

DRAFT LAND USE BYLAW AMENDMENTS- PHASE 1 SECONDARY SUITES

WHAT WE HEARD (MARCH 2018)	DRAFT POLICY DIRECTION	WHAT WE HEARD (JUNE 2018)	DRAFT POLICY
SUPPORT FOR SECONDARY SUITES			
90% of the respondents were supportive of accommodating Secondary Suites in the MD.	Proceed with policy direction.	85% of the respondents noted no concerns with secondary suites on Agricultural parcels; and 79% of the respondents noted no concerns with secondary suites on Country Residential parcels.	A secondary suite may be located within a principal dwelling unit, within an accessory building or detached garage, or as a secondary suite, detached as per the definitions in Section 2.5 in accordance with all provisions under this section; A secondary suite shall be subordinate to a principal dwelling and shall only be located on a parcel where secondary suite, principal, secondary suite, accessory, or secondary suite, detached is listed as a permitted or discretionary use under the appropriate land use district; Where a secondary suites is a permitted use under the applicable land use district but does not meet all other provisions under this bylaw, it shall be considered a Discretionary use;
LOCATION OF SECONDARY SUITES			
Support was shown for accommodating Secondary Suites on parcels over 2 acres in size.	Proceed in a phased approach – Phase 1 – parcels over 2 acre in size Phase 1: Develop policy to allow some forms of Secondary Suites on residential parcels over 2-acres in size. <ul style="list-style-type: none"> • Agricultural, Agricultural Business, Rural Business, and Country Residential District parcels. • Defer parcels under 2 acres and those in hamlets or hamlet style development to Phase 2. 	New Implementation Plan was presented at June public engagement. Questions were asked with respect to both Agricultural Size parcels (21 acres and over) and Country Residential parcels (2 – 20.99 acres in size) Had one comment wanting 1 acres parcels included where parking is not an issue.	<i>Policy was developed allowing for Secondary Suites on Agricultural District and Country Residential District land uses. (See policy restrictions below)</i>
Development of Secondary suites on parcels under 2-acres and within the Hamlets was considered less appropriate.	Phase 2: Develop policy to allow appropriate forms of Secondary Suite on residential parcels under 2 acres, further to additional community engagement with individual communities and Hamlets. <ul style="list-style-type: none"> • Lands with area structure plan restricting to Single Family Residential only may be included in Phase 2 further to more consultation with individual communities. 	Phase 2 public engagement, policy direction, and drafting of future policy will begin further to completion of Phase 1.	<i>Future Planning Initiative – Phase 2</i>

