

# Random Road Neighbourhood Zoning Bylaw Survey Results

5/31/2021

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## **What Is This Survey About?**

In December 2019, the qathet Regional District received a petition from the residents of 38 properties along Random Road, requesting a low-density residential zoning bylaw for your neighbourhood. The purpose of the petition submitted by Random 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**

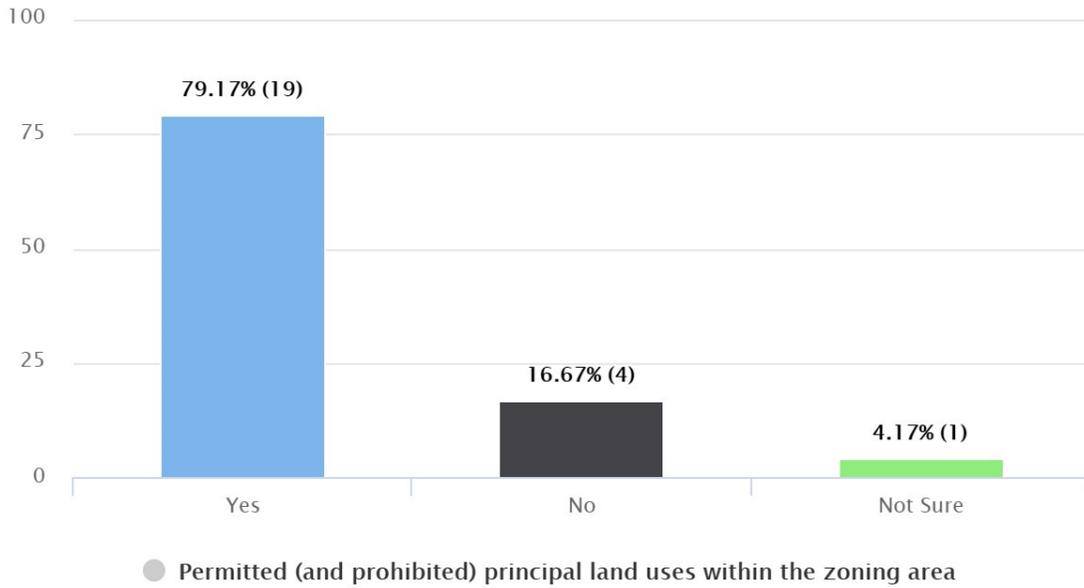
Which zoning regulations would best fit the Random Road neighbourhood? Before a zoning bylaw is drafted, the extent of what the bylaw may regulate is open for residents input.

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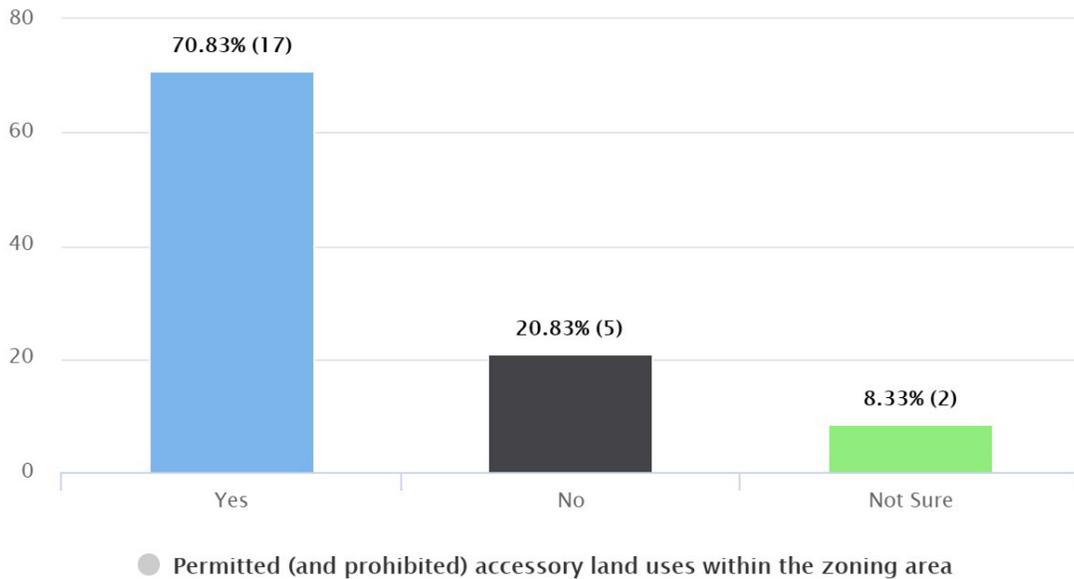
## Land Uses

