

AMENDMENT NO. ~~404~~XX

TO THE OFFICIAL PLAN FOR THE TOWN OF HALTON HILLS

PART A - THE PREAMBLE, does not constitute part of the Amendment.

PART B - THE HAMLET OF NORVAL SECONDARY PLAN, consisting of the following text and Schedule A, constitutes Amendment No. ~~XX~~404 to the Official Plan for the Town of Halton Hills.

PART C – APPENDICES, does not constitute part of the amendment and is provided in support of the amendment.

Please Note: Changes (deletions & additions) to the document are shown in **Red**, **Green**, or **Blue**

# The Hamlet of Norval Secondary Plan

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## Part A - The Preamble

### 1.0 Purpose of the Amendment

The purpose of the Norval Secondary Plan is to implement the policy directions that have been developed by the Town of Halton Hills, through a series of studies and community meetings, with regard to the Hamlet of Norval. This Secondary Plan provides a more detailed planning framework for the Hamlet of Norval in support of the general policy framework provided by the Halton Hills Official Plan. More detailed policies to guide infill, redevelopment, local economic development and tourism initiatives have been developed. The plan also incorporates updated environmental policies [and floodplain mapping and reflects the Greenbelt Plan and the findings of the Halton Peel Boundary Area Transportation Study](#). ~~Urban Hamlet~~ design and heritage protection guidelines are attached as Appendix A.

### 2.0 Location

The Hamlet of Norval is located at the crossroads of Highway 7 and Adamson Street (Winston Churchill Boulevard), and at the confluence of the Credit River and Silver Creek, in the Town of Halton Hills and the Region of Halton. It is situated directly east of the Georgetown Urban Area and directly west of the Region of Peel and City of Brampton municipal boundaries. A small part of the area historically associated with the hamlet is under the jurisdiction of the City of Brampton and the Region of Peel.

### 3.0 Basis of the Amendment

#### 3.1 Central Issues to Norval

The basic assumptions of this Plan were formulated by the Town during public meetings and open houses, the preparation of background studies, and consultations with government departments and agencies. They are:

- [Traffic volumes and heavy truck traffic are a major concern. The future of Highway 7 and the proposed Norval By-Pass will have a tremendous impact on the community. Future environmental assessments will be undertaken to determine the By-pass a-Alignments-](#)
- ~~that have been identified as having potential for this transportation corridor are shown in Appendix B to this amendment;~~
- The character of the Hamlet of Norval is closely related to the valley system of the Credit River;
- Norval is a predominantly residential community providing housing for residents employed in other areas;
- No major growth of the residential component of the community is appropriate at this time;
- Norval's setting at the confluence of Silver Creek and the Credit River presents unique opportunities for linking the preservation and enhancement of its natural areas with tourism and economic development initiatives;
- ~~Strengthening of the commercial core, and support of an for the existing businesses and the emerging~~ tourism industry is a major theme of the Secondary Plan;
- ~~The future of Highway 7 and the proposed Norval By Pass will~~

~~have a tremendous impact on the community. Alignments that have been identified as having potential for this transportation corridor are shown in Appendix B to this amendment;~~

- The plan implements Provincial and Credit Valley Conservation policy for flood plain management and allows for minor expansions of existing development within flood impacted areas subject to flood proofing criteria;
- The preservation of the Hamlet core is critical to the maintenance and protection of Norval’s heritage character and tourism potential. The plan provides clear guidelines aimed at creating a consistent hamlet image;
- The plan does not envision any future new use of lands within the Hamlet for industrial uses due to compatibility issues; and,
- Planning for [urban growth in the expansion of the 2021 Urban Boundary of the City of Brampton](#) into the area adjacent to Norval must take into consideration the preservation of the character of the Hamlet.

[The Hamlet of Norval Secondary Plan was adopted by Town Council in 2001 and approved by the Region of Halton in 2003. There has been a significant change in the Provincial and Regional planning environment during since it was originally adopted. In addition, important new information including the Halton Peel Boundary Area Transportation Study and revised floodplain mapping from Credit Valley Conservation has occurred since the Secondary Plan was approved. Finally, public comments were made during the Town’s comprehensive Zoning By-law review that related to the permitted size and type of commercial uses and the extent of the commercial core in Norval. A review of the Secondary Plan was therefore undertaken to consider all of these factors, as well as input from the community, in order to develop](#)

[updated goals, objectives and a policy framework which better reflects the existing policy environment and the community’s needs.](#)

### 3.2 The Town of Halton Hills Official Plan

The Town of Halton Hills Official Plan designates the community of Norval as “Hamlet Area”. The plan provides policies for these areas but directs that [all development will be subject to the policies in the municipality shall prepare a more detailed approved secondary plan for each of the designated Hamlet Areas as amendments to the Official Plan.](#)

### 3.3 The Region of Halton Official Plan

The Region of Halton Official Plan provides a framework that ensures that growth is managed in a way that is environmentally and economically sustainable. The plan sets criteria for the management of growth throughout the Region. Within this framework, Norval is designated as a “Hamlet” within the Rural System of the Region.

The Halton Region Official Plan defines Hamlets as:

“...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.”

The Region requires that Secondary Plans for Hamlets be prepared that provide for compact growth that maintains the hamlet character of the community.

A rational boundary for the Hamlet has been established that ~~more~~

precisely defines the ~~general~~ boundary shown on Schedule ~~A~~1 of the Halton Hills Official Plan ~~(1982)~~. ~~No new development areas have been identified that would have the effect of expanding the Hamlet area.~~ This secondary plan represents the articulation of a planning vision for an existing Hamlet, therefore consistent with Region Official Plan section ~~106E5e3~~, a Regional Official Plan amendment is not required for the implementation of this document.

### 3.4 The Greenbelt Plan

The Hamlet of Norval is within the area covered by the Provincial Greenbelt Plan. The Greenbelt Plan identifies where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological features and functions within the boundaries of the Plan. Under the Greenbelt Plan, the municipal Official Plan delineates the boundaries of the hamlets and minor rounding out is permitted during the conformity exercise. The conformity was completed by the Town in 2008 and therefore no further expansion of the hamlet boundaries is permitted.

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. These policies dealing with external connection indicate that within urban areas the ecological features and functions of river valleys should be maintained and enhanced and that redevelopment abutting valleys should establish or increase the extent or width of vegetation protection zones especially in the most ecologically sensitive areas, improve fish habitat, include landscaping restoration, and minimize the impacts of stormwater runoff. The Plan permits infill and intensification of hamlets subject to appropriate water and sewage services.

