

Nobleton Zoning Bylaw now in effect

By Mark Pavilons

Years of work has culminated in an updated Nobleton Zoning Bylaw (NZBL) for the urban area.

The review began in 2014 and staff fine-tuned the bylaw following an open house and workshop in 2015. The final draft was prepared earlier this year and the public was invited to the May 16 meeting to provide final comments.

According to the staff report by Stephen Kitchen, planning director, the bylaw review process benefitted from "an engaged community that has participated throughout the process ... input was welcomed and received ... and has been valuable in providing local context to help shape the new NZBL."

Kitchen said there have been several requests from the public to expand the core area of Nobleton. The NZBL follows the core designation within the Nobleton Community Plan. The NZBL review, he pointed out, is not the appropriate process to extend or include additional properties in the core area, since the NZBL "can only be implemented as directed by the community plan."

Changing the core designation could be part of the official plan review process.

Zoning bylaws, prepared in accordance with the Planning Act, must conform to relevant policies and official plans.

Kitchen stressed that all input they received was taken into consideration. Some resulted in modifications to the final bylaw. They include redefining "farmers' market;" "reference to home occupation provisions; parking requirements in the core."

The final bylaw not only implements policies of the Nobleton Community Plan, but considers the ongoing official plan review; recognizes the character of mature residential neighbourhoods; updates zoning issues; improves clarity for administration and serves as a template bylaw for King City and Schomberg, whose plans are currently under review.

The NZBL also manages "spaciousness" through the introduction of minimum surface requirements, which will result in portions of lots being maintained as landscaped open spaces. The bylaw also ensures conservation of natural heritage and identifies hazard and conservation lands.

"Overall, the NZBL review has provided the opportunity to implement existing direction from the Nobleton Community Plan, and modernize the zoning, with the benefit of simplifying and streamlining future zoning conformity exercises," the report stated. Further, the review strengthens and helps implement action items contained in the Integrated Community Sustainability Plan.