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

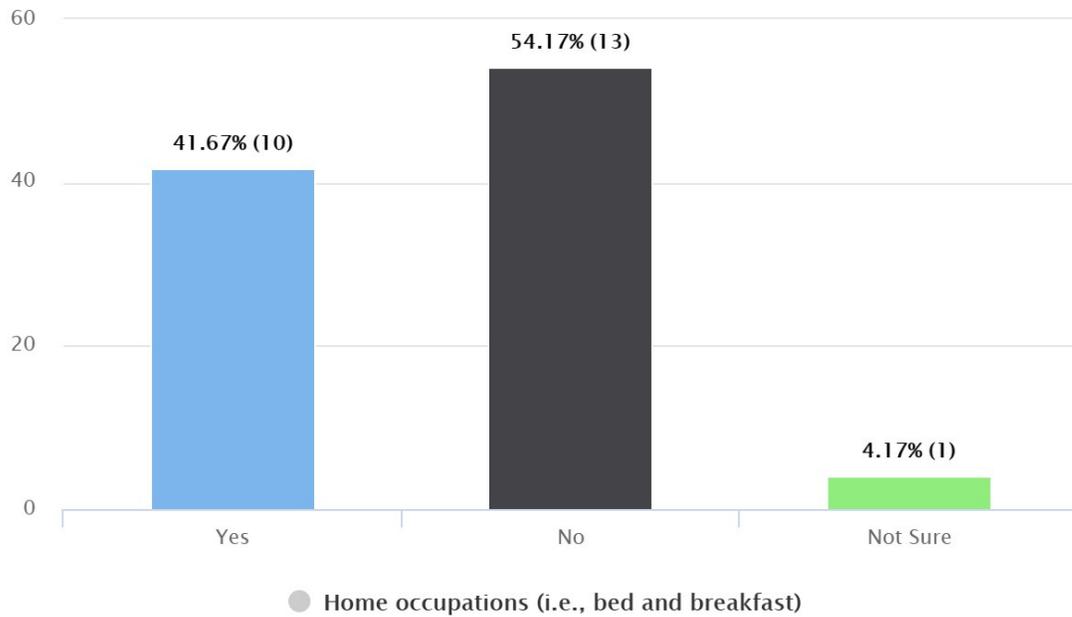


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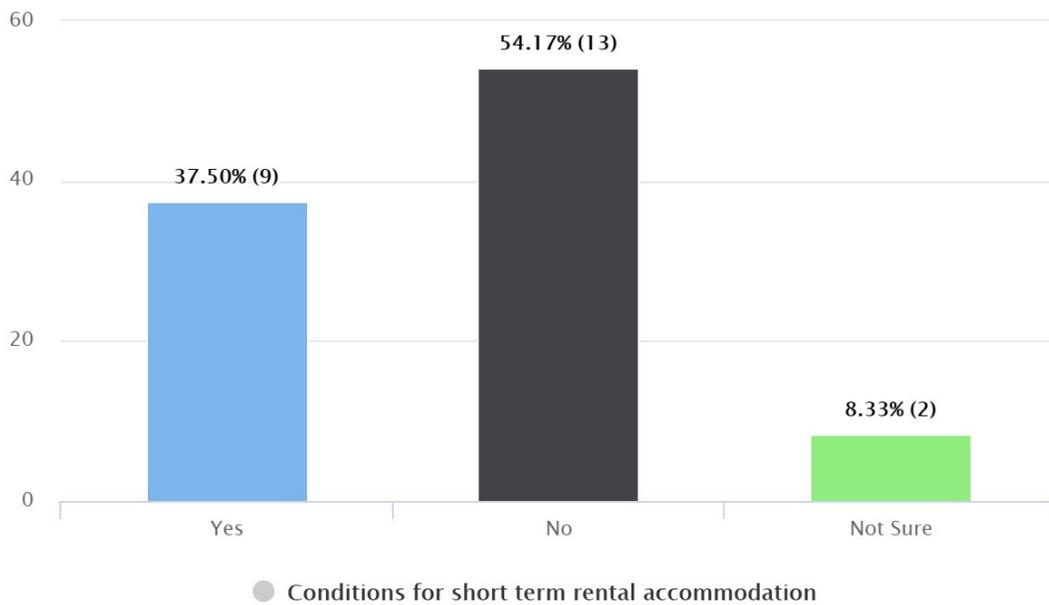
## Land Uses

