



Other Comments (Question 27)

Hyde Creek Land Use Planning & Development Questionnaire – May, 2018

Rural Lifestyle

- We love the rural community of Hyde Creek and want to keep it that way;
- I like Hyde Creek because it is beautiful peaceful community and I love the rural natural element, I hope it doesn't change in that sense it's a special gem on the North Island;
- Basically don't change almost anything. Let us continue to live in our bit of paradise in peace and contentment as we have for 25+ years;
- Once established, these new rules to be enforced. Thanks for doing the survey. We like our rural lifestyle. The horses and other animals and people make that;
- I love the area as is;
- Hyde Creek is my home not only for the beautiful views and 2-acre property lots but most importantly for the peace and quiet, private living and knowing who your next-door neighbour is. It would be disappointing to lose the small quaint feel of Hyde Creek to unnecessary traffic and random renters moving in and out of homes;
- Rural character to me means making a living (partially) of my property and to live in a community with long-term and short-term habitants gives a communal feeling, help, safety, and companionship; helps making income for young families, limited daycare options so need to do self reliant work;
- This is a rural area. Everyone moved here for the space, keep it that way, no one wants a storage facility or apartment building here;
- I would not want the desire for housing due to other towns not developing property causing a decline in rural lifestyle.
- Hyde Creek Bylaw 613: We moved here to live a rural lifestyle as outlined in the bylaw. The people living here or moving here also accepted the bylaw when they came here. Now for these people to want to change the bylaw because they are breaking it is wrong. If they want smaller lots and more density then they should find that situation for themselves;
- Appreciating the rural residential lifestyle, I see protecting the Hyde Creek area through modest limitations on commercial use and expanded income opportunities (e.g. Rental suites/cabins/agriculture) as important. Effectively regulating these things can mean (especially young) homeowners can afford to live rurally while supplementing income through the uses of their property. Meanwhile limiting the size and overall scope of such additions (suites/agriculture) will maintain the values and nature of rural living;
- We moved out here because we wanted acreage and not high density living. We really like the quiet, relaxing rural lifestyle. If everyone built a guest hours and secondary suites & houses that would change everything. High density requires more water and septic/sewer etc. Who would then pay for all the extra costs? As well there are areas in Hyde Creek where the ground does not percolate well so that would become a major issue. Recreational vehicles should not to be rented out in Hyde Creek.

Garbage and Recycling Services

- Too much wildlife to store garbage, pick up recycling at same time, encourage proper composting;
- Mandatory! You mean after 30 years. I have to pay for garbage that I have taken care myself. Not going to happen;
- If the RD establishes a mandatory curbside garbage/recycle service I trust it will be via an open bidding process?
- This would mean less people throwing garbage in the bush and watershed areas. Many people sadly are too cheap to take their garbage to 7-Mile;

- Though we would like curbside recycling we still want weekly garbage pick-up. Since we have so many bears in the area we don't want to start attracting them in with 2-week-old fish/crab etc. shells or bones. We would need to buy a separate freezer for garbage;
- I would love to see the curbside collection idea put into effect in our area, but I think the idea of having actual garbage stored inside the house for two weeks may be a bit off putting for most. This was a common complaint in Port McNeill - the storage of garbage in the house for the two week cycle. In another area we lived, we had weekly garbage pick up but still ended up with black bears breaking into storage sheds, the back of the cook house, or even back rooms attached to homes to get at stored garbage. Is it possible to have two pick up vehicles for the North Island?
- Ask Town of Port McNeill how many garbage dumpsters they have placed around town. How often are they picked up by Fox Disposal?
- Regarding the subject of recycling, we would even love to see a community recycling spot to take our recycling to and place in containers marked glass, paper, plastics etc. If every other weekly curbside pick-up didn't happen. This seems to work in areas down island and could work here too. A community bin up near the Petrocan / ball field would be a good spot;
- Collection service is okay but need to be able to opt in or out. Weekend rec property owners would be paying for a service they would rarely use;

