

THE CORPORATION OF THE TOWN OF HALTON HILLS

BY-LAW NO. 2013-XXXX

BEING A BY-LAW TO AMEND THE TOWN OF HALTON HILLS COMPREHENSIVE ZONING BY-LAW 2010-0050, AS AMENDED, PURSUANT TO SECTION 34 OF THE PLANNING ACT, AS AMENDED, IN RESPECT OF THE LANDS IN THE HAMLET OF NORVAL.

WHEREAS the Council of the Corporation of the Town of Halton Hills deems it appropriate to amend Comprehensive Zoning By-law 2010-0050, as amended;

AND WHEREAS the Town of Halton Hills Official Plan through the Norval Secondary Plan provides for the lands affected by this by-law to be zoned as set forth in this by-law;

NOW THEREFORE the Council of the Corporation of the Town of Halton Hills hereby enacts as follows:

1. **THAT** all the provisions of Zoning By-law 74-51 of the Town of Halton Hills insofar as they apply to the lands legally described as Part of Lot 21 and Part of Village Lots 22, 23 24 and 25, and All of Village Lots 19, 20 and 21, Being Part of Lot 12, Concession 11; Concession 11 Pt Lot 11 Plan 64 Part Lot 10; and, Lots 11-15, Plan 64, are hereby repealed.
2. **THAT** Schedule 'A20' to Comprehensive Zoning By-law 2010-0050, as amended, is hereby amended as shown on Schedule '1' to this By-law.
3. THAT Part 2, is amended by inserting the following zone under the Non-Urban Zones of section 2.1 between "Hamlet Residential" and "Hamlet Community Core":

"Hamlet Residential/Office	HRO"
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4. THAT Part 9, is amended by amending Table 9.1 to add "Medical Office" to the list of permitted uses.
5. **THAT** Part 9, is amended by amending Table 9.1, by adding the following new columns and Special Provisions:

TABLE 9.1 Permitted Uses (Non-Urban Zones)

USE	HRO
<i>Aggregate Transfer Stations</i>	
<i>Agricultural Uses</i>	
<i>Animal Clinics</i>	
<i>Art Galleries</i>	
<i>Bed and Breakfast Establishments</i>	X
<i>Business Offices</i>	X
<i>Community Centres</i>	

<i>Conservation Uses</i>	
<i>Cottage Industries</i>	X
<i>Cottage Industries in an Accessory Building</i>	
<i>Custom Workshops</i>	
<i>Day Nurseries</i>	
<i>Dry Industrial Uses</i>	
<i>Emergency Service Facilities</i>	
<i>Equestrian Centres</i>	
<i>Farm Employee Accommodation, Accessory</i>	
<i>Gas Bars</i>	
<i>Groups Homes Type 1</i>	X (7) (13)
<i>Groups Homes Type 2</i>	
<i>Home Industries</i>	
<i>Home Industries in an Accessory Building</i>	
<i>Home Occupation</i>	X
<i>Home Occupations in an Accessory Building</i>	
<i>Industrial Uses</i>	
<i>Kennels</i>	
<i>Medical Office</i>	X (16)
<i>Mineral Aggregate Resource Operations</i>	
<i>Personal service shop(*1)</i>	
<i>Museum</i>	
<i>Outdoor Display and Sales, Accessory</i>	
<i>Places of Worship</i>	
<i>Private Clubs</i>	
<i>Private Home Daycare</i>	X (13)
<i>Restaurants</i>	
<i>Retail Stores</i>	
<i>Service Commercial Uses</i>	
<i>Service Shops</i>	
<i>Schools, Public</i>	
<i>Single Detached Dwellings</i>	X
<i>Studios</i>	
<i>Treatment Centres</i>	
<i>Transport Terminals</i>	

6. **THAT** Part 9, is amended by amending Table 9.1, by adding the following new Special Provisions:

16. The maximum number of medical, dental, surgical or therapeutic practitioners exclusive of support staff that may occupy one building shall be 2 and shall not include medical or dental laboratory facilities or clinics.”

7. **THAT** Table 9.1, is amended by amending Special Provision 3 by adding the following sentences after the first sentence:

For properties within the Hamlet of Norval a maximum net floor area of 250 square metres is permitted for new uses and expanding existing uses. A rezoning is required for new uses with a net floor area between 250 square metres and 500 square metres.

