

Frequently Asked Questions (FAQ)

Interim Control By-law 2017-0070

Why was Interim Control By-law 2017-0070 enacted?

Residents raised concerns that the construction of new large homes and large additions to existing houses (often referred to as “monster homes”) may harm the character and appearance of Glen Williams.

As such the Glen Williams Mature Neighbourhood Study was initiated on November 27, 2017. The study will examine whether the Town’s Zoning By-law is effective in maintaining the character and appearance of the mature neighbourhoods of Glen Williams and will propose recommendations for amendments if necessary.

Council approved Interim Control By-law 2017-0070 on November 27, 2017, to restrict the size/scale of large home rebuilds in neighbourhoods of Glen Williams while the Glen Williams Mature Neighbourhood Study is being undertaken. The Interim Control By-law was originally approved for one year, but on June 11, 2018 Council approved a further six-month extension of the Interim Control By-law. It will be in effect until May 27, 2019.

Does Interim Control By-law 2017-0070 apply to all lands in Glen Williams?

No. Interim Control By-law 2017-0070 only applies to properties in the preliminary study area of the Glen Williams Mature Neighbourhood Study as shown on Schedule 1 of the By-law. This is considered to be the area where large home rebuilds could have a negative impact. See Interim Control By-law on the Glen Williams Mature Neighbourhood Study page of the Town’s website.

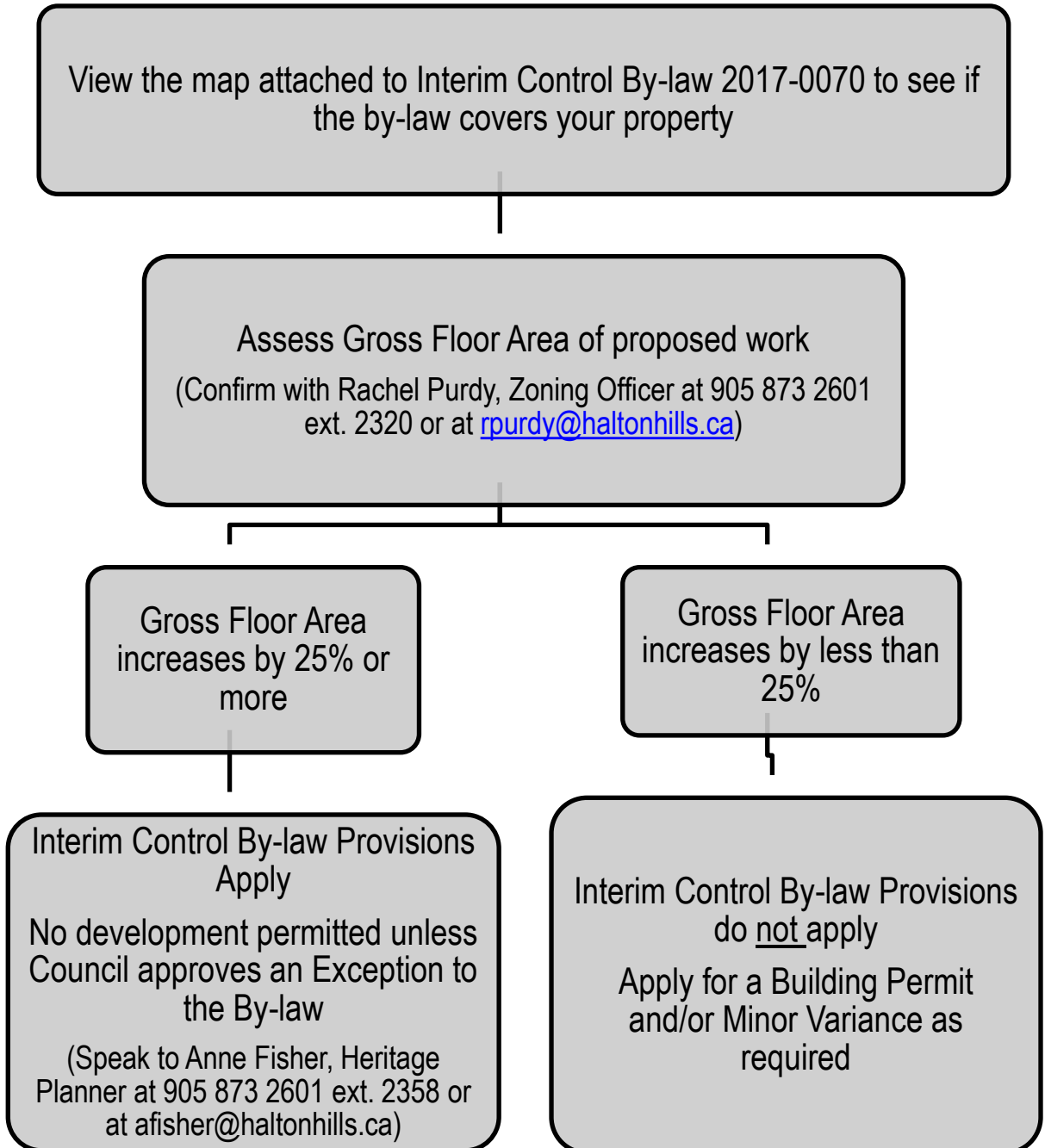
How long will Interim Control By-law 2017-0070 be in effect for?

