck traffic and support the further evaluation of by-pass opportunities
  - Recognize that the hamlet boundaries have been fixed through the Greenbelt Plan
  - Recognize the existing street and lot pattern which contributes 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

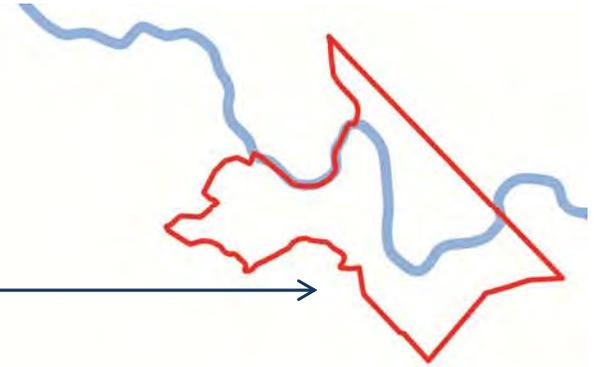
# Valleyland & Natural Features Protection



- 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

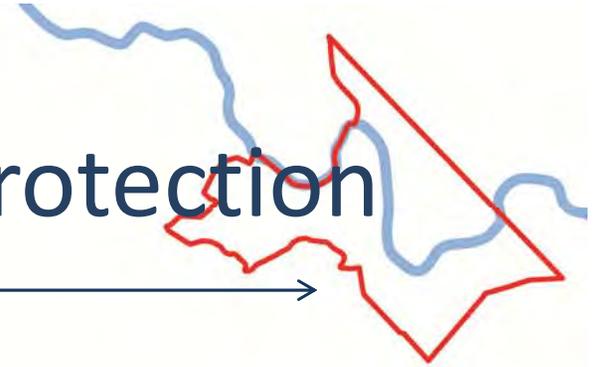


# Transportation



- 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

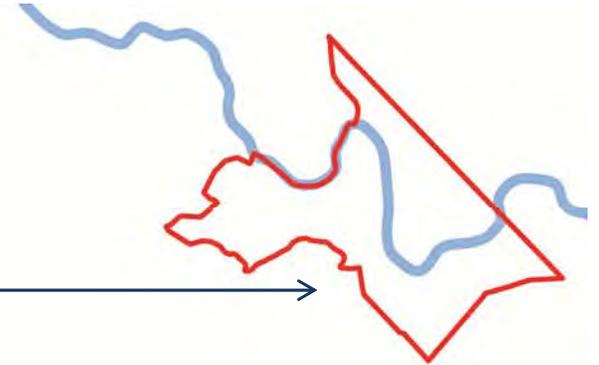
# Hamlet Design & Heritage Protection



- 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

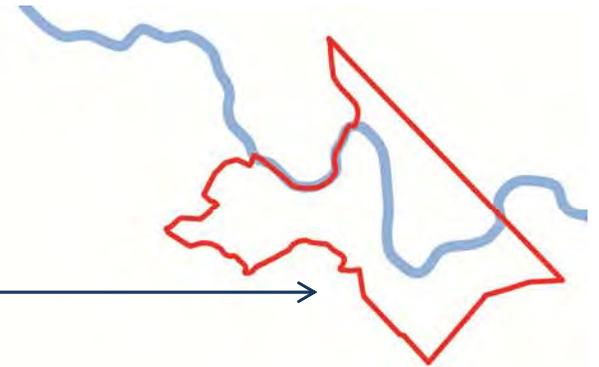


# Hamlet Community Core



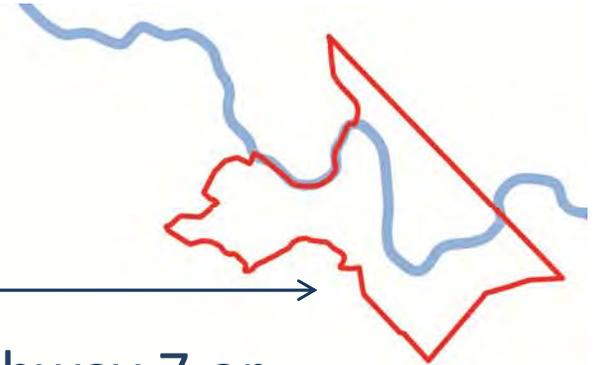
- Boundaries have been revised
- Permitted Uses
  - New non-residential uses greater than 250 sq metres and less than 500 sq m only permitted if rationalize the size through:
    - Design study demonstrates that built form respects and reinforces character and is visually consistent with surrounding 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
- No drive through uses permitted

