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

16 Adamson Street. North, Norval

April 2015



BY-LAW No. 2015-XX

A Bylaw to adopt Amendment No. XX to the
Town of Halton Hills Official Plan – 16 Adamson Street North, Norval

WHEREAS the Council of the Corporation of the Town of Halton Hills, is empowered to enact this By-law by virtue of the provisions of the Planning Act, 1990, R.S.O., c.P. 13, as amended;

AND WHEREAS the Regional Municipality of Halton, as the approval authority, has exempted this Official Plan Amendment from their approval;

AND WHEREAS on XXXX XX, 2015, Council for the Town of Halton Hills approved Report No. PDS-2015-00XX, dated XXXX XX, 2015, regarding incorporating 16 Adamson Street North, Norval, into the revised Norval Secondary Plan and the related Zoning By-law Amendment.

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:

1. That Amendment No. XX to the Official Plan of the Town of Halton Hills as amended, being the attached text and schedules, is hereby adopted as an exempt Local Official Plan Amendment in accordance with Regional By-law 18-99;
2. That the Town Clerk is hereby authorized to circulate the Official Plan Amendment as provided for by the Planning Act regulating the appeal process.

BY-LAW read and passed by the Council for the Town of Halton Hills this day of _____, 2015.

MAYOR – Rick Bonnette

TOWN CLERK – Suzanne Jones

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

The attached text and schedules constitutes Amendment No. XX to the Official Plan of the Town of Halton Hills as amended, which was adopted by the Council of the Town of Halton Hills by By-law 2015-_____ in accordance with the provisions of the Planning Act, 1990, R.S.O., c.P. 13, as amended.

THE CORPORATION OF THE TOWN OF HALTON HILLS

MAYOR – R. Bonnette

CLERK – S. Jones

AMENDMENT NO. XX

TO THE OFFICIAL PLAN FOR THE TOWN OF HALTON HILLS

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

PART II - THE AMENDMENT consisting of the attached text and Schedule "A" to the Amendment, constitutes Amendment No. XX to the Town of Halton Hills Official Plan as amended.

PART III - THE APPENDICES do not constitute part of the Amendment, but are included for information purposes only.

PART I- THE PREAMBLE

1. PURPOSE

The purpose of this Amendment is to incorporate the property known as 16 Adamson Street North into the recently revised Norval Secondary Plan.

This Amendment re-designates the front portion of the property from Hamlet Community Core to Hamlet Commercial Area with a Regulatory Flood Plain Overlay to permit limited commercial uses in the existing building and re-designates the rear portion of the property from Greenlands and Hamlet Community Core to Hamlet Commercial Special Area with a Regulatory Flood Plan Overlay to recognize the existing commercial-self storage use.

2. LOCATION

The Amendment applies to the property known as 16 Adamson Street North in the Hamlet of Norval.

3. BASIS

A review of the Norval Secondary Plan (originally adopted by Council in 2001, approved by the Region of Halton in 2003) was undertaken in 2012-2013 to develop updated goals, objectives, and a policy framework which better reflected the existing policy environment and the needs of the community. A revised Norval Secondary Plan was approved by Council in July 2014.

The property known as 16 Adamson Street North was not included in the revised Secondary Plan (deferred) to allow for further discussion with the new owner and the community on the appropriate designation and use of the property.

Throughout the remainder of 2014, Planning Staff held discussions with, and between, the property owner, neighbours and the Norval Secondary Plan Steering Committee to discuss the appropriate designation and use of the property.

The new secondary plan land use designations (implemented by this amendment) are consistent with the objectives of the revised Norval Secondary Plan. The designations take into consideration the historic and unique characteristics of the property and surrounding uses and by only recognizing the existing use of the property and limiting additional incompatible uses.

PART II – THE AMENDMENT

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

DETAILS OF THE AMENDMENT

The Hamlet of Norval Secondary Plan (Official Plan Amendment 1, as amended by Official Plan Amendment 20) of the Town of Halton Hills is hereby amended as follows:

1. Section 6.0 Hamlet Residential Area is renumbered as Section 7.0 Hamlet Residential Area and all of the following sub-sections and sections are renumbered accordingly.
2. A new Section 6.0 Hamlet Commercial Special Area is added as follows:

“6.0 Hamlet Commercial Special Area

6.1 Purpose

The Hamlet Commercial Special Area designation applies to a portion of 16 Adamson St. N. The purpose of the designation is to recognize the existing commercial self-storage facility on the property.

6.2 Permitted Uses

Permitted uses are limited to the existing commercial self-storage facility on the property at 16 Adamson St. N. As outlined in Section 3.3 Non Residential Uses of this Plan, existing non-residential uses can occupy up to 500 square metres of gross floor area.

