

HYDE CREEK LAND USE PLANNING & DEVELOPMENT QUESTIONNAIRE

As a property owner or resident of Hyde Creek (including Nimpkish Heights and Twin Peaks), the Regional District of Mount Waddington (RDMW) and Hyde Creek Advisory Planning Commission request your input as part of a review being conducted with respect to both the Hyde Creek Official Community Plan and Zoning Bylaw.

It will be especially helpful to have your input with respect to the questions below in order to assess what property owners and residents prefer. This will make it possible to prepare draft policies and regulations as part of the Hyde Creek Official Community Plan and Zoning Bylaw review process, and provide additional opportunities for receiving your input on them as part of future public meetings.

Please be sure to include your name and the street address or parcel identifier number of the property that you own or reside at in an effort to avoid duplication in the submission of questionnaires. Only those questionnaires that include this information will be considered complete and included in the tabulation of results which will be made available publicly. No names will be used or published in relation to this questionnaire. If you require more than one copy of the questionnaire for your household, you can obtain a copy online at www.rdmw.bc.ca or by contacting the RDMW using the contact information below. Please complete the answers to the questions below and return the questionnaire by hand, mail, email or facsimile by 4:30 p.m. on May 18, 2018 to:

Jeff Long
Regional District of Mount Waddington
PO Box 729, 2044 McNeill Road, Port McNeill, B.C. V0N 2R0
Telephone: 250-956-3301 Facsimile: 250-956-3232 Email: jlong@rdmw.bc.ca

Name: _____

Street Address or Parcel Identifier Number of the property you own or reside on:

Hyde Creek Official Community Plan Bylaw No. 613 outlines the main vision / goal for the community which is:

To promote, protect and enhance the rural residential lifestyle choices of the residents and to protect the sensitive environmental features of the plan area.

An assessment of the responses received to the questions below will be undertaken as part of the review of the Hyde Creek Official Community Plan and Zoning Bylaw. This may result in proposed changes that may affect the policies and regulations that relate to the character and density of development permitted in Hyde Creek.

Where a yes or no answer is required, please circle your answer or put a checkmark next to your answer.

- 1) Would you prefer that Hyde Creek be maintained as more of a rural type of community?
- a) Yes _____
- b) No _____
- 2) At present, the Hyde Creek Zoning Bylaw allows residential lots of a minimum of 2 acres in area if they are serviced by a communal sewer system and an on-site water well, or by a communal sewer system and communal water system. Do you think that the minimum lot size should be reduced to below 2 acres?
- a) Yes _____
- The minimum area of residential lots serviced by a communal sewer system and an on-site water well, or by a communal sewer system and communal water system should be decreased to: _____
- b) No _____
- 3) In a zoning bylaw, it is possible to allow lots of a smaller area than the prescribed minimum lot area where the average lot area associated with the development equals the minimum lot area requirement. This is called density averaging and is done in developments where it makes sense to cluster the lots and preserve an area(s) for park or environmental purposes. Do you think that density averaging should be allowed in Hyde Creek?
- a) Yes _____
- b) No _____
- 4) At present, most of the residential zones permit each lot to have one *single-family dwelling* and one *guesthouse* which is not allowed to be rented. Does the idea of allowing *guesthouses* to be rented, or the possibility of permitting additional rental dwelling units such as secondary suites on a residential lot, support your vision of a rural residential lifestyle for Hyde Creek?
- c) Yes _____
- d) No _____
- 5) Presently, a *guesthouse* with a maximum floor area of 400 square feet is permitted in most residential zoning categories. *Guesthouses* are not permitted to be rented and are intended for occasional use by family and friends. Do you think that *guesthouses* should continue to be permitted?
- a) Yes _____

b) No _____

6) Do you think the maximum floor area of 400 square feet for *guesthouses* should be increased?

a) Yes _____

The maximum floor area of *guesthouses* should be increased to: _____

b) No _____

7) *Guesthouses* are intended for occasional use by family and friends and are not currently permitted to be used for short term vacation rentals or rented on a longer-term basis as residential dwellings. Would you prefer that they be allowed to be rented?

a) Yes, for short term vacation rentals only _____

b) Yes, as a typical, longer term type residential tenancy only _____

c) Yes, for all rental types _____

d) No _____

8) *Secondary suites* are not permitted in Hyde Creek. Do you think a separate self-contained *secondary suite* dwelling with its own entrance to the outside, kitchen, bathroom and living areas should be allowed to be located within a *single-family dwelling*?

a) Yes _____

b) No _____

9) If *secondary suites* are to be permitted, do you think they should be allowed to be rented?

a) Yes, for short term vacation rentals only _____

b) Yes, as a typical, longer term type residential tenancy only _____

c) Yes, for all rental types _____

d) No _____

10) If *secondary suites* are permitted, do you think they should be limited in size (for example, a maximum of 25% of the floor area of the *single-family dwelling* it is located within, or 800 square feet, whichever is less)?

a) Yes _____

The maximum floor area of a *secondary suite* should be: _____

b) No _____

11) If both *guesthouses* and *secondary suites* are permitted in residential zones, do you think each lot should be limited to one *guesthouse* or one *secondary suite*, but not both?