DRAFT LAND USE BYLAW AMENDMENTS- PHASE 1 SECONDARY SUITES

<p>Locations of <u>detached</u> Secondary dwelling units should be carefully considered.</p>	<p>Provisions may be imposed on detached secondary dwelling units dictating minimum parcel size requirements, and or specifying setback distances to adjacent parcels, screening requirements, or other conditions that may be necessary to reduce impacts on neighboring properties.</p>	<p>Concerns were reiterated about the potential of secondary suites being subdivided off as principal dwellings;</p> <p>Placing the detached suites in close proximity to the principal dwelling puts the responsibility of tenant control and potential impact on the principal dwelling occupant more than the neighbors;</p>	<p>A detached secondary suite shall be constructed in close proximity to the principal residence:</p> <ul style="list-style-type: none"> • Minimum 5.6m (18.37 ft.) separation; • Maximum of 25m (82.02 ft.) separation between suite and principal dwelling;
<p>FORMS OF SECONDARY SUITES</p>			
<p>Desire to see forms of Secondary Suites are appropriate in comparison to parcel size.</p>	<p>Each form of Secondary suites may be restricted to a minimum parcel size requirement under the appropriate land use district. (i.e. may decide to only allow suites within the principal dwelling on parcels under a certain size and may only allow detached secondary suites on parcels over 21 acres;</p> <p>Also, different forms of Secondary suite may be a permitted use in some land use districts and discretionary use in others to allow for Development Authority discretion and right of appeal in some areas;</p>	<p><u>Agricultural size parcels:</u></p> <p>85% responded having no concern with any form of secondary suite on Agricultural parcels;</p> <p>All three forms of suites were favored evenly across the board on Agricultural parcels (68% - 71%)</p> <p>10% responded not supportive of Secondary suites on Agricultural parcels:</p> <p><u>Country Residential size parcels:</u></p> <p>78% responded having no concern with any form of secondary suite on Country Residential parcels;</p> <p>71% of respondents support suites within the principal dwelling/attached garage on Country Residential parcels;</p> <p>64% respondents support suites within accessory buildings/detached garage on Country Residential parcels;</p> <p>Only 47% of respondents support detached secondary suites on Country Residential parcels;</p> <p>16% responded not supportive of secondary suites on country residential parcels at all.</p> <p>Make it easier for approval for mother in law suites and family members living on site;</p>	<p>All forms of Secondary Suite are permitted use on Agricultural parcels</p> <ul style="list-style-type: none"> • Secondary suite, principal - permitted use; • Secondary suite, accessory - permitted use • Secondary suite, detached - permitted use <p>All forms of Secondary Suites are a discretionary use on Country Residential parcels.</p> <ul style="list-style-type: none"> • Secondary suite, principal - discretionary use • Secondary suite, accessory - discretionary use • Secondary suite, detached - discretionary use
<p>NUMBER OF SUITES AND OCCUPANTS</p>			
<p>Limit the number of Secondary Suites allowed on a site.</p>	<p>The number of secondary suites per parcel will be restricted and provisions pertaining to maximum number of residential units per parcel may be reviewed.</p>	<p>Limiting the size of secondary suites is important to maintain the intent as a secondary suite rather than a second dwelling.</p>	<p>Maximum Dwelling Density - Agriculture</p> <p>The base density for parcels shall be one dwelling unit per parcel on under 80 acres and two dwelling units per parcel 80 acres or more in size. Additional dwelling units in the form of a secondary suite, or a temporary dwelling, may be considered in accordance the maximum density under and in accordance with provisions under Section x on Suites and Section 10.10</p>

DRAFT LAND USE BYLAW AMENDMENTS– PHASE 1 SECONDARY SUITES

			<p>on Dwellings.</p> <ul style="list-style-type: none"> Maximum dwelling unit density for parcels 80 acres and larger shall be three units per parcel; Maximum dwelling unit density for parcels under 80 acres shall be two units per parcel. <p>Maximum Dwelling Density – Country Residential</p> <ul style="list-style-type: none"> Maximum dwelling unit density for each parcel is one single family dwelling and either one secondary suite, or one temporary dwelling, in accordance with Section x Secondary Suites and Section 10.10 on Dwellings. <p>A parcel shall be limited to one secondary suite of any form.</p>
Number of occupants of a Secondary Suite should be limited.	There is no way for the M.D. to legally limit the number of occupants of a residence but limiting the size and number of bedrooms could help to address this concern.	<p>Multiple renters should be prohibited within one suite at a time;</p> <p>Tenants be limited to family members;</p> <p>Limit the number of residents allowed per unit;</p> <p>Limiting the size will help reduce number of occupants and potential impact on neighbors;</p>	<p><i>Under the MGA, we can restrict the use of land but not the users.</i></p> <p>Occupancy shall be restricted to a maximum of two bedrooms per suite; (Building Code restricts two people per bedroom)</p>
SIZE OF SUITES			
Secondary Suites should be limited in size	The size of secondary suites may be restricted either through number of bedrooms, square footage, or percentage of principal dwelling size or a combination of these.	<p>Approximately 30% of the respondents noted that they felt there was no need for size limits on either form of secondary suite;</p> <p>All three forms of secondary suite emphasized size restrictions most by % of principal building (40%), then by maximum sq. ft.), and by way of limiting the number of bedrooms.</p> <p>51% respondents felt that it was important that a secondary suite be smaller in size than the principal dwelling.</p> <p>Comments:</p> <ul style="list-style-type: none"> Limiting the size helps maintain the intent as a secondary suite rather than a second dwelling; Wide range in size of homes in municipality makes % of dwelling more suitable; Make allowances for tiny home dwellings. This is overlooked in affordable housing; Secondary suites within accessory buildings and detached suites are already regulated in size because the number and total accumulated square 	<p>Secondary suites shall meet the following size requirements:</p> <ol style="list-style-type: none"> The maximum size of a secondary suite, principal shall be no larger than 40% of the gross floor area of the principal dwelling; The maximum size of a secondary suite, accessory shall be the lesser of the following: <ol style="list-style-type: none"> 80 sq. m (861 sq. ft.) habitable floor area; Maximum size equal to 50% of the gross floor area of the subject accessory building. The maximum size of a detached secondary suite shall be 80 sq. m (861 sq. ft.) habitable floor area and shall be limited to a one (1) storey building and excluding basements; <p>In the case where an existing dwelling is to be used as a secondary suite, a variance may be considered on the maximum sq. ft. requirements in accordance with Section 5.6.</p> <p>Existing unpermitted secondary suites may be allowed some variances, within one year from the date these provisions were passed under Bylaw xx/18, in accordance with Section 5.6 of this bylaw.</p>

