



Secondary Suites Project Questionnaire Results

During the summer and fall of 2013 the Regional District of Nanaimo (RDN) initiated a public engagement process to gauge the level of community support for secondary suites within the RDN’s Electoral Areas A, C, E, F, G, and H. This was done by attending community events, meeting with community groups and individuals, hosting information sessions, and an online questionnaire. The purpose of the questionnaire was to ask residents their level of support for secondary suites as a form of affordable housing within the community and identify what form of secondary suites may be appropriate. The questionnaire also focused on identifying issues and opportunities related to secondary suites. A total of 209 responses to the online questionnaire were received. The purpose of this document is to present the questionnaire results in a reader friendly format. Many of the questions provided an opportunity to provide written comments. All written comments have been provided following the last question.

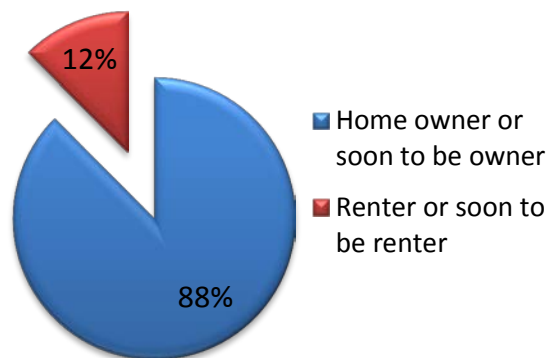
Only 26 (12.4%) of 209 respondents were renters or soon to be renters. So the results of the renters section of the questionnaire may not be representative of renters’ views across the region.

Secondary Suites Project – Home Owner and Renter Question 1

Please select the survey option which best meets your current situation.

Responses	Response Percent	Response Count
Home Owner or soon to be owner	87.6	183
Renter or soon to be renter	12.4	26
Total	100.0	209

Please select the survey option which best meets your current situation.



Home Owners Survey

Secondary Suites Project – Home Owner Question 2

Do you think secondary suites will provide needed affordable housing in the RDN’s Electoral Areas?

Home Owner Response	Response Percent	Response Count
Yes	93.4	142
No	3.3	5
Not Sure	3.3	5
Total	100	152
51 Comments		

Do you think secondary suites will provide needed affordable housing in the RDN's Electoral Areas?



Secondary Suites Project – Home Owner Question 3

Do you think the RDN’s Electoral Areas would benefit from secondary suites?

Home Owner Response	Response Percent	Response Count
Yes	92.7	140
No	4.6	7
Not Sure	2.7	4
Total	100	151
47 Comments		

Do you think the RDN's Electoral Areas would benefit from secondary suites?

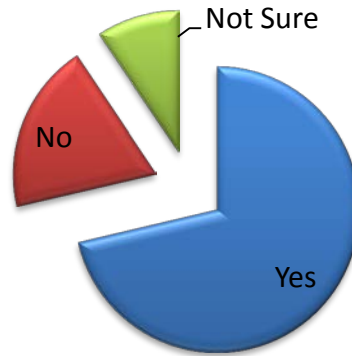


Secondary Suites Project – Home Owner Question 4

Would you like to have a secondary suite in your home?

Home Owner Response	Response Percent	Response Count
Yes	71.3	107
No	19.3	29
Not Sure	9.3	14
Total	100	150
42 Comments		

Would you like to have a secondary suite in your home?

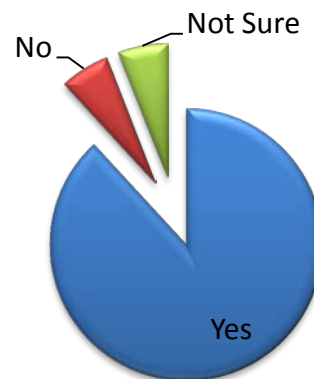


Secondary Suites Project – Home Owner Question 5

Would you like to have a secondary suite in your neighbourhood?

Home Owner Response	Response Percent	Response Count
Yes	88.2	134
No	5.9	9
Not Sure	5.9	9
Total	100	152
48 Comments		

Would you like to have a secondary suite in your neighbourhood?

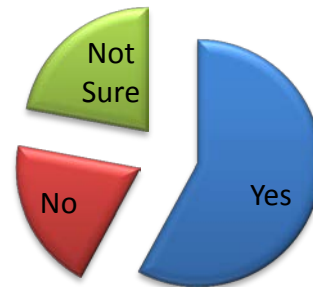


Secondary Suites Project – Home Owner Question 6

If you don't have a suite in your home, would you build one if suites are allowed?

Home Owner Response	Response Percent	Response Count
Yes	57.9	84
No	20	29
Not Sure	22	32
Total	100	145
37 Comments		

If you don't have a suite in your home, would you build one if suites are allowed?

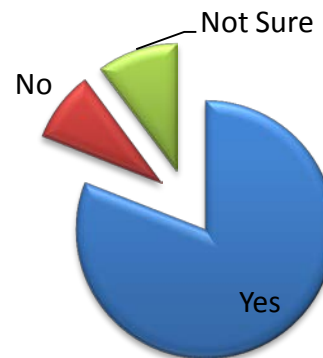


Secondary Suites Project – Home Owner Question 7

If you had a suite in your home, would you make it available as a long-term rental unit for someone to live in?

Home Owner Response	Response Percent	Response Count
Yes	81	119
No	8.8	13
Not Sure	10.2	15
Total	100	147
25 Comments		

If you had a suite in your home, would you make it available as a long-term rental unit for someone to live in?

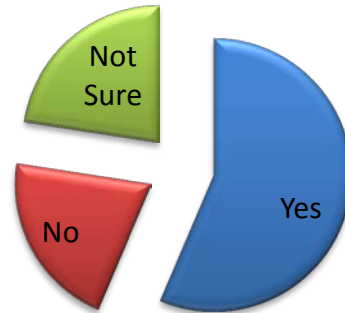


Secondary Suites Project – Home Owner Question 8

If you already have a suite in your home, would you go through the process to get a building permit to make it an authorized suite if it were possible?

Home Owner Response	Response Percent	Response Count
Yes	56.4	75
No	21	28
Not Sure	22.6	30
Total	100	133
47 Comments		

If you already have a suite in your home, would you go through the process to get a building permit to make it an authorized suite if it were possible?

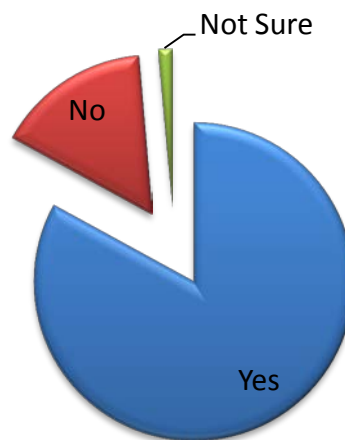


Secondary Suites Project – Home Owner Question 9

Do you have on-site sewage disposal (i.e. septic field)?

Home Owner Response	Response Percent	Response Count
Yes	83	122
No	15.7	23
Not Sure	1.4	2
Total	100	147
6 Comments		

Do you have on-site sewage disposal (i.e. septic field)?

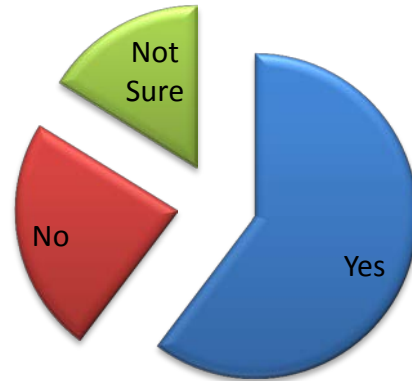


Secondary Suites Project – Home Owner Question 10

Would you upgrade your on-site sewage disposal system, if needed, in order to have a secondary suite?

Would you upgrade your in-site sewage disposal system, if needed, in order to have a secondary suite?

Home Owner Response	Response Percent	Response Count
Yes	60.3	82
No	23.5	32
Not Sure	16.2	22
Total	100	136
29 Comments		

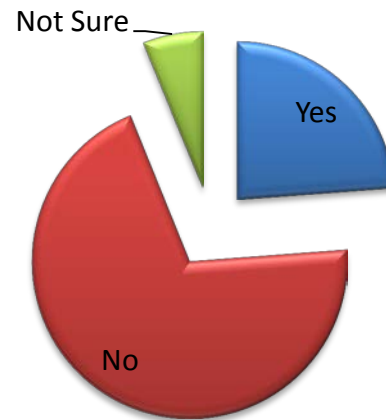


Secondary Suites Project – Home Owner Question 11

Are you concerned about the impact of secondary suites on your community's water supply?

Are you concerned about the impact of secondary suites on your community's water supply?

Home Owner Response	Response Percent	Response Count
Yes	23.8	35
No	70	103
Not Sure	6.1	9
Total	100	147
32 Comments		



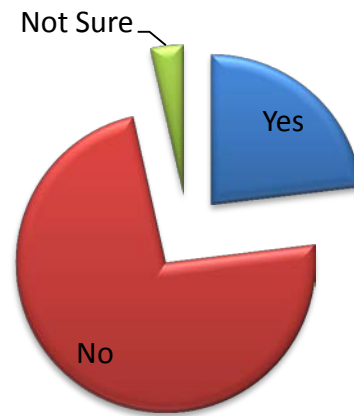
Secondary Suites Project – Home Owner Question 12

Are you concerned about potential parking and traffic issues related to secondary suites?

Home Owner Response	Response Percent	Response Count
Yes	23.1	33
No	73.4	105
Not Sure	3.5	5
Total	100	143

25 Comments

Are you concerned about potential parking and traffic issues related to secondary suites?

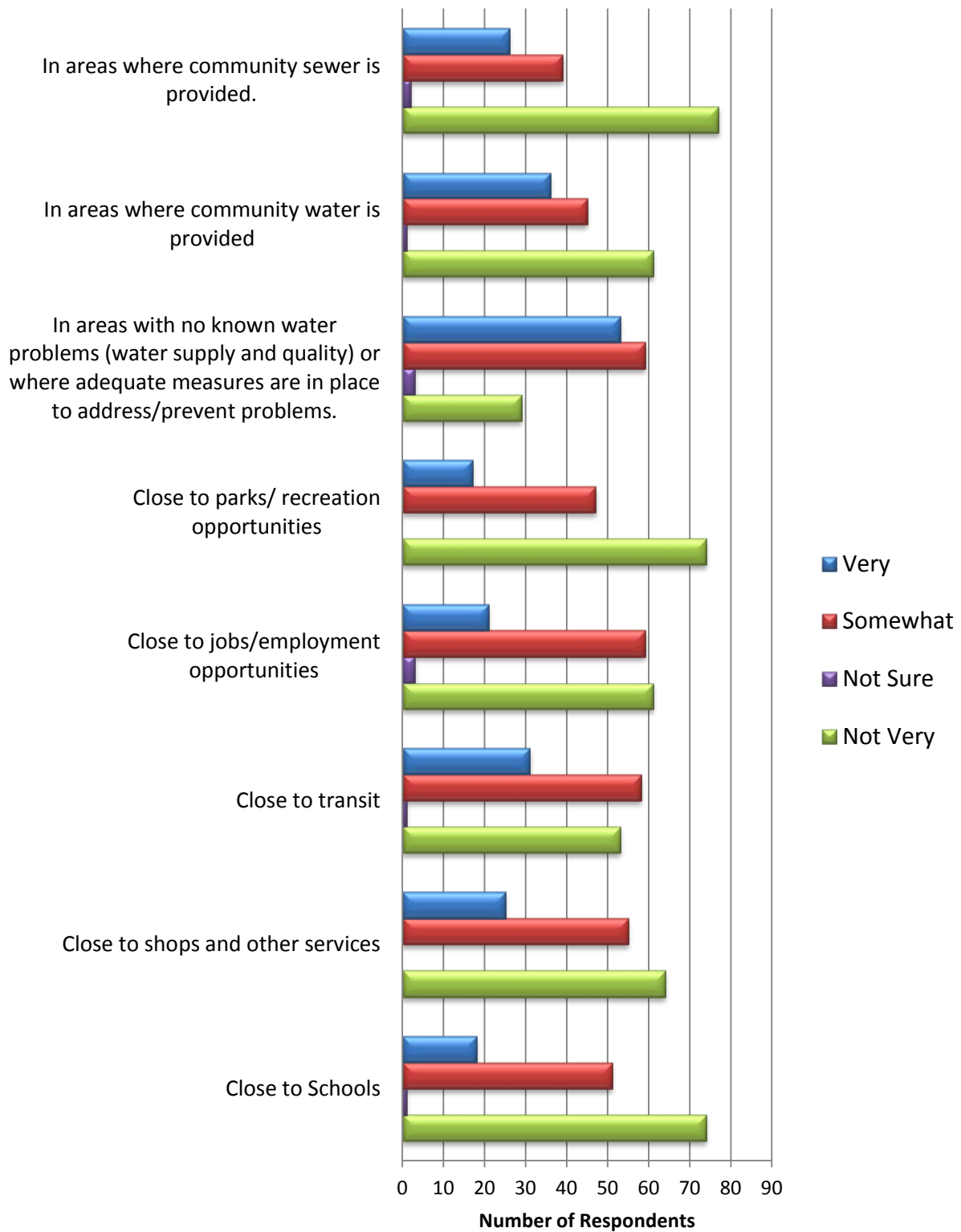


Secondary Suites Project – Home Owner Question 13

How important do you think the following considerations are in deciding where secondary suites should be allowed?

