

#### BY-LAW NO. 2014-XXXX

A By-law to amend the Town of Halton Hills Comprehensive Zoning By-law 2010-0050, as amended for the Hamlet of Norval.

**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** upon the approval of Official Plan Amendment No. ##, the matters set out herein are in conformity with the Town of Halton Hills Official Plan and the Norval Secondary Plan:

**AND WHEREAS** on , 2014, Council for the Town of Halton Hills approved Report No. PDS-2014-00##, dated , 2014, in which certain recommendations were made related to the updated Hamlet of Norval Secondary Plan and this Zoning By-law Amendment.

**AND WHEREAS** Council has recommended that Zoning By-law 2010-0050, as amended, 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 the provisions of Zoning By-law 74-51 of the Town of Halton Hills insofar as they apply to the lands 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Part of Lot 12, Concession 11; Concession 11, Pt Lot 11, Plan 64, Part Lot 10; and, Lots 11-15, Plan 64, are hereby repealed.
- 2. **THAT** Part 1 Interpretation and Administration Section 1.7 Repeal of Former By-laws is amended as follows:

Delete sub sections: c) v), c) vi), and c) vii).

- 3. **THAT** Schedule 'A20' to Comprehensive Zoning By-law 2010-0050, as amended, is hereby amended as shown on Schedule '1' to this By-law.
- 4. **THAT** Part 2, is amended by inserting the following zone under the Non-Urban Zones of section 2.1 between "Hamlet Residential" and "Hamlet Community Core":

"Hamlet Residential/Office

HRO'

5. **THAT** Part 3 is amended by adding the following definition after the definition of Accessory Farm Employee Accommodation:

#### Accessory Motor Vehicle Sales:

The sale of Motor Vehicles that is clearly subordinate or incidental to a legally existing Motor Vehicle Repair Establishment or Motor Vehicle Body Shop on the same lot and which shall be limited to a maximum of three motor vehicles for sale at any given time. It shall not include a Motor Vehicle Rental Establishment or the sale of Commercial Motor Vehicles or Recreational Trailers, Vehicles or Boats.

6. **THAT** Part 4 is amended by adding a new Section 4.10 as outlined below and renumbering the remaining sections:

### Flood Plain Overlay – "F" Symbol

Properties with existing development which are located within the Regulatory Floodplain as shown on Schedule A20 of the Hamlet of Norval Secondary Plan are subject to the Flood Plain Overlay and are labeled with the "F" symbol. New development is restricted and is subject to Conservation Authority approval on lands subject to the "F" symbol. No new development is permitted, without the prior written approval of the *Conservation Authority* having jurisdiction in the area.

7. **THAT** Part 9, Table 9.1 is amended by adding the following new permitted uses to the Hamlet Community Core and Hamlet Commercial Zones:

USE	HCC HC
Dwelling Unit in a Non- Residential Building	X(17)
Medical Office	X(16)

8. **THAT** Part 9, is amended by amending Table 9.1, by adding the following new Zone column:

**TABLE 9.1 Permitted Uses (Non-Urban Zones)** 

USE	HRO
Aggregate Transfer Stations	
Agricultural Uses	
Animal Clinics	
Art Galleries	
Bed and Breakfast	X
Establishments	
Business Offices	X
Community Centres	
Conservation Uses	
Cottage Industries	X
Cottage Industries in an	
Accessory Building	
Custom Workshops	
Day Nurseries	
Dry Industrial Uses	
Dwelling Unit in a Non-	X
Residential Building	
Emergency Service Facilities	
Equestrian Centres	
Farm Employee	
Accommodation, Accessory	
Gas Bars	
Groups Homes Type 1	X (7) (13)
Groups Homes Type 2	, , , ,
Home Industries	
Home Industries in an	
Accessory Building	
Home Occupation	X
Home Occupations in an	
Accessory Building	
Industrial Uses	
Kennels	
Medical Office	X (16)
Mineral Aggregate Resource	·
Operations	
Museum	
Outdoor Display and Sales,	
Accessory	
Places of Worship	
Private Clubs	
Private Home Daycare	X (13)
Restaurants	
Retail Stores	
Service Commercial Uses	
Service Shops	
Schools, Public	
Single Detached Dwellings	X
Studios	
Treatment Centres	
Transport Terminals	
L	

- 9. **THAT** Part 9, is amended by adding the following new Special Provisions:
  - 16. The maximum number of medical, dental, surgical or therapeutic practitioners exclusive of support staff that may occupy one building shall be 2 and shall not include medical or dental laboratory facilities or clinics."
  - 17. Permitted in the Hamlet of Norval only. Only *uses* that legally existed on the effective date of this By-law are permitted.
- 10. **THAT** Table 9.1, Special Provision 3, is amended by adding the following sentence after the first sentence:

"For properties within the Hamlet of Norval, a maximum *net floor area* of 500 square metres per *lot* is permitted."

