



REPORT

REPORT TO: Mayor R. Bonnette and Members of Council

REPORT FROM: Tara Buonpensiero, Acting Senior Planner-Policy

DATE: September 9, 2011

REPORT NO.: PDS-2011-0071

RE: Hamlet of Norval Draft Zoning By-law Amendment – Statutory Public Meeting Report

RECOMMENDATION:

THAT Report No. PDS-2011-0071 dated September 9, 2011 regarding the Hamlet of Norval Draft Zoning By-law Amendment – Statutory Public Meeting Report be received;

AND FURTHER THAT all comments received from agencies and the public be referred to staff for a further report to be considered by Council regarding a final recommendation on the proposed Zoning By-law Amendment.

BACKGROUND:

On July 19, 2010, Halton Hills Council approved the Town's new Comprehensive Zoning By-law (By-law 2010-0050) which at the request of the Norval community did not include new zoning regulations for the Hamlet of Norval. 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.

Through consultation with the Norval community, resident concerns were raised during the Zoning By-law Amendment review process that suggested that a review of the Norval Secondary Plan was warranted. Through the approval of Report PDS-2011-0029, Council approved commencement of a review of the Hamlet of Norval Secondary Plan in January of 2012.

The review of the Hamlet of Norval Secondary Plan is expected to take 12 to 18 months in order to allow for meaningful public consultation with residents and stakeholders. Therefore, in the meantime Council endorsed staff's recommendation to take the

necessary steps to include the Hamlet of Norval in the new Comprehensive Zoning By-law (By-law 2010-0050).

In this regard, planning staff have prepared a draft Zoning By-law Amendment for the Hamlet of Norval which is included in this report as Schedule A. Through the approval of the recommendations of Report No. PDS-2011-0026, Council authorized staff to hold a second statutory public meeting to obtain public comments on the revised draft Zoning By-law Amendment for the Hamlet of Norval. A second public meeting is being held because this draft Zoning By-law Amendment proposes some revisions from the version that was previously presented at the Statutory Public Meeting held on November 23, 2009, in order to address concerns raised by the Norval Community. The revisions are explained below.

The purpose of this report is to provide background information for the statutory public meeting.

COMMENTS:

New zoning regulations proposed for the Hamlet of Norval implement the Hamlet of Norval Secondary Plan. Table 1 below shows the current land use designations in the Hamlet of Norval Secondary Plan and the corresponding zoning proposed to be implemented through the draft Zoning By-law Amendment.

Also, in response to comments received through further consultation with the Norval community, a change in approach is being proposed in this draft Zoning By-law Amendment. The revision affects permissions for new commercial uses on properties within the Hamlet Community Core (the extents of the Hamlet Community Core area are shown on Figure 1).

In the previous draft Zoning By-law Amendment, all properties within the Hamlet Community Core area in Norval were proposed to be zoned Hamlet Commercial and permit the range of uses contemplated by the Hamlet of Norval Secondary Plan.

To address the concern of 'as of right' Commercial zoning in the Hamlet Community Core area, properties within the Hamlet Community Core area with Commercial zoning in the Esquering By-law (By-law 74-51) are proposed to be placed in a Hamlet Commercial Zone permitting the range of uses contemplated by the Hamlet of Norval Secondary Plan. Also, the entirety of 507 Guelph Street and the property described as 530 Guelph Street are proposed to be included in the Hamlet Commercial Zone in recognition of existing commercial uses on these properties. All other properties within the Hamlet Community Core area are proposed to be included in a Hamlet Residential Zone, requiring a site specific Zoning By-law Amendment to permit commercial uses contemplated by the Hamlet of Norval Secondary Plan.

Table 1: Relationship between the Hamlet of Norval Secondary Plan and the Proposed Zones in the Draft Zoning By-law Amendment

Designation in Hamlet of Norval Secondary Plan	Proposed Zone in Draft Zoning By-law Amendment	Application
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.
Hamlet Residential Special – Deferred in Norval Secondary Plan related to transportation and environmental matters	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