Home Owner Response	Very Important	Somewhat Important	Not Very Important	Not Sure	Total
Close to schools	18	51	74	1	144
Close to shops and other services	25	55	64	0	144
Close to transit	31	58	53	1	143
Close to jobs/employment opportunities	21	59	61	3	144
Close to parks/recreation opportunities	17	47	74	0	138
In areas with no known water problems (water supply and quantity) or where adequate measures are in place to address /prevent problems	53	59	29	3	144
In areas where community water is provided	36	45	61	1	143
In areas where community sewer is provided	26	39	77	2	144

How important do you think the following considerations are in deciding where secondary suites should be allowed?

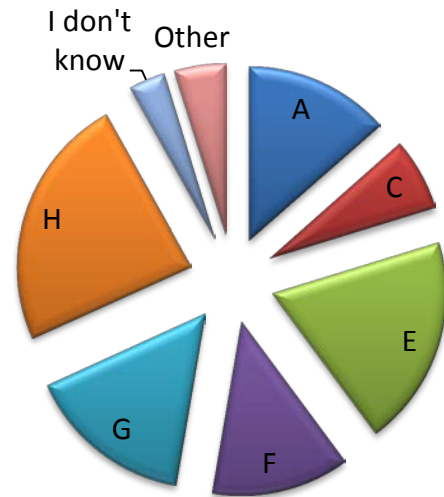


Secondary Suites Project – Home Owner Question 14

Which Electoral Area do you live in?

Answer Options	Response Percent	Response Count
Electoral Area A (Cassidy, Cedar, Yellow Point, South Wellington)	14.2	20
Electoral Area C (Extension, Nanaimo Lakes, East Wellington/Pleasant Valley)	7.1	10
Electoral Area E (Nanoose Bay, Fairwinds, Red Gap)	20.6	29
Electoral Area F (Coombs, Hilliers, Errington)	13.5	19
Electoral Area G (San Pareil, French Creek, Dashwood, Englishman River)	16.3	23
Electoral Area H (Qualicum Bay, Deep Bay, Bowser, Horne Lake, Spider Lake)	24.8	35
I don't know	3.5	5
Other		7
answered question		141
skipped question		68
7 Comments		

Which Electoral Area do you live in?

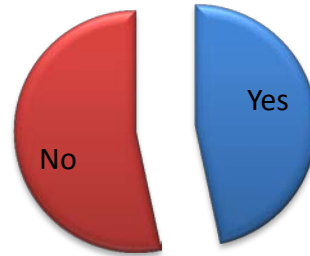


Secondary Suites Project – Home Owner Question 15

Do you have additional questions?

Home Owner Response	Response Percent	Response Count
Yes	46.7	70
No	53.3	80
Total	100	150
71 Comments		

Do you have additional questions?



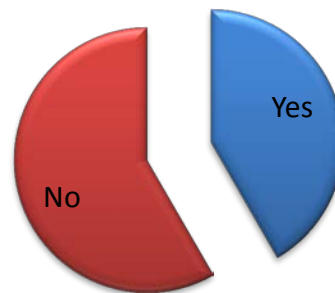
Renters Survey

Secondary Suites Project – Renters Section Question 16

Do you currently live in a secondary suite?

Renter Response	Response Percent	Response Count
Yes	41.7	5
No	58.3	7
Total	100	12

Do you currently live in a secondary suite?

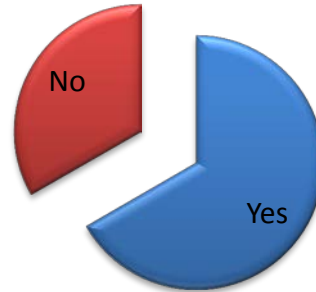


Secondary Suites Project – Renters Section Question 17

If No, would you consider living in a secondary suite?

If No, would you consider living in a secondary suite?

Renter Response	Response Percent	Response Count
Yes	66.7	6
No	33.3	3
Maybe	0	0
Total	100	9

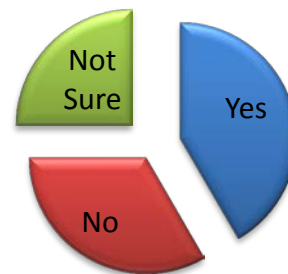


Secondary Suites Project – Renters Section Question 18

Do you feel you have the security of a long-term rental situation in your current home?

Do you feel you have the security of a long-term rental situation in your current home?

Renter Response	Response Percent	Response Count
Yes	41.7	5
No	33.3	4
Not sure	25	3
Total	100	12

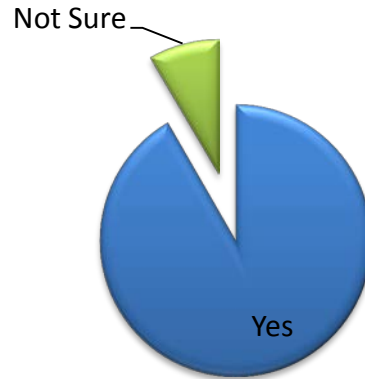


Secondary Suites Project – Renters Section Question 19

Is long term rental security important to you?

Renter Response	Response Percent	Response Count
Yes	91.7	11
No	0	0
Not sure	8.3	1
Total	100	12

Is long term rental security important to you?

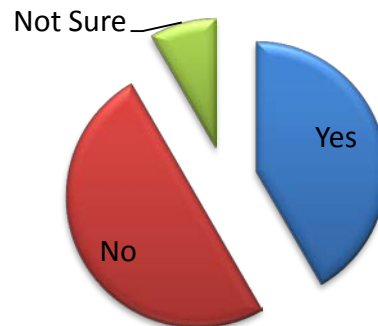


Secondary Suites Project – Renters Section Question 20

Does your rent cost you more than 30% of your income?

Renter Response	Response Percent	Response Count
Yes	41.7	5
No	50	6
Not sure	8.3	1
Total	100	12

Does your rent cost more than 30% of you income?

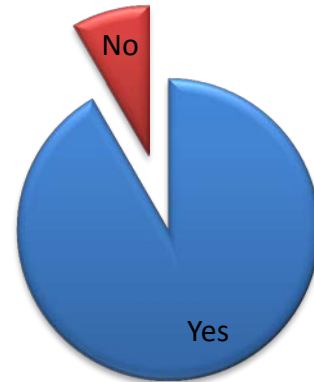


Secondary Suites Project – Renters Section Question 21

Is your home adequately serviced with a kitchen, bathroom, and direct access to the outdoors?

Is your home adequately serviced with a kitchen, bathroom, and direct access to the outdoors?

Renter Response	Response Percent	Response Count
Yes	91.7	11
No	8.3	1
Total	100	12

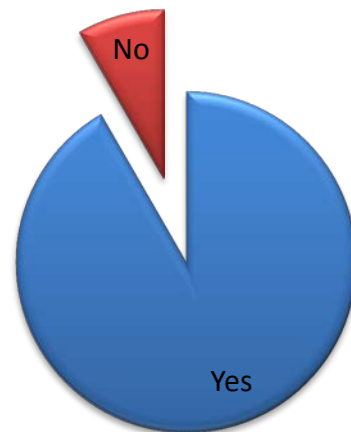


Secondary Suites Project – Renters Section Question 22

Does your home feel healthy and safe?

Does your home feel healthy and safe?

Renter Response	Response Percent	Response Count
Yes	91.7	11
No	8.3	1
Total	100	12
2 Comments		

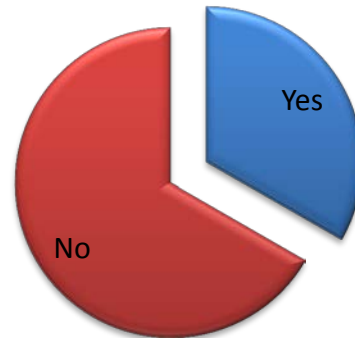


Secondary Suites Project – Renters Section Question 23

Are you aware of water shortages or water quality issues where you live?

Renter Response	Response Percent	Response Count
Yes	33.3	4
No	66.7	8
Not sure	0	0
Total	100	12
2 Comments		

Are you aware of water shortages or water quality issues where you live?

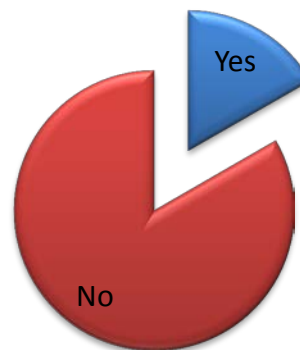


Secondary Suites Project – Renters Section Question 24

Are you aware of any problems with the sewage disposal system where you live?

Renter Response	Response Percent	Response Count
Yes	16.7	2
No	83.3	10
Total	100	12

Are you aware of any problems with the sewage disposal system where you live?

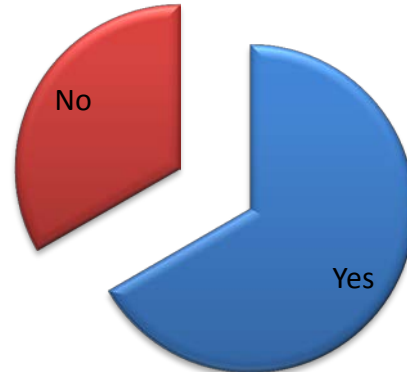


Secondary Suites Project – Renters Question 25

Do you own a car?

Renter Response	Response Percent	Response Count
Yes	66.7	8
No	33.3	4
Total	100	12

Do you own a car?

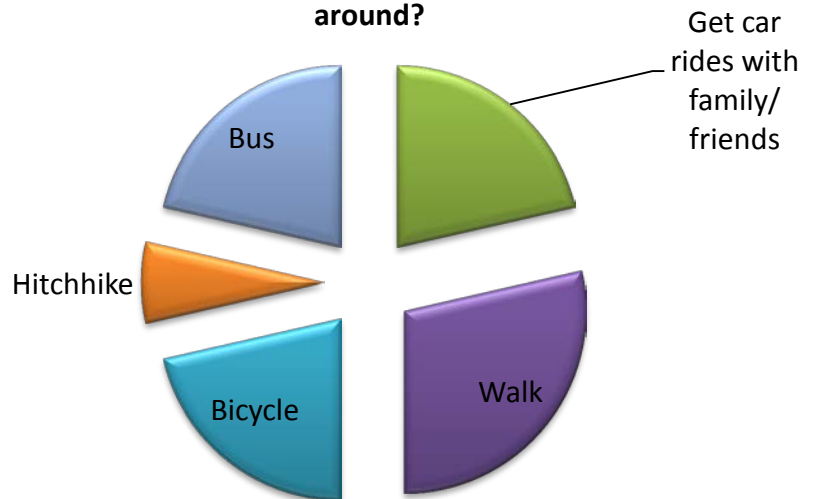


Secondary Suites Project – Renters Question 26

If you answered 'No' to the above, how do you get around?

Renter Response	Response Count
Motorbike	0
Electric Scooter	0
Get rides with Friends/Family	3
Walk	4
Bicycle	3
Hitchhike	1
Bus	3
Total Respondents (Responses)	5 (14)*

If you answered 'No' to the above, how do you get around?



*Note, for 26 above, respondents provided more than one answer to this question. For example respondents could walk and bicycle.