DRAFT LAND USE BYLAW AMENDMENTS- PHASE 1 SECONDARY SUITES

		<p>footage of accessory buildings on a property is already regulated in the existing bylaw;</p> <ul style="list-style-type: none"> Limiting the size and number of occupants helps reduce impact on neighbors; 	
		<p>Detached suites should be included with the number and sq. ft. accumulated accessory buildings on parcel;</p>	<p>Secondary Suite, accessory and secondary suite, detached shall be considered as part of the total allowable number of accessory buildings and total accumulated area of accessory buildings in accordance with parcel size as identified in Table 4.2.1.7A of the Land Use Bylaw;;</p>
<p>Landowners want assurances that Secondary Suites cannot be subdivided out in the future.</p>	<p>Develop policy that preclude Secondary Suites outside of the principal dwelling (detached units and those in accessory buildings and garages) from being subdivided out in the future.</p>	<p>Concerns were reiterated about the potential of secondary suites being subdivided off as principal dwellings;</p>	<p><i>Where legislation gives council or a development authority discretion to make decisions, the authority must allow itself to consider each decision on its own merits; it must not 'fetter' its discretion by applying a policy to secondary suites that impacts applications for subdivision potential without considering the specific facts of each case.</i></p> <p><i>We did however, draft a separation distance policy for detached suites. A relaxation would be required if Council chose to permit a subdivision between the two that met the setback requirements</i></p> <p>A detached secondary suite shall be constructed in close proximity to the principal residence:</p> <ul style="list-style-type: none"> Minimum 5.6m (18.37 ft.) separation; Maximum of 25m (82.02 ft.) separation between suite and principal dwelling; <p><i>We also limited the size of the detached secondary suites so that they are under the minimum habitable area per dwelling on Agricultural and Country Residential lands so they cannot be considered a dwelling.</i></p> <p>The maximum size of a detached secondary suite shall be 80 sq. m (861 sq. ft.) habitable floor area and shall be limited to a one (1) storey building and excluding basements.</p>

SERVICING CONCERNS:			
<p>Concerns with additional stress on water supply;</p>	<p>Applications for Secondary Suites will need to include proof of an adequate water supply and propose means to ensure neighboring water supply is not impacted.</p>	<p>Require detached secondary suites to have their own water supply and wastewater system;</p> <p>Suites have adequate water and wastewater servicing</p>	<p>Land Use Bylaw will not include Servicing details – simply note requirement for proof of adequate water either by groundwater well or piped system and suitable sewage disposal system, both to the satisfaction of the Development Authority. Secondary Suite package include information on servicing requirements.</p>

