



Official Plan Amendment No. 104

## The Hamlet of Norval Secondary Plan

OFFICE CONSOLIDATION

TOWN OF HALTON HILLS

August 2003

AMENDMENT NO. 104

TO THE OFFICIAL PLAN FOR THE TOWN OF HALTON HILLS

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

PART B - THE HAMLET OF NORVAL SECONDARY PLAN, consisting of the following text and Schedule A, constitutes Amendment No. 104 to the Official Plan for the Town of Halton Hills.

PART C – APPENDICES, does not constitute part of the amendment and is provided in support of the amendment.

# The Hamlet of Norval Secondary Plan

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## **Part A - The Preamble**

### **1.0 Purpose of the Amendment**

The purpose of the Norval Secondary Plan is to implement the policy directions that have been developed by the Town of Halton Hills, through a series of studies and community meetings, with regard to the Hamlet of Norval. This Secondary Plan provides a more detailed planning framework for the Hamlet of Norval in support of the general policy framework provided by the Halton Hills Official Plan. More detailed policies to guide infill, redevelopment, local economic development and tourism initiatives have been developed. The plan also incorporates updated environmental policies. Urban design and heritage protection guidelines are attached as Appendix A.

### **2.0 Location**

The Hamlet of Norval is located at the crossroads of Highway 7 and Adamson Street (Winston Churchill Boulevard), and at the confluence of the Credit River and Silver Creek, in the Town of Halton Hills and the Region of Halton. It is situated directly east of the Georgetown Urban Area and directly west of the Region of Peel and City of Brampton municipal boundaries. A small part of the area historically associated with the hamlet is under the jurisdiction of the City of Brampton and the Region of Peel.

### **3.0 Basis of the Amendment**

#### **3.1 Central Issues to Norval**

The basic assumptions of this Plan were formulated by the Town during public meetings and open houses, the preparation of background studies, and consultations with government departments and agencies. They are:

- The character of the Hamlet of Norval is closely related to the valley system of the Credit River;
- Norval is a predominantly residential community providing housing for residents employed in other areas;
- No major growth of the residential component of the community is appropriate at this time;
- Norval's setting at the confluence of Silver Creek and the Credit River presents unique opportunities for linking the preservation and enhancement of its natural areas with tourism and economic development initiatives;
- Strengthening of the commercial core, and support of an emerging tourism industry is a major theme of the Secondary Plan;
- The future of Highway 7 and the proposed Norval By-Pass will have a tremendous impact on the community. Alignments that have been identified as having potential for this transportation corridor are shown in Appendix B to this amendment;

- The plan implements Provincial and Credit Valley Conservation policy for flood plain management and allows for minor expansions of existing development within flood impacted areas subject to flood proofing criteria;
- The preservation of the Hamlet core is critical to the maintenance and protection of Norval’s heritage character and tourism potential. The plan provides clear guidelines aimed at creating a consistent hamlet image;
- The plan does not envision any future new use of lands within the Hamlet for industrial uses due to compatibility issues; and,
- Planning for the expansion of the 2021 Urban Boundary of the City of Brampton into the area adjacent to Norval must take into consideration the preservation of the character of the Hamlet.

### **3.2 The Town of Halton Hills Official Plan**

The Town of Halton Hills Official Plan designates the community of Norval as “Hamlet Area”. The plan provides policies for these areas but directs that the municipality shall prepare a more detailed secondary plan for each of the designated Hamlet Areas as amendments to the Official Plan.

### **3.3 The Region of Halton Official Plan**

The Region of Halton Official Plan provides a framework that ensures that growth is managed in a way that is environmentally and economically sustainable. The plan sets criteria for the management of growth throughout the Region. Within this framework, Norval is designated as a “Hamlet” within the Rural System of the Region.

The Halton Region Official Plan defines Hamlets as:

“...compact rural communities designed to accommodate the majority of future residential growth in the Rural Area and small scale industrial, commercial and institutional uses serving the farming and rural communities.”

The Region requires that Secondary Plans for Hamlets be prepared that provide for compact growth that maintains the hamlet character of the community.

A rational boundary for the Hamlet has been established that more precisely defines the general boundary shown on Schedule 1 of the Halton Hills Official Plan (1982). No new development areas have been identified that would have the effect of expanding the Hamlet area. This secondary plan represents the articulation of a planning vision for an existing Hamlet, therefore consistent with Region Official Plan section C5e3, a Regional Official Plan amendment is not required for the implementation of this document.

## Part B- The Hamlet of Norval Secondary Plan

All of this part of the document entitled Part B - The Hamlet Of Norval Secondary Plan, consisting of the following text and Schedule A constitutes Amendment No. 104 to the Official Plan for the Town of Halton Hills. Appendices A and B are provided as additional information in support of the amendment.

### 1.0 Overall Goal of the Secondary Plan

The overall goal of the Norval Secondary Plan is to ensure the retention and enhancement of the natural, cultural and heritage resources of the Hamlet and to guide change so that it contributes to and does not detract from the character of the Hamlet, in an environmentally protective and cost effective manner. The plan provides for a limited amount of growth through infilling and the promotion of small-scale tourist/retail related activities.

### 2.0 Objectives

The objectives of the Hamlet of Norval Secondary Plan are as follows:

- To provide a rational boundary definition and a distinct separation between the Hamlet area, surrounding land uses, the Georgetown urban area and lands in the City of Brampton;
- To maintain and enhance the existing character of the Hamlet;
- To improve the visual aesthetics through the introduction of urban design principles;

- To strengthen Norval's tourism presence within Halton Hills and the Greater Toronto Area;
- To provide for increased tourist-pedestrian related amenities and facilities;
- To enhance the vitality of the commercial core and maintain the core as a focal point for the community;
- To maintain, enhance and restore the health of the natural environment; and,
- To provide an environmental framework which serves both the existing and future community, which is formed by linking existing open spaces, natural features, and parks and the developed areas of the Hamlet.

### 3.0 General Policies

The Hamlet of Norval is graphically illustrated on Schedule A. Schedule A identifies land use designations that apply to Norval and should be reviewed in conjunction with the following policies.

#### 3.1 Public Utilities

A municipal water system and storm sewers currently service the Hamlet of Norval. Individual, private septic beds accommodate sanitary sewage disposal. Halton Region is responsible for the provision of municipal water and wastewater services. Through Amendment No 4 to the Regional Official Plan (1980), a water servicing commitment has been made in Norval subject to the policies of the Regional Official Plan and those of this document.

### **3.2 Servicing**

Where feasible development shall occur on the basis of municipal water supply and private wastewater treatment systems. In certain situations a municipal water connection may not be feasible or necessary. In such cases the policies of Sections 3.3 and 3.4 shall apply.

All new lots on partial or private municipal services within the Hamlet shall meet the requirements of the Town of Halton Hills and the Regional Municipality of Halton. No new lot shall be smaller than 1,900 square metres in area.

The Town of Halton Hills does not currently envision and the Regional Municipality of Halton has not currently budgeted for the extension of municipal sanitary sewage services to the Hamlet. The introduction of this service could have a significant impact on the formation of new lots and the density of development.

Therefore, any proposal to provide municipal sanitary sewage services to the Hamlet will require the approval of the Town of Halton Hills, the Regional Municipality of Halton, and where appropriate Credit Valley Conservation. Such approval shall require all associated supporting studies deemed necessary by approval agencies.

The maximum permitted density for residential development on municipal sanitary sewage services shall not exceed 15 units per net residential hectare (6 units per net residential acre).

