

**AMENDMENT NO. XXX
TO THE OFFICIAL PLAN
OF THE
TOWN OF HALTON HILLS**

Subject: Norval Secondary Plan Update

**The following text and schedules constitute
Amendment No. XXX to the Official Plan
of the Town of Halton Hills**

November 2013

BY-LAW No. 2014-XX

A BYLAW TO ADOPT AMENDMENT NO. XXX TO THE TOWN OF HALTON HILLS
OFFICIAL PLAN AMENDING THE NORVAL SECONDARY PLAN

THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS, IN
ACCORDANCE WITH THE PROVISIONS OF SECTIONS 17 AND 21 OF THE PLANNING
ACT, R.S.O. 1990, HEREBY ENACTS AS FOLLOWS:

1. THAT Amendment No. xx to the Official Plan of the Corporation of the Town of Halton Hills, attached hereto, is hereby adopted.
2. THE Clerk is hereby authorized and directed to make application to the Regional Municipality of Halton for approval of Official Plan Amendment No. XXX to the Official Plan of the Corporation of the Town of Halton Hills.
3. THIS By-law shall not come into force or take effect until approved by the Region of Halton.

READ a first, second and third time and finally passed this day of _____, 2014.

Mayor

Clerk

**AMENDMENT NO. XX
TO THE OFFICIAL PLAN OF
THE CORPORATION OF THE TOWN OF HALTON HILLS**

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THE STATEMENT OF COMPONENTS

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

PART II - THE AMENDMENT consisting of the attached text and Schedule “1” to the amendment, including the specific amendments to the Official Plan being affected by Official Plan Amendment No. xx to the Town of Halton Hills Official Plan, constitutes part of that Amendment.

PART III - THE APPENDICES do not constitute part of the Amendment. The appendices contain the Hamlet Design and Heritage Protection Guidelines which support the Secondary Plan.

PART I- THE PREAMBLE

1. PURPOSE

The purpose of this amendment is to update the Norval Secondary Plan which was originally adopted by Town Council in 2001 and approved by the Region of Halton in 2003. There has been a significant change in the Provincial, Regional, and local planning environment during since the Secondary Plan was originally adopted including, the adoption of the Provincial Greenbelt Plan, the completion of the Halton Peel Boundary Area Transportation Study, a revision to the floodplain mapping by Credit Valley Conservation, and a request from the public to review many of the policies in the Secondary Plan

In 2012-2013, 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.

2. LOCATION

The amendment affects the lands within the Hamlet of Norval. 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. BASIS

3.1 Review of Secondary Plan

Since the Secondary Plan was adopted in 2001 and approved by the Region of Halton in 2003, a number of factors indicated that a review was warranted including:

- The Hamlet of Norval Secondary Plan was due for a five year review as prescribed by the Planning Act, to ensure that it conformed to provincial plans, had regard for matters of provincial interest and was consistent with provincial policy. Conformity with the Provincial Greenbelt Plan was particularly important as Norval is within the Greenbelt Plan Area.
- Consideration of the outcome of the Halton Peel Boundary Area Transportation Study (HPBATS) which included options for the Norval by-pass and other transportation routes in the vicinity of Norval.
- Revised floodplain mapping prepared by Credit Valley Conservation that impacted the Hamlet of Norval.
- Consideration of comments received from the Norval community through consultation on the Comprehensive Zoning By-law related to a desire to revisit the maximum square

footage per commercial premises, and the extent of the Hamlet Community Core land use designation.

On May 24, 2011 Council approved (Report No.: PDS-2011-0029) the undertaking of the Norval Secondary Plan Review to re-evaluate the land use designations and policies in the Hamlet of Norval Secondary Plan and obtain public input to develop an updated Secondary Plan.

The Terms of Reference for the study set out a five phase process as follows:

- Phase 1 - Background Analysis and Issue Identification
- Phase 2 - Land Use Alternatives
- Phase 3 - Preferred Land Use Alternative
- Phase 4 - Initial Policy Formation
- Phase 5 - Final Policy Formulation

Public input has been considered throughout the multiphase review and was solicited through a series of open houses/workshops, mail outs, a project website, newspaper ads and a statutory public meeting.