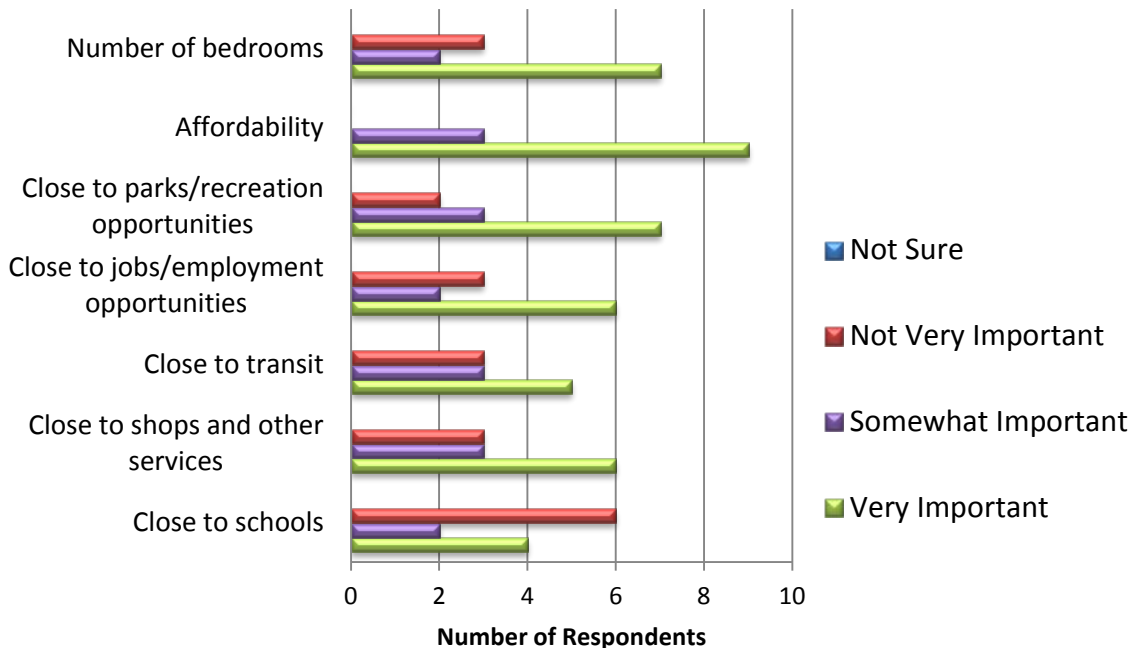
Secondary Suites Project – Renters Section Question 27

How important do you think the following considerations are in deciding where secondary suites should be allowed?

Renters Response	Very Important	Somewhat Important	Not Very Important	Not Sure
Close to schools	4	2	6	0
Close to shops and other services	6	3	3	0
Close to transit	5	3	3	0
Close to jobs/employment opportunities	6	2	3	0
Close to parks/recreation opportunities	7	3	2	0
Affordability	9	3	0	0
Number of bedrooms	7	2	3	0

3 Comments

How important do you think the following considerations are in deciding where secondary suites should be allowed?

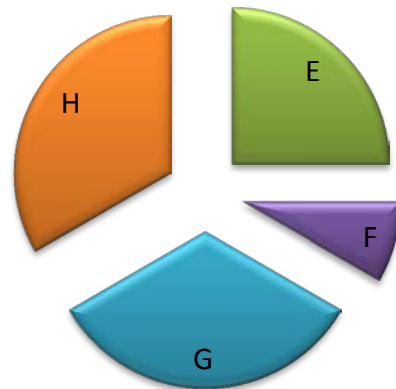


Secondary Suites Project – Renter Section Question 28

Which Electoral Area do you live in?

Answer Options	Response Percent	Response Count
Electoral Area A (Cassidy, Cedar, Yellow Point, South Wellington)	0	0
Electoral Area C (Extension, Nanaimo Lakes, East Wellington/Pleasant Valley)	0	0
Electoral Area E (Nanoose Bay, Fairwinds, Red Gap)	25	3
Electoral Area F (Coombs, Hilliers, Errington)	8.3	1
Electoral Area G (San Pareil, French Creek, Dashwood, Englishman River)	33.3	4
Electoral Area H (Qualicum Bay, Deep Bay, Bowser, Horne Lake, Spider Lake)	33.3	4
I don't know	0	0
Other		0
Total	100	12

Which Electoral Area do you live in?

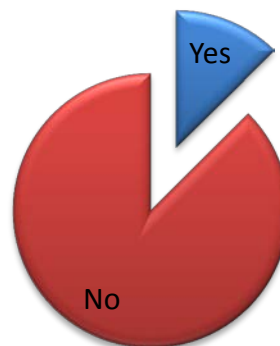


Secondary Suites Project – Renter Section Question 29

Do you have additional comments or suggestions?

Renter Response	Response Percent	Response Count
Yes	12.5	1
No	87.5	7
Total	100	8
3 Comments		

Do you have additional comments or suggestions?



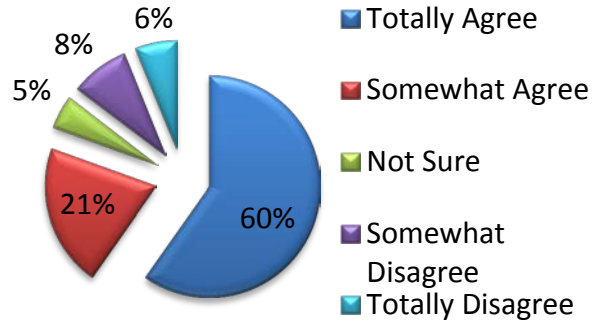
Optional Detailed Question – Home Owners or Renters

Please indicate your level of agreement with the following statements.

33 Comments were received related to this question

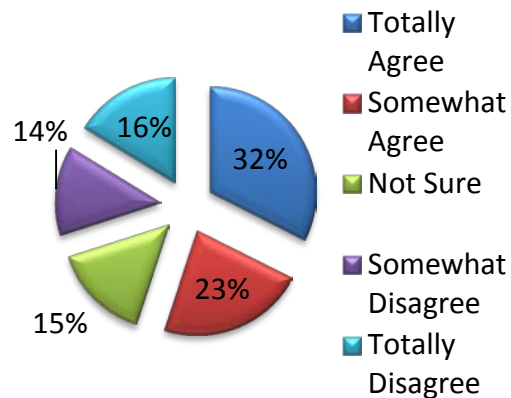
At least one additional off-street parking space should be required.

Renter Responses	Response Percent	Response Count
Totally Agree	59.8	49
Somewhat Agree	20.7	17
Not Sure	4.9	4
Somewhat Disagree	8.5	7
Totally Disagree	6.1	5
Total	100	82



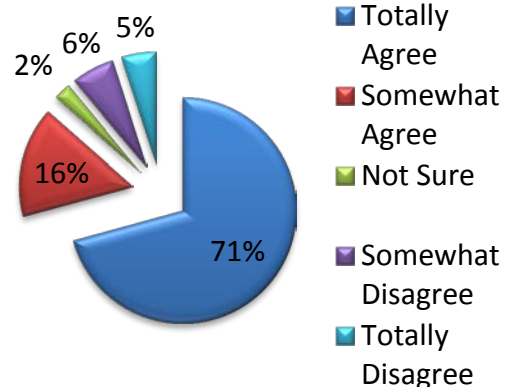
There should be a limit on the floor area of secondary suites (For example, not greater than 40% of the floor area of the principle dwelling unit).

Renter Responses	Response Percent	Response Count
Totally Agree	34.1	28
Somewhat Agree	22	18
Not Sure	14.6	12
Somewhat Disagree	13.4	11
Totally Disagree	15.9	13
Total	100	82



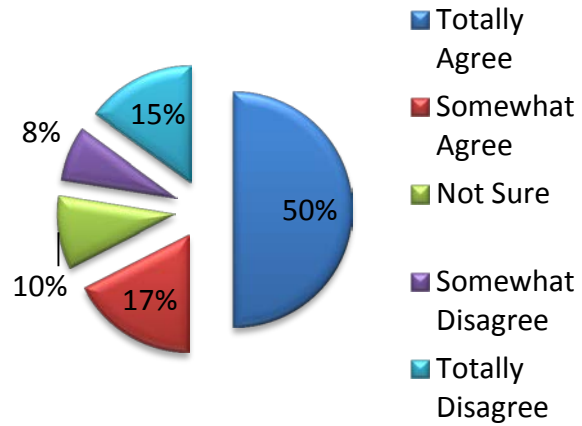
Secondary suites which are detached from the primary residence should be supported.

Renter Responses	Response Percent	Response Count
Totally Agree	70.8	58
Somewhat Agree	15.9	13
Not Sure	2.4	2
Somewhat Disagree	6.1	5
Totally Disagree	4.9	4
Total	100	82



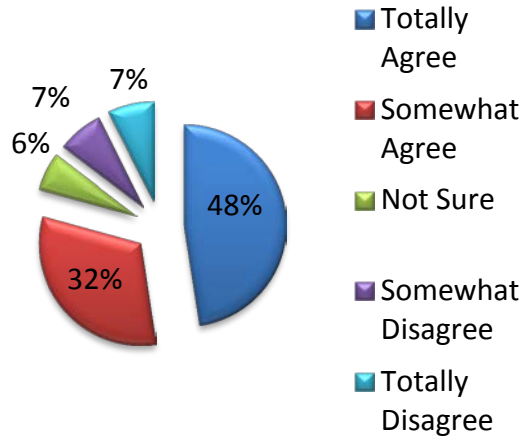
Only one suite per lot should be supported.

Renter Responses	Response Percent	Response Count
Totally Agree	50	40
Somewhat Agree	17.5	14
Not Sure	10	8
Somewhat Disagree	7.5	6
Totally Disagree	15	12
Total	100	80



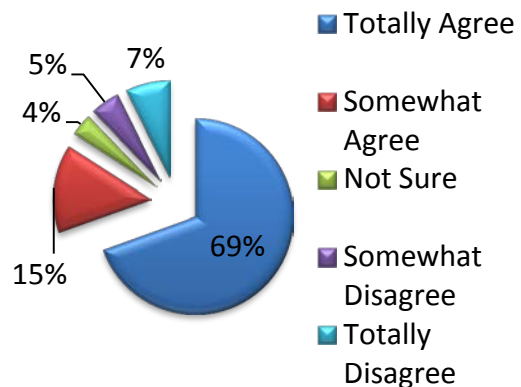
Secondary suite owners should pay for any additional services which the occupants consume such as water, sewer, garbage, recycling, and organics collection.

Renter Responses	Response Percent	Response Count
Totally Agree	47.6	39
Somewhat Agree	31.7	26
Not Sure	6.1	5
Somewhat Disagree	7.3	6
Totally Disagree	7.3	6
Total	100	82



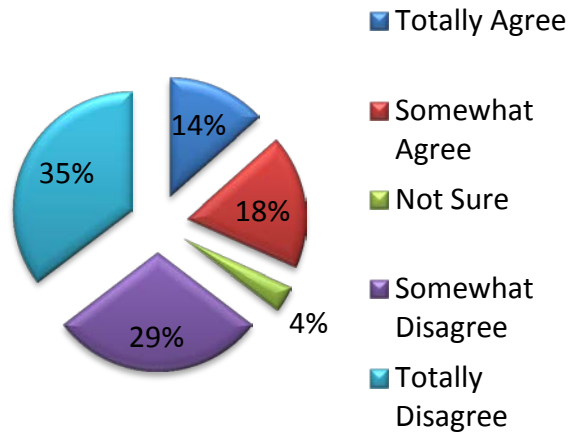
On parcels with onsite servicing (well and septic disposal systems) measures should be taken to ensure that the existing facilities have the capacity and are capable of supporting a secondary suite.

Renter Responses	Response Percent	Response Count
Totally Agree	69.5	57
Somewhat Agree	14.6	12
Not Sure	3.7	3
Somewhat Disagree	4.9	4
Totally Disagree	7.3	6
Total	100	82



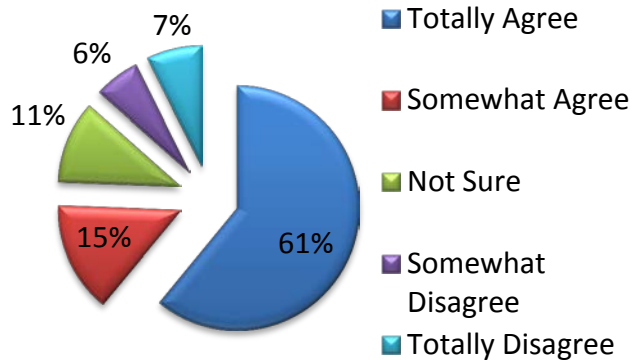
I am concerned with potential environmental impacts of secondary suites (groundwater impacts, creation of impervious surfaces, habitat loss, etc.).

Renter Responses	Response Percent	Response Count
Totally Agree	13.4	11
Somewhat Agree	18.3	15
Not Sure	3.7	3
Somewhat Disagree	29.3	24
Totally Disagree	35.4	29
Total	100	82



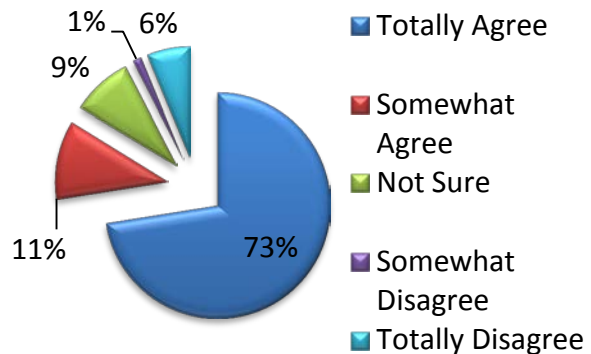
Secondary suites should be permitted in all zones where single family residences are permitted.