### **3.3 Groundwater Protection**

Prior to any development on private or partial services a hydrogeological study may be required to the satisfaction of the Regional Municipality of Halton and Credit Valley Conservation to

ensure that ground water resources will not be impacted in terms of either water quantity or quality, or impacts on other environmental resources as defined by Credit Valley Conservation. Any residential proposal containing three lots or more shall be subject to a hydrogeological study that will address the protection of the existing groundwater supply.

### **3.4 Non Residential Uses**

Non-residential uses will not exceed a total of 500 square metres of ground floor space and prior to any development on private or partial services a hydrogeological study may be required to ensure ground water resources will not be impacted to the satisfaction of the Regional Municipality of Halton and Credit Valley Conservation.

### **3.5 Stormwater Management**

Any submission of a plan of subdivision must be accompanied by a stormwater management report that will address to the satisfaction of the Town of Halton Hills and Credit Valley Conservation how the quality and quantity of runoff will be managed. In addition, a report on the impact on fisheries within the Credit River and Silver Creek may also be required. A stormwater management report may also be required for a lot severance, if determined to be necessary by the Town of Halton Hills or Credit Valley Conservation.

Given the proximity of the Credit River and Silver Creek, approval of any other development within the Hamlet may be subject to a stormwater management report where, in the opinion of the Town of Halton Hills or Credit Valley Conservation, such a report is necessary to address potential impacts on the watershed.

### 3.6 Protection and Restoration of Valleylands and Natural Features

The Hamlet of Norval has historically developed within the valley of the Credit River. Development is normally prohibited within valleylands given the potential for impacts on the watershed. However, the long-term establishment of a community in this area makes the prohibition of development undesirable due to the impact of such a prohibition on the viability of the community and the potential loss of important cultural assets. A balance has been sought between the protection of the valleylands and the allowance of limited development to enhance the character of the Hamlet.

Areas that have been identified as flood susceptible, wetlands, woodlands, Environmentally Sensitive Areas (ESAs) or steep slopes, have been designated as “Greenlands” on Schedule A. These areas are recognized as generally unsuitable for development given their importance to;

- Human and ecological health;
- The protection of property from damage due to all natural hazards including erosion and slope instability as well as flooding; and,
- Human safety

The Georgetown Credit River Valley and Hungry Hollow Ravine ESAs are located partially within and adjacent to the Norval Secondary Plan area.

It is a policy of this plan to provide for the protection and enhancement of features within the Greenlands designation through the limitation of permitted uses, the provision of building setback requirements and other development requirements, such as the need for more detailed studies. The protection and enhancement of natural

features can also be achieved through the restoration of watercourse corridor or riparian zones, and landowner stewardship.

Lands not designated as “Greenlands” may still have valuable natural features that should be considered for protection and enhancement. This is especially true for the wooded areas throughout the Hamlet. These wooded areas perform important ecological functions both individually and as a whole that assist in erosion control, mitigates the impacts of wind and dust, provides habitat for local and migratory wildlife and improves the area aesthetics. Applicants for Site Plan Approval, Subdivision Approval or severance, may be required to submit a strategy to address the protection or compensation of the wooded areas and/or an environmental impact assessment.

### 3.7 Protection of Fish Habitat

The reach of the Credit River through Norval is classified by Credit Valley Conservation as a "mixed cool/cold" water fisheries community. This classification requires a 30 metre development setback from the bank of the watercourse. The exact boundaries of the 30 metre buffer zone should be established in consultation with Credit Valley Conservation.

No new developments are permitted within the 30 metre buffer zone without the approval of Credit Valley Conservation. However, there is extensive historical development within the buffer zone and a prohibition on improvements, replacements or minor additions to buildings is not desirable. It is therefore a policy of this plan that Credit Valley Conservation must be consulted to evaluate impacts and propose mitigation strategies as part of any application for development within this area.

### 3.8 Urban Separators

It is an important objective of this Secondary Plan to define the physical boundaries of the Hamlet. This plan establishes a rational Hamlet boundary based upon municipal boundaries and identifiable features such as valley top-of-bank, watercourses and roads.

One of the actions identified in the Town of Halton Hills Strategic Plan is the strengthening of policies that ensure open buffer areas between urban centres, rural areas and neighbouring municipalities. In the case of Norval, the Silver Creek valley and Willow Park form an urban separator between Norval and the Georgetown Urban Area.

If the Hamlet of Norval is to retain its compact form and character, these separators are viewed as an important element towards protecting the community from the influences of urban sprawl. To this end, the following policies will apply:

- a) No development that would have the impact of extending existing development through the creation of new lots shall be permitted except in lands designated for such purposes;
- b) Wherever possible, environmental areas that represent a logical buffer between the Hamlet and both future and existing urban development will be used as an “urban separator”.
- c) Wherever possible, buffers will be included within the boundaries of the Hamlet;
- d) The Town of Halton Hills will engage in discussions with the City of Brampton and the Region of Peel to examine ways that a distinct separation between the Hamlet of Norval and the City of Brampton can be preserved.

### 3.9 Noxious Uses

No use, which does, or is likely to cause air pollution, offensive odours, ground or surface water pollution, or noise in excess of Provincial regulations or guidelines, shall be permitted.

#### Deferral #1 under Section 17(34) of the Planning Act

### 3.10 Transportation

Highway 7 is a Provincial Highway with access restrictions. New entry points to Highway 7 are subject to the approval of the Ministry of Transportation.

The Region of Halton, in consultation with the Town of Halton Hills, Ministry of Transportation, the City of Brampton and the Region of Peel, are undertaking a Class Environmental Assessment (EA) to examine the easterly extension of 10<sup>th</sup> Side Road and a Norval By-Pass. First identified in the North Halton Transportation Study in 1999, these improvements to the east-west transportation facilities between Georgetown and Brampton and the south north transportation facilities between Georgetown and Mississauga/Toronto were being considered with involvement from residents and businesses in all effected communities.

The Class EA, initiated by the Region of Halton in early 2000 was put on hold by the Region of Halton in the summer of 2000 pending the outcome of the Ministry of Transportation study on the role and function of Highway 7 in this area and the future development potential in Northwest Brampton. Upon completion of these related studies, the Region of Halton anticipates resuming the study and determining where new or improved routes within Halton Hills will be located to complement transportation facilities in neighbouring jurisdictions. For a map showing the alignment alternatives for the

proposed extension of 10<sup>th</sup> Side Road and a Norval By-Pass, see Appendix B.

When any new or improved transportation facilities are formally identified and approved through the Municipal Class EA process, an amendment to the Halton Hills Official Plan, and if necessary the Norval Secondary Plan, will be required.

### 3.11 Tourism Development

Given both the cultural and natural heritage of the area, Norval has the potential to offer specialized tourism opportunities.

A significant opportunity within Norval stems from the artifacts associated with former resident, Lucy Maud Montgomery. Considered one of Canada’s best-known writers, and recognized worldwide for many of her works, Lucy Maud Montgomery lived in Norval for a period of nine years dating from 1926 to 1935. Three of her most popular books were written in her home, the Norval Presbyterian Manse.

The Willow Park Ecology Centre is also developing into an educational and tourist attraction, drawing upon the natural environment of the area to provide environmental education to visitors.

