



## **PUBLIC HEARING**

To consider an amendment to the Zoning By-Law. The purpose of the proposed Zoning By-Law text amendment (300-6-12) is amend the design guidelines for the R1-C (single unit dwelling - compact) Zone.

**Monday, January 8, 2018**

**6:30 pm**

**30 Honour House Court - Council Chambers**

**Members Present:** Mayor Ann Seamans  
Deputy Mayor Wayne Bennett  
Councillor Lana Hansen  
Councillor John Coughlan  
Councillor Jeremy Thorne  
Councillor Andrew LeBlanc  
Councillor Tammy Rampersaud

**Staff Present:** C. Smith, CAO  
A. Crummey, Town Clerk  
D. Richard, Deputy Town Clerk  
R. Higson, Director of Finance  
M. Ouellet, Director of Engineering & Public Works  
S. Thomson, Director of Economic Development  
T. Finlay, Director of Human Resources  
G. Cole, Director of Parks, Recreation and Community Relations  
D. Pleau, Fire Chief

**Regrets:** Councillor Cecile Cassista

### **1. Open Public Hearing**

Mayor Seamans declared the public hearing to be open at 6:30 p.m.

## **2. PowerPoint presentation conducted by representative of Urban Planning**

S. Anderson of Urban Planning advised that the Compact Single Unit Dwelling Zone (R1-C) was introduced as part of the Dobson Landing secondary plan. As this new housing zone is being developed a couple of issues have been identified in regard to design requirements and set back. The purpose of the proposed text amendment to the Zoning By-Law is to address these issues.

She noted that the current design standards outlined that the façade, "is finished with traditional materials that includes at least twenty-five percent brick or masonry". While the proposed amendment is seeking a change from traditional materials to at least three different materials that includes at least twenty per cent brick or masonry. The second proposed change relates to the garage door which currently requires a garage door which shall include design elements such as windows, plastic inserts and decorative hardware. This requirement is being removed. S. Anderson outlined the third proposed change as it relates to the side yard which currently has a minimum building code separation of 1.2 m and other side has 3 m setback. Also with the adoption of the 2010 Building Code - the eve is extended and goes into the set back. What is being proposed is a minimum building code separation of 1.6 meters instead of 1.2 m; and 2.6 m instead of 3 on the other side.

S. Anderson confirmed that the Planning Advisory Committee has reviewed the proposed amendments and has recommended that the amendments be adopted.

Deputy Mayor Bennett outlined his concern over the proposed amendment. He pointed out that other developers have had to adhere to specific standards. He questioned why the Town should change the requirements for only one builder. What would stop other developers from coming forward to ask for the same type of consideration to be given?

S. Anderson noted that the developer is conscious of its "price point". She remarked that a lot of effort is going into the design of these energy efficient smart homes which is costly to develop. The developer would like to continue to offer higher quality homes but still be financially viable and is seeking this amendment.

S. Thomson stated that this amendment pertains strictly the development of Dobson Landing. He pointed out that a new zone was introduced for this particular development. At the time the design standards were introduced, the Town deliberately placed higher design standards in place because of concerns over the compact lot size. These standards do not apply to any other zone. He noted that other developers do not have to adhere to this type of higher standard

as the zone is strictly in Dobson Landing. Since then the planners have recognized that the standards were too strict and that is the reason for the requested amendment to the zone.

Deputy Mayor Bennett maintained that he doesn't recall that this was an issue when it was first introduced.

C. Smith pointed out that what is being expected from this developer in that particular zone is a higher standard. The Town put rules in place to make the cost of building these particular units to be more expensive.

S. Anderson confirmed with Councillor Thorne that the requirements are strictly for the house and not any out buildings. The developer and/or owner would have to follow the zoning by-law in regard to the construction of fencing and outbuildings. S. Anderson stated that to date only one home is built in this development.

Mayor Seamans confirmed with A. Crummey that the Town did not receive any written objections.

#### **4. Conclude Public Hearing**

**Moved By** Councillor T. Rampersaud

**Seconded By** Deputy Mayor W. Bennett

*That the public hearing be concluded at 6:48 p.m.*

**Motion Carried**