



REPORT

REPORT TO: Mayor R. Bonnette and Members of Council

REPORT FROM: Tara Buonpensiero, Acting Senior Planner-Policy

DATE: April 26, 2011

REPORT NO.: PDS-2011-0026

RE: Report Recommending Next Steps to Include the Hamlet of Norval in the Comprehensive Zoning By-law

RECOMMENDATION:

THAT Report No. PDS-2011-0026 dated April 26, 2011, being a report recommending next steps to include the Hamlet of Norval in the Comprehensive Zoning By-law, be received;

AND FURTHER THAT due to the proposed change in approach related to permissions for new commercial uses in the Norval Hamlet Community Core area as outlined in this report and reflected in the accompanying draft Zoning By-law Amendment (attached to this report as Schedule 1), staff be directed to hold a second statutory public meeting;

AND FURTHER THAT the draft Zoning By-law Amendment to include the Hamlet of Norval in the Comprehensive Zoning By-law be circulated to public agencies for comments.

BACKGROUND:

As previously summarized in Report PDS-2010-0077, a public open house was held on July 5, 2010 in response to issues raised by some Norval residents in their delegations to Council on June 28, 2010.

At that time, all lands that were within a Hamlet Community Core designation in the Norval Secondary Plan were proposed to be included in a Hamlet Commercial Zone in the Comprehensive Zoning By-law which permitted a range of commercial uses and single detached dwellings 'as of right'.

At the public open house, Norval residents expressed concern that the Zoning By-law as it pertained to Norval was not in keeping with the Norval Secondary Plan with respect to the range of permitted commercial uses within the Hamlet Commercial Zone. At the July 5, 2010 meeting, the Norval residents requested that the Hamlet of Norval be removed from the Comprehensive Zoning By-law until all property owners have been adequately consulted.

In response to concerns raised by the Norval community, Mayor Bonnette committed to removing the Hamlet of Norval from the Comprehensive Zoning By-law to allow for further public consultation. On July 19th, 2010, Council adopted the Comprehensive Zoning By-law (By-law 2010-0050) which excluded the Hamlet of Norval. Currently By-law No. 74-51, the Esquesing Zoning By-law, remains in effect in Norval.

REPORT PURPOSE:

The purpose of this report is as follows:

- to summarize the results of the additional public consultation with the Norval community representatives regarding zoning in Norval; and,
- to propose next steps to include Norval in the Comprehensive Zoning By-law, and in particular recommend a revised approach for zoning within the Hamlet Community Core area in Norval.

COMMENTS:

Additional Public Consultation

To facilitate additional public consultation, meetings were held on August 11, 2010, and again on October 18, 2010 with Norval community representatives. The purpose of these meetings was for staff and Council to better understand the concerns of the Norval community with respect to the new Comprehensive Zoning By-law and to determine how to proceed to include Norval within the Comprehensive Zoning By-law.

August 11, 2010 Meeting with Norval Community Representatives

In attendance at the August 11, 2010 meeting were some of the executive members of the Norval Community Association, representatives from Protecting our Investment in Norval Today (P.O.I.N.T.), Mayor Bonnette, Councillor Robson, Councillor Lewis and Town Planning staff. Town staff provided a recap of the issues identified by the Norval community at the July 5, 2010 meeting, provided an update related to the Norval by-pass and summarized the current zoning in Norval. The community representatives were advised that under the Esquesing Zoning By-law (By-law No. 74-51), Commercial Zones in Norval currently permit a number of uses that are not in conformity with the Norval Secondary Plan. An example of such a use is automotive repair. At the August 11, 2010 meeting, the Norval community representatives reiterated a number of the

same concerns that they previously identified at the July 5, 2010 meeting, some of which include that:

- implementation of the Norval Secondary Plan does not support the vision for the Hamlet;
- there are too many existing commercial uses within the Hamlet, and the commercial uses serve clientele beyond the Hamlet of Norval;
- plans need to continue to ensure that agricultural uses buffer the Hamlet of Norval from adjacent urban areas;
- the Norval community continues to support the need for the Norval by-pass; and,
- future plans should emphasize the heritage value of a number of homes and buildings.

Currently the Official Plan and the Norval Secondary Plan limit local commercial uses to a maximum net floor area of 500 square metres per commercial premises, which was carried forward in the Comprehensive Zoning By-law. A concern was raised that the maximum net floor area of 500 square metres per premises is too large and that the current boundary of the Hamlet Community Core is not appropriate as it extends onto predominantly residential side streets.

At the end of the meeting it was determined that staff would email the President of the Norval Community Association a list of the uses proposed to be permitted in the Norval Hamlet Community Core area for further discussion with the Norval community at a subsequent meeting.

October 18, 2010 Meeting with Norval Community Representatives

The second meeting with the Norval community representatives was held on October 18, 2010. The purpose of this meeting was to discuss in detail the specific concerns the community had with the uses proposed to be permitted in the Hamlet Community Core area. In attendance at the meeting were some members of the executive from the Norval Community Association, a representative of P.O.I.N.T. and Town Planning staff. At the start of this meeting, Town staff reiterated some of the possible approaches for zoning in the Norval Hamlet Community Core area, which were previously presented at the July 5, 2010 meeting as follows:

- Maintain the approach originally presented in the Comprehensive Zoning By-law which would permit new commercial uses in the Hamlet Community Core area 'as of right' (new commercial uses would only require a site plan).
- Within the Hamlet Community Core area, only recognize existing commercial uses in the Zoning By-law; any new commercial uses in the Hamlet Community Core area would require a Zoning By-law Amendment.