Density / Development

- We strongly object to attempts to pack more people into an already over crowded area;
- Homes covered by residential warranty program, site permit should check or verify building use;
- There needs to be limitations to dwellings on the property because if they want to add dwellings then we will lose the rural integrity. 1 suite, 1 guesthouse, no more and if you feel you need more than one move to town where they are all packed in like cordwood and leave the rural area to those of us that value our space;
- Any time more than one family lives on a 2-acre lot it will lead to more applications/arguments for higher density. People will buy property with the intention of making money off it, not what we want in a rural residential setting;
- I moved here for reasons of quiet and less densification. The subject continues to be debated and has gone to debate in the past. Then it was rejected for my reasons stated here. More demands on the area will inevitably lead to destroying this rural area through densification. Although this area has its share of moisture replenishment annually, the aquifer with densification can be compromised, not only through possible sewage and water quality but water quantity as our climate continues to warm. Additionally, right now Hyde Creek is the only North Island rural area at a minimum of 2 acres I believe;
- Open space without over crowding, not over using the land, not busy, quiet. Country Living, Less people, less traffic;
- I support small scale agriculture, commerce, and vacation type rentals to help diversify the North Island economy and offer people a chance to gain income from their land;
- Lots of talk about density. My main dwelling and guesthouse (legally built) add up to 2,000 square feet. Aren't there houses that are 3,000 to 4,000 square feet on the same sized lots, and yet they probably the ones complaining about density. Doesn't make sense;

Number of Buildings, Size of Structures, and Total/Percent of Area Covered

- It is difficult to say to someone how many buildings they are allowed to have. For example, we have a number of smaller outbuildings to provide shelter for our various belongings. We prefer small outbuildings for different purposes, but what about a neighbour who wants a very large building to store their stuff?
- Limit area rather than size;
- The buildings should be well maintained and useable space;
- To even consider to regulate how many structures we put on our own property seems ludicrous;

Rentals, Guesthouses, and Secondary Suites

- Rentals of cottages should be okay but only if there is only one rental per property. Taxes need to reflect the extra dwellings (2x for arena schools etc.). Two homes on property 2 tax bills, surcharge for water usage for commercial;
- Guest houses or secondary suites should only be short term rentals. "Mother-in-Law" suites should pay an additional 50% of the annual fee regardless of whether they have a new connection or if they tap into the existing connection on the property.
- Guest houses and secondary suites could be rented as long as the waste disposal system will accommodate the amount of people using it. There should be a 'point' where total number of people should be allowed as to not overuse the disposal system. The fact that the humans are family or renters is irrelevant. Perhaps this situation should be monitored as suggested in question 24;
- What will be done to the existing properties that have more than one house or trailer on their property. Will they have to be removed or grandfathered in?
- To restrict the use of holiday rentals is ludicrous in our area, to restrict rentals is almost insane. There are very few rentals available at all. (Besides people are already renting places and suites out). Protectionism for the sake of protectionism is short sighted at the very least. Can the Regional District not be head and shoulders compared to Port McNeill? Yes we can;
- Rental accommodations are impossible to find in Port McNeill and Port Hardy this summer. Why limit further opportunities for people to come to the region to live and work. It is the same every summer. If employment rises over the next couple years (isn't this something that the RDMW would support?) there will be a housing crisis. Rental accommodation in the District is a viable solution to the problem and allows other forms of income for young families especially which also increased the economic viability of living in the region;
- We bought 2-acre property because there are less restrictions than Port McNeill. We need to keep the 2 acres plus as a one family home. No Renters period.
- We would like to build a guesthouse for a family member with a physical disability to help provide support. 400 square feet is too small. We considered adding a suite, but that is currently not an option either.
- Do not like the idea of people using their property for multiple renters. They will be using sewer system and drawing more water. That's not right.
- Protection of nature and environment should be the focus rather than limiting rental opportunities;
- We moved to Hyde Creek we were misled on bylaws on B&B's and rentals, that was one of the main reasons we moved here, the property held potential for our future and livelihood;
- With regards to the guesthouse versus suite issue. I would recommend that a suite be in the house or in an accessory building [ie granny flat]. Perhaps the guesthouse language is ancient and consolidation into secondary suites/small suites may be the more modern approach, What are the stats on guesthouses in the neighbourhood? Was there uptake? How many were converted to suites?

