

**Notice of the Passing of Zoning By-law 2011-0098
by the Corporation of the Town of Halton Hills**

A By-law to Amend By-law 2010-0050, as amended, being a By-law to include the Hamlet of Norval within the Comprehensive Zoning By-law

TAKE NOTICE that the Council for the Corporation of the Town of Halton Hills passed By-law No. 2011-0098, being a By-law to Amend By-law 2010-0050, as amended, to include the Hamlet of Norval within the Comprehensive Zoning By-law, on the 28th day of November, 2011 under Section 34 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended.

AND TAKE NOTICE that any person or agency who objects to By-law No. 2011-0098 may appeal it to the Ontario Municipal Board by filing a Notice of Appeal with the Senior Administrative Assistant, Planning Department, Town of Halton Hills **no later than 4:30 p.m. on the 2nd day of January, 2012**. During the office closure from 12 noon on December 23, 2011 until 8:30 am on January 2, 2012, appeals can be left in the drop box outside the main doors of the Civic Centre. The Notice of Appeal must set out the reasons for the appeal and be accompanied by a fee of \$125.00 made payable to the Minister of Finance. The Board only accepts filing fee payments by certified cheque or money order. If you wish to appeal to the OMB, a copy of an appeal form is available from the OMB website at www.omb.gov.on.ca.

General

1. Only individuals, corporations or public bodies may appeal a by-law to the Ontario Municipal Board. A Notice of Appeal may not be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.
2. No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

Purpose and Effect of the Proposed Amendment to the Zoning By-law

By-law 2011-0098 is comprised of both text and maps. It is a legal document that puts new zoning regulations in effect for the Hamlet of Norval by incorporating Norval within the Town's Comprehensive Zoning By-law.

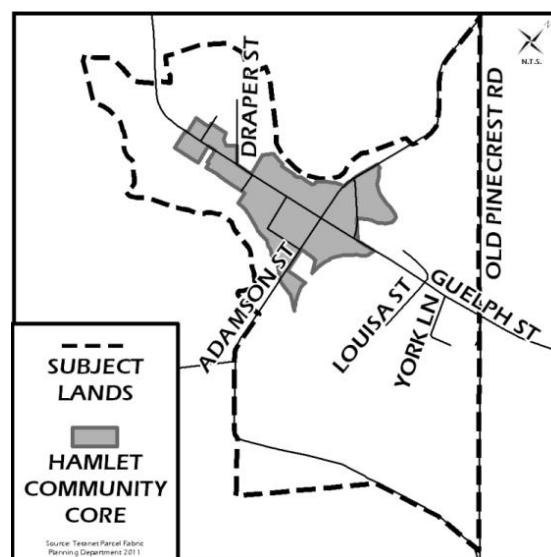
Location of the Lands

As depicted on the Key Map, Zoning By-law 2011-0098 applies to all lands within the Hamlet of Norval with the following three exceptions:

- The property 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;
- The property legally described as Concession 11 Pt Lot 11, Plan 64 Part Lot 10; and,
- The property legally described as Concession 11 Pt Lot 11, Lots 11-15, Plan 64.

These three properties remain subject to By-law 74-51, as amended.

Key Map



Due to the scale of the Key Map, the properties not subject to By-law 2011-0098 have not been shown on the Key Map.

Within the Hamlet Community Core Area, the Zoning By-law Amendment:

- places properties that previously were zoned Commercial in the Esquesing Zoning By-law (By-law 74-51) in a Hamlet Commercial Zone which permits the range of uses contemplated by the Hamlet of Norval Secondary Plan.
- places the entirety of 507 Guelph Street, 530 Guelph Street, and the portion of 16 Adamson Street North outside of the floodplain, in a Hamlet Commercial Zone, in recognition that commercial uses exist on these properties. The ranges of permitted uses on these properties are as contemplated by the Hamlet of Norval Secondary Plan.
- places all of the other properties within the Hamlet Community Core area in a Hamlet Residential Zone. A site specific Zoning By-law Amendment would be required for a new commercial use on these properties.

Within the rest of the Hamlet of Norval, properties are placed in one of the following zones: Environmental Protection One; Hamlet Residential One or Two; Development; Hamlet Institutional; or Open Space One, Three or Four. Table 1 below, shows the land use designations in the approved Hamlet of Norval Secondary Plan and the implementing zoning included in Zoning By-law Amendment 2011-0098.

In addition to new zones, the properties affected by By-law 2011-0098 are also subject to the general provisions and standards included in the Comprehensive Zoning By-law (By-law 2010-0050), such as size and location of accessory buildings, decks and porches, lot sizes, parking requirements, building heights and yard setbacks.

A copy of Zoning By-law 2011-0098 and recent staff reports are available for inspection in the Town of Halton Hills Planning Development and Sustainability Department or on the Town’s web site at <http://www.haltonhills.ca/initiatives/zoning-system-zones-Norval.php>. Further inquiries regarding this decision may be directed to the Planning, Development and Sustainability Department, located at the Civic Centre, or at (905) 873-2601 Ext: 2214.

DATED at the Town of Halton Hills this 13th day of December, 2011.

Steve Burke, Acting Manager of Planning Policy
Planning, Development & Sustainability

Table 1: Relationship between the Hamlet of Norval Secondary Plan and Zoning By-law Amendment 2011-0098

Designation in Hamlet of Norval Secondary Plan	Zone in Zoning By-law Amendment 2011-0098	Explanation
Greenlands	Environmental Protection One (EP1)	Regulatory flood area, valleylands, woodlands, steep slopes etc. Properties within regulatory flood area subject to a Holding provision which would need to be lifted to replace or expand an existing building
Hamlet Community Core	Hamlet Commercial (HC)	Existing commercial uses or properties zoned Commercial in Esquesing By-law
	Hamlet Residential One (HR1)	Residential properties with a minimum lot area of 0.2 ha
Hamlet Residential	Hamlet Residential One (HR1)	Residential properties with a minimum lot area of 0.2 ha
	Hamlet Residential Two (HR2)	Residential properties with a minimum lot area of 0.4 ha
	Development (D)	Only existing uses, buildings and structures permitted
Institutional	Hamlet Institutional (HI)	Institutional uses
Open Space	Open Space One (OS1)	Community recreation facilities
	Open Space Three (OS2)	Public infrastructure
	Open Space Four (OS4)	Private open space

File: D08 ZO – Norval Zoning By-Law Amendment