

# Survey Responses

17 February 2021 - 02 May 2021

## Second Dwelling Unit Survey

# Engaging Pelham

Project: Second Dwelling Units



VISITORS

20

CONTRIBUTORS

16

RESPONSES

16

6

Registered

0

Unverified

10

Anonymous

6

Registered

0

Unverified

10

Anonymous



**Respondent No:** 1

**Login:** Anonymous

**Email:** n/a

**Responded At:** Feb 19, 2021 13:41:38 pm

**Last Seen:** Feb 19, 2021 13:41:38 pm

**IP Address:** n/a

Q1. **In principle, do you support Second Dwelling Units as a means of providing housing choice and housing affordability in the community?** No

Q2. **Would you be interested in having a second dwelling unit on your property?** No

Q3. **Why are you interested in a second dwelling unit? i.e., extra income, family reasons, other**

not answered

Q4. **Do you reside in the urban area of Fenwick or, Fonthill or the rural and agricultural area?** Urban area of Fonthill

Q5. **What type of second dwelling unit appeals to you?** not answered

Q6. **Are there specific requirements that you feel are important for second dwelling units to have? i.e., parking space, outdoor amenity area, other**

There should be no businesses run out of them such as daycares. Street Facing of the homes should remain unaltered. Absolutely no parking on the street. Bylaw already had issues enforcing street parking issues in Pelham, this will compound the issue. Neighbours should have a right to be informed, fight or appeal the application for a second unit dwelling.

Q7. **Other comments**

Not in favour of them at all. No less than 4 years ago I purchased a home in a single dwelling neighbourhood. Now the town is recommending changes to that. Real estate agents have already listed single family homes as duplexes. These homes are owned by speculators that have no intention of staying in Pelham. They are just going to use this bylaw to get more money out of the flip with no regard to the the neighbourhood. Another impact is lost property values for adjacent properties. There could be legal ramifications to make impacted parties financially whole.



**Respondent No:** 2

**Login:** A

**Email:** [REDACTED]

**Responded At:** Feb 19, 2021 17:21:50 pm

**Last Seen:** Feb 20, 2021 00:18:49 am

**IP Address:** [REDACTED]

Q1. **In principle, do you support Second Dwelling Units as a means of providing housing choice and housing affordability in the community?**

Yes

Q2. **Would you be interested in having a second dwelling unit on your property?**

No

Q3. **Why are you interested in a second dwelling unit? i.e., extra income, family reasons, other**

not answered

Q4. **Do you reside in the urban area of Fenwick or, Fonthill or the rural and agricultural area?**

Urban area of Fenwick

Q5. **What type of second dwelling unit appeals to you?**

Basement apartment

Garage Loft

Q6. **Are there specific requirements that you feel are important for second dwelling units to have? i.e., parking space, outdoor amenity area, other**

not answered

Q7. **Other comments**

not answered



**Respondent No:** 3

**Login:** Anonymous

**Email:** n/a

**Responded At:** Feb 20, 2021 15:48:03 pm

**Last Seen:** Feb 20, 2021 15:48:03 pm

**IP Address:** n/a

Q1. **In principle, do you support Second Dwelling Units as a means of providing housing choice and housing affordability in the community?** No

Q2. **Would you be interested in having a second dwelling unit on your property?** No

Q3. **Why are you interested in a second dwelling unit? i.e., extra income, family reasons, other**  
Not Interested.