8. **THAT** Part 9, is amended by amending Table 9.2, by adding the following new row:

TABLE 9.2- Standards for Non-Urban Zones

ZONE	<i>Minimum Lot Frontage</i>	<i>Minimum Lot Area</i>	<i>Minimum Required Front Yard</i>	<i>Minimum Required Rear Yard</i>	<i>Minimum Required Interior Side Yard</i>	<i>Minimum Required Exterior Side Yard</i>	<i>Maximum Height</i>
HRO	30.0 m	.2 ha	4.5 (2)	7.5	2.25	4.5 (2)	11.0

9. **THAT** Part 13 is amended by amending Table 13.1 by adding the following new row:

Table 13.1 Exceptions

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Address	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
64	HC	546 & 548 Guelph Street		(i) <i>Single Detached Dwelling</i> (ii) <i>Bed and Breakfast Establishments</i> (iii) <i>Home Occupation</i> (iv) <i>Motor Vehicle Repair Establishment</i> (v) <i>Retail Stores</i> (vi) <i>Business Offices</i> (vii) <i>Service Commercial Uses</i> (viii) <i>Animal Clinic</i> (ix) <i>Custom Workshop</i>		A maximum net floor area of 250 square metres is permitted for new and expanding existing permitted uses. A rezoning is required for expansions between 250 square metres and 500 square metres.
65	HC	16 Adamson Street		(i) <i>Retail Stores</i> (ii) <i>Business Offices</i> (iii) <i>Service</i>		(i) Permitted only within existing building. (ii) Use must provide parking on-site in the

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Address	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
				Commercial Uses		same zone in accordance with the parking standards.
66	HC	492 Guelph Street	(i) Motor Vehicle Body Shop (ii) Motor Vehicle repair Establishment			A maximum net floor area of 250 square metres is permitted for new and expanding existing Motor Vehicle Body Shop and Motor Vehicle Repair Establishments. A rezoning is required for expansions between 250 square metres and 500 square metres.
67	HC	481 Guelph Street	(i) Motor Vehicle Sales and/or Rental Establishment			A maximum net floor area of 250 square metres is permitted for new and expanding existing Motor Vehicle Sales and/or Rental Establishment. A rezoning is required for expansions between 250 square metres and 500 square metres.
68	HC	559 Guelph Street		(i) Single Detached Dwelling (ii) Bed and Breakfast Establishments (iii) Home Occupation (iv) Motor Vehicle Repair Establishment (v) Retail Stores (vi) Business Offices (vii) Service Commercial Uses		A maximum net floor area of 250 square metres is permitted for new and expanding permitted uses. A rezoning is required for expansions between 250 square metres and 500 square metres.

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Address	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
				(viii) Animal Clinic (ix) Custom Workshop		

10. THAT Part 14, is amended by amending Table 14.1 by adding the following new rows:

Table 14.1 Holding Provisions

	Zone Designation	Property Legal Description	Conditions for Removal	Date Enacted
H14	EP1 HR1		The Holding (H14) provision may be lifted once the Environmental Assessment has been completed for the Norval By-pass identified in the Halton Peel Boundary Area Transportation Study and it is determined that the lands in question are not required for the By-pass.	2013

11. That Section 4 of Zoning By-law 2010-50 is amended by adding a new sub section 4.10 as outlined below and renumbering the remaining sections:

Flood Plain Overlay - (F) Symbol

Properties with existing development which are located within the Regulatory Floodplain are shown on Schedule A20 for the Hamlet of Norval as being subject to a floodplain overlay. These lands are identified by the symbol "(F)". Within the area subject to the 'F' symbol, new development is restricted and is subject to Conservation Authority approval. No new development is permitted, without the prior written approval of the *Conservation Authority* having jurisdiction in the area.

12. THAT if no appeal is filed pursuant to Section 34(19) of the Planning Act, R.S.O. 1990, c.P. 13, as amended, or if an appeal is filed and the Ontario Municipal Board dismisses the appeal, this by-law shall come into force on the day of its passing. If the Ontario Municipal Board amends the by-law pursuant to Section 34(26) of the Planning Act, as amended, the part or parts so amended come into force upon the day the Board's Order is issued directing the amendment or amendments.

Draft
April 24, 2013

READ A FIRST, SECOND AND THIRD TIME, and FINALLY PASSED this XXth, day of XXXX,
2013.