Norval is experiencing increased tourism as people visit the town in which Montgomery lived. The parks and natural amenities that are associated with and surround the Credit River system through Norval will, if properly managed and protected, also contribute to the Hamlet character and the attraction of tourists. Towards the maintenance and enhancement of Norval’s tourism base the following policies shall apply:

- a) Consistent with the Urban Design and Heritage Protection

Guidelines contained in Appendix A there will be safe, efficient and deliberate movement of pedestrians between tourist attractions within the Hamlet and connection to the core commercial area via both trails and public streets;

- b) The community core, consistent with the Urban Design and Heritage Protection Guidelines contained in Appendix A shall be the focus for commercial activities in the Hamlet;
- c) This plan encourages the production of materials such as self-guided historic and natural feature interpretation oriented walking tours to increase public knowledge and awareness of existing heritage resources;
- d) Interpretation signs, consistent with the Urban Design and Heritage Protection Guidelines contained in Appendix A, will be located within or adjacent to areas of natural, heritage and community significance, along any trail system and at major gateways;
- e) Land uses within the Hamlet shall be designated to support the required amenities to accommodate the visitors generated by the tourism development initiatives; and,
- f) It is a policy of this plan to encourage the tourism potential of events such as the Montgomery Christmas Festival and Riverfest, with themes relating to Lucy Maud Montgomery and the protection of the Credit River as a vital natural resource.

### 3.12 Archaeological Resources

Development that impacts on areas that have information or evidence of potential for archaeological significance will require a Stage 2 Field Assessment, as outlined in the Provincial Archaeological Assessment Technical Guidelines 1993, to determine the presence of

archaeological resources and, if required, provide mitigative recommendations.

Development and site alteration may be permitted on land containing archaeological resources or areas of archaeological potential, if significant archaeological resources have been conserved by removal and documentation, or preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration, which maintains the heritage integrity of the site, will be permitted.

### 3.13 Urban Design and Heritage Protection

The character of the Hamlet of Norval is largely defined by the heritage buildings, which shape the built form of Norval. These buildings help create an environment that is distinctive and lays the foundation for not only a cohesive community but also for tourism development initiatives. This is especially true for initiatives that leverage Norval's place in history as the residence of Lucy Maud Montgomery, as well as the recreational opportunities associated with the Credit River.

Towards the protection and enhancement of these community features Urban Design and Heritage Protection Guidelines have been established. These are attached as Appendix A to this document and are designed to help the Town and the community guide new development.

The approval process for all planning applications within the Hamlet will include the application of the Urban Design and Heritage Protection Guidelines. It is a policy of this Plan that the cost of implementation of on and off-site improvements consistent with the Urban Design and Heritage Protection Guidelines will be the responsibility of the proponent to the satisfaction of the Town.

### 3.14 Expansion of the Hamlet Boundaries

In developing this plan there was substantial discussion with respect to the expansion of the boundaries of the Hamlet. While protection of the Hamlet character was viewed as paramount, there was an acknowledgement between the Town and the community that at this time expansion of the Hamlet was not appropriate and that any consideration of additional growth will need to be addressed in the future. It is recognized that this issue is complex and will require extensive study and analysis.

Notwithstanding any provisions to the contrary, the boundaries of the Hamlet shall be considered to be fixed and inflexible. Any discussion with respect to boundary changes to the Hamlet of Norval will be required to satisfy the policies of the Regional Official Plan Part III-C5e3 and the Town of Halton Hills Official Plan. In addition to these criteria, expansion to the Hamlet should only be considered within the context of:

- a) The Town's Official Plan Five-Year Review;
- b) A subwatershed study; and,

#### **Deferral #1 under Section 17(34) of the Planning Act**

- c) The final disposition of the Norval By-Pass.

## 4.0 Hamlet Community Core

### 4.1 Purpose

The Hamlet Community Core designation identifies the central portion of the Hamlet where the greatest concentration of commercial activities and heritage features are located. It is an objective of the Hamlet Community Core designation to define and strengthen the character of the Hamlet area through the protection of its architectural style and natural heritage while at the same time improving the commercial viability of tourism based activities.

This designation serves to allow for the concentration of the primary commercial and tourism functions within the historic core area towards the creation of a vibrant centre of activity. Residential uses are also encouraged that are consistent with the policies of the Urban Design and Heritage Protection Guidelines contained in Appendix A.

### 4.2 Permitted Uses

Uses permitted within the Hamlet Community Core designation include tourism and cultural uses, retail services, residential uses and office space. Non-residential uses can occupy up to 500 square metres of ground floor space. The permitted uses include uses such as a:

- a) Bakery;
- b) Bank;
- c) Bed and breakfast establishment;
- d) Business or professional office;
- e) Community centre;
- f) Home occupation;
- g) Ice cream parlour;
- h) Museum;
- i) Private park;

- j) Public park;
- k) Public parking area;
- l) Recreational use;
- m) Restaurant, but not a drive through restaurant;
- n) Retail showroom;
- o) Single family dwelling;
- p) Tourist attraction.

In addition, small scale woodworking or blacksmith or other similar operations that have a tourism function in terms of providing opportunities for visitors to view historic or unique manufacturing practices, shall be permitted providing they conform to Section 3.4 of this plan.

### 4.3 Land Use Policies

Development within the Hamlet Community Core Designation shall be consistent with the following land use policies:

- a) Where commercial and residential uses abut, site planning to achieve adequate buffering in the form of landscaping, or architectural screening shall be required;
- b) Adequate off street parking will be required. Parking facilities will be oriented to the side or rear of all commercial buildings;
- c) Building heights will not exceed two storeys unless required to meet the objectives of the Urban Design and Heritage Protection Guidelines contained in Appendix A;
- d) Approval of new development constructed on private sanitary systems will be subject to the requirements of the Town of Halton Hills;

- e) The subdivision of land will only be permitted as infilling where the lots meet the minimum criteria specified in Section 3.2 of this Plan;
- f) Commercial uses shall generally serve the needs of the community, the surrounding rural area and tourists;
- g) Home occupations may be permitted as secondary uses to residential use providing:
  - i) Access is from a public road;
  - ii) The home occupation is located within the residence;
  - iii) The floor area of the home occupation generally does not exceed 25 percent of the total floor area of the residence;
  - iv) Not less than one parking space is provided for every 10 sq. metres of floor area devoted to the home occupation; and,
  - v) There is no open storage on the property.
- h) No outdoor storage, that was not existing on the day this plan was adopted, is permitted anywhere within the Hamlet Community Core designation;
- i) The development of office space will be encouraged to occur on second storeys above retail uses; and,
- j) All development will be consistent with the Urban Design and Heritage Protection policies contained in Appendix A.

## **5.0 Hamlet Residential**

### **5.1 Purpose**

Lands designated with the Hamlet Residential designation recognize the predominant existing use of lands as residential. The designation allows for minor expansion of residential development within the Hamlet subject to the policies of this plan. The purpose of this designation is to recognize the future use of these lands for residential purposes.

### **5.2 Permitted Uses**

The uses permitted within the Hamlet Residential designation include uses such as:

- a) Single family residential uses;
- b) Bed and breakfast establishments; and,
- c) Home occupations.

### **5.3 Land Use Policies**

Development within the Hamlet Residential designation shall be consistent with the following land use policies:

- a) Expansion will only occur through minor infilling;
- b) The subdivision of land will only be permitted as infilling where the lots meet the minimum criteria specified in Section 3.2 of this Plan and the zoning by-law;
- c) Any development adjacent to Highway 7 is subject to approval from the Ministry of Transportation for new or changes to access on to Highway 7;

- d) Home occupations may be permitted as a secondary use to the primary residential use providing:
- i) Access is from a public road;
  - ii) The home occupation is located within the residence;
  - iii) The floor area of the home occupation generally does not exceed 25 percent of the total floor area of the residence;
  - iv) Not less than one parking space is provided for every 10 sq. metres of floor area devoted to the home occupation; and,
  - v) There is no open storage on the property.

