

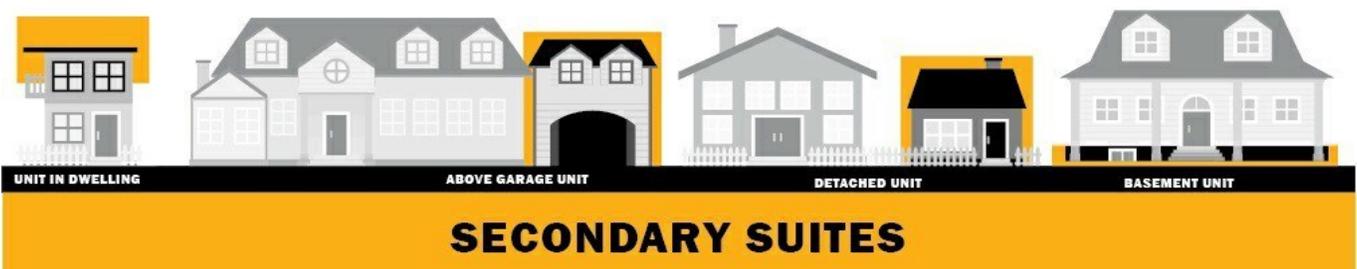
Secondary Suites in Foothills County

Preliminary Hamlet Survey



WHAT WE HEARD

Summary Report
March 2023



WHY ARE WE REVIEWING PROVISIONS FOR SECONDARY SUITES IN FOOTHILLS COUNTY?



April 17, 2019, Council adopted Bylaw 8/2019 amending the Land Use Bylaw to allow for Secondary Suites on residential parcels 2 acres in size and larger zoned Agricultural District, Agricultural Business District, and Country Residential District. This was considered as Phase I of the Secondary Suites project in the County. It was noted at that time, further public consultation would be required prior to allowing Secondary Suites in Hamlets.

Phase I has been under implementation now for just under 4 years and staff is undertaking a review of Secondary Suites in Foothills County to see what is working, what could be improved upon, and to see if amendments to the Secondary Suites provisions are required.

This review of Secondary Suite provisions in Foothills County was initiated in February 2023 with a preliminary survey of Hamlet communities in the County. The purpose of the survey is to explore if there is any desire for secondary suites in Hamlets at this time. The results will be used to assist staff in determining the scope of the overall review and plans for future public engagement.

THE QUESTIONNAIRE - WHAT WE ASKED

The questionnaire was designed to obtain feedback from Hamlet residents in Foothills County on the following points:

1. What Hamlet do you live in?
2. Are you in favor of the County allowing for Secondary Suites in your Hamlet?
3. What are your main concerns, or anticipated challenges/impacts with having Secondary Suites in your community? Additional traffic generation
 - ✓ Parking
 - ✓ Safety and Security
 - ✓ Servicing constraints (water/wastewater capacity)
 - ✓ Enforcement
 - ✓ Other
4. What benefits or advantages do you see to allowing Secondary Suites in your community?
 - ✓ Allow families to stay together/assist again in place.
 - ✓ Increase affordable housing options.
 - ✓ Provide potential low impact densification without creating additional parcels.
 - ✓ Efficient use of existing services and infrastructure.
 - ✓ Increase value of property for resale.
 - ✓ Make ownership more affordable in rising housing market.
 - ✓ Other

- We also asked residents to submit any other comments they may have on allowing Secondary Suites in Hamlets.

SURVEY OVERVIEW

The preliminary hamlet survey was mailed out to a total of 1,764 hamlet properties in Foothills County on February 3 and made available on the website as an online option for completion. The survey remained open for responses until the end of day March 7, 2023.

The response rate was reasonably good. A total of 287 completed surveys were received, a response rate of 16%.

Staff understands that Foothills County is very diverse and that while some Hamlets are similar in character, many of the Hamlets situated within Foothills have very different characteristics, desires, and challenges. For this reason, we wanted to ensure that the survey was designed to allow for responses to be separated by the Hamlet that you live in. This allows us to look at which Hamlets support the allowance of Secondary Suites and which Hamlets do not. This also enabled staff to review what the priorities and challenges may be in the distinct communities.

Of the total 287 survey responses, the following identifies the number of responses received from each of the circulated Hamlets:

WHAT HAMLET DO YOU LIVE IN?			
HAMLET	# OF RESPONSES	HAMLET	# OF RESPONSES
Aldersyde	1	Heritage Pointe (Including Pinehurst)	154
Blackie	14	Millarville	15
Cayley	23	Naptha	4
Dewinton	1	Priddis	25
Hartell	0	Priddis Greens (Including Hawks Landing)	44

The results of the survey have been arranged by Hamlet so that we can see which Hamlets support Secondary Suites and which ones do not. This also allows us to look at benefits and challenges in those individual communities, as they differ based on density and nature of the Hamlet.



The Hamlets have been grouped into three (3) categories based on similar type or characteristics. The grouped categories are as follows:

- **Historic hamlets**

Historic Hamlets are those communities that have been in existence long before our current Land Use Bylaw established densities and specific provisions for Hamlets. These consist of Aldersyde, Dewinton, Hartel, Naptha, Millarville, and Priddis.

- **Historical villages**

We have two (2) communities in Foothills County that were previously incorporated Villages having their own Land Use Bylaws governing subdivision and development.

- Cayley was dissolved as a village in 1996.
- Blackie dissolved as a village in 1997.

At the time that these corporations dissolved, they became Hamlets under Foothills County.

- **Executive Residential Community Hamlets**

There are two (2) Hamlets in Foothills County that are higher density executive style communities that were approved through creation of Area Structure Plans and multi-lot subdivisions that have since been designated as Hamlets by the County.

These two Hamlets are located on opposite sides of the County, and while they have some similarities, each is also genuinely unique and distinctive.

The results of the preliminary hamlet survey can be considered on a Hamlet-by-Hamlet basis and can also be examined within each categorized group.



WHAT WE HEARD FROM THE HISTORIC HAMLETS**HAMLET OF ALDERSYDE**

We only received one response from the Hamlet of Aldersyde and the response supported Secondary Suites in the Hamlet of Aldersyde.

When asking, “What are your main concerns, or anticipated challenges/impacts with having Secondary Suites in your community?”, the respondent checked the following:

- Parking (stay off the streets)
- Servicing constraints (water/wastewater capacity)
- Enforcement

When asked, “What benefits or advantages do you see to allowing Secondary Suites in your community?” the respondent checked the following:

- Allow families to stay together/assist aging in place.
- Increase affordable housing options.

Other challenges noted:

- Decrease property value Top priority is not parking on the streets. Parking within the property boundary should be a MUST.

AMLET OF DEWINTON

We only received one response from the Hamlet of Dewinton and the response supported Secondary Suites in the Hamlet of Dewinton.

When asking What are your main concerns, or anticipated challenges/impacts with having Secondary Suites in your community? the respondent checked the following:

- Enforcement

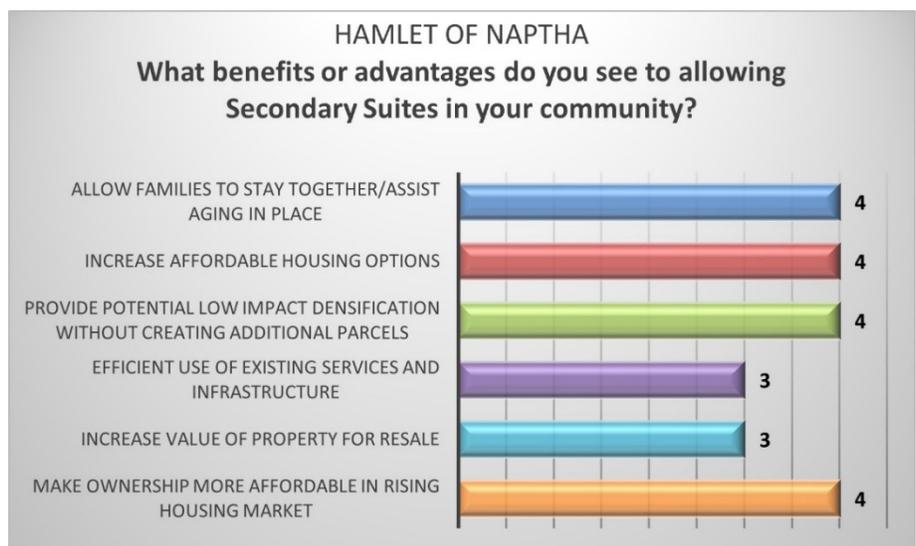
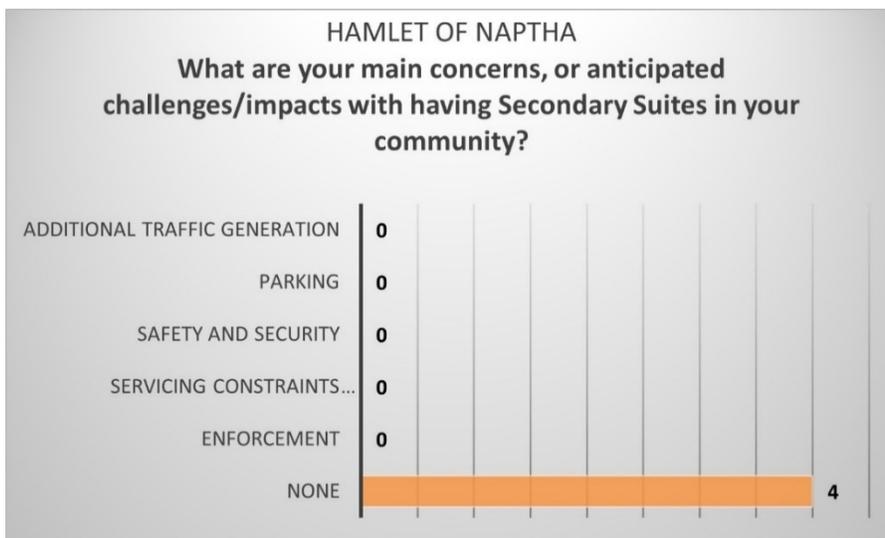
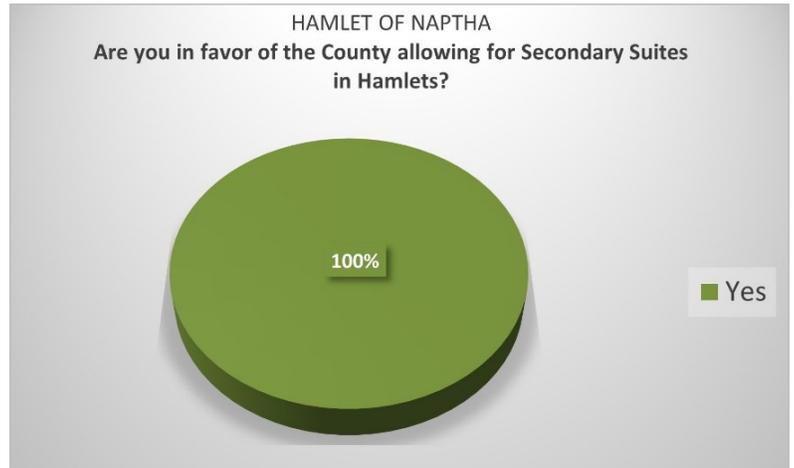
When asked, “What benefits or advantages do you see to allowing Secondary Suites in your community?” the respondent checked the following:

- Allow families to stay together/assist aging in place.
- Increase affordable housing options.
- Efficient use of existing services and infrastructure.
- Increase value of property for resale.
- Make ownership more affordable in rising housing market.

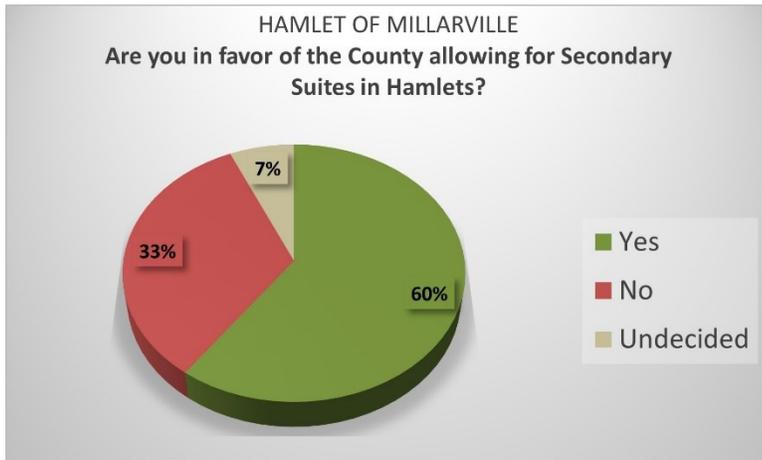
HAMLET OF NAPTHA

Four (4) responses were received from Hamlet of Naptha residents,

100% responded in support of Secondary Suites in their Hamlet.



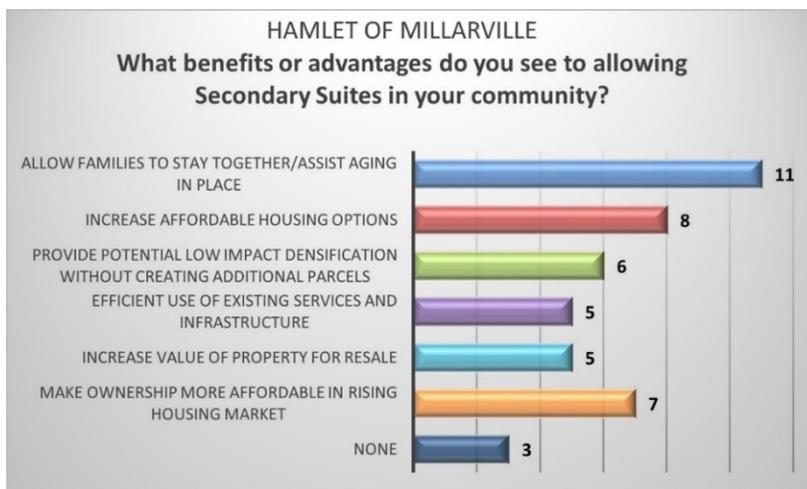
HAMLET OF MILLARVILLE



Fifteen (15) responses were received from the Hamlet of Millarville residents.

Other Concerns/Challenges:

- Lacking in protective services and enforcement.
- i.e. We have a serious problem with dogs at large and irresponsible ownership of pets. More population would equal more problems.



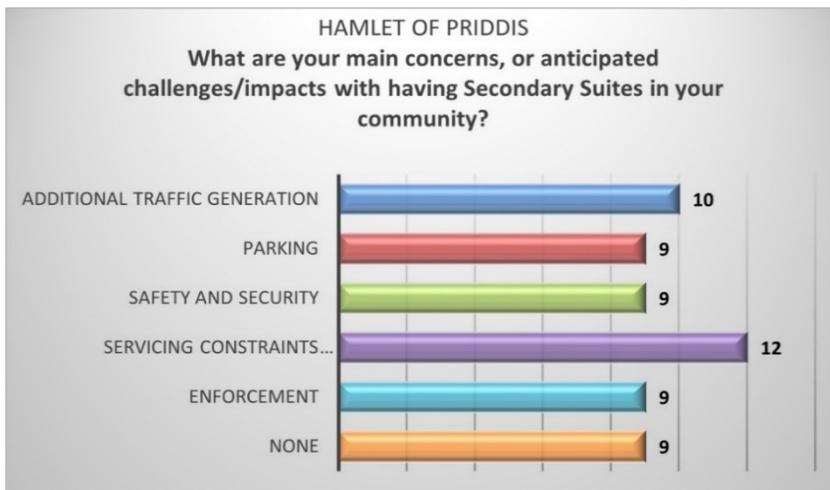
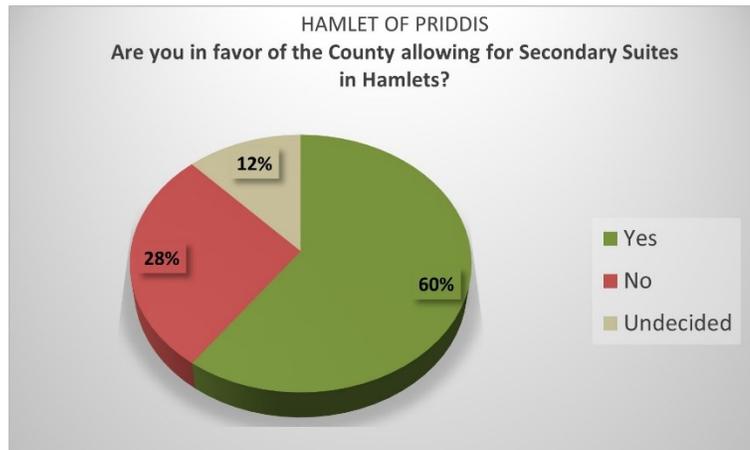
Other Benefits/Advantages:

- It is very difficult for people to rent right now not only in our area, but in all of Alberta. By allowing secondary suites we decrease this problem and we do not add to the environmental footprint by building more accommodation to resolve the problem.

Secondary suites are a win win.

HAMLET OF PRIDDIS

Twenty-five (25) responses were received from the Hamlet of Priddis residents.

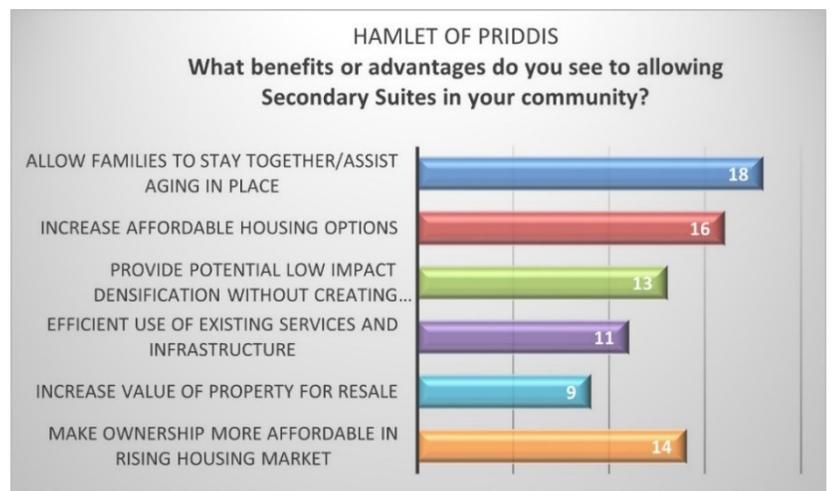


Other Concerns/Challenges:

- Decrease property value.
- Prefer home ownership versus renters.
- Ensure suites are built to Canadian Building Code standards and space constraints are considered.