Agriculture / Home Commerce/ / Industry

- Twin Peaks Road is a bare land strata development that was set up many years ago for industrial use with minimum 2 acre lot size and permitting 1 residence per property. This should not change. Some property owners in Twin Peaks are permitting multiple rentals on their properties, which is unacceptable as it creates a burden on the existing septic system and un-needed additional traffic on the road. These property owners are in arrears on their strata fees. It would be best to keep Twin Peaks Road separate and apart from the Hyde Creek / Nimpkish Heights rural / residential area.
- Don't want to see a 2-acre lot used solely for commercial/industrial use. Limited commercial use is fine if it is not unsightly and has minimal impact on the neighbours. Example - small home based nursery is fine; 2-acre pig farm is not.

- Nimpkish Heights was established as a rural residential subdivision. This included the ability to have farming and related animals. No automotive businesses. No storage of boats & motorhomes. No machine shops. Twin Peaks is the Industrial area. These bylaws or amendments are useless unless they are policed by a bylaw officer out in the field.
- Everything should be done to protect land and residents from noise and air pollution which should include the size of anything done commercially.
- Tourism and related business opportunities (e.g. home-based agriculture etc.) are here to stay and are growing every year. We will never be Banff (too far removed) however, why not have vision and more toward attracting that level of tourists. Many people prefer B&B over hotels and I do not believe a "one size fits all" approach is wise, that is why I said no to some things about business etc. Obviously, no one wants a 2000 chicken farm beside them however, we need to leave some room for innovators and ideas that are beyond our scope of understanding at this time;
- Noise bylaws enforced. Is there a noise bylaw? We need one. Industrial business noise, e.g. logging truck repairs outside. All weekend long, day, and evenings during the week. Can the horse riders pick up after their horses please? Noise bylaw for barking dogs;
- Does the RD know the potential impact on water quality (including sustainability over time) by allowing the further commercial inroad into residential areas? Is the RD aware of the acceptable sewage / septic loading for the "plan" area? The Regional District (and its Plan area population) should be aware of potential impacts on sight, sound, smell, and be willing to accept bylaw enforcement or reduce these impacts;
- We have no opposition to people selling excess produce but again don't want to see agricultural business set up that it becomes the primary use of the property. Same for land use, raising/boarding animals such as horses, chickens, pigs, dogs, etc. Letting someone board a horse or two is a far cry from using the property as a stable for 25 horses. Chickens for own consumption of meat and eggs fine - a poultry farm is not;
- It should be a great concern to the North Island on how dependent its communities are to having food having to be trucked in. Our move to Hyde Creek was carefully chosen as it was the only area in the North Island that had potential for agriculture use of any sizeable scale. Reducing lot size, density population and stressing the water table would quickly squash any initiative one would have to establishing any farming practice. I am adamantly against changing zoning in Hyde Creek to what it is now. The District of Mount Waddington should put its energy to encourage residents to utilize this rare micro-climate to produce food. Density especially would cause problems. We have seen this happen in the Fraser valley;
- I moved out to Hyde Creek so as not to be limited or restricted as people are in town. This area has always been a place to have animals and run a home-based business; Income suites are present in town and should be here too. Many need mortgage helpers or income assistance as we age. Heard on the radio they are looking at allowing "Garden Cottages" in Saanich for the reasons above and because of no more land is available. We too are short of land and Timber Farm Licences and First Nations land claims limit land for housing development.;
- Rearing animals should not be of a scale that would deplete or contaminate ground water (30 or 40 cows need a lot of water and produce lots of waste); This is the same for plants - water consumption and what types of fertilizer are used.
- Keeping animals, agriculture and small home businesses are important to me. Maintaining rural flavour of Hyde Creek while still allowing people to make an income off their property;
- A daycare in Hyde Creek would be a good business;
- How might home based business and home agriculture fit into an overall economic development plan (if there is one)?
- With regards to the sale and processing of agricultural products, it is all about scale and if it is regulated similar to the home-based business regulations, then it should not be a problem. Many of the processing activities would require senior levels of government approval (i.e. commercial kitchens and abattoirs, etc.). Small scale processing that is in keeping with the rural nature of the community;
- Home businesses should be kept small.

