



Land Use Bylaw Project  
Secondary Dwellings & Suites  
AG - Residential  
September 27, 2016 IBC

# Overview of Topic

## Secondary Suites & Dwellings

1. No provision within existing LUB
  - a) Agricultural dwelling (farm help) or family care dwelling – both temporary
2. Department receives inquiries as to whether they can be considered
  - a) Similar jurisdictions have identified need to regulate their use
3. They already exist (illegally) within the County
  - a) Enforcement only when a complaint is made
4. Incorporate into new LUB

# Benefits & Drawbacks

## Secondary Suites & Dwellings

### Benefits

1. Diversify housing supply
2. Provide affordable rental accommodation
3. Provide supplemental income to landowners
4. Increase County's tax base
5. Allows for existing suites to be brought into compliance
6. Ensure optimal use of residentially-zoned land
7. Provides option to age-in-place

### Drawbacks

1. Insufficient municipal infrastructure
2. "Nimby-ism" – may impact the character/value of a neighbourhood
3. Influx of permits – leading to unplanned population increase



# CRB & Subdivision

## Capital Region Growth Plan

1. Pop. Increase 19,165 (2011) > 32,782 (2044)
  - a) Majority to be centralized within existing residential communities (Existing Country Residential, Sturgeon Valley, & Hamlets)
    - Some allowance for Agricultural acreages
  - b) Under current LUB - Agricultural lands only account for 4 permanent dwellings per quarter section
    - i. Increasing density within AG district has not been contemplated in projected population estimates

## Subdivision

1. County has a liberal subdivision policy (4 parcels per quarter)
  - a) Shared with 11 other Municipal Districts
    - i. Two MDs allow for 5 parcels
2. Province-wide average = 2.39 parcels per quarter
3. Existing capacity for future subdivision of AG lands
  - a) c. 3,900 additional AG parcels

# MDP

## **Residential Type 1 (Priority Growth Area 1)**

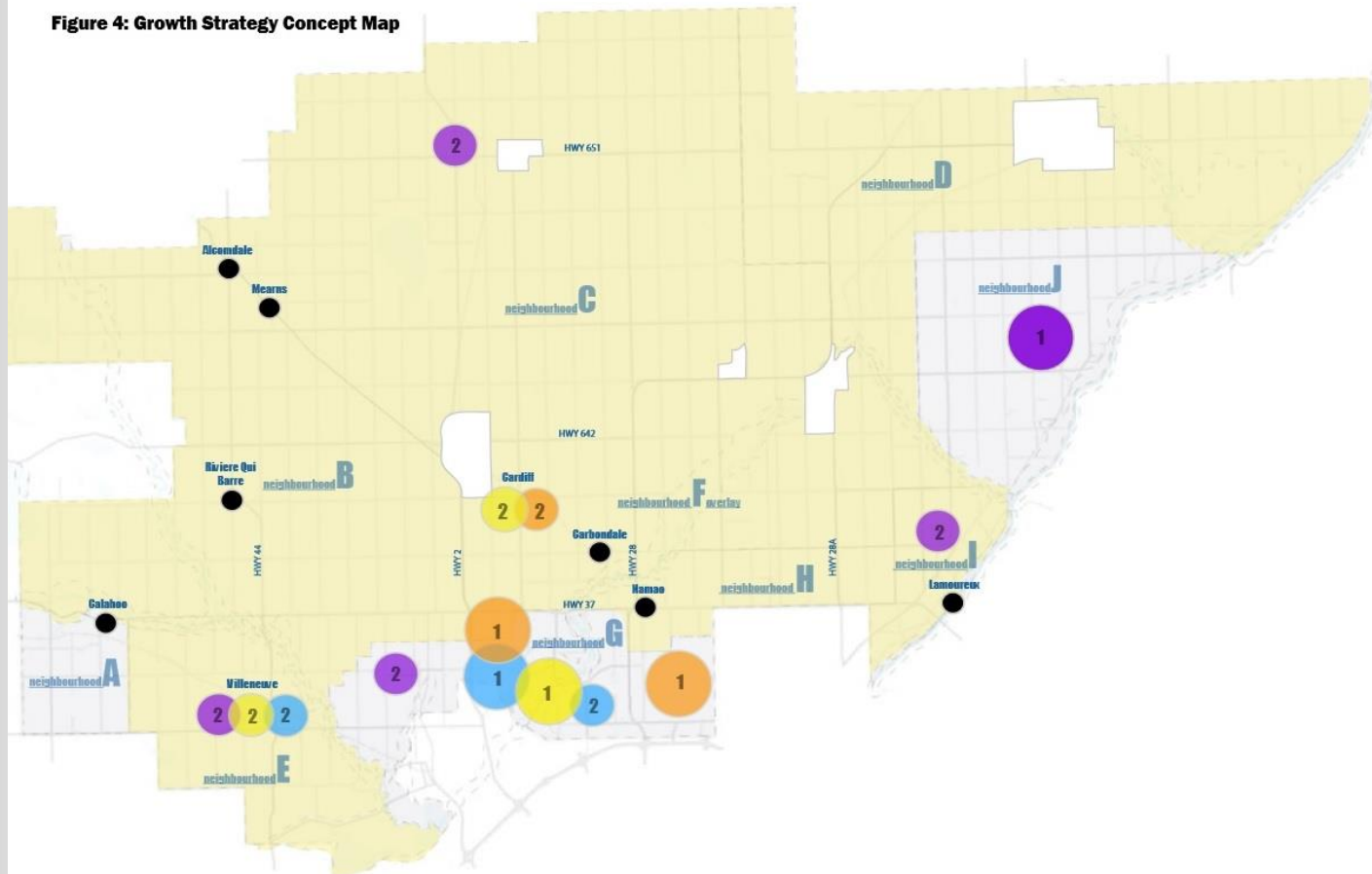
1. Range of housing densities from Estate Residential > High-Density
2. All development requires full municipal infrastructure & service provision (water and wastewater connection)
3. Should advocate for compact residential types, inc. secondary suite allowance