## Part B- The Hamlet of Norval Secondary Plan

All of this part of the document entitled Part B - The Hamlet Of Norval Secondary Plan, consisting of the following text and Schedule A constitutes Amendment No. 104-XX to the Official Plan for the Town of Halton Hills. Appendixes A and B are provided as additional information in support of the amendment.

### 1.0 Overall Goal of the Secondary Plan

The overall goal of the Norval Secondary Plan is to ensure the retention and enhancement of the natural, cultural and heritage resources of the Hamlet and to guide change so that it contributes to and does not detract from the character of the Hamlet, in an environmentally protective and cost effective manner. The plan provides for a limited amount of growth through infilling and the promotion of existing businesses and small-scale tourist/retail related activities.

### 2.0 Objectives

The objectives of the Hamlet of Norval Secondary Plan are as follows:

- To reduce traffic congestion and heavy truck traffic within the hamlet to the extent feasible and to fully support the further evaluation of by-pass opportunities.
- To recognize that the boundary of Norval has been fixed through the Greenbelt Plan and to continue to encourage provide a rational boundary definition and a distinct separation between the Hamlet area, surrounding land uses, the Georgetown urban area

and lands in the City of Brampton;

- To maintain and enhance the existing character of the Hamlet and to recognize the existing street and lot pattern which contribute to the character;
- To improve the visual aesthetics through the use/introduction of urban Hamlet design principles and Hamlet design guidelines;
- To strengthen Norval's tourism presence within Halton Hills and the Greater Toronto Area;
- To provide for increased tourist-pedestrian related amenities and facilities;
- To enhance the vitality of the commercial core through the support of small, independent businesses focused on Guelph Street and maintain the core as a focal point for the community.;
- To maintain, enhance and restore the health of the natural environment; and,
- To provide an environmental framework which serves both the existing and future community, which is formed by linking existing open spaces, natural features, and parks and the developed areas of the Hamlet.
- To recognize the constraints of the floodplain and to balance the need to protect public safety with the need to recognize historic development within the hamlet.
- To recognize the heritage resources within the hamlet which form an integral component of its character and ensure that new buildings are in keeping with the heritage character including height, built form, massing, scale and setbacks.

- [To encourage active transportation and to provide facilities within the core and which connect to Georgetown and surrounding communities.](#)

### 3.0 General Policies

The Hamlet of Norval is graphically illustrated on Schedule A. Schedule A identifies land use designations that apply to Norval and should be reviewed in conjunction with the following policies.

#### 3.1 Public Utilities Servicing

A municipal water system and storm sewers currently service the Hamlet of Norval. Individual, private septic beds accommodate sanitary sewage disposal. Halton Region is responsible for the provision of municipal water and wastewater services. Through Amendment No 4 to the Regional Official Plan (1980), a water servicing commitment has been made in Norval subject to the policies of the Regional Official Plan and those of this document.

#### 3.2 Servicing

Where feasible, development shall occur on the basis of municipal water supply and private wastewater treatment systems. In certain situations a municipal water connection may not be feasible or necessary. In such cases the policies of Sections 3.3 and 3.4 shall apply.

All new lots on partial or private municipal services within the Hamlet shall meet the requirements of the Town of Halton Hills and the Regional Municipality of Halton. No new lot shall be smaller than 1,900 square metres in area.

The Town of Halton Hills does not currently envision and the Regional Municipality of Halton has not currently budgeted for the extension of municipal sanitary sewage services to the Hamlet. The introduction of this service could have a significant impact on the formation of new lots and the density of development.

Therefore, any proposal to provide municipal sanitary sewage services to the Hamlet will require the approval of the Town of Halton Hills, the Regional Municipality of Halton, and where appropriate Credit Valley Conservation. Such approval shall require all associated supporting studies deemed necessary by approval agencies.

The maximum permitted density for residential development on municipal sanitary sewage services shall not exceed 15 units per net residential hectare (6 units per net residential acre).

#### 3.3 Groundwater Protection

Prior to any development on private or partial services a hydrogeological study may be required to the satisfaction of the Regional Municipality of Halton and Credit Valley Conservation to ensure that ground water resources will not be impacted in terms of either water quantity or quality, or impacts on other environmental resources as defined by Credit Valley Conservation. Any residential proposal containing three lots or more shall be subject to a hydrogeological study that will address the protection of the existing groundwater supply.

#### 3.4 Non Residential Uses

Non-residential uses can occupy up to 250 square metres of gross floor area. Existing non-residential uses greater than 250 square metres and less than 500 square metres of gross floor area are recognized. New non-residential uses which are proposed to be greater than 250 square metres and less than 500 square metres of gross floor area may only be permitted through a rezoning application if supporting documentation rationalizes the increased size of the proposed development. Non-residential uses will not exceed a total

~~of 500 square metres of ground floor space and p~~ Prior to any development on private or partial services a hydrogeological study may be required to ensure ground water resources will not be impacted to the satisfaction of the Regional Municipality of Halton and Credit Valley Conservation.

### 3.5 Stormwater Management

~~All commercial, industrial, institutional, recreational and residential development shall be supported by a Stormwater Management (SWM) report unless waived by the Town through a preconsultation process. The report shall be prepared. Any submission of a plan of subdivision must be accompanied by a stormwater management report that will address to the satisfaction of the Town of Halton Hills and in consultation with the appropriate agencies Credit Valley Conservation in accordance with the policies in Section C8 of the Official Plan. how the quality and quantity of runoff will be managed.~~

~~In order to encourage more sustainable development, stormwater best management practices will be encouraged. This may include Low Impact Development (LID) stormwater management techniques whose objective is to address stormwater at the source rather than solely in traditional end of pipe measures (eg. stormwater management ponds). Stormwater best management practices such as LID techniques may include the use of measures such as bioretention facilities, permeable pavers, vegetated filter strips, rainwater harvesting, and disconnected downspouts.~~

In addition, a report on the impact on fisheries within the Credit River and Silver Creek may also be required. ~~A stormwater management report may also be required for a lot severance, if determined to be necessary by the Town of Halton Hills or Credit Valley Conservation.~~

~~Given the proximity of the Credit River and Silver Creek, approval of any other development within the Hamlet may be subject to a stormwater management report where, in the opinion of the Town of Halton Hills or Credit Valley Conservation, such a report is necessary to address potential impacts on the watershed.~~

### 3.6 Protection and Restoration of Valleylands and Natural Features

The Hamlet of Norval has historically developed within the valley of the Credit River. Development is normally prohibited within valleylands given the potential for impacts on the watershed. However, the long-term establishment of a community in this area makes the prohibition of development undesirable due to the impact of such a prohibition on the viability of the community and the potential loss of important cultural assets. A balance has been sought between the protection of the valleylands and the allowance of limited development to ~~ensure enhance~~ the ~~continued viability character~~ of the Hamlet.