Community Hall Property and Recreation

- With more young families moving to the area all the time I feel the playground at the park is lacking and the home run area of the ball field is the most dangerous place it could be.
- We are not opposed to further recreational development at the ballpark area, but personally have no desire for more.
- Please bring back Hyde Creek Day or other community gathering;
- Make the forest in the middle of Hyde Creek into a park for everyone to enjoy. Build a trail system to town and build a boat launch and earn money for this community;
- It would also be nice to have a recreational committee in Hyde Creek again that plans socials etc.
- Trails and their maintenance in forest to enjoy our environment and rural character;
- What type of environmental protection initiatives might be considered, especially along the waterfront and along Hyde Creek and the wetland behind Eagle Ridge?

Road Connections, Road Conditions, and Beach Access

- Please consider adding Mine Road to Hyde Creek road construction if you approach Ministry of Transport about other connections;
- We would like the beach access that is supposed to be at the end of Velie Lane addressed as it has been blocked off;
- There should be a bridge over Hyde Creek connecting Jekyll Road with Mine Road for fire safety and extension of the sewer system line;
- We feel very strongly about Jekyll road remaining a dead-end road. It would dramatically alter our enjoyment of our properties if it were to change. We enjoy the comfort and privacy of a dead-end road;
- We should have a bridge over the creek to connect both sides of Hyde Creek. Children could bicycle to town without getting hit by logging trucks;
- I believe that the road from the propane plant to the golf course along Mine Road should be made public. Lots of people use it to go to the golf course. I also think a bridge over Hyde Creek needs to be built to connect Hyde Creek along Mine Road. 3 reasons: 1 - Provide cycle and pedestrian traffic a safe option of egress to town. 2 - Connect the communities of Hyde Creek and Port McNeill. 3 - Provide an alternate emergency route for emergency use such as wild fire or tsunami evacuations. Currently the highway is the only option. This is not consistent with the current risk realities within the Hyde Creek area;
- Jekyll Road and Ravenhill road connections are mandatory as far as I can see. For these not to have been completed at the time of subdivision is a mystery to me. One think not in this survey is the lack of park (designated at the end of Jekyll Road on the beach) even being discussed or developed. Maybe its been discussed at the RD well, but not publicly. What does it take to get this project going? Maybe part of vision/goal should also identify developing areas of our amazing area for ALL to enjoy - beach access and parks in particular;
- Why was Hyde Park Road not repaired and resurfaced when the rest of the roads were done. Need better maintenance of beach access roads (and signage);
- More beach accesses would allow people to walk longer distances along the beach without returning to the same access (doesn't have to be accessible for vehicles); decreasing amount of shoreline trees (big spruces - should consider protecting these on private property);

Water and Sewage Services

- I would like to see the RD provide water service rather than sewage system. If our water was provided, pulling water from the ground would not be such a health issue. Water supplied would benefit our fire department and our fire insurance costs as hydrants could be installed. Some properties are unable to obtain well water in their areas or it is not suitable for drinking;
- A septic SAVVY would be helpful for owners and tenants. Similar to other regional districts like the Capital Regional District (maintenance of onsite systems). Educate owners of the importance of location tubes, uses,

do's/don't, and regular maintenance thus preserving public health and maintaining sanitary conditions, importance of a maintenance log book;

- I would like to see if there is an interest in a water system for the area. The cost could be off-set if we have any opportunities for grant applications for the community and would result in a much lower house insurance fees. Does the RDMW have any grant writers on staff that would be on the lookout for grants such as this?

Hyde Creek Advisory Planning Commission

- The advisory commission doesn't seem transparent. Minutes aren't regularly posted online. Not sure when meetings are. Were these people elected? is it time to get new young people on the board instead of the older folks moving into retirement who probably own their properties;
- I do not feel that the current advisory planning commission adequately reflects the average Hyde Creek resident's future vision for our area which should evolve over the next few years;
- We as well as other community members feel that they are not represented appropriately by the APC and that they are frivolously filing complaints against community members. We do not think that it is productive to act this way. There is some serious concern that the APC has too much influence over the Regional District and that even this questionnaire will not be fairly reviewed;

