

Douglas Bay Road Neighbourhood Zoning Bylaw Survey Results

5/31/2021

What Is This Survey About?

In September 2019, the qathet Regional District received a petition from the residents of 17 properties along the southern side of Douglas Bay Road, requesting a zoning bylaw for your neighbourhood. The purpose of the petition submitted by Douglas Bay Road residents is understood to be for the purposes of maintaining the existing low-density residential land uses within the petition area, and to restrict future commercial or industrial activity from locating in this defined area.

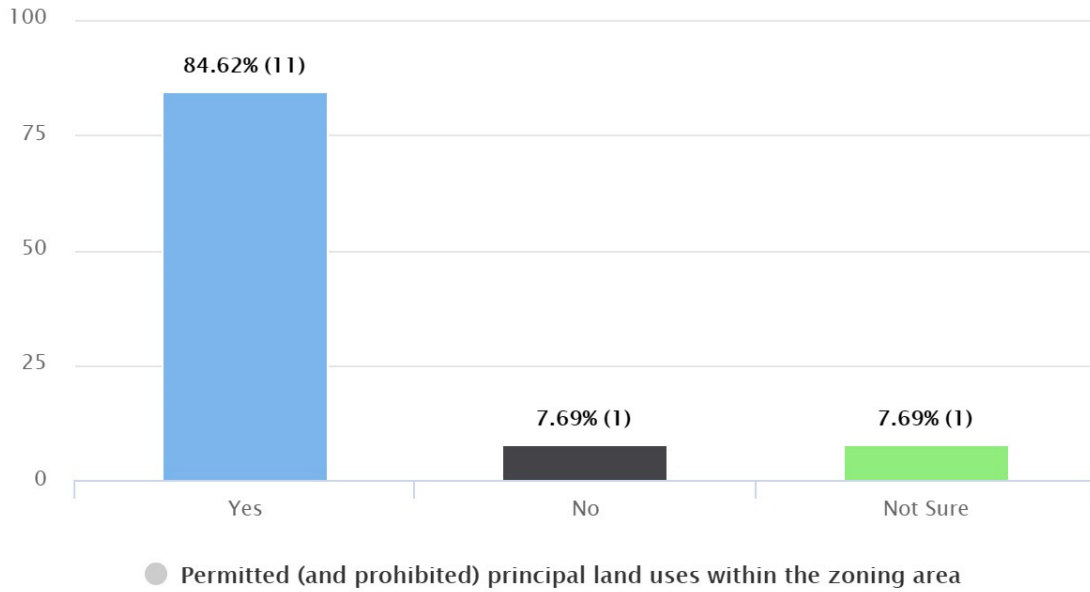
Tell Us What You Think

Which zoning regulations would best fit the Douglas Bay Road neighbourhood? Before a zoning bylaw is drafted, the extent of what the bylaw may regulate is open for residents input.

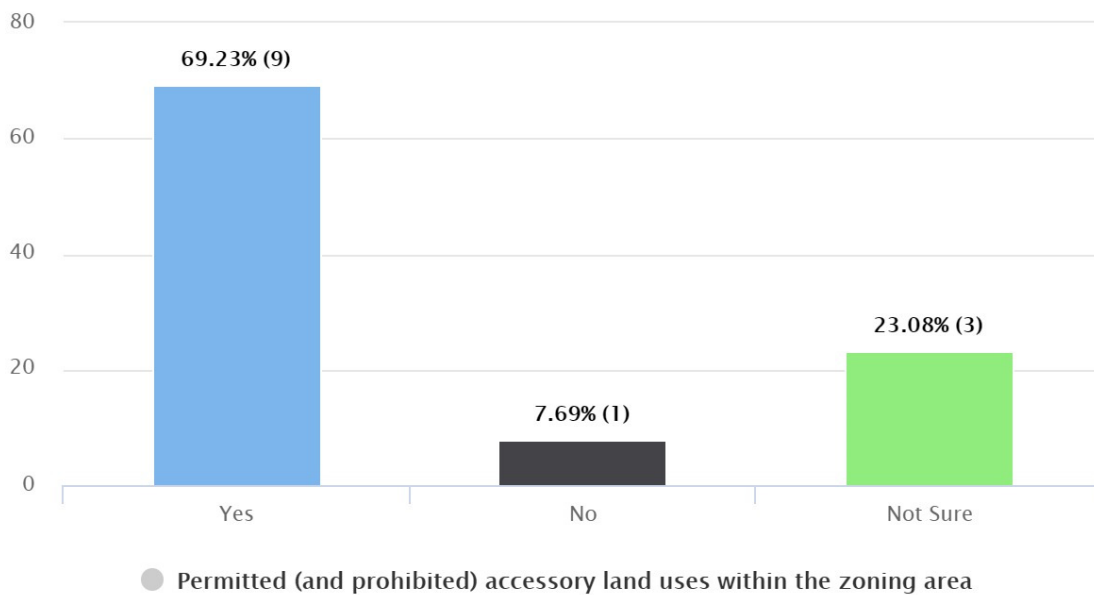
Land Uses

In your view, should the zoning bylaw regulate any of the following:

Permitted (and prohibited) principal land uses within the zoning area



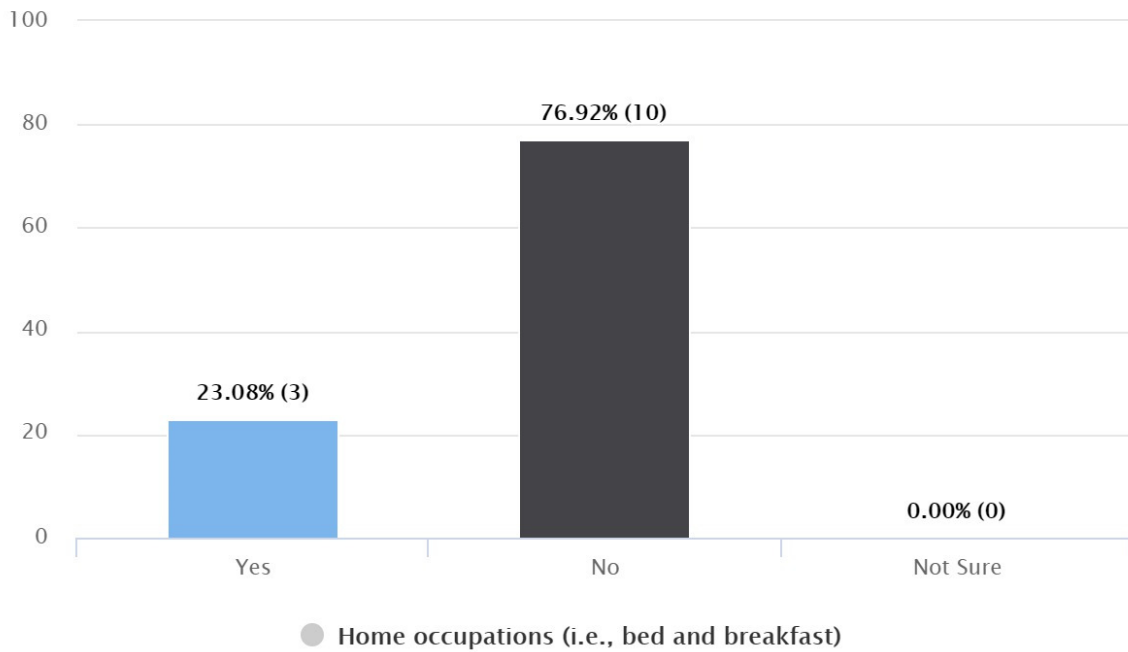
Permitted (and prohibited) accessory land uses within the zoning area