~~The Regulatory Floodplain has been identified on Schedule A in order to identify all areas that are susceptible to flooding. Schedule A further designates areas of environmental importance as “Greenlands”. Section 9 of this Plan defines and provides planning policies for the Greenlands.~~

Areas that have been identified as ~~flood susceptible~~, wetlands, woodlands, Environmentally Sensitive Areas (ESAs) or steep slopes, have been designated as “Greenlands” on Schedule A. ~~Lands which are located within the floodplain have only be placed in the “Greenlands” designation if they are not developed or if they have other natural heritage feature listed above which also applies to them.~~

Developed lands whose only environmental constraint is the floodplain have been given an underlying land use designation with a floodplain overlay designation.

These areas that are designated Greenlands are recognized as generally unsuitable for development given their importance to;

- Human and ecological health;
- The protection of property from damage due to all natural hazards including erosion and slope instability as well as flooding; and,
- Human safety

The Georgetown Credit River Valley and Hungry Hollow Ravine ESAs are located partially within and adjacent to the Norval Secondary Plan area.

It is a policy of this plan to provide for the protection and enhancement of features within the Greenlands designation through the limitation of permitted uses, the provision of building setback requirements and other development requirements, such as the need for more detailed studies. The protection and enhancement of natural features can also be achieved through the restoration of watercourse corridor or riparian zones, and landowner stewardship.

Lands not designated as “Greenlands” may still have valuable natural features that should be considered for protection and enhancement. This is especially true for the wooded areas throughout the Hamlet. These wooded areas perform important ecological functions both individually and as a whole that assist in erosion control, mitigates the impacts of wind and dust, provides habitat for local and migratory wildlife and improves the area aesthetics. Applicants for Site Plan Approval, Subdivision Approval or severance, may be required to submit a strategy to address the protection or compensation of the

wooded areas and/or an environmental impact assessment.

### 3.7 Expansion or Replacement of Existing Buildings within the Regulatory Flood Plain

A portion of Norval’s historical core area is within the regulatory flood line established by Credit Valley Conservation. No new development or the creation of new lots is permitted within the floodplain given the potential danger to life and property and impacts on the Credit River Watershed. However, it is recognized that the existing buildings are an important component of the community from a tourism and heritage preservation perspective. In balancing these issues a limited amount of expansion or, under certain conditions, replacement of buildings will be permitted subject to the following:

- Expansions of existing buildings are limited to a ground floor addition of 50% or less of the original habitable ground floor area to a maximum of 100 square metres and does not include a basement;
- Expansions of existing buildings are floodproofed, to the regulatory flood level to the satisfaction of Credit Valley Conservation and the policies of this plan;
- Buildings destroyed by fire or other means will be permitted on the existing footprint providing the reconstruction occurs within two years of the buildings destruction and that the building is designed so that no structural damage will occur from the regulatory flood and the building is flood proofed to the satisfaction of Credit Valley Conservation;

- d) That no habitable rooms are established below the regulatory flood level and there is no increase in the number of dwelling units;
- e) That safe access is provided for pedestrian and vehicular access and evacuation routes as determined by the Town of Halton Hills and Credit Valley Conservation;
- f) Notwithstanding the permitted uses of the Hamlet Community Core designations, no nursing homes, day care facilities, group homes, seniors homes, schools, fire, police or ambulance stations, or other similar uses shall be allowed to expand or be replaced in the event of destruction;
- g) Notwithstanding any policies of this plan no uses associated with the storage or use of any chemical, hazardous or toxic materials shall be permitted to be reconstructed or enlarged.

### **3.7    3.8    Protection of Fish Habitat**

The reach of the Credit River through Norval is classified by Credit Valley Conservation as a "mixed cool/cold" water fisheries community. This classification requires a 30 metre development setback from the bank of the watercourse. The exact boundaries of the 30 metre buffer zone should be established in consultation with Credit Valley Conservation.

No new developments are permitted within the 30 metre buffer zone without the approval of Credit Valley Conservation. However, there is extensive historical development within the buffer zone and a prohibition on improvements, replacements or minor additions to buildings is not desirable. It is therefore a policy of this plan that Credit Valley Conservation must be consulted to evaluate impacts and

propose mitigation strategies as part of any application for development within this area.

### **3.8    3.9    Urban Separators**

~~It is an important objective of this Secondary Plan to define the physical boundaries of the Hamlet. This plan establishes a~~ rational Hamlet boundary has been established based upon municipal boundaries and identifiable features such as valley top-of-bank, watercourses and roads.

One of the actions identified in the Town of Halton Hills Strategic Plan is the strengthening of policies that ensure open buffer areas between urban centres, rural areas and neighbouring municipalities. In the case of Norval, the Silver Creek valley and Willow Park form an urban separator between Norval and the Georgetown Urban Area.

If the Hamlet of Norval is to retain its compact form and character, these separators are viewed as an important element towards protecting the community from the influences of urban sprawl. To this end, the following policies will apply:

- a) No development that would have the impact of extending existing development through the creation of new lots shall be permitted except in lands designated for such purposes;
- b) Wherever possible, environmental areas that represent a logical buffer between the Hamlet and both future and existing urban development will be used as an "urban separator".
- c) Wherever possible, buffers will be included within the boundaries of the Hamlet;

- d) The Town of Halton Hills will engage in discussions with the City of Brampton and the Region of Peel to examine ways that a distinct separation between the Hamlet of Norval and the City of Brampton can be preserved.



### **3.109 Noxious Uses**

No use, which does, or is likely to cause air pollution, offensive odours, ground or surface water pollution, or noise in excess of Provincial regulations or guidelines, shall be permitted.

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

### **3.110 Transportation**

Highway 7 is a Provincial Highway with access restrictions. New entry points to Highway 7 are subject to the approval of the Ministry of Transportation.

The Halton Peel Boundary Area Transportation (HPBAT) Study was undertaken to look at accommodating future travel demands generated by growth in Brampton and Halton Hills. Highway 7 and Adamson Street (Winston Churchill Boulevard) through Norval were identified as “bottlenecks”. Means of addressing congestion were discussed in the Study and included shifting traffic outside of peak hours (using travel demand management), shifting modes of travel (to carpooling, transit, cycling, or walking), reducing demand (typically addressed through employer-based programs such as telecommute), or shifting traffic elsewhere (i.e., a bypass)). The HPBAT Study indicated that the roadways through Norval should remain two lanes serving local traffic and restricting capacity which will help to ensure the long term preservation of the hamlet. It recommended additional capacity be provided via bypasses, new arterials, or new freeway options which

included the Norval By-pass, the Adamson Street North By-pass and the Winston Churchill Blvd By-pass.