Renter Responses	Response Percent	Response Count
Totally Agree	61	50
Somewhat Agree	14.6	12
Not Sure	11	9
Somewhat Disagree	6.1	5
Totally Disagree	7.3	6
Total	100	82



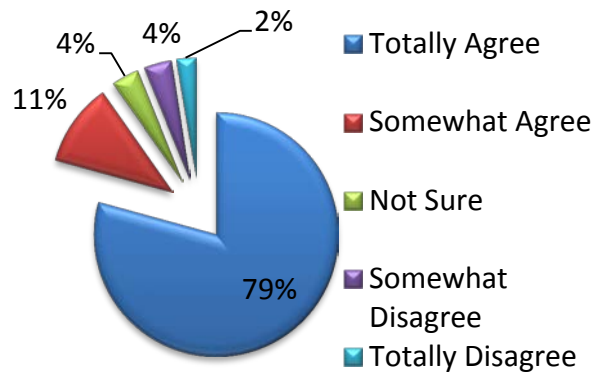
Secondary suites should be permitted throughout each Electoral Area.

Renter Responses	Response Percent	Response Count
Totally Agree	72.5	58
Somewhat Agree	11.3	9
Not Sure	8.8	7
Somewhat Disagree	1.3	1
Totally Disagree	6.3	5
Total	100	80



Secondary suites should be permitted on rural parcels including lands located within the Agricultural Land Reserve.

Renter Responses	Response Percent	Response Count
Totally Agree	79.3	65
Somewhat Agree	11	9
Not Sure	3.7	3
Somewhat Disagree	3.7	3
Totally Disagree	2.4	2
Total	100	82



Comments Received

Comments Received on Question 2:	Do you think secondary suites will provide needed affordable housing in the RDN's Electoral Areas?
1	Very much needed.
2	Most will be smaller than a regular home so rent should be less, giving people the opportunity to find more reasonable housing.
3	I am concerned of the parking and recreational vehicles that may become an eye sore, over-crowded that starts to look junky and devalues property of neighbours.
4	In these economic times, secondary suites provide a much needed, cheaper option, in most cases, than renting an apartment or full house.
5	Absolutely, this is needed.
6	Suites are already providing affordable housing illegally.
7	So long as the home owner lives on the property.
8	It is also a very successful option for aging parents. Which in our case is the main reason to add a suite.
9	I used to rent and it was very difficult to rent anything other than a small noisy apartment.
10	Not only will it provide affordable housing for the people renting, it enables the homeowner to generate income and help with mortgage and maintenance expenses.
11	I am interested in providing housing for aging parent.
12	<p>I raised my daughter as a single parent and living in an area that allowed suites made it possible for me to be able to live in a good residential area, where we felt safe, and part of a middle class neighbourhood. Without the suites we would have had to look at low income housing in a more challenging area. I will always be grateful for that choice, my daughter had a great place to make friends, play outside, and go to school.</p> <p>As things have changed over the years, now it is my elderly mother who I would like to have live with me. She is not so elderly that she cannot be independent, but she will need someone to help out very soon. This would allow us to keep her in her own home much longer than if she lived in her own house.</p>
13	We would like to have a secondary suite to help our parent's have affordable living, while allowing us to help them as they continue to age and need assistance.
14	A lot of people are struggling to meet expenses. My concern is that the RDN looks at this as another taxation opportunity. Time will tell. I think if the RDN permits family members to live in a secondary suites, a non-profit scenario should be looked upon in a different light than a non-family member.
15	It is much cheaper to add a suite to already existing residents than build a new building to accommodate suites.
16	Would bring affordable housing to the RDN.
17	There is very little affordable housing in the RDN or in the towns of Qualicum Beach or Parksville.
18	Offers 1st time buyers and financially stressed home owners a revenue stream to help meet their ever increasing costs to own.

Secondary Suites Project – Questionnaire Results

Comments Received on Question 2:	Do you think secondary suites will provide needed affordable housing in the RDN's Electoral Areas?
19	There is a need for low rentals in this area.
20	There are several single people with limited income and these suites allow them to live on their own, which they would not be able to do otherwise. Also, seniors have limited income and this allows children to build suites in their homes for their parents to continue to have independence.
21	Prices go up but pays remain the same or go down. We all need help to live.
22	They provide more affordable housing for young people starting out either as tenants or new home owners in need of mortgage helpers; they also provide housing for the elderly on low fixed incomes. Communities require a good range of age, this is not the case in area H There is a need to bring families, young people and children into our over-aged communities. Without diversity of age, communities cannot survive. The over aged population needs caretakers, to ensure they can live a good quality of life in their own homes, rather than being forced into in-care facilities.
23	<p>They could provide affordable living for people who cannot afford a home but are saving for down payment.</p> <p>As mortgage helpers they make owning a home more of a possibility.</p> <p>They can help develop community. People living on the same property are more likely to cooperate, share both materially and socially. having people cooperate and share.</p>
24	Yes due to the continuing low rental vacancy numbers.
25	They create another option that can benefit both owners and renters. This can make home retention affordable and can create affordable rental options. Great for seniors who want to stay in their home.
26	I think secondary suites are an important part of the housing mix already and the fact that they are done illegally concerns me.....I would like to know that fire safety and health concerns are met.
27	I have been amazed at the number of families who are financially insecure in Area E. While suites would mostly be for single people, their availability would free up any smaller houses for families.
28	There are currently a large number illegal rental units that do not have the facilities required. I think this really pertains to sewage disposal which in turn has a damaging effect on the ground water.
29	I think you need to differentiate between - housing & accommodation. Housing being for families & accommodation for singles, more likely to be youths.
30	I am a senior hoping to live in an independent suite in a property or on the same acreage as our daughter and son-in-law. A suite would be an ideal way to house two groups of the same family.
31	Enable families to provide home senior care and also extended family (children) space.

Comments Received on Question 2:	Do you think secondary suites will provide needed affordable housing in the RDN's Electoral Areas?
32	In my experience secondary suites rent for less money than comparable space in apartments or multifamily dwellings. I have used secondary suites for many years after university and two of my children live in secondary units today. Typically, these suites have a comprehensive price that includes electricity, heat, cable TV and internet. This is another attraction for those seeking affordability.
33	More housing available means more affordability.
34	Legal suites increase tax revenue
35	Absolutely, due to the nature of secondary suites it makes for more affordable living.
36	Rent is less expensive than owning.
37	Ironically, many electoral areas are becoming overpriced due to strict limitations on growth. The root cause is the RDN's own policies and perceptions about what level of development is "sustainable". In-fill of existing lots with carriage homes or secondary suites will help increase the supply of available housing, albeit only marginally, as suites will most likely be created during the course of new construction.
38	There are many people in the area that cannot afford or do not want to live in apartment buildings. Secondary suites, if done properly, allow these people to live in a comfortable home environment, usually at a lower cost of rent per month. Also, there are very few apartments available to rent anyway.
39	Although there are still a fair number of seasonably available private residences that rent out while their owners winter somewhere warmer, they are usually not in the price range of tourist industry workers or shellfish industry workers. I am sure they will provide at least some lower priced housing for lower income residents.
40	Will this allow us to install 220 power so that the unit can have a washer/dryer, full size stove - Then yes.
41	The rental situation in any area at present is very low. Hard to find and not really affordable for those that need it.
42	Many who have low paying jobs need affordable, safe places to live.
43	With the new Deep Bay Research Station, secondary suite's will help part time/full time students and professors. It will also help others who need affordable rentals.
44	Would allow family members to obtain affordable housing and companionship closer
45	It would allow people to live in the community in which they work or go to school at a lesser rate than having to purchase or rent longer -term
46	Certainly what we have seen in Qualicum Beach, some of the secondary housing accommodation in the downtown core, where they want it, is cheaper but not necessarily "affordable". But sq. ft. to sq. ft. it is probably still as expensive as renting a conventional house or standard apartment.
47	This may assist with the affordable housing challenge but will not likely solve it.
48	I believe that it gives homeowners flexibility with their property. Being regulated, it allows for a safe, consistent approach to the dwellings/suites and discourages people from creating/building unsafe places for people to live in.

Comments Received on Question 2:	Do you think secondary suites will provide needed affordable housing in the RDN's Electoral Areas?
49	I think this is an acceptable option, provided it is restricted to properties where the owners are in continuous occupancy. In other words, I think problems could develop if it is allowed in situations where the owner is not resident - as for example in a second or vacation home, where the owner is residing elsewhere for part of the year. I believe a resident owner provides both ready access to the tenant to meet their needs, but also a ready way for the neighbourhood to deal with tenants who become a nuisance. I think there is a much higher likelihood of tenants becoming problems to the surrounding community if there is an absentee landlord.
50	There are a number of people in this area that cannot afford to purchase a home. Having an opportunity to rent a suite from a homeowner would provide someone with a feeling of worth, i.e. having a roof over their head, pride of having a place where they could have their own space.
51	There are many secondary suites already providing affordable housing. Whether sanctioned or not, they exist.

Secondary Suites Project – Questionnaire Results

Comments Received on Question 3:	Do you think the RDN’s Electoral Areas would benefit from secondary suites?
1	Extra buildings and or developed suite(s) on lots would increase property tax base.
2	We are already having a water issue.
3	As long as they are properly regulated and safe dwellings.
4	People who follow laws will benefit from this change.
5	Tax dollars
6	I think that allowing secondary suites will allow for correct building code requirements. I also think a fee should be paid to build a secondary suite. There are far too many improperly built suites.
7	Reduce the need to expand infrastructure - i.e.; more roads, sewer, water, etc.
8	Healthy diversity
9	<p>Absolutely. Suites allow families to stay together, putting less strain on the health care system. Parents helping younger members, then they help parents. In many cases illness requires family move in to help, in my personal experience a friend with MS needed her parents to help with her young children, but they could not legally put a carriage house in so they had to move out of the district.</p> <p>Suites allow for more density, without a major impact on the appearance of a neighbourhood. More density has a positive effect on all local business. It allows diversification.</p> <p>Also allowing first time home buyers a way to enter the housing market.</p>
10	Seniors need affordable choices like suites.
11	Higher density prevents urban sprawl.
12	The electoral areas have many underutilized 1/2 acre lots and secondary suites and carriage houses would create a much more sustainable community.
13	It would save on housing and development costs, benefit homeowners by providing extra income to allow folks to keep their homes. The downside of suburban sprawl could be reversed. Coach houses could be added to existing lots.
14	More affordable housing, family members could live on the same property.
15	Yes, as people age they could stay in their homes and have caretakers live in, that would take the burden off health care. Family members could take care of ageing parents or parents could help their children or grandchildren.
16	Any increase in population density will benefit the general community
17	They would bring more people spending money,
18	Yes, you would know where they were.
19	Low cost housing brings with it many problems. There are no jobs in rural areas compared to municipalities. There are no social support organizations necessary. No medical services that may be necessary. There is no public transit services to support the needy. How can you possibly justify this in a rural area? It would be far more appropriate in a municipality. Did I mention the lack of police services?
20	Especially on the forced acreages we have to keep this helps with taxes and mortgages.

