

OFFICIAL PLAN AMENDMENT NO 34

TO THE OFFICIAL PLAN FOR THE TOWN OF HALTON HILLS

PART A **THE PREAMBLE** does not constitute part of the Amendment.

PART B **THE AMENDMENT**, consisting of the following text, constitutes Amendment No 34 to the Official Plan for the Town of Halton Hills.

**AMENDMENT NO 34 TO THE OFFICIAL PLAN
OF THE TOWN OF HALTON HILLS**

The attached text constitutes Amendment No. 34 to the Official Plan of the Town of Halton Hills, which was adopted by the Council of the Town of Halton Hills in accordance with the provisions of the Planning Act, 1990. R.S.O., c. P.13, as amended;

THE CORPORATION OF THE TOWN OF HALTON HILLS

MAYOR – R. Bonnette

CLERK – S. Jones

PART A – THE PREAMBLE

PURPOSE OF THE AMENDMENT

The purpose of this Amendment is to implement the recommendations of the Glen Williams Mature Neighbourhood Study. This amendment addresses policies related to new housing, replacement housing, additions, alterations, and new or enlarged accessory buildings in the mature neighbourhoods of the Hamlet of Glen Williams.

LOCATION AND SITE DESCRIPTION

The lands affected by this Amendment generally include certain lands within the Hamlet of Glen Williams, designated and zoned to permit single-detached dwellings. In particular, new policies specific to Mature Neighbourhood Areas, as delineated in the Comprehensive Zoning By-law 2010-0050, apply only to those areas within the Hamlet Community Core (HCC), Hamlet Residential 1 (HR1) and Hamlet Residential 2 (HR2) Zones, only within the Hamlet of Glen Williams.

BASIS OF THE AMENDMENT

In November 2017, Council approved a Terms of Reference for a Mature Neighbourhood Character Study for the Hamlet of Glen Williams, and enacted an Interim Control By-law to restrict the size/scale of large scale residential rebuilds within defined areas of Glen Williams while the study was being undertaken.

The objectives of the study included:

- To define and establish boundaries for the mature neighbourhoods of Glen Williams;
- To identify and evaluate the unique qualities and characteristics of these areas, and key issues regarding large-scale residential rebuilds that are of concern to Glen residents;
- To develop options to maintain and enhance the distinct character of the mature neighbourhoods of Glen Williams;
- To develop and propose amendments to the Town's Comprehensive Zoning By-law, as necessary, which define and manage large-scale residential rebuilds in the Hamlet's mature neighbourhoods.

A three-phase study, guided by a Steering Committee comprised of Town Councillors, Glen Williams Community Association and Glen residents, was completed involving a walking tour, two public workshops and an open house/statutory public meeting.

The outcome of this process was a Recommendation Report which recommended changes to the Town Official Plan (Glen Williams Secondary Plan) and the Comprehensive Zoning By-law. This Official Plan Amendment is accompanied by an Amendment to the Comprehensive Zoning By-law, which together implement the recommendations of the Study.

PART B – THE AMENDMENT

All of this part of the document entitled Part B – The Amendment, consisting of the following text, constitutes Amendment No. 34 to the Official Plan for the Town of Halton Hills.

DETAILS OF THE AMENDMENT

The Official Plan for the Town of Halton Hills is amended as follows:

1. That Section H4 (Hamlet of Glen Williams Secondary Plan) of the Official Plan for the Town of Halton Hills is hereby amended by adding an objective to Section H4.2 – Objectives as follows:

“l) To maintain and enhance the character of Mature Neighbourhood Areas by ensuring that new housing, replacement housing, additions, alterations, and new or enlarged accessory buildings, are compatible, context sensitive, and respectful of the existing character of the neighbourhood.”

2. That Section H4 (Hamlet of Glen Williams Secondary Plan) of the Official Plan for the Town of Halton Hills is hereby amended by adding a new sub-section to Section H4.3 – General Policies as follows:

“H4.3.13 Change in Mature Neighbourhoods

Mature Neighbourhood Areas are those areas of Glen Williams characterized by older established residential development, either on smaller lots in the historic core, or on larger lots but with a distinct character in other older areas of the hamlet. These areas are delineated in the Zoning By-law.

New housing, replacement housing, additions, and alterations, and new or enlarged accessory buildings within Mature Neighbourhood Areas shall be permitted provided they are compatible, context sensitive, and respectful of the existing character of the neighbourhood.

The implementing Zoning By-law shall further detail appropriate standards for new housing, replacement housing, additions, and alterations to housing within Mature Neighbourhood Areas, including lot coverage, building height, and side yard setbacks amongst other standards.

Minor variances from the implementing Zoning By-law associated with new housing, replacement housing, additions, alterations, and new or enlarged accessory buildings, in Mature Neighbourhood Areas shall consider, where applicable:

- a) compatibility with existing building orientation and building setbacks;

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- b) that the scale, massing, building height, and built form features are compatible with the existing character of the neighbourhood;
- c) the preservation of landscaped open space areas and the protection of existing trees; and,
- d) that impacts on adjacent properties are minimized.”