With considerable input from the community, updated goals, objectives and a policy framework have been created which 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 approved secondary 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 designated to accommodate 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 as shown on Schedule A1 of the Halton Hills Official Plan. This secondary plan represents the articulation of a planning vision for an existing Hamlet, therefore consistent with the Regional Official Plan, 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 storm water run-off. The Plan permits infill and intensification of hamlets subject to appropriate water and sewage services.

PART II – THE AMENDMENT

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1. INTRODUCTION

All of this part of the document entitled Part II – The Amendment, consisting of the following text and attached schedules, constitutes Amendment No. XX to the Official Plan of the Town of Halton Hills.

2. DETAILS OF THE AMENDMENT

The Hamlet of Norval Secondary Plan of the Town of Halton Hills is hereby amended as follows:

1. Part B first paragraph by replacing the words “Amendment No. 104” with “Amendment No. 1”, adding the words “as amended by Official Plan Amendment XX” after the words “Town of Halton Hills” and replacing the words “Appendices A and B are” with “Appendix A (Hamlet Design and Heritage Protection Guidelines) is”.
2. Section 1 by adding the phrase “existing businesses on Guelph Street and” after the words “promotion of”.
3. Section 2 by adding a new first bullet point “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.”
4. Section 2 second bullet point by adding the phrase “recognize that the boundary of Norval has been fixed through the Greenbelt Plan and to continue to ensure the preservation of hamlet character by addressing the interface” after the word “To” and to delete the words “provide a rational boundary definition and a distinct separation”.
5. Section 2 third bullet point by adding the phrase “and to recognize the existing street and lot pattern which contribute to the character” after the words “character of the Hamlet”.
6. Section 2 fourth bullet point by replacing the word “introduction” with the word “use”, replacing the word “urban” after the word “of” with “hamlet” and by adding the phrase “and hamlet design guidelines” at the end of the sentence.
7. Section 2 seventh bullet point by adding the phrase “through the support of small, independent businesses focused on Guelph Street” after the words “commercial core”.
8. Section 2 eighth bullet point by deleting “and,” at the end of the sentence after the semi-colon.
9. Section 2 ninth bullet point by replacing the period at the end of the sentence with a semi-colon.
10. By adding the following bullet points at the end of Section 2.

- “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.”
11. By deleting the first sentence of the paragraph in Section 3.0 General Policies, and adding the words “to this plan” after the words “Schedule A”.
 12. By deleting Schedule A in the Secondary Plan and replacing it with Schedule A attached to this amendment.
 13. By renaming Section 3.1 from “Public Utilities” to “Servicing”.
 14. By deleting the title “3.2 Servicing” but retaining the following text as part of Section 3.1.
 15. By amending the last sentence in the second paragraph of Section 3.1 Servicing by changing the reference to “3.3” to 3.2” and “3.4” to “3.3”.
 16. By amending the last paragraph of Section 3.1 Servicing by replacing the words after “The” with “minimum lot size for new residential development on full urban services (municipal water and sewer) shall be 929 square metres,” and deleting the remainder of the sentence.
 17. By renumbering Sections 3.3 to 3.6 as Sections 3.2 to 3.5, respectively.
 18. By modifying Section 3.3 Non Residential Uses by deleting the words “Non-residential uses will not exceed a total of 500 square metres of ground floor space and prior” in the first sentence and replacing them with the following sentences “ Existing non-residential uses can occupy up to 500 square metres of gross floor area. New non-residential uses can occupy up to 250 square metres of gross floor area. New non-residential uses proposing to exceed the 250 square metre limit, but less than 500 square metres of gross floor area must also satisfy the criteria in Section 4.2 of this plan”, by adding the word “Prior” in front of the words “to any development”, by adding the words “Town and” in front of “Regional Municipality”, by replacing the word “and” in front of “Credit Valley” with the words “in consultation with”.