## **Residential Type 2 (Hamlets of Cardiff & Villeneuve)**

1. Undertake evaluation of significant Hamlet development or expansion in order to identify and prioritize improvements for development
2. Secondary suites may be contemplated where it can be demonstrated no significant impacts on infrastructure or amenities will occur

# Integrated Regional Growth Strategy & MDP

Figure 4: Growth Strategy Concept Map



# MDP

## **Residential Type 3 (Existing Country Residential & Hamlets of Alcomdale, Calahoo, Mearns, Riviere Qui Barre, Lamoureux, Namao, Pine Sands & Carbondale)**

1. Evaluate municipal service capacities and endeavour to maintain existing service delivery. Independent service provision.
2. May consider additional development where existing infrastructure can accommodate. Proposals to demonstrate required upgrades and financing – costs to be borne by benefiting lands.

## **Residential Type 4 (Agricultural)**

1. Maximum density 4 parcels/160 acres
  - a) 2 agricultural parcels – 2 acreage parcels

# Population Figures

N'hood	# Residential Parcels	# of Dwellings	% of parcels w/dwellings	2011 Census	MDP Pop. (2042)	% of Growth
A	434	357	82.3	903	1438	4.1
B	1786	1035	58.0	2560	2990	3.3
C	3855	2174	56.4	6042	7777	13.4
D	1687	930	55.1	2203	2573	2.9
E	646	358	55.4	1071	1990	7.1
G	1953	1517	77.7	5609	14218	66.4
H	258	138	53.5	366	427	0.5
I	334	209	62.6	525	836	2.4
	<b>10953</b>	<b>6718</b>	<b>61.3</b>	<b>19279</b>	<b>32249</b>	



# Implications

1. Difficult to fully understand. Minimum:
  - a) Increased water demands from bulk stations (water hauled in)
  - b) Additional maintenance/repairs - infrastructure
    - i. Increased traffic > functional deficiencies > unsafe conditions where County infrastructure connects to AT roadways
2. County's Strategic Plan has goals that are supported by strategies:
  - a) Focus growth around current/planned infrastructure
  - b) Encourage maximum development around existing infrastructure
  - c) Provide a level of infrastructure that is affordable, safe and sustainable as set by long-range financial plans

# Implications

1. Current LUB - Additional dwelling only through subdivision
2. Secondary suites/dwellings
  - a) Provides alternative option to subdivision
3. Increase development permits > decrease subdivision application

# What we heard from residents

## Where should Sturgeon County consider allowing secondary residences?

	Secondary Suites	Garage Suites	Garden Suites
<b>Farmsteads (49)</b>	91%	80%	80%
<b>AG Acreages (45)</b>	91%	82%	82%
<b>Rural Country Residential - private servicing (31)</b>	94%	77%	77%
<b>Rural Country Residential - municipal servicing (31)</b>	90%	80%	77%
<b>Sturgeon Valley (25)</b>	96%	68%	64%
<b>Hamlets - private servicing (24)</b>	96%	58%	58%
<b>Hamlets - municipal servicing ( 29)</b>	93%	62%	62%