Q4. **Do you reside in the urban area of Fenwick or, Fonthill or the rural and agricultural area?** Urban area of Fenwick

Q5. **What type of second dwelling unit appeals to you?** not answered

Q6. **Are there specific requirements that you feel are important for second dwelling units to have? i.e., parking space, outdoor amenity area, other**  
not answered

Q7. **Other comments**  
not answered



**Respondent No:** 4

**Login:** Anonymous

**Email:** n/a

**Responded At:** Feb 22, 2021 04:33:39 am

**Last Seen:** Feb 22, 2021 04:33:39 am

**IP Address:** n/a

Q1. **In principle, do you support Second Dwelling Units as a means of providing housing choice and housing affordability in the community?** Yes

Q2. **Would you be interested in having a second dwelling unit on your property?** No

Q3. **Why are you interested in a second dwelling unit? i.e., extra income, family reasons, other**  
not answered

Q4. **Do you reside in the urban area of Fenwick or, Fonthill or the rural and agricultural area?** Urban area of Fonthill

Q5. **What type of second dwelling unit appeals to you?** Basement apartment

Q6. **Are there specific requirements that you feel are important for second dwelling units to have? i.e., parking space, outdoor amenity area, other**  
not answered

Q7. **Other comments**  
not answered



**Respondent No:** 5

**Login:** [REDACTED]

**Email:** [REDACTED]

**Responded At:** Feb 22, 2021 12:17:26 pm

**Last Seen:** Mar 19, 2021 00:21:23 am

**IP Address:** [REDACTED]

Q1. **In principle, do you support Second Dwelling Units as a means of providing housing choice and housing affordability in the community?** Yes

Q2. **Would you be interested in having a second dwelling unit on your property?** Yes

Q3. **Why are you interested in a second dwelling unit? i.e., extra income, family reasons, other**

Place for parents or in-laws to live if necessary in the future.

Q4. **Do you reside in the urban area of Fenwick or, Fonthill or the rural and agricultural area?** Rural/Agricultural area

Q5. **What type of second dwelling unit appeals to you?**

- Detached accessory building
- Garage Loft
- Prefab/Modular dwelling
- Tiny Home

Q6. **Are there specific requirements that you feel are important for second dwelling units to have? i.e., parking space, outdoor amenity area, other**

not answered

Q7. **Other comments**

not answered



**Respondent No:** 6

**Login:** Anonymous

**Email:** n/a

**Responded At:** Feb 22, 2021 20:28:42 pm

**Last Seen:** Feb 22, 2021 20:28:42 pm

**IP Address:** n/a

Q1. **In principle, do you support Second Dwelling Units as a means of providing housing choice and housing affordability in the community?** No

Q2. **Would you be interested in having a second dwelling unit on your property?** No

Q3. **Why are you interested in a second dwelling unit? i.e., extra income, family reasons, other**

not answered

Q4. **Do you reside in the urban area of Fenwick or, Fonthill or the rural and agricultural area?** Urban area of Fonthill

Q5. **What type of second dwelling unit appeals to you?** Other

Q6. **Are there specific requirements that you feel are important for second dwelling units to have? i.e., parking space, outdoor amenity area, other**

not answered

Q7. **Other comments**

not answered



**Respondent No:** 7

**Login:** Anonymous

**Email:** n/a

**Responded At:** Mar 03, 2021 12:01:16 pm

**Last Seen:** Mar 03, 2021 12:01:16 pm

**IP Address:** n/a

Q1. **In principle, do you support Second Dwelling Units as a means of providing housing choice and housing affordability in the community?** Yes

Q2. **Would you be interested in having a second dwelling unit on your property?** Yes

Q3. **Why are you interested in a second dwelling unit? i.e., extra income, family reasons, other**

Ideal stay-at-home situation for senior family members.

Q4. **Do you reside in the urban area of Fenwick or, Fonthill or the rural and agricultural area?** Rural/Agricultural area

Q5. **What type of second dwelling unit appeals to you?** Detached accessory building

Q6. **Are there specific requirements that you feel are important for second dwelling units to have? i.e., parking space, outdoor amenity area, other**

Ability to have complete separation for the second unit from the primary residence allowing dignified independent lifestyle for senior family members for as long as possible with the support of the other family members on the property. The recent media coverage of the horror stories in assisted care or long term care or seniors should make this concept a priority.