Environmental Assessments are required in order to undertake the by-pass options. The Town will request as part of those Environmental Assessments that specific attention to north-south and east-west connections be made to determine how the connections will be achieved through either a combination of road connections or a new corridor. Possible conflicts between these connections and the existing housing and environmental features in the Hamlet must be given careful consideration in order to ensure that the river valley setting and the current built form character of the community is maintained. The Town will also request that truck traffic be restricted in the hamlet core.

The Town of Halton Hills and the Region of Halton have initiated a corridor protection exercise to protect for future north-south transportation facilities and related connections (East/West Connection by-pass or Norval West by-pass). Schedule A of the Secondary Plan has identified this corridor protection area within the hamlet boundaries.

The HPBAT Study indicated that no bypass option will bring the volume-to-capacity ratio through Norval to less than one (functional capacity). As a result, there will continue to be on-going traffic congestion. Traffic Calming measures have therefore been initiated within Norval on streets under the jurisdiction of the Town in order to slow traffic. If traffic calming is to be provided on Highway 7 and Adamson Streets yet still maintain function and capacity, the streets should be made visually narrower. On-street parking, street trees, landscaping, and street furniture should be investigated to make the road feels narrower and convey the message to slow down. Additional traffic calming measures which do not place any form of structures within the right of way such as pavement markings and pavement

colouring should also be considered. As Guelph Street is under the jurisdiction of the Ministry of Transportation (MTO) then Provincial approval will be required for any changes within the Guelph Street right of way.

Active transportation will be encouraged by improving pedestrian connections including movements into and out of the hamlet and the expansion and enhancement of the trail systems, and by facilitating the addition of bicycle lanes as identified in the Town's Cycling Master Plan.

The Region of Halton, in consultation with the Town of Halton Hills, Ministry of Transportation, the City of Brampton and the Region of Peel, are undertaking a Class Environmental Assessment (EA) to examine the easterly extension of 10<sup>th</sup> Side Road and a Norval By-Pass. First identified in the North Halton Transportation Study in 1999, these improvements to the east-west transportation facilities between Georgetown and Brampton and the south-north transportation facilities between Georgetown and Mississauga/Toronto were being considered with involvement from residents and businesses in all effected communities.

The Class EA, initiated by the Region of Halton in early 2000 was put on hold by the Region of Halton in the summer of 2000 pending the outcome of the Ministry of Transportation study on the role and function of Highway 7 in this area and the future development potential in Northwest Brampton. Upon completion of these related studies, the Region of Halton anticipates resuming the study and determining where new or improved routes within Halton Hills will be located to complement transportation facilities in neighbouring jurisdictions. For a map showing the alignment alternatives for the proposed extension of 10<sup>th</sup> Side Road and a Norval By-Pass, see Appendix B.

When any new or improved transportation facilities are formally identified and approved through the Municipal Class EA process, an amendment to the Halton Hills Official Plan, and if necessary the Norval Secondary Plan, will be required.

### **3.124 Tourism Development**

Given both the cultural and natural heritage of the area, Norval has the potential to offer specialized tourism opportunities.

A significant opportunity within Norval stems from the artifacts associated with former resident, Lucy Maud Montgomery. Considered one of Canada's best-known writers, and recognized worldwide for many of her works, Lucy Maud Montgomery lived in Norval for a period of nine years dating from 1926 to 1935. Three of her most popular books were written in her home, the Norval Presbyterian Manse.

The Willow Park Ecology Centre is also developing into an educational and tourist attraction, drawing upon the natural environment of the area to provide environmental education to visitors.

Norval is attracting tourists experiencing increased tourism as people visit the town in which Montgomery lived. The parks and natural amenities that are associated with and surround the Credit River system through Norval will, if properly managed and protected, also contribute to the Hamlet character and the attraction of tourists. Towards the maintenance and enhancement of Norval's tourism base the following policies shall apply:

- a) Consistent with the Hamlet Urban Design and Heritage Protection Guidelines contained in Appendix A there will be safe, efficient

and deliberate movement of pedestrians between tourist attractions within the Hamlet and connection to the core commercial area via both trails and public streets;

- b) The community core, consistent with the [Hamlet Urban Design](#) and Heritage Protection Guidelines contained in Appendix A shall be the focus for commercial activities in the Hamlet;
- c) This plan encourages the production of materials such as self-guided historic and natural feature interpretation oriented walking tours to increase public knowledge and awareness of existing heritage resources;
- d) Interpretation signs, consistent with the [Hamlet Urban Design](#) and Heritage Protection Guidelines contained in Appendix A, will be located within or adjacent to areas of natural, heritage and community significance, along any trail system and at major gateways;
- e) Land uses within the Hamlet shall be designated to support the required amenities to accommodate the visitors generated by the tourism development initiatives; and,
- f) It is a policy of this plan to encourage the tourism potential of events such as the Montgomery Christmas Festival and Riverfest, with themes relating to Lucy Maud Montgomery and the protection of the Credit River as a vital natural resource.

### 3.132 Archaeological Resources

Development that impacts on areas that have information or evidence of potential for archaeological significance will require [a Stage 2 Field Assessment, as outlined in the Provincial Archaeological Assessment Technical Guidelines 1993, an archaeological impact assessment in accordance with section F5.3.1 of the Official Plan](#) to determine the

presence of archaeological resources and, if required, provide mitigative recommendations.

Development and site alteration may be permitted on land containing archaeological resources or areas of archaeological potential, if significant archaeological resources have been conserved by removal and documentation, or preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration, which maintains the heritage integrity of the site, will be permitted.

### 3.143 ~~Hamlet~~ [Hamlet Urban Design and Heritage Protection](#)

The character of the Hamlet of Norval is largely defined by the heritage buildings, which shape the built form of Norval. These buildings help create an environment that is distinctive and lays the foundation for not only a cohesive community but also for tourism development initiatives. This is especially true for initiatives that leverage Norval's place in history as the residence of Lucy Maud Montgomery, as well as the recreational opportunities associated with the Credit River.

In order to maintain the character of the hamlet, all development will recognize the existing built form context and protect the character of the heritage buildings and landscapes. Development will respect and reinforce:

- a) the height, massing, and scale of nearby buildings,
- b) the average setbacks of buildings from the street,
- c) the prevailing side and rear yard setbacks,
- d) the landscaped open space patterns,
- e) the size and configuration of lots, and
- f) the existing street pattern.

All development must be in keeping with the physical character of the

hamlet and no approvals will be granted under the Planning Act for development which does not respect the existing built form.

Towards Further details regarding the appropriate built form and the protection and enhancement of these community features are established in the Urban Hamlet Design and Heritage Protection Guidelines have been established. These are attached as Appendix A to this document and are designed to help the Town and the community guide new development.