			<p>Council will need to decide on a preferred servicing level required.</p> <p>Option 1: Minimum Requirement</p> <p>Confirmation that the secondary suite is connected to a suitable groundwater well on the property or connected to a piped communal distribution system with conformation of authorization by the supplier.</p> <p>Condition of Development Permit may include the following:</p> <ul style="list-style-type: none"> a. It is the Applicant/Owners responsibility to provide water quantity in accordance with the recommendations found in Module 2 of the document “Water Wells That Last for Generations” published by Agriculture and Agri-Food Canada, Alberta Environment, Alberta Agriculture and Food. <i>(60 gpd/person = household requirement)</i> b. It is the Applicant/Owner’s responsibility to undertake water quality testing in accordance with the Guidelines for Canadian Drinking Water Quality and the Alberta Health Services Criteria. Should there be any adverse results or should questions arise concerning the interpretation of the results of the analysis, it will be the obligation/responsibility of the Owner/Applicant to contact the local Public Health Inspector for recommendations/requirements; c. A letter shall be submitted to the Development Authority providing confirmation from the water supplier of a piped water system indicating the water for the proposed secondary suite is available and has been secured for the additional use; <p>Option 2: Medium Requirement</p> <p>Proof of water is not required for a secondary suite within a principal residence.</p> <p>A secondary suite, accessory and secondary suite, detached shall provide proof of adequate water servicing consisting of either:</p> <ul style="list-style-type: none"> a. A groundwater well with confirmation submitted to the Development Authority that: <ul style="list-style-type: none"> i. the well produces an adequate quantity through a 2 hour pump – 2 hour recovery test performed by a Class A water well driller to ensure the well is capable of producing enough water to sustain two families (1500
--	--	--	---

			<p>gpd) and handle all water required at peak demand.</p> <ul style="list-style-type: none"> ii. a water quality test (chemical bacterial analysis) provided to ensure that the groundwater has not been compromised by surface water effluents, etc; <p>b. An acceptable water source connected to a piped communal distribution system. A letter shall be submitted to the Development Authority providing confirmation from the water supplier indicating the water for the proposed secondary suite is available and has been secured for the additional use;</p> <p>Option 3: Maximum Requirement</p> <p>A secondary suite, shall provide proof of adequate water servicing consisting of either:</p> <ul style="list-style-type: none"> a. A groundwater well with confirmation submitted to the Development Authority that: <ul style="list-style-type: none"> i. the well produces an adequate quantity through a 2 hour pump – 2 hour recovery test performed by a Class A water well driller to ensure the well is capable of producing enough water to sustain two families (1500 gpd) and handle all water required at peak demand. ii. a water quality test (chemical bacterial analysis) provided to ensure that the groundwater has not been compromised by surface water effluents, etc; iii. Where specific concerns of well interference are raised, the applicant may be required to conduct a groundwater interference report, prepared by a qualified consultant licensed by APEGGA to the Development Authority confirming the additional water use for the secondary suite will not interfere with any existing household users, licensees, or traditional agricultural users; iv. Compliance with the requirements for well placement under Section 44 – 48 of the Water Well regulations where possible; b. An acceptable water source connected to a piped communal distribution system. A letter shall be submitted to the Development Authority providing confirmation from the water supplier indicating the water for the proposed secondary suite is available and has been secured
--	--	--	---