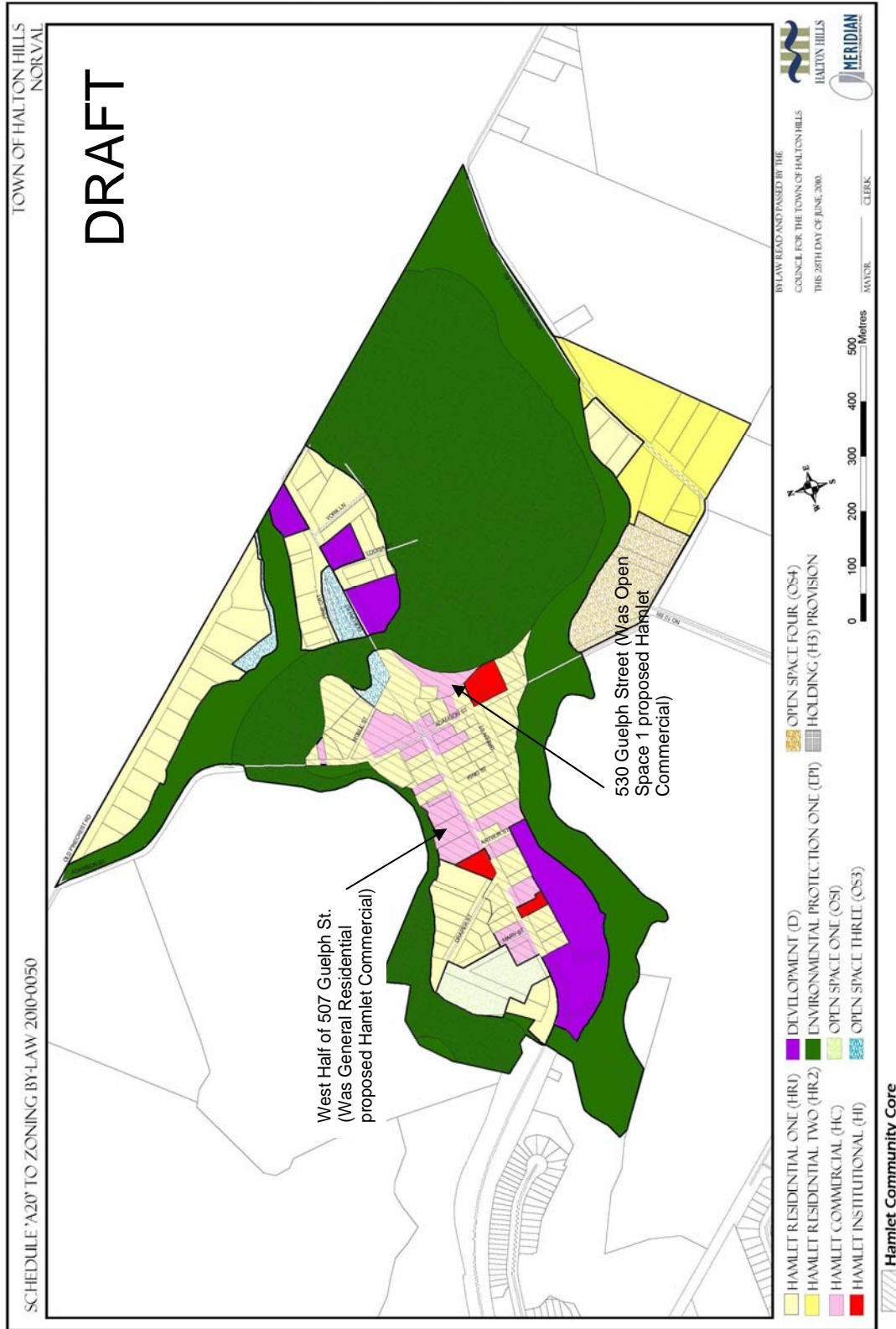
Figure 1 below shows the proposed Zoning for the Hamlet of Norval including the properties within the Hamlet Community Core area proposed to be zoned Hamlet Commercial in the Comprehensive Zoning By-law.

The draft Zoning By-law Amendment is attached to this report as Schedule A.

Next Steps

Background information and the draft Zoning By-law Amendment have been available to the public on the Town’s website since September 6, 2011 and the deadline for comments is October 14, 2011. Staff will prepare a subsequent report to Council responding to comments received and provide a final recommendation on the Zoning By-law Amendment.

Figure 1: Hamlet of Norval Proposed Zoning



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:

Notice of the statutory public meeting was published in the Independent and Free Press on September 6, 2011 and September 8, 2011. The notice advised that the draft Zoning By-law Amendment was available on the Town's website and at the Planning, Development and Sustainability Department in accordance with the requirements of the Planning Act.

Notification of the statutory public meeting has been provided to agencies, and members of the public that requested notification.

