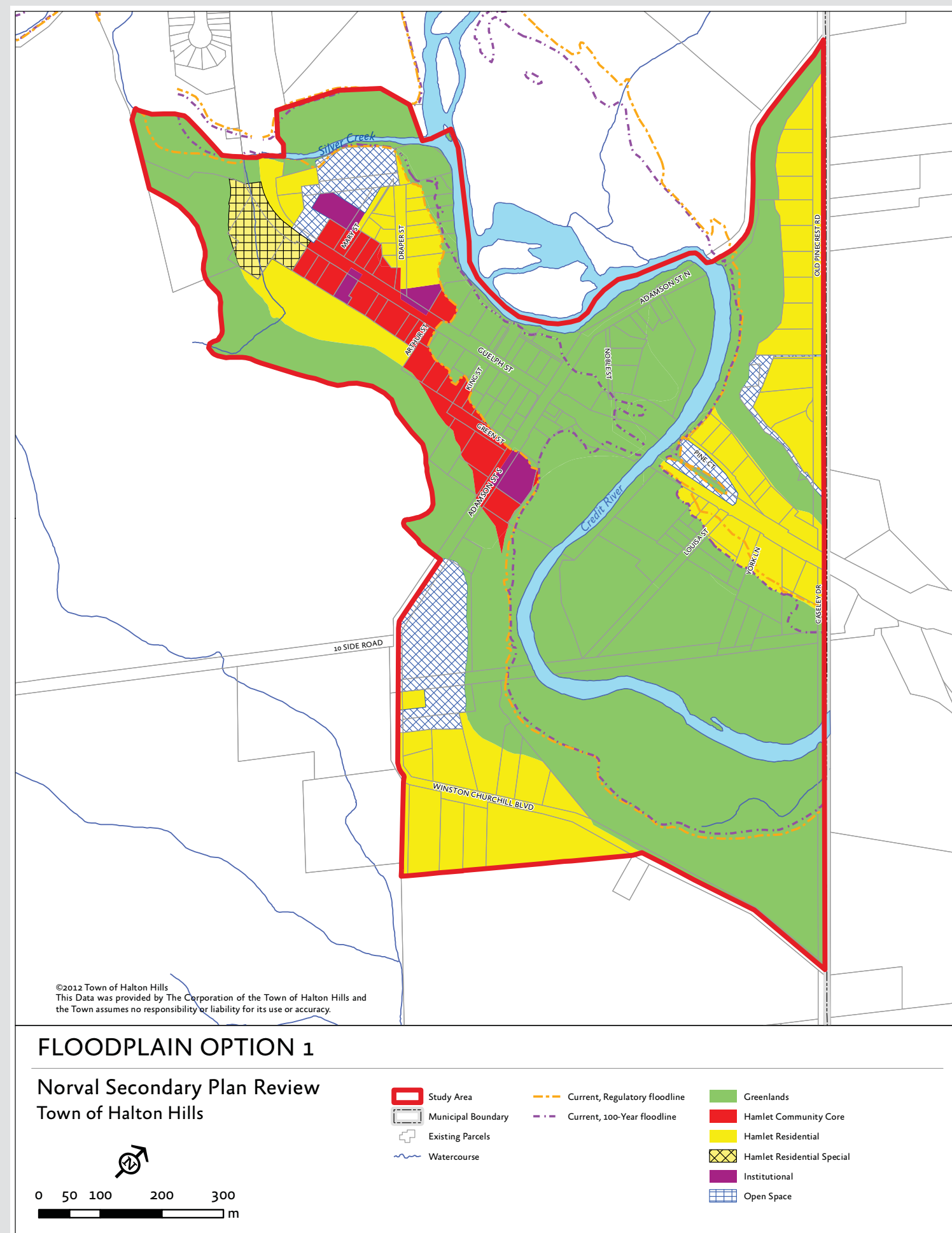


# Norval Secondary Plan October 23/ Public Open House

Group #: \_\_\_\_\_

Instructions: With your group, please discuss the following key consideration for the Norval Secondary Plan. Provide your comments in the spaces provided.

## Consideration # 1: Floodplains, Erosion Hazards and Natural Heritage



- Option 1 – Current Approach**
- All floodplain lands designated Greenlands
  - Environmental Protection Zone in Zoning By-law (only agricultural and conservation uses)
  - Restricts new uses in Community Core

Which of the following options do you prefer? Why?

