

# Administrative Backgrounder

## Councillor Notice of Motion

<b>Title</b>	<b>Review of Suite Regulations within the Land Use Bylaw (Deputy Mayor Comeau)</b>
<b>Purpose of Report</b>	To provide information in response to Deputy Mayor Comeau's notice of motion made at the January 11, 2022 Regular Council Meeting.
<b>Proposed Motion(s)</b>	That Council direct Administration to review suite regulations within the Land Use Bylaw, including the ability for suites to have basements, and provide a report to Council in March 2022.
<b>Previous Council Direction</b>	<u>July 10, 2017 Regular Council Meeting</u> Motion 351/17: That Council give third reading to Bylaw 1385/17, Land Use Bylaw.
<b>Strategic Alignment</b>	Upon completion of the review, outcomes would be assessed to be consistent or inconsistent with the County's Strategic Plan focus areas.
<b>Statutory Requirement Considerations</b>	<p>Municipalities in the Edmonton region are required to comply with the policies of the Edmonton Metropolitan Region Board (EMRB) Growth Plan. The review would identify any implications of the EMRB Growth Plan on secondary suites in Sturgeon County.</p> <p>The Municipal Development Plan (MDP) contains several policies that affect the provision of secondary suites. The report to Council following the review would identify any implications.</p>
<b>Alignment to Levels of Service Delivery</b>	The proposed review of suites regulations would likely identify an opportunity to improve service delivery by allowing the development authority to approve these applications rather than an applicant having to appeal to the Subdivision and Development Appeal Board for approval.
<b>Anticipated Human Resource Requirements</b>	<p>If the motion is approved, Administration would conduct the review internally through re-assigning personnel, potentially impacting development permit review times in the short term.</p> <p>Council will note that, in consideration of meeting timing and review requirements, Administration recommended to Deputy</p>

	Mayor Comeau that his motion be revised to extend the timeline to conduct the review and report to Council from February to March 2022. This date would ensure a fulsome evaluation is undertaken with fewer resource impacts. Deputy Mayor has agreed to this, and the proposed motion has been revised accordingly.
<b>Anticipated Financial Resource Requirements</b>	If the motion is approved, no direct financial impacts are expected as the review would be conducted internally.
<b>Additional Background Information</b>	<ul style="list-style-type: none"> <li>Deputy Mayor Comeau gave notice on January 11, 2022 that he would present the above motion at the January 25, 2022 Council meeting.</li> <li>Suites were added to the Land Use Bylaw as part of Land Use Bylaw 1385/17. Amendments were made to suite regulation section 6.25 through the adoption of Bylaw 1432/19.</li> <li>The triggering concern raised regarding suite regulations within the Land Use Bylaw states that garden suites and garage suites shall not have basements. This provision effectively ensures the Development Authority must refuse any application that proposes to take older existing dwellings with basements and turn them into a garden or garage suite.</li> <li>Other regulations that have resulted in discussion and may warrant review include: <ul style="list-style-type: none"> <li>Regulation stating that maximum floor area variance applications must be refused.</li> <li>Regulations regarding maximum floor area.</li> <li>Regulations regarding physical separation distance between a suite and a principal dwelling.</li> <li>Regulations restricting attached garages</li> <li>Regulations regarding secondary dwellings.</li> </ul> </li> <li>The review is expected to analyze impacts of current regulations on use of the development authority or Subdivision and Development Appeal Board resources, red tape reduction, clarity of regulations, and identifying opportunities to support current and future rural needs and including relevant information regarding similar applications across other Edmonton region municipalities.</li> </ul>
<b>Attachment(s)</b>	None.
<b>Report Reviewed by:</b>	<p>Bonnie McInnis, Manager, Planning and Development Services</p> <p>Travis Peter, Director, Development and Strategic Services</p> <p>Reegan McCullough, County Commissioner – CAO</p>