ENVIRONMENTAL IMPACT:

The draft Zoning By-law Amendment for the Hamlet of Norval implements the Norval Secondary Plan. With respect to the environment, the draft Zoning By-law Amendment proposes that all lands within the Greenlands designation in the Hamlet of Norval Secondary Plan be zoned Environmental Protection One. Delineation of these features are more accurate and based on more recent mapping from Credit Valley Conservation compared to the Open Space Two Zone delineated in the Esquesing Zoning By-law.

CONSULTATION:

Consultation on the draft Zoning By-law Amendment will be facilitated through a statutory public meeting and formal circulation to public agencies.

CONCLUSION:

This report and attached draft Zoning By-law Amendment have been prepared for the purpose of the statutory public meeting on September 26, 2011. The deadline for comment on the draft Zoning By-law Amendment is October 14, 2011.

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 ;

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- c) iv) remove “; and,” and replace with “.”
- c) v) remove all of sub-section v)
- 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”.

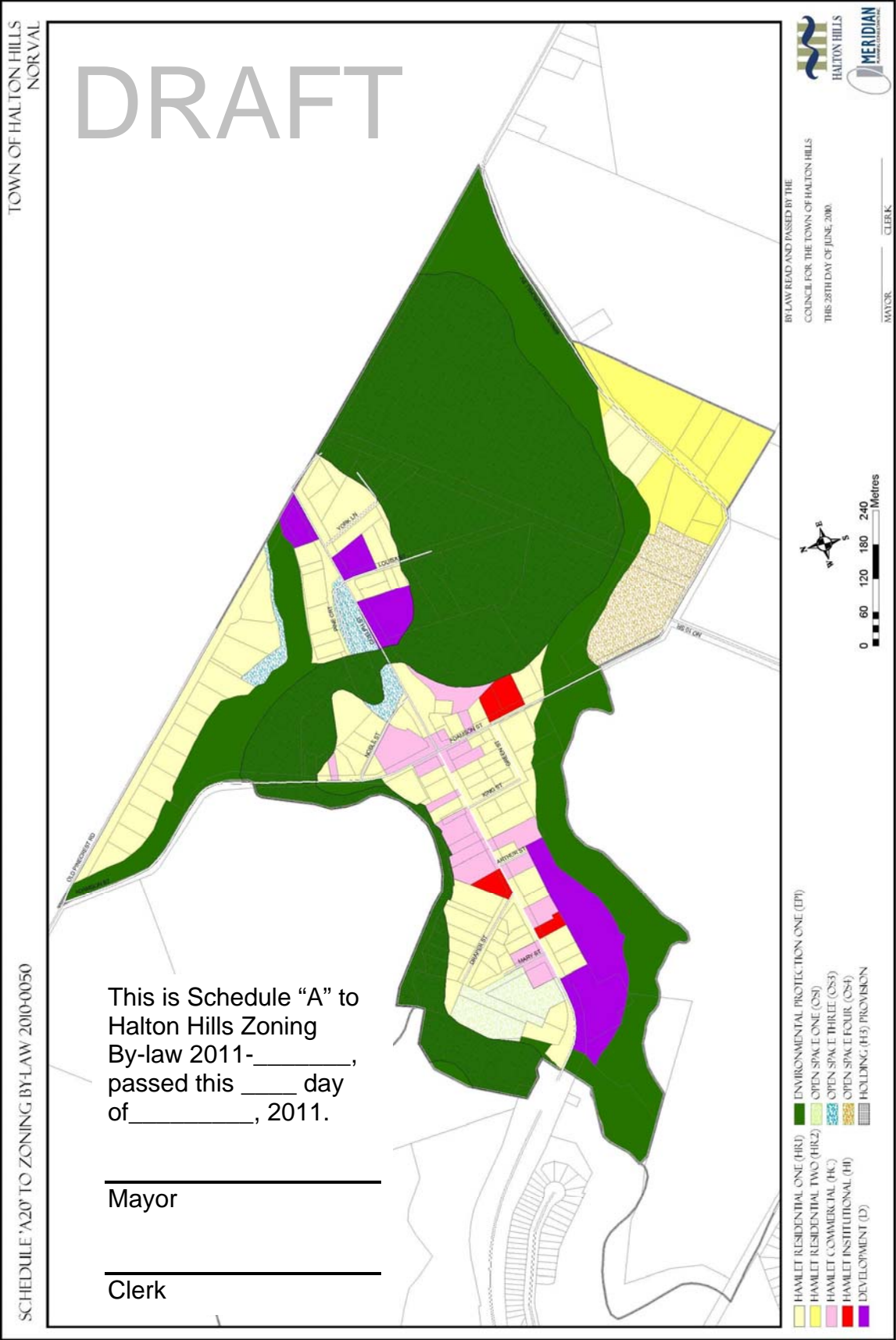
BY-LAW read and passed by the Council for the Town of Halton Hills this day of
, 2011.