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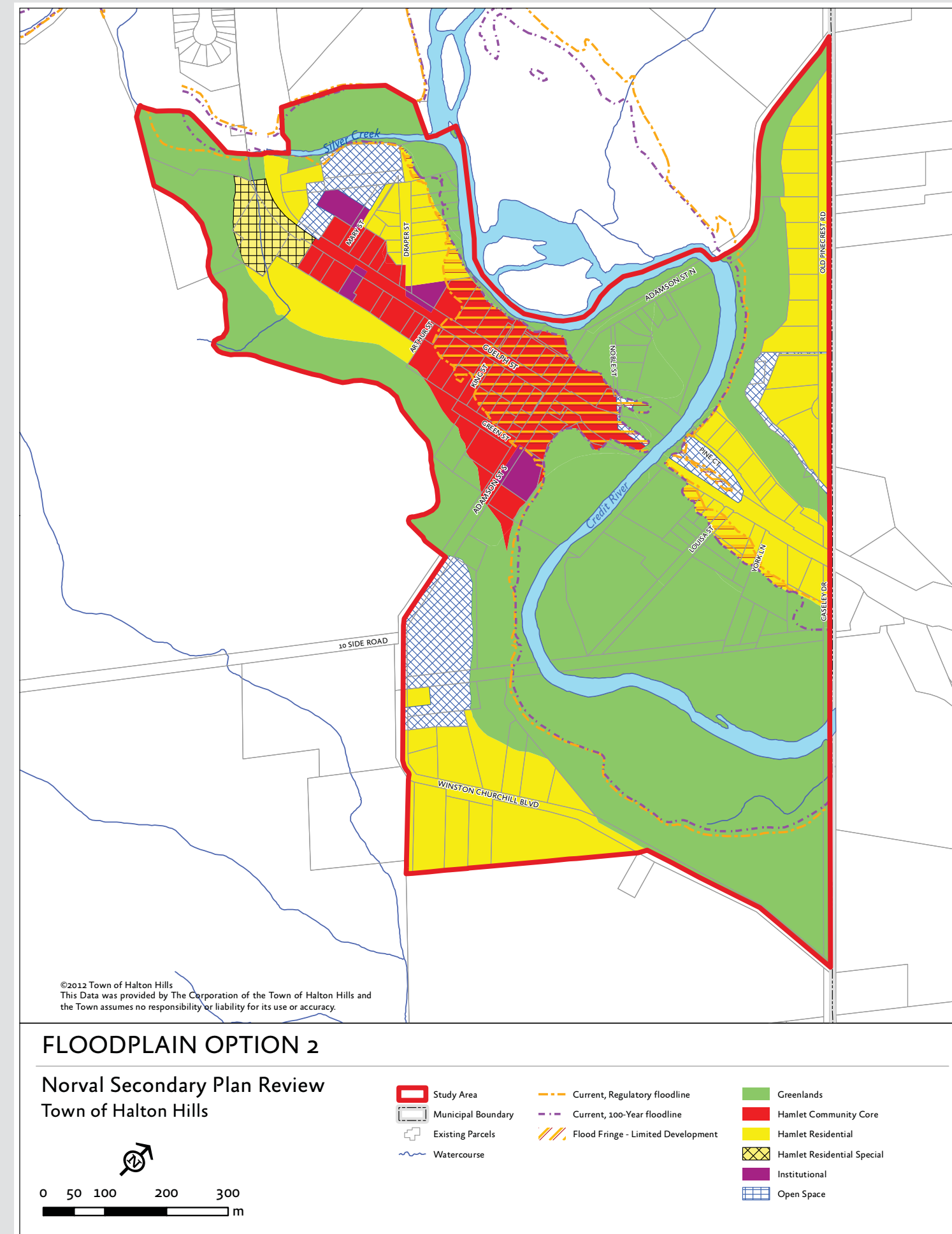
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- Option 2 – Two Zone Approach**
- Separates floodway and flood fringe
  - Allows some development within flood fringe
  - No expansion of existing buildings in floodway

Which of the following options do you prefer? Why?