Secondary Suites Project – Questionnaire Results

Comments Received on Question 3:	Do you think the RDN’s Electoral Areas would benefit from secondary suites?
21	<p>We were in our late 50s when we moved to Area H and our real estate agents jokingly told us we were bringing down the average age. In our small single family neighbourhood of 18 houses all of which cost in the \$400,000+ range we have:</p> <ul style="list-style-type: none"> - 2 dwellings inhabited by older couples and adult children, - 2 dwellings inhabited by single adults, - 14 dwellings inhabited by retired or older couples. <p>There is something very wrong with these statistics. If we are to build sustainable healthy communities we need young people, children and families. Secondary suites are a step in the right direction.</p>
22	<p>They would provide mortgage help.</p> <p>Added income they could provide would mean home owner would not need a 2nd job. The job would then be available for young people moving in to the area. Young people are the future...they must be given incentives to live here.</p>
23	Greater mix in the community.
24	They are already here, so perhaps this would help with fire safety and health (ie septic) concerns
25	It is a way to encourage densification without increased building. It may also encourage someone to buy a larger house provided they can have a mortgage helper. It may also allow a single pensioner to remain in their home for longer.
26	Yes. I live on almost 4 acres by myself. It seems crazy that I would not to be able to have a secondary suite for someone else to enjoy.
27	As above, sanitary sewage and ground water protection.
28	Most people, many Seniors, want their Privacy and Security.
29	It would help to keep families together under one roof.
30	Lots are large and single residency space not compromised. My lot is over .35 of acre more than double what is required by home.
31	More affordable housing options and better utilization of existing structures are good practices. I see no down side to secondary suites.
32	More rental suites available lowers cost. Tax suites increases tax base. Good for everyone.
33	Legal suites increase tax revenue.
34	Provide option for homeowner to generate funds to pay the yearly increases in land taxes. Also provide options for elderly parents to live in secondary suite under surveillance of their children but also have their independence.
35	It would entice growth by allowing more people to live on an existing property.
36	Provides for a better housing mix and range of affordability levels.
37	They already exist. Recognize them, and set some BASIC standards.
38	Because we are on ALR land a secondary suite would help with the mortgage.
39	This creates a stable environment because employers would have would have workers who are settled. Homeowners might feel safer and also benefit in paying

Secondary Suites Project – Questionnaire Results

Comments Received on Question 3:	Do you think the RDN’s Electoral Areas would benefit from secondary suites?
	mortgages.
40	Yes. As noted in #2.
41	The economic benefits outweigh any concerns - potential new construction (renovations) will employ local trades, purchases from local suppliers, provides in fill on lots without extending services
42	Runs counter to efforts to reduce sprawl into rural areas. Efforts to reduce sprawl have to do with discouraging the move of people into rural settings, not just the building of dwellings. Secondary suites are a characteristic of highly urbanized communities with excellent transportation options including walking, cycling, transit and last of all autos.
43	Many of the homes built have so much unused space. Affordable housing for singles, couples and small families is lacking in our area. Many homes have illegal suites - best to legalize them.
44	Not all secondary suites are about additional income for the home owner. Sometimes, like in our own case, we anticipate elderly family who will need a safe, yet independent place to live. It is all about quality of life.
45	It is a good solution to low income housing giving a mixed demographic and making better use of land space
46	Less homeless, but more importantly, a feeling of community that cares.
47	1) Housing is too expensive for many people to purchase. People wishing to live here would have affordable options. 2) A sanctioned secondary suite would increase property values, increasing taxation revenue to the RDN. 3) With investment returns so poor these days and in the foreseeable future, financial strain can be mitigated on homeowners by having rental income. This allows those people to remain in place.

Comments Received on Question 4:	Would you like to have a secondary suite in your home?
1	Too small to make it feasible
2	Not at this time. Not sure of the future.
3	My need might differ from others where there is an expectation of income. My need is quite specific to family elder care.
4	I live in a rural subdivision with a registered covenant that runs with the land restricting use to SFD.
5	Our home is suitable for a secondary suite and when we retire this may be a means of being able to stay where we are and reduce costs.
6	To be able to have my elderly mother live closer to me.
7	Kids keep coming home so not sure if a secondary suite would work in the home.
8	My kids could lower their costs.

Secondary Suites Project – Questionnaire Results

Comments Received on Question 4:	Would you like to have a secondary suite in your home?
9	I am living in a large family home on my own. I don't want to move, but it would be much more sustainable to add another residence to my home.
10	Don't need one at this time.
11	If it was needed the option would be nice.
12	If not in my residence on my land.
13	We have a suite, was here when we bought.
14	I am on property so would prefer a secondary home separate from our home.
15	It could function as a mortgage helper given the high cost of housing in area H.
16	We have the facilities, the space and the desire.
17	I don't want one currently but if it would help with aging in place either for home help or secondary income I would like to have the option to have one.
18	Will depend whether I can afford to remain in my home once I am alone.
19	I have secondary building that is very suitable for that purpose. I am of a retirement age with no pension other than Gov. This would make ends meet for me.
20	Privacy and Security. Most seniors want their space, spend more time at home, not working, have means to maintain a single family home.
21	Need one so all the family can be together.
22	Our children have left and we have ample space. It would be advantageous to have someone living at our home as we are away often. It will also help pay some of the expenses.
23	I could go either way. My house would take a lot of renovations to make it work.
24	We are on fixed incomes, any additional income is good for us.
25	Source of funds if required
26	Not at this time but would like the option
27	Currently I have a secondary suite.
28	Provided however, the regulations do not make having a legal suite self-defeating. I.e. Over-regulated and/or taxed.
29	If I needed/wanted the extra income. Simply as a separate space for visitors. To have a parent/ relative live in a 'watched-over', independent situation. To help a child start off on their own. To let us remain in our home longer by having someone help around the house when I/we get older in exchange for lower rent or no rent.
30	Again help with the mortgage and it could also help with the maintenance of our land.
31	Already do, but would like it to be legal
32	The house is too small.
33	I have an addition that includes a full bathroom and kitchenette. It is used for my family when they visit. When they are retired and can stay longer, they can help me when I am older.
34	If I was younger and needed a secondary income - maybe but not right now.
35	House would have to be demolished and start over again.
36	I would like to have a carriage house on our lot.
37	Security when away as we travel to warmer climates in winter. The added income to allow us to age in place in our home community

Secondary Suites Project – Questionnaire Results

Comments Received on Question 4:	Would you like to have a secondary suite in your home?
38	We have a suite that was built for family member. Now that it is vacant our suite would be considered "illegal" and non-rentable so sits empty.
39	Specifically, we would like to have zoning that allows for a carriage house on our property.
40	I am a single person living on 1 acre. a secondary suite would provide both additional income and a low cost housing option for tenants,
41	Secondary suites would provide a way of helping to pay mortgages and provide security of knowing someone else is around, especially for people who are alone.
42	Existing.

Comments Received on Question 5:	Would you like to have secondary suites in your neighbourhood?
1	I like the variety.
2	Allows people on lower incomes to remain in the community as they age and their income decreases.
3	Already do, but it would be nice if they could be recognized. (mine is one).
4	They are already here.
5	If the sewer systems and water systems are adequate to handle them.
6	Hard to answer this question as there are already a lot of illegal suites in our area. Most houses when or sale will advertise these suites. I am more concerned with the way they were built, having seen them as a possible solution to our need. Lack of building code and emergency preparedness in many.
7	As above. I specifically built here because of the restrictive covenant which only allows single family dwellings.
8	There have been secondary suites in our neighbourhood before and for the most part they have been positive experiences bringing in younger people to the neighbourhood.
9	Only if there is sufficient off-road parking, and the new residents don't create a lot of noise.
10	I think there would need to be minimum property sizes... there are areas of RDN Area A that are very developed, and being on septic systems and wells would not be able to sustain extra people.
11	Yes but should be tastefully done - not a bunch of mobile homes.
12	I have no issue with suites. I have lived in multiple places with legal suites and it has been a positive experience.
13	We already have many illegal suites.
14	Already have them in some rental homes in my neighbourhood and the traffic on our dead end street has become quite busy.
15	As long as the owner also occupied the residence.
16	I have illegal secondary suites in my neighbourhood and they provide cheap housing for young couples and allow more than one family from an extended family to live on the same land.
17	We all live on acreage so it would not bother me.

Secondary Suites Project – Questionnaire Results

Comments Received on Question 5:	Would you like to have secondary suites in your neighbourhood?
18	We could use more people around.
19	Only on 5 + acres that is allowable in this area.
20	<p>Besides providing affordable housing for some and mortgage helpers for others, secondary suites create jobs. We live in a tourist area, secondary suites can provide affordable holiday destinations for families. Currently by-laws only allow for B&Bs in the main house.</p> <p>There are numerous secondary suites in buildings disconnected from the main home that can be used for vacation rentals. Vacation rentals on the same property as the owner discourage the creation of "party houses" which are not always welcome in family neighbourhoods.</p>
21	CURRENTLY have and no problems.
22	We already have them just not legally and I would like that the fire department would know about them and that the septic's be monitored more regularly as a requirement for a suite.
23	See above
24	I barely see my neighbours as it is, I see no problem with having some secondary suites on acreages like in my neighborhood.
25	Legal yes The units currently rented do not provide safe and sanitary conditions.
26	Changes neighbourhood., traffic congestion , more likely break-ins.
27	Yes if they are done properly.
28	Will help bring families together.
29	We live in a rural area on five acres. We have few neighbors and we would appreciate a little greater people density.
30	If I can then my neighbours should also be able.
31	Within a limit.
32	I live in a large lot rural area. Lots 1 hectare and over should be initially targeted for suites, as they have the size to accommodate the sewerage and extra parking requirements. Rolling a secondary suite policy out over all zones would be foolish in my view. Start slow and see how it goes.
33	Suites already exist in all neighbourhoods. They should be legalized subject to sufficient parking, only one suite per unit and issues such as sewer (or septic), water, garbage etc. (i.e. utilities) have been appropriately addressed so that users pay and the suites are built to code.
34	Water is already a problem.
35	I wouldn't say I would 'like to', I would say that I would have no problem with having secondary suites in the neighbourhood.
36	If parking was sufficient and would like secondary suites allowed only if owner lives there as well.
37	We are forced to have big parcels so secondary suites would not be an issue.
38	People should have choices as to how they want to use their homes.
39	"Like" is the wrong word. I would support secondary suites in my neighbourhood.
40	Parking of extra vehicles could be a problem
41	As long as parking issues are addressed and zoning is followed I have no issue at all -

Comments Received on Question 5:	Would you like to have secondary suites in your neighbourhood?
	it should be encouraged
42	Some benefits in the form of young persons and younger families. Draw backs, community already has poor amenities - poor transit service, no nearby stores, poor parks, limited nearby job/career opportunities
43	As long as they are well regulated.
44	Provided the restriction to owner occupied dwellings is enforced, this would be acceptable to me.
45	There is very little in the way of low cost housing in our area.
46	Having lived in bigger centres most of my life, I feel that having a suite in your home does not mean you become an absentee landlord. Certain rules would need to be in place to ensure that people did not just buy properties to rent the whole house or houses out to people without a certain amount of supervision of the property
47	Provided there is suitable parking and area.
48	Existing.

Secondary Suites Project – Questionnaire Results

Comments Received on Question 6:	If you don't have a suite in your home, would you build one if suites are allowed?
1	Initial costs would be too high for me to afford with my income.
2	Not at this residence, not suitable.
3	Yes. I think secondary suites help the character of the neighbourhood in making neighbourhoods more diverse. It would also provide needed affordable housing in the region.
4	Small house
5	I have 5 acres so I would want detached.
6	Depends on how many hoops have to be jumped through.
7	Our house is not big enough (rancher) but if it was we would.
8	As above
9	Quite happy at the moment without extra rental income and additional people living here.
10	Depends on need
11	Think it would take way too long to see return on that big of an investment
12	A legal suite may put added strain on septic system.
13	See #4
14	if needed
15	No interest and no room
16	If we saw a need for it.
17	Privacy is a primary part of why not but also concerns about septic capacity. But if financially it was a way to stay in my own home longer I would definitely consider it.
18	We have a large guest suite now.
19	I would certainly consider building one.
20	Retirement subsidy
21	Above reasons. If I wanted to live communal I would move to an apartment.
22	My house would take a lot of renovations to make it work.
23	At some point. Just not now
24	See #4 above.
25	Not interested in being a Landlord.
26	I would consider it if there was a reason to do so.
27	I have one.
28	Cost would be a large determining factor, water would be another.
29	We have a suite
30	I do not have a desire to have one
31	I am too old.
32	See #4.
33	Cannot afford to add extension to house
34	For my situation just not interested in spending the money for renovations, and going through the process
35	See 4.
36	We would build a carriage house, not a suite in our primary dwelling.
37	Not at this time, but may consider it.

