



BY-LAW NO. 2017-0032

A By-law to adopt Amendment No. 22 to the Official Plan of the Town of Halton Hills, which implements the final recommendations of the Mature Neighbourhoods Character Study.

WHEREAS the Council of the Corporation of the Town of Halton Hills is empowered to enact this By-law by virtue of the provisions of the Planning Act, R.S.O. 1990, c. P.13, as amended;

AND WHEREAS the Regional Municipality of Halton, as the approval authority, has exempted this Official Plan Amendment from their approval;

AND WHEREAS on May 29, 2017, Council for the Town of Halton Hills approved Report No. P&I-2017-0056, dated April 24, 2017, in which certain recommendations were made relating to the Mature Neighbourhoods Character Study.

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:

1. **THAT** Amendment No. 22 to the Official Plan of the Town of Halton Hills, being the attached text, is hereby adopted.
2. **THAT** the Town Clerk is hereby authorized to circulate Amendment No. 22 to the Official Plan of the Town of Halton Hills, as provided for by the Planning Act, R.S.O. 1990, c. P.13, as amended, regarding the appeal process.

BY-LAW read and passed by the Council for the Town of Halton Hills this 29th day of May, 2017.

MAYOR – RICK BONNETTE

CLERK – SUZANNE JONES

OFFICIAL PLAN AMENDMENT NO. 22
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. 22 to the Official Plan for the Town of Halton Hills.

**AMENDMENT NO. 22 TO THE OFFICIAL PLAN
OF THE TOWN OF HALTON HILLS**

The attached text constitutes Amendment No. 22 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 Mature Neighbourhoods Character Study, as outlined in Report No. P&I-2017-0056. This amendment predominantly addresses policies and definitions related to new housing, replacement housing, additions, and alterations in the mature neighbourhoods of Georgetown and Acton.

LOCATION AND SITE DESCRIPTION

The lands affected by this Amendment generally include all lands within the Town of Halton Hills, as the proposed amendment contains policies and definitions that apply to all lands within the Town. However, policies and definitions in this amendment that are specific to Mature Neighbourhood Areas only apply to certain areas of Georgetown and Acton within the LDR1 zone, as identified in the implementing Zoning By-law Amendment.

BASIS OF THE AMENDMENT

The Town of Halton Hills is currently experiencing the issue of large scale residential rebuilds in its mature neighbourhoods, often referred to as “monster homes”, which has raised public concern about the character and integrity of the Town’s mature neighbourhoods. In response, the Mature Neighbourhoods Character Study was initiated in May 2016 to examine whether the regulatory framework of the Town’s Zoning By-law is effective in maintaining the character of mature neighbourhoods, and propose recommendations for amendments if necessary.

Over the span of the three phases of the Mature Neighbourhoods Character Study, the Study has engaged the public in a number of consultation events, each of which was attended by over 30 members of the public. This public engagement has guided the Study to ensure that its recommendations address the concerns of the public and the issue of new housing, replacement housing, additions, and alterations that are not compatible with the character of the Town’s mature neighbourhoods.

Through the Study, staff have identified a number of amendments to the Town’s Official Plan and Zoning By-law that are necessary to better address new housing, replacement housing, additions, and alterations in the mature neighbourhoods of Georgetown and Acton. These amendments are reflected in this Official Plan Amendment, and the implementing Zoning By-law Amendment.

PART B – THE AMENDMENT

All of this part of the document entitled Part B – The Amendment, consisting of the following text, constitutes Amendment No. 22 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 A2.3.2 of the Official Plan for the Town of Halton Hills is hereby amended by deleting Section A2.3.2 (c), and replacing it with the following:

“To maintain and enhance the character and identity of existing residential areas;”

2. That Section D1.1 of the Official Plan for the Town of Halton Hills is hereby amended by deleting Section D1.1 (a), and replacing it with the following:

“maintain and enhance the character of Mature Neighbourhood Areas by ensuring that new housing, replacement housing, additions, and alterations are compatible, context sensitive, and respectful of the existing character of the neighbourhood;”

3. That Section D1.1 of the Official Plan for the Town of Halton Hills is hereby amended by adding a new Section D1.1 (b), as per the following:

“maintain and enhance the character and stability of existing and well established residential neighbourhoods by ensuring that development and redevelopment is compatible, in terms of built form, with the character of adjacent buildings and neighbourhoods and the scale and density of existing development;”

4. That Section D1.1 (b), (c), (d), (e), (f), (g), and (h) of the Official Plan for the Town of Halton Hills are hereby amended by renumbering the Sections as D1.1 (c), (d), (e), (f), (g), (h) and (i), respectively.

5. That Section D1.4 of the Official Plan for the Town of Halton Hills is hereby amended by adding a new Section D1.4.2, as per the following:

“D1.4.2 New Housing, Replacement Housing, Additions, and Alterations in Mature Neighbourhood Areas

New housing, replacement housing, additions, and alterations 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 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, and alterations in Mature Neighbourhood Areas shall consider, where applicable:

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

6. That Sections D1.4.2, D1.4.3, D1.4.4, D1.4.5, D1.4.6, D1.4.7 and D1.4.8 of the Official Plan for the Town of Halton Hills are hereby amended by renumbering the Sections as D1.4.3, D1.4.4, D1.4.5, D1.4.6, D1.4.7 , D1.4.8, and D1.4.9, respectively.
7. That Section G13.7 of the Official Plan for the Town of Halton Hills is hereby amended by deleting the existing definition of “Character” and replacing it with the following:

“Character

- a) Means the aggregate of the distinct features that work together to identify a particular area. The distinct features may include the built and natural elements of an area.
 - b) Means, with respect to residential neighbourhoods, including Mature Neighbourhood Areas, the collective physical qualities and characteristics that are prevalent in a neighbourhood, and which define its distinct identity. These qualities and characteristics may include such features as street network and design, lot pattern and configuration, lot area, lot frontage, location and orientation of buildings on a lot in relation to surrounding lots, building setbacks, building height, massing, scale and design, façade articulation and materials, trees, vegetation, cultural heritage resources, and age of buildings.”
8. That Section G13.7 of the Official Plan for the Town of Halton Hills is hereby by amended by amending the existing definition of “Compatible”, as shown in underline below:

“Compatible

Means the development or redevelopment of uses, as well as new housing, replacement housing, additions, or alterations, which may not necessarily be the same as or similar to existing development, but can coexist with the surrounding area without negative impact.”

9. That Section G13.7 of the Official Plan for the Town of Halton Hills is hereby amended by adding a definition for “Mature Neighbourhood Areas”, as per the following:

“Mature Neighbourhood Areas

Means older established residential neighbourhoods within the Low Density Residential Area designation, characterized by predominantly single-detached housing stock on larger lots as identified in the implementing Zoning By-law by a Mature Neighbourhood (MN) Suffix on certain areas within the LDR1 zone.”