**Deferral #1 under Section 17(34) of the Planning Act**

**6.0 Hamlet Residential - Special**

**6.1 Purpose**

Hamlet Residential - Special refers to lands that subject to the resolution of certain issues, are suitable for Hamlet Residential purposes as described in Section 5.0 of this plan.

**6.2 Land Use Policies**

Lands designated as Hamlet Residential - Special will be used for the purposes of single-family residential uses, in accordance with the policies of Section 3.0 of this Plan, subject to:

- a) the satisfactory completion of the Municipal Class EA process to examine the easterly extension of 10<sup>th</sup> Side Road and a Norval Bypass by the Region of Halton;
- b) the completion of an Environmental Impact Assessment (EIA) to the satisfaction of Credit Valley Conservation, the Town and the Region of Halton that determines the precise boundaries of the Hungry Hollow Environmentally Sensitive Area on the subject property.

## **7.0 Institutional**

### **7.1 Purpose**

Institutional activities that presently exist in the Hamlet include churches (St. Paul's Anglican Church, Norval Presbyterian Church, and Norval United Church), and the Norval Community Centre.

The purpose of the institutional designation is to recognize these uses and their role in the community.

### **7.2 Permitted Uses**

The predominant use of land designated Institutional shall be for purposes such as:

- a) Public and private institutional activities;
- b) Public utilities;
- c) Community centres;
- d) Day care centres;
- e) Nursing homes;
- f) Funeral homes;
- g) Cultural, educational, religious and fraternal buildings; and,
- h) Ancillary uses, which may be permitted on the same lots as the primary use may include a residence of caretakers or essential personnel.

### **7.3 Land Use Policies**

Development within the Institutional designation shall be consistent with the following land use policies:

- a) Adequate off street parking for institutional uses shall be provided on site; the parking standard to be applied shall be based on the anticipated number of vehicles to be generated by the proposed use and/or the standards contained in the zoning by-law as amended;
- b) Adequate landscaping, tree planting and buffering shall be provided;
- c) Institutional uses, where possible, shall be connected to a municipal water service and sanitary service when such service becomes available. Studies may be required to determine the suitability of the use on private systems.

## 8.0 Open Space

- b) Adequate landscaping, tree planting and buffering shall be provided.

### 8.1 Purpose

Open space uses that presently exist in the Hamlet include: Norval Park, McNab Park, Hillcrest Cemetery and McNab Pioneer Cemetery. The purpose of the Open Space designation is to recognize these uses and their role in the community.

### 8.2 Permitted Uses

The uses permitted within the Open Space designation include public and private open space uses such as:

- a) parks;
- b) cemeteries.

### 8.3 Land Use Policies

All parks within the Hamlet exhibit characteristics of both Community and Neighbourhood Parks as defined in the Halton Hills Official Plan. Norval Park serves the local area, as well as acting as a trailhead for the Town-wide network of trails. Development of parkland in the Hamlet will be consistent with the parkland policies of the Halton Hills Official Plan.

Development within the Open Space designation shall be consistent with the following land use policies:

- a) Adequate off street parking for open space uses shall be provided on site; the parking standard to be applied shall be based on the anticipated number of vehicles to be generated by the proposed use and/or the standards contained in the zoning by-law as amended;

## 9.0 Greenlands

### 9.1 Purpose

Greenlands are designated on Schedule A of the Secondary Plan. The purpose of the Greenlands designation is:

- a) To identify lands which are flood susceptible for the protection of life and property;
- b) To protect the diversity of fauna and flora, ecosystems, plant communities, and significant landforms of Halton Hills;
- c) To maintain the water quality and natural flow regulation of rivers, streams and wetlands within the rural areas of Halton Hills;
- d) To provide opportunities, where appropriate, for passive outdoor recreational activities;
- e) To contribute to a continuous natural open space system, to provide a visual separation of communities and to provide continuous corridors between ecosystems;
- f) To protect significant scenic and heritage resources;
- g) To achieve no loss of function or area of Provincially Significant Wetlands; and,
- h) To maintain or enhance fish and wildlife habitats.

### 9.2 Criteria for Designation

The Greenlands designation includes only land and water areas that meet one or more of the following criteria:

- a) Areas included in the Regulatory Flood Plains, as determined and mapped by Credit Valley Conservation, and refined from time to time, as shown on Schedule A of this Plan;
- b) Valley lands or significant portions of the habitat of endangered and threatened species, as determined by the Town, the Region, Credit Valley Conservation and the Ministry of Natural Resources, as refined from time to time;
- c) Environmentally sensitive areas and wetlands;
- d) Woodlands that are directly associated with valley lands identified with the Greenlands designations; and,
- e) Unstable or steep slopes.

### 9.3 Setbacks

Although not considered to be part of the Greenlands designation, a general building setback of 5 metres from the stable top and bottom of the bank of valley features shall be required for all development unless a subwatershed study, environmental impact study or geotechnical study recommends more appropriate setbacks based on the natural features and functions of the area.

A 5 metre setback is also required from any identified erosion allowance associated with a watercourse.

A building setback of 5 metres from the regulatory flood line will be required for all new development or additions.

In non-valley situations a 30 metre setback from the bank of the watercourse is required, or 5 metres from the floodline, whichever is greater unless the setback is within the Greenlands designation.

## 9.4 Permitted Uses

The following uses may be permitted within the Greenlands designation shown on Schedule A, subject to the policies of this Plan:

- a) Existing agricultural operations;
- b) Non-intensive recreation uses such as nature viewing and pedestrian trail activities on publicly owned lands or privately owned lands if access can be negotiated with the property owner;
- c) Forest, wildlife and fisheries management;
- d) Archaeological activities;
- e) Essential transmission and utility facilities;
- f) Essential watershed management and flood and erosion control projects carried out or supervised by a public authority; and,
- g) Uses that legally existed on the day of the passing of the bylaw adopting this plan.

## 9.5 Land Use Policies

The erection of buildings and structures or the placing or removal of fill of any kind or any alteration to a watercourse or valley shall be prohibited within lands designated Greenlands. It is the policy of this plan to require that any expansion or replacement of existing uses or permitted buildings within the Greenlands shall only be considered for approval by the Town, in consultation with the Region of Halton and Credit Valley Conservation on the basis of the following:

- a) Any environmental and/or physical hazards which affect the site can be mitigated in a manner consistent with accepted engineering techniques and resource management practices; and,
- b) Such buildings, structures and works will not locate in significant natural areas and are designed in a manner which:
  - i) Recognizes natural ecological systems and processes and ensures they are maintained and enhanced;
  - ii) Minimizes disruption to existing landforms and landscape features including vegetation, wetlands, steep slopes and groundwater discharge areas through such approaches as clustering works on less sensitive parts of the site;
  - iii) Will result in no changes to the natural quality and quantity of ground and surface water resources;
  - iv) Will result in the maintenance and/or enhancement of existing aquatic ecosystem functions;
  - v) Will result in the maintenance and/or enhancement of existing terrestrial ecosystem functions;
  - vi) The required setbacks established in accordance with the policies of subsection 9.3 of this Plan can be met.