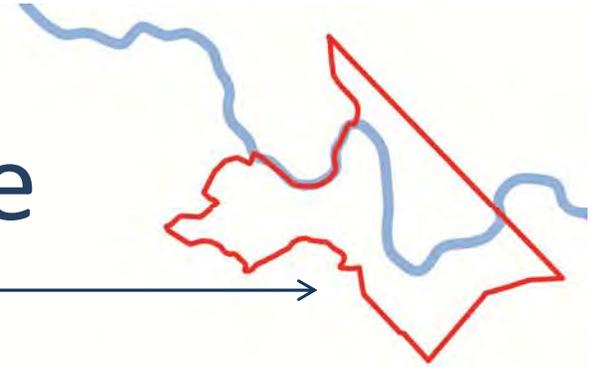
# Hamlet Commercial



- 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

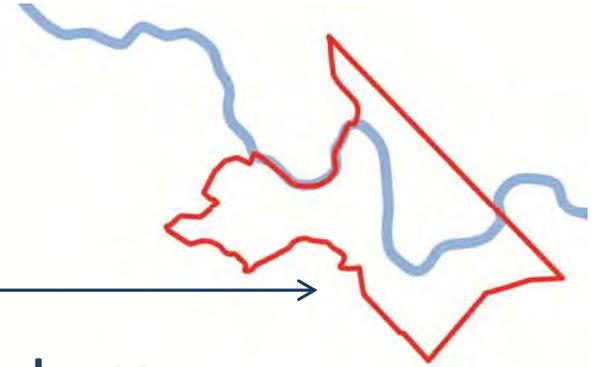


# Hamlet Residential /Office



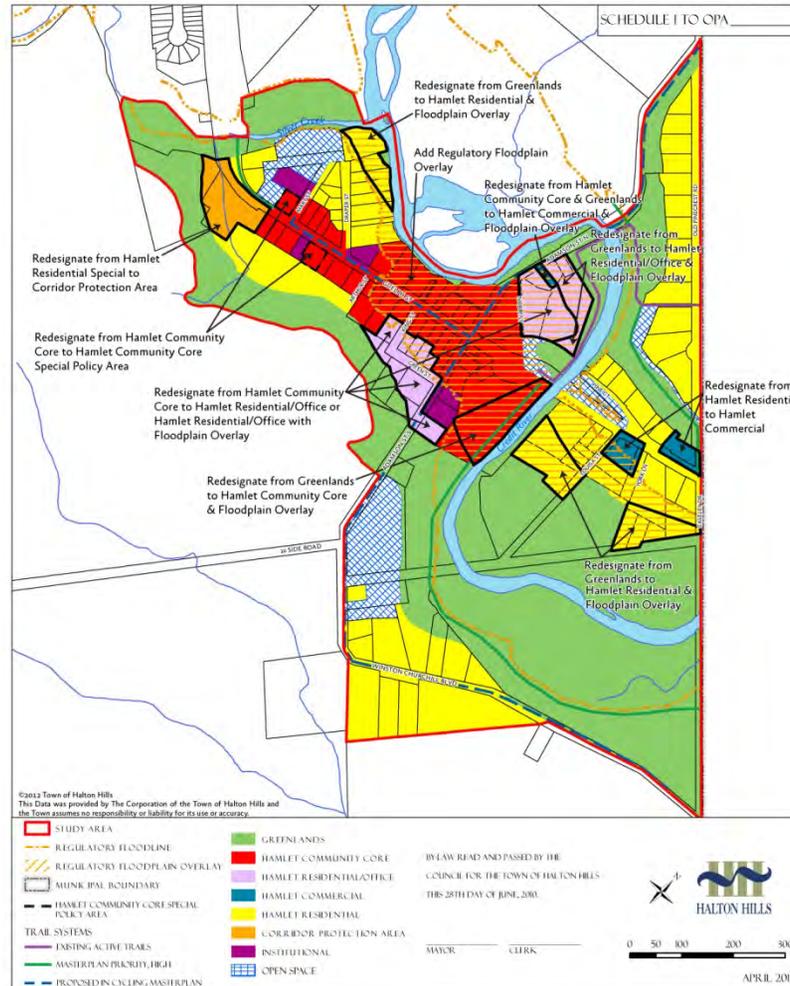
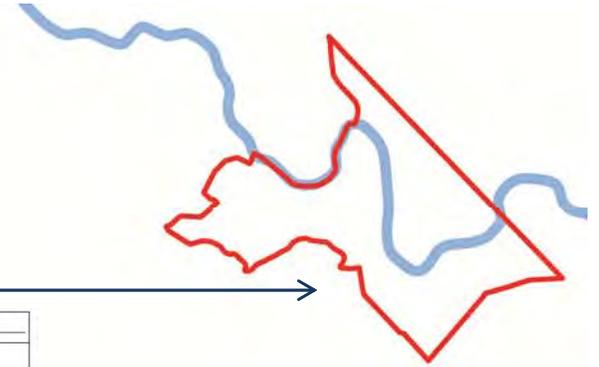
- Transition from Core to Residential uses and encourage retention of compatible built form
- Permitted Uses:
  - Single detached residential uses
  - Bed and breakfast establishments
  - Home occupations
  - Business or professional office
  - Professional medical or dental offices which do not include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