- Within the Hamlet Community Core area, carry forward Commercial Zoning where it currently exists in the Esquering By-law (By-law 74-51); any new commercial uses on other properties would require a Zoning By-law Amendment.

The President of the Norval Community Association advised that a meeting of the Association had been held where they discussed the proposed permitted uses, as well as some other matters as follows:

- That current commercial uses in Norval have insufficient parking.
- That the Norval community does not want any more Group Homes.
- The Norval community would like to understand the effect that the updated floodplain mapping from Credit Valley Conservation may have on the Hamlet of Norval.
- The Norval community would like confirmation that aggregate uses are not permitted in Norval.

The group then conducted a detailed review of the uses proposed to be permitted in the Hamlet Community Core area. In general, community representatives were in agreement with the proposed permitted uses, however remained concerned about the maximum floor area. It was suggested that the maximum floor area per premises be reduced from 500 square metres (5,382 square feet) to 100 square metres (1,076 square feet). Some in attendance were concerned about the possibility of someone consolidating lands, tearing down houses and building a large commercial building to the 500 square metre maximum per premises. Also with respect to the permitted uses, there was a desire to exclude Group Homes as a permitted use in the Hamlet Community Core.

Notes from the October 18th, 2010 meeting have been attached to this report as Schedule 2, which summarize the discussion on the proposed permitted uses, as well as provide a staff response to the matters listed above related to parking, Group Homes, updated floodplain mapping and aggregate uses.

At the conclusion of the meeting, Town staff asked the Norval community representatives if they were comfortable with the permitted uses in the Hamlet Community Core area being 'as of right' or if they would prefer that any new commercial use be required to apply for a Zoning By-law Amendment. Staff heard back from a representative of P.O.I.N.T. that they would like all new commercial uses to be subject to a Zoning By-law Amendment and further that they would like to see the Hamlet Community Core area reduced to no longer extend onto the predominantly residential side streets such as Arthur, King, Green, etc. Staff also received further correspondence from the President of the Norval Community Association advising that they continue to have concerns regarding the possibility of future land consolidation in Norval.

Next Steps

In reviewing the comments received from the Norval Community representatives through the Zoning review, staff concluded that some of the comments received are outside of the scope of a Zoning By-law and can only be considered through a review of the Norval Secondary Plan. Specifically these comments are related to reducing the 500 metre maximum floor area per commercial premises, and that the Hamlet Community Core designation should no longer extend onto the predominantly residential side streets. In consideration of these comments, combined with a number of other policy and land use changes that have occurred since the Secondary Plan was approved in 2003, staff have concluded that a review of the Hamlet of Norval Secondary Plan is warranted. The details of this review, including a terms of reference are outlined in Report PDS-2011-0029, which is another report on this Council agenda.

At this time, the Esquesing By-law (By-law 74-51) is still in effect for Norval. This By-law is not in conformity with the Norval Secondary Plan, and would permit the establishment of new uses not contemplated by the Secondary Plan which include hotels or motels, medical clinic or hospitals, automobile service stations, public garages, and new or used automotive sales. Since a review of the Hamlet of Norval Secondary Plan could take some time in order to allow for meaningful public consultation with residents and stakeholders, staff are recommending that the necessary steps be undertaken to include Norval in the Comprehensive Zoning By-law at this time in accordance with the proposed approach summarized in the following section.