Secondary Suites Project – Questionnaire Results

Comments Received on Question 7:	If you had a suite in your home, would you make it available as a long-term rental unit for someone to live in?
1	Not rental in our case but I am sure others do and would.
2	It would have to be right fit.
3	Someone being my mother. However, I would consider an unrelated renter if she were not using the suite.
4	Family
5	Someone I know friend or relative
6	We would consider hosting WOOFERS - bringing young people to the community who would potentially return to live on a more permanent basis. We are developing as much of our property as possible to grow food. As I have addressed in the precious questions we need some youth and vitality to help with the labour required for communities, this clearly includes the work to produce our own food. We would also consider a vacation rental to help with our mortgage and increase tourism in the area. There is not a wealth of work available in the area, vacation rentals would create a number of jobs in the marketing and housekeeping fields.
7	Probably, but perhaps I would use it as shorter term accommodation so as to not impact my privacy as often....I think it would depend on my needs and the needs of potential renters.
8	Only if I need to have help financially.
9	Consistent revenue with a lot less hassle than seasonal or short term
10	Not unless they were family.
11	For family. Have a daughter on disability who cannot afford commercial rent also one senior who will soon need assisted living.
12	For family to live in.
13	Elderly parents- relieve the financial burden of having parents in old age home and provide option for surveillance by children
14	Of course. As any landlord knows, if you can lock in a good tenant long term, you both benefit.
15	Of course, a hideaway for myself and my hobbies would be another great reason to have a separate suite if the income was not needed.
16	Possibly in the future
17	It would depend on my overall situation. I may just use it for guest accommodation. If I was traveling, It is good to have the built in security of a tenant
18	It is for family. I may consider it for a part-time rental.
19	family member
20	Irrelevant question as I do not have a secondary suite nor a desire to have one but the benefits to the community far outweigh any downside.
21	If I became a widow/widower I might give serious thought for the purposes of company, security or maybe help with yard maintenance.
22	Yes, but in a carriage house.
23	If it was a "legal" suite.
24	We would also use it for family visiting and in the case of a carriage house, additional living space (with utilities) for ourselves.
25	NA

Comments Received on Question 8:	If you already have a suite in your home, would you go through the process to get a building permit to make it an authorized suite if it were possible?
1	Depends on the costs involved.
2	Guidelines must be in place so that everyone would have to follow to ensure safety for the renters.
3	Don't have a suite
4	Why if it works now don't fix it.
5	Current RDN staff abuse their power by bullying homeowners and grossly misrepresenting facts to justify their existence. Horrible, horrible past experiences.
6	If I had one....don't at this time.
7	I don't currently have one but yes I would absolutely have it inspected.
8	I don't have a suite.
9	May be too onerous to get a building permit and make it an authorized suite.
10	N/A
11	n/a
12	However, the system needs to be designed to be user friendly, giving long time home owners some degree of control over the process. The RDN needs to take into account that many people living rurally have been on these properties for generations... obviously suites need to meet code for the safety of tenants, but I would not like to see the RDN be heavy handed in this. Perhaps each case would need to be looked at separately. Also, there should be very little or no cost to the process of getting already existing suites legalized. There may have been zoning in place since the 70's, but the RDN has certainly turned a blind eye to building etc. in the area for many years, and many people have lived here for longer than certain rules have been in effect.
13	To be sure it's legal and for insurance legalities.
14	Do not have a suite in my home therefore not an issue.
15	Yes, I have a personal preference for doing things to code. A bit of a fear if electric and plumbing were not done correctly. The cost to myself as a homeowner could be substantial if something went wrong. I prefer the idea of suites having to follow the same regulations as a single family home regarding inspections.
16	N/A
17	NA
18	My neighbours who have illegal suites would love to make them legal.
19	Cost
20	Don't have one
21	Don't have a suite, NA
22	Our home was new when purchased
23	Building permits are just a money grab and do not make anything safe!!
24	Everything we do on our property is to code. We don't believe building permits ensure quality buildings. Responsible, educated and environmentally aware people build quality dwellings.

Secondary Suites Project – Questionnaire Results

Comments Received on Question 8:	If you already have a suite in your home, would you go through the process to get a building permit to make it an authorized suite if it were possible?
25	Depends on the hoops you need to jump through and the costs.
26	I do not have a suite now but if I did I would have concerns as to how the regulation would work and how bureaucratic the process would become.
27	Do not know what is required.
28	This isn't applicable to my situation, I have no suite in my home.
29	Depends on how complicated & expensive it would be
30	I don't have a suite in my home, but I would like to build a carriage house with all the correct permits
31	see 3 above
32	This would depend on the process. Typically, government processes are far too lengthy and complex to make this attractive.
33	See #4 above.
34	It is already authorized.
35	I am in the process of doing that right now.
36	If I had a suite in my home already, I would first have to find out what the associated costs and other hassles were going to be. I suspect that our water board would insist on a second hook-up and second billing. Then I would have to find out what the RDN was going to charge me and updates I would have to pay to have done. If one had a suite to help out with mortgage costs, such possible expenses could negate the benefit for a number of years, or simply be impossible to meet on an already tight budget.
37	I still wish we were a non-permit area though...
38	That is just another money grab for the RDN watch the news. building permits really mean NOTHING.
39	If that is what is required.
40	It all depends on the rules.
41	Probably not. Depends on how close to code it might be. Otherwise just run it as per usual until caught. Then close if down if too expensive to renovate.
42	Because regulations would ensure that it is safe and would allow us to insure it legally.
43	N/A
44	Healthy distrust of red tape
45	It is important that the suites are safe for all concerned, if that means "reasonable" permitting, then I believe it would be good. Do not "over permit" for funding sake!
46	NA
47	I believe all reasonable building standards have been met, including metal fire doors etc. BUT..... when the RDN demands control over things like the building of garden sheds on rural properties, homeowners get nervous of what rules may be arbitrarily applied. IE if you were to say any suite over 800 sq. ft. must be 2 bedrooms, our suite would be offside as it is 100 sq. ft. and 1 bedroom.

Secondary Suites Project – Questionnaire Results

Comments Received on Question 9:	Do you have on-site sewage disposal (i.e. septic field)?
1	city sewer
2	rdn sewer
3	sewer slated for spring 2014
4	awaiting sewer installation on Hawthorne Rise as soon as directors confirm
5	on the city sewer.
6	On Community Sewer

Comments Received on Question 10:	Would you upgrade your on-site sewage disposal system, if needed, in order to have a secondary suite?
1	Again ... monetary considerations
2	Cost is a factor, must be worth the expense.
3	It would not need to be
4	city sewer in place
5	Would consider whether this was necessary before building suite.
6	N/a
7	n/a
8	Expensive to do that.
9	Don't have on site
10	Don't need to as suite was considered during initial construction
11	I would prefer separate or regional district septic
12	It would depend on cost, but most likely
13	Upgrading is not the issue. Our population needs to reduce our waste production. Educated, informed, environmentally conscious people use septic systems responsibly.
14	Ours is adequate. We would and do keep our septic (and all our) waste to a minimum
15	Already have a package treatment plant that covers the bedroom
16	maybe it would depend on costs?? rather have ongoing monitoring and upgrade as needed
17	I did just upgrade so it would not be needed.
18	If we added a suite we would only want a single occupant. Our current septic system is designed for a family and we are only two. Our system was designed for more volume than we needed.
19	It should be a mandatory requirement to have a septic system inspected by a qualified individual to ensure that it is adequate to handle the additional sewage flow from a suite based on the number of bathrooms and bedrooms in the unit.
20	Don't need to do that, i.e. on sewer
21	Again this becomes a question of cost and payback time with a low cost rental. But, if the existing septic system couldn't handle the addition of one or two people (knowing it is just my husband and I in the house now), I would be concerned about the system just for my own use. To use some pretend figures: if it was to cost \$8,000 to upgrade the septic, I really have to question the logic of why one was putting in a suite. Considering the other ongoing monthly costs and the cost of the renovation,

Secondary Suites Project – Questionnaire Results

Comments Received on Question 10:	Would you upgrade your on-site sewage disposal system, if needed, in order to have a secondary suite?
	the time period to pay off the expense would be very long and hardly worth it if the goal was for an extra income. If it was to house a relative, the situation is different. And also one has to consider the improvement to the value of the house.
22	If that is what is required.
23	If you required annual inspections etc. there would be no additional impact
24	not applicable
25	Not necessary. Our septic system is gigantic and was required to be so by RDN when building.
26	Would love to see community sewer in area h
27	N/A
28	Already have a bigger than normal septic system installed
29	NA

Comments Received on Question 11:	Are you concerned about the impact of secondary suites on your community's water supply?
1	More concerned about the possibility of 292 RV sites and what that will do for our water supply in the Deep Bay/Bowser Areas.
2	The area I am in has had suites for many years albeit not officially, water meets needs.
3	We are on wells, and if putting a suite in should make sure there it enough water.
4	You could have 10 people in one home, or a home with 2 residents that has a suite with one tenant....
5	We have lots of water and aquifer not under any pressure (Deep Bay Improvement District).
6	I think number of occupants needs to be limited.
7	These are secondary suites, they would probably only be one or two bedrooms, the applicant would have to prove they had enough water.
8	One extra family on our property is not going to deplete the water that much. This is a big area of unusable land.
9	I am far more concerned about water wasted to grow green lawns then drinking and bathing water for families. Secondary suites don't consume water... people wastefully consume water.... more houses with giant lawns consume water.
10	People should be made aware of the need to conserve and reduce water consumption, and then act accordingly. Simply because we can afford the usage monetarily, does not mean we take it for granted as we have done. Availability is not the problem, The problem is the usage in keeping green lawns and shiny vehicles and taps running.
11	Some people excessively water their lawn and use more water. The official percentage increase in population might be what 5 to 10% over several years? The real increase likely less than half as it is already happening. Now you can plan for it in a more robust way.
12	I think they are already here and are already impacting the water supply so why not

Secondary Suites Project – Questionnaire Results

Comments Received on Question 11:	Are you concerned about the impact of secondary suites on your community's water supply?
	make the process more transparent and easier to monitor. perhaps with an opt in opt out program??
13	That is a consideration but can be met.
14	the addition of a suite for in-law use is unlikely to impact on the water supply
15	Our water is well and not great!!!!!!already
16	We are served by our own well and we are always concerned about water. We use water thoughtfully, encourage our family and friends to do the same when they visit. We would make certain any other occupant would follow conservation practices. We harvest rain water for gardening to mitigate our well's capacity.
17	There are already numerous secondary suite in electoral area E, so I don't think it will change the community water supply much.
18	Water is a gift from God and no man can claim more rights to this present. High density areas consume exponentially more water
19	These fears are overblown.
20	People need to live somewhere. There is a large parcel of vacant, treed land, approx. 26 acres, behind and beside my home. Every summer and into the fall people squat on the land. One summer, when I was away, they took it upon themselves to use one of my outdoor taps for their water supply. Couldn't figure out why my water bill was so high! A neighbor informed me that these people that were camping beside and behind my property had been taking water from me!
21	We have an abundance of good water in area H. Plus water is only used for personal use of one or more people. The water needed for yard work would not change. On questions like this, I always have to think of the fact that every residence could house mom and dad and five kids (or more), and the average people in a home in our area is a much lower figure - probably not even as high as three.
22	In most cases the suite would have 1-2 tenants. The home itself the owner (2), making it a household of 4.
23	it would depend on how many each parcel of land would house secondary suites. One or two on a 5 acres parcel would not be that great but having over 10 on a parcel would make a lot of difference.
24	The area I am in already has secondary suites, although they aren't legal.
25	I am only concerned when New large developments are approved.
26	If you allow secondary suites you lessen the impact on new developments and therefore land prices will be stabilized and housing becomes more affordable.
27	Absolutely. Our stream and aquifers are already highly stressed and the stream is already over allocated. Our community has unacceptable water with iron and manganese. This problem should not be inflicted on additional people.
28	but only because I feel too many residents are watering their grass to keep it green. If we can get that under control then suites should not be a concern if limited to one or two tenants.
29	I think since our area has septic fields rather than sewers, it would be necessary to enforce upgrading septic fields before allowing authorized secondary suites. Otherwise groundwater pollution might result from increased numbers of residents overloading the septic field capacity.
30	Have a well system, but more importantly education of proper water use would

Secondary Suites Project – Questionnaire Results

Comments Received on Question 11:	Are you concerned about the impact of secondary suites on your community's water supply?
	need to be employed
31	Have no idea what the water supply (Quantity available and current usage) is in my area...does anyone???
32	I live in Area H and water is abundant in our area. Many properties have streams and ponds.

