

Vote “NO” to Second Houses¹

Message from the Association for the Protection of Rural Metchosin (www.aprm.ca)

At the November 19 Municipal election, you will be asked:

“Are you in favour of allowing detached secondary suites where all of the following conditions can be met:

*Maximum suite size of 70 m² (753 ft²);

*Lots are 0.8 ha (1.98 acres) or larger; and

*The detached suite is located at least 15 m (49.2 feet) from all property lines and a maximum distance of 15 m from the principal dwelling?

YES

NO”

If you oppose second houses, “just vote NO!”

If you aren’t sure, remember that by allowing Second Houses on individual lots **this bylaw would**

1. **increase pressure for more subdivision**, more houses, more people, and contribute to the end of our rural community.
2. **reduce privacy**, and create more nuisance for neighbours. (Experience shows that occupants of *attached* suites create less nuisance than occupants of second houses.)
3. **NOT address the current problems** of illegal second (& third & fourth!) dwellings—many of which do not meet the proposed bylaw “conditions.” The bylaw would result in pressures to loosen the “conditions” and allow yet more second houses.

There are many other reasons to oppose second houses. **But these reasons are sufficient to vote NO!** ²

¹ For clarity, we call “detached secondary suites” what they are, second houses.

² APRM supports Metchosin’s existing OCP and Land Use Bylaw provisions for a separate suite attached to the principal residence on every lot. This provision (more generous than in any other CRD municipality) accommodates residents’ reasonable demands for extra rental income, for family housing, and for housing caregivers, without impinging on neighbours’ peaceful enjoyment of their property. Moreover, APRM favours renters in attached suites; many renters make major contributions to our rural community, and several are included in APRM’s more than 180 members. APRM’s concern is that second houses will inevitably end the large lots and low population growth essential to sustain our rural community.