

Nobleton zoning bylaw moves closer to fruition

By Mark Pavilons

Planning policies for Nobleton are nearing completion.

King planning staff presented the draft Nobleton Zoning Bylaw to council recently. Staff will put the finishing touches on the plan, reviewing all public and agency input provided.

Planning director Stephen Kitchen noted this process began in October 2014 when MMM Group was hired to review a new bylaw for Nobleton. The three-stage review included open houses and public sessions.

The summary report has been circulated to all interested parties and staff hope to have the final document presented to council by the end of June.

Bobby Gauthier, of MMM Group, said this new comprehensive zoning bylaw will complement the Nobleton Community Plan and implement other studies. The original 1974 bylaw desperately needed to be updated. Their review led to numerous changes and refinements.

Key issues that have been identified include appropriate core development, commercial zoning and a new core zone.

They also looked at ways to preserve existing, mature neighbourhoods and create a framework for future development.

There's an overall improved structure to the bylaw.

After comments are received from the public and various agencies, they will finalize the bylaw and it will come back to council for approval.

Mayor Steve Pellegrini noted it's been quite a process.

Councillor Cleve Mortelliti said a focus on maintaining mature neighbourhoods is music to my ears, adding there's a new sophistication to the document.

Lynwood Drive resident Tony Varanese said stormwater management is a big issue in Nobleton and he would like this issue addressed in the plan. His property is often impacted by flooding.

Staff noted stormwater management is typically addressed at the site plan stage of development applications.

The bylaw introduces a Core Area Holding zone on certain properties in the village core. This is aimed at simplifying the process when properties are in transition.

Kitchen noted several people have asked to expand the core to include more properties. He added looking at this is appropriate in the context of the Official Plan review.

The bylaw introduces provisions to address new uses, that were not contemplated when the bylaw was first enacted. These include accessory retail, amenity areas, car washes, drive-thrus, group homes, patios, etc.

The new bylaw also includes a template for Residential-Single Detached (R1C) that doesn't currently apply on any lands. It's intended to provide direction for future single detached residential building.

The new bylaw also addresses environmental protection matters, as suggested by area conservation authorities. These include enhanced buffer zones and ground water protection.