19. By replacing the entire text of Section 3.4 Stormwater Management with the following:

“All commercial, industrial, institutional, recreational and residential development shall be supported by a Stormwater Management report unless waived by the Town through a pre-consultation process. The report shall be prepared to the satisfaction of the Town of Halton Hills in consultation with the appropriate agencies in accordance with the policies in Section C8 of the Official Plan.

In order to encourage more sustainable development, stormwater best management practices will be encouraged. This may include Low Impact Development stormwater management techniques whose objective is to address stormwater at the source rather than solely in traditional end of pipe measures (e.g. stormwater management ponds). Stormwater best management practices such as Low Impact Development 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.”

20. By replacing the word “enhance” with “ensure” and the word “character” with “continued viability” in the last sentence of the first paragraph of Section 3.5.

21. By adding the following paragraph after the first paragraph of Section 3.5 Protection and Restoration of Valleylands and Natural Features:

“The Regulatory Floodplain has been illustrated 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 11 of this Plan defines and provides planning policies for the Greenlands.”

22. By deleting the words “flood susceptible” in the first sentence of the third paragraph in Section 3.5.

23. By adding the following sentence after the first sentence, third paragraph of Section 3.5:

“Lands which are located within the floodplain have only been 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”.

24. By deleting the words “These areas” in the fourth paragraph of Section 3.5 and inserting the words “Areas that are designated “Greenlands”” in front of the words “are recognized as generally unsuitable”.

25. By moving Section 9.6 Expansion or Replacement of Existing Buildings within the Regulatory Floodplain to Section 3.0 and renumbering it Section 3.6.
26. In the first paragraph of Section 3.6 by deleting the third sentence and replacing it with “However, it is recognized that the existing buildings provide the homes and businesses that make up the community and are also an important from a tourism and heritage preservation perspective”.
27. By deleting the words “18.6 square metres” and replacing them with the words “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” in the Section 3.6 subsection a).
28. By deleting the words “footprint providing the” and replacing the words with “footprint provided that” in the newly re-numbered Section 3.6 subsection c).
29. By adding the words “and there is no increase in the number of dwelling units” to the end of Section 3.6, subsection d).
30. By deleting the first paragraph of Section 3.8 Urban Separators and replacing it with “A rational Hamlet boundary has been established based upon municipal boundaries and identifiable features such as valley top-of-bank, watercourses and roads”.
31. By deleting the first sentence of the second paragraph of Section 3.8, deleting the word “and” and adding a comma after the word “valley”, and adding a comma and the words “and the Greenbelt Plan Area” after the words “Willow Park”.
32. By deleting the words “compact form” and “towards protecting the community from the influences of urban sprawl” in the first sentence of the third paragraph of Section 3.8.
33. By deleting sub section a) and renumbering the remaining subsections of Section 3.8.
34. By adding a new sub section “d) “Planning for the Southeast Georgetown new growth area shall consider the interface with the Hamlet of Norval” under Section 3.8.
35. By deleting the text of Section 3.10 Transportation and replacing it with the following:

“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.”

36. By modifying the third paragraph of section 3.11 Tourism Development by deleting the words “also developing into” in front of the words “an educational”.
37. By modifying the fourth paragraph of section 3.11 Tourism Development by deleting the words “experiencing increased tourism” and replacing them with the words “attracting tourists”.
38. By modifying the subsection a) of section 3.11 by replacing the word “Urban” with the word “Hamlet”.
39. By modifying the subsection b) of section 3.11 by replacing the word “Urban” with the word “Hamlet”.
40. By modifying the subsection d) of section 3.11 by replacing the word “Urban” with the word “Hamlet”.
41. By modifying section 3.12 Archaeology Resources by deleting the words in the first paragraph of “Stage 2 Field Assessment, as outlined in the Provincial Archaeological Assessment Technical Guidelines 1993,” and replacing them with “an archaeological impact assessment in accordance with section F5.3.1 of the Official Plan.”
42. By modifying section 3.13 Urban Design and Heritage Protection by replacing the word “Urban” in the title with “Hamlet” and by adding, at the end of the first paragraph, the paragraph
“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.”
43. By deleting the first sentence of the fourth paragraph of the newly modified section 3.13 Hamlet Design and Heritage Protection and replacing it with the sentence “Further details regarding the appropriate built form and the protection and enhancement of the community features are established in the Hamlet Design and Heritage Protection Guidelines.”
44. By modifying the last paragraph of section 3.13 by replacing the word “Urban” with the word “Hamlet” in both locations.
45. By renaming section 3.14 from “Expansion of Hamlet Boundaries” to “Hamlet Boundaries” and by deleting the text in section 3.14 and replacing it with “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.”