DRAFT LAND USE BYLAW AMENDMENTS- PHASE 1 SECONDARY SUITES

<p>Need to ensure that sanitary sewer systems are properly addressed</p>	<p>Applications for Secondary Suites will need to include proof that waste water systems are properly sized, designed, and engineered for the additional capacity of a Secondary Suite.</p>	<p>Suites have adequate water and wastewater servicing</p>	<p>All secondary suites shall provide proof of adequate sanitary sewer servicing to the satisfaction of the Development Authority consisting of either:</p> <ul style="list-style-type: none"> a. A suitable and adequately sized private sewage treatment system. The applicant must indicate how the sewage from the secondary suite is to be managed. Where an existing private sewage treatment system is being used, a letter from a certified septic installer confirming that the existing system can adequately manage the additional waste; or confirmation that the system has been adequately sized to accommodate the additional waste and the location is suitable. b. Sewage disposal connected to an approved piped communal collection system. A letter providing conformation from the sewage disposal operator that the system has adequate capacity to for the additional sewage and authorizing the approval to connect.
<p>Desire to make certain that the higher demand on services due to an increase in density is provided for (I.e. Schools, fire, policing, recreation services).</p>	<p>Census calculations show the number of residents and the location of such in the MD of Foothills which is then correlated into necessary service requirements. Residents of Secondary Suites would be included in the census numbers.</p>		<p><i>No policy amendment.</i></p>
<p>CHANGE IN CHARACTER OF THE AREA</p>			
<p>Retaining the character of the area is important to residents.</p>	<p>A Development Permit should be required for all Secondary Suites that are not located within the principal dwelling.</p>	<p>Would like permits to be required in order to allow neighbors notification and potentially some say in the approval where they feel impacted.</p>	<p>A Development Permit shall be obtained for all secondary suites in the Municipality;</p> <p><i>Secondary suites are considered discretionary uses on Country Residential parcels where neighbors are located in closer proximity to each other.</i></p> <p><i>Discretionary uses also allow a wider range of conditions to be imposed to resolve concerns and maintain area character as much as possible.</i></p> <p><i>See Permit Considerations below.</i></p>
<p>Concerns were expressed with increased on-site storage including, but not limited to RV's, vehicles, and storage containers.</p>	<p>The number of unlicensed vehicles and RV units on site are regulated on a per parcel basis based on parcel size and is not impacted by the number of dwelling units on site;</p> <p>Provisions may be imposed with requirements for on-site storage and availability of indoor storage areas provided by landowner.</p>	<p>Concerns with increased storage on sites.</p>	<p>A Development Permit shall be obtained for all secondary suites in the Municipality.</p> <p><i>Secondary suites are consider discretionary uses on Country Residential parcels where neighbors are located in closer proximity to each other.</i></p> <p><i>See Permit Considerations below.</i></p>

DRAFT LAND USE BYLAW AMENDMENTS- PHASE 1 SECONDARY SUITES

	Conditions may be imposed as part of a Development Permit with respect to number of vehicles, storage areas, RV units and other considerations the Development Authority feel may impose significant adverse impacts on neighboring properties;		
Concern were noted with Secondary Suites being rented out and with absentee landowners.	MGA does not have provisions for municipalities to regulate users, only uses and therefore this concern is above and beyond what could be regulated through the land use bylaw.		<p>MGA does not have provisions for municipalities to regulate users, only uses and therefore this concern is above and beyond what could be regulated through the land use bylaw</p> <p>A secondary suite shall not be operated as a tourist home or as a short term vacation rental unit or include a home based business minor or major or bed and breakfast;</p>
Residents noted concerns with increased noise; traffic, light pollution, crime in their neighborhoods.	Development Permit requirements for Secondary Suites as a discretionary use allow the Development Authority to impose additional conditions and allow neighboring properties to appeal applications that pose a threat.		<p>A Development Permit shall be obtained for all secondary suites in the Municipality;</p> <p><i>Secondary suites are consider discretionary uses on Country Residential parcels where neighbors are located in closer proximity to each other.</i></p> <p><i>See Permit Considerations below.</i></p>
	<p>The Community Standards Bylaw, addresses unsightly premises and nuisances such as noise or the accumulation of vehicles, equipment, refuse or other materials,</p> <p>The Dark Sky Bylaw provides a means to address light pollution.</p> <p>RCMP have the Criminal Code and other regulations in place that address crime and some types of nuisances.</p>	The June public engagement included questions on the Community Standards Bylaw	<p>No policy land use amendments made.</p> <p><i>The Community Standards Bylaw, addresses unsightly premises and nuisances such as noise or the accumulation of vehicles, equipment, refuse or other materials,</i></p> <p><i>The Dark Sky Bylaw provides a means to address light pollution.</i></p> <p><i>RCMP have the Criminal Code and other regulations in place that address crime and some types of nuisances.</i></p>
	Home based businesses and/or Commercial development may be prohibited on parcels with Secondary Suites to eliminate additional traffic and parking needs on site in situations where these issues are of concern;	No businesses should be allowed from suites;	
Impact on view shed with increased development was noted	Additional setback distances and/or separation distances may be imposed on Secondary Suites not located in an existing home to ensure that they are located appropriately.	Restrict the height of buildings where suites are above garage or in accessory buildings to protect views;	<p>A detached secondary suite shall be constructed in close proximity to the principal residence:</p> <ul style="list-style-type: none"> • Minimum 5.6m (18.37 ft.) separation; • Maximum of 25m (82.02 ft.) separation between suite and principal dwelling;