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



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## Land Uses

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

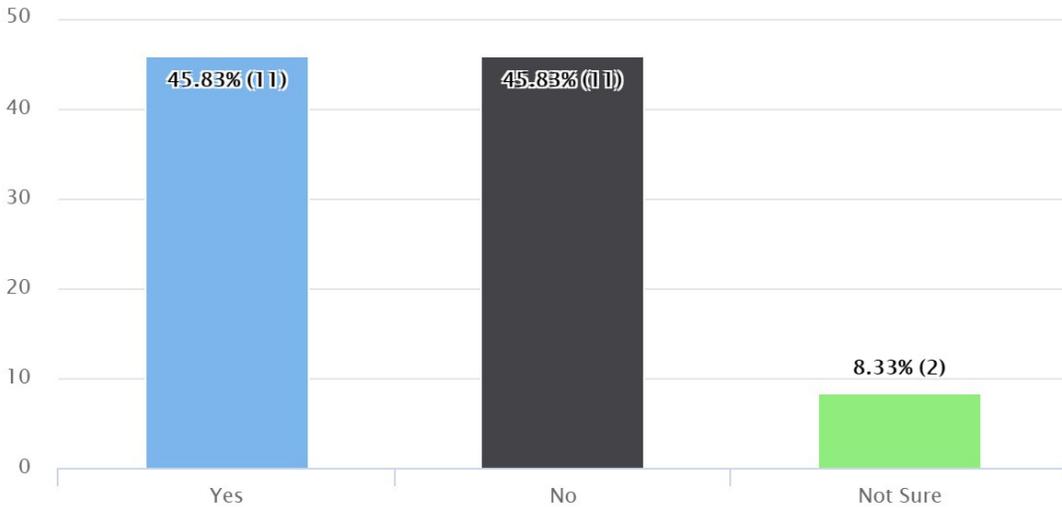


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## Placement (Siting) and Size of Buildings

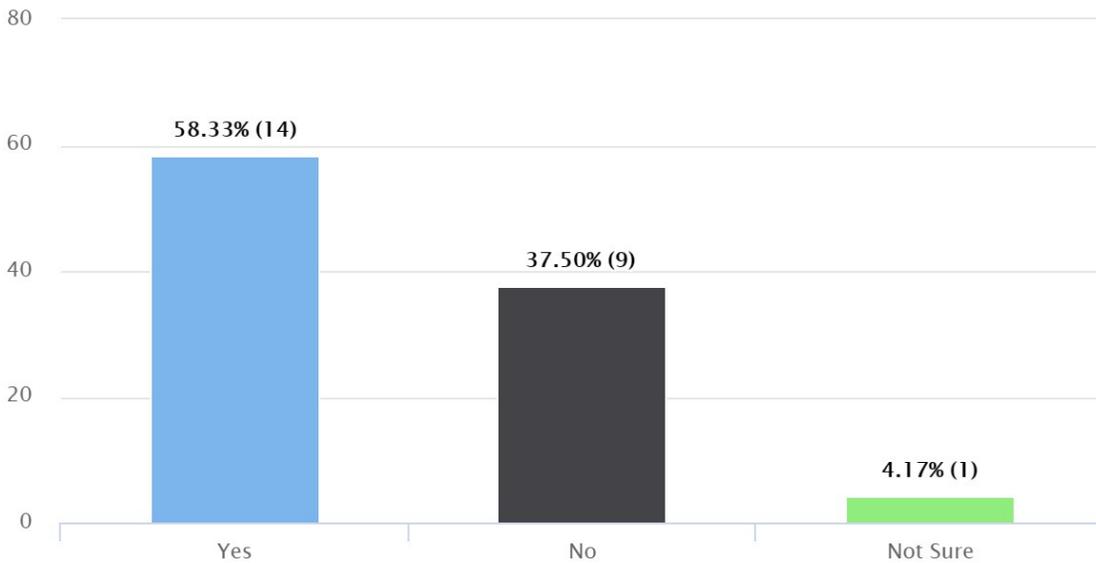
In your view, should the zoning bylaw regulate any of the following:

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

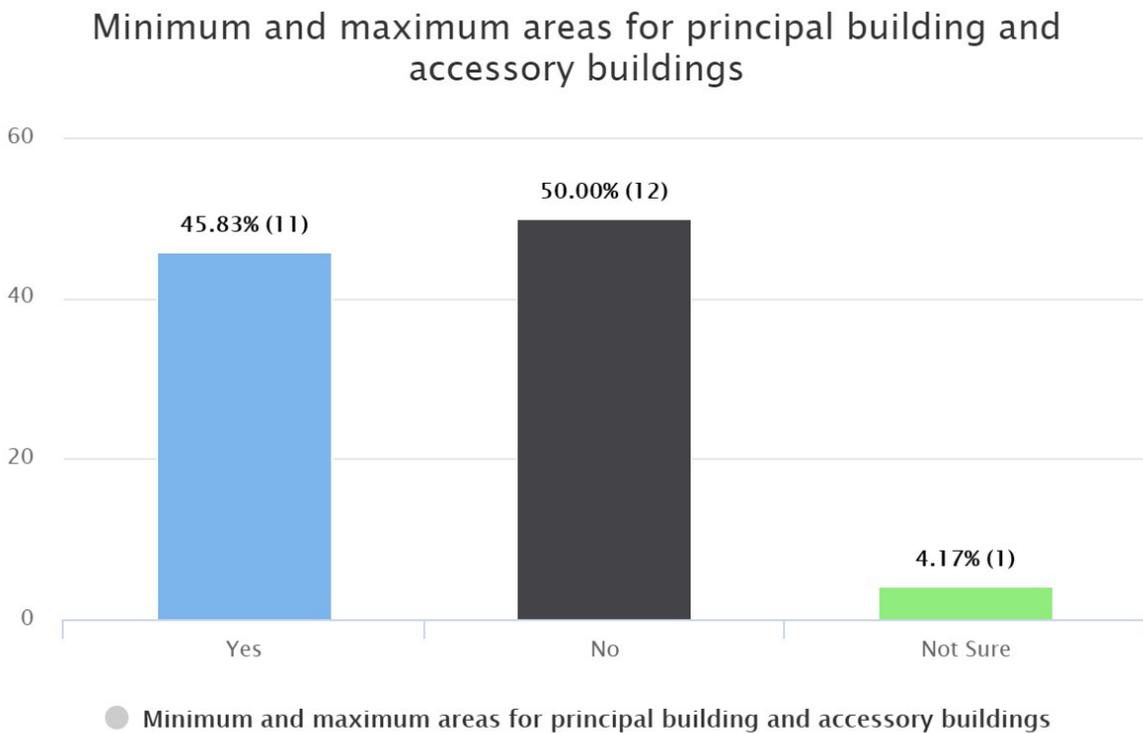
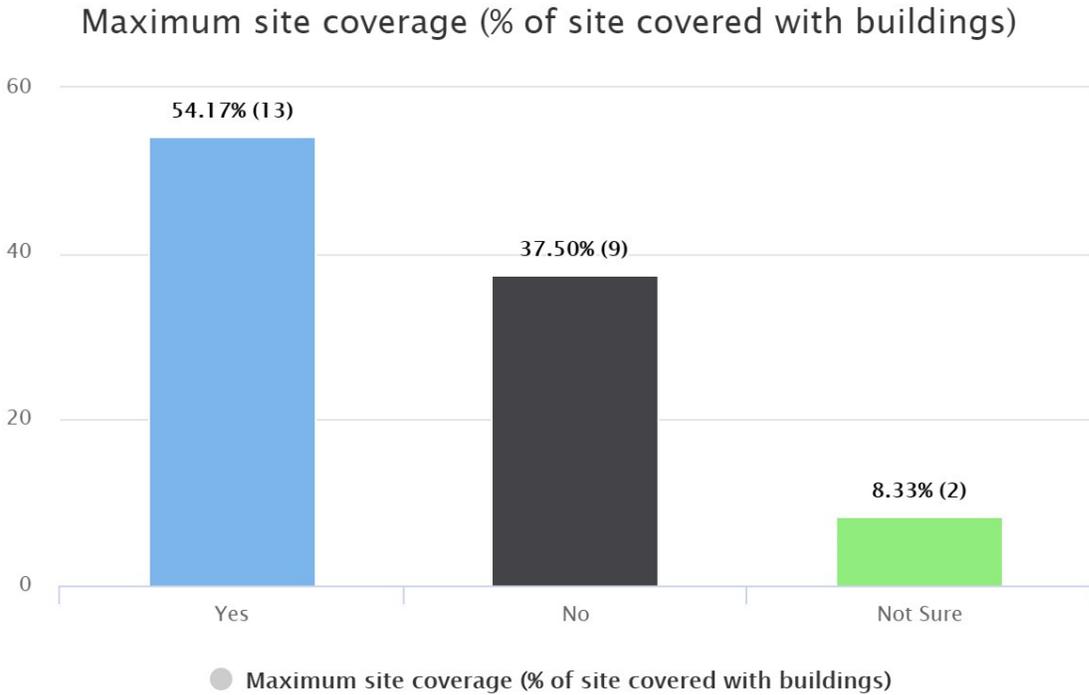


