

Glen Williams Mature Neighbourhood Study

Terms of Reference

Single Source Contract

Interim Control By-law



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Glen Williams Mature Neighbourhood Study

Workplan

Approved by Council (June 2017)

- **Terms of Reference** - large home rebuilds in the older, established neighbourhoods of Glen Williams (Fall 2017)
- **Project budget** - \$40,000
- Scoped Review of Glen Williams Secondary Plan - 2019

Glen Williams Workplan
June 2017

Purpose

Stop large houses that:

- Don't respect streetscape; and
- Harm character and appearance of hamlet

Zoning

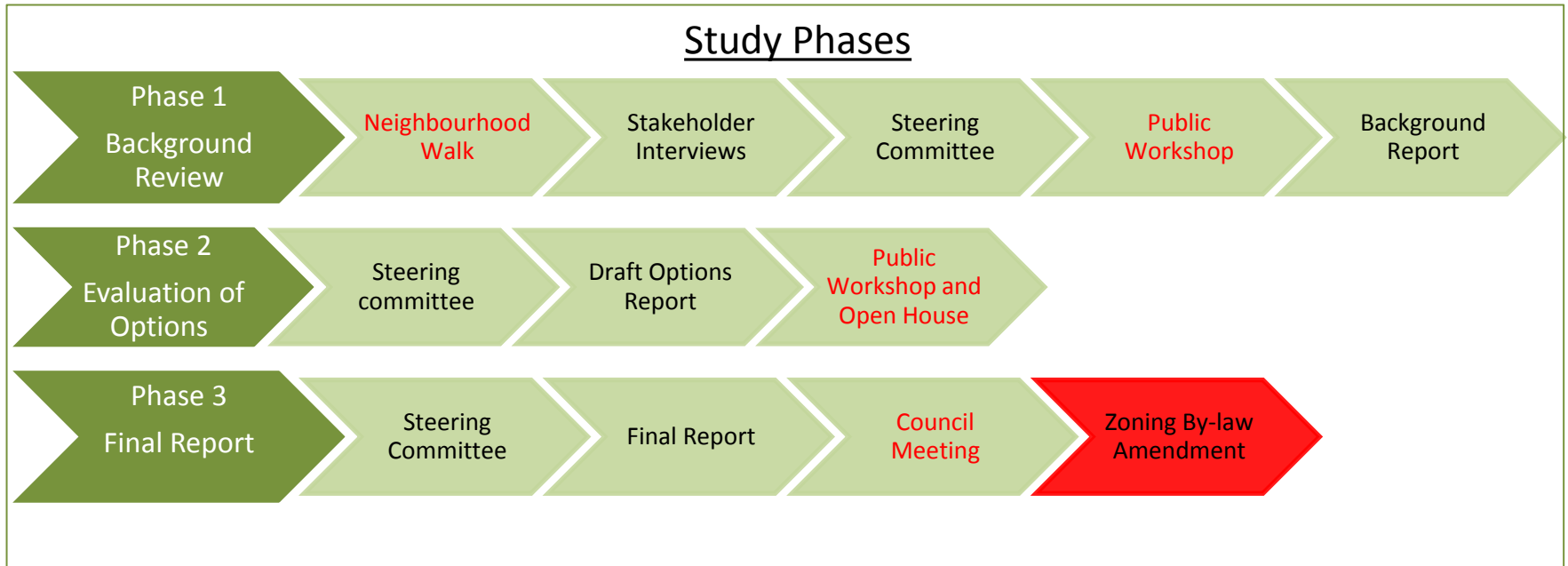


Glen Williams Workplan
June 2017



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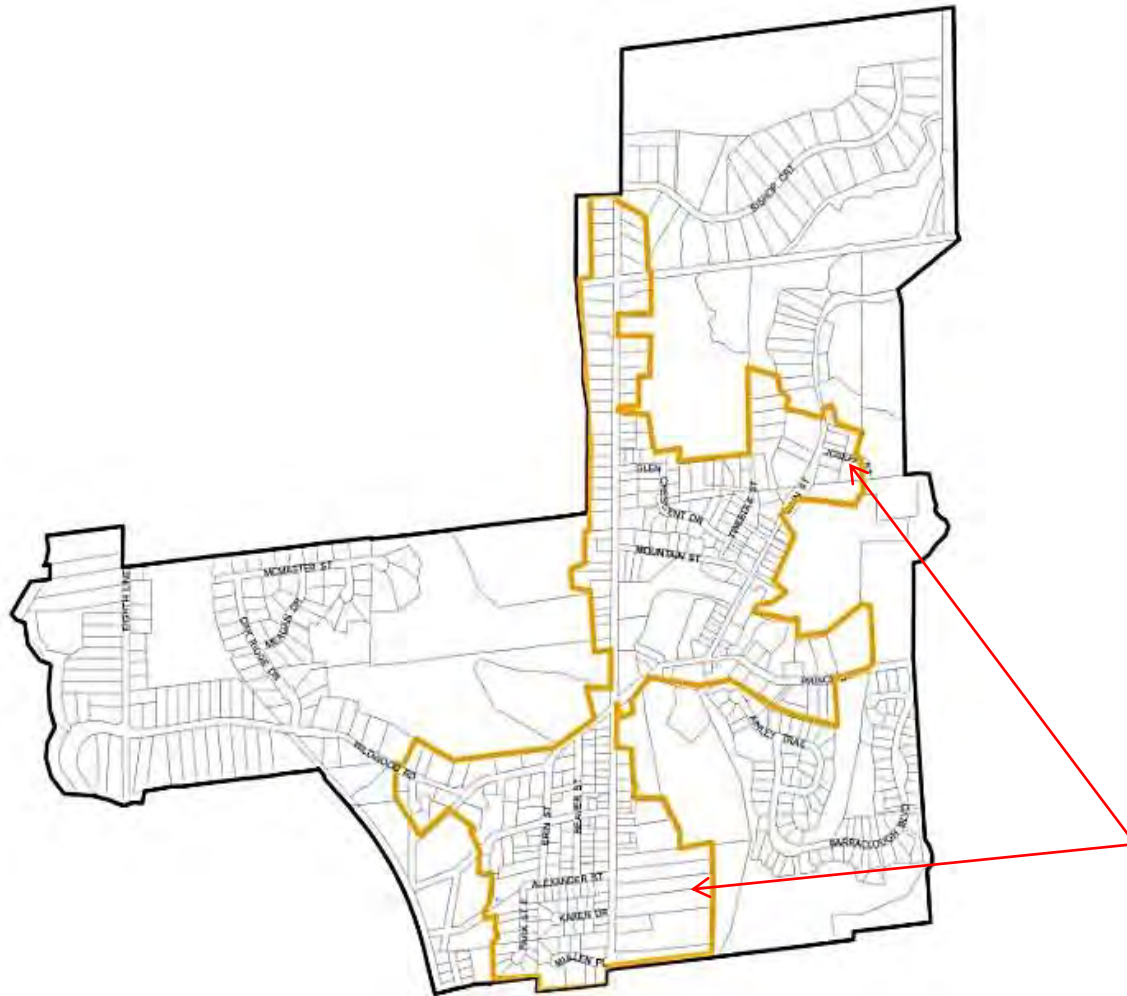
Terms of Reference





Study Timing

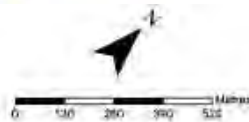


Potential Study Area



Lots added at request of GWCA

-  Hamlet Boundary
-  Potential Study Area Boundary



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Steering Committee

- Town Councillors:
 - Mayor (ex-officio)
 - Councillors representing Glen Williams (2 members);
- Heritage Halton Hills committee (1 member)
- Town Staff
- Local residents & land owners (up to 4 members incl. 1 member of the GWCA).