Other Benefits/Advantages:

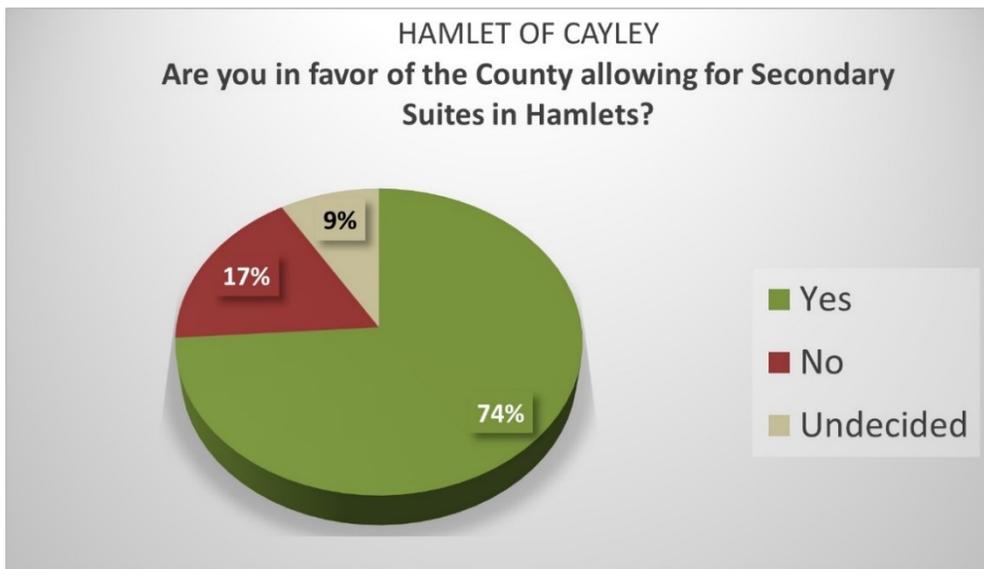
- Allows live in caregivers to have their own place to stay separate from the family.



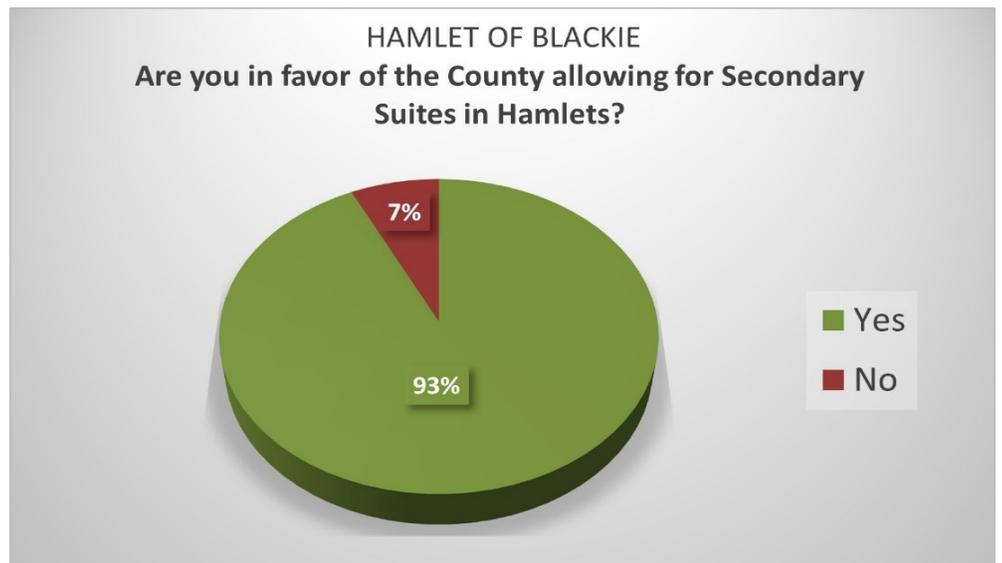
WHAT WE HEARD FROM THE HAMLETS THAT WERE HISTORICALLY VILLAGES

We have two communities in Foothills County that were previously Villages under their own authority. Cayley was dissolved as a village in 1996 and Blackie dissolved as a village in 1997 at which time, they became Hamlets under Foothills County.

Both of these communities have many similarities and have both responded with a high percentage of support to allow for Secondary Suites in their Hamlets.

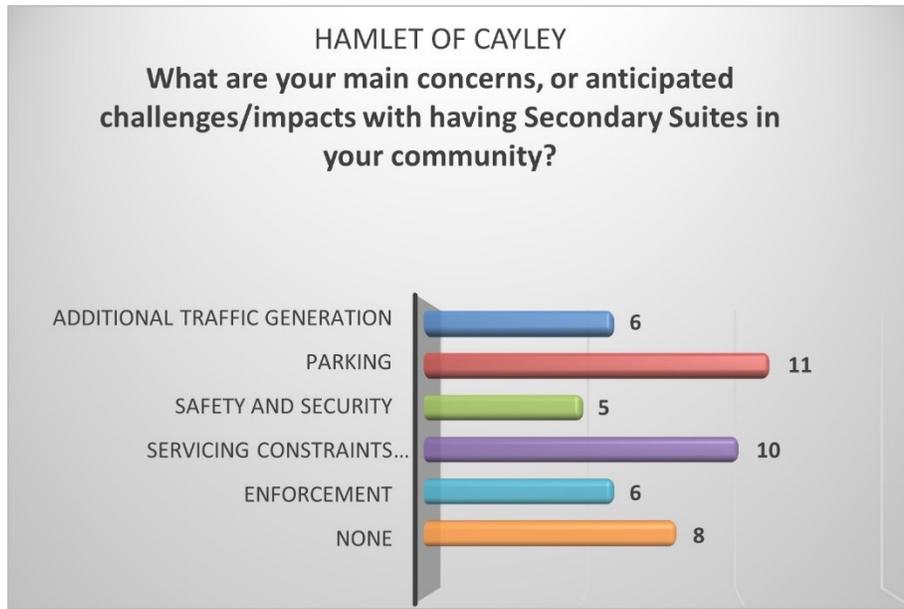


Twenty-three (23) responses were received from the Hamlet of Cayley residents.



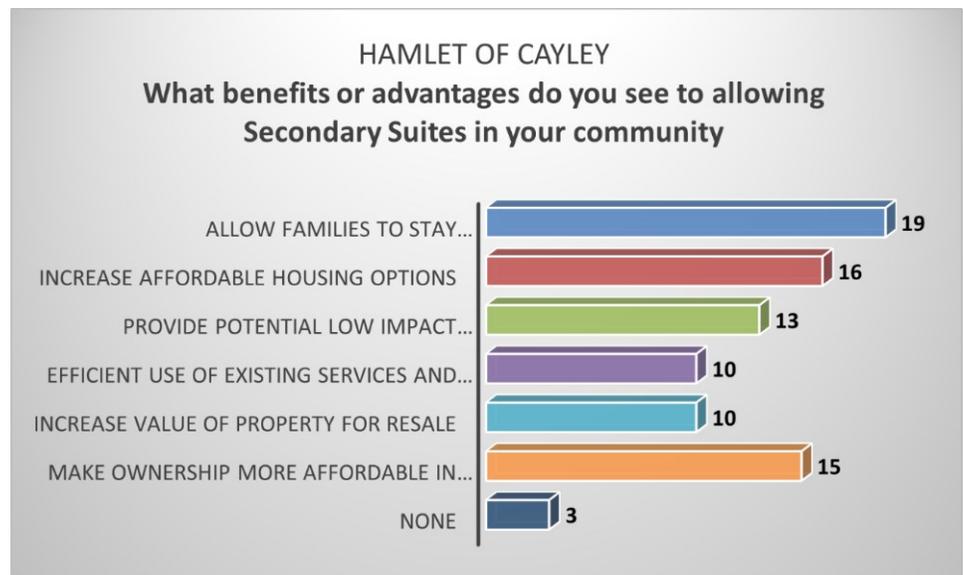
Fourteen (14) responses were received from the Hamlet of Blackie residents.