● Maximum building height or number of stories

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## Placement (Siting) and Size of Buildings

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

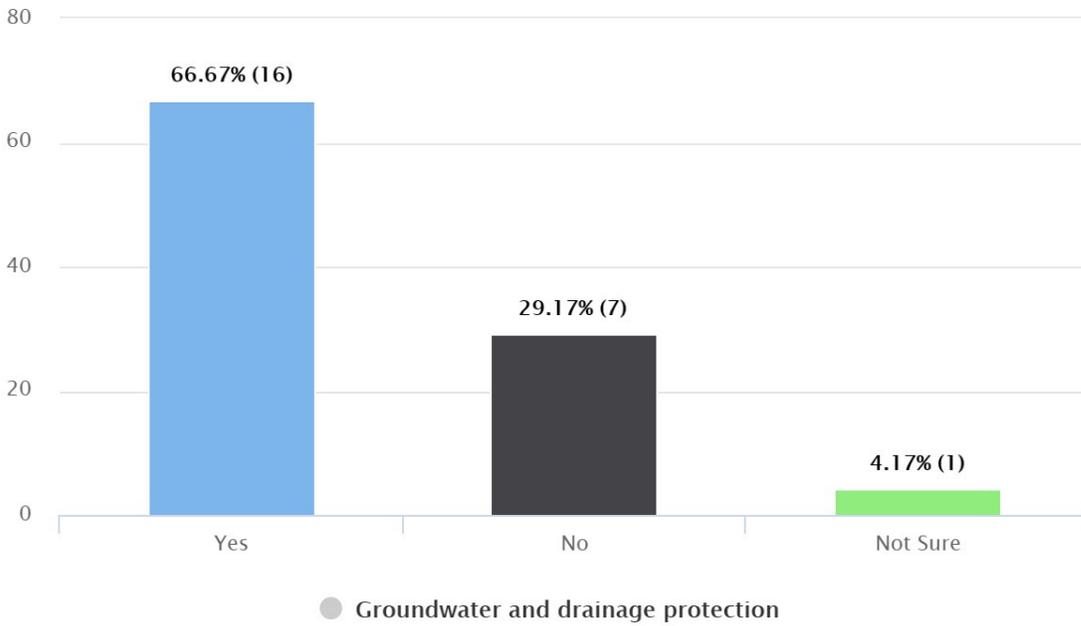


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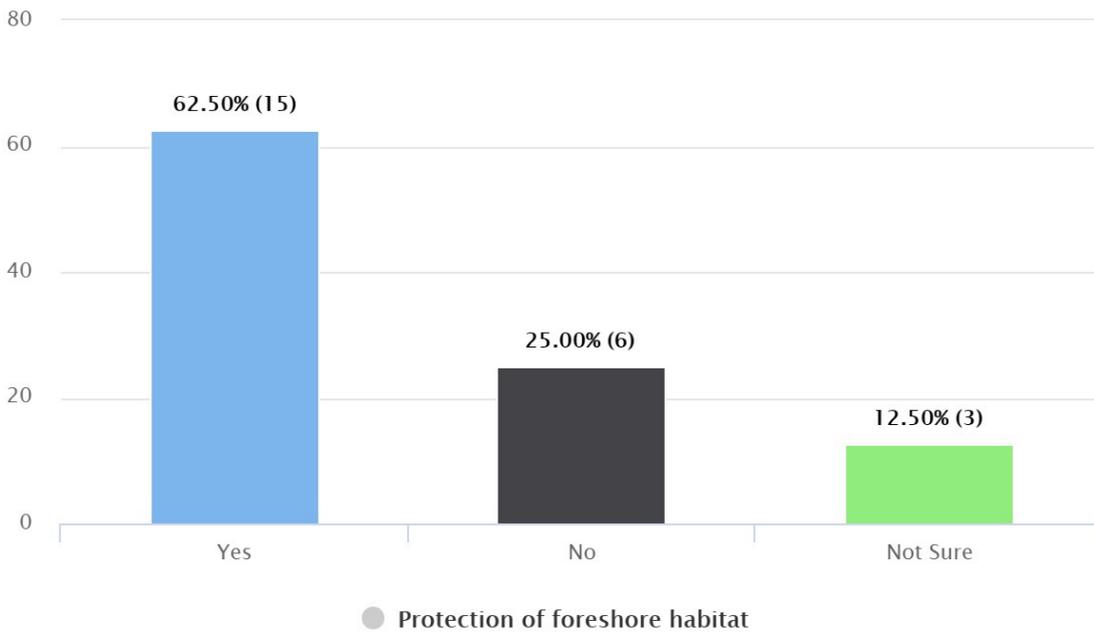
## Protection of Environment and Hazards

