

# **Statutory Public Meeting**

**Town Initiated Official Plan and Zoning By-law  
Amendments**

**16 Adamson St. N, Hamlet of Norval**

**April 13, 2015**



# Public Notification

- Notice mailed to property owners within 120 m of subject property.
- Newspaper Advertisements – Independent & Free Press
  - March 19, 2015
  - April 9, 2015
- Circulated to the Region of Halton and Credit Valley Conservation Authority for comment.



# Background Planning Context

- Norval Secondary Plan Review 2012-2014
  - To develop an updated Secondary Plan for the Hamlet.
  - To update Zoning By-law for the Hamlet.
- Revised Secondary Plan and Updated Zoning By-law approved in April 2014.
  - OPA 20
  - Zoning By-law Amendment 2014-0021
- Secondary Plan and updated Zoning are now in full force and effect.
  - Two site specific appeals have been resolved.



# Deferral of 16 Adamson St. N.

- A decision on the land use designation and zoning for 16 Adamson St. N. was deferred.
  - Recent change in ownership of the property.
  - To allow for further discussion with the new owner and neighbouring property owners.
- Throughout 2014 Planning Staff held discussions with/between new owner, neighbours, and the Norval Secondary Plan Steering Committee.
  - Site visit conducted with Steering Committee.



# Location Map

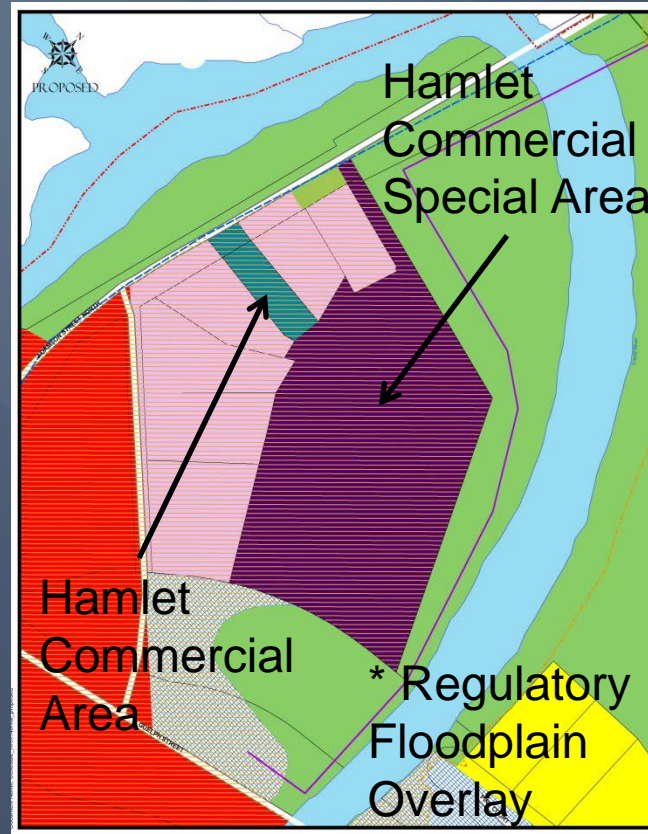


# Secondary Plan Designation

## Existing

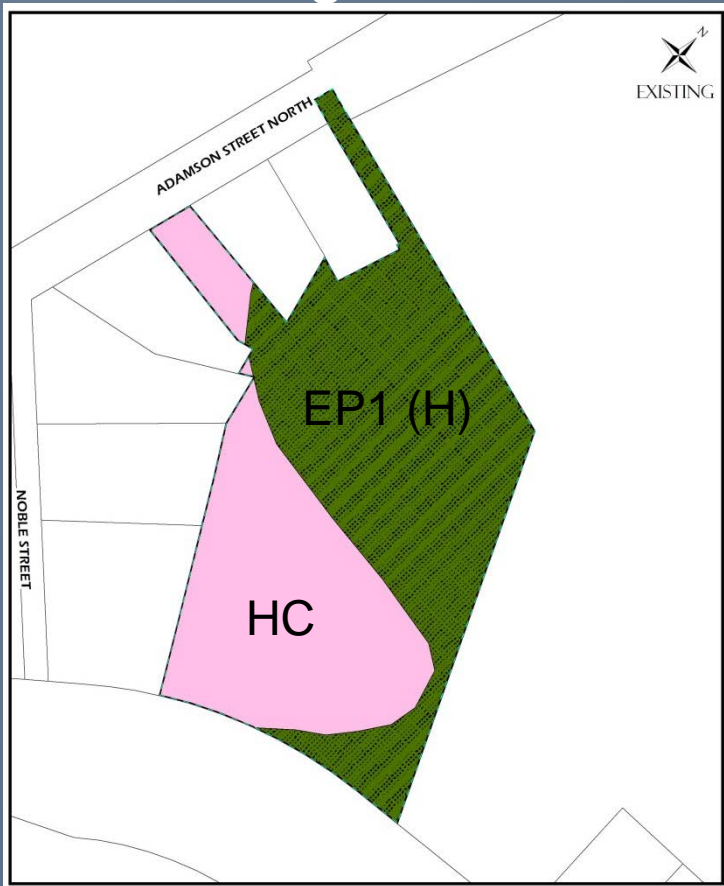


## Proposed

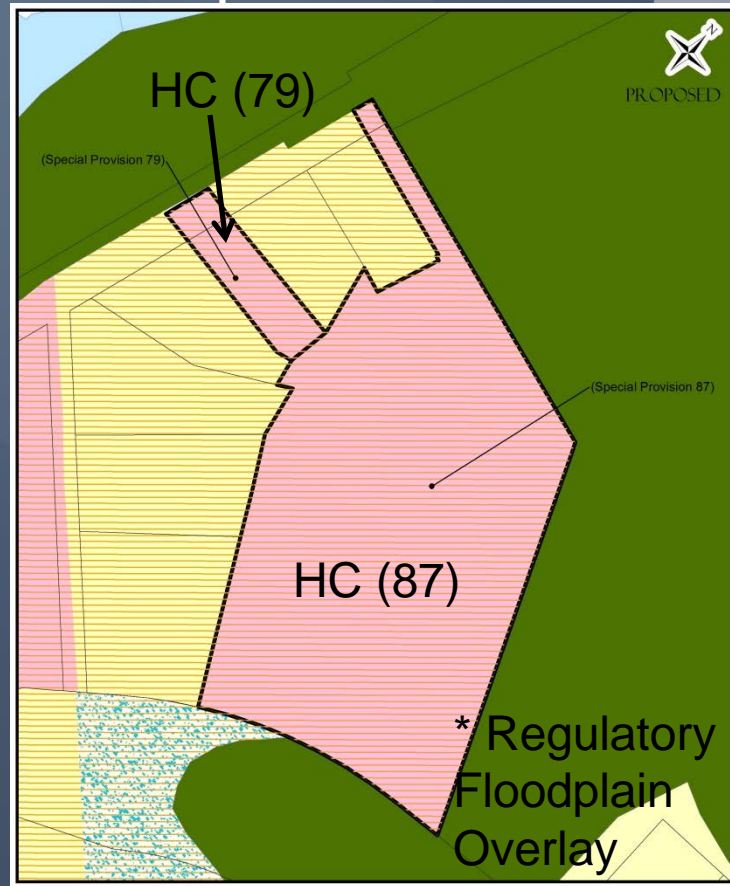


# Zoning

## Existing

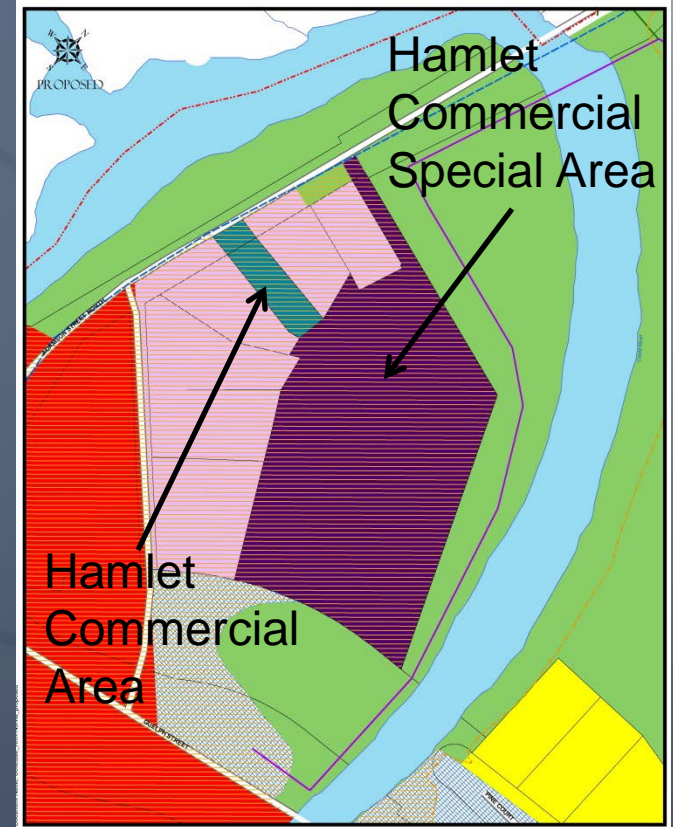


## Proposed



# Secondary Plan Provisions

- Front Portion
  - Hamlet Commercial Area
    - Commercial uses in the existing building are permitted.
- Rear Portion
  - Hamlet Commercial Special Area
    - Recognizes existing use of the property as a Commercial Self-Storage Facility.
    - Allows for temporary indoor and/or outdoor storage of recreational vehicles including boats, trailers and motor vehicles.
    - Other outdoor storage uses are not permitted. e.g.. Transport truck/trailer parking and storage, shipping containers, other materials or goods





# Zoning Provisions

- Front Portion

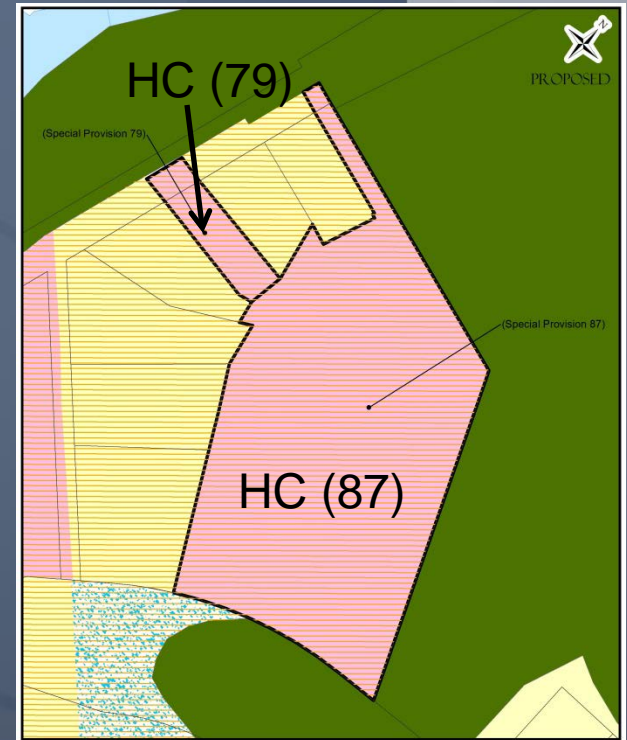
- Hamlet Commercial (HC)

- Site Specific Exception (79)
    - Permitted Uses: Retail Store, Business Office, Service Commercial, Commercial Self-Storage Facility
    - Uses with lower parking needs.
    - Restaurant Use is prohibited.

- Rear Portion

- Hamlet Commercial (HC)

- Site Specific Exception (87)
    - Recognizes existing use of the property as a Commercial Self-Storage Facility only.
    - Allows for temporary indoor and/or outdoor storage of recreational vehicles including boats, trailers and motor vehicles.
    - Other outdoor storage uses are prohibited. e.g.. Transport truck/trailer parking and storage, contractors yards, storage of other materials or goods



# Regulatory Flood Plain Overlay

- In Hamlet of Norval, developed properties located in the Floodplain have been given a base designation/zoning and are identified as being located in the Regulatory Floodplain Overlay.
- Regulatory Floodplain Overlay identifies that the property is located in the floodplain and is subject to Credit Valley Conservation Authority Regulations.
- Entire property has been placed in the Regulatory Floodplain Overlay.



# Next Steps

- Deadline for Comments: May 1, 2015.
- Public input received to be considered.
- Final Recommendation Report on amendments to be brought back to Council for approval.

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