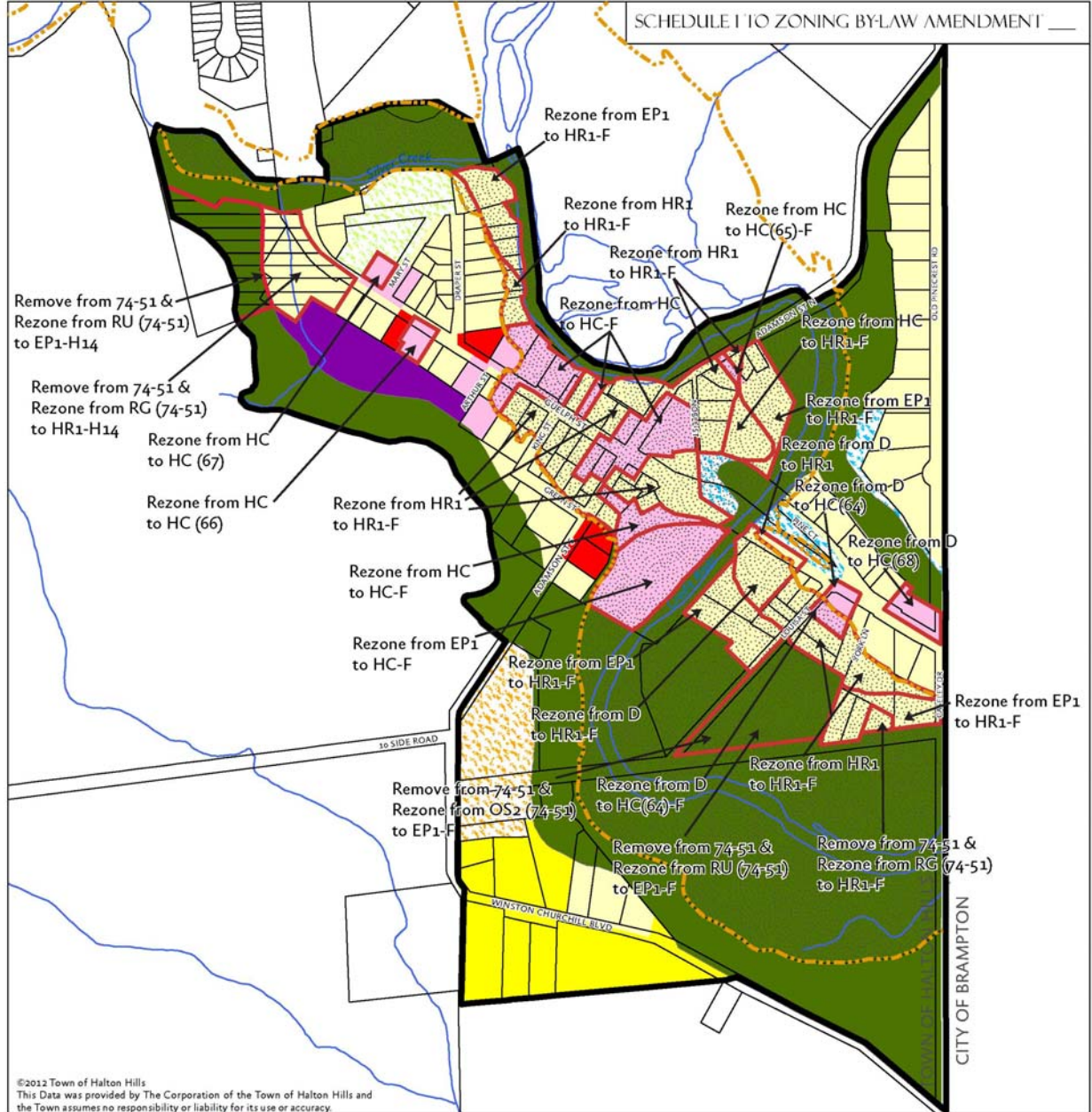
_____Mayor

_____Town Clerk

DRAFT

SCHEDULE 'A20' TO ZONING BY-LAW 2010-0050

SCHEDULE 'I' TO ZONING BY-LAW AMENDMENT ____



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|---------------------------------------|------------------------------------|
| STUDY AREA | HAMLET RESIDENTIAL ONE (HR1) |
| REGULATORY FLOODPLAIN | HAMLET RESIDENTIAL TWO (HR2) |
| MUNICIPAL BOUNDARY | HAMLET COMMERCIAL (HC) |
| FLOODPLAIN OVERLAY (F) | HAMLET INSTITUTIONAL (HI) |
| CORRIDOR PROTECTION OVERLAY / HOLDING | DEVELOPMENT (D) |
| | ENVIRONMENTAL PROTECTION ONE (EP1) |
| | OPEN SPACE ONE (OS1) |
| | OPEN SPACE THREE (OS3) |
| | OPEN SPACE FOUR (OS4) |

BY-LAW READ AND PASSED BY THE
 COUNCIL FOR THE TOWN OF HALTON HILLS
 THIS 28TH DAY OF JUNE, 2010.

MAYOR _____ CLERK _____



APRIL 2013