

Town Council OP and zoning approval on village property completes Norval Secondary Plan

By **Melanie Hennessey**
Special to The IFP

The last piece of the Norval Secondary Plan puzzle has been approved by Halton Hills Council.

At its last meeting, council approved an Official Plan and zoning bylaw amendment for 16 Adamson St. N. in the hamlet— a property that houses a self-storage facility. As the land had changed ownership, it was deferred

during a recent Secondary Plan review process to allow further discussion with the new owner and neighbours regarding the appropriate use of the property.

The new owner then confirmed that he intended to continue using the land for a self-storage facility, said a staff report on the topic. The building also houses a counselling/therapy practice.

Much discussion has taken place over the past two years between the Town and Norval residents concerned

with the impacts of having a storage facility, including outside storage, as a neighbour.

“Planning staff’s preferred approach is to introduce a site-specific exception which recognizes the existing self-storage use on the property while specifically defining and limiting the use in consideration of neighbouring property owners,” said the staff report, which also notes the storage facility owner has committed to work with



Graphic courtesy of Town of Halton Hills

neighbouring property owners to resolve their concerns going forward.

The Official Plan amendment changes the lands from its previous Hamlet Community Core Area and Greenlands designations to Hamlet Commercial Area and Hamlet Commercial Special Area, with wording added to state that outside storage isn’t permitted on the front portion of the property. It also specifies that shipping containers, rail cars, inoperable motor vehicles and transport trucks and trailers can’t be stored anywhere on the land.

On the zoning front, the site has now been changed from a Hamlet Commercial and Environmental Protection One zone to Hamlet Commercial with a site-

specific exception for a business office (the counselling/therapy practice).

A Regulatory Floodplain Overlay has also been applied to the entire property, which identifies that it’s located in the regulatory floodplain of the Credit Valley Conservation Authority (CVC) and any new development would be subject to CVC approval.

Ward 2 Councillor Bryan Lewis thanked staff for their hard work on the matter and those who volunteered on the Norval Secondary Plan Steering Committee.

The fact the CVC has accepted the Official Plan and zoning amendments is a “significant step,” he noted.

Ward 4 Councillor Bob Inglis, who serves as a Halton Hills Council representative on the CVC board, shared similar sentiments. He said the board has previously heard from delegations that were concerned with the river’s proximity to the activities on the property.

“It’s good to see the end of the road here,” he said.

The Norval Secondary Plan review was originally undertaken between 2012 and 2014 to address new provincial, regional and conservation authority policies.

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October 19, 2015



By **Cory Soal**
R.H.A.D.

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