Interim Control By-law 2017-0070 came into effect on November 27, 2017 and will be in effect for until May 27, 2019 in accordance with Section 38 of the Planning Act, or repealed by Council at an earlier date.

How does Interim Control By-law 2017-0070 affect me?

Interim Control By-law 2017-0070 prohibits the erection of, or additions to, a single detached dwelling within defined areas of Glen Williams, that results in an increase to the Gross Floor Area of the existing dwelling by 25% or more.

Please view the chart below:



How is “Gross Floor Area” defined, for the purposes of Interim Control By-law 2017-0070?

“Gross Floor Area” is defined as:

The aggregate of the areas of each floor of a building or structure above or below established grade, measured between the exterior faces of the exterior walls of the building or structure excluding the sum of the areas of each floor used, or designed or intended for use for the parking or motor vehicles, unless the parking of motor vehicles is the principle use of the building or structure.

The definition of “Gross Floor Area” in Interim Control By-law 2017-0070 is consistent with the definition of “Gross Floor Area” in the Town’s Comprehensive Zoning By-law 2010-0050.

How do I request exception from Interim Control By-law 2017-0070?

To request exception from Interim Control By-law 2017-0070, you must submit a written exemption request to the Town’s Planning and Sustainability Department, which includes:

- the address, lot dimensions, and legal survey of the subject property;
- photos of all four sides of the existing dwelling (front, sides, and rear), as well as photos of the relationship between the existing dwelling and adjacent dwellings;
- the gross floor area of the existing dwelling with dimensioned floor plans;
- the gross floor area, dimensioned floor plans and conceptual site plan of the proposed dwelling or addition;
- four elevations of the proposed dwelling or addition (front, sides, and rear);
- explanation of how the proposed dwelling or addition is compatible with the existing character of the neighbourhood; and,
- the applicant’s contact information.

Exception requests can be submitted to Anne Fisher, Heritage Planner, at afisher@haltonhills.ca or 1 Halton Hills Drive, Halton Hills ON L7G 5G2.

How will exception requests be evaluated?

Exception requests will be evaluated against the following two criteria:

- Physical Character
Compatibility of the proposed dwelling or addition with the physical character of the existing neighbourhood, inclusive of height, massing, roof lines and built form;
- Streetscape Character
Compatibility of the proposed dwelling or addition with the streetscape character of the existing neighbourhood, inclusive of setbacks, building projections, siting on property, street presence, and relationship to adjacent dwellings.

Town Staff will notify all abutting property owners of the request for an exception to the Interim Control By-law and they will have ten (10) days to submit a written response to the proposals. Abutting property owners who will be notified are those adjacent to the subject property and across the street within 25 metres of the subject property.

Exception requests will be reviewed by Town staff and their recommendation will be presented in a staff report to Council for approval. The Town will only issue the required building permits for proposed residential dwellings or additions if the site-specific exception has been approved by Council and after the 60-day appeal period has expired. Processing of building permits can occur before the expiration of the appeal period.

Will I be informed if any of my neighbour's want to build a new house/addition that requires an exception to Interim Control By-law 2017-0070?

When an exception request has been submitted Town Staff will notify all abutting property owners of the request for an exception to the Interim Control By-law and they will have ten (10) days to submit a written response to the proposals.

Abutting property owners who will be notified are those adjacent to the subject property and across the street within 25 metres of the subject property.

Does Interim Control By-law 2017-0070 apply to renovations?

Renovations to a dwelling that will not result in an increase in Gross Floor Area by 25% or more, are not subject to Interim Control By-law 2017-0070. Similarly, any internal renovations, such as renovations to an unfinished basement or attic, are not subject to Interim Control By-law 2017-0070.

Do I need to request an exemption from Interim Control By-law 2017-0070 before applying to the Committee of Adjustment for a minor variance?

Yes

If I submitted a building permit application or minor variance application to the Town prior to enactment of Interim Control By-law 2017-0070, am I still affected by the Interim Control By-law?

No. Interim Control By-law 2017-0070 does not apply to building permit or minor variance applications that were complete on or before November 27, 2017, and were filed with the Town in accordance with the Ontario Building Code Act and Planning Act as required.

Where can I access Interim Control By-law 2017-0070?

Interim Control By-law 2017-0070 can be accessed on the Town's website at the following page:

<https://www.haltonhills.ca/GlenWilliamsNeighbourhoodStudy/index.php>

Who can I contact for more information?

For more information, please contact Anne Fisher, Heritage Planner, at afisher@haltonhills.ca or (905) 873-2601 ext. 2358.