HAMLET OF CAYLEY

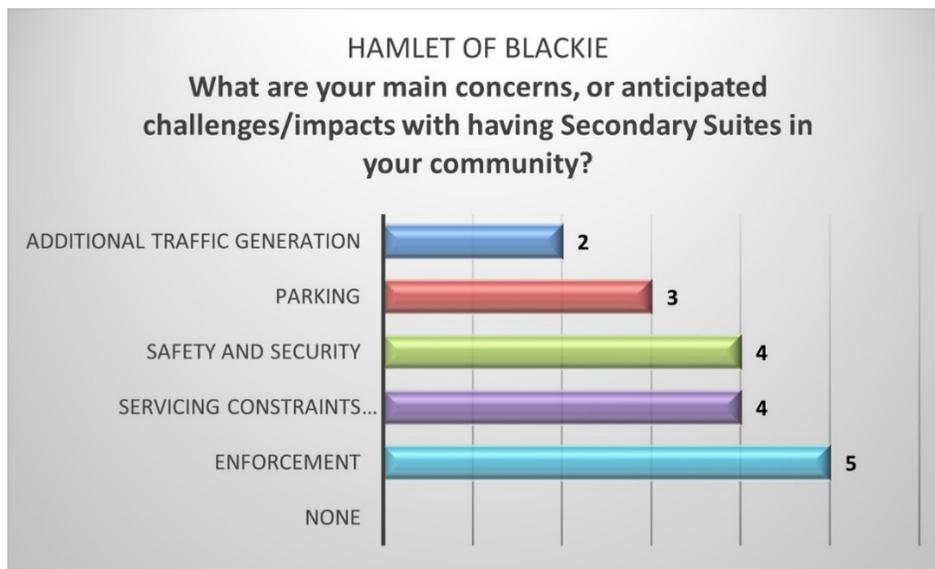


Other Concerns/Challenges:

- Double rentals become slums.
- Decline in property values of nearby homes, as the community would end up with more rentals, and all the issues that arise when more people rent, and fewer people own their homes (less pride of ownership and upkeep of homes and yards).

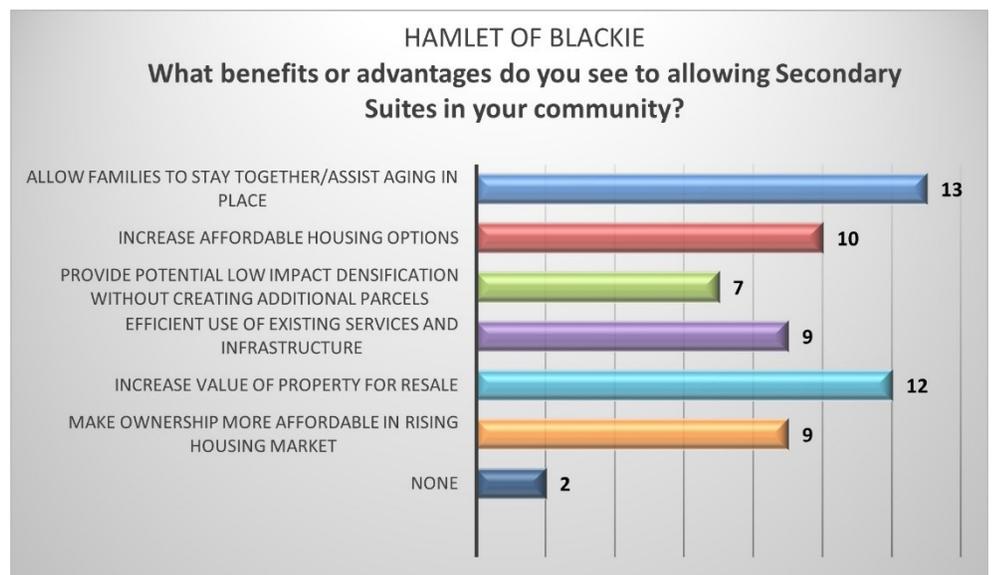


HAMLET OF BLACKIE



Other Concerns/Challenges:

- Taxes and/or utilities rising.
- Residents want to ensure that secondary suites are built to code.



Other Benefits/Advantages:

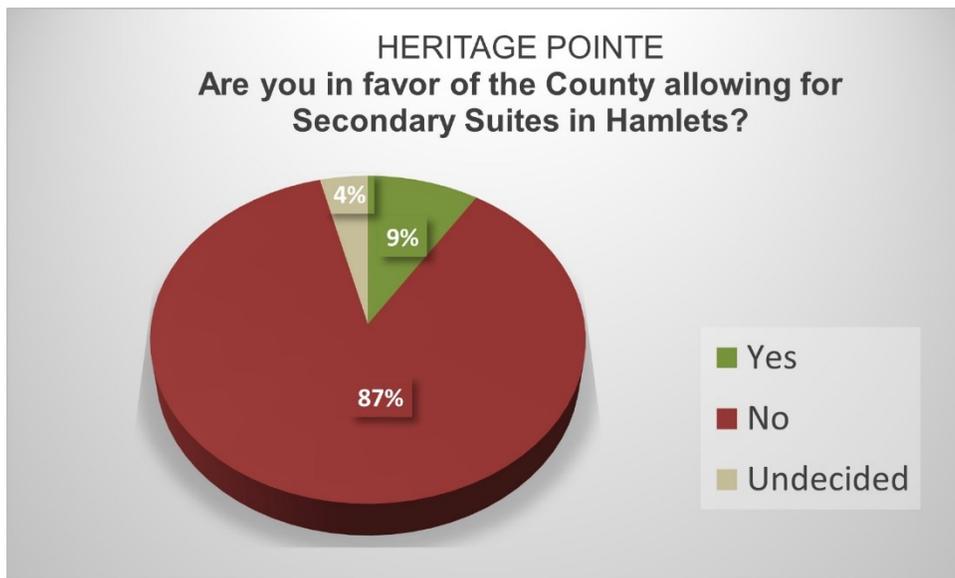
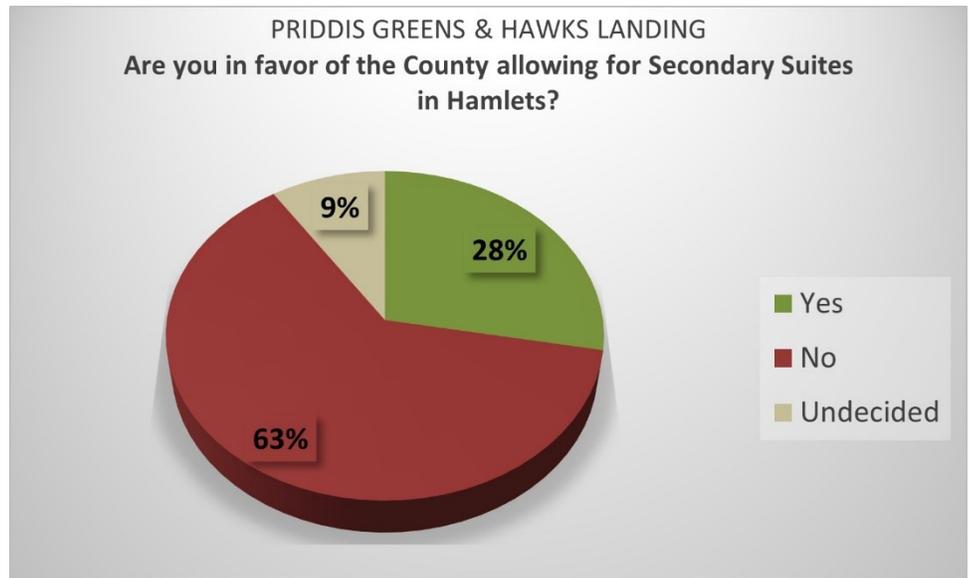
- Source of income for the homeowner.
- More space allowed on existing houses, Keeping residents in the area longer.
- Assist in Community growth.
- Secondary suites could help bring rental cost down by increasing inventory.

WHAT WE HEARD FROM OUR EXECUTIVE RESIDENTIAL COMMUNITY HAMLETS

The two Hamlets in Foothills County that are higher density executive style communities were separately out from the other hamlets. These two Hamlets are located on opposite sides of the County, and have some similarities, but each also genuinely has their own uniqueness and distinctiveness that make them differ.

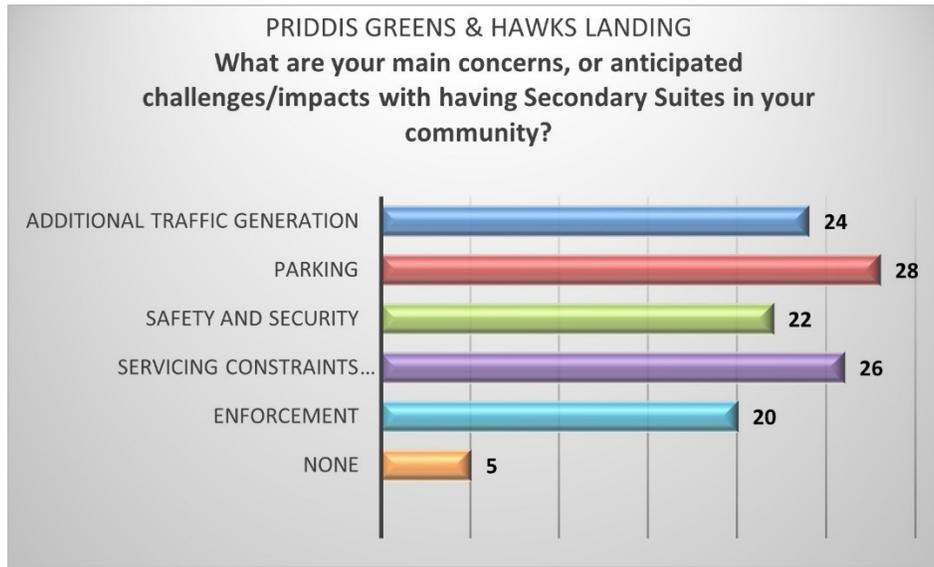
You can see how that is reflected in the responses to “Are you in favor of the County allowing for Secondary Suites in Hamlets?”

