

Notice of Passing of By-law 2019-0017 (Official Plan Amendment 34) and Zoning By-law 2019-0018 – Hamlet of Glen Williams

TAKE NOTICE that the Council for the Corporation of the Town of Halton Hills adopted By-laws 2019-0017 and 2019-0018 on April 15, 2019, in accordance with the provisions of the Planning Act.

By-law 2019-0017 approves Official Plan Amendment (OPA) No. 34 and By-law 2019-0018 amends Comprehensive Zoning By-law 2010-0050, in order to implement the final recommendations of the Glen Williams Mature Neighbourhood Study. The map provided shows the geographic area of Glen Williams to which the official plan amendment and zoning by-law amendment apply.

Any person or agency who objects to all or part of By-laws 2019-0017 and 2019-0018 may appeal to the Local Planning Appeal Tribunal (LPAT) by filing a Notice of Appeal with the Town Clerk no later than 4:30 p.m. on May 15, 2019. The Notice of Appeal must set out the reasons for the appeal, and in the case of OPA 34 the specific part of the OPA to which the appeal applies, and be accompanied by a fee of \$300.00 (certified cheque or money order) made payable to the Minister of Finance.

OPA No. 34 is exempt from approval by the Region of Halton. The decision of Council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.

Only individuals, corporations or public bodies may appeal a decision of the municipality to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf. No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

PURPOSE AND EFFECT OF THE BY-LAWS:

The purpose and effect of OPA No. 34 and Zoning By-law 2019-0018 is to implement the final recommendations of the Glen Williams Mature Neighbourhood Study by:

- Introducing objectives and policies into the Glen Williams Secondary Plan to provide guidance with respect to large home and accessory building rebuilds and additions (OPA No. 34);
- Delineating the mature neighbourhoods of Glen Williams by two overlays to Zoning By-law 2010-0050;
- Introducing a reduced maximum building height for single-detached dwellings of 9 metres, in Glen Williams as whole, to Zoning By-law 2010-0050;

- Introducing a new maximum lot coverage of 30 or 35 percent, and increased minimum side yard setbacks related to building height, for single-detached dwellings applicable to large home rebuilds, to Zoning By-law 2010-0050, within the Hamlet Community Core (HCC) Zone and those portions of the Hamlet Residential 1 (HR1) and Hamlet Residential 2 (HR2) Zones covered by the Mature Neighbourhood 1 Overlay; and,
- Introducing a new maximum lot coverage of 15 percent, for single-detached dwellings applicable to large home rebuilds, to Zoning By-law 2010-0050, within those portions of the Hamlet Residential 1 (HR1) and Hamlet Residential 2 (HR2) Zones covered by the Mature Neighbourhood 2 Overlay.

No public submissions were received with respect to OPA No. 34. All submissions received regarding Zoning By-law 2019-0018 were considered as part of the Town’s review process, and as a result some minor changes were made to the by-law, including adding certain specific properties to the Mature Neighbourhood 1 Overlay, and clarifying the wording pertaining to where attached garages can be located on a lot.

More information on the Glen Williams Mature Neighbourhood Study is available on the Town’s website at haltonhills.ca/GlenWilliamsNeighbourhoodStudy and through the Planning and Sustainability Department at the Halton Hills Town Hall. By-laws 2019-0017 and 2019-0018 are available for inspection at the Planning and Sustainability Department at the Halton Hills Town Hall, during regular business hours, Monday to Friday from 8:30 a.m. to 4:30 p.m., as well as on the Town’s website. Further inquiries regarding this decision may be directed to the Planning and Sustainability Department at the Halton Hills Town Hall, or at (905) 873-2601 ext. 2254 or sburke@haltonhills.ca.

Dated at the Town of Halton Hills, April 17, 2019.

Steve Burke, MCIP, RPP
Manager of Special Projects and Research