## 9.6 Expansion or Replacement of Existing Buildings within the Regulatory Flood Plain

A portion of Norval's historical core area is within the regulatory flood line established by Credit Valley Conservation. No new development or the creation of new lots is permitted within the Greenlands designation given the potential danger to life and property and impacts on the Credit River Watershed. However, it is recognized that the existing buildings are an important component of the community from a tourism and heritage preservation perspective. In balancing these issues a limited amount of expansion or, under certain conditions, replacement of buildings will be permitted subject to the following:

- a) Expansions of existing buildings are limited to 18.6 square metres;
- b) Expansions of existing buildings are floodproofed, to the regulatory flood level to the satisfaction of Credit Valley Conservation and the policies of this plan;
- c) Buildings destroyed by fire or other means will be permitted on the existing footprint providing the reconstruction occurs within two years of the buildings destruction and that the building is designed so that no structural damage will occur from the regulatory flood and the building is flood proofed to the satisfaction of Credit Valley Conservation;
- d) That no habitable rooms are established below the regulatory flood level;
- e) That safe access is provided for pedestrian and vehicular access and evacuation routes as determined by the Town of Halton Hills and Credit Valley Conservation;
- f) Notwithstanding the permitted uses of the Hamlet Community Core designations, no nursing homes, day care facilities, group homes, seniors homes, schools, fire, police or ambulance stations, or other similar uses shall be allowed to expand or be replaced in the event of destruction;
- g) Notwithstanding any policies of this plan no uses associated with the storage or use of any chemical, hazardous or toxic materials shall be permitted to be reconstructed or enlarged.

## 9.7 Development Evaluation Criteria

The Town in consultation with the Region of Halton and Credit Valley Conservation may require as a basis for the evaluation of any proposed development within a Greenlands designation the submission of:

- a) Appropriate engineering studies conducted by the applicant to the satisfaction of the Town, the Region of Halton, and Credit Valley Conservation, which address:
  - i) The existing environmental and/or physical hazards which affect the site;
  - ii) The potential impact of such hazards;
  - iii) The potential impact of the proposed works on the lands and features in the Greenlands designation, particularly the natural quality and quantity of ground and surface water functions and resources; and,
  - iv) Techniques and management practices so that the identified impacts may be mitigated.
- b) An environmental impact study prepared to the satisfaction of the Town and the Region of Halton in consultation with Credit Valley Conservation, which provides an inventory and analysis of all natural features and ecological functions on the site including vegetation, wildlife habitat, fish habitat, wetlands, steep slopes and ground water discharge areas, which are essential for maintaining natural fluvial processes. As part of an environmental impact study, the identification in the field of the exact boundary of all environmentally sensitive areas shall be required;

- c) A detailed site plan, and landscaping and grading plans prepared to the satisfaction of the Town which demonstrate:
  - i) How natural ecological, valleyland and erosional systems and processes will be maintained; and,
  - ii) How disruption to existing landform and landscape features will be minimized.

## 9.8 Zoning

The boundaries of the Greenlands are delineated in a conceptual manner on Schedule A. The extent and exact location of the boundaries shall be delineated in the implementing zoning by-law in accordance with detailed mapping, studies or field investigations conducted by the Town, Credit Valley Conservation and Provincial agencies, and will not require an amendment to this Plan.

The zoning by-law shall also incorporate general setbacks for lot lines, buildings, structures, parking areas and other similar facilities from the Greenlands designation in relation to the extent and severity of the natural environmental features and ecological functions of the area. This general setback will be evaluated for specific development applications by the Town and the Region of Halton in consultation with Credit Valley Conservation, and as established in the zoning bylaw, to provide the appropriate setback required to protect the area from the impacts of construction. A greater setback may be required to reflect specific circumstances.

## 9.9 Ownership

Where any land designated as Greenlands is held under private ownership, this Plan shall not be construed as implying that such areas are free and open to the general public nor that the lands shall be

purchased by the Town or other public agency; although the Region and the Town shall ensure that consideration be given to the acquisition of the critical parts of the Greenlands designation through the development approval process as permitted by legislation. Existing agricultural operations within the Greenlands designation will be recognized.

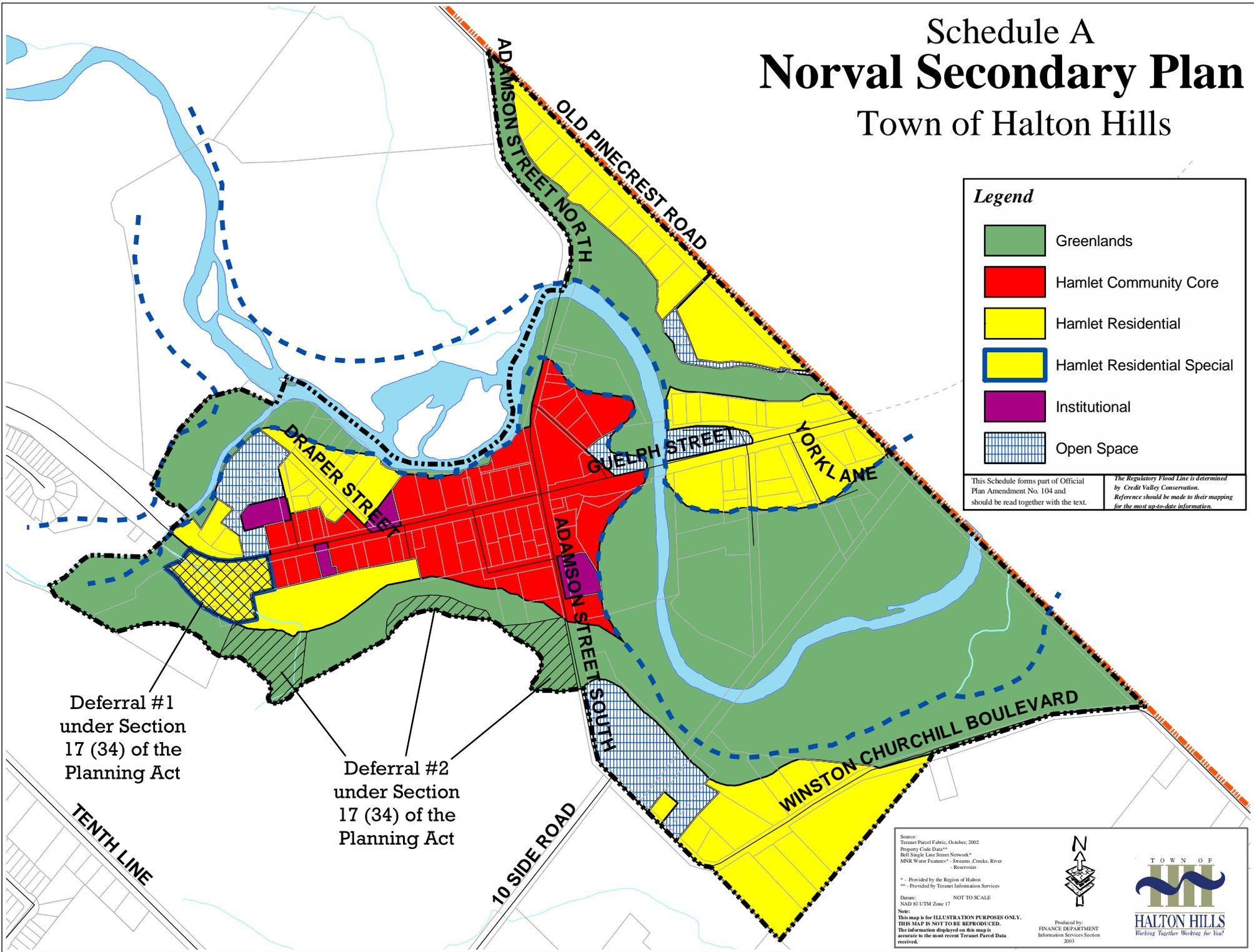
## 9.10 Parkland Dedication

Where new development is proposed on a site, part of which is designated Greenlands, such lands shall not be considered acceptable as part of the dedication for park purposes as required by the Planning Act.

## **10.0 Implementation**

The provisions of the Halton Hills Official Plan and the Planning Act, as amended from time to time, regarding implementation, shall apply in regard to this Plan.