Forty-three (43) responses were received from the Hamlet of Priddis Greens.



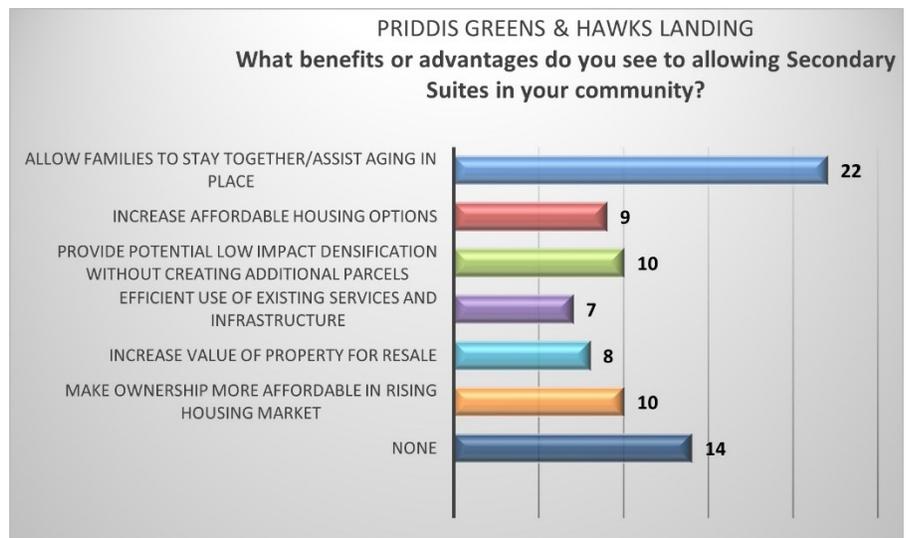
One hundred and fifty-four (154) responses were received from the Hamlet of Heritage Pointe residents.

HAMLET OF PRIDDIS GREENS



Other Concerns/Challenges:

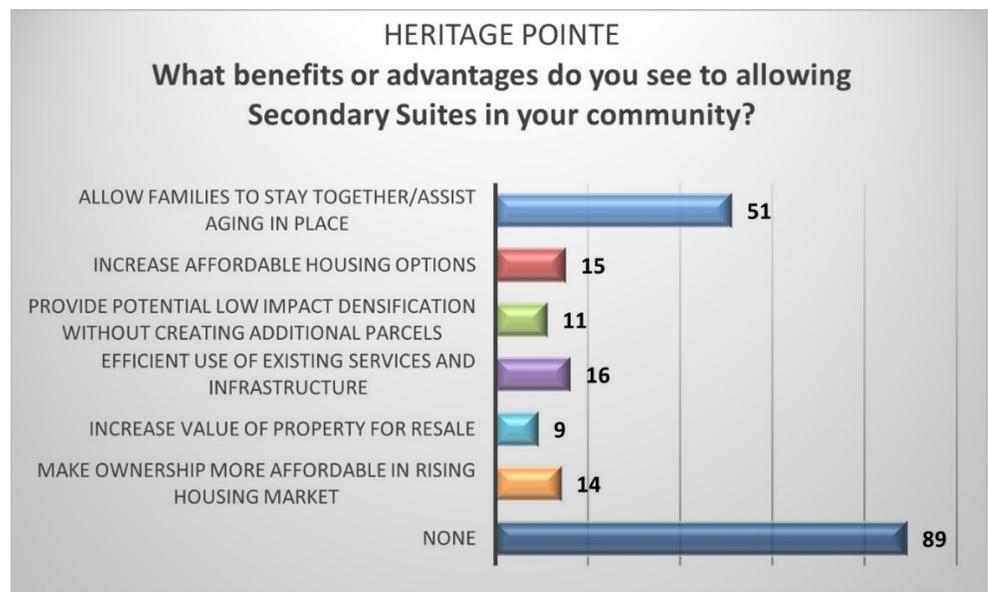
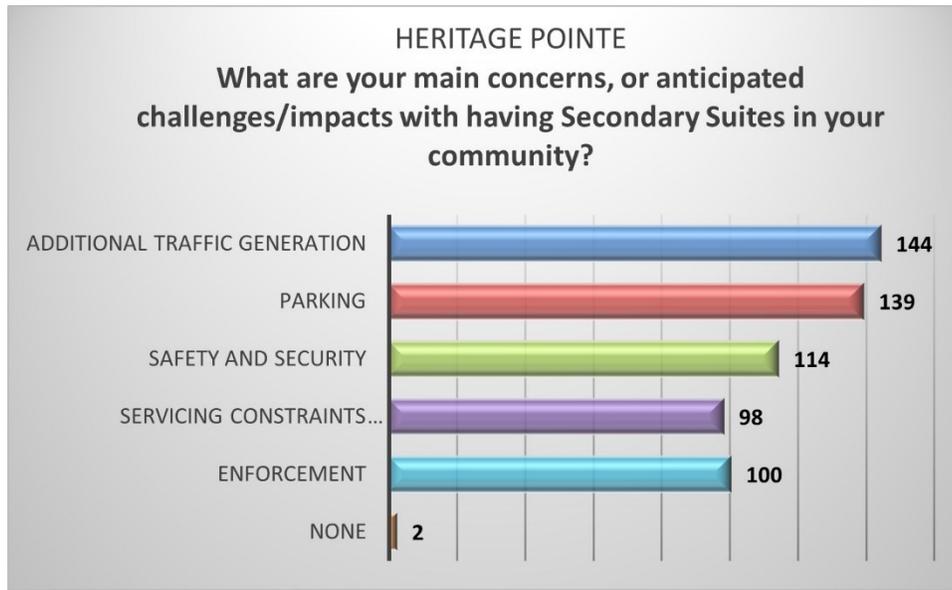
- Increased crime,
- increase in neighbour disturbances,
- decrease in property value,
- constraints on other services such as schools, play areas for children, Optic TV,
- ensuring that safety (building and fire code requirements are met) and
- changing character of the area to low income and want to see security checks for renters.
- Secondary suites are in violation of Restrictive Covenants.



Other Benefits/Advantages:

- with the limited multi-family building options, this provides more rental opportunities within Foothills.

HAMLET OF HERITAGE POINTE



See below for Concerns/Challenges and Benefits/Advantages:

HAMLET OF HERITAGE POINTE

Other Concerns/Challenges:

- Property and Area Devaluation. No secondary suites are an attraction for Heritage Pointe.
- Rife raff and undesirables.
- Property Devaluation.
- Many are becoming Air BnBs, also extra people using services like garbage pickup but not paying higher taxes.
- Secondary suites will bring a low-income demographic to my area which I do not desire. These renters won't have a pride of ownership and will devalue our area. Let them live in Calgary.
- Extra parking in streets.
- Crime.
- Not what I moved out here to have around me. Trouble follows low-income rentals.
- Condo Bylaws would require revisions (if even possible), Our Artesia Villas would require major renovations for a locked off secondary suite.
- Decrease in adjacent properties values, increase in noise levels.
- Decrease property values.
- unit costs will increase over time: garbage, water, maintenance etc. homes will decrease in values.
- The Foothills County has no Bylaw Enforcement Officer. As a former HOA Board member, I am well aware of the many problems this has created.
- Additional number of pets in neighborhood and mess they leave. Possible erosion of home values in neighborhood.
- Noise and Pollution.
- Additional cost to homeowner fees for community maintenance.
- Too much crime and not enough police already, high car traffic, already poor road design for volume we have. Noise, unwanted guests in community.
- Traffic noise, general noise.
- It leads to undesirable revenue income properties and tenants.
- As a Lake community the premises were created for a specific volume of guests and increasing population would also increase community lake users and further restrict lake fee user access to amenities. We would be moving away from the original design and purpose of this community.
- Devaluing of property and beauty of community.
- The hamlet was not designed for multi-family use. Single family homes with single family requirements.
- This is an upscale 'single family home' hamlet, and secondary suites will very negatively impact the livability in within the community for all of the above reasons. This will negatively impact property prices. Should I wish to have a parent age in place at our residence (which I have) then I would not need separate entrances, kitchens, etc.
- Addition of Secondary Suites to the hamlet could drastically change the nature of the community. If a community association is in place, then they should be able to place restricted covenants on the development of secondary suites.
- I moved to this hamlet purely because of a ban on secondary suites. A council that thinks changing this is a good idea will NEVER receive my support. The need for lower income, higher density housing should focus on urban centers where there is better infrastructure to support it such as transit, shorter travel to stores, medical, etc. Allowing secondary suites in rural locations places more vehicle traffic on the road, and more emissions. Strong opposition to this ridiculous proposal. The playbook for rural should be different than big cities.

