



## Public Information Meeting Agenda

1. Intro by Chair
2. Overview of Proposal and Process (Sara Poirier)
3. Applicant Presentation (none)
4. Comments or Questions from Public
5. Conclusion of Public Information Meeting



# Detached Secondary Suites

## Municipal Planning Strategy and Land Use By-law Amendments

Public Information Meeting

September 6, 2022

something inspiring awaits



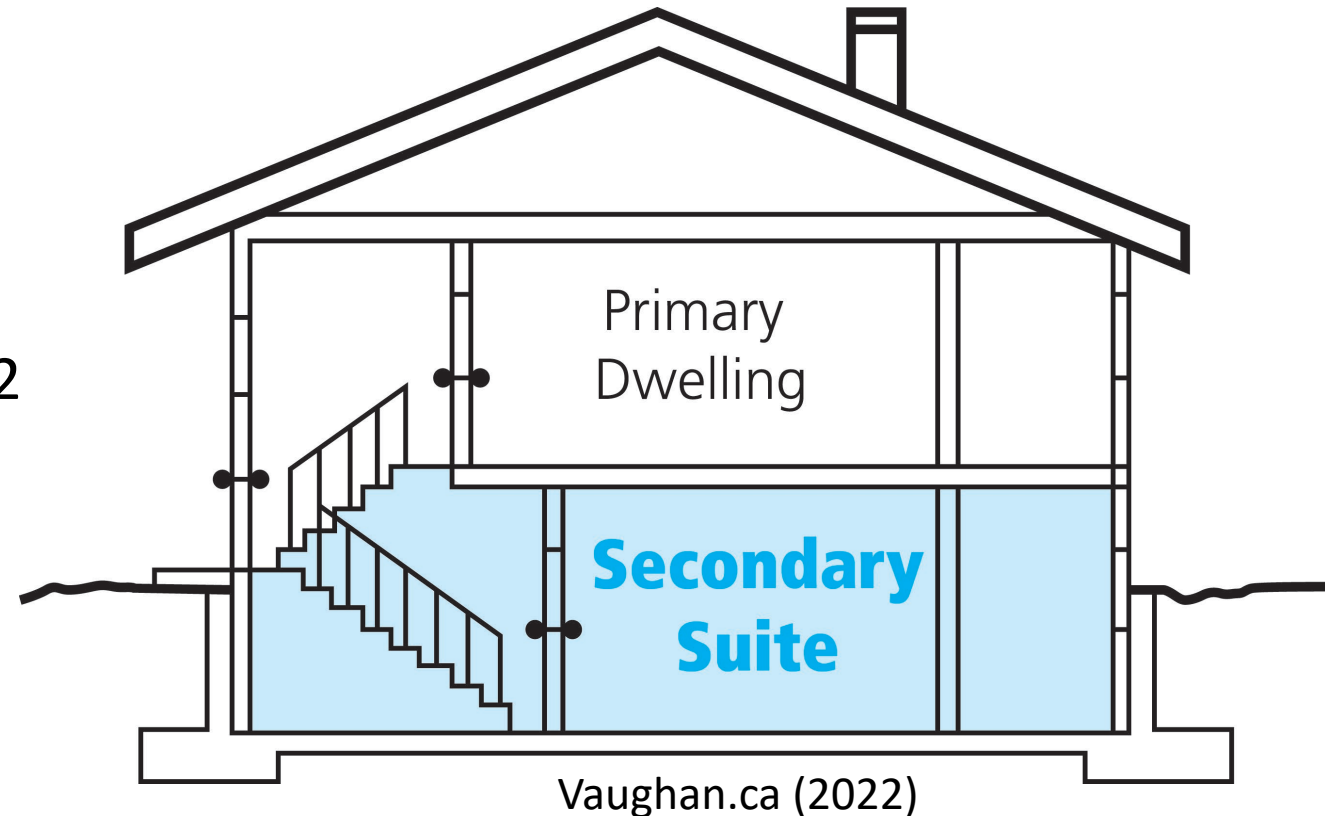
# Background

- January 26, 2021
  - the Family Resource Centre, a member of the West Hants Housing Coalition, applied for amendments to all planning documents in West Hants Regional Municipality to permit secondary suites within single and two-unit dwellings and to align the definition of secondary suites with the definition in the National Building Code
- Approved by Council on July 27, 2021