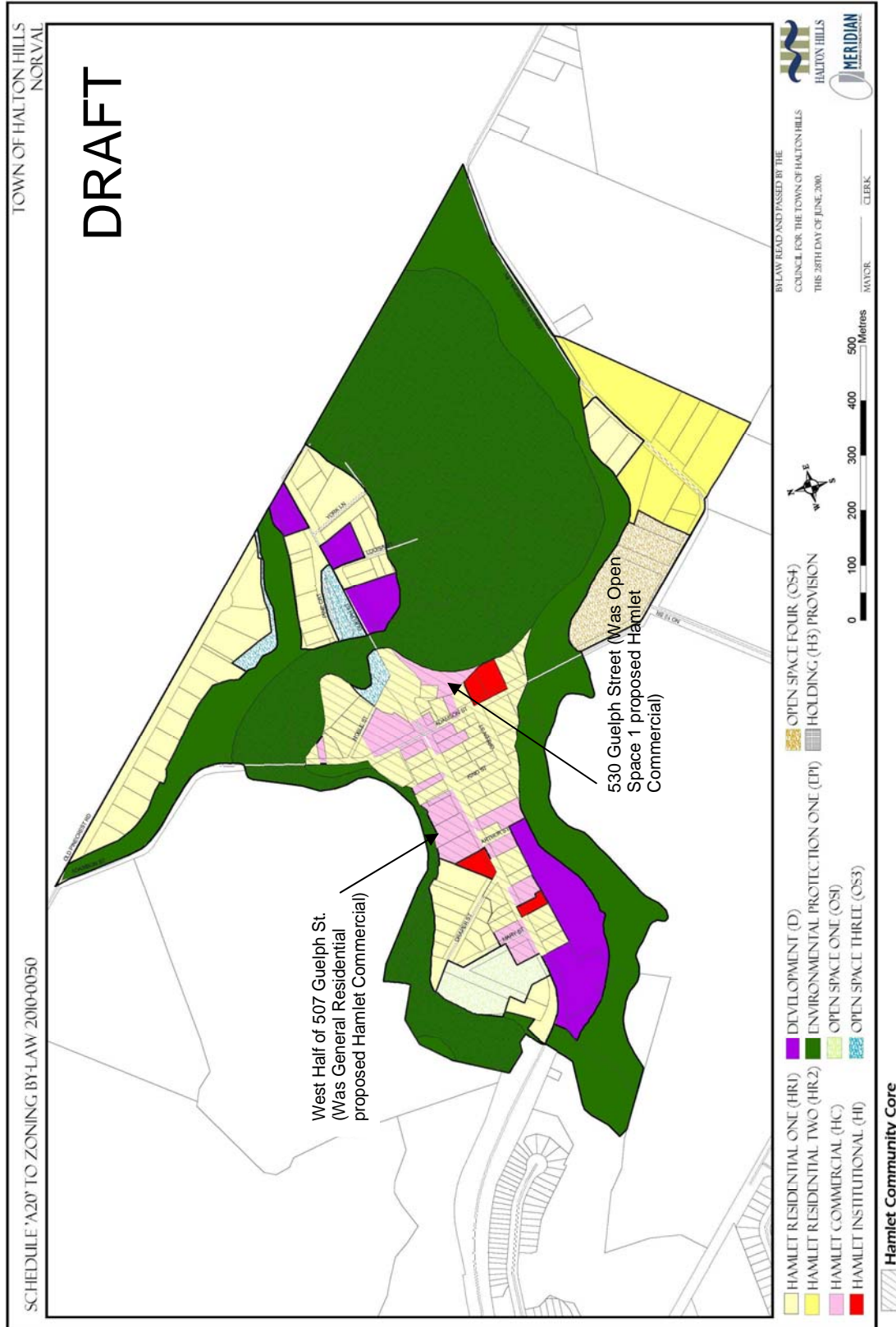
Proposed Approach for Implementing Zoning in the Hamlet Community Core Area in Norval

Within the Hamlet Community Core area, staff are proposing that properties with existing Commercial Zoning in the Esquesing By-law (By-law 74-51) be placed in a Hamlet Commercial (HC) Zone in the Comprehensive Zoning By-law and this zone would permit the range of uses contemplated in the Norval Secondary Plan 'as of right'. Staff are also proposing the following:

- That the entirety of 507 Guelph Street be included in the Hamlet Commercial Zone as it is a commercial business today; however under the Esquesing By-law it has split Residential/Commercial Zoning.
- That the portion of the property described as 530 Guelph Street (Con 11, Part Lot 11) outside of the floodplain be included in the Hamlet Commercial Zone given that the property is being used for commercial purposes today.

Other properties within the Hamlet Community Core area that are currently in a Residential Zone in the Esquesing By-law (By-law 74-51) are proposed to be placed in a Hamlet Residential One Zone in the Comprehensive Zoning By-law. Any new proposed commercial use on a property zoned Hamlet Residential One would require a Zoning By-law Amendment. Figure 1 below shows the proposed Zoning for the Hamlet of Norval including the properties within the Hamlet Community Core area proposed to be zoned Hamlet Commercial in the Comprehensive Zoning By-law.

Figure 1: Hamlet of Norval Proposed Zoning



No changes are proposed in the Comprehensive Zoning By-law related to the 500 square metre maximum floor area per commercial premises. Since this maximum floor area is included in the Hamlet of Norval Secondary Plan, and since only existing commercial properties are proposed to be zoned Hamlet Commercial in the Comprehensive Zoning By-law, staff are proposing that this matter be further reviewed through a subsequent Secondary Plan review.

Staff are also proposing that Group Homes continue to be permitted in Norval in accordance with Council's approval of the recommendations of the Town wide Residential Care Facilities Study and in accordance with the separation distances prescribed between facilities.

The proposed zoning changes related to new commercial uses in the Hamlet Community Core designation as described above and reflected in the accompanying draft Zoning By-law Amendment (attached to this report as Schedule 1) are less permissive than what was previously proposed for Norval through the draft Zoning By-law presented at the Nov. 23, 2009 statutory public meeting. In light of this change in approach, staff are seeking direction to hold a second statutory public meeting.

It is staff's opinion that this proposed approach is appropriate for further consideration at a statutory public meeting as it provides a balance between the comments heard from the public and the community representatives to date, while also considering existing zoning permissions applicable to properties that currently have Commercial Zoning under the Esquering By-law (By-law 74-51).

RELATIONSHIP TO STRATEGIC PLAN:

The Strategic Plan sets out a broad vision for the community contained in the eight strategic directions. This report relates to the following Strategic Directions:

C.6 Foster a Prosperous Economy through maintaining and enhancing our historic downtowns and vibrant commercial areas to provide for shopping, services, cultural amenities and entertainment.

D.2 Preserve, Protect and Promote our Distinctive History through encouraging the preservation and enhancement of the historical character of the Town's distinctive neighbourhoods, districts, hamlets and rural settlement areas.

F.7 Achieve Sustainable Growth through ensuring that the character and stability of existing residential neighbourhoods is maintained when accommodating growth.

