

# TOWN OF HALTON HILLS **GLEN WILLIAMS**

## **MATURE NEIGHBOURHOOD STUDY**

### FINAL RECOMMENDATION REPORT

## **EXECUTIVE SUMMARY**

As a response to public concern the Town of Halton Hills has undertaken the Glen Williams Mature Neighbourhood Study to address the potential impact of the construction of large-scale residential rebuilds (often referred to as 'monster homes') on the character and appearance of the mature neighbourhoods of Glen Williams.

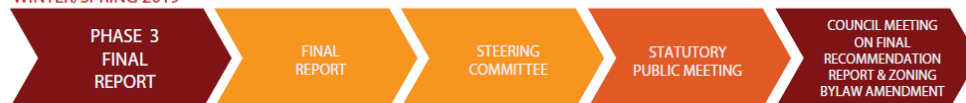
#### WINTER/SPRING 2018



#### SPRING/EARLY SUMMER 2018



#### WINTER/SPRING 2019



## **FINAL RECOMMENDATIONS**

The following changes recommended to the **Hamlet of Glen Williams Secondary Plan** and **Zoning By-law 2010-0050** are based on the feedback received during the phase 2 public workshop and analysis conducted by the project team with input from the Steering Committee.

### **CHANGES TO THE HAMLET OF GLEN WILLIAMS SECONDARY PLAN**

1. Introduce objective to **Section H4.2 – Objectives of the Secondary Plan** that addresses the maintenance and enhancement of the character of Mature Neighbourhood Areas by ensuring that new housing, replacement housing, additions, alterations, and new and expanded accessory buildings are compatible, context sensitive and respectful of the existing character.
2. Introduce a new section to the Secondary Plan under **Section H4.3 – General Policies**, containing policies that apply to new housing, replacement housing, additions and alterations, and new or expanded accessory buildings, when a minor variance from the Implementing Zoning By-law is required. This section would also include a definition of Mature Neighbourhood Areas as those older, established areas of Glen Williams as delineated in the Implementing Zoning By-law.

## CHANGES TO THE ZONING BYLAW

1. Introduce Mature Neighbourhood – Glen Williams provisions to **Section 9** of the Zoning By-Law, including the following:

Standards for **Single Detached Dwellings** in the following zones:

### For HR1(MN1) & HCC (MN1) Zones

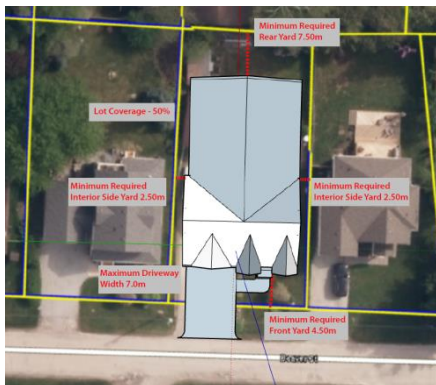
- Minimum Interior Side Yard Setback: 2.25 metres for the first storey, plus an additional 1.2m for each storey above the first storey. A balcony or deck shall not be permitted on the second floor of the interior side yard elevations of any two storey dwelling.
- Maximum Lot Coverage for 1 and 1.5 storey: 35%
- Maximum Lot Coverage for 2 and 2.5 storey: 30%
- Attached garages: must be recessed by at least 1m from the front of the house.
- Wall of private garage: must be set back 5.5 metres from the front lot line.
- Max building height: 9m

### For HR1(MN2) & HR2 (MN2) Zones

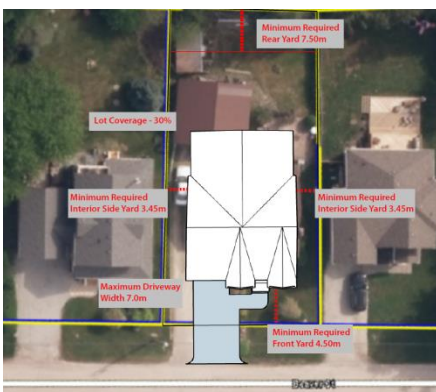
- Maximum Lot Coverage: 15%
- Wall of private garage: must be set back 5.5 metres from the front lot line (*for HR1 lots only*).
- Max building height: 9m

**Note:** Rear yard detached garages are exempted from lot coverage calculations.

Based on the **current zoning by-law** the following can be built:



With the **recommended changes** the development is controlled as follows:



**Zoning Map with MN1 & MN2 zones**