46. By adding a new section 3.15 as follows:

“3.15 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 additional information on trail development is also provided in the Hamlet Design and Heritage Protection Guidelines.”

47. By adding the word “Area” after the words “Hamlet Community Core” in the title of Section 4.0.
48. By adding the word “Area” after the words “Hamlet Community Core” in the first paragraph in Section 4.1 Purpose.
49. By modifying the second sentence of section 4.1 by adding the words “supporting and” after the words “at the same time” and adding the words “of the existing businesses and” after the words “the commercial viability of”.
50. By replacing the word “Urban” with “Hamlet” in the last sentence of the second paragraph in section 4.1 Purpose.
51. By deleting the first paragraph under section 4.2 and adding the following:
“Uses permitted within the Hamlet Community Core Area designation include tourism and cultural uses, retail services, residential uses and office space. Non-residential uses can occupy up to 500 square metres of ground floor space. Existing non-residential uses can occupy up to 500 square metres of gross floor area. New non-residential uses can occupy up to 250 square metres of gross floor area. New non-residential uses proposing to exceed the 250 square metre limit, but less than 500 square metres of gross floor area shall only be permitted by way of a rezoning application and must satisfy the following criteria:
a) A design study must be 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 must satisfy the criteria of section 4.3;
- c) The development is compatible with adjacent uses;
- d) A traffic impact study must be provided that 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”

- 52. By modifying section 4.2 by inserting, after the words “The permitted uses include:” the words
 - a) “Animal Clinic
 - b) Antique and furniture store,
 - c) Artist studios and art gallery,
 - d) Cafe,
 - e) Craft shop
 - f) Custom Workshop
 - g) Day care centre
 - h) Dwelling unit located in a non-residential building
 - i) General store
 - j) Personal service use such as hair stylist and shoe repair
 - k) Residential care facility meeting the definition of a Group Home Type 1 subject to the requirements of the implementing Zoning By-law and the Official Plan”
- 53. By modifying section 4.2 by renumbering all of the listed permitted uses and replacing the word ”family” with “detached” after the word “Single”.
- 54. By modifying section 4.2 by deleting the reference to “Section 3.3” and replace it with “Section 3.4” in the paragraph after the list of permitted uses.
- 55. By modifying section 4.2 by deleting “Hamlet Community Core Designation” and replacing with Hamlet Community Core Area designation” in the fourth paragraph.
- 56. By modifying section 4.2 by inserting at the end of the section the paragraph
“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 Official Plan Amendment XXX to this plan will be recognized and permitted to continue their existing operation and function in their current location. No additional automotive services or uses will be

permitted with the exception of limited motor vehicle sales accessory to the main permitted automotive use.

No new automotive uses will be permitted within the Hamlet Community Core Area designation.

Notwithstanding the permitted uses listed above, no new nursing homes, day care facilities, group homes, seniors' homes, schools, fire, police or ambulance stations, or other similar uses shall be permitted within the regulatory flood line established by Credit Valley Conservation."