a) Yes _____

b) No _____

12) At present, there is no limitation on the number of *accessory buildings and structures* that are permitted on a lot. Do you think there should be a limitation on the number of *accessory buildings and structures* that are permitted on a lot?

a) Yes _____

The maximum number of *accessory buildings and structures* should be: _____

b) No _____

13) At present, there is no limitation on the size of *accessory buildings and structures*. Do you think there should be a limitation on the size (footprint) of *accessory buildings and structures* (e.g. garages, workshops, storage buildings, etc.) that are permitted on a lot?

a) Yes _____

The maximum footprint of an *accessory building* should be: _____

b) No _____

14) At present, there is no limitation on the area of a lot that can be covered by *buildings and structures*. Do you think that there should be a limitation on the amount of area of a lot that can be covered by *buildings and structures* (e.g. 30%, 40%, etc.)?

a) Yes _____

b) No _____

15) Do you think the road connection between Jekyll Road and Jekyll Road East should be constructed? It may be possible to lobby the Ministry of Transportation to undertake or assist with construction if there is substantive support for this.

a) Yes _____

b) No _____

16) Do you think the road connection between Jekyll Road and Ravenhill Road should be constructed? It may be possible to lobby the Ministry of Transportation to undertake or assist with construction if there is substantive support for this.

a) Yes _____

b) No _____

17) Would you like to see more recreational uses associated with the community hall / ballpark property at 1105 Hyde Creek Road?

a) Yes _____

I would like to see the following recreational uses established on this property:

b) No _____

18) The Hyde Creek Official Community Plan includes policies that promote home-based agriculture. Presently, *home agriculture* is a permitted use in residential zones and largely allows the growing and sale of crops or produce, as well as the keeping and rearing of animals on a property for the personal use of the occupant of the property only. Do you think *home agriculture* should be expanded to allow the growing, rearing and keeping of crops, produce and animals (including poultry and fowl), as well as the selling of crops, produce and animals that are grown / reared on the property?

a) Yes _____

b) No _____

19) Do you think that *home agriculture* should also allow the manufacturing of products that are derived from the growing, rearing and keeping of crops, produce and animals (including poultry and fowl), and the sale of such products?

a) Yes _____

b) No _____

20) If the scope of *home agriculture* uses were to be expanded for residential zones, do you think they should be restricted in terms of their size and scale (for example, only so much of a property could be used for *home agriculture* purposes, or so many animals of various types would be permitted based on area of the lot)?

a) Yes _____

b) No _____

21) In residential zones, do you think that the growing and processing of cannabis for commercial purposes should be permitted? Under the proposed new system, this would require at the very least that a permit or other approval be obtained from the federal government.

a) Yes _____

b) No _____

22) The Hyde Creek Official Community Plan includes policies that promote home-based business and the Hyde Creek Zoning Bylaw permits *home commerce* as an accessory commercial use in the residential zones. While *home commerce* comes with certain limitations, which include things like the number of employees that are allowed, there are no other limitations related to the physical size of a *home commerce* use. Do you think that the size of a *home commerce* use should be limited (for example, the area of a property or number of buildings that may be used)?

a) Yes _____

A *home commerce* use should be limited in size as follows: _____

b) No _____

- 23) At present, the construction and siting of buildings and structures in Hyde Creek requires that a Site Permit be applied for and obtained. The Site Permit process is designed to ensure that buildings and structures comply with the regulations of the Hyde Creek Zoning Bylaw only. To ensure that buildings and structures also comply with the British Columbia Building, Fire and Plumbing Codes, do you think that the Site Permit requirement should be replaced by a Building Permit process that would involve such things as onsite inspections as part of the construction process?
- a) Yes _____
- b) No _____
- 24) Where a lot is to be serviced by an onsite septic disposal system, construction of the proposed system must be monitored by a Registered Onsite Wastewater Practitioner (ROWP) who files the appropriate paperwork with the Vancouver Island Health Authority (Island Health) upon completion of its installation. For situations involving the expansion or addition of buildings which will utilize an existing onsite septic disposal system, do you think it is important to ensure that confirmation is provided by a ROWP in advance of construction or siting of any expanded or new building, to ensure the onsite septic disposal system will be able to properly accommodate the development?
- a) Yes _____
- b) No _____
- 25) For those properties that are serviced by the Hyde Creek Sanitary Sewer System, should every residential dwelling (including *guesthouses* and *secondary suites* if they are permitted) be subject to payment of a sewer connection fee (where a separate connection to the Hyde Creek Sanitary Sewer System is required) and an annual utility fee to help cover operating costs associated with the Hyde Creek Sanitary Sewer System?
- a) Yes _____
- b) No _____
- 26) Are you in favour of the Regional District of Mount Waddington establishing a mandatory curbside collection service whereby garbage is picked up biweekly (every other week) and recyclable materials are picked up each opposite week (e.g. garbage this week, recyclables the next week, then garbage again the week after, then recyclables the next week, and so on and so on)? The estimated cost of this service would be approximately \$101 per year per dwelling.
- a) Yes _____
- b) No _____