H.4 Provide Responsive, Effective Municipal Government through encouraging community participation in decision-making.

FINANCIAL IMPACT:

There are no financial implications associated with this report.

COMMUNICATIONS IMPACT:

Those members of the public that signed in and requested further notification at the Norval community meeting in July, the Norval Community Association executive, the representatives of P.O.I.N.T. and any other person that has requested notification of future zoning in Norval have been advised that this report is proceeding to Council.

Through the recommendations of this report, staff are seeking direction to proceed to hold a second statutory public meeting to obtain comments on the attached draft Zoning By-law Amendment to incorporate Norval into the Comprehensive Zoning By-law (By-law 2010-0050). Notice of this meeting will be advertised in the Independent and Free Press and forwarded to those people that requested further notification as described in the paragraph above.

ENVIRONMENTAL IMPACT:

Inclusion of Norval within the Comprehensive Zoning By-law continues to protect natural heritage features by carrying forward the Greenlands designation from the Hamlet of Norval Secondary Plan into an Environmental Protection One Zone.

CONSULTATION:

In addition to the public consultation held throughout the Comprehensive Zoning By-law review process, a public open house was held on July 5, 2010, at St. Paul's Parish Hall to discuss the relationship between the Norval Secondary Plan and the Comprehensive Zoning By-law. It was at that meeting that Mayor Bonnette committed to removing Norval from the Comprehensive Zoning By-law until all property owners have been adequately consulted.

To facilitate further public consultation, two additional meetings were held with community representatives on August 11, 2010, and again on October 18, 2010, the details of which are provided in previous sections of this report.

CONCLUSION:

In conclusion, this report:

- summarizes the follow up discussions held with the Norval community representatives subsequent to the July 5, 2010 public open house;
- proposes that properties within the Hamlet Community Core area with Commercial Zoning in the Esquering By-law (By-law 74-51) be placed in a Hamlet Commercial Zone in the Comprehensive Zoning By-law with the range of permitted uses contemplated by the Hamlet of Norval Secondary Plan 'as of right';
- proposes that the entirety of 507 Guelph Street and the property described as 530 Guelph Street (as shown on Figure 1) also be included in the Hamlet Commercial

Zone with the range of permitted uses contemplated by the Hamlet of Norval Secondary Plan 'as of right';

- proposes that all other properties within the Hamlet Community Core area would require a Zoning By-law Amendment to permit commercial uses contemplated by the Hamlet of Norval Secondary Plan; and,
- recommends that a second statutory public meeting be held as the approach proposed for new commercial uses in the Norval Hamlet Community Core area has changed considerably from what was previously presented at the first statutory public meeting.

It is staff's opinion that this proposed approach is appropriate for further consideration at a statutory public meeting as it provides a balance between the comments heard from the public and the community representatives to date, while also considering existing zoning permissions applicable to properties that currently have Commercial Zoning under the Esquering By-law (By-law 74-51).

Respectfully submitted,

Tara Buonpensiero, MCIP, RPP
Acting Senior Planner – Policy

Steve Burke, MCIP, RPP
Acting Manager of Planning Policy

John Linhardt, MCIP, RPP
Director of Planning, Development
and Sustainability

Dennis.Y. Perlin
Chief Administrative Officer



BY-LAW NO. 2011-

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 (By-law 2010-0050).

WHEREAS Council is empowered to enact this By-law by virtue of the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended;

AND WHEREAS said By-law conforms to the Norval Secondary Plan and the Official Plan for the Town of Halton Hills;

AND WHEREAS Council has recommended that Zoning By-law 2010-0050 be amended as hereinafter set out:

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:

1. THAT all provisions of Zoning By-law 74-51 of the Town of Halton Hills insofar as they apply to the lands shown on Schedule 'A', attached to and forming part of this By-law, are hereby repealed.
2. THAT a new Schedule A20: Norval is added to Zoning By-law 2010-0050, as amended, as shown on Schedule 'A' attached to and forming part of this By-law.
3. THAT Schedule A1 is amended by removing the text "Norval Subject to By-law 74-51, as Amended" and replacing it with the text "Norval See Schedule A20" as shown on Schedule 'B' and forming part of this By-law.
4. THAT Schedule A2 is amended by removing the text "Norval Subject to By-law 74-51, as Amended" and replacing it with the text "Norval See Schedule A20" as shown on Schedule 'C' and forming part of this By-law.
5. THAT Part 1 - Interpretation and Administration Section 1.7 Repeal of Former By-laws is amended as follows:
 - c) iii) add "and," following the ;
 - c) iv) remove "; and," and replace with "."
 - c) v) remove all of sub-section v)

DRAFT

6. THAT Part 2 – Establishment of Zones Section 2.3 Zone Schedules is amended by removing the text “and ‘A19’, which forms part of this By-law.” and replacing it with the text“, ‘A19’ and ‘A20’, which forms part of this By-law.”
7. THAT Part 14 Holding Provisions – Table 14.1 Holding Zones is amended by adding the following under H3.

Zone Designation:

EP1 Zone in Norval

Property/Legal Description:

Multiple properties

Conditions for Removal:

The Holding (H3) Provision may be lifted in circumstance where the limited expansion of an existing building or the replacement of an existing building is proposed once Council is satisfied that the criteria set out in Section 9.6 of the Hamlet of Norval Secondary Plan are satisfied.