# Secondary Suite

- means a dwelling unit within a dwelling unit limited to a maximum of
  - (1) 80% of the total floor area of the dwelling unit if 80% is less than 862 sq. ft. (80 sq. m.) or
  - (2) 862 sq. ft. (80 sq. m.) or
  - (3) greater as established in the National Building Code



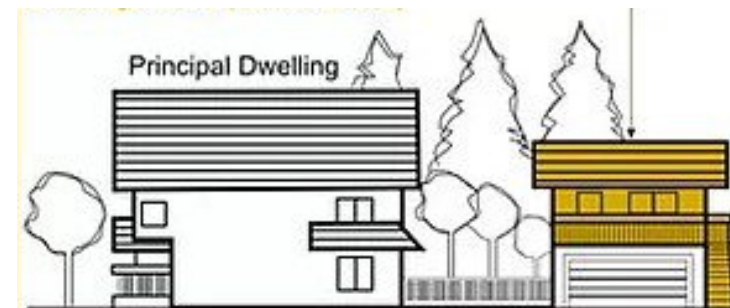
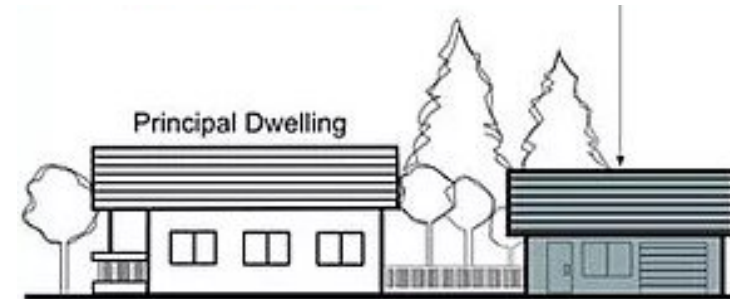
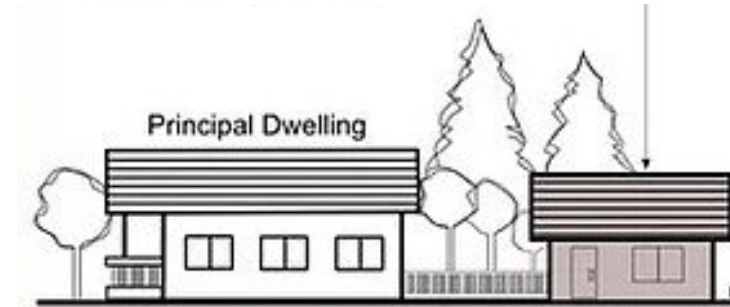
# Application

- On July 4, 2022 the Family Resource Centre applied for an amendment to all planning documents in West Hants Regional Municipality to permit detached secondary suites accessory to single and two-unit dwellings



# Detached Secondary Suite

- May also be known elsewhere as a backyard suite, garage suite or garden suite
- Accessory to the main dwelling
- Located in an accessory building which may include an existing garage, a converted outbuilding, or the construction of a new building on site



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# National Building Code

- Defines a secondary suite as *“a self-contained dwelling unit with a limited floor area which is contained within a house or another building which contains only residential occupancies. The Secondary Suite and the Main Suite must constitute a single real estate entity.”*
- Limits the size of a suite and includes requirements for ceiling height, smoke alarms, separation of units, ventilation, egress, and heating systems to ensure both the secondary and main suites are safe for occupancy



# Policy

- West Hants Regional Municipality has a separate Municipal Planning Strategy and Land Use By-law for each of Hantsport, Windsor and West Hants
- Each document will be considered and amended separately
  
- Hantsport Policy IM-3
- Windsor Policy 16.3.1
- West Hants Policy 16.3.1

**Public Information Meeting – September 6**

Staff Review

PAC/HAC Review and Recommendation – October 13\*

Council First Reading – October 25\*

Public Hearing & Second Reading – November 22\*

Ministerial Approval

Notice of Approval in Local Paper

# Process

Notice was placed in  
the Valley Journal

\*anticipated dates  
final dates will be set  
by Council



# Comments Submission

- Comments and questions can be submitted by the public until noon on **September 23**
- All correspondence should be sent to:

Sara Poirier, Senior Planner

|          |  |
|----------|--|
| Phone    | 902-798-8391 ext. 117  |
| Email    | <a href="mailto:spoirier@westhants.ca">spoirier@westhants.ca</a> |
| Mail     | 76 Morison Drive, PO Box 3000<br>Windsor NS B0N 2T0              |
| Drop box | Regional office at 76 Morison Drive                              |





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