Bylaw Regulations and Bylaw Enforcement

- Having bylaws is one thing- enforcing them is another. I learned from the September 2017 meeting that even though there is a bylaw officer, he stated he is only interested in the health and safety issues - he is not interested in driving around and getting into people's business for any other reason. If a person is hired as a by-law officer I expect all bylaws infractions to be treated equal. I would rather have gone to a meeting where each one of these questions been presented and explained in detailed before I answered these questions. This type of meeting would not have input from the public, only questions answered;
- It is the responsibility of the people buying the property in Hyde Creek to research the existing bylaws and follow said bylaws, and not impose their own after the fact;
- Prior to moving to Port McNeill we were told a different interpretation of certain bylaws in comparison to the recent legal interpretation of them and feel mislead and lied to;
- I think the reason many people have chosen to live in Hyde Creek /Nimpkish Heights is because we are a lot more lenient with bylaws and rules as such. To start changing the rules and bylaws that effect the lifestyle we chose many years ago is wrong;
- I understand we need some bylaws or rules, but to me the large majority of people are respectful and considerate to their neighbors;

Cannabis

- The stench of manufacturing cannabis is too noxious for Hyde Creek. There are many older people here and we must let them breath in clean fresh air. I would like to see Hyde Creek and Nimpkish Heights remain the same;
- With regards to the cannabis issue. The North Island climate is not conducive to growth, which would result in greenhouses or hydroponic buildings being utilized. Is this a wise use of land in a rural area? It could be contrary to environmental protection and create greenhouse gas emissions given the amount of energy and water required to grow a crop in the foggy summer climate. I think individuals growing a plant or two for personal use is one thing, whereas full scale production would be an energy sink, moreover, this is a regional policy question as, in my opinion, it should not be ad hoc between the various electoral areas. For example, would this be an agricultural use or an industrial use. Is this the type of economic development [resource intense] that the regional district supports?

General

- Its fine to talk about potential rentals and land uses and regulations, but not everyone knows who has illegal rentals, not remitting income from such to Revenue Canada, storage areas for boats and trailers and motorhomes etc. Is the RDMW connecting with agencies that ensure legal land use is practiced?
- The burning of toxic materials and storage of old fuels, oils, chemicals from industrial products etc. has to agree with Ministry of Environment regulations/ There is old crap all over Hyde Creek leeching poisons into the ground and the people doing it seem to remain immune to correction. We don't need some tax fee generating regime, but for endless years no one has pursued the protection of the land area over our aquifer.
- To my neighbours in Hyde Creek, I wish to say to you, what you do with your own property is your own business, Not Mine. You should have the freedom to utilize your acreage as you see fit.
- I think the context of how/where Hyde Creek fits into the overall RD and North Island will also help inform some of these policy questions being asked in the questionnaire;
- Many employees work on the N Island but live elsewhere; Others live on the NI but work elsewhere;
- How does the community see growth? There are not many vacant lots left in Hyde Creek o Should the OCP address the lot at the end of Jekyll that may be rezoned/subdivided? o What type of parkland might the community like to see as part of that?
- What is the population? This could put some of the answers to the questionnaire in a different context.
- Is the population expected to grow or decline? o What are the demographics;
- Will there be a summary of the Implementation / Success / Challenges of the existing OCP?
- Streetlights are needed for the safety of children and residents Street lights of a pleasing design are needed for the safety of children and residents. Walking with reflective vests, flashlights and headlamps is a bit ridiculous.
- Forestation or ground cover should be considered, we need this for protection of ground water for wells;

Feedback on the Survey Questions

- I left some questions blank mostly because I won't put down a vote if I don't feel I know enough about the pros and cons of the question or the question just doesn't apply to my situation;
- Questions 11, 14 and 22 need to be rephrased;
- Question 4 was badly worded, I feel it wasn't a fair question. Also, talking to many of the neighbours we learned that everyone is tired of being policed. It seems that 3/4 of the neighbourhood has had a complaint or two on them. Instead of putting so much effort into policing everyone, maybe put more effort into public beach access, road issues, making our neighbourhood more attractive for people wanting to live here and tourism.
- I believe this questionnaire's results will be inaccurate. It should have been ONE questionnaire per household.

Other

- Thank you for following through with the survey and your persistence in making sure we all fill it out.
- Thank you for this questionnaire.
- This is well thought out. I would like to hear the final result.
- Thank you for putting this together.
- Thanks for your hard work in planning for our community - it is appreciated.

NOTES:

While every attempt to include comments verbatim has been undertaken, in situations where comments may divulge the author of those comments, changes or omissions have been made to protect privacy.

The sub titles used in this document are meant to generally categorize the comments provided in Question 27, but comments may be applicable to more than one category.