Date Enacted:

8. That Schedule ‘A’ Schedules is amended by removing the text “NOT USED” after Schedule A20: and replacing it with the text “Norval”.

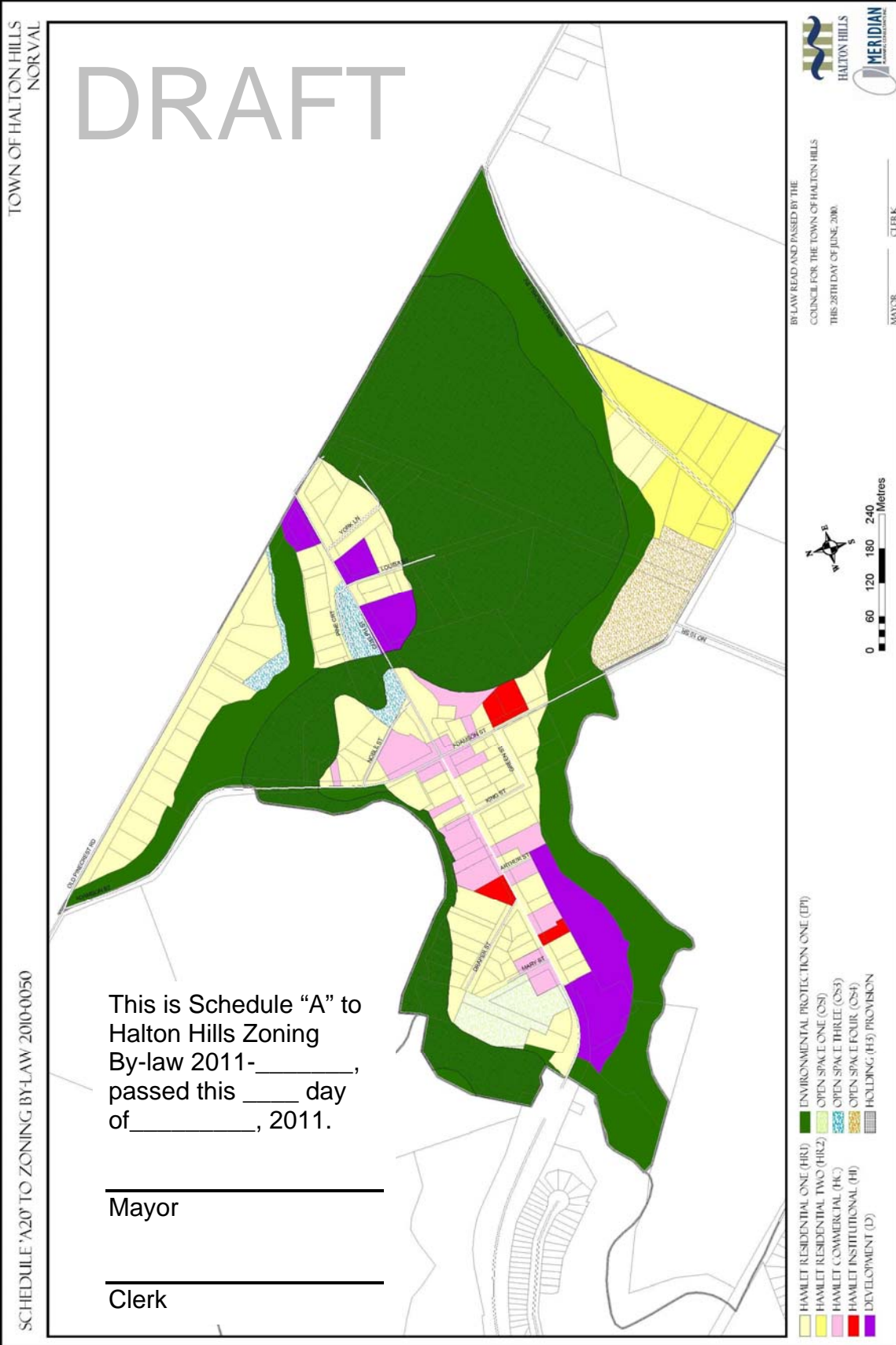
BY-LAW read and passed by the Council for the Town of Halton Hills this _____ day of _____, 2011.

