

Halton Hills starting study associated with monster homes

The Town of Halton Hills has initiated the Mature Neighbourhoods Character Study to examine whether the Town's Zoning By-law is effective in maintaining the character of mature neighbourhoods and propose, if necessary, recommendations for amendments.

The Study responds to public concern regarding the loss of character and integrity of the Town's mature neighbourhoods associated with large scale residential redevelopment, often referred to as monster homes.

As a Council we are committed to preserving the beauty and character of our Town. When situations arise that may challenge those goals, Council will review the particular circumstances and consider whether any changes to policy, procedures or bylaws may be required, said Mayor Rick Bonnette in September 2015, when calling on staff to initiate the Study.

To assist in preserving the character of the Town's mature neighbourhoods until the Study is completed in 2017, Council enacted the Interim Control By-



law 2016-0009 on Feb. 29, 2016.

The bylaw controls 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.

To help residents understand the effect of the temporary restrictions of Interim Control By-law 2016-0009, the Town has prepared the attached Frequently Asked Questions (FAQ) package, which can also be found on the Town website.

To get involved, or for more information regarding the Mature Neighbourhoods Character Study or Interim Control By-law 2016-0009, please visit www.haltonhills.ca/neighbourhoodcharacter.

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Q: I am interested in purchasing an income property as an investment. What do I need to do?

A: Purchasing an income property is a great investment choice however it requires perseverance, great customer service and excellent communication skills to be successful.

I have found that surrounding myself with a team of professionals is the best approach to be successful. My team of professionals includes a realtor, mortgage broker, insurance broker, reliable trades people, reliable legal counsel, an accountant and access to the appropriate advertising platforms.

You must also consider that the Landlord & Tenant legislation in the Province of Ontario is highly weighted in favour of the tenant. The landlord, while remaining compliant with all the relevant legislation, must be prepared to conduct the appropriate due diligence before renting to a prospective tenant. The landlord must also be familiar with the appropriate legal documents including leases, notices and other requirements of the Landlord & Tenant Legislation to ensure that your relationship with your new tenant starts off with a sound legal base.

While assembling a team of professionals and conducting appropriate due diligence takes time the alternative can be very expensive and time consuming. I prefer to invest a little money at the beginning and thus lower my risk of costly litigation and eviction proceedings that may result if you rent to the wrong tenants.

Whether you are a novice investor or an experienced landlord seeking a consultation is worth the peace of mind in knowing you are doing it right.