



BY-LAW No. 2015-0042

A Bylaw to adopt Amendment No. 25 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 September 28, 2015, Council for the Town of Halton Hills approved Report No. PDS-2015-0042, dated August 31 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. 25 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 28th day of September, 2015.

Jack Brown
Acting Mayor – Riek-Bennette Ted Brown

Suzanne Jones
TOWN CLERK – Suzanne Jones

**AMENDMENT NO. 25
TO THE OFFICIAL PLAN FOR THE TOWN OF HALTON HILLS**

The attached text and schedules constitutes Amendment No. 25 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 2015-0042 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

Joe Brown

Acting MAYOR – R. Bennette
Ted Brown

S. Jones

CLERK – S. Jones

AMENDMENT NO. 25

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. 25 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 the surrounding uses, by only recognizing the existing use of the property and limiting additional incompatible uses.

A Regulatory Floodplain Overlay has also been applied to the proposed designation for the entire property. The Regulatory Floodplain Overlay identifies that the property is located in the Regulatory Floodplain of the Credit Valley Conservation Authority (CVC) and that any new development is subject to CVC approval. The application of the Regulatory Floodplain Overlay is consistent with the approach taken in the Norval Secondary Plan for property located within the floodplain which provided a base land use designation with an overlay for developed properties as opposed to placing the properties in a restrictive environmental designation.

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. 25 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. A new sentence is added at the end of Section 5.2 Permitted Uses as follows:
“The existing commercial self-storage facility use at 16 Adamson St. N. is permitted. No outdoor storage is permitted in the Hamlet Commercial Area designation in association with this use or any other use.
2. 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.
3. 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 rear of 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 antique/classic motor vehicles. The storage, use, and/or parking of shipping containers, truck/van/coach bodies, rail cars, dismantled and/or inoperable motor vehicles, 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 antique/classic motor vehicles.

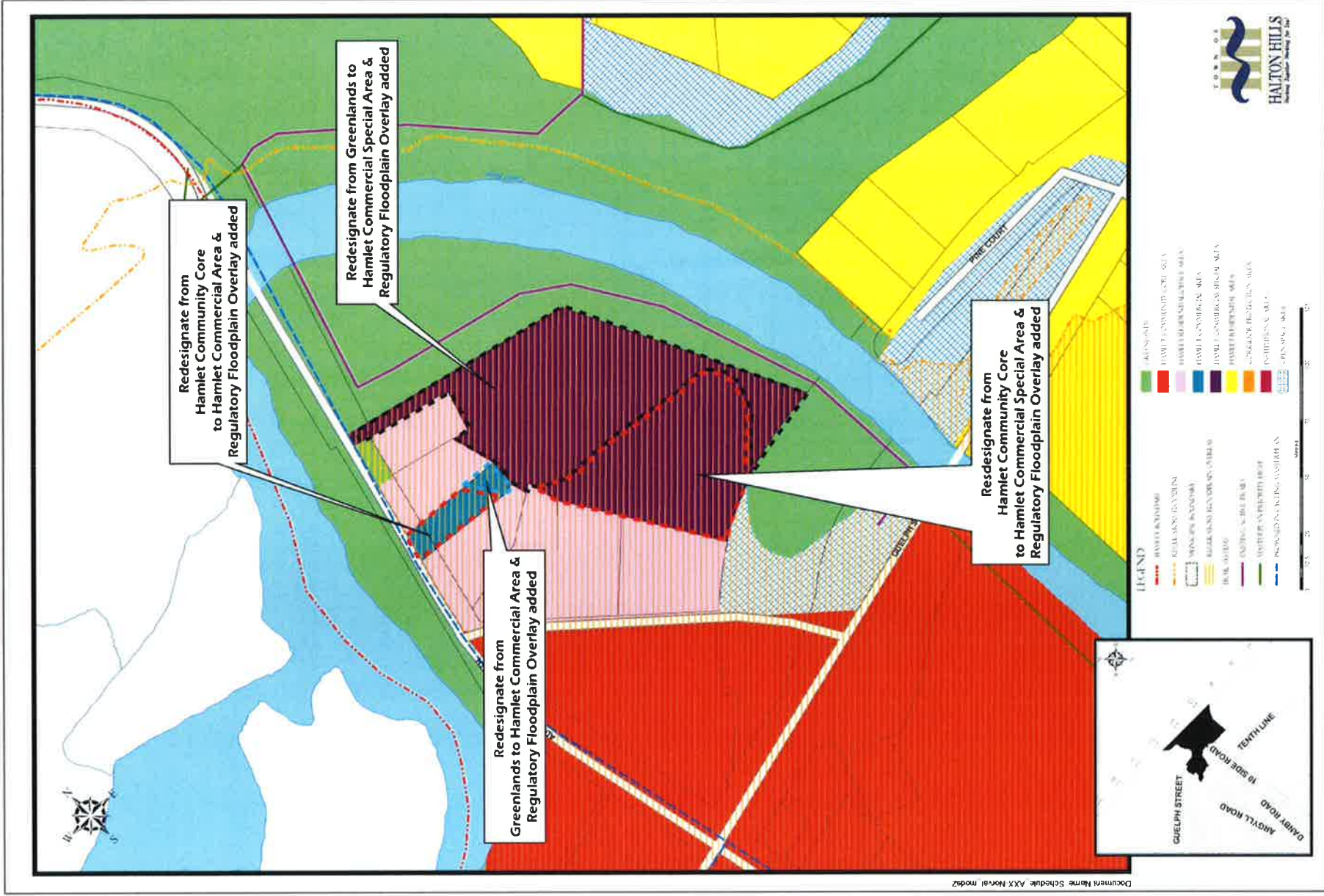
- c) The use of the property as a transport terminal, contractors yard/establishment, salvage yard or other outdoor storage use shall not be permitted.
- d) Where the commercial self-storage facility and accessory temporary outdoor storage of recreational vehicles including boats and trailers, and antique/classic motor vehicles is 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.”

