

# Town streamlines zoning bylaw

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Staff Writer

After years of confusing and conflicting zoning bylaws, Halton Hills council has approved a new comprehensive zoning bylaw (CZB) that will clarify town-wide standards.

For many years, Halton Hills, which amalgamated into a Town in 1974, has been operating under three zoning bylaws (Acton, Georgetown and Esquesing)—some of which date back to 1957.

Since then the Town adopted a new Official Plan to deal with governmental policies such as the Provincial Growth Plan, Greenbelt Act and an amended Regional Official Plan. These changes have affected zoning. In 2007, Town staff, along with a consultant firm, began work on the CBZ, hosting many public meetings. Three years later council adopted the final draft, but not without last-minute changes.

In June, Norval residents protested some elements within the CBZ pertaining to their village, claiming that it doesn't follow the Norval Secondary Plan policy.

In a meeting with Norval residents in July, it was decided to remove Norval from CBZ to allow for more public discussion. This means that the old Esquesing Bylaw is still in effect for the hamlet.

The City of Brampton objected that there was no corridor protection zoning for the proposed future Halton-Peel highway, which will be partly in Halton Hills. Staff suggested that the CZB can

be amended to include these protection measures after the corridor protection policies and public consultation has been dealt with.

The Ontario Restaurant, Hotel and Motel Association (ORHMA) objected to zoning prohibitions on drive-thru restaurants in the Downtown Commercial Cores and hamlets. However, staff contended these prohibitions are within the Official and Secondary Plans, and the zoning will reflect the policies.

The ORHMA also wanted changes to provisions related to number of queuing spaces and setback requirements backing onto residential zones. The Town compromised with ORHMA and made some changes to the CZB.

As well, the Hamlet Commercial Zone in Glen Williams has been changed to Hamlet Community Core to more closely reflect its Secondary Plan. Plus minimum front and side yards in the Community Core and Hamlet Residential zoning have been reduced—also reflecting the hamlet's Secondary Plan.

Finally, a grandfathering clause with time limits was added relating to site plan agreements/approvals granted before the CZB was approved. Developments under that criteria now have three years to obtain a building permit, or face losing their grandfathered zoning status.

For more details about the CZB go to [www.haltonhills.ca/planning](http://www.haltonhills.ca/planning) and click on the Zoning Bylaw Review.

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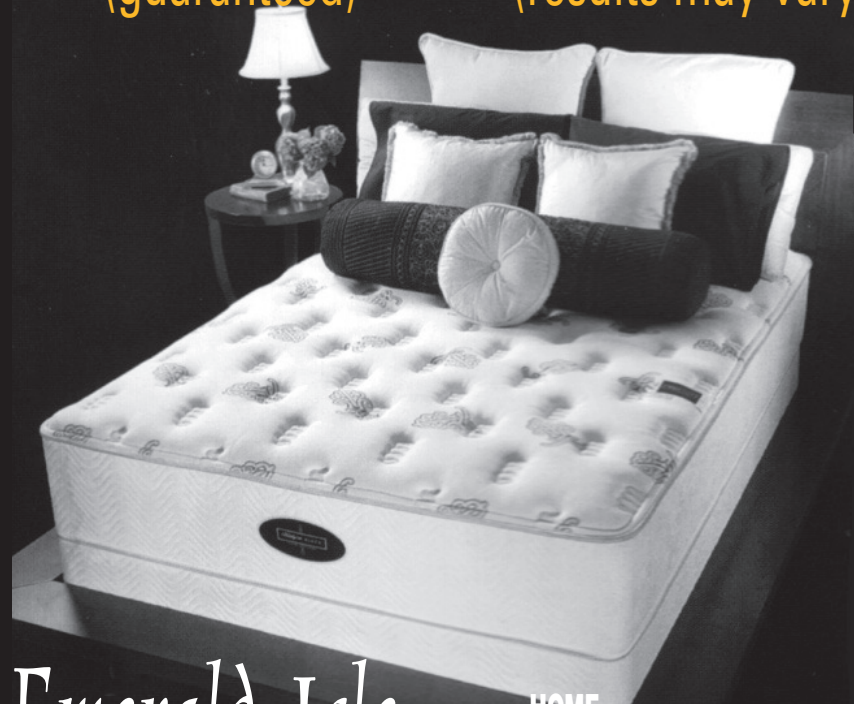
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