The approval process for all planning applications within the Hamlet will include the application of the Urban Hamlet Design and Heritage Protection Guidelines. It is a policy of this Plan that the cost of implementation of on and off-site improvements consistent with the Urban Hamlet Design and Heritage Protection Guidelines will be the responsibility of the proponent to the satisfaction of the Town.

### 3.154 Expansion of the Hamlet Boundaries

Under the Greenbelt Plan, the Official Plan delineates the boundaries of the hamlets and minor rounding out is only permitted during the conformity exercise. The conformity exercise was completed by the Town in 2008 and therefore no further expansion of the hamlet boundaries is currently permitted.

In developing this plan there was substantial discussion with respect to the expansion of the boundaries of the Hamlet. While protection of the Hamlet character was viewed as paramount, there was an acknowledgement between the Town and the community that at this time expansion of the Hamlet was not appropriate and that any consideration of additional growth will need to be addressed in the future. It is recognized that this issue is complex and will require

extensive study and analysis.

Notwithstanding any provisions to the contrary, the boundaries of the Hamlet shall be considered to be fixed and inflexible. Any discussion with respect to boundary changes to the Hamlet of Norval will be required to satisfy the policies of the Regional Official Plan Part III-C5e3 and the Town of Halton Hills Official Plan. In addition to these criteria, expansion to the Hamlet should only be considered within the context of:

- a) The Town's Official Plan Five Year Review;
- b) A subwatershed study; and,

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

- e) The final disposition of the Norval By-Pass.

### 3.16 Trail Systems

The development of improved trail systems which encourage walking and bicycling has been identified by the Town of Halton Hills through their Cycling Master Plan and through the Trails and Cycling Master Plan which is currently being developed. It has also been raised by the residents during public meetings.

The existing trails and conceptual alignments for future bicycle and pedestrian trails/routes are shown on Schedule A. Reference should be made the Cycling Master Plan and the Trails and Cycling Master Plan for details on how and when future trails are expected to be developed. The actual implementation of any trail system will be the subject of further assessment and additional public consultation will

[occur during that period. All trails will be developed to municipal standards and with regard to potential environmental impacts.](#)  
[Additional information on trail development is also provided in the Hamlet Design and Heritage Protection Guidelines.](#)

## 4.0 Hamlet Community Core Area

### 4.1 Purpose

The Hamlet Community Core designation identifies the central portion of the Hamlet where the greatest concentration of commercial activities and heritage features are located. It is an objective of the Hamlet Community Core designation to define and strengthen the character of the Hamlet area through the protection of its architectural style and natural heritage while at the same time supporting and improving the commercial viability of the existing businesses and tourism based activities.

This designation serves to allow for the concentration of the primary commercial and tourism functions within the historic core area towards the creation of a vibrant centre of activity. Residential uses are also encouraged that are consistent with the policies of the Urban Hamlet Design and Heritage Protection Guidelines contained in Appendix A.

### 4.2 Permitted Uses

Uses permitted within the Hamlet Community Core designation include tourism and cultural uses, retail services, residential uses and office space. Non-residential uses can occupy up to 250500 square metres of gross ~~and~~ floor ~~areaspace.~~ Existing non-residential uses greater than 250 square metres and less than 500 square metres of gross floor area are recognized. New non-residential uses which are proposed to be greater than 250 square metres and less than 500

square metres of gross floor area may only be permitted through a rezoning application if supporting documentation rationalizes the increased size of the proposed development and addresses the following:

- a) A design study is provided that clearly demonstrates that the development meets the criteria of section 3.13 and the Hamlet Design and Heritage Protection Guidelines and that the built form respects and reinforces the character of the community, is visually consistent with surrounding uses and is sensitive to existing vegetation and topography;
- b) The development satisfies the criteria of section 4.3;
- c) The development is compatible with adjacent uses;
- d) A traffic impact study addresses traffic impacts, mitigation measures and ensures that there is acceptable vehicular and pedestrian access to and within the site;
- e) The sewage disposal system is adequate to meet the needs of the proposed development; and
- f) Any adverse noise impacts can be appropriately mitigated.

The permitted uses include uses such as a:

- a) Antique and furniture stores
- b) Artist studios and art galleries,
- c) Apartment dwelling units located above a non-residential use
- ~~a)d)~~ Bakery;
- ~~b)c)~~ Bank;
- ~~e)f)~~ Bed and breakfast establishment;
- ~~d)g)~~ Business or professional office;
- h) Cafes,
- ~~e)i)~~ Community centre;
- j) Craft shops
- k) General store,
- ~~f)l)~~ Home occupation;

- g) Ice cream parlour;
- h) Museum;
- o) Personal service uses such as hair stylists and shoe repair,
- i) Private park;
- j) Public park;
- k) Public parking area;
- l) Recreational use;
- m) Restaurant, but not a drive through restaurant;
- n) Retail showroom;
- o) Single detached family dwelling;
- p) Tourist attraction.

In addition, small scale woodworking or blacksmith or other similar operations that have a tourism function in terms of providing opportunities for visitors to view historic or unique manufacturing practices, shall be permitted providing they conform to Section 3.4 of this plan.

Within the area identified as Hamlet Community Core Special Policy Area, automotive uses that legally existed on the day of the passing of the bylaw adopting this plan will be recognized and permitted to continue their existing operation and function in their current location. No expansion of the types of automotive services or uses found on the property will be permitted. No new automotive uses will be permitted within the Hamlet Community Core designation.

### 4.3 Land Use Policies

Development within the Hamlet Community Core Designation shall be consistent with the following land use policies:

- g) Where commercial and residential uses abut, site planning to achieve adequate buffering in the form of landscaping, or

- architectural screening shall be required;
- h) Adequate off street parking will be required. Parking facilities will be oriented to the side or rear of all commercial buildings;
- i) Building heights will not exceed two storeys unless required to meet the objectives of the Urban Hamlet Design and Heritage Protection Guidelines contained in Appendix A;
- j) Approval of new development constructed on private sanitary sewage systems will be subject to the requirements of the Town of Halton Hills;
- k) The subdivision of land will only be permitted as infilling where the lots meet the minimum criteria specified in Section 3.2 of this Plan;
- l) Commercial uses shall generally serve the needs of the community, the surrounding rural area and tourists;
- m) Home occupations may be permitted as a secondary uses to the primary residential use in accordance with section D1.3.1.4 of the Official Plan, providing:
  - i) ~~Access is from a public road;~~
  - ii) ~~The home occupation is located within the residence;~~
  - iii) ~~The floor area of the home occupation generally does not exceed 25 percent of the total floor area of the residence;~~
  - iv) ~~Not less than one parking space is provided for every 10 sq. metres of floor area devoted to the home occupation; and,~~
  - v) ~~There is no open storage on the property.~~