# Schedule A Norval Secondary Plan Town of Halton Hills



**Legend**

-  Greenlands
-  Hamlet Community Core
-  Hamlet Residential
-  Hamlet Residential Special
-  Institutional
-  Open Space

This Schedule forms part of Official Plan Amendment No. 104 and should be read together with the text.

*The Regulatory Flood Line is determined by Credit Valley Conservation. Reference should be made to their mapping for the most up-to-date information.*

Deferral #1  
under Section  
17 (34) of the  
Planning Act

Deferral #2  
under Section  
17 (34) of the  
Planning Act

Source:  
Teranet Parcel Fabric, October, 2002  
Property Code Data\*\*  
Bell Single Line Street Network\*  
MNR Water Features\* - Streams, Creeks, River  
- Reservoirs

\* - Provided by the Region of Halton  
\*\* - Provided by Teranet Information Services

Drawn: NOT TO SCALE  
NAD-83 UTM Zone 17

Note:  
This map is for ILLUSTRATION PURPOSES ONLY.  
THIS MAP IS NOT TO BE REPRODUCED.  
The information displayed on this map is  
accurate to the most recent Teranet Parcel Data  
received.



Produced by:  
FINANCE DEPARTMENT  
Information Services Section  
2003

## **Appendix A**

### **Urban Design and Heritage Protection Guidelines**

Much of Norval’s character is defined by the heritage architecture displayed by its buildings and their relationship to each other. It is an important objective of this plan that the existing architecture be preserved wherever possible and new development, both public and private, is designed in a style that is consistent and architecturally compatible with the heritage character of the area.

The following policies are designed to protect a certain architectural character prevalent in the community while still allowing room for individual architectural impression. They are to be used by residents and developers in the design of projects as well as Town staff in reviewing zoning by-law amendments and site plan control applications.

Figure A identifies “gateways” and “focal points” as important elements towards achieving urban design objectives. Reference should be made to Figure A when reading the following policies.

#### **1.0 Gateways**

Gateways are important features that symbolically define Norval, create identity and help people find their way around. As the basis of first impressions they also play an important role in the economic development of a community. Development at gateways should therefore help shape this sense of identity by the nature and quality of landscaping, built forms and urban design features such as public art.

Depending on location and available space, gateway features may include taller architectural elements, which symbolize entry-like gateposts such as columns and customized lighting fixtures. Landscape features (such as plantings, flags, special signage, and banners) may also accentuate gateways.

In order to strengthen the gateway image, different public art features such as sculptures, fountains, and decorative walls with murals may be used. Gateways should be given first priority when considering the placement of public art features.

Special ambient lighting and light effects may be employed in order to strengthen the “nightscape” of gateways.

Building developments within Gateway designations must incorporate streetscape improvements that will serve to provide shelter to pedestrians at these major intersections. For example, this can be accomplished by setting back the building and developing a public space that incorporates, landscaping, public art, lighting and/or shelters.

#### **2.0 Focal Points**

The intersection of Guelph St. (Highway 7) and Adamson St. (Winston Churchill Boulevard) is an important focal point of the community that provides a visual anchor, a point of interest and open space opportunities with access to the Credit River. The strengthening of this intersection through good urban design will improve its attractiveness in terms of tourism as well as general commerce and community pride.

- a) Built forms adjacent to focal points should be of the highest architectural quality to make it memorable and recognizable;

- a) Built form and development (especially commercial, cultural or entertainment on the ground floor space) should be always oriented toward public streets and spaces in order to make public space vibrant and pedestrian-friendly;
- b) Activities that attract or generate pedestrian traffic such as cafes, retail functions, public art are highly desirable at the cross roads;
- c) Enclose prominent intersections by locating new buildings or other structures closer to the street and defining the intersection space;
- d) Main building entrances of corner buildings should be close to the corner;
- e) On corner buildings, consideration should be given to amount of glazing and hard surfaces. Generally, more glazing is preferable on corners; and,
- f) Corners should be accentuated by developing to the maximum height limits or with the positioning of entrances.

### **3.0 General Guidelines For Parking And Site Circulation**

Wherever possible, shared entrances to parking areas and loading areas (for 2 or more properties) are encouraged, in order to minimize the number of curb-cuts and to minimize impact on street traffic.

- a) On-street parking should not conflict with bicycle/pedestrian travel;
- b) This plan directs that all new parking lots be oriented to the rear or side lot areas of the building site. Parking lots should not dominate the frontage of streets; and,

- c) Parking areas should be well defined through the use of edge building forms, landscaping, architectural screens, colonnades or decorative fencing.

### **4.0 General Design Guidelines for Sidewalks**

Sidewalks are the interface between private and public spaces and other circulation systems. They represent one of the most important elements of the streetscape performing functional, aesthetic and social roles in the daily lives of the residents of Norval.

- a) Street and sidewalk grades must be designed not to obstruct the movement of pedestrians;
- b) Sidewalk surface textures should be designed to be sufficiently smooth and flat to accommodate safe and pleasant pedestrian use. Similarly, surface textures should provide additional visual qualities through use of different colors, shapes or materials;
- c) At points of congestion (focal points with outdoor patios, entrances to civic or entertainment buildings), sidewalks should be sufficiently widened in order to accommodate increased number of pedestrians and activities; and,
- d) Wherever possible, sidewalks should have elements for weather protection (permanent porticos or arcades, fixed or removable hanging canopies, permanent or temporary awnings).

### **5.0 General Design Guidelines for Crosswalks**

Crosswalks should be strongly identified by taking the concrete surface combined with other coloured / patterned paving materials in preference to the street asphalt at the intersections. These should be a minimum of 3.0 m

wide, with visible edge bands to identify them as a continuation of the pedestrian surface.

In certain locations, crosswalks may be completely raised to accommodate easier access for seniors and children as well as to serve as a traffic calming measure.

## **6.0 Lighting Fixtures**

Exterior lighting is an important and relatively inexpensive way to improve streetscapes and open spaces. This is particularly true during winter periods where daylight is reduced. Lighting, properly employed, attracts people, provides safety and comfort.

- a) In the street environment where buildings are built to the edge of the sidewalk fixtures may be mounted directly on buildings;
- b) Alternatively, light fixtures should be placed regularly between sidewalk and curb cuts to allow unobstructed pedestrian movement;
- c) The minimum distance from the curb should be 0.6 m (2 ft.);
- d) Spacing should vary according to the intensity of pedestrian use. For the typical situation, spacing will be approx. 10 m;
- e) It is recommended that future light standards (either heritage or contemporary) have the opportunity to accommodate banners or hanging plants; and,
- f) An average luminary mounting height should be of 3.6 m (4.2 m maximum).

## **7.0 Trails**

Trail development is an important component of providing non-vehicular access through the Hamlet of Norval and along the Credit River Valley. Trail development in the Norval Secondary Plan Area must be consistent with the Halton Hills Trails and Cycling Master Plan and the following policies:

- a) Trails within Norval should accommodate pedestrians, bicyclists, as well as other types of recreational users;
- b) Trails should be designed, wherever possible, as separate linkages from other vehicular traffic;
- c) Design of trails should allow easy access for every user group. Surfaces of the trails should be carefully graded and finished to allow full accessibility except where such finishes have an impact on Greenlands areas;
- d) Trails should be clearly marked, with attractive way-finding (signage) systems;
- e) Trail development should explore opportunities to introduce environmental or cultural / historical learning experience and other educational experience (flora, fauna, local history) such as those that have developed at the Willow Park Ecology Centre;
- f) Design of trails should consider elements of public safety, avoiding creation of entrapment spots by non-transparent landscaping or through creation of walls or similar built features and should be designed to have frequent, clearly-marked exits to areas of high pedestrian and car traffic;

- g) Trails should generally have lighting, except in environmentally sensitive areas where light could negatively impact on natural habitat areas. The necessity for and level of lighting, as well as the type of light fixtures will depend on the size and character of the trail.