DRAFT LAND USE BYLAW AMENDMENTS- PHASE 1 SECONDARY SUITES

	Requiring a Development Permit for Secondary Suites that are detached or located within an accessory building or garage as a Discretionary use allow the Development Authority to impose additional conditions to ensure the Secondary Suite fits the character of the neighborhood and allows for appeal from neighboring properties;		All secondary suites shall comply with the land Use and development requirements such as height requirements, setback regulations, dwelling density, and lot coverage, for the applicable land use district; A Development Permit shall be obtained for all secondary suites in the Municipality; <i>Secondary suites are consider discretionary uses on Country Residential parcels where neighbors are located in closer proximity to each other.</i> <i>See Permit Considerations below.</i>
Ensure that Secondary Suites are aesthetically pleasing and complimentary to the principal dwelling	A Development Permit should be required for a Secondary Suites where it is considered a discretionary use to allow for special provisions to be imposed such as architectural controls for design character and compatibility to principal dwelling, on site storage requirements, and landscaping and screening;	The detached suites should complement the appearance of the principal dwelling. Ensure reasonable controls are put in place for appearance	A Development Permit shall be obtained for all secondary suites in the Municipality; <i>Secondary suites are consider discretionary uses on Country Residential parcels where neighbors are located in closer proximity to each other.</i> <i>See Permit Considerations below.</i>
Accommodating adequate on-site parking may be a challenge in some areas and must be enforced.	Conditions of the development permits for Secondary Suites can include conditions to ensure that an appropriate number of parking spaces are provided and that parking shall be restricted to private property where applicable.	Parking requirements and vehicular traffic are important to residents.	Each secondary suite shall provide a minimum of one on-site parking space in accordance with Section 9.19 of this bylaw;
Increased number of dogs	Current policy restricts the number of dogs allowed per parcel rather than per household. The additions of a Secondary Suite will not increase the number of dogs allowed on a parcel.	Part of the public engagement in June involved review of the Responsible Dog Ownership Bylaw.	No Land Use Bylaw policy changes proposed. <i>Addition of secondary suites does not alter the number of dogs allowed on a parcel as the restriction is 3 adult dogs over the age of 6 months per parcel without a permit in accordance with the Responsible Dog Ownership Bylaw. Anything outside this requires a development permit.</i>
OTHER			
Recognition of the importance of suites meeting the necessary building and safety codes;	There will be a requirement that applications be approved in accordance with the applicable Building Code, Fire Code, and Safety Code regulations to ensure safety.	Construction of suites meet safety code and bylaw requirements such as setbacks	All secondary suites shall have an approved building permit and shall comply with all the relevant Building and Safety Code requirement; All secondary suites shall comply with the land Use and development requirements such as height requirements, setback regulations, dwelling density, and lot coverage, for the applicable land use district;
		Individual addresses for suites should be required.	Each secondary suite shall have its own distinct Municipal address to facilitate accurate emergency response