Q7. **Other comments**

As we live in an agricultural zone, we have the room for a nice, decent-sized second dwelling. Since the land determines the best location for a second dwelling, the proposed distance limit needs more flexibility. Any new building closer than 40m for me would require removal of established trees and landscaping, interfere with the septic system, gas lines, underground services and driveway. I have an ideal location that is just over 55m from the house that would not look out-of-place for the property or the neighbourhood and would fit in perfectly. It would be completely serviced separately from the primary residence with all of its own utilities, water and septic. Trying to piggyback on the existing home does not make sense. This past year of dealing with Covid has shown that trying to shoe-horn a couple into a small residence is disastrous for both the physical and mental health. You really need two bedrooms minimum. We have seen cases where one person needs to quarantine while the second cares and keeps the household going while trying to maintain spacing. When we return to normal, having the option of having grandchildren visit and stay over in a second bedroom is a greatly appreciated family experience. I can understand the size limit in an urban area where a second detached building makes little sense and an in-house apartment might be viable, but in my situation, the 700 sq.ft. hard limit size is inadequate for a reasonable two bedroom home that I would want to live in. I'm not suggesting the ability of building a monster dwelling, but something in the range of 900 -950 sq. ft. or so might be better for larger properties outside of the urban boundary. For the new bylaw, building in more flexibility where possible, to these two limits make sense for the wide range of needs in the community and is not unreasonable.





**Respondent No:** 8

**Login:** [REDACTED]

**Email:** [REDACTED]  
[REDACTED]

**Responded At:** Mar 03, 2021 17:51:24 pm

**Last Seen:** Mar 04, 2021 00:49:15 am

**IP Address:** [REDACTED]

Q1. **In principle, do you support Second Dwelling Units as a means of providing housing choice and housing affordability in the community?**

Yes

Q2. **Would you be interested in having a second dwelling unit on your property?**

Yes

Q3. **Why are you interested in a second dwelling unit? i.e., extra income, family reasons, other**

Family

Q4. **Do you reside in the urban area of Fenwick or, Fonthill or the rural and agricultural area?**

Rural/Agricultural area

Q5. **What type of second dwelling unit appeals to you?**

Tiny Home

Q6. **Are there specific requirements that you feel are important for second dwelling units to have? i.e., parking space, outdoor amenity area, other**

Parking, outdoor space

Q7. **Other comments**

not answered



**Respondent No:** 9

**Login:** [REDACTED]

**Email:** [REDACTED]

**Responded At:** Mar 07, 2021 06:34:34 am

**Last Seen:** Apr 15, 2021 23:06:50 pm

**IP Address:** [REDACTED]

Q1. **In principle, do you support Second Dwelling Units as a means of providing housing choice and housing affordability in the community?**

No

Q2. **Would you be interested in having a second dwelling unit on your property?**

No

Q3. **Why are you interested in a second dwelling unit? i.e., extra income, family reasons, other**

not answered

Q4. **Do you reside in the urban area of Fenwick or, Fonthill or the rural and agricultural area?**

Urban area of Fonthill

Q5. **What type of second dwelling unit appeals to you?**

Addition to dwelling

Basement apartment

Q6. **Are there specific requirements that you feel are important for second dwelling units to have? i.e., parking space, outdoor amenity area, other**

parking spaces, ensure it doesn't become a short term rental spot .

Q7. **Other comments**

I agree to helping out family members (young adults starting out, seniors) but how do you control properties becoming divided into two just for income - does the owner of the property have to live in the main area?