57. By modifying the first sentence in Section 4.3 by deleting the words "Hamlet Community Core Designation" and replacing with "Hamlet Community Core Area designation".
58. By modifying section 4.3 c) by deleting the wording and replacing it with "Building heights will not exceed two storeys;".
59. By modifying section 4.3 d) by replacing the word "sanitary" with the word "sewage".
60. By modifying section 4.3 e) by replacing the reference "Section 3.2" with "Section 3.1".
61. By deleting section 4.3 g) and replacing it with "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. A home occupation use shall not include any entertainment uses;".
62. By deleting the wording in section 4.3 h) and replacing it with "Outdoor Storage is not permitted within the Hamlet Community Core designation."
63. By deleting the words "and, at the end of the sentence in section 4.3 i).
64. By modifying section 4.3 j) by adding the words "the policies in section 3.13 and" after the words "will be consistent with", by replacing the word "Urban" with the word "Hamlet" and by replacing the word "policies" with the word "Guidelines" and adding the words "and," at the end of the sentence.
65. By modifying section 4.3 by adding a news subsection at the end:
"k) No drive through operations will be permitted within the Hamlet Community Core designation."
66. By renumbering section 5 Hamlet Residential to Section 6 and renumbering the subsections, and by adding the word "Area" after "Hamlet Residential".
67. By deleting Section 6.0 Hamlet Residential - Special

68. By adding a new section as follows:5

“5.0 Hamlet Commercial Area

5.1 Purpose

The Hamlet Commercial Area 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 can occupy up to 500 square metres of gross floor area. New non-residential uses can occupy up to 250 square metres of gross floor area. New non-residential uses proposing to exceed the 250 square metre limit, but less than 500 square metres of gross floor area shall only be permitted by way of a rezoning application and must satisfy the criteria in Section 4.2 of this plan.

5.2 Permitted Uses

The uses permitted within the Hamlet Commercial Area 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) Day Care Centres
- d) Single detached residential uses;
- e) Bed and breakfast establishments;
- f) Home occupations;
- g) Animal Clinics;
- h) Business or professional office;
- i) Custom Workshops;
- j) Personal service uses such as hair stylists and shoe repair; and,
- k) Retail Stores.

5.3 Land Use Policies

Development within the Hamlet Commercial Area 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) No new automotive uses are permitted in the Hamlet Commercial Area designation;
- c) Outdoor storage is not permitted in the Hamlet Commercial Area designation;
- d) Where commercial and residential uses abut, site planning to achieve adequate buffering in the form of landscaping, or architectural screening shall be required;
- e) Adequate off street parking will be required. Parking facilities should be oriented to the side or rear of all commercial buildings;
- f) Building heights will not exceed two storeys;

- g) Approval of new development constructed on private sewage systems will be subject to the requirements of the Town of Halton Hills;
 - h) New commercial uses shall generally serve the needs of the community, the surrounding rural area and tourists;
 - i) Home occupations may be permitted as a secondary use to a primary residential use in accordance with section D1.3.1.4 of the Official Plan. A home occupation use shall not include any adult entertainment uses;
 - j) No drive through operations will be permitted within the Hamlet Commercial Area designation; and,
 - k) Adult entertainment uses shall be prohibited within the Hamlet Commercial Area.”
69. By deleting the words “uses such as” from the end of the first sentence in the newly renumbered Section 6.2.
70. By modifying section 6.3 Land Use Policies b) by deleting the words “Section 3.2” to “Section 3.1” and by deleting section 6.3 Land Use Policies d) and replacing it with “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. A home occupation use shall not include any adult entertainment uses; and,”.
71. By modifying section 6.3 Land Use Policies by adding at the end
“e) All development will be consistent with the policies in section 3.13 and the Hamlet Design and Heritage Protection Guidelines contained in Appendix A.”
72. By renumbering section 7 to section 9 and the subsections as appropriate.
73. By inserting a new Section as follows:

“7.0 Hamlet Residential/Office

7.1 Purpose

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

Existing non-residential uses can occupy up to 500 square metres of gross floor area. New non-residential uses can occupy up to 250 square metres of gross floor area. New non-residential uses proposing to exceed the 250 square metre limit, but less than 500 square metres of gross floor area shall only be permitted by way of a rezoning application and must satisfy the criteria in Section 4.2 of this plan.

7.2 Permitted Uses

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

- a) Single detached residential use;
- b) Bed and breakfast establishment;
- c) Home occupation;
- d) Business or professional office;
- e) Professional medical or dental office which does not include medical or dental laboratories or clinics; and,
- f) Dwelling unit located in a non-residential building.