## **8.0 Building Character**

High quality building design should produce a unique character of the building. Uniqueness, achieved through creative use of forms, details and colours should enhance pedestrian enjoyment along the street.

- a) New buildings should strive to “catch” Norval’s character, especially in the Hamlet Community Core area;
- b) Character should be achieved through creative and sensitive architectural design utilizing:
  - i) Building silhouette;
  - ii) Spacing between buildings;
  - iii) Setbacks from street property line;
  - iv) Massing of building form;
  - v) Location and treatment of entrances;
  - vi) Surface materials, textures and finishes;
  - vii) Shadow patterns from massing and decorative features;
  - viii) Style of architecture; and,
  - ix) Landscaping on the site.
- c) Set-backs should enhance the streetscape if they denote an important / public building or should create a well-defined public realm which is highly usable and pedestrian friendly;
- d) All front yard and side property lines in residential areas should be delineated with low hedges or similar plantings (rows of shrubs, linear

flower beds). High, solid, fencing (over 2.0 metres) in front yards is strongly discouraged unless the property is adjacent to an industrial or commercial use that requires visual buffering;

- e) Local historical buildings have, for the most part, facades with vertically oriented windows and a wide variety of wall detailing from brick soldier coursing, bending and arches of same or contrasting colour, ground arches, stone lintels, wood detailing, etc. To some extent, these patterns should be used in creative ways as reference points in the design of new buildings; and,
- f) Door lintels, window lintels and sills, window shutters, horizontal bands and cornices, different types of decorations (tiles or sculptural elements), light lamps, fences or balustrades are some of the elements which should be taken into consideration during architectural design of new buildings in Norval.

## **9.0 Building Heights**

Building heights are regulated in the Official Plan and reference should be made to that document to determine maximum heights. Within these restrictions, the following guidelines should be considered.

- a) Buildings should be generally of uniform height that does not vary more than 25 % one from each other. The more the heights are uniform, the easier it becomes to define co-relations to the invisible street “ceiling”;
- b) Infill buildings abutting existing structures at the building line should generally match the adjacent building height, or provide a clear offset in height so as to maintain the visual integrity of the existing structure;

- c) Buildings abutting lower scale buildings should have a design, which ensures a transition scale. The location of windows, horizontal lines and cornices, gables and roofs can be used to scale and proportion buildings and create transitions;
- d) The height of planned buildings should comply with the permitted number of stories allowed by these design guidelines. Since the Secondary Plan proposes mixed use development in the “Hamlet Community Core” area it is advised that the approximate maximum allowed heights per individual storey should be:
  - i) For commercial ground floors: 4.2 m (14 ft.);
  - ii) For office use second floors: 3.6 m (12 ft.);
  - iii) For standard residential floors: 3.3 m (11 ft.);
  - iv) For non-standard residential lofts (mansards, attics): 3.6 m (12 ft.) max, although all above-mentioned heights may be doubled if the architectural concept proposes loft-type of space.
- e) Mechanical penthouses, clock towers or similar architectural features shall not be subject to these height restrictions, but their massing and proportions should be in direct relation to the building;
- f) Building heights should be used as a tool for assuring sunlit public realm. Building envelope and height should be derived from the sun angle (on the shortest day in the year – Dec. 21) desired for a particular part of the street; and,
- g) Building height should be utilized in conjunction with setback control in order to establish proper sun radiation of the public space.

## **10.0 Building Materials**

Building materials are one of the predominant factors, which determine character and quality of the building exterior. Careful consideration of materials, especially with respect to colour and texture will make a significant contribution to the overall streetscape.

- a) Extensive mixtures of different materials should be discouraged. Exterior materials should be limited to no more than two complimentary materials, to avoid cluttering or an overly complex appearance;
- b) Acceptable exterior materials are: solid brick, cut stone, stucco, wood shingles, wood siding, glass, ceramic tiles or adequate combinations of them;
- c) Use of building materials should complement each other and complement traditional materials in the Hamlet Community Core. Although, there are many new materials on the market, more natural, traditional materials (brick, stone, wood) are encouraged in Norval;
- d) Contemporary materials, such as aluminum, steel panels, coloured glass, ceramic tiles, etc. may be considered for use in future developments in conjunction with traditional materials. They should be used as accents for no more than 30% of front facades.

## **11.0 Sun Access (Building Solar Envelopes)**

The daily sun path provides urban designers with a multitude of opportunities to direct light into desired areas of urban space. However, in designing new projects consideration must, perhaps more importantly, consider the shaded and cold areas created by the low winter sun cast.

The above criteria should be applied to developments adjacent established or proposed residential areas.

- a) Location of new buildings should consider the potential negative impact of shadow casting onto existing public spaces;
- b) Designs that use reflective building material and features can use the low angles of the winter sun to compensate for a lack of direct solar radiation. Reflected sunlight can be harnessed to brighten the shaded areas.

## **12.0 Signage**

In most cases, communities lack proper community identification, which can increase civic pride and awareness of the community. Such identification provides direction to visitors and through traffic and provides basic information on local history and architectural heritage.

The Hamlet of Norval has a rich and diverse cultural heritage, which should be enhanced by good signage. These guidelines encourage signs, which should be compatible in size, style, colour, and shape.

- a) Signs which obscure architectural elements on heritage building are not permitted;
- b) Traditional materials such as wood, brass, or bronze are likely the most appropriate materials for signage within the Hamlet Community Core. Some modern materials may be considered if they blend with the material of built structure upon which the sign is to be located;
- c) Utilization of symbols, and historic lettering is encouraged;