4. 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 A of this amendment.

SCHEDULE A to OPA 25

SCHEDULE A

TOWN OF HALTON HILLS
NORVAL SECONDARY PLAN



This is Schedule "A" to Halton Hills Official Plan Amendment No. 25, passed this 28th day of September, 2015.

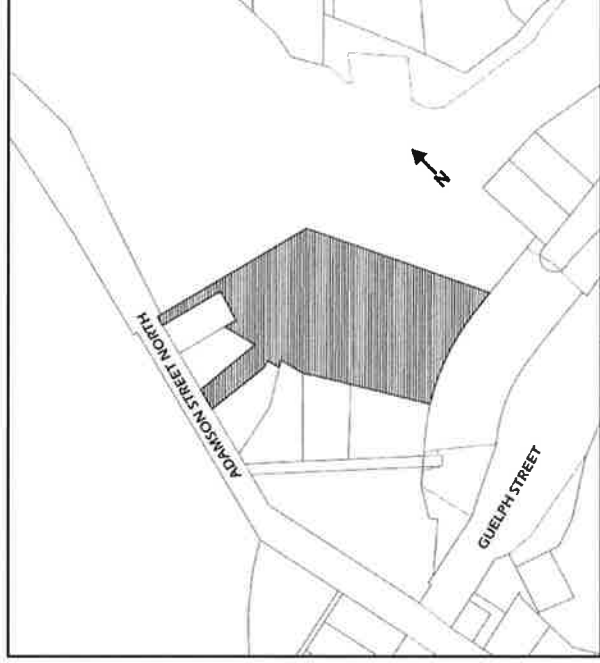
Dea Bann
Acting Mayor

Sharon J. ...
Clerk

PART III – THE APPENDICES

APPENDIX 1 – Notice of Public Meeting

**NOTICE OF STATUTORY PUBLIC MEETING
TOWN INITIATED OFFICIAL PLAN AND ZONING BY-LAW
AMENDMENT PERTAINING TO 16 ADAMSON ST. N., NORVAL**



DATE: April 13, 2015

TIME: 6:45 P.M.

LOCATION: Council Chambers, Civic Centre
1 Halton Hills Dr.
Halton Hills (Georgetown)

Town of Halton Hills Council will hold a statutory public meeting to solicit public input on draft Official Plan and Zoning By-law amendments pertaining to 16 Adamson St. N. in the Hamlet Norval.

On April 14th, 2014 Council approved an updated Secondary Plan (Official Plan Amendment No. 20) and revised zoning (Zoning By-law Amendment 2014-0020) for the Hamlet of Norval. At the time of approval, a decision on 16 Adamson St. N was deferred by Council to allow for further discussion with the new owner and surrounding property owners.

Proposed Amendments:

Following further discussion and review, draft Official Plan and Zoning By-law amendments have been prepared which propose to: 1) Designate and zone the property to permit limited commercial uses in the existing building at the front of property; and, 2) Recognize the existing commercial self-storage use including the accessory indoor/outdoor storage of recreational vehicles on the property. A Regulatory Flood Plain Overlay is also proposed which identifies that the property is located in the regulatory flood plain and is subject to Credit Valley Conservation Authority regulations.