- n) ~~Outdoor Storage is not permitted within the Hamlet Community Core designation. No Outdoor storage that was not existing of the day this plan was adopted is permitted within the Hamlet Community Core designation;~~
- o) The development of office space will be encouraged to occur on second storeys above retail uses; and,
- p) All development will be consistent with [the policies in section 3.13 and the Urban Hamlet Design and Heritage Protection](#) policies contained in Appendix A.
- ~~p)q) No drive through operations will be permitted within the Hamlet Community Core designation.~~

## **5.0 Hamlet Commercial Area**

### **5.1 Purpose**

Lands designated with the Hamlet Commercial designation applies to existing automotive uses located on Highway 7 or existing commercial uses which are located outside of the Hamlet Community Core. The purpose of the designation is to recognize the existing uses and to permit limited additional commercial uses which are compatible with surrounding residential uses.

Existing non-residential uses greater than 250 square metres and less than 500 square metres of gross floor area are recognized. New non-residential uses which are proposed to be greater than 250 square metres and less than 500 square metres of gross floor area may only be permitted through a rezoning application if supporting documentation rationalizes the increased size of the proposed development and addresses the criteria in section 4.2.

### **5.2 Permitted Uses**

The uses permitted within the Hamlet Commercial designation include:

- a) Automotive uses that legally existed on the day of the passing of the bylaw adopting this plan.
- b) Commercial uses that legally existed on the day of the passing of the bylaw adopting this plan;
- c) Single detached residential uses;
- d) Bed and breakfast establishments;
- e) Home occupations;
- f) Business or professional office;
- g) Personal service uses such as hair stylists and shoe repair; and
- h) Retail Stores.

### **5.3 Land Use Policies**

Development within the Hamlet Commercial designation shall be consistent with the following land use policies:

- a) No expansion of the types of existing automotive services or uses will be permitted.
- b) Outdoor storage is not permitted in the Hamlet Commercial Designation Designation;
- c) Where commercial and residential uses abut, site planning to achieve adequate buffering in the form of landscaping, or architectural screening shall be required;
- d) Adequate off street parking will be required. Parking facilities should be oriented to the side or rear of all commercial buildings;
- e) Building heights will not exceed two storeys unless required to meet the objectives of the Hamlet Design and Heritage Protection Guidelines contained in Appendix A;
- f) Approval of new development constructed on private sewage systems will be subject to the requirements of the Town of Halton Hills;
- g) New commercial uses shall generally serve the needs of the community, the surrounding rural area and tourists;
- h) Home occupations may be permitted as a secondary use to primary residential use in accordance with section D1.3.1.4 of the Official Plan.
- i) No drive through operations will be permitted within the Hamlet Commercial designation.

## **65.0 Hamlet Residential Area**

### **65.1 Purpose**

Lands designated with the Hamlet Residential designation recognize the predominant existing use of lands as residential. The designation allows for minor expansion of residential development within the Hamlet subject to the policies of this plan. The purpose of this designation is to recognize the future use of these lands for residential purposes.

### **56.2 Permitted Uses**

The uses permitted within the Hamlet Residential designation include uses such as:

- a) Single family residential uses;
- b) Bed and breakfast establishments; and,
- c) Home occupations.

### **~~5.3~~ 6.3 Land Use Policies**

Development within the Hamlet Residential designation shall be consistent with the following land use policies:

- a) Expansion will only occur through minor infilling;
- b) The subdivision of land will only be permitted as infilling where the lots meet the minimum criteria specified in Section 3.2 of this Plan and the zoning by-law;
- c) Any development adjacent to Highway 7 is subject to approval from the Ministry of Transportation for new or changes to access

on to Highway 7;

- i) Home occupations may be permitted as a secondary use to the primary residential in accordance with section D1.3.1.4 of the Official Plan.
- ~~d) use providing:
 
  - ~~i) Access is from a public road;~~
  - ~~ii) The home occupation is located within the residence;~~
  - ~~iii) The floor area of the home occupation generally does not exceed 25 percent of the total floor area of the residence;~~
  - ~~iv) Not less than one parking space is provided for every 40 sq. metres of floor area devoted to the home occupation; and,~~
  - ~~v) There is no open storage on the property.~~~~
- e) All development will be consistent with the policies in section 3.13 and the Hamlet Design and Heritage Protection policies contained in Appendix A.

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

**6.0 — Hamlet Residential – Special**

**6.1 — Purpose**

Hamlet Residential – Special refers to lands that subject to the resolution of certain issues, are suitable for Hamlet Residential purposes as described in Section 5.0 of this plan.

**6.2 — Land Use Policies**

## **7.0 Hamlet Residential/Office Area**

### **7.1 Purpose**

Lands that are designated Hamlet Residential/Office are intended to allow for a transition of uses from the Hamlet Community Core to Hamlet Residential and to encourage the retention of a built form in those areas that is consistent and compatible with the adjacent Hamlet Residential uses.

Existing non-residential uses greater than 250 square metres and less than 500 square metres of gross floor area are recognized. New non-residential uses which are proposed to be greater than 250 square metres and less than 500 square metres of gross floor area may only be permitted through a rezoning application if supporting documentation rationalizes the increased size of the proposed development and addresses the criteria in section 4.2.

### **7.2 Permitted Uses**

The uses permitted within the Hamlet Residential/Office designation include the following uses:

- a) Single detached residential uses;
- b) Bed and breakfast establishments; and,
- c) Home occupations
- d) Business or professional office;
- e) Professional medical or dental offices which do not include medical or dental laboratories or clinics.

### **7.3 Land Use Policies**

Development within the Hamlet Residential/Office designation shall be consistent with the following land use policies:

- a) Where office and residential uses abut, site planning to achieve adequate buffering in the form of landscaping, or architectural screening shall be required;
- b) Adequate on-site parking will be required. Additional parking beyond the normal standard in the zoning by-law may be requested by the Town in order to address the anticipated number of vehicles to be generated by proposed office uses. Parking facilities should be oriented to the side or rear of all office buildings;
- c) Building heights will be consistent with the policies in section 3.1.3 and will not exceed two storeys unless required to meet the objectives of the Hamlet Design and Heritage Protection Guidelines contained in Appendix A;
- d) Approval of new development constructed on private sewage systems will be subject to the requirements of the Town of Halton Hills;
- e) The subdivision of land will only be permitted as infilling where the lots meet the minimum criteria specified in Section 3.2 of this Plan;
- f) Office uses shall generally serve the needs of the community and the surrounding rural area;
- g) Home occupations may be permitted as a secondary use to the primary residential use in accordance with section D1.3.1.4 of the Official Plan..