MAYOR – Rick Bonnette

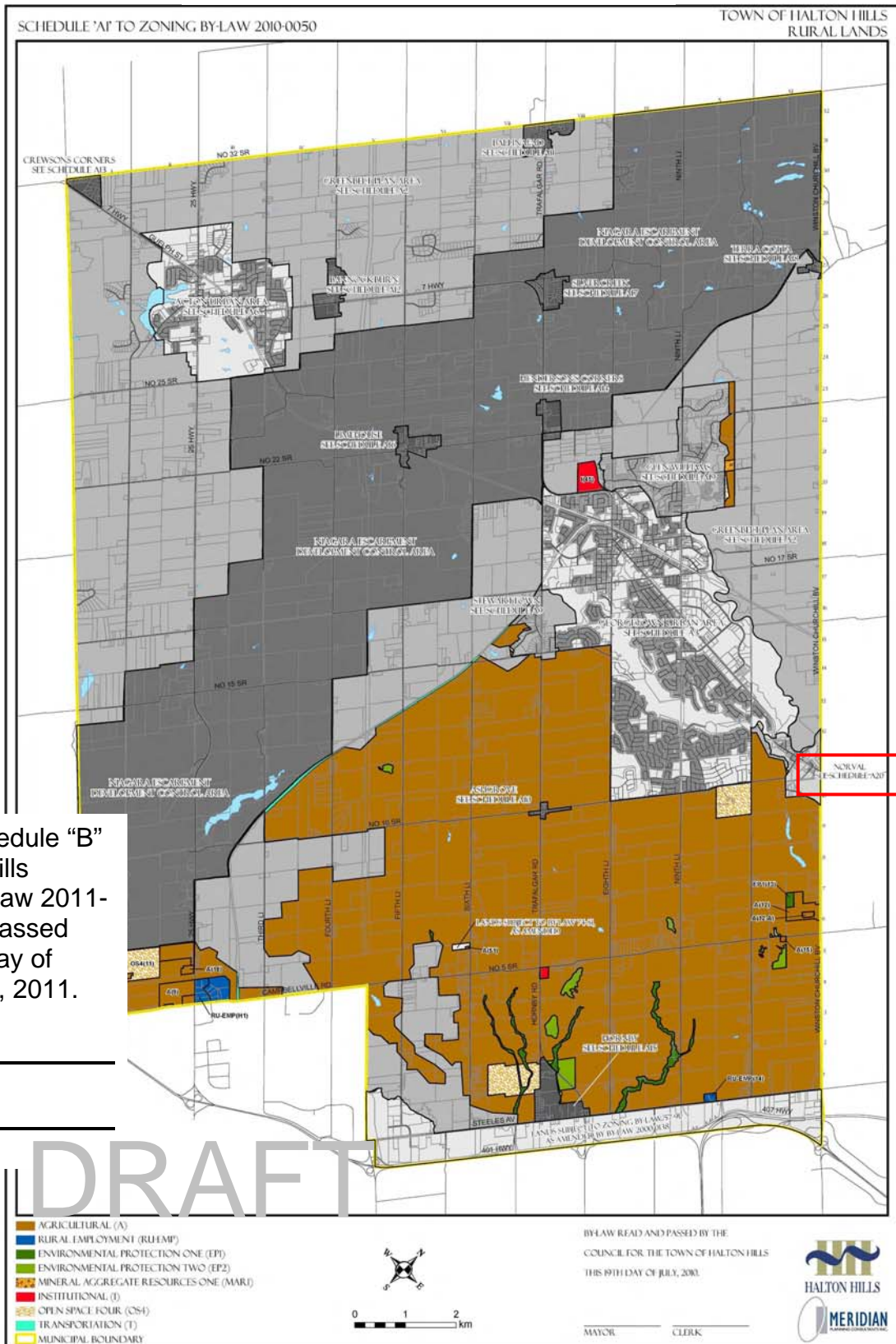
TOWN CLERK – Suzanne Jones

DRAFT

Schedule 'A' to By-law 2011 -



Schedule 'B' to By-law 2011 -

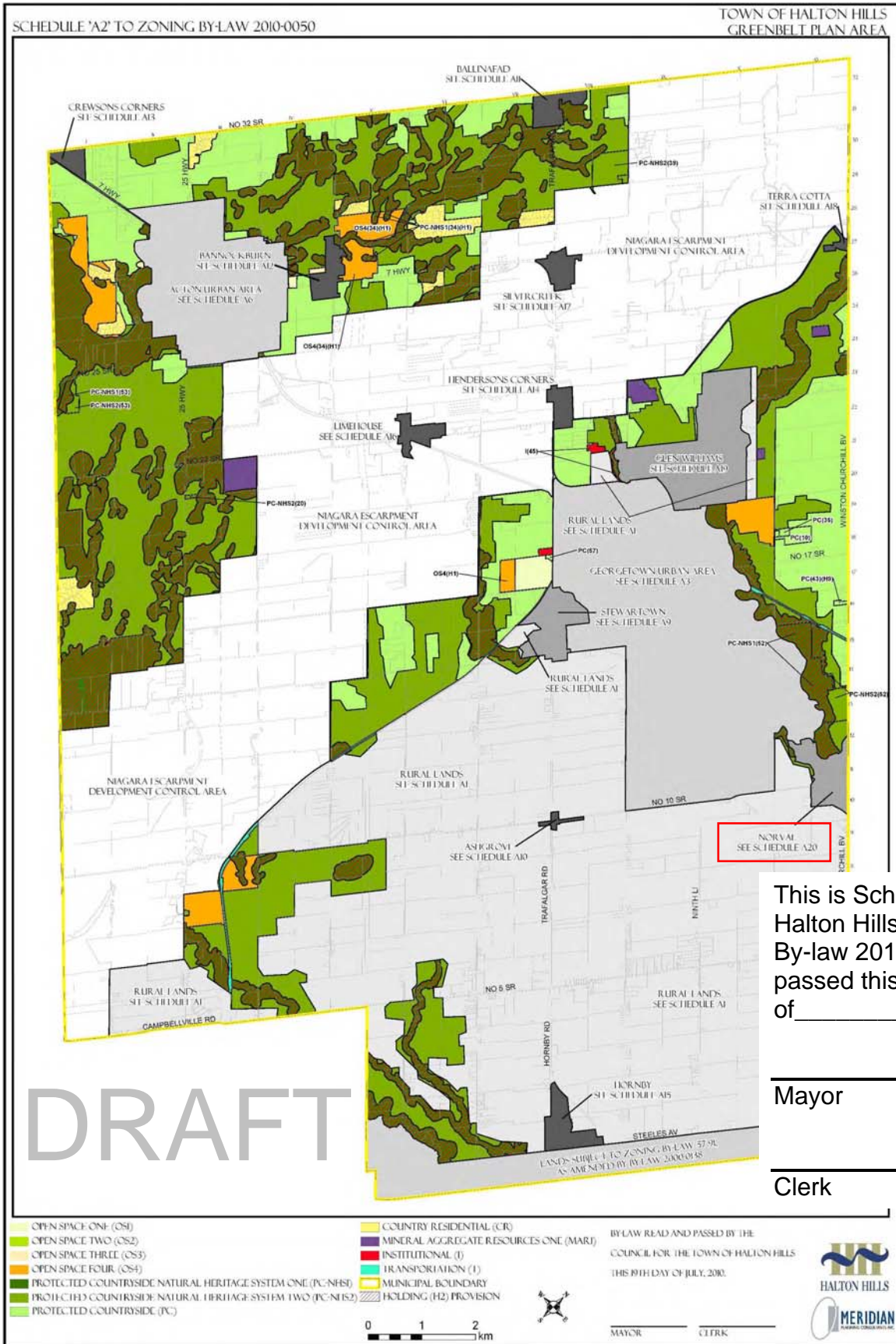


This is Schedule "B" to Halton Hills Zoning By-law 2011-_____, passed this ____ day of _____, 2011.

Mayor

Clerk

Schedule 'C' to By-law 2011 -



This is Schedule "C" to Halton Hills Zoning By-law 2011-_____, passed this ____ day of _____, 2011.

Mayor

Clerk

**Town of Halton Hills Comprehensive Zoning By-law
Notes from Norval Meeting #3**

**Town of Halton Hills Civic Centre
Esquesing Boardroom
October 18, 2010
3:00 pm**

Resident Attendees: Kathy Gastle, Tom Pettingill, David Soward, James Crammond, Jamie Cunningham, George Gastle, Mary Churchill, Norma Tripp

Halton Hills Staff Attendees: John Linhardt, Tara Buonpensiero

Timing to Bring Norval into Comprehensive Zoning By-law

Town staff were asked what the timing was to include Norval in the Town wide Comprehensive Zoning By-law.

Response: There is no set timing to include Norval in the Zoning By-law. There have been appeals to the Comprehensive Zoning By-law, and it is the hope of staff that Norval can be included in the By-law by the time the Ontario Municipal Board deals with the appeals. Staff would like to be before Council with a final recommendation on Zoning in Norval by the end of the first quarter of 2011.

Depending on the magnitude of the changes that are being recommended in the By-law as it relates to Norval, a second statutory public meeting may be required.

John Linhardt recapped the options available related to Zoning in Norval as were presented at the July 5, 2010 meeting as follows:

- Maintain the approach contained in the Comprehensive Zoning By-law (Hamlet Commercial Zone) with 'as of right' commercial permissions.
- Change the name of the Zone in the Norval Core Area from Hamlet Commercial to Hamlet Community Core to better reflect the mixed use vision for the area.
- Within the Hamlet Community Core area, only recognize existing commercial uses in the Zoning By-law. Any new commercial uses in the Hamlet Community Core would require a Zoning By-law Amendment.
- Carry forward Commercial Zoning where it currently exists and any new commercial uses on other properties in the Hamlet Community Core would require a Zoning By-law Amendment.

