

- RE: Draft Zoning Bylaw Amendments for Secondary Suites:
 - On #6, “Island Health requirements for sewage disposal and potable water must be met by all new secondary suites.” Question: Why wouldn’t all existing secondary suites also have to meet the Island Health requirements for sewage disposal and portable water? (See staff’s April 11, 2018 report: 2. Potable Water and 3. Sewage and Grey Water Systems) and staff November 29, 2017, page 5, #4. The above question is also applicable to #9 under Draft Zoning Bylaw Amendments for Accessory Dwelling Units.
- RE: Draft Zoning Bylaw Amendments for Accessory Dwelling Units:
 - In #8, “Require buffering or screening where privacy...” I recommend inserting the word “vegetative” before the word buffering
 - I further suggest that both secondary suites / accessory dwelling units must comply within the provisions of any existing covenants, be incorporated
- Will the District seriously consider the observations and reporting in the Golder Report Phase 3 regarding domestic well water supply in the Highlands that speaks to homes at higher elevations being at additional risk in the dry season?
- In light of Appendix C, Phase 3 of the Golder Report and, the 1999 Highlands Housing Task Force Report, the District should reconsider the report’s objectives and its recommendations and, in particular revisit the Task Force’s comments and rationale on the matter of “lot size”.
- I am not positive of what the present health and safety concerns are for the District on secondary suites and accessory dwelling units? Or, what the statistics or proof are towards those concerns and how potential legalization of secondary housing might actually “really” change any of that? Since there are no assurances that owners will obtain permits or contact Island Health regarding their jurisdiction of authority, etc.
- To be seriously considered and fair to all property tax payers a full cost recovery system would need to be in place first where the owner of secondary housing would pay for all associated costs and therefore, not cost the taxpayers that do not have secondary housing any monies at all.
- The 1999 Housing Task Force report on page 6 states their survey (at that time) indicated that 43% of owners would construct secondary housing if it were permitted. One could assume now that that percentage of owners would be higher, and could lead towards a slippery slope in respect to loss of privacy, noise, increased water demands and sewage disposal capacity and increased local traffic in addition to the impacts of mitigating for climate changes and the impacts of that towards water resources, especially during June, July, August and September.
- There should be serious consideration of aquifer recharge areas. If secondary housing were to be considered it should only be for one unit and only on a lot of 5 acres or more.
- Before deliberate consideration of proceeding in this process, the District must be positive in the knowledge that Highlands’ future long term water supply from surface water and ground water is sustainable and ensured, that is paramount. If the District cannot ensure that, then to proceed with a blanket zoning to permit secondary housing would be very unwise.
- Perhaps a housing strategy with phases and small steps taken over time rather than a giant leap into the unknown with a potential blanket zoning change would be safer and a cautionary approach.
- Additional public engagement and consultation with sufficient information being provided should occur to be truly meaningful.
- Due diligence is required.