- Contrary to The Ranche bylaws and inability to retain this right if made legal by the MD. Impact to community property values, impaired aesthetics for secondary access, flow of personnel etc. Impact to garbage/recycling capacity, which is private.
- Ruin sight lines along are back yards.
- We chose to build our retirement home in the planned community of Artesia in large measure due to the controls both architectural and density. The community has limited road parking. Moreover, it has experienced a significant amount of criminal activity, despite having an active alarm our own home was broken into. The best antidote to this is community engagement, knowing who lives where. Homeowners learn that from walking around the area and talking with their neighbours. People who live in Artesia who are not homeowners may take less pride and feel less responsible to honor the community bylaws. It will also become increasingly difficult to differentiate potential maldoers from members of the community, which I expect will only lead to further criminal activity.
- Parking in side streets already creates issues because many cannot use their garages and as a result have to park on driveways and streets. Suites will further enhance this issue.
- Over subscription to our HOA assets, which were not designed for multi-family residence.
- The Hamlet was not planned for this potential.
- If a separate structure for a secondary suite is added in the back yard it will take away views and sun from the neighbours. Don't want to look at structures in our yards. We moved out here to have more country like feel. With ppl adding more structures in their yard we may well live in the city.
- We moved out to the rural division of Artesia to get away from traffic. Allowing secondary suites in this Hamlet will just create more vehicles coming in and out and congestion like city streets.
- Change to the character of the neighborhood.
- Secondary suites are generally not properly taxed with respect to usage of schools (education), community facilities, and other services. School and community facilities overcrowding, stress on water and sewage facilities and infrastructure - resulting in increased wear & tear that lends to higher costs impacting all residents not just those that are placing stress on the systems through the offer of secondary suites. Deterioration of community appeal - degrade property values.
- Insurance costs and noise.
- Compliance with HOA
- Making sure that secondary suites would be in line with existing housing, no unsightly additions.

Other Benefits/Advantages:

- Aging parents/relatives can remain with family as long as possible.
- Only if secondary suites appear to be part of the main property and are used solely to allow the support of the main residents.
- Proposed benefits options to "increase affordable" housing / make ownership more affordable but also increase value of property for resale, seem to be benefits that work against each other.
- Allows homeowner to distribute their housing costs to 3rd parties - at the detriment of their neighbors.
- Students/young people are finding high rent prices to be a hardship financially.
- Possibly increase property value.
- Assist housing refugees.

OTHER COMMENTS

The preliminary hamlet survey allowed for “Other Comments” to ensure that everyone had an opportunity to respond with additional comments that they feel are of importance to them on the topic. A list of those comments provided by residents has been included in **Schedule A** attached to the summary. These comments have again been separated by community for review.

WHERE DO WE GO FROM HERE?

This is the initial stage of our 2023 review on Secondary Suites in Foothills County. The feedback we received on the preliminary hamlet survey will help staff better understand the scope of our review and inform us on how we proceed with public engagement going forward. It will be important to ensure we engage Hamlet residents in particular, as we currently do not allow for Secondary Suites on parcels within Hamlet boundaries.

This summary report of “What We Heard” from the preliminary Hamlet survey on Secondary Suites is scheduled to go before Council March and will be available for review by residents on the County’s website at www.foothillscountyab.ca.

Planning staff will be conducting additional public engagement in the coming months with all residents of Foothills County, looking for feedback on what is working and what could be improved upon for Secondary Suites as well as potential new provisions regarding things like the size, or types of suites allowed.

Below is the proposed process and timeline for our review on Secondary Suites.

February - March 2023	<ul style="list-style-type: none"> • Preliminary Hamlet Survey • Explore desire for Secondary Suites in Hamlets
April 2023	<ul style="list-style-type: none"> • Report on "What We Heard" • Summary to Council and make public on Website
May 2023	<ul style="list-style-type: none"> • County wide Community Engagement • What is working and what can be improved upon • Policy review on types, sizes, and provisions
May - June 2023	<ul style="list-style-type: none"> • Report on "What We Heard" and draft amendments to Land Use Bylaw • Amendments to Secondary Suite Provisions
June - July 2023	<ul style="list-style-type: none"> • Public Hearing • Opportunity for public feedback on amendments • Modify as required and get final readings
Fall 2023	<ul style="list-style-type: none"> • Implementation



SCHEDULE A
COMMENTS PROVIDED BY RESIDENTS ON PRELIMINARY HAMLET SECONDARY SUITE SURVEY**Hamlet of Aldersyde**

- Top priority is traffic parked on the street. If you are allowing secondary suites- parking within the property boundary should be a MUST!

Hamlet of Naptha

- Great initiative.
- It is a great initiative and thank you to Foothills County for conducting this survey. Please share the survey results. There is a shortage of affordable housing options in Diamond Valley which is close to Naptha.

Hamlet of Millarville

- Families only.
- It is very difficult for people to rent right now not only in our area, but in all of Alberta. By allowing secondary suites we decrease this problem and we do not add to the environmental footprint by building more accommodation to resolve the problem. Secondary suites are a win win. This is simply the best solution and creates very few problems compared to resolving these issues in other ways.

Hamlet of Priddis

- Prefer homeownership versus renters.
- Community businesses, resident hosts and municipalities can benefit through local spending by guests that have chosen to stay in the area because of the communities' offerings and quality of life, attractions.
- I have no concerns; this is much needed in our community and long overdue.
- We moved out of Calgary to get away from all the issues that come from living in a big city. We want to maintain our peace and tranquility and standards of living.
- I think that secondary suites are better suited to towns or cities. Hamlet properties that have multiple households/residents have become unsightly - a lot of extra vehicles and items being street used. Also notice more nuisance dogs with increase population.
- Provides affordable living outside of cities for more people. Too many rules and regulations as it is, let people make decisions on their own properties.
- So long as adequate square footage, parking, and suite separation codes are met for noise, smoke, entry, and egress (like YYC) then I only see upside.
- I see opportunity for elderly parents to join family and live independently subsidizing cost of residence - secondary.
- I very much support this. I would really like to be involved in further meeting or discussion groups.
- I hope this proposal is accepted.
- It would be amazing to be able to make a secondary suite on our property for my parents as they age. I would love to be able to have them close to help take care of them but still allow them to have their own space.
- Why are you limiting to Hamlets?
- We are very lacking in protective services and enforcement. I.e., We have a serious problem with dogs at large and irresponsible ownership of pets. More population would equal more problems I think this would be a beneficial asset to the entire community.

Hamlet of Cayley

- Double rentals becoming "slums".
- Decline in property values of nearby homes, as the community would end up with more rentals, and all the issues that arise when more people rent, and fewer people own their homes (less pride of ownership and upkeep of homes and yards). I moved here to get away from all the noise and the hustle and bustle of city life, I don't want anything else.
- I have no concerns. Cayley certainly has the ability to handle the parking and traffic.
- Will one of the suites be the owners?
- I moved here to get away from all the noise and the hustle and bustle of city life, I don't want anything else.
- I moved to get away from over population.
- If they can address the parking concerns.
- A small community or a senior home community with independent living makes more sense to me than secondary suites. A lot of our houses only have crawl spaces.
- The benefits of secondary suites far outweigh the drawbacks. They should be allowed throughout the County.
- We would plan for a secondary suite for our disabled adult child to live.
- With the cost of housing this may help families that are struggling to pay bills and also help those finding it hard to rent.
- I assume any secondary suites would be rentals.
- Although I acknowledge drawbacks to allowing secondary suites, I support them, because rental housing is so hard to find in rural Alberta.
- Seems like a wonderful idea all around.
- We have the project to have mom & dad living with us soon. We like this idea.
- This initiative, in my view, is long overdue. It should have been brought into place along with the rural properties 4 years ago. Foothills County, while being cautious, has fallen behind in allowing secondary suites, when compared to other jurisdictions. As a result, even in our development of Muir Ranch, we are aware of illegal secondary suites that were constructed by homeowners because they had no choice but to go the illegal route to provide for care in place for aging parents. It is imperative that the County provide legal zoning alternatives for families to care for their own parents or children, as the case may be. This secondary suite zoning needs to be easy to access and not financially onerous, while reasonably accommodating safety issues. Don't make the zoning so difficult to comply with by adding extreme construction requirements and unnecessary safety rules. Stick to the basics and make it reasonable to comply with. If you intend to form a committee comprised of planners, developers, and residents, I would be happy to participate.

Hamlet of Blackie

- Currently, Blackie is filled with vehicles, RVs, boats, motor bikes, and other "projects" cluttering the boulevards, alleys, and yards. Let's get control of the existing situation before adding more clutter. It is not only an eyesore (lowering property values) but makes driving and walking more dangerous.
- I'm in favor of allowing commercial buildings in and around Blackie to allow having within example: live in part of a store or shop.
- Blackie has no culture. It is a hamlet bereft of like-minded neighbors/neighborliness. Infrastructure/shops/transit will be established with growth.
- Source of income for the homeowner.
- Why not create additional parcels? Existing services and infrastructure are minimal. It would draw more business into make Blackie vital.
- More space allowed on existing houses, keeping residents in the area for longer.
- The cost of housing is only going to become more and more unreachable this is the best option; rentals are in demand with low inventory and high rental rates allowing secondary suites could help bring the cost down.
- Assist in community growth.
- That the suites are built to code.
- Taxes or utilities rising.
- No concerns, more affordable housing is needed.