# Corridor Protection Area

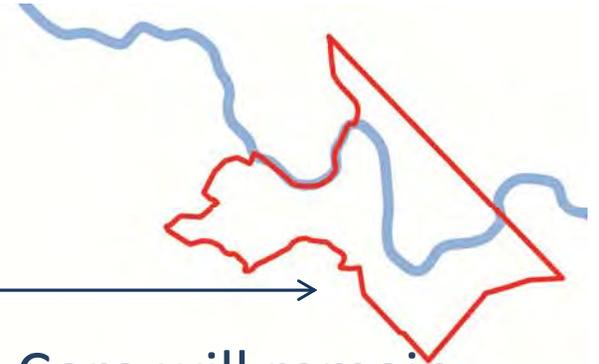


- Recognize this area the subject of future environmental assessment to determine appropriate location for transportation by-pass corridor
- Permitted Uses:
  - legally existing uses
  - Existing agricultural operations
  - Non-intensive recreation uses such as nature viewing and pedestrian trail activities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

# Secondary Plan Schedule

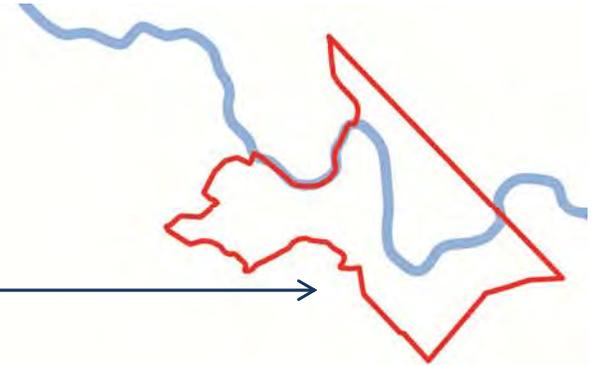


# Zoning By-law



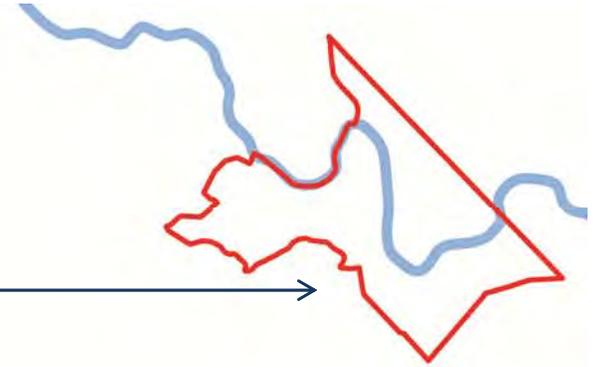
- Existing residential uses in the Community Core will remain zoned Residential and commercial uses will require rezoning
- Creating a new Hamlet Residential /Office Zone (HRO) performance standards but the zone not being applied as of right – will require rezoning
- New Hamlet Residential /Office Zone (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



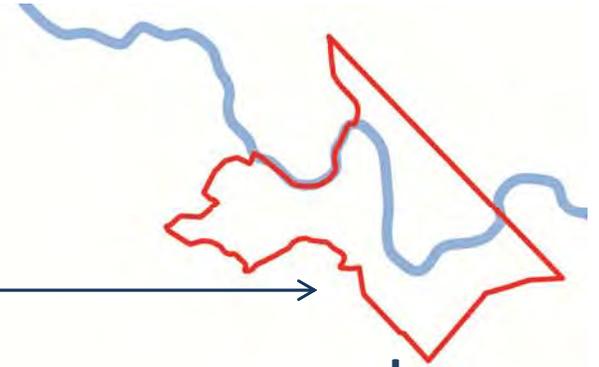
- Added site specific exceptions for:
  - 546 & 548 Guelph St (#64) and 559 Guelph St (#68)– permitted uses are motor vehicle repair, retail stores, business offices, service commercial, animal clinic, custom workshop, single detached dwellings, bed & breakfast
  - 16 Adamson St (front) (# 65) – permitted 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 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 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



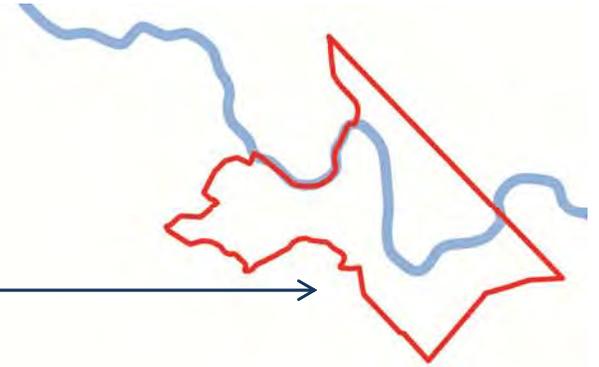
# Hamlet Design and Heritage Protection Guidelines

## 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



# Next Steps



- Present draft Secondary Plan, Zoning By-law and Design Guidelines at Public Open House in June
- Revise documents as necessary to reflect public input