11. **THAT** Table 9.1, Special Provision 6, is amended by adding the following sentence after the first sentence:

"For properties within the Hamlet of Norval, a maximum *net floor area* of 500 square metres per *lot* is permitted."

12. **THAT** Part 9, Table 9.2, is amended by adding the following new row:

**TABLE 9.2- Standards for Non-Urban Zones** 

ZONE	Minimum Lot Frontage	Minimum Lot Area	Minimum Required Front Yard	Minimum Required Rear Yard	Minimum Required Interior Side Yard	Minimum Required Exterior Side Yard	Maximum Height
HRO	30.0 m	.2 ha	4.5 (2)	7.5	2.25	4.5 (2)	11.0

- 13. **THAT** Part 9, Table 9.2, is amended by adding the following new Special Provision to the Maximum Height in the Hamlet Community Core, Hamlet Commercial Zone, and Hamlet Residential/Office Zones.
  - 3. For properties in the Hamlet of Norval the maximum *height* shall not exceed the lesser of 2 *storeys* or 11.0 metres.
- 14 **THAT** Part 13 is amended by amending Table 13.1 by adding the following new rows:

**Table 13.1 Exceptions** 

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Address	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
78	HC	546/548 Guelph Street		(i) Single Detached Dwelling (ii) Bed and Breakfast Establishments (iii) Home Occupation (iv) Motor Vehicle Repair Establishment (v) Retail Stores (vi) Business Offices (vii) Service Commercial Uses (viii) Animal Clinic (ix) Custom Workshop		A maximum net floor area of 500 square metres is permitted.
79	HC	16		(i) Retail		(i) Permitted only

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Address	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
		Adamson Street		Stores (ii) Business Offices (iii) Service Commercial Uses		within existing building. (ii) Use must provide parking on-site in the same zone in accordance with the parking standards.
80	НС	492 Guelph Street	(i)Motor Vehicle Body Shop (ii) Motor Vehicle repair Establish ment (iii)Access ory Motor Vehicle Sales			A maximum <i>net floor</i> area of 500 square metres is permitted.
81	НС	481 Guelph Street	(i)Motor Vehicle Sales and/or Rental Establish ment			A maximum <i>net floor</i> area of 500 square metres per lot is permitted.
82	HC	559 Guelph Street		(i)Single Detached Dwelling (ii) Bed and Breakfast Establishments (iii)Home Occupation (iv)Motor Vehicle Repair Establishment (v) Retail Stores (vi) Business Offices (vii) Service Commercial Uses (viii) Animal Clinic (ix) Custom Workshop		A maximum net floor area of 500 square metres per lot is permitted.

15. **THAT** Part 14, Table 14.1, is amended by adding the following new rows:

**Table 14.1 Holding Provisions** 

	Zone Designation	Property Legal Description	Conditions for Removal	Date Enacted
H16	EP1 HR1		The Holding (H14) provision may be lifted once the Environmental Assessment has been completed for the Norval By-pass identified in the Halton Peel Boundary Area Transportation Study and it is determined that the lands in question are not required for the By-pass.	2013

16. **THAT** if no appeal is filed pursuant to Section 34(19) of the Planning Act, R.S.O. 1990, c.P. 13, as amended, or if an appeal is filed and the Ontario Municipal Board dismisses the appeal, this by-law shall come into force on the day of its passing. If the Ontario Municipal Board amends the by-law pursuant to Section 34(26) of the Planning Act, as amended, the part or parts so amended come into force upon the day the Board's Order is issued directing the amendment or amendments.

BY_LAW read and passed by the Council for the	Town of Halton Hills this XX day of	, 2014
	MAYOR – Rick Bonnette	
	TOWN CLERK – Suzanne Jones	

## Schedule '1' to By-law 2014-00XX