**Respondent No:** 10

**Login:** Anonymous

**Email:** n/a

**Responded At:** Mar 15, 2021 06:03:22 am

**Last Seen:** Mar 15, 2021 06:03:22 am

**IP Address:** n/a

Q1. **In principle, do you support Second Dwelling Units as a means of providing housing choice and housing affordability in the community?** Yes

Q2. **Would you be interested in having a second dwelling unit on your property?** No

Q3. **Why are you interested in a second dwelling unit? i.e., extra income, family reasons, other**  
not answered

Q4. **Do you reside in the urban area of Fenwick or, Fonthill or the rural and agricultural area?** Urban area of Fonthill

Q5. **What type of second dwelling unit appeals to you?**  
Addition to dwelling  
Basement apartment  
Garage Loft

Q6. **Are there specific requirements that you feel are important for second dwelling units to have? i.e., parking space, outdoor amenity area, other**  
Adequate parking on-site to avoid additional on-street parking should be mandatory.

Q7. **Other comments**

Retrofits to existing dwellings should be encouraged. A separate detached unit should not be permitted in R1 zones.



**Respondent No:** 11

**Login:** Anonymous

**Email:** n/a

**Responded At:** Mar 16, 2021 12:23:50 pm

**Last Seen:** Mar 16, 2021 12:23:50 pm

**IP Address:** n/a

Q1. **In principle, do you support Second Dwelling Units as a means of providing housing choice and housing affordability in the community?** No

Q2. **Would you be interested in having a second dwelling unit on your property?** No

Q3. **Why are you interested in a second dwelling unit? i.e., extra income, family reasons, other**  
Not interested

Q4. **Do you reside in the urban area of Fenwick or, Fonthill or the rural and agricultural area?** Urban area of Fonthill

Q5. **What type of second dwelling unit appeals to you?** not answered

Q6. **Are there specific requirements that you feel are important for second dwelling units to have? i.e., parking space, outdoor amenity area, other**  
Limits on number of persons per household unit. Limits on number of vehicles per dwelling. Limits on the conversion of landscaped areas to parking areas.

Q7. **Other comments**

I came from a large and one of the highest growth urban areas in the province. Second dwelling units contributed significantly to this growth. Issues included the inability to navigate safely through many residential streets, the loss of nicely landscaped properties to paved front lawns to accommodate parking requirements, the decline of neighborhoods resulting from a shift in single family households to multiple family households that led to un-kept properties and the congregation of residents. Does Pelham and Fonthill want to become one of these communities? It doesn't take long. I have seen it first hand and one of the reasons we now reside in Fonthill. Should Pelham become another one of these communities, many residents like me will relocate again to protect our properties.



**Respondent No:** 12

**Login:** [REDACTED]

**Email:** [REDACTED]

**Responded At:** Mar 18, 2021 17:35:21 pm

**Last Seen:** Mar 18, 2021 23:32:32 pm

**IP Address:** [REDACTED]

Q1. **In principle, do you support Second Dwelling Units as a means of providing housing choice and housing affordability in the community?**

Yes

Q2. **Would you be interested in having a second dwelling unit on your property?**

Yes

Q3. **Why are you interested in a second dwelling unit? i.e., extra income, family reasons, other**

Family reasons

Q4. **Do you reside in the urban area of Fenwick or, Fonthill or the rural and agricultural area?**

Rural/Agricultural area

Q5. **What type of second dwelling unit appeals to you?**

Addition to dwelling

Detached accessory building

Q6. **Are there specific requirements that you feel are important for second dwelling units to have? i.e., parking space, outdoor amenity area, other**

not answered

Q7. **Other comments**

not answered



**Respondent No:** 13

**Login:** Anonymous

**Email:** n/a

**Responded At:** Mar 23, 2021 09:21:37 am

**Last Seen:** Mar 23, 2021 09:21:37 am

**IP Address:** n/a

Q1. **In principle, do you support Second Dwelling Units as a means of providing housing choice and housing affordability in the community?** Yes

Q2. **Would you be interested in having a second dwelling unit on your property?** Yes

Q3. **Why are you interested in a second dwelling unit? i.e., extra income, family reasons, other**