Additional Information:

Following the statutory public meeting, Town staff will prepare a report to Council which will respond to oral and written comments received, and provide a final recommendation on passage of the Official Plan and Zoning By-law amendments.

Copies of the draft amendments are available for public review at the Town of Halton Hills Planning, Development and Sustainability Department, 1 Halton Hills Drive, Halton Hills, Ontario L7G 5G2 or on the Town's website:
http://www.haltonhills.ca/initiatives/Norval_Secondary_Plan.php.

Contacts:

Curtis Marshall, MCIP RPP
Sr. Planner – Policy
905-873-2601 ext. 2253
curtism@haltonhills.ca

Steve Burke, MCIP RPP
Manager of Planning Policy
905-873-2601 ext. 2254
stevebu@haltonhills.ca

Please provide all comments to curtism@haltonhills.ca by May 1, 2015.

PLEASE NOTE

1. If you wish to be notified of the decision of the Town of Halton Hills in respect to the Official Plan and/or Zoning By-law amendments, you must make a written request to the Town of Halton Hills – PLANNING, DEVELOPMENT & SUSTAINABILITY DEPARTMENT at 1 Halton Hills Drive, Halton Hills, Ontario L7G 5G2.
2. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Halton Hills before the proposed Official Plan and/or Zoning By-law amendments are adopted, the person or public body is not entitled to appeal the decision of the Town of Halton Hills to the Ontario Municipal Board.
3. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Halton Hills before the proposed Official Plan and/or Zoning By-law amendments are adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.
4. Any written comment/objection submitted to the Town of Halton Hills regarding the amendments which are being processed under the *Planning Act*, may be made public as part of the application process.

APPENDIX 2 – Minutes of the Public Meeting



MINUTES

PUBLIC MEETING-2015-0002

TOWN INITIATED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS – 16 ADAMSON ST. N. NORVAL

Minutes of the Public Meeting held on Monday, April 13, 2015 at 7:10 p.m., in the Council Chambers, Town of Halton Hills Civic Centre, 1 Halton Hills Drive.

Councillor D. Kentner chaired the meeting.

Councillor D. Kentner advised the following:

The purpose of this Public Meeting is to inform and provide the public with the opportunity to ask questions, or to express views with respect to Town initiated Official Plan and Zoning By-law amendments pertaining to 16 Adamson Street North in Norval. The Councillors are here to observe and listen to your comments; however, they will not make any decisions this evening.

As the Chair, I am informing you that when Council makes a decision, should you disagree with that decision, the Planning Act provides you with an opportunity to appeal the decision to the Ontario Municipal Board for a hearing. Please note that if a person or public body does not make oral submissions at a public meeting or written submissions to the Town of Halton Hills before the decision is made, the person or public body is not entitled to appeal the decision of the Town of Halton Hills to the Ontario Municipal Board. In addition, if a person or public body does not make oral submission at a public meeting, or make written comments to the Town of Halton Hills before the decision is made the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board, unless, in the opinion of the Board, there are reasonable grounds to do so. You may wish to talk to Planning staff regarding further information on the appeal process.

The Planning Act requires that at least one Public Meeting be held.

The format of this Public Meeting is as follows:

- Curtis Marshall, Sr. Planner Policy from the Planning and Infrastructure Service Department, will generally explain the purpose and details of the site specific Official Plan and Zoning By-law amendments;
- Next, the public can obtain clarification, ask any questions and express their views on the draft amendments.

Town staff will attempt to answer questions or respond to concerns this evening. If this is not possible, staff will follow up and obtain this information. Responses will be provided when this matter is brought forward and evaluated by Council at a later date.

TOWN'S OPPORTUNITY

The Chair advised that following the presentation by staff and the applicant, any questions should be directed to the appropriate person for response.

The Chair asked the Town's representative, Curtis Marshall, Senior Policy Planner, to come forward to explain the proposal.

C. Marshall advised that purpose of this public meeting is to provide public notification to the property owners within 120m of the subject property. Newspaper advertisements were placed in the Independent & Free Press, and as well the Official Plan and Zoning By-law amendments were circulated to the Region of Halton and Credit Valley Conservation Authority for comments.