Comments Received on Question 12:	Are you concerned about potential parking and traffic issues related to secondary suites?
1	It could.
2	Roads in our neighborhood are not very wide.
3	Some roads like Gomerich are almost impossible to drive down as it is with residents parking on the road
4	We have lots of room, unlike the city.
5	Ample parking must be supplied and should be addressed prior to having the suite
6	Parking would be a necessary bylaw for this to work.
7	Most people in our area have acreage.
8	Rural homes usually have lots of parking
9	Cooperation, communication a level of tolerance, empathy and understanding are required. We don't all need big vehicles. Many people cannot afford a vehicle..period. Public transit is an option.
10	Can control with permits if necessary. Minimal issue.
11	There is so much space in my area, parking would not be an issue. I never see a car unless there is a snowstorm and people need to park on the road.
12	We have ample off street parking available.
13	What problems? dumb question
14	Not really a problem where I live.
15	I don't want parking on the road; for safety reasons.
16	Make condition of no on street parking
17	Suites should only be allowed where sufficient off street parking is available
18	I would prefer to live next to an owner occupied house with a suite than a home with parents and three teenagers (of driving age).
19	This should be considered and build in with the suite design
20	Surely there would be regulations that ensure that the homeowner has on extra onsite parking. site park
21	This should be addressed in the bylaws; i.e., total # of vehicles allowed per property and total # of secondary suites in a specified area.
22	somewhat - it needs to be addressed but it is manageable with the proper bylaws etc.
23	Already have a number of cars parked on street because "too many" adults in household.
24	On acreage there is no concern. Most have excess parking.
25	Most people that are renting do not own vehicles, but if they do, most homes have access to more than one parking stall

Secondary Suites Project – Questionnaire Results

Comments Received on Question 14:	Which Electoral Area do you Live in?
1	Nanaimo
2	Lantzville
3	Nanaimo
4	north nanaimo
5	Nanaimo
6	Parksville
7	Thought I was in F but may be in H - live in Little Qualicum River Estates

Comments Received on Question 15:	Do you have any additional comments?
1	Never going to take off if municipalities keep charging left, right and center for permits, inspections (which are a farce) etc. and create so many red tapes to get something completed, jumping through hoops to please council (etc. Qualicum Beach past history)
2	I don't think there will be a flood of secondary suites, but they should be an option for those who may need one for family, caregivers or extra income, provided they meet standards.
3	Secondary suites are an excellent resource for providing housing, but only if it is done properly.
4	Secondary suites are necessary for affordability. My major concern is that the growth management plan was implemented to control growth and focus within the urban containment boundaries, but based upon the census, the per capita growth percentage for the RDN outside the urban areas is higher than the % growth rate in the urban area. So it doesn't appear to be controlling growth.
5	Poor attendance Oct 1 meeting. Maybe no one cares. Build them, tax them.
6	Must make your staff remember that are public employees, not the RCMP and work to help the homeowner, not sneak around with their own agendas
7	People should be allowed to rent out suites, period...
8	I am not opposed to secondary suites in designated areas, but not on land that has a registered covenant which only allows single family residence.
9	Need to ensure that additional residents pay appropriately for services that they use - e.g. garbage collection, water, and that property taxes take the secondary suites into account somehow.
10	Many properties in our area have the space for a secondary suite if water, septic and fire protection needs were carefully considered. It would help homeowners, renters and families with elderly parents if secondary suites were permitted.
11	we have a unoccupied suite that needs a few upgrades such as sound and fire barriers but a huge 3000 sqft older house the 1st floor sits empty
12	I think that this is a very viable way to provide people--- especially older people with a way to stay in a house type environment for later into their lives
13	The rules need to be aligned with the realities in our communities
14	What provisions are going to be made for existing secondary suites. There are many

Secondary Suites Project – Questionnaire Results

Comments Received on Question 15:	Do you have any additional comments?
	in Area H that have existed for years and provide valuable affordable housing of housing for Seniors? The response to this question will be the defining issue in the bringing Secondary Suites into the Electoral Areas.
15	I am a partial empty-nester and have plenty of room for an additional cottage-style home for aging parent. It would be nice to have pre-made cottages/plans available for simplicity and keep character of community.
16	I think it would be very wise to legalize suites. Since many people build them anyway, the rest of us are paying for their extra services. This way we have a more level playing field. It will also allow more controls on what is being built. I've seen some unsafe suites while house shopping.
17	Secondary suites are the answer to affordable housing problems in all areas!
18	I truly believe that secondary suites have a purpose. One is to allow people to look after aging parent's, especially with the shortage of available nursing homes and their expense. Alternately, secondary suites may allow some young families to afford to purchase a home because of the extra income. I also feel strongly that the owner of the property must also occupy the residence. This would deter any problems with noise or any other undesirably behaviours as well as assuring that the property is well maintained.
19	Because Lantzville lots are typically big, a small additional dwelling or suite would not be outrageous
20	If we want people to have the opportunity to have affordable housing we have to make low cost housing available.by way of secondary suites.
21	I want the opportunity to have my parents move onto our property so that we might provide for their needs and not have them move out of the area.
22	Young people have nowhere to live as rental accommodations are in short supply. Secondary suites offer a flexible means of filling the gap when markets are slow in responding to the need for housing. This has been working for years and in every other jurisdiction, we do not need endless years of study or bureaucracy, let the marketplace work! Thank you
23	I feel that secondary suites would help to keep people in their homes longer, they could get rent of have someone that could help them as they age, maybe driving them to shopping of appointments
24	I feel that in areas where most people live on acreage there would be very little impact in having secondary suites. A lot of people are getting older and would like to stay on their property and may be able to do so if they have a suite to house caregivers. This would help with the costs of health care. Also often family members may need a place to live until they get on their feet and this is always better to be with family or friends.
25	In this area we are chiefly large properties I notice your questionnaire is more or less town based.- water systems, sewers, parking concerns and access to transit. Why would the concern about water be bought up. We are grown people you think we need someone to help us with these concerns. Do you think after getting by with out your over sights for as long as we have we really require your oversight now.

Secondary Suites Project – Questionnaire Results

Comments Received on Question 15:	Do you have any additional comments?
26	If a suite already exists I think it should be allowed, and if someone has the room for one it should be allowed, a lot of people depend on the rent as additional income
27	Suites are a necessity in all communities and are best to be controlled for safety.
28	I do not believe that is the RDN's business what or who rents on my property. The RDN doesn't support the residents in this area so I feel there is not need to support the RDN
29	GO AWAY , WE DON'T NEED MORE REGULATIONS We are Just Fine As Is ... Thanks
30	<p>Secondary Suites have always existed throughout area H". Yet a single complaint ensures the current by-law, which states they are illegal, is enforced.</p> <p>This current practice of not enforcing the by-law unless a complaint is issued ensures the law is neither fair nor equal for all residents. It pits neighbour against neighbour. The by-laws should be enforced equally for all. If a bylaw does not meet the needs of its residents it should be revised and updated to meet the needs of the community.</p>
31	Carriage houses are abundant in our electoral area. They are used as 2ndary suites and vacation rentals. They need to fall under the 2ndary suite umbrella.
32	Most people have transportation for work and get to places that they need to seek out for recreational purposes. Basic needs of shelter for those that can't afford to be a home owner yet should be the biggest consideration. That said you make the cost or process of becoming a secondary suite prohibitive and the rental vacancy rate will be driven even lower. This needs to be a win-win situation so think it through carefully.
33	I support secondary suites.
34	Common sense is needed in approaching this issue. We already have many secondary illegal suites so how are they going to be dealt with?
35	I really think secondary dwellings should be allowed on acreages such as mine. I could possibly supply some farm related work to someone who could live on my property as a part time caretaker, but I don't want a room-mate. I think I should have the option of a secondary dwelling. It seems crazy that with so much space that I am currently unable to host another dwelling for someone else to enjoy. If I had a big family, of say ten people, there would be more issues around parking, noise, water, sewage etc. But there is no consideration that I am the only resident on my property and therefore one or two more people would still be a less than average number of people for a property of this size.
36	Bylaw enforcement. We need the rental unit for the low cost of decent accommodations.
37	<p>Usually suites can be rented for a little less money.</p> <p>Additional money coming into a home allows a parent to stay home to look after their children, thus freeing up a job for someone else in the community</p> <p>Additional money may allow a senior citizen to stay in their home or with extra people on site gives greater security.</p>
38	Many Seniors in this Area like their quietness and space , Secondary suites will change that, unfavourably.
39	I think that 2.5 acres is to large of a lot for one dwelling it should be increased to 2

Secondary Suites Project – Questionnaire Results

Comments Received on Question 15:	Do you have any additional comments?
	houses.
40	Just get ur done!!!!
41	Very few people want secondary suites so a realistic calculation is needed..
42	I should be allowed to have a family member move into a private suite of my home - no questions asked!
43	Suites are need to provide to provide affordable housing for both the home owner and the tenant. Laws are already in place to protect the tenants. We want more people to live in Nanaimo, but it is too expensive to buy for most people Rent is their only option.
44	To allow secondary suites on acrages in the RDN where there is adequate water, and proper sewage seems like something that is necessary as many people have suites on their properties, by making them legal these landowners could bring them up to code and also the RDN could benefit from the increased tax revenues which they don't get from all the illegal suites. I know of uncountable amounts of suites in all areas of RDN .
45	Secondary Suites are now allowed in a lot of jurisdictions I think it is time for the regional district now as well
46	Just hope it will be soon for secondary suites/carriage homes to be approved
47	I think that secondary suites should be up to code so that people living in them can expect a safe place to live. I think the homeowner should pay the taxes and utilities accordingly and that will bring in tax base income to the RDN to help monitor codes and permits and to provide needed services. The suites often exist now, but are not safe and the strain on the services, including medical and schools is not addressed as the RDN is not collecting the relevant taxes and utilities for suites that are not legal or known. I think it would give the tenants a better place to live, with more rights, and it would give the RDN the right to collect taxes to help put services in. Also families who needed mortgage helper income could state it to the mortgage company that they had rental income, and pensioners could have a bit more income from a suite on their property to help them in their old age.
48	With the plethora of secondary suites already in place, I think those should be grandfathered in, as well as new suites allowed.
49	Suites should have to go through an application process to ensure they are built to certain safety standards and have sufficient parking, sewage capacity in septic systems and adequate water either from a domestic well or a community water system,
50	<p>I have a pet peeve regarding realtors that advertise property for sale mentioning the huge income potential of properties that have one or more suites in them. What isn't mentioned is that if someone decided to complain about the suite or suites due to noise, excess vehicles, etc., that the person that had this wonderful income could be shut down in a heartbeat and have 0 income from the property.</p> <p>It's happened in the area I live in. Actually have questioned a couple of realtors has to why they are not being totally above board on this issue - one of the answers was that in all his time as a realtor he had never seen a suite shut down!</p>
51	I think that secondary suites are very much needed on a number of fronts..

Secondary Suites Project – Questionnaire Results

Comments Received on Question 15:	Do you have any additional comments?
52	Although I gather this is difficult to enforce, I do believe that the residence must be owner occupied, whether in the main residence or in the suite. It sounds like the RDN is looking favourably at secondary suites, but I fear that they may come down with too many rules and regulations and cause people to not proceed with installing a new suite, or keeping quiet about an existing suite. I am always frustrated when I read that the item in question is already excepted in the RDN's municipalities and major cities, but not allowed in the rural areas of the RDN - a place where I believe that rules should more flexible as lot size and distance from neighbors is often greater than those in towns and cities.
53	Secondary suites exist in my neighbourhood and many are used for short term vacation rentals...the income allows seniors to stay in their own homes longer. So, I think that long term tenants and short term tenants are both ok.
54	I am very comfortable with the potential of having a rental suite, however I do believe there is a lack of protection for the homeowner. ie. tenant not paying rent, messy, pets. You have to be able to protect your investment
55	In favour as long as water, sewer and parking non-problematic. Have some concern about increased noise to neighbours if "party types" rent secondary suites and are careless about parking, trash-handling, etc.
56	Having a secondary suite does not necessarily mean more residents in the house. The septic fields have been built to accommodate the size of the house. I really don't think that a home owner would rent his basement to a family of 4 or 6. Usually, you have a couple upstairs and a couple downstairs, so I don't think you should limit secondary suites based on water and sewer services provided.
57	Secondary suites are preferable in Rural Areas to rezoning rural areas for high density housing.
58	my neighbour has an illegal suite in his basement which he resides in, tenants live upstairs. this suite could be a potential fire hazard with not having building inspections, etc.
59	Get on with it - Should have been implemented some time ago. It is already in place in Nanaimo & to a lesser extent Parksville it works there adapt it to the more rural areas as well.
60	Lots of jurisdictions have secondary suites policies and zoning regulations in place - some for decades. Why not just learn from them? Why reinvent the wheel? We need to ensure our policies will be compatible with Parksville and Qualicum Beach. Do they already have policies? Why not just copy them? We will be part of one or the other of those municipalities someday.
61	Please expand your focus to included carriage houses.
62	Great idea we would much prefer to be able to legally provide much needed housing possibly for ourselves in a smaller in a smaller unit on our own property and be able to rent our larger home to assist with expenses as we age.
63	It's about time the RDN looked at this issue. Way behind the times.
64	As a potential home owner close to retirement I fell secondary housing offers offset rental income and security features on properties. It also serves to provide better utilization of existing lands without loss of park, green spaces, farmlands and the creation of new subdivisions. It is my understanding that serves to mix higher and

Comments Received on Question 15:	Do you have any additional comments?
	lower incomes without forcing the concentration of lower income tenants into commercial zoning areas. I'm in favor of it with appropriate building and services conditions. As a home owner I would support reasonable costs to connect to city services as required. Thanks...
65	Giving homeowners regulated flexibility to have a second dwelling/secondary suite on their property is being positively progressive towards building healthy communities that can continue to evolve.
66	I believe that secondary suites and/or second residences on private property should be permitted as they allow home owners a way to reduce mortgage costs, making home ownership viable for more people. We have been told that the property we are considering buying in Cassidy is too 'small' for a second residence and find this absurd given how closely situated homes in subdivisions in Nanaimo are to each other. The property we are looking at is a 1/2 acre and has plenty of room for a 2nd residence. This should be permitted.
67	I think with housing cost, the availability of affordable small rental spaces this is a great option.
68	I think this should only be done if it really has the support of the community. There should be adequate opportunity for community input, and some sort of vote or referendum to make sure people have a say in this. I don't think this should just be implemented by the RDN board voting on it without some mechanism for direct community decision making.
69	I've lived in area H for 10 years and watched the low cost housing options diminish. Young families a few and far between. Our demographics are skewed.
70	Area H provides a midway point between Nanaimo and Courtenay, and provides housing for people travelling to both those areas for employment. There are examples where one person goes north, and the other goes south.
71	Personally I think this is a waste of taxpayer money to do a study on. This should be up to those that own the property, there are too many regulations that are put on property owners. We chose to live rurally to get away from this.