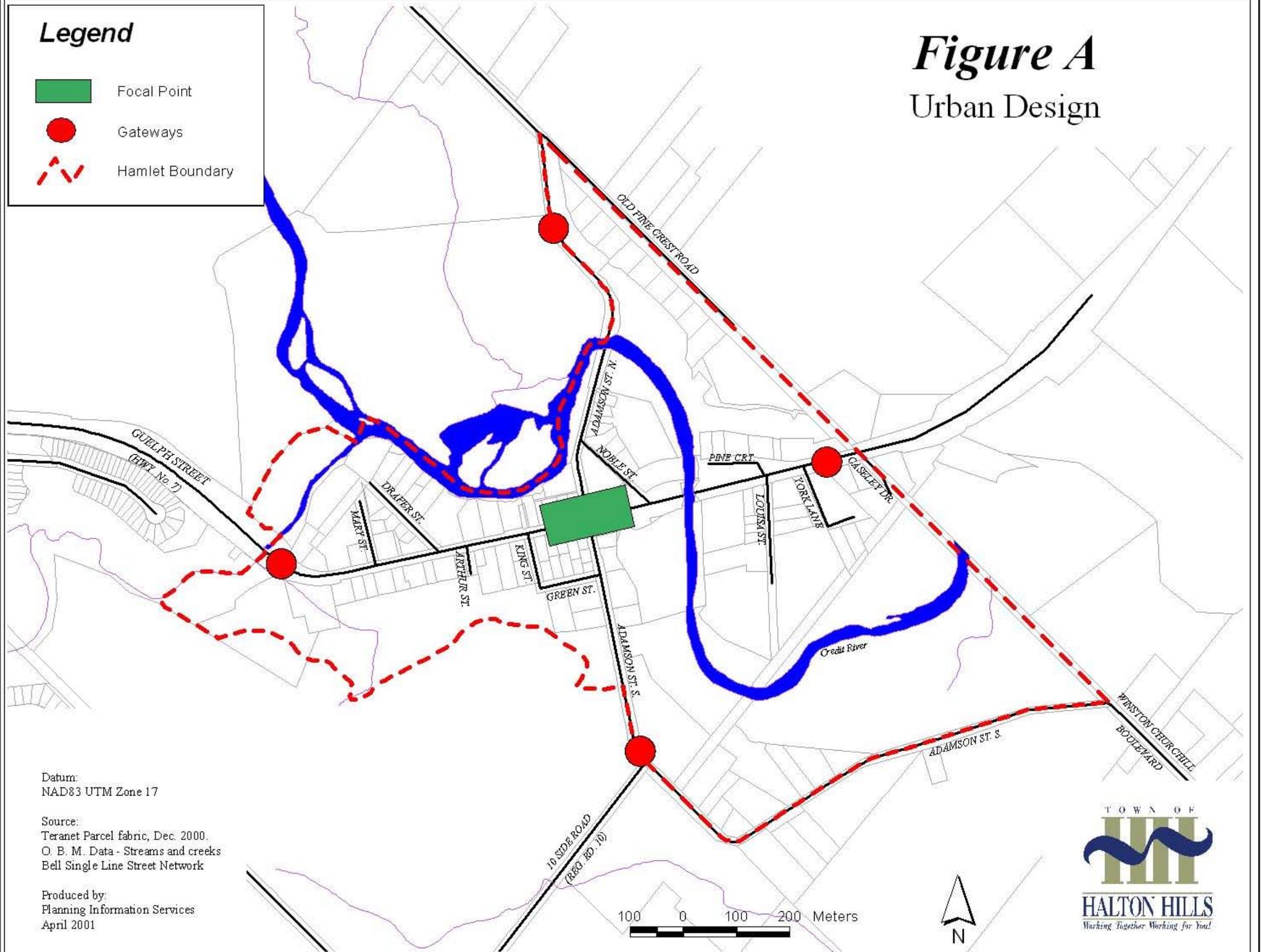
- d) In historical areas, in general, each building is permitted one ground sign, canopy sign, one projecting sign, one soffit sign, one wall sign and window sign;
- e) In a case where the operations of a store have expanded into a number of adjoining storefronts, individual repeating signboards should be considered for each of the original storefronts;
- f) Pedestrian scale signs (window, hanging, awning signs) should be small and positioned to interfere as little as possible with neighbouring signs;
- h) Within the Hamlet Community Core area animated, portable or roof signs are discouraged, as well as billboards and internally illuminated signs.
- i) The amount of information on signs should be limited - the shortest message has the greatest impact; and,
- j) Historical photographs may be used to establish the styles and types of signage appropriate to a building within its district during the era of its construction and early life and use these models for contemporary signs.

# Legend

-  Focal Point
-  Gateways
-  Hamlet Boundary

# Figure A

## Urban Design



Datum:  
NAD83 UTM Zone 17

Source:  
Teranet Parcel fabric, Dec. 2000.  
O. B. M. Data - Streams and creeks  
Bell Single Line Street Network

Produced by:  
Planning Information Services  
April 2001



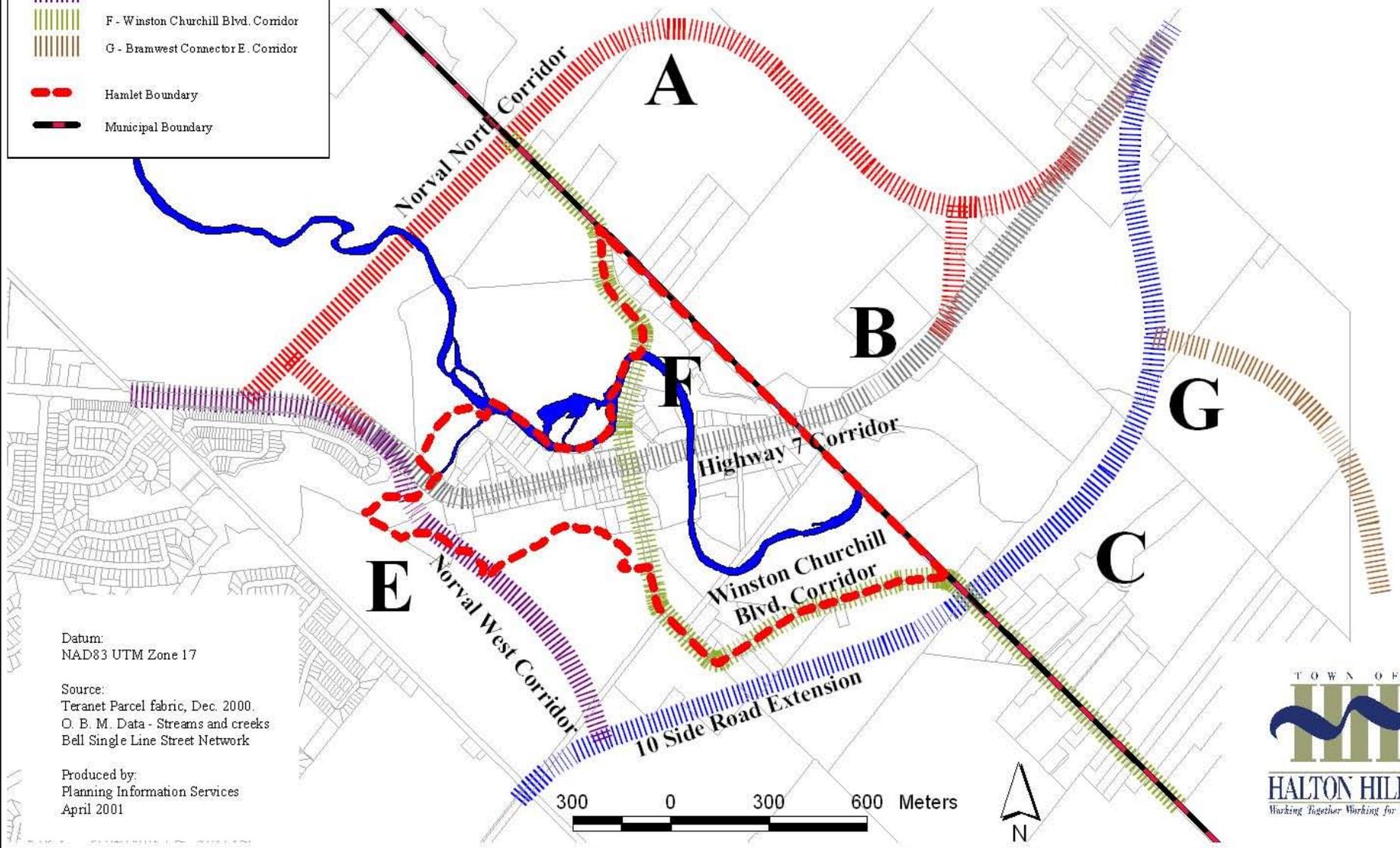
# Appendix B

## Alignment Options for the Proposed Highway No. 7 By-pass

### Legend

#### Alignment Options

- East - West**
-  A - Norval North Corridor
  -  B - Highway 7 Corridor
  -  C - 10 Side Road
- North - South**
-  E - North West Corridor
  -  F - Winston Churchill Blvd. Corridor
  -  G - Bramwest Connector E. Corridor
-  Hamlet Boundary
-  Municipal Boundary



Datum:  
NAD83 UTM Zone 17

Source:  
Teranet Parcel fabric, Dec. 2000.  
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