7.3 Land Use Policies

Development within the Hamlet Residential/Office Area 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 3.13 and will not exceed two storeys;
- 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. A home occupation use shall not include any adult entertainment uses;
- h) All development will be consistent with the policies in section 3.13 and the Hamlet Design and Heritage Protection Guidelines contained in Appendix A;
- i) Outdoor Storage is not permitted within the Hamlet Residential/Office Area designation; and,

- j) Adult entertainment uses shall be prohibited within the Hamlet Residential/Office Area designation.”

74. By inserting a new Section as follows:

“8.0 Corridor Protection Area

8.1 Purpose

The purpose of the Corridor Protection Area designation is to recognize that this area will be the subject of a future environmental assessment to determine if this is 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 Official Plan Amendment XXX to this plan;
- b) Existing agricultural operations;
- c) Non-intensive recreation uses such as nature viewing and pedestrian trail activities

8.3 Land Use Policies

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

75. By adding the word “Area” after “Institutional” in the heading for Section 9.0.

76. By adding the word “Area” after “Institutional” in the first sentence of the newly renumbered section 9.2 and adding the following wording after the Institutional Permitted Uses:

“Notwithstanding the permitted uses listed above, no new nursing homes, day care facilities, group homes, seniors’ homes, schools, fire, police or ambulance stations, or other similar uses shall be permitted within the regulatory flood line established by Credit Valley Conservation.”

77. By adding the word “Area” after “Institutional” in the first sentence of the newly renumbered section 9.3.

78. By adding the word “sewage” after the words “and sanitary” to the newly renumbered section 9.3 c).

79. By renumbering section 8 to section 10.

80. By adding the word “Area” after “Open Space” throughout the newly numbered Section and 10 and subsections.
81. By adding the words
“and,
c) public uses.”
To the end of the newly renumbered section 10.2 Open Space Permitted Uses
82. By renumbering section 9 to section 11.
83. By modifying the newly renumbered section 11.1 Greenlands Purpose subsection a) by adding the word “undeveloped” after the words “To identify”.
84. By modifying the newly renumbered section 11.2 Criteria for Designation subsection a) by adding the words “which are not currently developed” after the words “refined from time to time,”.
85. By deleting the newly renumbered section 11.3 Setbacks and replacing it with
“Although not considered to be part of the Greenlands designation, a building setback of 10 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 10 metre setback is also generally required from any identified erosion allowance associated with a watercourse.

A building setback of 10 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 10 metres from the floodline, whichever is greater unless the setback is within the Greenlands designation.

A 30 metre building setback is generally required from provincially significant wetlands