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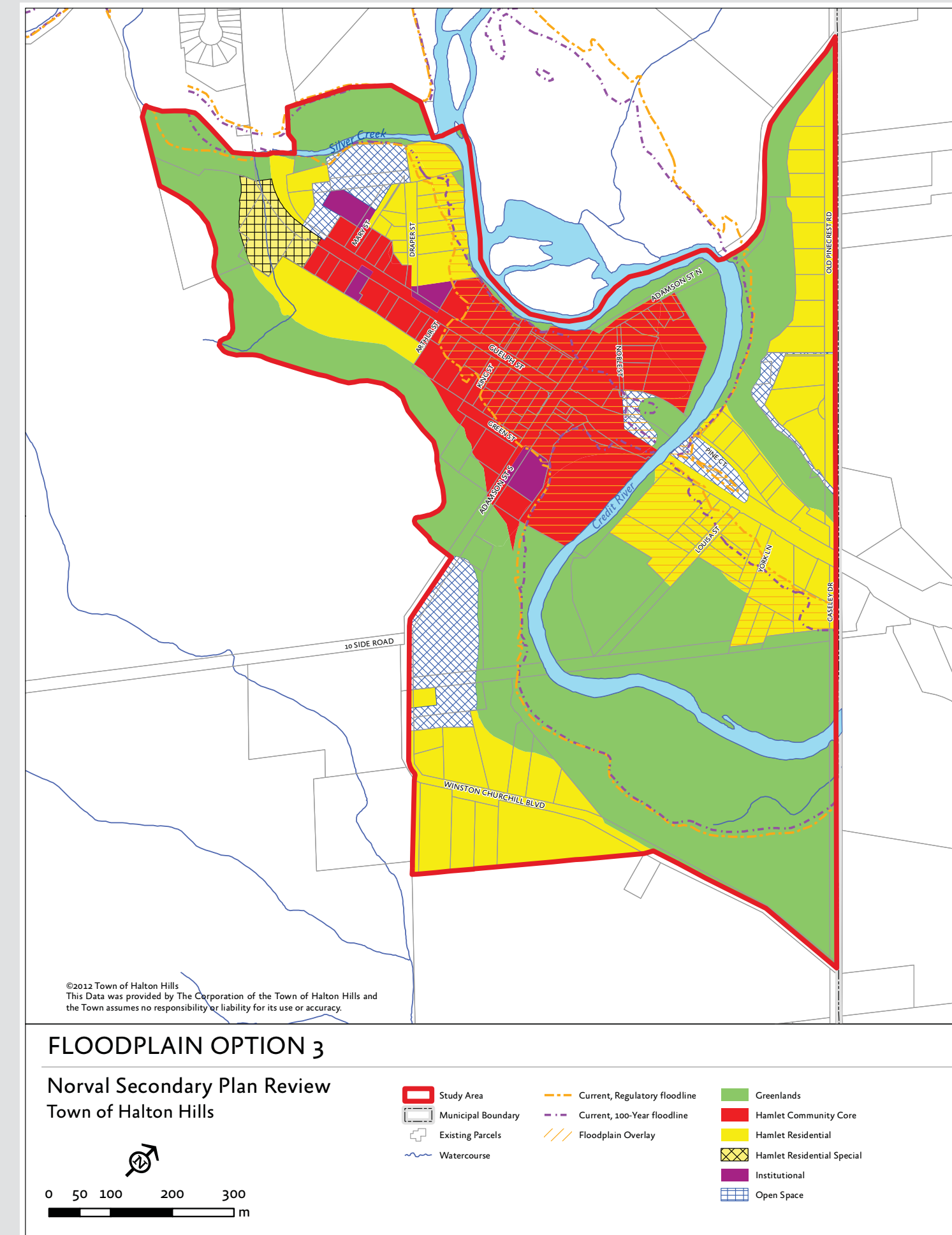
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- Option 3 – Regulatory Floodplain Overlay**
- Currently undeveloped lands and natural heritage become Greenlands
  - Some redevelopment permitted, subject to restrictions

Which of the following options do you prefer? Why?

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## Consideration # 3: Automotive Uses



- Option 1 – Current Approach**
- Continue to exclude automotive uses from the list of permitted uses.
  - Existing uses remain non-conforming.
- Option 2 – Revise Permitted Uses**
- Add automotive uses to list of permitted use in the Community Core.
- Option 3 – Site Specific Exceptions**
- Existing automotive uses allowed on a site-specific basis.
  - No new automotive uses allowed.

Which of the following options do you prefer? Why? Alternatively, are there aspects of more than one option that you prefer? Why?

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## Consideration # 4: Heritage Protection



- Option 1 – Heritage Conservation District**
- Protects more than just buildings (i.e. sites, landscape, topography, views, etc.)
  - Requires separate study from a heritage expert
- Option 2 – Individual Heritage Designations**
- Designating more heritage buildings
  - Town prefers to have consent from the property owner

**Option 3 – Stronger Heritage Protection/ Urban Design Guidelines**

- More specific heritage guidelines to protect the Hamlet character, including height, built form, massing, scale, setbacks, materials, etc.