DRAFT LAND USE BYLAW AMENDMENTS- PHASE 1 SECONDARY SUITES

		Concerns with subdivisions that have restrictive covenants preventing suites;	All restrictive covenants existing on title shall be submitted with applications for secondary suites. The Development Authority may refuse suites on parcels where the covenant on title are in contradiction with the use of the land;
		Require suites to be energy efficient.	<i>No policy Land Use Bylaw Amendment included in secondary suite provisions.</i> <i>People are allowed to make their homes energy efficient but we do not require outside of existing code requirements. Secondary suites must meet the building and safety codes and part of the current code is the energy code which has high standards for energy efficiency.</i>
BRINGING EXISTING SUITES INTO COMPLIANCE			
Recognition of the challenge in getting landowners with existing suites to come forward and bring them into compliance.	An implementation plan will need to be developed along with policy, establishing how residents will be encouraged to bring existing suites into compliance and how we will proceed with enforcement.	Want to see enforcement of rules when they are put in place. Rules and bylaws need to be carefully drafted so they can be interpreted properly and limit potential unintended consequences. Municipality needs to get a secondary suite bylaw up to date.	<i>A registry will be created and published on our Municipal website including all secondary suites that have obtained an approved Development Permit</i> <i>• This will allow all prospective tenants, landowners, realtors, and other interested parties to search legalized secondary suites located in the Municipality.</i> <i>Residents will be notified of a one year period with which they have to bring existing unpermitted secondary suites into compliance and get all necessary approvals.</i> <i>• Any suites reported/or found after the grace period has expired, will be subject to enforcement;</i> <i>The Building department may inspect existing secondary suites upon request by the landowner, for a fee, prior to application for Development Permit, and indicate to the landowner all requirements to bring the suite into compliance. This will assist the landowners in knowing if the development can be upgraded to compliance or if they need to just remove the suite.</i> <i>Enforcement of non-compliance following the one year grace period may consist of measures such as:</i> <i>• Removal of the secondary suite from the property.</i> <i>• Development Permit fee will be double (2X original application fee) for those secondary suites being brought into compliance after the one year grace period has expired;</i>

DRAFT LAND USE BYLAW AMENDMENTS- PHASE 1 SECONDARY SUITES

			<ul style="list-style-type: none"> • <i>Non-compliance fine may be established and imposed on secondary suites that proceed without the appropriate municipal approvals.</i> • <i>All legal fees incurred by the MD to complete enforcement may be responsibility of the landowner</i>
Concern with unnecessary cost being imposed on landowners to bring suites into compliance			<i>Existing suites were developed without approvals and were not permitted under the Land Use Bylaw. Landowners may not be rewarded for developing without permits.</i>
Potential of a cost prohibitive process and requirements for legalized secondary suites.			<i>Permitting fees are designed to cover the cost of processing permits, advertising, appeal board hearings where required, and necessary inspections.</i>
Desire to see Secondary Suite compliance enforced		Set up a phone line for infractions.	<p><i>Notice of illegal suites is done on a complaint basis. Development Permit approvals and conditions will be monitored and processed by the municipality through the means provided.</i></p> <p><i>Implementation enforced as per above.</i></p>
Desire to limit mobile homes allowed on properties.	Mobile Homes may be excluded under Secondary Suites definition and provisions for temporary mobile homes should be reviewed and amended.	Questions were asked specifically to gather more information about what the particular concerns with Temporary mobile homes were.	<p>A detached Secondary Suite shall not be a Mobile Home;</p> <p><i>Staff is reviewing the temporary dwelling policies separate from Secondary Suites.</i></p>