Priddis Greens

- Keep Foothills "as is" for animals to roam stop the human invasion of the country leave it as a natural habitat for wild animal's development means the cutting down of trees.
- Many of the benefits applicable in SOME hamlets but dubious in Priddis Greens (anticipate opposition). Would be opposed to hamlet suites if ALL hamlets treated as if they were equally allowed. Consider the wisdom of so doing. Politically charged - I admit!
- We welcome this review! We would love to age in place and not have to move to the city for senior care!
- Priddis Greens is not developed nor set up to accommodate these suites. It is a higher end community that would not attract a higher renter clientele.
- As stated above, we feel that secondary suites will adversely impact our community. We associate secondary suites with lower income areas such as Forest Lawn in Calgary, where rental secondary suites are common and lead to traffic and parking congestion and other issues as identified in item 3. above. If secondary suites in hamlets is approved, we would want our hamlet to be exempted from whatever bylaw or law is put in place to enable them.
- Thank you for involving the residents who will be affected by these decisions the County makes. Good job!
- We live in an architecturally controlled community that was specifically designed for single family units with Restrictive Covenants. We do not support Secondary Suites.
- The Hamlet of Priddis Greens on a private golf course does not lend itself for secondary suites for all the negative reasons stated above.
- No need for secondary suites in hamlets. There are plenty of them in the city.
- Not in favor
- If Priddis greens was not a high-end community I would be inclined to support, it. If you take Calgary not all communities allow this for good reason.
- Permitting secondary suites will help increase the occupancy rate of very large homes thereby reducing the carbon footprint per person and improving overall resource utilization.

- Provide incentives to promote SS development, don't make it costly and cumbersome through development and permit process. Otherwise, homeowners will lose motivation to carry through. Learn from Calgary's failures that kept illegal suite owner's illegal and unsafe. Provide positive incentives for existing illegal non-conforming Suites up to standards, amnesty works well and waving permit fees. Calgary offered a \$25K grant to help homeowners to develop or improve Suites as a pilot project, but conditions and exposure enforcement, kept applicants away. The program should not be a tax or permit \$ grab, but a promotion of rural densification for the greater good.
- The Hamlet of Priddis Greens in no way would benefit from secondary suits in our community.
- Increase number of speeders, no street parking, forest fires, crime and danger to wild animals, constraint to include electricity, optic TV, bylaws at all levels, many children, no children play areas, no schools, no dog park, old folks' retirement, avoid noise.
- Lowers home prices.
- Pets, property values, neighbor disruptions.
- Renters' security checks.
- Our community has always been one family per residence, and we feel that secondary suites would adversely impact our community. We associate secondary suites with lower income areas such as Forest Lawn in Calgary, and we do not want to see rental secondary suites in our community.
- I have lived in neighborhoods where there were secondary suites and tenants were often a disturbance e.g., parking issues, noise including parties. Additionally, there were times where property boundaries were ignored e.g., touch football games on neighbors' lawns.
- The Hamlet of Priddis Greens was planned and built specifically for single families. Secondary suites would bring unwanted extra vehicles and people who do not align in our community as they do not own property that is controlled by the Restrictive Covenant.
- We are condominiums. Do you intend to override our bylaws and restrictive covenant? Too many people. We already have a high density.
- Secondary suites would be a violation of the restrictive covenants. The reason many of us choose to live here.
- Property value decreases in neighborhoods that allow this.
- The families living situation would not be monitored, not affordable, developers happen? insufficient infrastructure to support, opposite it would devalue the property, rising house markets cannot be controlled, Secondary suites are for city dwelling not country living with no transit service.
- Increasing density in Priddis Greens is of no benefit to the community. We live in this community to escape density.
- Our community is too small and certain areas of our infrastructure are already at maximum or over capacity.
- These do not apply to our community.
- Benefits listed are potentially valid in some in some locations and potentially not in others.
- The listed benefits do not apply to this type of housing/community.
- Zero advantages in our community.
- As Hamlets have limited multi-family building options, provides more rental opportunities within Foothills.
- Safety: Building and Fire Code requirements. Emergency egress mainly - enlarged basement windows.

Heritage Pointe

- We moved here to reduce our density from Calgary on purpose.
- Slippery slope to slum Ville.
- All/only single homes are a huge attraction of Heritage pointe and is one of the few such communities in the Calgary area. Most homeowners bought for that reason.

- The County failed Heritage Pointe residents on the Launch Pad allowance. How can the residents trust the County the decisions going forward?
- Do not follow the stupid densification that the City of Calgary is perpetuating on its residents. We moved here to get away from stupid.
- Costs are rising for long term care. Also helps young families with childcare.
- There are low income and secondary suite options available in the City of Calgary. Seton and Cranston are immediately available to the north of Heritage Pointe. Let those wanting to build or occupy secondary suites live there.
- I don't believe that any home in this hamlet is too small for a family member to move into a basement without having to add rental secondary suites. If they need income assistance, maybe consider moving to an acreage you can afford.
- Main concern is that it opens up bringing in transient people that do not have money invested or care about the community. Not against secondary suites as a whole but do not feel it is a good fit for this community and this community has fairly strict building and parking Bylaws. I just foresee major issues in the community and do not see it as a good fit.
- I do not see any benefits in permitting secondary suites.
- Destroying the concept of "country" living with the introduction of high density living.
- There is no benefits or advantages for what we pay to live here. Let's not turn this neighborhood into Forest Lawn.
- The Community was designed to be single family. Do not have the infrastructure for rental suites.
- Existing Communities should be zoned their original approved use. Would not have a problem with new communities allowing secondary suites providing the ASP included this in the development application.
- NO!, NO!, NO!
- I do not think it will increase the value of the property and will in fact, have a negative impact on the existing services and infrastructure.
- We left the city to move to an area of lower density housing. Secondary suites should not be permitted outside the city limits.
- Not appropriate in rural areas. Moved to the country to get away from high density.
- That's why I moved here!
- My position may appear selfish to some, but in as much as I have well in excess of \$1 million invested (and only a condo) there are stand-alone homes with more than double that amount, that I would guess feel the same way. Think of Britannia, Mount Royal, Belaire etc. in Calgary. Further, this community is not designed for a dense population.
- If indeed secondary suites become available in Artesia/ Heritage Pointe will list home for sale immediately!
- We have multi-generation families where I live presently. According to Community guidelines NO on-street parking is allowed. No living in garages. No building modifications to the residence structure without a permit. ALL I mention is and has been ignored. No monitoring, No Bylaw enforcement has been delivered a plethora of community issues.
- Has been done in other Communities in other parts of Canada but found negatives far outweigh the positives. Property values eventually go down.
- NO secondary suites be allowed Period!!
- We bought our home in Heritage Pointe to get away from high density and the issues associated with it!
- I do not support allowance of secondary suites in Heritage Pointe.
- Difficult to manage and not a good idea.
- Secondary suites will damage the essence of Pinehurst and deter the natural fauna and flora.

- Not appropriate for Heritage Pointe and issues with renters already, don't follow Bylaws, properties not maintained, etc.
- *Please do not allow our communities to become Low-Income Living. This is the main reason people go this direction.
- Secondary suites do not belong in an Estate community.
- In general, homes with basement and secondary suites are NOT the community that was built, a fast paced is not desirable. This is also very far away, so people will have to rent cheap to fill them, and this is really not the community offered when we moved in a short while ago.
- We Do NOT support secondary suites.
- Absolutely do not want secondary suites in Heritage Pointe!
- No suitable benefits to gain. Homes in this area are large enough to accommodate additional and/or aging family members without the need for secondary suites. Secondary suites will be the demise to our beautiful and quiet neighborhood.
- No suitable benefits to gain. Homes in this area are large enough to accommodate additional and/or aging family members without the need for secondary suites. Secondary suites will be the demise to our beautiful and quiet neighborhood.
- I feel that the original reason for moving to Heritage Pointe is quickly deteriorating with the continuous approval of further higher density communities (e.g., Serenity) without appropriate infrastructure to support the increase population and associated volumes (i.e., traffic, water consumption).
- We are opposed to allowing this in our estate neighborhood. We are so opposed, that if this happens, we will be selling and moving out.
- Not a good idea at all.
- Most of the benefits/advantages are disallowed by the AHOA.
- This is a highly regarded community meant to service 550 families. The community infrastructure was designed to accommodate this number of families. I built in this community because of the public perception of single-family living in a higher end community.
- All of our infrastructure systems are already taxed, especially with the growing number of subdivisions being added. Without an upgrade of electricity, sewer, water and especially our roads this should not be happening.
- Property and Area Devaluation. No secondary suites are an attraction for Heritage Pointe.
- Rife raphe and undesirables.
- Property Devaluation
- Secondary Suites would bring additional pressures to the communities that are already being added to with additional properties. Only if secondary suites form part of the main property in that they do not have separate entrances to the main building so that the residents can provide additional live in support such as carers, nannies, etc.
- Allowing secondary suites will hurt the current look and feel of these hamlet neighborhoods that current residents highly value. Do not proceed with this proposal. My household and neighbors are strongly opposed.
- Mostly concerned about parking and traffic. No concerns with suites on acreages.
- We live in Artesia at Heritage Pointe. The road width was specifically narrower to minimize street parking; parking in driveways have numerous restrictions and the bylaws specifically do not encourage any multi-use of driveways such as parking extra vehicles. The recent AHOA newsletter is a reminder of this and made specific mention of the high densification of homes/condos to emphasize why extra vehicles/parking are not permitted for any extended period. I cannot comment on the other part of Heritage Pointe or other Hamlets as they may not have the same densification issues as Artesia. It may be that a single Hamlet policy on Secondary Suites may not be applicable to all Hamlets.

