



**DISTRICT OF HIGHLANDS**  
**MINUTES OF ELECTRONIC SPECIAL COMMITTEE OF THE WHOLE**  
**MEETING**  
**TUESDAY, APRIL 19, 2022 @ 9:01 PM**

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**COUNCIL MEMBERS PRESENT:**

Mayor Ken Williams  
Councillor Leslie Anderson  
Councillor Ann Baird  
Councillor Gord Baird  
Councillor Marcie McLean  
Councillor Karel Roessingh  
Councillor Rose Stanton

**IN ATTENDANCE:**

Chief Administrative Officer Lorraine Hilton  
Corporate Officer Melisa Miles  
Municipal Planner Laura Beckett  
Building Inspector Chris Leek

**PUBLIC OBSERVATION: 5**

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**1. APPROVAL OF THE AGENDA**

*Moved Councillor Roessingh, Seconded Councillor Stanton*  
That the agenda be approved as presented.

CARRIED

**2. ADOPTION OF MINUTES**

**3. UNFINISHED BUSINESS**

3.1

Report, Municipal Planner, April 14, 2022 (6410.02)

**RE: SECONDARY SUITES AND ACCESSORY DWELLING UNITS – STAFF SUGGESTION**

The Municipal Planner provided an overview of the process to date, drawing attention to the regulatory framework considered on March 7<sup>th</sup>, along with an additional suggested change to the framework in light of the recent water budget study.

The following points were raised during Council discussion:

- There should be clarity around the rationale for restricting properties to only one secondary suite or additional dwelling unit.
- Caution recommended with focusing a secondary suites/ADU policy on groundwater impacts.
- Impact on groundwater is not the only means of controlling growth; provincial policy also a factor.
- Focus on number of residents versus number of units.
- Previous data via Golder and Associates also identifies risk to well water for some properties.
- Concerns with the removal of the five acre minimum.
- Groundwater protection is a Council priority and limiting the number of suites/ADU's to one at this stage is a prudent consideration.
- Limit on number of units can be revisited in future.
- Consider allowing two units with "proof of water" documentation.
- Proof of water is Provincial jurisdiction.

- Concerns with enforcement based on written complaints.

The Chair Invited Public Comment:

Scott Nichol, Highlands resident, addressed Council expressing his support for implementing a secondary suite/ADU program that would allow for a larger secondary dwelling than the proposed 90 square metres. He further stated that the proposed size limit is limiting in terms of being able to age in place, and focus should be on the number of residents versus dwelling units.

*Moved Councillor Stanton, Seconded Councillor Anderson*

Recommendation:

That the document entitled, "April 19, 2022 Suggestions," be used as a basis to draft bylaw amendments and any companion policy(ies) for Council consideration.

There was further discussion in relation to the matter, and the question was called.

CARRIED

*With Councillor McLean Opposed*

*Moved Councillor Gord Baird, Seconded Councillor Ann Baird*

Recommendation:

That staff report back on feasible options for building proof of water into the secondary suites policy.

CARRIED

The intent of the motion was clarified to seek a mechanism to ensure appropriate proof of water information is on file with the District.

**4. RECOMMENDATIONS FROM  
COMMITTEES AND COMMISSIONS**

**5. NEW BUSINESS**

**6. ADJOURNMENT**

*Moved Councillor Anderson, Seconded Councillor Stanton*

That the Special Committee of the Whole meeting of April 19, 2022 adjourn at 10:01 pm.

CARRIED

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MAYOR

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CORPORATE OFFICER