Which of the following options do you prefer? Why? Alternatively, are there aspects of more than one option that you prefer? Why?

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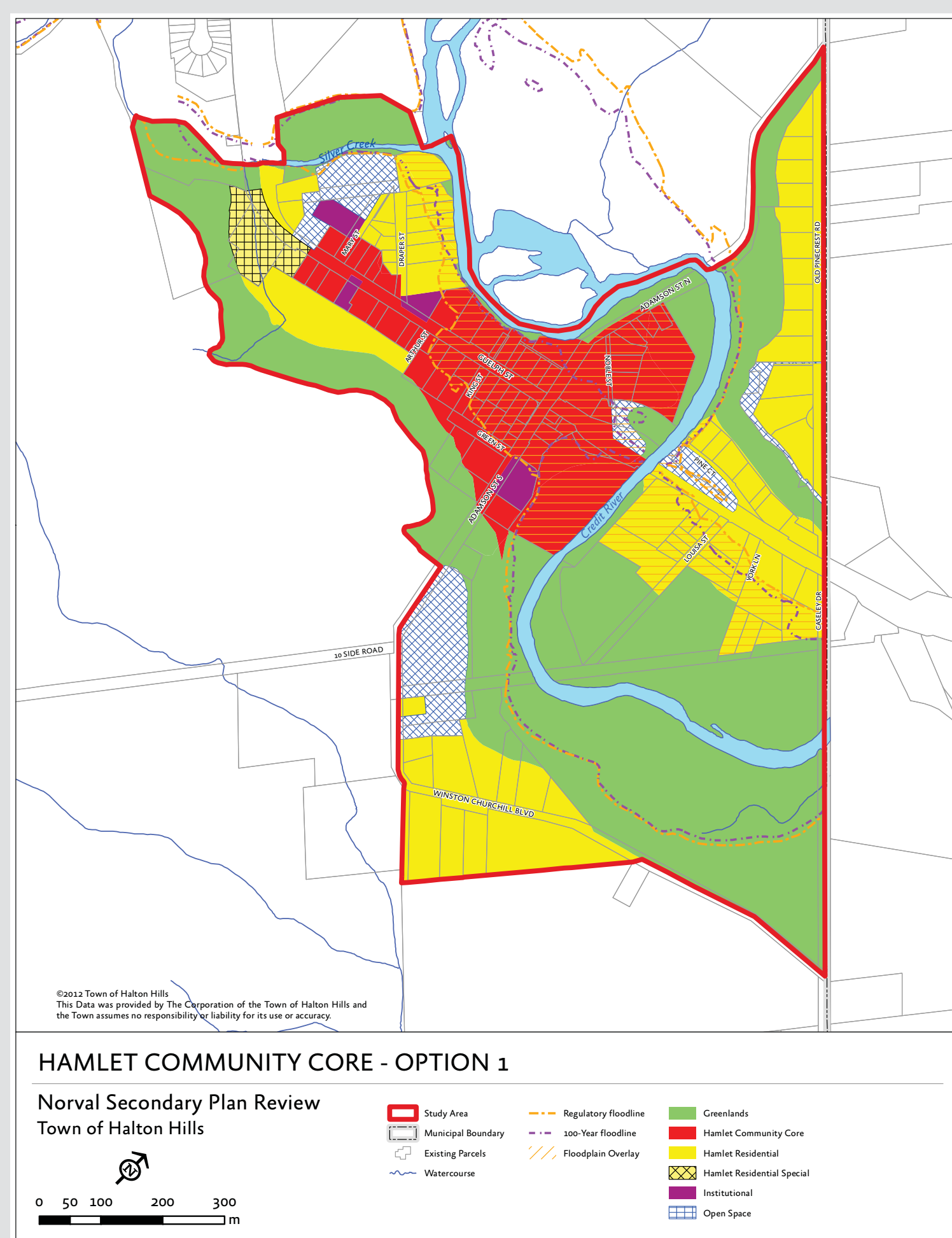
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## Consideration # 2: Community Core Boundaries



- Option 1 – Current Secondary Plan (with Floodplain Overlay)**
- Generally maintains the existing Community Core boundary with some modification due to recommended floodplain approach

Which of the following options do you prefer? Why?

