

ALBERNI VALLEY BACKGROUND STUDY QUESTIONNAIRE

Please complete this survey and return it to the Regional District office located at 3008 5th Avenue (behind the Credit Union). Your input is greatly appreciated!

1. In which area for the Alberni Valley do you live?

Note: The Alberni Valley Background Study focuses only on the four electoral areas in the Alberni Valley. The west coast districts of Bamfield and Long Beach are not included in the study.

<input type="checkbox"/>	Electoral Area B – Beaufort
<input type="checkbox"/>	Electoral Area D – Sproat Lake
<input type="checkbox"/>	Electoral Area E – Beaver Creek
<input type="checkbox"/>	Electoral Area F – Cherry Creek

2. Do you agree with allowing light home industry occupations (ie. woodworking, small equipment repair, etc) on residential properties?

Yes No

Why do you agree/disagree?

What other types or home occupations and home industries should be permitted in the Valley?

3. Do you agree with allowing legal secondary suites in residential dwellings?

A Secondary suite is an additional housing unit that is attached to a principle dwelling or accessory building on a residential property. Examples would include a rental unit above a garage or in a basement with a separate exterior entrance and basic facilities including a kitchen, bathroom, bedroom, etc.

Yes No

Why do you agree/disagree?

4. How do you feel about existing recreational opportunities on Sproat Lake and the Stamp and Somass Rivers? Is current public access adequate and properly maintained?

Do you agree with providing better access to recreational opportunities through an improved parks and trail system?

Yes No

Why do you agree/disagree?

5. Do you want to protect the Alberni Valley's lakes and streams by requiring a development permit for all building and land clearing activity in riparian areas within 30 metres (100 feet) of a watercourse or water feature?

Development Permit Areas do not necessarily prohibit new development; they simply provide a mechanism for limiting and monitoring the scale of development. An example of the use of Development Permits would be requiring that trees and vegetation be maintained by only permitting 30% vegetation removal within 30 metres (100 feet) of a watercourse.

Yes No

Why do you agree/disagree?

6. Do you agree with requiring development permits for all building activity in natural hazard areas?

Natural Hazard Development Permit Areas may include areas that are prone to seasonal flooding, tsunami, land slippage, wildfire and other natural hazards. Similar to Development Permit Areas for the protection of environmentally sensitive features, Natural Hazard development permit requirements would not automatically prohibit development.

For areas with steep or unstable slopes, an example would be to require that all future development require professionally engineered drawings for building foundations and septic disposal works. The development permit would also require that all development be sited away from areas which may be subject to sloughing or land slippage.

Yes No

Why do you agree/disagree?

7. Do you agree with allowing some subdivision of agricultural land into 5-10 acre lots to provide opportunities for small scale farming?

Currently, properties zoned with agricultural designations A1, A2, A3 & A4 require minimum lot sizes of 2, 5, 10 and 40 acres.

Yes No

Why do you agree/disagree?

8. How can the Regional District encourage or stimulate economic development in the Alberni Valley?

This is intended to be a question where we're looking for ideas – not necessarily all comments will be implemented by the Regional District.

Another way the Regional District is looking at protecting environmentally sensitive areas is by encouraging subdivision by Conservation Design.

Conservation design can be defined as the practice of concentrating new development in a subdivision on one part of the property while maintaining the rest in an undisturbed state. Under this scenario, the developer would be allowed to increase the density in one part of the property in exchange for setting aside the remaining portion of the parcel for environmental protection.

Example:

A 50 acre forested property with a creek running through it has zoning in place allowing for subdivision into 5 acre lots. Traditional "cookie-cutter" subdivision would see the lot split up into ten 5 acre rural lots with limited requirements for maintaining forest cover or riparian setbacks.

Under the conservation design method, the Regional District could allow for the creation of ten 1 acre lots and require that the remaining 40 acres be dedicated as a regional park or protected as common property with conservation covenants protecting the watercourse and forested areas. The new lots would be clustered on one portion of the property and the remainder would benefit from improved vegetation retention and riparian setbacks from the creek as well as potential wildlife and trail corridors.

The benefit to the developer would be increased property values due to the provision of protected open space and recreational opportunities for the new residents.

9. Would you consider developing your property with conservation design in mind?

Yes No

Why?