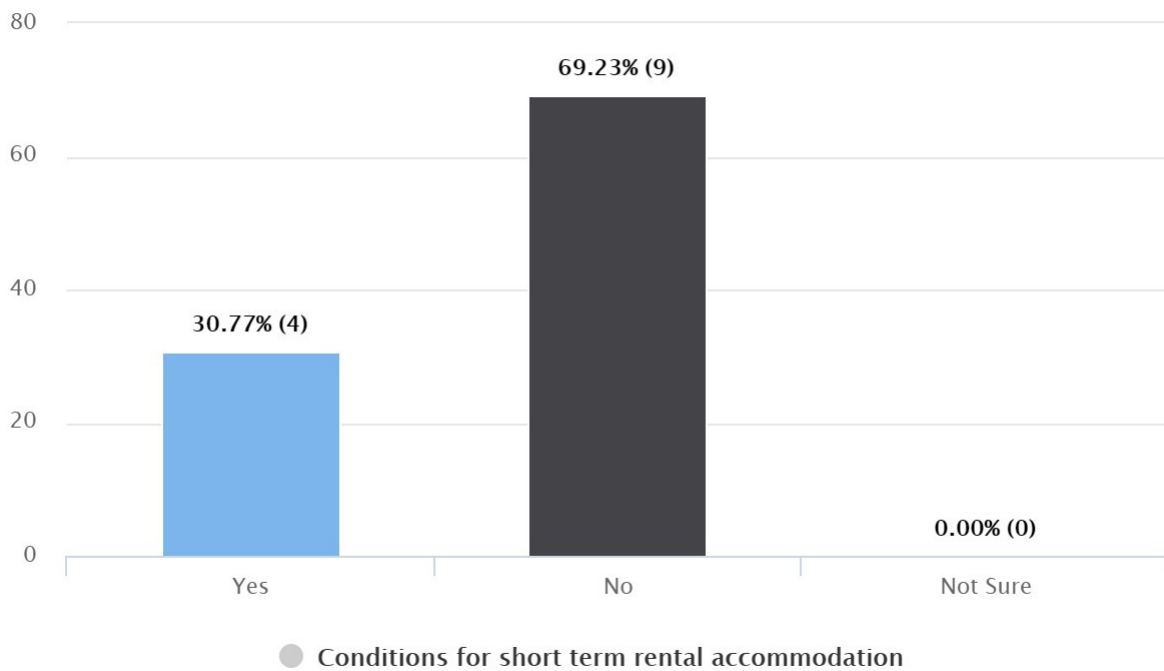
Land Uses

In your view, should the zoning bylaw regulate any of the following:

Home occupations (i.e., bed and breakfast)



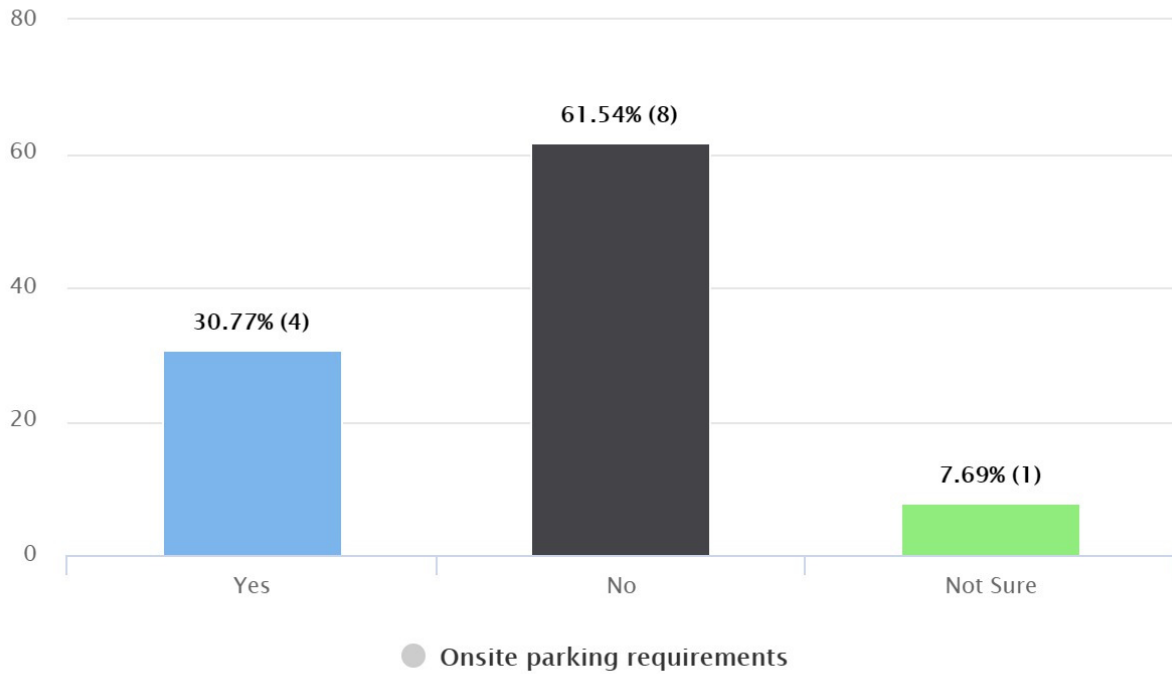
Conditions for short term rental accommodation