Alternatively, are there aspects of more than one option that you prefer? Why?

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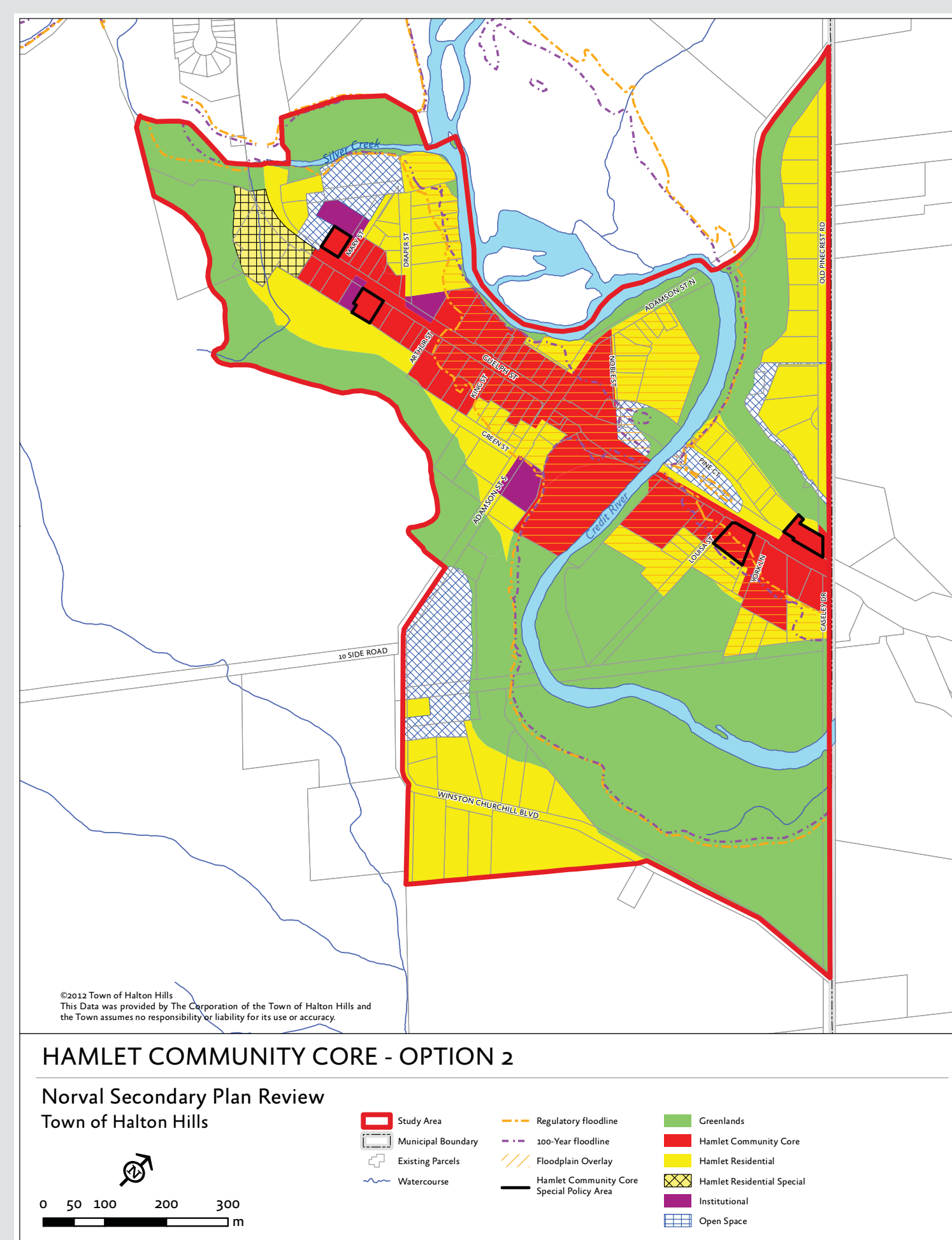
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- Option 2 – Guelph Street Focus**
- Focus Community Core on Guelph Street
  - Extend boundaries to eastern edge of the Hamlet

Which of the following options do you prefer? Why?