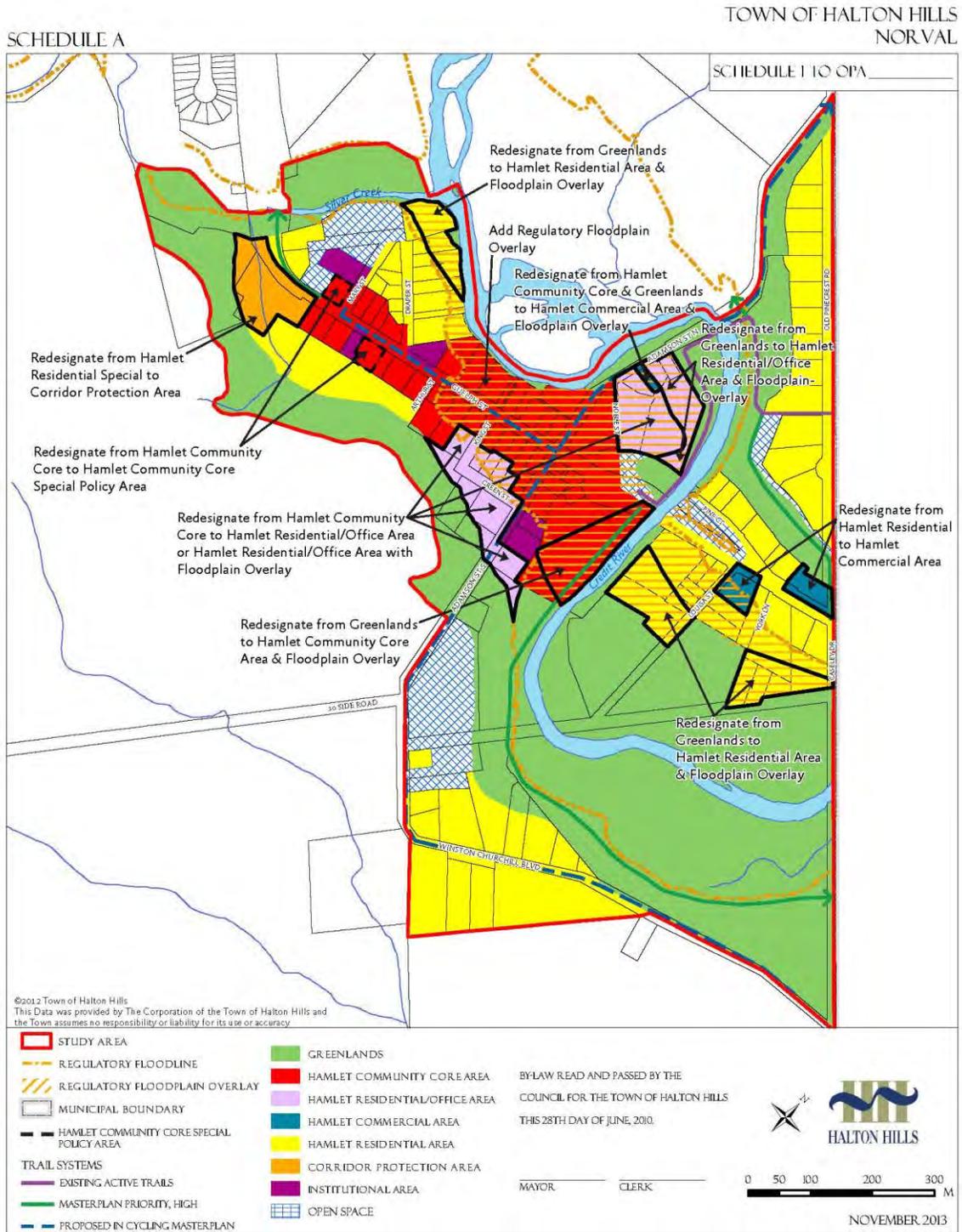
Where lands are being subdivided or severed, a setback of 10 metres will generally be required from the lot line to the greater of any flood hazard, erosion hazards or significant natural features.”

86. By modifying the newly renumbered section 11.6 a) by adding the words “in consultation with” after the words “satisfaction of the Town.”
87. By modifying the newly renumbered section 11.6 b) by adding the words “in consultation with” after the word “Town”, by deleting the word “and” in front of “the Region” and by adding the words “and the” in front of “Credit Valley”.
88. By modifying the newly renumbered section 11.7 by deleting the first paragraph and replacing it with
“The boundaries of the Greenlands are delineated on Schedule A based on the best mapping currently available. The extent and exact location of the boundaries shall be determined at the time of a development application based on studies and/or field investigations conducted by the proponent and approved by the Town, in consultation with Credit Valley Conservation and Provincial agencies, and will not require an amendment to this Plan.”
89. By modifying the newly renumbered section 11.7 second paragraph by adding the words “in consultation with” after the word “Town”, by deleting the word “and” in front of “the Region” and by adding the words “and the” in front of “Credit Valley”.
90. By renumbering section 10 to section 12.

3. **IMPLEMENTATION AND INTERPRETATION**

This Official Plan Amendment shall be implemented and interpreted in accordance with the implementation and interpretation provisions set out in the Amendment and the relevant sections of the Official Plan.

SCHEDULE A to OPA XXX



APPENDIX A

**URBAN DESIGN AND
HERITAGE PROTECTION GUIDELINES**

TO BE ADDED