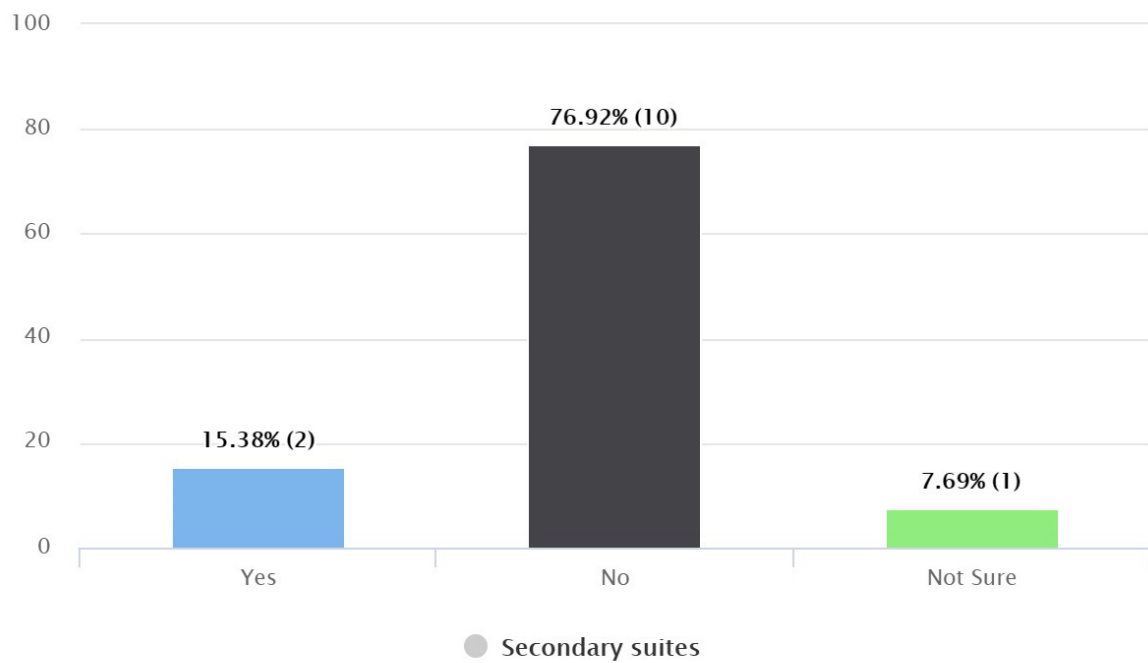
Land Uses

In your view, should the zoning bylaw regulate any of the following:

Onsite parking requirements



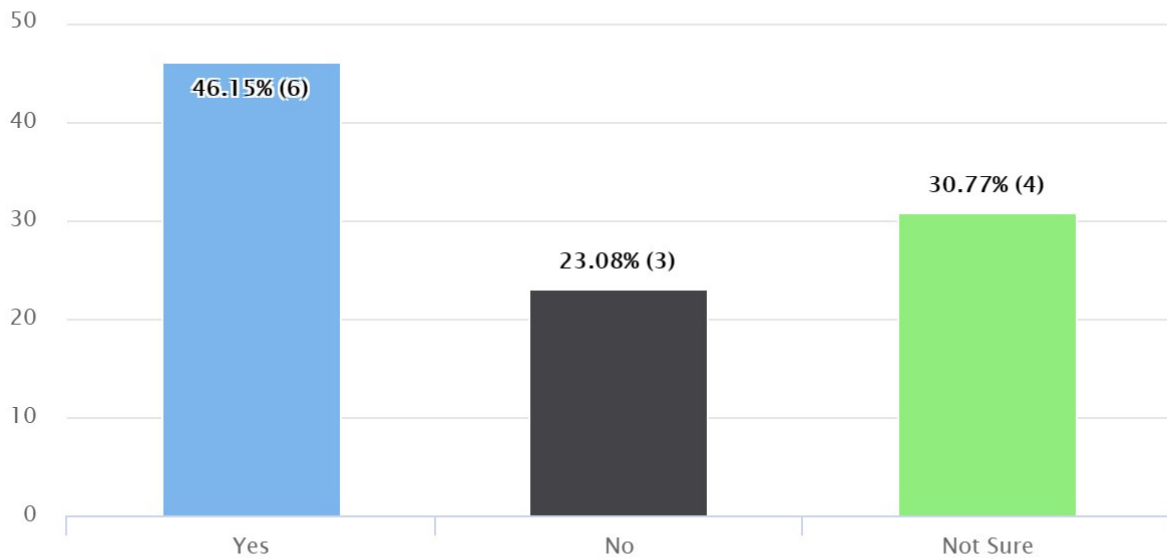
Secondary suites



Placement (Siting) and Size of Buildings

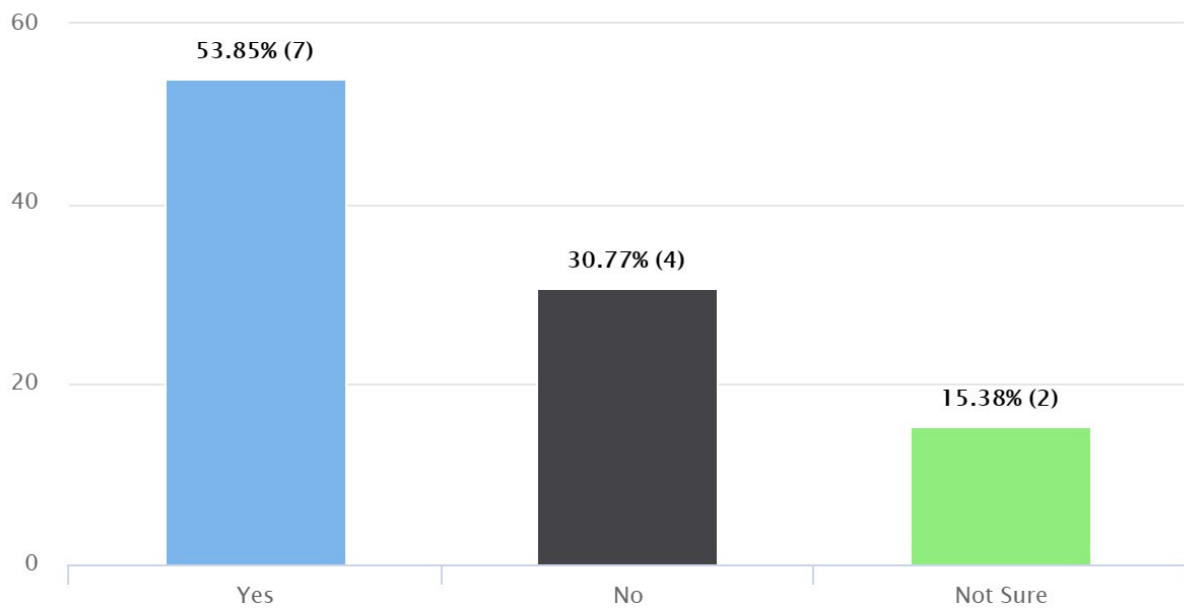
In your view, should the zoning bylaw regulate any of the following:

Siting of buildings (i.e. setbacks from front, side and rear property lines)



● Siting of buildings (i.e. setbacks from front, side and rear property lines)