Comments Received on Question 22:	Does your home feel healthy and safe?
1	Well maintained
2	I have the fortune of accessing the rain forest a very special place. The acreage my current dwelling is on has plenty of space for all those who reside on it. I am currently living with my family and as a result both my health and quality of life has gone up and so has my parents.

Secondary Suites Project – Questionnaire Results

Comments Received on Question 23:	Are you aware of water shortages or water quality issues where you live?
1	I am aware of the idea to conserve water.
2	I am sick of people pointing the finger at water for drinking and bathing being the culprit for water issues. We openly encourage lawns. In the U.S. its estimated that 30% of water usage goes to lawns. Most people are unaware where this flora comes from. The lawns we spend so much water, fuel and time caring for originate form the British isles. It is a value system that colonialism dragged with it. Lawns were prevalent in the UK and the wealthy were able to use the labor of others to manage them. This status symbol managed to cross the ocean and has now become a staple in every community. People often are scoffed at when they choose to allow local flora to grow, I am very aware of the water issues. Please help others be aware as well. An educated population with environmental concern will have much less issues with water shortages

Comments Received on Question 27:	How important are the following considerations for you when choosing a place to rent:
1	I have a degree in Sociology and am reasonably comfortable with creating surveys, in my experience you should have 5 possible responses in terms of the above layout. The middle one is neutral then you have two possible responses for varying degrees of positive or negative. This layout, especially for the aging population demographic may be confusing. I hope this survey construction wasn't too costly. I am concerned that if your organization is challenged by survey design, that I do not feel you should be given the power to tell me where I am legally allowed to live, very concerning indeed.
2	5 bedrooms
3	I'm an artist and I have people come to work with me for long periods of time. They need places to live while they are here so we need secondary suites.

Comments Received on Question 29:	Do you have any additional comments or suggestions?
1	You organization is well aware that secondary suites readily exist. The policy in place that enforces the "no secondary suites" is from the 80's. I am happy you are investigating the matter, but this is an incredibly slow process, one I am all too familiar with when bureaucracy is involved. The population is already utilizing secondary suites, and your policy is 40 years old. Ask yourself why this takes so long? and why aren't we meeting the needs of our population quicker? I do not like that fact that I am helping my family enjoy the 'twilight' years of their life but still cannot truly relax and help because my dwelling is technically illegal under your aged policy.
2	A long-time home owner, I've recently sold my home and will soon be renting in the Nanoose Bay area. The fact that decent single family rental homes (full homes - not an upper suite or basement suite) are almost impossible to find in Nanaimo has led to my decision to relocate to the Nanoose area. As a fairly new entrant to

Secondary Suites Project – Questionnaire Results

Comments Received on Question 29:	Do you have any additional comments or suggestions?
	the rental market, I've been shocked at the degradation of neighbourhoods in the City of Nanaimo, due to the City's lack of enforcement of policies regarding secondary suites. Multiple suites in a home's basement and suites that aren't authorized nor legal. I've seen entire neighbourhoods that feel like a college frat party i.e. no street parking due to congestion created by 3-4 cars at each residence, blaring music, large crowds at each residence, etc. While I understand the need for affordable housing, I'm really sick of seeing entire neighbourhoods degraded by the practice of mortgage helper's in every home's basement.
3	Affordable rental housing enables people to live in the area even if they don't have full time work. This makes for a large readily available labor pool.

Comments Received on Question 32:	Please indicate your level of agreement with the following statements.
1	Suites existing for more than 10 years need to be allowed to be made legal or grandfathered.
2	Keep in mind though that it is not legal to have a detached suite in the ALR.
3	The homeowner should be most responsible for most of the issues mentioned above. Also instead of limiting floor space of the rental unit, maybe a fee for applying to add additional space, or on allowing submissions for permits on a maximum two bedroom unit. This might limit the amount of potential renters. If there are fees involved with the whole application process and maybe an additional fee for final inspections maybe that might weed out the less serious or misuse applicants. In my area particular I am not too concerned of services or impact as let's face it people will have to live somewhere and it will affect us all as a whole.
4	Just that secondary suites already in place be supported in the process to become legal if the RDN goes forward with legalizing suites. If there has been no complaints against these suites and they meet health and safety requirements then there should be no problem with them. They should just be required to have an inspection the same as a house inspection would be required during the sale of a home.
5	My only concern is septic, I want to have a requirement that septic's be inspected yearly to prove they are working properly for the capacity they are being used for
6	Although I do agree with parking concerns-- there are a lot of elderly people that do not have a car so not a prime concern for me especially in Parksville area
7	If there are additional services being used and charged for, then the expectation should also be that a very large family in a single family home shall also pay extra. Many multi suite homes house less people than many single family homes.
8	I strongly believe that the owner must also occupy the property. This should not be for investors looking to get richer. If the owner occupies the property it would alleviate undesirable behaviour, noise levels or the property not being well maintained while also helping to meet the needs of aging parents or lower wage

Comments Received on Question 32:	Please indicate your level of agreement with the following statements.
	earning families trying to qualify for lending.
9	Most of the new housing supply is dedicated to the senior retirement crowd and is leaving out opportunities for young people and singles who cannot afford to purchase. We will end up with areas like Qualicum which has become a seniors ghetto.
10	Should "trailer parks" be considered, it should be mandatory that each "individual lot" be bigger than what is presently seen on the island.
11	Having a problem here, you keep throwing service question in the mix. I am looking at this questionnaire from a rural land large parcel owner's perspective and am answering questions about small lot subdivision which is not a good or accurate mix.
12	There are so few services available in rural areas. This looks like municipalities are dumping their responsibilities on rural areas. Provide rural areas with subsidized water , police, medical services, social services, etc. After all, we in rural areas have been subsidizing municipal big box recreational toys for years!
13	<p>I have previously stated this but our water concerns should be more aimed at lawn usage in my opinion. There is a large movement for growing food not lawns. Educate the population on water issues and it should not be a problem with the potential expansion of secondary suites. Also on that note, it has been my experience that in the area, at least 25% of the population has secondary suites. If this research concludes that secondary suites will not be tolerated what are you going to do, evict hundreds of people and destroy that infrastructure?</p> <p>This whole process, in my opinion, is inefficient and a waste of resources. I dare not think how much money it has cost, for an inquiry into an issue that seems so fixable. The area needs families and youth to come in. It already has secondary suites that are tolerated, why not just legalize them? Which in turn would help bring in that vitally needed youth.</p> <p>I live in a secondary suite on my parent's property and it has been very important to all of us. I currently live under constant scrutiny, because if a random individual complains then all of a sudden my home is in jeopardy. My parents could not deal with their everyday issues without my help, and I in turn would not get to enjoy the friendship, few people are able to build with their parents.</p> <p>This is no way to live, how would you feel if you had done nothing wrong but constantly feel you could be harassed or at worse evicted.</p> <p>I am curious as to how this will all turn out, I truly hope bureaucracy will pull through, but I have little faith. Only time and the R.D.N. will decide.</p>
14	Inspection permit for life safety should be required -exits, fire codes, fire extinguishers etc. I'm less concerned about charging extra for garbage and recycling unless you are going to charge multiple rates for all based upon family size. Why should two singles pay more because they share a primary and secondary suite when other larger families classed single occupancy pay less but

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	use more services? If we go user pay it needs to be truly volume based using property head count.
15	<p>Fire safety</p> <p>Common sense in the RDN approach to this issue...not a bureaucratic nightmare for the rdn or the public.</p>
16	<p>"Secondary suites which are detached from the primary residence should be supported." - Supported by the Regional District? Is that what this means? I am completely in support of detached secondary suites. But I'm not sure of this statement's meaning.</p> <p>Number of suites I think should not just be determined per lot but by lot size. There should be no problem in a place like mine, just under 4 acres, to have a suite in the house as well as a detached dwelling if the septic system and water system can support that. I am one person living on almost 4 acres currently. Downtown this would be about the size of a city block with 10 or more houses.</p> <p>"Secondary suite owners should pay for any additional services which the occupants consume such as water, sewer, garbage, recycling, and organics collection." - How can it be determined that secondary suites will consume additional services more than an average family? As one resident living on my property, I don't even use all the weekly garbage and recycling services, so having say two extra people living here would still be a less than average use of these services.</p> <p>"I am concerned with potential environmental impacts of secondary suites (groundwater impacts, creation of impervious surfaces, habitat loss, etc.)." - In my opinion, it is more wasteful when the land is used by only one person. If I had a secondary suite I would have the potential to bring in someone else who could use the land for organic farming and/or permaculture. I see this as a potential benefit to the environment to keep the land usable and useful.</p>
17	I think larger parcels should allowed secondary homes.
18	<p>If occupancy is one or two persons I do not believe utility rates should be increased. Adding costs to the homeowner decreases affordability to the renter. If the current limits for twice monthly garbage pick up is inadequate the \$2 a bag tag would take care of this. Also, at present there is no limit on recycled material so adding an extra fee would be punitive.</p> <p>The greatest concerns are safety. Hard wired smoke alarms, proper plumbing, gas and electrical service is essential.</p>
19	Very complex questions.... farms need accommodation for staff, but we should be encouraging additional density where we can knowingly support it. i.e. water service. There should be size limits but not necessarily as a % of the existing floor area and maybe different limits for different types of secondary suite; i.e. carriage house, garden suite, etc. That said if we do not permit secondary suites they

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	happen anyway so let's allow them and ensure that they are done properly...safely.
20	I am in favour of allowing secondary suites. We live in a rural area with space that would allow a secondary suite. We need more deregulation of this zoning by-law.
21	RDN should allow secondary suites on acreages that have adequate septic and water to support suites. Especially where family is involved . Many families would welcome the opportunity to bring their parents or elder family members on their land where they can support them rather than see them move to care facilities.
22	Suites should have standards the same as principle residences.
23	I don't want to see slum landlords making a house into a rooming house or sleeping/studio apt. type. There has to be some guidelines set to determine the size and space and number of suites per property; size of property, adequate services (water and septic and parking) are a good place to start.
24	I don't think that secondary suites should be necessarily allowed in all zones. I think that this should be determined through consultation with the residents and input from RDN staff
25	I believe that anyone that has a secondary suite should ensure that it is up to code, especially with respect to fire. Apparently there are many suites that are not safe.
26	Size of secondary suite: yes I can understand setting a maximum size, but not necessarily based on the size of the principal residence. The 'main' house could be very small and to restrict the building on or separate construction of a suite to 40% of the principal residence could be too restrictive. As far as on-site septic and water being capacities being regulated and measured by the RDN, I wonder if again this is an area that is the business of the home owner - if something goes wrong, that is their expense to fix and very much in their best interest to take care of what they have.
27	Wishes of local neighbourhoods should be taken into account. There could be areas where secondary suites would not be advised; e.g. tiny lots, small homes, and some large estates could see a reduction in property values.
28	Suites that have been in existence for 10 plus years should be given the opportunity to be legalised regardless of zoning. I bought my house with suite and have the right to maintain it.
29	Your last question about the ALR while I support it is contrary to the ALR policies and regulations. However, the ALR should be disbanded and eliminated as it is totally dysfunctional and does more to negate agricultural development that support or enhance it.
30	3 rd question seems to be very poorly worded. 5th question, secondary suite should pay full DCC's for all services, or at least a very high percentage.
31	Secondary suites need to be considered as an alternative to continued expansion of single family or multiple unit properties not just on the services required to support them.

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	While it is true there would be a measurable increase in existing services, these suites allow for better utilization of the existing properties. Secondary suites open up options and consideration cost effective or evolving social economic and family perspectives for elder care and non-institutional based services (i.e. live in nanny or health care providers)
32	Secondary suites enable people to purchase a piece of property they might not be able to afford without the additional rental income.
33	I would like to see the classification of suites have an element to include the number of residents. Whereas one home may house 5 adults, their neighbour's home with a suite may house only 2 adults. The provisos for parking, sewer, etc. should be based on usage, not the number of self-contained living quarters.