Kathy Gastle advised that the Norval Community Association has met to discuss the future zoning in Norval. Based on that meeting the Association would like to advise of the following:

Parking

Concern was raised that a number of existing businesses for their employees and customers and this has resulted in parking. Specific concern was raised about the used car lot at the corner of Guelph Street and Mary Street, and that the entire property was used for used cars. Anyone visiting that business must park on the street or in the park parking lot.

There was a concern that new businesses would add to the parking problem in Norval and a request for confirmation whether parking can be provided in front yards.

Response: Staff advised that the Comprehensive Zoning By-law includes parking standards that were researched and compared against the standards included in other municipalities and industry standards. The By-law requires that new businesses accommodate the required parking on site, which would be addressed through the site planning process.

With respect to existing businesses, residents would need to contact By-law Enforcement at the Town to determine if these businesses are in compliance with existing By-laws.

Parking must be accommodated in side and rear yards.

Group Homes

Concern was raised regarding parking issues related to Group Homes, specifically that these uses often result in 24 hour on street parking. In addition, concern was raised regarding the incompatibility of locating group homes in close proximity to the West 7 nightclub. Due to these concerns, the Norval community does not want any more Group Homes.

Response: Staff advised that the Town completed the Residential Care Facilities Study in 2001 which resulted in Council approving a Town-wide Official Plan Amendment and Zoning By-law Amendment. The Province and the Region have interests in this topic area and the resulting policies and zoning provisions relative to the need to provide an appropriate range of housing types including special needs housing. Given the interest at both the provincial and regional level, a prohibition on group homes would not be successful. The Comprehensive Zoning By-law carries forward Council's direction on Group Homes.