We would like to keep the existing 1890 farmhouse that's the original dwelling to the farmland around. This farmhouse is 1,880 Sq.ft. But doesn't fit our family needs so we would like to build a eco friendly modernized house that will compliment the area while keeping the history of the existing dwelling

Q4. **Do you reside in the urban area of Fenwick or, Fonthill or the rural and agricultural area?** Rural/Agricultural area

Q5. **What type of second dwelling unit appeals to you?** Detached accessory building

Q6. **Are there specific requirements that you feel are important for second dwelling units to have? i.e., parking space, outdoor amenity area, other**

Parking because of rural location

Q7. **Other comments**

Would like council to consider making exemptions to the square footage rule for existing livable dwellings that are bigger than 1,000 sq.ft. . The original farmhouses in the area were built 100+ years ago and they not always conform to modern living. With allowing existing strictures to stay it will save these past arciletual buildings while allowing modernized living accommodations.



**Respondent No:** 14

**Login:** Anonymous

**Email:** n/a

**Responded At:** Mar 31, 2021 08:53:00 am

**Last Seen:** Mar 31, 2021 08:53:00 am

**IP Address:** n/a

Q1. **In principle, do you support Second Dwelling Units as a means of providing housing choice and housing affordability in the community?**

Yes

Q2. **Would you be interested in having a second dwelling unit on your property?**

Yes

Q3. **Why are you interested in a second dwelling unit? i.e., extra income, family reasons, other**

Family living

Q4. **Do you reside in the urban area of Fenwick or, Fonthill or the rural and agricultural area?**

Rural/Agricultural area

Q5. **What type of second dwelling unit appeals to you?**

Retrofit/reno

Tiny Home

Other

Q6. **Are there specific requirements that you feel are important for second dwelling units to have? i.e., parking space, outdoor amenity area, other**

No

Q7. **Other comments**

not answered



**Respondent No:** 15

**Login:** Anonymous

**Email:** n/a

**Responded At:** Apr 07, 2021 18:13:08 pm

**Last Seen:** Apr 07, 2021 18:13:08 pm

**IP Address:** n/a

Q1. **In principle, do you support Second Dwelling Units as a means of providing housing choice and housing affordability in the community?**

Yes

Q2. **Would you be interested in having a second dwelling unit on your property?**

Yes

Q3. **Why are you interested in a second dwelling unit? i.e., extra income, family reasons, other**

Inlaw sweet for my parents

Q4. **Do you reside in the urban area of Fenwick or, Fonthill or the rural and agricultural area?**

Rural/Agricultural area

Q5. **What type of second dwelling unit appeals to you?**

Basement apartment

Detached accessory building

Garage Loft

Q6. **Are there specific requirements that you feel are important for second dwelling units to have? i.e., parking space, outdoor amenity area, other**

Parking

Q7. **Other comments**

I believe that a second dwelling unit helps with the affordability of housing and with the aging baby boomer population family's taking in aging parents





**Respondent No:** 16

**Login:** [REDACTED]

**Email:** [REDACTED]

**Responded At:** Apr 09, 2021 12:04:27 pm

**Last Seen:** Apr 09, 2021 18:02:25 pm

**IP Address:** [REDACTED]

Q1. **In principle, do you support Second Dwelling Units as a means of providing housing choice and housing affordability in the community?**

Yes

Q2. **Would you be interested in having a second dwelling unit on your property?**

No

Q3. **Why are you interested in a second dwelling unit? i.e., extra income, family reasons, other**

not answered

Q4. **Do you reside in the urban area of Fenwick or, Fonthill or the rural and agricultural area?**

Urban area of Fenwick

Q5. **What type of second dwelling unit appeals to you?**

Addition to dwelling  
Basement apartment  
Detached accessory building  
Garage Loft  
Tiny Home

Q6. **Are there specific requirements that you feel are important for second dwelling units to have? i.e., parking space, outdoor amenity area, other**

Parking space-outdoor living space

Q7. **Other comments**

not answered

