



**Public Meeting of Council
Monday, October 5, 2015 at 7 PM
Council Chambers**

Mayor Clifford Lee Presiding

Present:

**Deputy Mayor Mike Duffy
Councillor Edward Rice
Councillor Robert Doiron
Councillor Jason Coady
Councillor Melissa Hilton**

**Councillor Greg Rivard
Councillor Kevin Ramsay
Councillor Terry Bernard
Councillor Mitchell Tweel
Councillor Terry MacLeod**

Also:

**Roy Main, CAO
Jesse Morton, UP**

**Alex Forbes, PHM
Victoria Evans, PHAA**

Regrets:

Donna Waddell, DCS

Mayor Lee opened the meeting. He then turned the meeting over to Councillor Greg Rivard, Planning Board Chair, who introduced the application.

1. Garden Suites

To consider amendments to the Zoning & Development Bylaw to include new regulations for Garden Suites. A garden suite is a self-contained dwelling unit that is secondary to, and located behind a single-detached dwelling. The proposed amendments will allow garden suites that are provided through a government program, on properties of at least one acre in the R-1L, R-2 and R-2S Zones.

Councillor Rivard then introduced Jesse Morton, Urban Planner, who presented the proposed amendments.

Mr. Morton stated that in the summer staff received an inquiry from a resident who was interested in having a garden suite on their property. Staff explained to the interested resident that garden suites were not presently permitted in the City. Mr. Morton noted that staff then conducted research on garden suites, in particular, how they are regulated in other municipalities in Canada. Staff presented the issue at the August 2015 meeting of Planning Committee, and was directed by the committee to draft amendments to the Zoning & Development Bylaw which would permit garden suites on certain properties in the City. Mr. Morton outlined the proposed amendments, and the criteria for properties on which garden suites would be permitted. He stated

that only one acre lots in the R-1L, R-2 and R-2S Zones, would be permitted to have a garden suite, and that the garden suite must be provided by a government sponsored program.

Mayor Lee then opened the floor to questions and comments from the public and Council.

Donnalee Downe

Ms. Downe thanked the City for considering the proposed amendments. She stated that it was very forward-thinking of the City to consider permitting garden suites. Ms. Downe has elderly parents herself, and a garden suite would make caring for them easier.

Mayor Lee then asked Councillor Rivard about the proposed amendment regarding accessory structures.

Mr. Morton responded to Mayor Lee and explained that it is necessary to amend the accessory structures section of the Zoning & Development Bylaw as presently properties are permitted two accessory structures. The proposed amendments will permit properties with a garden suite to only have one accessory structure, and only one garden suite will be permitted per property.

Deputy Mayor Duffy questioned staff on how utilities will be connected to the garden suite, and whether the garden suite needs its own separate connection.

Alex Forbes, Manager of Planning & Heritage, responded to Deputy Mayor Duffy, and indicated that garden suites will not need a separate connection, and that they can use the existing connection from the house.

Councillor Bernard asked Mr. Forbes about the sewer connection.

Mr. Forbes responded and stated that the garden suite can connect through the existing house.

Councillor Bernard then asked Mr. Forbes if garden suites will have a cement foundation.

Mr. Forbes stated that garden suites will not have a cement foundation; however they will be fully winterized, and will conform to the National Building Code of Canada. He noted that garden suites are very temporary, and can easily be removed.

Mayor Lee questioned staff on the requirement which specifies that a lot must be one acre to have a garden suite, and if it is too restrictive.

Mr. Forbes stated that Council could change this requirement, and that the proposed amendments are restrictive so that staff can review the impact of garden suites in the City, and determine how much demand there is for garden suites.

Councillor Tweel asked staff on the difference between a garden suite and an in-law suite.

Mr. Forbes explained that a garden suite is a separate, detached dwelling, while in-law suites are within the main dwelling.

Councillor Tweel then asked staff if garden suites are intended for the suburban areas of the City, or the more urban areas.

Mr. Forbes responded and stated that the proposed amendments intend garden suites to be for the suburban areas of the City.

Ms. Downe asked if she could apply for a variance or rezoning to have a garden suite on a property which is not zoned correctly, or large enough for a garden suite.

Mr. Forbes stated that Council could relax the minimum lot size requirement if they so choose. An application for a variance or rezoning would need to be processed by staff, which is the standard process, and eventually approved by Council.

Councillor Rice thanked the Planning Department for their work on the proposed amendments, and encouraged staff to continue following development trends, and consider allowing garden suites on large lots in the downtown area.

The meeting was adjourned at 7:20p.m.