



BY-LAW NO. 2016-0009

An Interim Control By-law to control the erection of, or additions resulting in, any large scale single-detached dwellings within defined areas of the Town of Halton Hills for a period of one year.

WHEREAS Section 38 of the Planning Act permits the Council of a municipality to pass an Interim Control By-law that may be in effect for up to one year, which prohibits the use of land, buildings or structures within the municipality or within any defined area thereof for such purposes as set out in the By-law, but only if the Council of the municipality has directed that a review or study be undertaken with respect to land use planning policies that apply to the subject area.

AND WHEREAS Council for the Town of Halton Hills has passed a resolution directing that a Mature Neighbourhoods Character Study be undertaken to review zoning regulations and associated land use policies pertaining to large home rebuilds in mature neighbourhoods of Acton and Georgetown.

AND WHEREAS the Council for the Town of Halton Hills seeks to control the erection of, or additions resulting in, any large scale single-detached dwellings within defined areas of the municipality, while the Mature Neighbourhoods Character Study is being completed.

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

1. This Interim Control By-law applies to all lands, buildings, and structures within the Low Density Residential One (LDR1) and Downtown Commercial Two (DC2) zones of Zoning By-law 2010-0050, including any such parent zone with an exception, within defined areas of the Town of Halton Hills as per Schedule '1' of this Interim Control By-law.
2. No land, building or structure shall be used for a "Dwelling, Single Detached, Large Scale" on the lands described in Section 1 of this By-law.
3. For the purposes of this By-law, the following definition shall apply:
"Dwelling, Single Detached, Large Scale" means:
 - a) a new Single Detached Dwelling with a Gross Floor Area that exceeds by 25% or more the Gross Floor Area of any Single Detached Dwelling that existed on the same lot on the date of passage of this by-law; or
 - b) an addition to an existing Single Detached Dwelling such that the new Gross Floor Area of such Single Detached Dwelling exceeds by 25% or more the Gross Floor Area of such Single Detached Dwelling as it existed on the date of passage of this by-law.
4. Where any conflict exists between the provisions of this By-law and any other By-law of the Corporation of the Town of Halton Hills, this By-law shall prevail.
- 5A. This By-law shall come into force and take effect immediately upon the passage thereof, and shall be in effect for one year from the passage of this By-law unless otherwise extended in accordance with Section 38 of the Planning Act, or repealed by Council at an earlier date.

- 5B. For greater certainty, if a building permit application filed in accordance with the Ontario Building Code Act was complete on or before February 29, 2016, then this By-law does not preclude the issuance of said building permit.
- 5C. Notwithstanding Section 1 of this By-law, the By-law shall not apply to the property with the municipal address of 315 Maple Avenue, Georgetown.

BY-LAW read and passed by the Council for the Town of Halton Hills this 29th day of February, 2016.

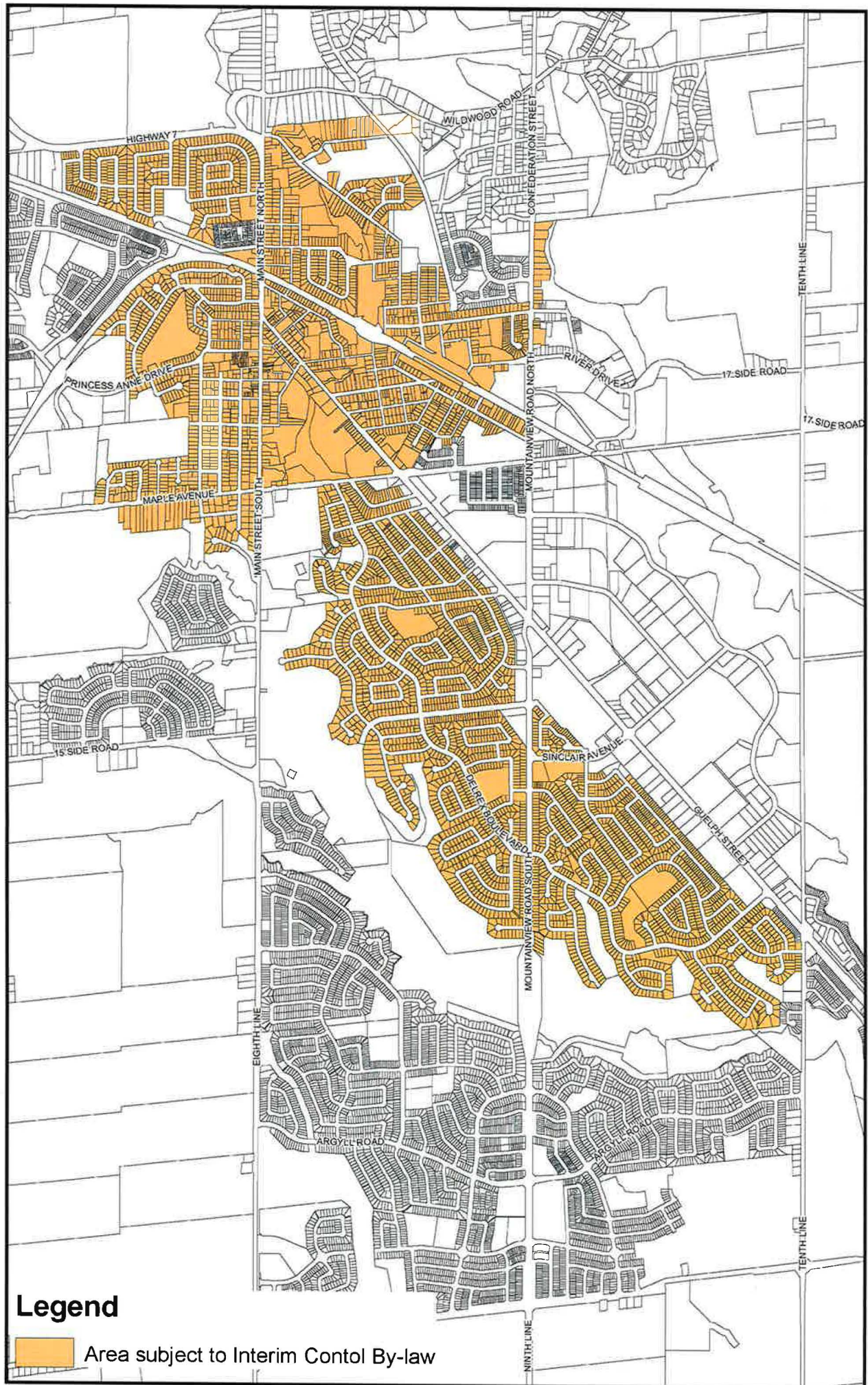


MAYOR – Rick Bonnette



TOWN CLERK – Suzanne Jones

Schedule 1 to By-law No. 2016-0009
Subject Area (Georgetown) of By-law No. 2016-0009



Schedule 1 to By-law No. 2016-0009
Subject Area (Acton) of By-law No. 2016-0009