6.3 Land Use Policies

The following land use policies apply within the Hamlet Commercial Special Area designation:

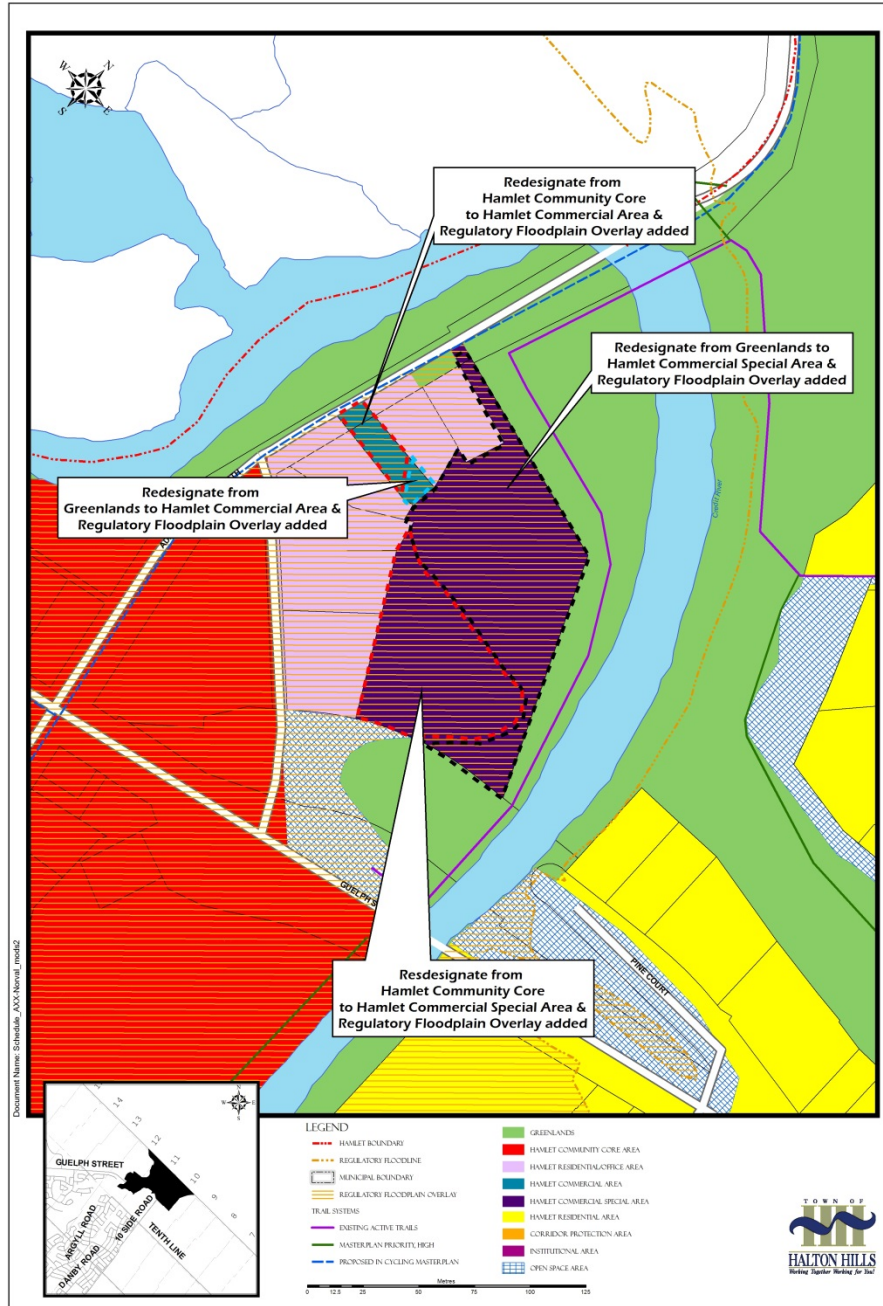
- a) Accessory uses are limited to the temporary indoor and/or outdoor storage of recreational vehicles including boats and trailers, and motor vehicles. The storage, use, and/or parking of shipping containers, truck/van/coach bodies, rail cars, commercial motor vehicles including transport trucks and/or transport trailers, and the outdoor storage of other materials or goods shall not be permitted.

- b) The implementing zoning by-law shall include provisions and setbacks for the accessory temporary or outdoor storage of recreational vehicles including boats and trailers, and motor vehicles.
 - c) The use of the property as a transport terminal, contractors yard/establishment, salvage yard or other outdoor storage use shall not be permitted.
 - d) Where the commercial self-storage facility and accessory temporary outdoor storage of recreational vehicles including boats and trailers, and motor vehicles I proposed abutting an existing residential use, site planning is required to achieve adequate buffering in the form of landscaping, or architectural screening;
 - e) All development will be consistent with the policies in section 3.14 and the Hamlet Design and Heritage Protection Guidelines contained in Appendix A, and shall not exceed two storeys;
 - f) Adequate off street customer parking will be required. Parking facilities should be oriented to the side or rear of all commercial buildings; and,
 - g) Adequate servicing for the use must be provided in accordance with Section 3.1 Servicing of this Plan.”
3. Schedule A of the Norval Secondary Plan is amended by re-designating the property known as 16 Adamson Street North from Hamlet Community Core and Greenlands to Hamlet Commercial Area with a Regulatory Flood Plain Overlay and Hamlet Commercial Special Area with a Regulatory Flood Plain Overlay as shown on Schedule 1 of this amendment.

SCHEDULE A to OPA XX

SCHEDULE A

TOWN OF HALTON HILLS
NORVAL SECONDARY PLAN



This is Schedule "A" to Halton Hills Official Plan
Amendment No. XX, passed this ____ of XXXX, 2015.

Mayor

Clerk

PART III – THE APPENDICES

APPENDIX 1 – Notice of Public Meeting

APPENDIX 2 – Minutes of the Public Meeting