

NOTICE OF STATUTORY PUBLIC MEETING

TOWN-INITIATED OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT FOR THE MATURE NEIGHBOURHOODS CHARACTER STUDY

DATE: April 10, 2017
TIME: Open House at 6:00pm
Public Meeting at 6:45pm
LOCATION: Council Chambers, Civic Centre
1 Halton Hills Drive, Halton Hills ON L7G 5G2

Halton Hills Council invites you to attend a Statutory Public Meeting to discuss a proposed Official Plan Amendment and Zoning By-law Amendment implementing the recommendations of the Mature Neighbourhoods Character Study. This meeting is being held pursuant to Sections 17 and 34 of the Planning Act, R.S.O. 1990, as amended.

The Town of Halton Hills is currently experiencing increased pressure for large scale home rebuilds, which has raised public concern about the character and integrity of the Town's mature neighbourhoods. As such, the Mature Neighbourhoods Character Study was initiated in May 2016 to implement a policy and zoning framework that maintains and enhances the character of the Town's mature neighbourhoods, relating to new housing, replacement housing, additions, and alterations. The Study has involved many opportunities for public consultation, including neighbourhood walking tours in June 2016, a public workshop in October 2016, and a public open house in December 2016.

These amendments apply to Mature Neighbourhood Areas in Georgetown and Acton, as identified through the Mature Neighbourhood (MN) Suffix on certain areas within the LDR1 zone in the Town's Zoning By-law, as shown in the mapping below.

Proposed Official Plan Amendment

The Official Plan Amendment is proposing to:

- Introduce a new definition for "Mature Neighbourhood Areas"
- Amend the existing definitions of "Character" and "Compatible" to address new housing, replacement housing, additions, and alterations in Mature Neighbourhood Areas
- Relocate existing Urban Character Strategic Objective A2.3.2(c), to the Living Areas Objectives in Section D1.1, to address development and redevelopment in established residential areas
- Relocate existing Living Areas Objective D1.1(a) to the Urban Character Strategic Objectives in Section A2.3.2, to address the character and identity of existing residential areas
- Add a new objective to the Living Areas Objectives in Section D1.1, to address new housing, replacement housing, additions, and alterations in Mature Neighbourhood

Areas

- Introduce a new section to the General Residential and Housing Policies of the Official Plan, specific to “New Housing, Replacement Housing, Additions, and Alterations in Mature Neighbourhood Areas”

Proposed Zoning By-law Amendment

To further implement the proposed Official Plan Amendment, revisions are also proposed to the Zoning By-law. The proposed revisions are as follows:

- Amend the existing definition of “Lot Coverage”
- Introduce a new definition for “Storey, half”
- Introduce a new Mature Neighbourhoods (MN) Suffix to certain areas within the LDR1-1, LDR1-2, LDR1-3, and LDR1-4 zones
- Introduce a new zoning standard for maximum lot coverage, for zones with the Mature Neighbourhood Suffix
- Introduce revised zoning standards for maximum building height, minimum interior side yard setbacks, and minimum exterior side yard setbacks, for zones with the Mature Neighbourhood Suffix
- Introduce a new zoning standard that does not permit a balcony or deck on a second storey in the interior side yard, for zones with the Mature Neighbourhood Suffix
- Clarify a minimum driveway length of 5.5m

Following the statutory public meeting, Town staff will prepare a report to Council that will respond to oral and written comments received, and provide a final recommendation for the adoption of the proposed Official Plan Amendment and Zoning By-law Amendment.

The draft Official Plan Amendment and Zoning By-law Amendment are available for public review and comment at the Town of Halton Hills Planning and Infrastructure Department and on the Town’s website at www.haltonhills.ca/officialplan.

For more information, please contact:

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Please note:

1. If you wish to be notified of the adoption of the proposed Official Plan Amendment or passing of the proposed Zoning By-law Amendment, you must make a written request to the Town of Halton Hills Planning and Infrastructure Department at 1 Halton Hills Drive, Halton Hills ON L7G 5G2.
2. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Halton Hills before the proposed Official Plan Amendment is adopted and proposed Zoning By-law Amendment is passed, the person or public body is not entitled to appeal the decision of the Town of Halton Hills to the Ontario Municipal Board.

3. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Halton Hills before the proposed Official Plan Amendment is adopted and proposed Zoning By-law Amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board, unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.
4. Any written submissions to the Town of Halton Hills regarding the proposed Official Plan Amendment or proposed Zoning By-law Amendment may be made public as part of the process.