Agricultural Uses

Concern was raised that the Comprehensive Zoning By-law was restricting agricultural uses in the floodplain.

Response: Staff advised that the Comprehensive Zoning By-law continues to permit existing agricultural uses in the floodplain, but would not allow new agricultural uses within the floodplain.

Limits of Floodplain

At the July 5, 2010 meeting, the Norval residents were advised that Town staff would be meeting with Credit Valley Conservation (CVC) related to floodplain mapping in Norval. Staff were asked if this meeting has happened and if so what was the outcome? Also, can Town staff not challenge the floodplain mapping provided by CVC?

Response: Staff advised that the above referenced meeting with the CVC has occurred and at that meeting, Town staff were advised that based on modeling that CVC has done, the floodplain mapping for Norval has been revised and increases the floodplain area in Norval.

The Comprehensive Zoning By-law implements the appr Schedule 2 to Report PDS-2011-0026 therefore the limits of the floodplain mapping in the Zonin align with the Secondary Plan. Any significant change to the floodplain mapping in Norval would have to be done through an amendment to the Norval Secondary Plan, which would then in turn be reflected the Zoning By-law in the future.

With respect to Town staff challenging floodplain mapping provided by CVC, staff responded that CVC is the expert on floodplain mapping and since the Town does not have the expertise to do floodplain modeling, the Town must rely on information provided by CVC. Sometimes through a development application process, applicants undertake preparation of more detailed studies on a site specific basis, the results of which could result in a refinement of the floodplain mapping.

Aggregate Uses

Would like to stress that there should be no aggregate use permitted in Norval.

Response: Staff confirmed that there are no aggregate uses permitted in Norval.

Review of Uses Proposed to be Permitted in the Hamlet Commercial Core (HCC)

Note – wherever a use was permitted to a maximum of 500 square metres of net floor area, there was concern that this maximum floor area was too high and would like it reduced to 100 square metres.

Animal Clinic – agree with the use subject to note above regarding maximum floor area.

Art Galleries – agree with the use subject to note above regarding maximum floor area.

Bed and Breakfast - agree with the use

Business Office - agree with the use subject to note above regarding maximum floor area.

Cottage Industry – agree with use but identified concern regarding a limit on number of employees that can work at cottage industry and a limit of how many residents can live in a house and work at the cottage industry. Staff quoted Section 4.11 of the Comprehensive Zoning By-law which limits employees to one, in addition to the residents of the dwelling unit. With respect to number of residents in a dwelling unit, staff rely on the Region's Best Planning Estimates for household size.

Custom Workshops – agree with the use

Day Nurseries – agree with the use

Dry Industrial Uses – agree with the use since it is only recognizing legally existing uses and not permitting new dry industrial uses

Group Homes – do not agree with use. See discussion above regarding Group Homes.

Home Occupations – agree with use but same concern as identified for Cottage Industry above.

Museum - agree with the use subject to note above regarding maximum floor area.

Outdoor Display and Sales, Accessory – agree with use, o
from Section 4.21 of the Comprehensive Zoning By-law which provides additional details on minimum and maximum setbacks, and details on where the outdoor display areas can be located.

Private Home Daycares – agree with the use

Schedule 2 to Report PDS-2011-0026

Restaurants – agree with the use subject to note above regarding maximum floor area. Agree that drive through facilities are not appropriate.

Retail Store - agree with the use subject to note above regarding maximum floor area. Agree that drive through facilities are not appropriate.

Service Commercial Use - agree with the use subject to note above regarding maximum floor area.

Service Shop – concerned with the definition of service shop to repair household articles and the lack of clarity on what a household article is. Household articles could mean appliances and this could result in a large used appliance shop with lots of outdoor storage. As an example of an existing similar use, a building on the West 7 property currently has a lot of outdoor storage of used windows.

Single Detached Dwelling – agree with the use

Studio - agree with the use subject to note above regarding maximum floor area

Other General Questions and Comments

Is there a public process to provide comments on site design?

Response: People are able to have input into site design, but there is no mechanism to appeal a site plan. In the past, site plans were circulated to adjacent properties, however it became a problem to the extent people thought they were able to have influence over the use on the property which is already established by the time a site plan is being prepared.

When is the opportunity to revisit the streets that are included in the Community Core Area?

Response: Since the Hamlet Community Core Area is included in the Norval Secondary Plan the Zoning By-law needs to implement the Secondary Plan and reflect the boundary of the Hamlet Community Core. Any changes to the boundary of the Hamlet Community Core Area would need to be made through an Amendment to the Secondary Plan.

Next Steps

In reviewing the concerns raised by this group related to maximum net floor area of certain uses, staff will be reviewing the lot sizes in Norval and will also be reviewing the possibility of addressing this matter through a maximum percentage of lot coverage. There was concern raised by those in attendance at the meeting that if someone purchased more than one property, the 500 square metre maximum could result in a very large commercial building.

Since the Norval Community Association did not have qu
Linhardt asked if the group could get back to staff and ad
uses described above being permitted 'as of right' or if they would like a new commercial use within the Hamlet Community Core to be subject to a rezoning. The group advised that they would provide a response to this question the first week of November. Schedule 2 to Report PDS-2011-0026

Staff will then consider the information provided above and the group's preference with respect to process for new commercial uses to determine if a second statutory public meeting is required, and make a recommendation to Council with respect to the future zoning in Norval.