Maximum building height or number of stories

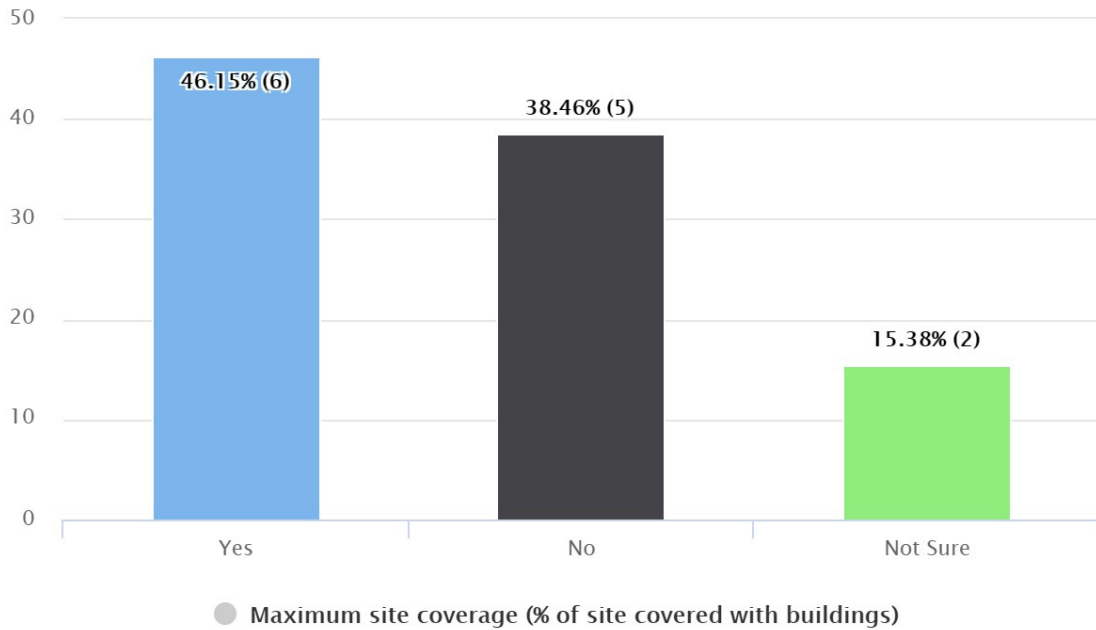


● Maximum building height or number of stories

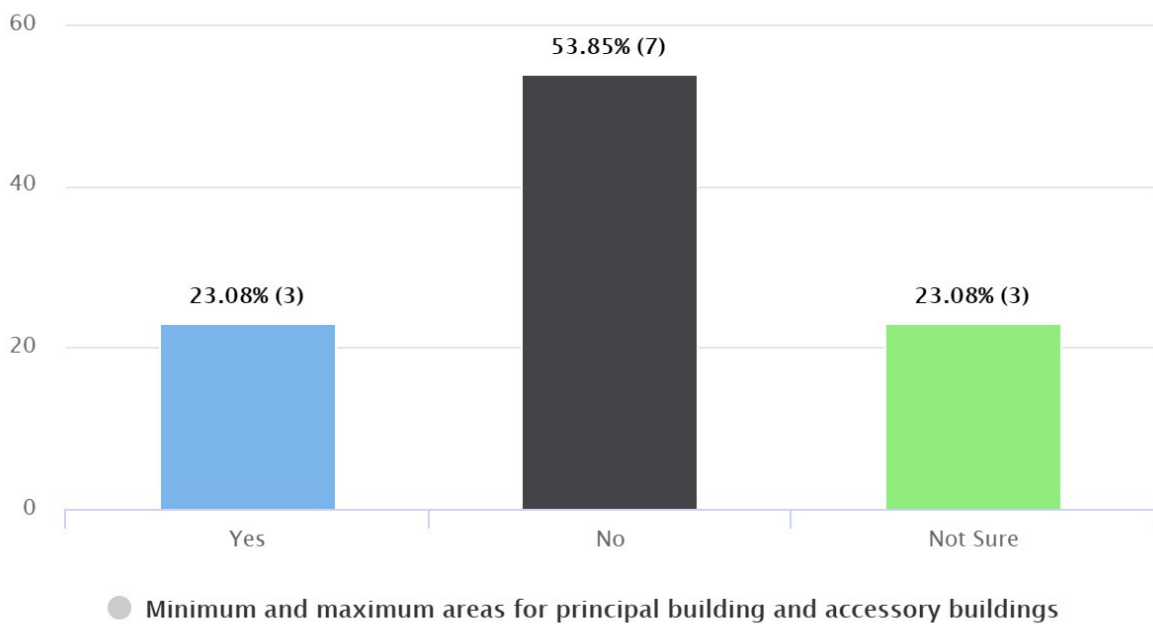
Placement (Siting) and Size of Buildings

In your view, should the zoning bylaw regulate any of the following:

Maximum site coverage (% of site covered with buildings)



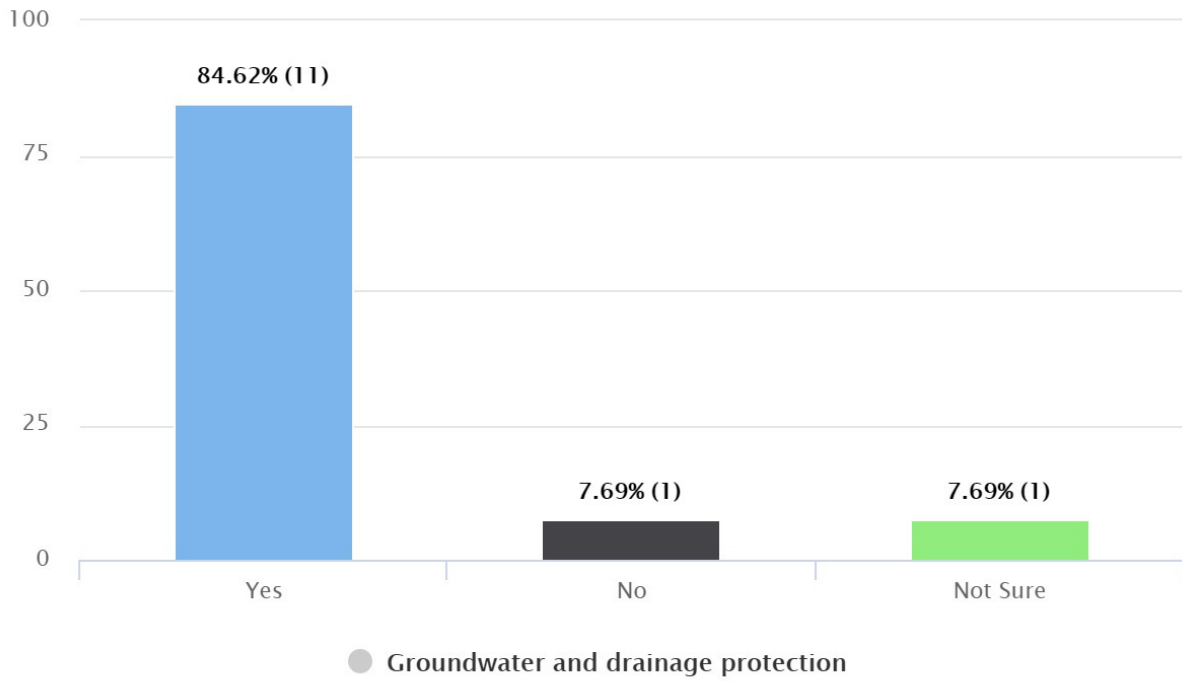
Minimum and maximum areas for principal building and accessory buildings