- The existing services and infrastructure in the community are not designed to accommodate more people.
- No benefits or advantages to allowing secondary suites in the Hamlet of Heritage Pointe.
- Don't really know enough about the subject to comment however concerned about additional potential for unwanted visitors to community, crime, and effect on property values.
- We are not interested in having secondary suites in our community. We moved to Artesia from the city to leave the busy roads with traffic and move to a community that was quiet. Roads are safer for kids and adults walking or biking because there's less cars driving around. If you allow secondary suites, they'll be more cars parked along the street. The traffic in and out of Artesia will increase as well. Something we don't want. You can say you will enforce guidelines for secondary suites and parking but how can you possibly monitor this daily? Leave the community of Artesia as it was when we first moved here. Quiet and hardly any cars parked on the streets. The streets are very narrow in Artesia and parking cars on the street will also make it so congested. Give the option of secondary suites to new Hamlets instead.
- I would be in favor for elderly parents to come live as there are few good places at a cost most can afford.
- do not want to increase the density of the community.
- The reason we built in Heritage Lake was to escape the congestion and busyness of the city and the hamlets should be maintained as quiet escapes for those who have the ability to do so.
- Strongly oppose.
- We live in an area of smaller yards not acreages (Artesia & Heritage Pointe). Secondary suites look absolutely horrible in Calgary where they are zoned. Smaller hamlets in our area should never be allowed. Thanks
- Seeing a row of vehicles along the streets of homes is not eye appealing nor safe as the streets in Artesia are already very narrow for vehicle parking.
- Do not allow it, please.
- We purchased our home in Heritage Pointe, because it was comprised of single-family homes in a very pleasant environment. This will change with secondary suites and may become less inviting. The only exception for me would be a temporary installation of an extended family living area that would allow seniors to age in place with their family.
- I moved out of the city due to the rise in secondary suites in the community I lived in and the problems they caused. I am strongly not in favor of secondary suites.
- We have seen the deterioration of neighborhoods in regions of Ontario from allowing secondary units which included but not limited to the numerous safety issues from parking on streets, increased traffic, wear and tear on utilities and infrastructure, unsightly neighborhood driving down property values, overcrowding, unfair property taxation (multiple family home taxed same as single family home), increased vandalism, lack of pride of ownership, overcrowded community facilities and schools. We do not want to see that in our neighborhoods. There is considerable amount of housing being erected in the Seton and Walden area.
- This is not Calgary and was not designed for the increase in parking. As for the other concerns, launch pad has done enough damage to the area.
- I'm concerned about the number of vehicles that are parked on the streets when adequate garage space should be available.
- Secondary suites may help students/young people to afford more reasonable rental costs.
- We generally agree providing that reasonable limits enforcement such as parking constraints.
- We are only in favor if the secondary suite is used for extended family, like a mother-in-law suite. We do not want secondary suites as rental income generating units.

- Many are becoming Air BnBs, also extra people using services like garbage pickup but not paying higher taxes.
- Secondary suites will bring a low-income demographic to my area which I do not desire. These renters won't have a pride of ownership and will devalue our area. Let them live in Calgary.
- Extra parking in streets.
- Crime.
- Not what I moved out here to have around me. Trouble follows low-income rentals.
- These are upscale homes here.
- Condo Bylaws would require revisions (if even possible), Our Artesia Villas would require major renovations for a locked off secondary suite.
- Decrease in adjacent properties values, increase in noise levels.
- Decrease property values.
- Unit costs will increase over time: garbage, water, maintenance etc. homes will decrease in values.
- Artesia is an upgraded community. I wish to have it stay that way!
- Purpose of living here is not having secondary suites.
- The Foothills County has no Bylaw Enforcement Officer. As a former HOA Board member, I am well aware of the many problems this has created.
- Additional number of pets in neighborhood and mess they leave. Possible erosion of home values in neighborhood.
- Property value decrease.
- Parking is biggest concern, and the decrease in property value.
- Noise and Pollution.
- Property value dropping.
- Additional cost to homeowner fees for community maintenance.
- Parking is a huge concern.
- Decrease in property value.
- Too much crime and not enough police already, high car traffic, already poor road design for volume we have. Noise, unwanted guests in community.
- Traffic noise, general noise.
- It leads to undesirable revenue income properties and tenants.
- Crime and Noise.
- Crime.
- As a Lake community the premises were created for a specific volume of guests and increasing population would also increase community lake users and further restrict lake fee user access to amenities. We would be moving away from the original design and purpose of this community.
- Devaluing of property and beauty of community.
- The hamlet was not designed for multi-family use. Single family homes with single family requirements.
- This is an upscale 'single family home' hamlet, and secondary suites will very negatively impact the livability in within the community for all of the above reasons. This will negatively impact property prices. Should I wish to have a parent age in place at our residence (which I have) then I would not need separate entrances, kitchens, etc.
- Addition of Secondary Suites to the hamlet could drastically change the nature of the community. If a community association is in place, then they should be able to place restricted covenants on the development of secondary suites.
- I moved to this hamlet purely because of a ban on secondary suites. A council that thinks changing this is a good idea will NEVER receive my support. The need for lower income, higher density housing should

focus on urban centers where there is better infrastructure to support it such as transit, shorter travel to stores, medical, etc. Allowing secondary suites in rural locations places more vehicle traffic on the road, and more emissions. Strong opposition to this ridiculous proposal. The playbook for rural should be different than big cities.

- Not all concerns carry equal weight for us but in total they contribute to a negative vote for us.
- Contrary to The Rancho bylaws and inability to retain this right if made legal by the MD Impact to community property values, impaired aesthetics for secondary access, flow of personnel etc. Impact to garbage/recycling capacity, which is private.
- Effect on property values in our community.
- I also believe it will only serve to de-value properties in the hamlet.
- Ruin sight lines along are back yards.
- We chose to build our retirement home in the planned community of Artesia in large measure due to the controls both architectural and density. The community has limited road parking. Moreover, it has experienced a significant amount of criminal activity, despite having an active alarm our own home was broken into. The best antidote to this is community engagement, knowing who lives where. Homeowners learn that from walking around the area and talking with their neighbours. People who live in Artesia who are not homeowners may take less pride and feel less responsible to honor the community bylaws. It will also become increasingly difficult to differentiate potential maldoers from members of the community, which I expect will only lead to further criminal activity.
- Parking in side streets already creates issues because many cannot use their garages and as a result have to park on driveways and streets. Suites will further enhance this issue.
- Over subscription to our HOA assets, which were not designed for multi-family residence.
- If a separate structure for a secondary suite is added in the back yard it will take away views and sun from the neighbours. Don't want to look at structures in our yards. We moved out here to have more country like feel. With ppl adding more structures in their yard we may well live in the city.
- We moved out to the rural division of Artesia to get away from traffic. Allowing secondary suites in this Hamlet will just create more vehicles coming in and out and congestion like city streets.
- Change to the character of the neighborhood.
- There isn't public transit out to this area so parking will be problematic.
- Decrease in value of property.
- Secondary suites are generally not properly taxed with respect to usage of schools (education), community facilities, and other services. School and community facilities overcrowding, stress on water and sewage facilities and infrastructure - resulting in increased wear & tear that lends to higher costs impacting all residents not just those that are placing stress on the systems through the offer of secondary suites. Deterioration of community appeal - degrade property values.
- Insurance costs and noise.
- Compliance with HOA.
- Making sure that secondary suites would be in line with existing housing, no unsightly additions.
- Low density is why we live here.
- Aging parents/relatives can remain with family as long as possible.
- Why would increased affordable housing in my area be considered as a potential benefit?
- Disadvantages out number benefits for existing residents who bought a lifestyle.
- These would be valid benefits for those supporting secondary suites, but not valid if your original reasons for moving to this community contradict purposes of secondary suites.

- Do not see a value, this is a unique community and should remain so. There are a multitude of options within the city limits that provide this type of accommodation which are better served by transit and other daily needs that are not offered in Dewinton or Heritage Pointe.
- I really don't see any benefit for our rural community.
- Only if secondary suites appear to be part of the main property and are used solely to allow the support of the main residents.
- Proposed benefits options to "increase affordable" housing / make ownership more affordable but also increase value of property for resale, seem to be benefits that work against each other.
- A single policy for all Hamlets may not be applicable.
- Doesn't restrain families from living together without a secondary suite classification.
- The Lake at Heritage Pointe community is not appropriate for secondary suites.
- Would give me a good reason to move out of a beautiful development!
- Many of the above are relevant however this Hamlet is not a destination for affordable housing. Unlike the larger towns and cities.
- I completely 100% disagree on this.
- Families can still stay together without adding secondary suites.
- I don't see any value.
- Allows homeowner to distribute their housing costs to 3rd parties - at the detriment of their neighbors.
- Students/young people are finding high rent prices to be a hardship financially.
- Possibly increase property value, Assist housing refugees.
- Hamlets such as Heritage pointe are luxury housing.... affordability and density are not at play and should be reserved for urban centers where mixed density already exists. People should be buying million dollar+ homes if they need a rental unit to subsidize it. Focus on other areas/neighborhoods. in the surrounding area (Legacy, Seton, etc.)