- h) All development will be consistent with the policies in section 3.13 and the Hamlet Design and Heritage Protection policies contained in Appendix A.
- i) Outdoor Storage is not permitted within the Hamlet Residential/Office designation.

~~Lands designated as Hamlet Residential– Special will be used for the purposes of single family residential uses, in accordance with the policies of Section 3.0 of this Plan, subject to:~~

- ~~a) the satisfactory completion of the Municipal Class EA process to examine the easterly extension of 10<sup>th</sup> Side Road and a Norval By-pass by the Region of Halton;~~
- ~~b) the completion of an Environmental Impact Assessment (EIA) to the satisfaction of Credit Valley Conservation, the Town and the Region of Halton that determines the precise boundaries of the Hungry Hollow Environmentally Sensitive Area on the subject property.~~

## **8.0 Corridor Protection Area**

### **8.1 Purpose**

The purpose of the Corridor Protection Area designation is to recognize this area will be the subject of future environmental assessment to determine an appropriate location for a transportation by-pass corridor.

## **8.2 Permitted Uses**

The uses permitted within the Corridor Protection Area include:

- a) Uses existing that legally existed on the day of the passing of the bylaw adopting this plan;
- b) Existing agricultural operations;
- c) Non-intensive recreation uses such as nature viewing and pedestrian trail activities; and
- d) Public Uses.

## **8.3 Land Use Policies**

The erection of new buildings and structures shall be prohibited within lands designated Corridor Protection area.

**79.0 Institutional Area**

anticipated number of vehicles to be generated by the proposed use and/or the standards contained in the zoning by-law as amended;

**7.4 9.1 Purpose**

Institutional activities that presently exist in the Hamlet include churches (St. Paul’s Anglican Church, Norval Presbyterian Church, and Norval United Church), and the Norval Community Centre.

- b) Adequate landscaping, tree planting and buffering shall be provided;
- c) Institutional uses, where possible, shall be connected to a municipal water service and sanitary sewage service when such service becomes available. Studies may be required to determine the suitability of the use on private systems.

The purpose of the institutional designation is to recognize these uses and their role in the community.

**79.2 Permitted Uses**

The predominant use of land designated Institutional shall be for purposes such as:

- a) Public and private institutional activities;
- b) Public utilities;
- c) Community centres;
- d) Day care centres;
- e) Nursing homes;
- f) Funeral homes;
- g) Cultural, educational, religious and fraternal buildings; and,
- h) Ancillary uses, which may be permitted on the same lots as the primary use may include a residence of caretakers or essential personnel.

**79.3 Land Use Policies**

Development within the Institutional designation shall be consistent with the following land use policies:

- a) Adequate off street parking for institutional uses shall be provided on site; the parking standard to be applied shall be based on the

**10.0 ~~8.0~~ — Open Space**

**~~8.1~~ 10.1 Purpose**

Open space uses that presently exist in the Hamlet include: Norval Park, McNab Park, Hillcrest Cemetery and McNab Pioneer Cemetery. The purpose of the Open Space designation is to recognize these uses and their role in the community.

**~~8.2~~ 10.2 Permitted Uses**

The uses permitted within the Open Space designation include public and private open space uses such as:

- a) parks;
- ~~b)~~ b) cemeteries; and
- ~~b)c)~~ c) public uses.

**~~8.3~~ 10.3 Land Use Policies**

All parks within the Hamlet exhibit characteristics of both Community and Neighbourhood Parks as defined in the Halton Hills Official Plan. Norval Park serves the local area, as well as acting as a trailhead for the Town-wide network of trails. Development of parkland in the Hamlet will be consistent with the parkland policies of the Halton Hills Official Plan.

Development within the Open Space designation shall be consistent with the following land use policies:

- a) Adequate off street parking for open space uses shall be provided on site; the parking standard to be applied shall be based on the anticipated number of vehicles to be generated by the proposed use and/or the standards contained in the zoning by-law as amended;

- b) Adequate landscaping, tree planting and buffering shall be provided.

## **119.0 Greenlands**

### **119.1 Purpose**

Greenlands are designated on Schedule A of the Secondary Plan. The purpose of the Greenlands designation is:

- a) To identify [undeveloped](#) lands which are flood susceptible for the protection of life and property;
- b) To protect the diversity of fauna and flora, ecosystems, plant communities, and significant landforms of Halton Hills;
- c) To maintain the water quality and natural flow regulation of rivers, streams and wetlands within the rural areas of Halton Hills;
- d) To provide opportunities, where appropriate, for passive outdoor recreational activities;
- e) To contribute to a continuous natural open space system, to provide a visual separation of communities and to provide continuous corridors between ecosystems;
- f) To protect significant scenic and heritage resources;
- g) To achieve no loss of function or area of Provincially Significant Wetlands; and,
- h) To maintain or enhance fish and wildlife habitats.

### **911.2 Criteria for Designation**

The Greenlands designation includes only land and water areas that meet one or more of the following criteria:

- a) Areas included in the Regulatory Flood Plains, as determined and mapped by Credit Valley Conservation, and refined from time to

time, [which are not currently developed](#) as shown on Schedule A of this Plan;

- b) Valley lands or significant portions of the habitat of endangered and threatened species, as determined by the Town, the Region, Credit Valley Conservation and the Ministry of Natural Resources, as refined from time to time;
- c) Environmentally sensitive areas and wetlands;
- d) Woodlands that are directly associated with valley lands identified with the Greenlands designations; and,
- e) Unstable or steep slopes.

### **911.3 Setbacks**

Although not considered to be part of the Greenlands designation, a ~~general~~ building setback of **105** metres from the stable top and bottom of the bank of valley features shall [generally](#) be required for all development unless a [study \(such as a subwatershed study, environmental impact study or geotechnical study\) is completed to the satisfaction of the Town in consultation with the Region of Halton and Credit Valley Conservation which](#) recommends more appropriate setbacks based on the natural features and functions of the area.

A **105** metre setback is also [generally](#) required from any identified erosion allowance associated with a watercourse.

A building setback of **105** metres from the regulatory flood line will [generally](#) be required for all new development or additions.

In non-valley situations a 30 metre setback from the bank of the watercourse is [generally](#) required, or **105** metres from the floodline,

whichever is greater unless the setback is within the Greenlands designation.