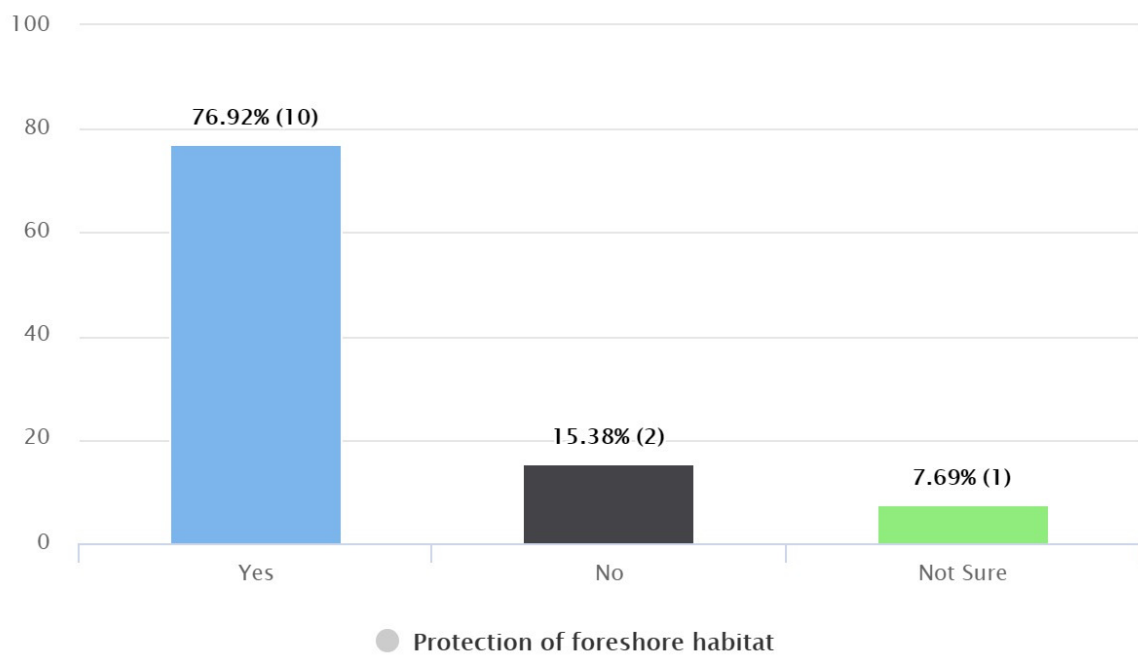
Protection of Environment and Hazards

In your view, should the zoning bylaw regulate any of the following:

Groundwater and drainage protection

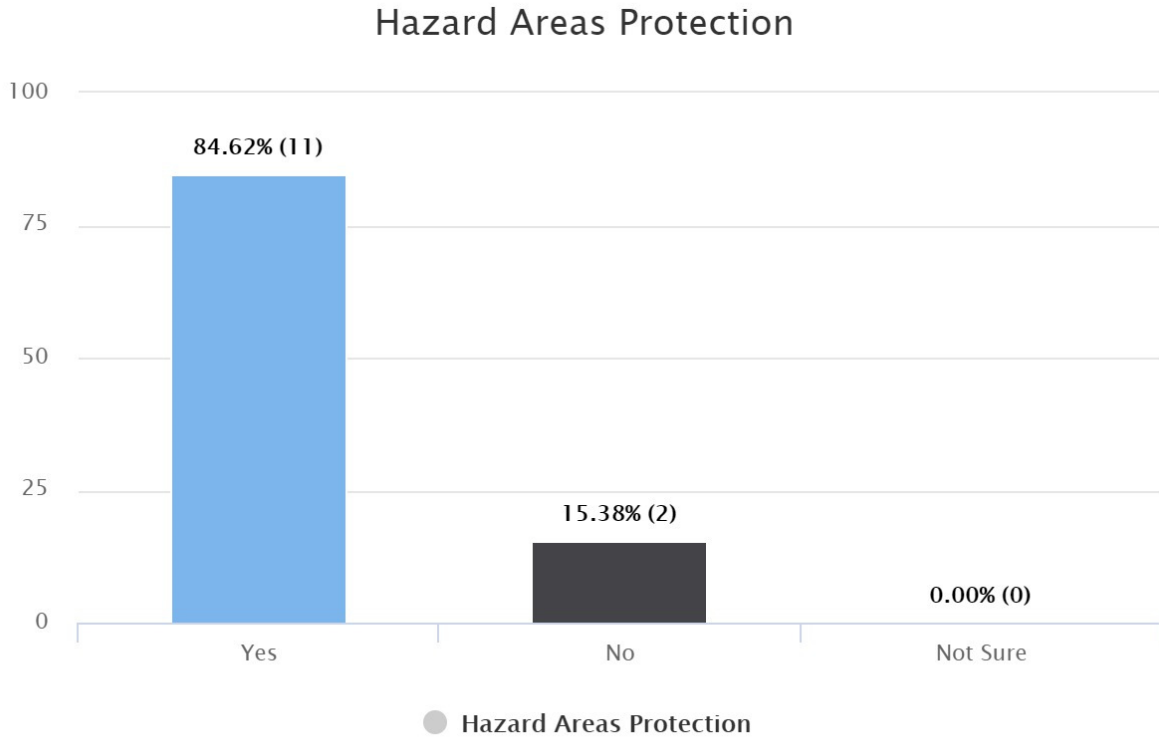


Protection of foreshore habitat



Protection of Environment and Hazards

In your view, should the zoning bylaw regulate any of the following:



results continue next page

Finally, tell us anything we should know before drafting a Zoning Bylaw for the Douglas Bay Road neighbourhood? What do you want a zoning bylaw in the Douglas Bay Road neighbourhood to do?

Number of respondents: 9

-Prevent multi family dwellings, prevent commercial development

-Maintain semi rural feel to the neighbourhood....protect water supplies and control drainage....separate commercial and industrial uses.... limit pollution both air quality and noise....allow for home based businesses that don't have a negative impact on neighbours... promote a fair set of rules that regulate issues rather to avoid neighbourhood conflicts

-To protect the area from agricultural and industrial development. I would like it to include the area on both sides of Douglas Bay Rd from agricultural and industrial development.

-I want it to protect our way of life. Home-based businesses should be allowed as long as they don't produce fumes, dust, sound or light pollution. Building heights and size should be regulated - I would prefer to not see an enormous shop or warehouse. Property setbacks should be honoured.

-I am concerned that many of the members of the 17 residences are not in full understanding of the regulation choices they may make. Perhaps examples and reasons other communities have made may help clear some confusion. Addressing this sooner than later may save a lot of headaches.

-primarily to control land use limited to residential / rural use and the siting of buildings on the lands

-Restrict industrial activity/business/shops in the area, keeping the neighbourhood a true "neighbourhood", with residents' still having the right to have rentals to help with income if needed. However, restrictions must be in place for well protection/septic field monitoring to protect another's well source and the beach/sea which the properties directly border. No industrial shops/businesses should be permitted in this defined area re: noise disturbance and, most importantly, environmental impacts for reasons previously mentioned re: beach/sea/well water [drinking water]....it's crucial to protect this environment which these properties all border.

-I believe residential areas should remain residential and industrial parks should be established for such. And while I would love water regulations to facilitate good drinking water for all wells, outside of health regs, I think our density is too high to facilitate that and another solution needs to be developed.

-Seems to me that if only the properties on the waterfront are zoned it defeats the usefulness. If the properties right behind you choose to use their properties for unsightly uses it will affect everyone!

_____end survey results_____