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Public Engagement Strategy

Walking Tour

Public Workshop

Public Open House

Public Meeting



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Single Source Contract



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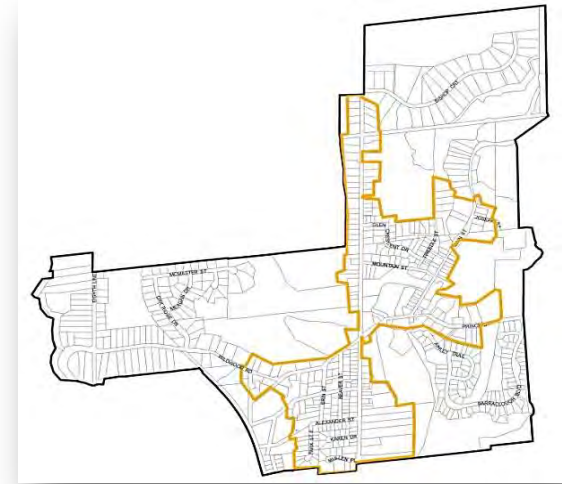
Interim Control By-law

- Concern raised by GWCA
- Large home rebuilds during Study
- Similar to the ICBL for Acton & Georgetown



Interim Control By-law

- Apply to older neighbourhoods in centre of Hamlet
- Prohibits for 1 year:
 - New detached houses with increased GFA 25% or more
 - Additions to houses that increase GFA by 25% or more



Does not apply to people who have a complete Building Permit or Minor Variance application by November 27, 2017



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Interim Control By-law Exception Process

- Allow new residential development, on a case by case basis
- Owners submit details of their proposed building project
- Abutting property owners consulted (10 days to respond)
- Reviewed by Staff
 - Physical character of neighbourhood
 - Streetscape character
- Recommendations brought to Council
- 60 day appeal period





Glen Williams by A. J. Casson (c.1938)



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