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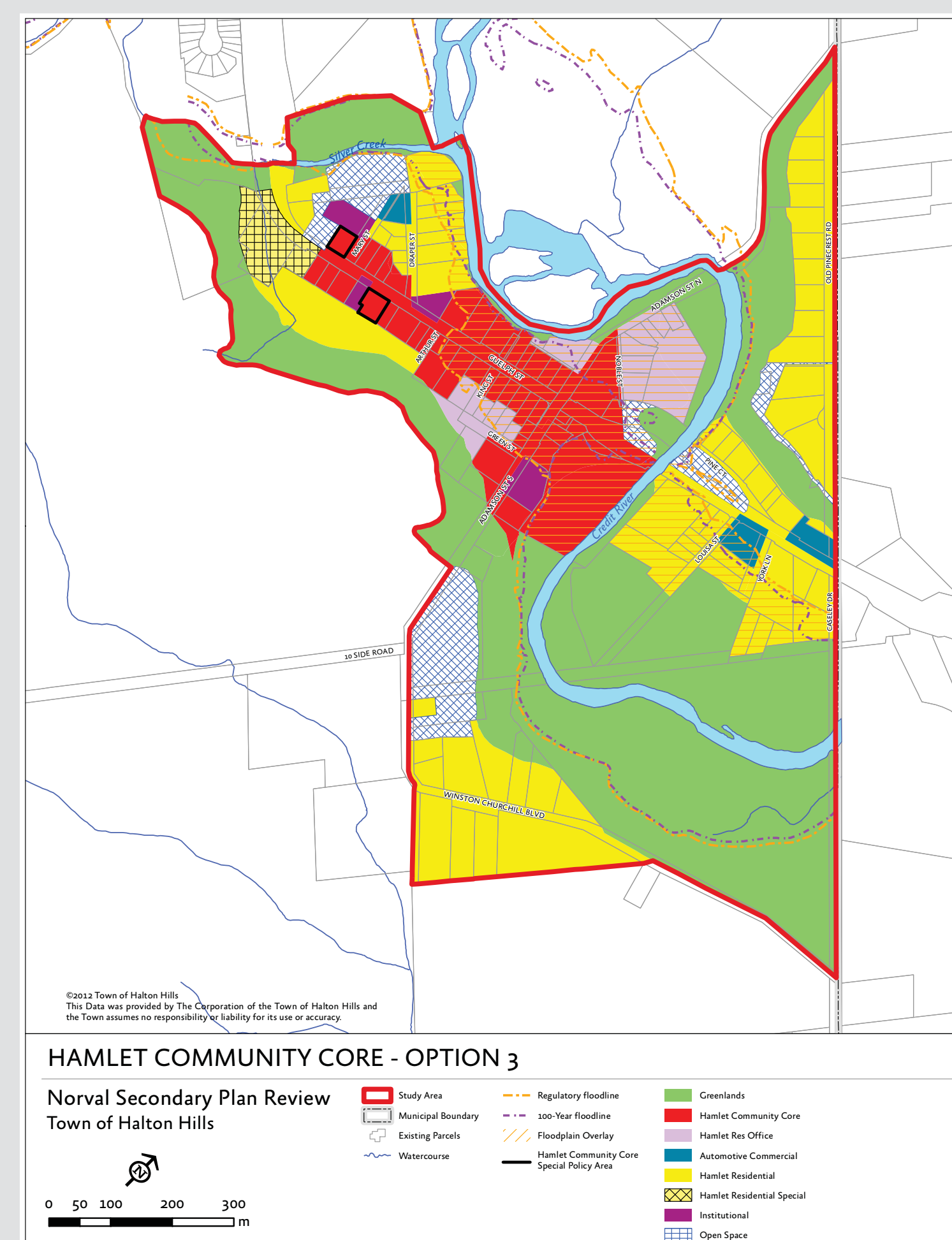
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- Option 3 – Compact Community Core**
- Change King Street, Green Street, and Noble Street to Hamlet Residential/Office.
  - New designation permit existing automotive uses outside new Core boundary

Which of the following options do you prefer? Why?

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## Consideration # 5: Size of Commercial Uses



- Option 1 – 500 m<sup>2</sup>**
- Maximum allowed in the Regional Official Plan
  - Potential out of scale with the Hamlet character
- Option 2 – 250 m<sup>2</sup>**
- Regulated through Secondary Plan or Zoning By-law - if only in Zoning Bylaw then anything larger would require rezoning
  - Exceptions for existing buildings (> 250m<sup>2</sup>) to ensure they are not considered non-conforming

Which of the following options do you prefer? Why? Alternatively, are there aspects of more than one option that you prefer? Why?

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## Additional Comments:

Please provide any additional comments related to planning policies for Norval, and/or any issues that you feel have not been addressed.

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