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

### Groundwater and drainage protection



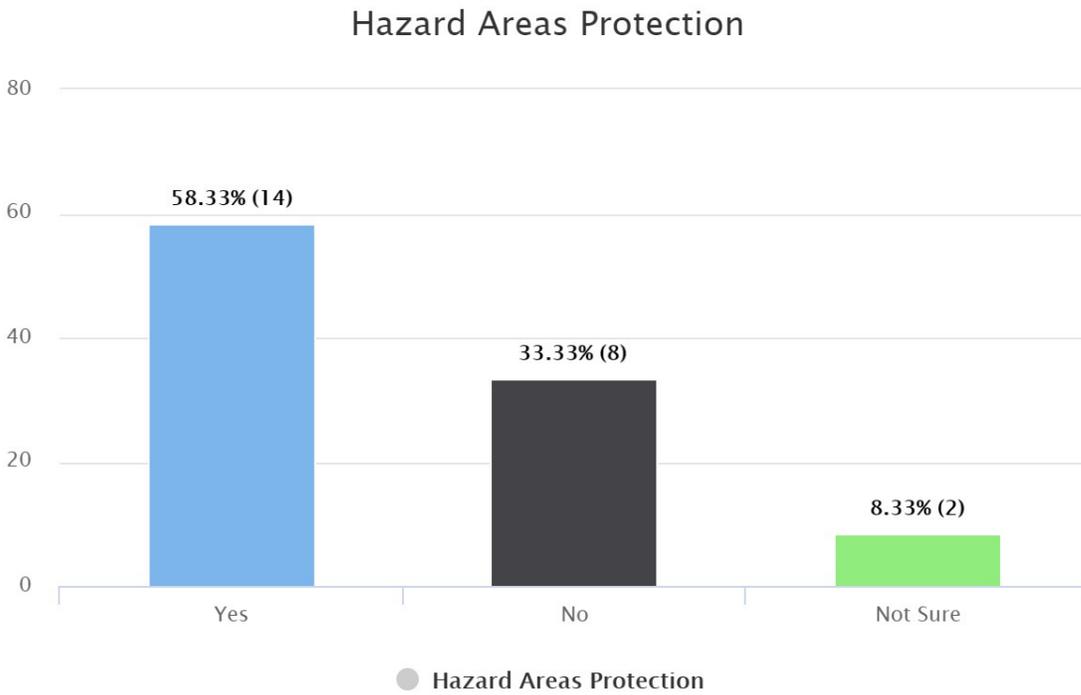
### Protection of foreshore habitat



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## Protection of Environment and Hazards

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



*results continue next page*

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

Number of respondents: 22

- I seek protection from all forms of pollution (sometimes referred to as "nuisances"), specifically protecting the air we breathe (smell, particles, toxic fumes), noise restrictions, structure height, artificial light (e.g., greenhouse grow ops).
- I would like this zoning bylaw to have the bare minimum of restrictions necessary to prevent the primary use of a property as a noise- or smell-polluting industrial activity. There is no need for restrictions regarding residential building projects or secondary uses such as home-based businesses or rental suites.
- #2 in Land Uses and accessory land use, this is confusing. Step 2, Basically stop industry from moving into our residential area.
- Assure our way of living we are accustomed to
- We are concerned about the encroachment of industry within our semi-rural residential area. We see that there is a patchwork of heavy industrial land uses embedded into residential areas and feel that is not a healthy living environment. We hope that the qathet regional district creates an industrial park for those needing to create that type of business. We are deeply concerned about the overuse and possible contamination of our aquifer. We strongly encourage the regional district to take a leadership role in aquifer protection for all.
- Keep properties single family residential
- Our intention when signing the petition was to enable limiting all industrial or commercial activities which could be considered to create pollution such as noise, smell, safety issues, water contamination, traffic. Thank you.
- Prevent nuisance issues without impeding the right to enjoyment of one's property.
- protect existing neighbourhood, prevent industrial land use