MAYOR – Rick Bonnette

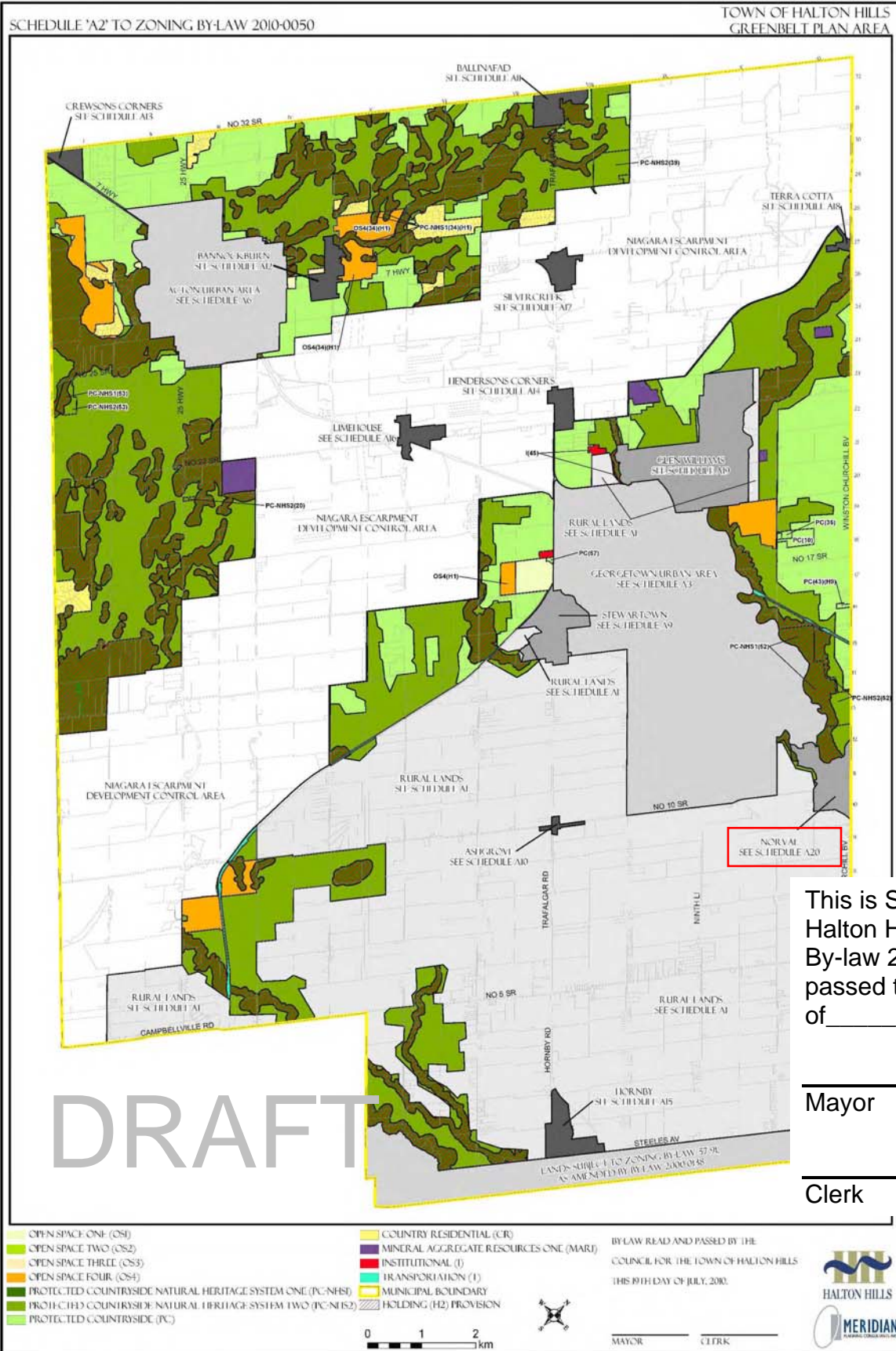
TOWN CLERK – Suzanne Jones

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Schedule 'A' to By-law 2011 -



Schedule 'C' to By-law 2011 -



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

Mayor

Clerk

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