(Sample size in brackets)

# What we heard from residents

1. Choose the three locations where Secondary Residences are most appropriate (48):
  - Farmsteads – 90% (43)
  - Agricultural acreages – 81% (39)
  - Rural Country residential (private servicing) – 39.6% (19)
2. Top five concerns with secondary residences (46):
  - Increased traffic – 54%
  - Lot size – 46%
  - Water and sanitary accessibility – 44%
  - Parking – 44%
  - Unit size – 35%



# What we heard from residents

## Public Input – Hamlet Residents

1. 65% of respondents – centralize growth within Hamlets (23)
2. Retirement homes/assisted living (age in place) – supported by 21% of respondents (99)
3. Affordable Housing – supported by 11% of respondents (99)
  - top 5 response
4. Increased residential density types (apartments, condos, townhouses) – supported by 11% of respondents (99)
  - top 5 response
5. 78% of respondents think we should have different Hamlet districts based on municipal servicing



# Overview of Topic

## Agricultural - Residential

1. Proposed new LUB district
2. Current LUB
  - a) Does not address parcel size
  - b) Quarter section has same permitted/discretionary uses as 1 ha
    - i. Land use conflict & disproportionate development
3. Re-districting required prior to subdivision
  - a) Change of primary use Agricultural > Residential
  - b) Changes to subdivision process
    - i. Increased time – accommodate public hearing process
    - ii. Under current fee schedule - more expensive (two processes)
      - Administration looking to refine process and fee schedule

# What we heard from residents

1. 90% - agree that acreage lots primary use is for Residential purposes (39)
2. 83% - agree LUB should reflect intended residential use (36)
3. Top five responses why acreage lots are beneficial (39)
  - Close proximity to family – 85%
  - Quality of life – 72%
  - Estate planning – 69%
  - Farm life without having to operate a farm – 69%
  - Variety of residential opportunities – 69%
4. Top four responses – development concerns with acreage lots (1ha) – (30)
  - Large (non-agricultural) business operating on Agricultural lots – 63%
  - Loss of farmland – 40%
  - Conflicts between agricultural operators and acreage owners – 37%
  - Increased traffic – 33%
5. Top response – what issue should be addressed when considering development of acreage lots? (40)
  - Size of development relative to size of lot – 80%





# Proposed Solution

## Secondary Suites

1. Allow for suites within areas that have full municipal servicing (water & wastewater)
  - As per MDP and encouraged within Strategic Plan

## Secondary Dwellings

1. Allow for secondary dwellings on AG parcels >80 acres
  - a) Alternative to subdivision of land
  - b) MDP intent max 4 parcels (dwellings)/quarter section

# AG Subdivision Numbers

N'hood	Possible AG subdivisions	Possible increase in Pop.	2011 Census + Possible Increase
A	61	183	1086
B	874	2622	5182
C	1945	5835	11877
D	603	1809	4012
E	203	609	1680
G	117	351	5960
H	113	339	705
I	44	132	647
	<b>3960</b>	<b>11880</b>	<b>31149</b>

*\* Only includes agriculturally-zoned lands*

# Agricultural Parcel Numbers

N'hood	# of AG parcels over 70 acres	% of AG parcels over 70 acres	# of AG parcels over 75 acres	% of AG parcels over 75 acres	# of AG parcels over 80 acres	% of AG parcels over 80 acres
A	59	13.6	46	10.6	34	7.8
B	788	44.1	729	40.8	463	25.9
C	1438	37.3	1361	35.3	1004	26.0
D	545	32.3	508	30.1	331	19.6
E	159	24.6	145	22.4	114	17.6
G	145	7.4	120	6.1	66	3.4
H	104	40.3	98	38.0	62	24.0
I	36	10.8	33	9.9	25	7.5
	<b>3274</b>	<b>26.3</b>	<b>3040</b>	<b>24.2</b>	<b>2099</b>	<b>16.5</b>





# Proposed Solution

## AG - Residential

1. Possible hybrid AG district
  - a) Regulate the uses by size – but in one district

Permitted	Discretionary
Accessory Buildings	HBB Level 3*
Bed & Breakfast	Kennels & Animal Boarding
Mobile Home	Secondary Dwelling**
Single Detached Dwelling	

\* Only considered on parcels > 16ha

\*\* Only considered on parcels > 32ha

- b) Two use tables within one district