- The area is nice as it is. Being from the city, I know how regulatory agencies are prone to expand criteria over time, and the end result is over- regulation. A rural area is calm and peaceful. I enjoy the sound of a rooster making noise at dawn, one of the highlights of my visits to my property. I wouldn't want that to change.
- Please draft the zoning bylaw.
- I want the Zoning Bylaw to bring the neighbourhood together not divide it. Who or what determines the outcome of a controversial scenario?

- Maintain the neighborhood as it is now. Not sure if a zoning bylaw is needed. Concerned that when the regional district gets hands on our community, we may truly lose what we have now.
- Groundwater protection and storm drainage were mentioned as major concerns, but both the community wells and storm drainage are located outside (north) of the bylaw area. Hopefully these areas will see value in this protection and adopt bylaws as well.
- to protect the housing area to ensure it remains non commercial and the use of our water supply which comes from a communal usage of the Pine tree water supply
- nothing
- No
- The petition that we signed was for the limitation of industrial and commercial development in our area and we think that the bylaws should be limited to this at this time. it would have been helpful to have had some definitions of the other bylaw possibilities suggested and /or some examples of what such a bylaw might look like. Without that information we cannot indicate support for additional bylaws because we don't know what the implications are. We have given support to the water issues because we know that is a common concern for all residents.
- also when we were first approached about the zoning bylaw, we had no idea what it meant, and there were two [REDACTED] men who [REDACTED] walked around the neighbourhood to get us to sign the petition -- they were [REDACTED]. We had no idea what their problem was and why they wanted these regulations.
- Keep the neighbourhood as is. No commercial operations to be allowed. No grow ops.
- No commercial businesses.
- I thought it was only to regulate industrial migration to our small 2 block neighborhoods on Random both sides. A few homes on Twin Eagles, Pine Tree & the Highway.

-----end survey results-----