[A 30 metres building setback is generally required from provincially significant wetlands](#)

[Where lands are being subdivided or severed, a setback of 10 metres will generally be required from the lot line to the greater of any flood hazard, erosion hazards or significant natural features.](#)

**911.4 Permitted Uses**

The following uses may be permitted within the Greenlands designation shown on Schedule A, subject to the policies of this Plan:

- a) Existing agricultural operations;
- b) Non-intensive recreation uses such as nature viewing and pedestrian trail activities on publicly owned lands or privately owned lands if access can be negotiated with the property owner;
- c) Forest, wildlife and fisheries management;
- d) Archaeological activities;
- e) \_\_\_\_\_ Essential transmission and utility facilities;
- f) Essential watershed management and flood and erosion control projects carried out or supervised by a public authority; and,
- g) Uses that legally existed on the day of the passing of the bylaw adopting this plan.

**911.5 Land Use Policies**

The erection of buildings and structures or the placing or removal of fill of any kind or any alteration to a watercourse or valley shall be prohibited within lands designated Greenlands. It is the policy of this plan to require that any expansion or replacement of existing uses or permitted buildings within the Greenlands shall only be considered for approval by the Town, in consultation with the Region of Halton and Credit Valley Conservation on the basis of the following:

- a) Any environmental and/or physical hazards which affect the site can be mitigated in a manner consistent with accepted engineering techniques and resource management practices; and,
- b) Such buildings, structures and works will not locate in significant natural areas and are designed in a manner which:
  - i) Recognizes natural ecological systems and processes and ensures they are maintained and enhanced;
  - ii) Minimizes disruption to existing landforms and landscape features including vegetation, wetlands, steep slopes and groundwater discharge areas through such approaches as clustering works on less sensitive parts of the site;
  - iii) Will result in no changes to the natural quality and quantity of ground and surface water resources;
  - iv) Will result in the maintenance and/or enhancement of existing aquatic ecosystem functions;
  - v) Will result in the maintenance and/or enhancement of existing terrestrial ecosystem functions;
  - vi) The required setbacks established in accordance with the policies of subsection 9.3 of this Plan can be met.

## 9.6 ~~Expansion or Replacement of Existing Buildings within the Regulatory Flood Plain~~

~~A portion of Norval's historical core area is within the regulatory flood line established by Credit Valley Conservation. No new development or the creation of new lots is permitted within the Greenlands designation given the potential danger to life and property and impacts on the Credit River Watershed. However, it is recognized that the existing buildings are an important component of the community from a tourism and heritage preservation perspective. In balancing these issues a limited amount of expansion or, under certain conditions, replacement of buildings will be permitted subject to the following:~~

- ~~a) Expansions of existing buildings are limited to 18.6 square metres;~~
- ~~b) Expansions of existing buildings are floodproofed, to the regulatory flood level to the satisfaction of Credit Valley Conservation and the policies of this plan;~~
- ~~c) Buildings destroyed by fire or other means will be permitted on the existing footprint providing the reconstruction occurs within two years of the buildings destruction and that the building is designed so that no structural damage will occur from the regulatory flood and the building is flood proofed to the satisfaction of Credit Valley Conservation;~~
- ~~d) That no habitable rooms are established below the regulatory flood level;~~
- ~~e) That safe access is provided for pedestrian and vehicular access and evacuation routes as determined by the Town of Halton Hills and Credit Valley Conservation;~~

- ~~f) Notwithstanding the permitted uses of the Hamlet Community Core designations, no nursing homes, day care facilities, group homes, seniors homes, schools, fire, police or ambulance stations, or other similar uses shall be allowed to expand or be replaced in the event of destruction;~~
- ~~g) Notwithstanding any policies of this plan no uses associated with the storage or use of any chemical, hazardous or toxic materials shall be permitted to be reconstructed or enlarged.~~

### 911.67 Development Evaluation Criteria

The Town in consultation with the Region of Halton and Credit Valley Conservation may require as a basis for the evaluation of any proposed development within a Greenlands designation the submission of:

- a) Appropriate engineering studies conducted by the applicant to the satisfaction of the Town, in consultation with the Region of Halton, and Credit Valley Conservation, which address:
  - i) The existing environmental and/or physical hazards which affect the site;
  - ii) The potential impact of such hazards;
  - iii) The potential impact of the proposed works on the lands and features in the Greenlands designation, particularly the natural quality and quantity of ground and surface water functions and resources; and,
  - iv) Techniques and management practices so that the identified impacts may be mitigated.

- b) An environmental impact study prepared to the satisfaction of the Town and the Region of Halton in consultation with Credit Valley Conservation, which provides an inventory and analysis of all natural features and ecological functions on the site including vegetation, wildlife habitat, fish habitat, wetlands, steep slopes and ground water discharge areas, which are essential for maintaining natural fluvial processes. As part of an environmental impact study, the identification in the field of the exact boundary of all environmentally sensitive areas shall be required;
- c) A detailed site plan, and landscaping and grading plans prepared to the satisfaction of the Town which demonstrate:
  - i) How natural ecological, valleyland and erosional systems and processes will be maintained; and,
  - ii) How disruption to existing landform and landscape features will be minimized.

**911.78 Zoning**

The boundaries of the Greenlands are delineated in a conceptual manner on Schedule A. The extent and exact location of the boundaries shall be delineated in the implementing zoning by-law in accordance with detailed mapping, studies or field investigations conducted by the Town, Credit Valley Conservation and Provincial agencies, and will not require an amendment to this Plan.

The zoning by-law shall also incorporate general setbacks for lot lines, buildings, structures, parking areas and other similar facilities from the Greenlands designation in relation to the extent and severity of the natural environmental features and ecological functions of the area.

This general setback will be evaluated for specific development applications by the Town ~~in consultation and~~ with the Region of Halton ~~in consultation with~~ and Credit Valley Conservation, and as established in the zoning bylaw, to provide the appropriate setback required to protect the area from the impacts of construction. A greater setback may be required to reflect specific circumstances.

**911.89 Ownership**

Where any land designated as Greenlands is held under private ownership, this Plan shall not be construed as implying that such areas are free and open to the general public nor that the lands shall be purchased by the Town or other public agency; although the Region and the Town shall ensure that consideration be given to the acquisition of the critical parts of the Greenlands designation through the development approval process as permitted by legislation. Existing agricultural operations within the Greenlands designation will be recognized.

**911.940 Parkland Dedication**

Where new development is proposed on a site, part of which is designated Greenlands, such lands shall not be considered acceptable as part of the dedication for park purposes as required by the Planning Act.

12.0 Implementation

The provisions of the Halton Hills Official Plan and the Planning Act, as amended from time to time, regarding implementation, shall apply in regard to this Plan.

~~120.0 Implementation~~

~~The provisions of the Halton Hills Official Plan and the Planning Act, as amended from time to time, regarding implementation, shall apply in regard to this Plan.~~