C. Marshall noted that the Norval Secondary Plan Review's goal was to develop an updated Secondary Plan for the Hamlet, and to update the Zoning By-law for the Hamlet. The revised Secondary Plan and updated Zoning By-law were approved in April 2014. The revised Secondary Plan and updated Zoning are now in full force and effect. A decision on the land use designation and zoning for 16 Adamson St. N. was deferred due to the recent change in ownership of the property and to allow for further discussion with the new owner and neighbouring property owners. Throughout 2014 Planning staff held discussions with, and between, the new owner, neighbours, and the Norval Secondary Plan Steering Committee. A site visit was also conducted with the Steering Committee. C. Marshall advised of the current and proposed zoning, and further outlined the proposed Secondary Plan provisions and zoning provisions for the front portion of the property and the rear portion of the property. He noted that the entire property has been placed in the regulatory floodplain overlay, which means the property is located in the floodplains and is subject to Credit Valley conservation Authority regulations.

C. Marshall concluded by outlining the next steps. The deadline for comments is May 1, 2015. All public input received will be considered. A final recommendation report on the amendments will be brought back to Council for approval.

PUBLIC'S OPPORTUNITY

The Chair asked if there were any persons in attendance who have questions, require further clarification or information or wish to present their views on the draft Official Plan and Zoning By-law amendments.

The following persons came forward:

Kathy Gastle, President of the Norval Community Association noted that one year ago Council acted in good faith, and initiated a one year extension to the new property owner at 16 Adamson St. N.. The new owner, however, proceeded to ignore the newly approved Norval Secondary Plan policies, and the approved Comprehensive Zoning By-laws and other regulations which apply to all property owners in the regulated flood plain, throughout Halton Hills.

K. Gastle advised that 16 Adamson St. was once operated as an outside storage a (non-conforming business) and that this industrial use was never compatible with the heritage village. This property, business designated, is close to the Credit River and abutting Norval's residential heritage homes and community park. The residents have suffered from the outside storage in a residential area for far too long.

The citizens of Norval appreciated the efforts by council to endorse the policies and zoning by-laws in the Norval Secondary Plan approved in 2014, and the approved Comprehensive Zoning By-Law in 2010. The citizens of Norval support the vision council endorsed for a better Halton Hills eliminating indiscriminate development in inappropriately zoned areas.

K. Gastle further advised that the outside storage at 16 Adamson St. is located at one of Norval's gateways which is along Highway #7 into the village. This outside storage is highly visible by passing traffic, visitors to McNab Park and the Credit River Riverside Trail. Outside storage in a residential area does not conform to the Comprehensive Zoning By-law or Norval Secondary Plan approved by Council. The outside storage at 16 Adamson St. abuts heritage homes, the Credit River, Highway # 7 and a community park. She stated that the guiding principles for industrial areas should be the same for residential areas such as in our residential heritage village along the environmentally sensitive area of the Credit River.

She further stated that the citizens of Norval have worked hard for the beautification of our village for over 40 years, and are proud of the heritage, homes, parks and environmentally sensitive areas. The citizens of Norval ask that council deny the new owner of 16 Adamson Street N. any amendments to the Official Plan and Zoning By-Law amendment.

Mike Scrivo, 8 Noble St., Norval advised that due to an unfortunate personal situation he has been spending most of his time at home. He advised that he has been witness to the activities within Norval and would be happy to answer any questions regarding information contained in Ms. Gastle's presentation.

Tom Pettingill 401 Draper St., Norval advised that he has lived in Norval for 60 years and loves the community. He asked that Council please keep Norval as it is.

FINAL COMMENT FROM STAFF

The Chair asked if there was any further information which Town Staff wished to provide prior to the conclusion of the meeting.

J. Linhardt, Executive Director of Planning advised that all comments from the public have been noted.

CONCLUSION OF MEETING

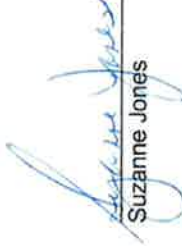
The Chair declared the Public Meeting closed. The Chair advised that Council will take no action on the proposed amendments tonight. Planning Staff will be reporting back in the future with a recommendation for Council's consideration.

If you wish to receive further notification of this proposal, please leave your name with a member of staff in the foyer outside this Council Chamber, or with the Town Clerk during regular business hours. Only those persons who leave their names will be provided further notification. If you wish to speak to the amendments when they are brought before Council in the future, you must register as a delegation with the Town Clerk prior to the meeting.

If you wish to make a written submission the deadline for comment is May 1, 2015.

The Public Meeting Closed at 7:35 p.m.


Rick Bonnette MAYOR


Suzanne Jones CLERK