

West Dawson and Sunnydale Zoning

Community Input Survey - 2017

Tr'ondëk Hwëch'in and Yukon government approved the West Dawson and Sunnydale Local Area Plan and are now developing zoning regulations to implement the Plan policies. The zoning regulations provide the standards for development and the subdivision of land in the plan area. They contain more detailed information on how specific parcels of land may be used and promote compatibility between land uses by regulating lot size, building setbacks, building heights and other site-specific factors.

The new zoning regulations will eventually replace the *Klondike Valley Development Area (Zoning) Regulation*, which applies to a small portion of the planning area in West Dawson, and *Agricultural Development Areas Regulation* that applies to most agricultural lots in Sunnydale.

This survey covers some topics where input from property owners is needed to help us prepare the draft regulation. The draft of new regulations will be available for the public review later this year.

ABOUT YOU

Where do you live? (check one)

- West Dawson: own property
 Sunnydale: own property
 Don't live in the area Other _____

What is the primary use of your lot?

- Residential Agricultural Both Residential and agricultural Other _____

RESIDENTIAL LOT SIZE

The Klondike Valley zoning regulation requires lots to be at least 0.4 ha (1 acre) and no larger than 2.0 ha (4.9 acres). The zoning also has a clause that prohibits the subdivision of existing lots. The West Dawson and Sunnydale Local Area Plan does not specify a minimum lot size for residential areas.

Considerations:

- Minimum lot size is the main tool normally used to control subdivision and lot densities.
- For a residential lots serviced by wells and septic systems, a minimum of 1.0 ha is recommended to meet Yukon's health and safety regulations.
- Average lot size in West Dawson's three neighbourhoods is 2.23 ha (5.5 acres) and most lots are about 1.31 ha. (2.8 acres).
- Average lot size in Sunnydale is 2.52 ha (6.2 acres) and most lots are 1.99 ha (4.9 acres).

West Dawson

Do you think **subdivision** should be allowed for residential lots in **West Dawson**?

- Yes No

What do you feel is a suitable **minimum lot size for residential lots in West Dawson**?

- 0.4 ha (1 acre) 1 ha (2.5 acres) 1.5 ha (3.7 acres) 2.0 ha (4.9 acres)
 other (ha/ acres)

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Sunnydale

Do you think **subdivision** should be allowed for residential lots in **Sunnydale**?

- Yes No

What do you feel is a suitable **minimum lot size for Residential zones in Sunnydale**?

- 0.4 ha (1 acre) 1 ha (2.5 acres) 1.5 ha (3.7 acres) 2.0 ha (4.9 acres)
 other (ha)

Comments & Suggestions:

DOGS

Some development areas in Yukon regulate **dog kennels as a discretionary use**, which involves public consultation and allows the Yukon government to impose **conditions** or even deny an application in order to address any neighbours' concerns. The City of Dawson limits the number of dogs allowed on any one lot through its zoning bylaw.

Do you agree with regulating the dog kennels as a **discretionary use**?

- Yes No

How many dogs per lot do you think is suitable for:

West Dawson?

- no limit on dogs for personal or commercial use
 1 2 3 Other _____
 regulate dog kennels for personal or commercial use as a **discretionary use**

Sunnydale?

- no limit on dogs for personal or commercial use
 1 2 3 Other _____
 regulate dog kennels for personal or commercial use as a **discretionary use**

Comments & Suggestions:

NUMBER OF DWELLINGS

Some residents are concerned with the increased density by allowing an unlimited number of households/guests living on one parcel. The Klondike Valley zoning regulation allows for one single family dwelling and one guest cabin for temporary residential use. In the rest of the planning area, which is currently unregulated, many property owners have built a suite or a secondary dwelling and others operate a B&B.

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How many **total dwellings** per lot do you think are suitable for **Residential areas**?

- one dwelling unit
- one dwelling unit and one dwelling suite (within the house)
- two dwelling units (detached)
- other _____

The majority of agricultural properties in Sunnydale are zoned under the *Agricultural Development Area Regulations* which allows for one single family dwelling.

How many **total dwellings** per lot do you think are suitable for **Agricultural areas**?

- one dwelling unit
- one dwelling unit and one dwelling suite
- two dwelling units (detached)
- other _____

Comments & Suggestions:

NUMBER OF VISITOR ACCOMODATIONS

Visitor accommodations are intended to be temporary, short-term accommodations for tourist or visitors rather than long term rental units. Current zoning allows for up to three bed and breakfast accommodation units (maximum 9.5 square meters) contained within the single family dwelling. What do you think is the suitable maximum number of visitor accommodations that should be allowed in each zone?

Residential:

B&B (within the house)

- 1 2 3 4 other _____

Guest Cabin (detached)

- 1 2 3 4 other _____

Agricultural:

B&B (within the house)

- 1 2 3 4 other _____

Guest Cabin (detached)

- 1 2 3 4 other _____

Comments & Suggestions:

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SETBACKS

Property line setbacks are intended to provide minimum separations between buildings, often for safety and privacy purposes. Separation between buildings and potential fire hazard is one of the concerns raised by residents. While zoning does not regulate specific FireSmart activities (i.e. thinning or pruning of vegetation and trees), building setbacks could help prevent the spread of a forest fire. The existing Klondike Valley zoning regulation requires a 3 to 5 metre building setback from a property line, depending on the zone.

What do you think is a suitable **building setback** from property lines?

- 3.0 m 5.0 m 10.0 m none other _____

Comments & Suggestions:

HOME OCCUPATIONS

The Klondike Valley zoning regulation allows for home occupations (home based business) subject to a number of conditions which are intended to preserve the residential character of the neighbourhood. The types of uses that are permitted include offices, domestic homecrafts, market gardening, minor repairs to domestic equipment. Currently, some uses such as junk yards, heavy manufacturing and industrial machine shops are prohibited as home occupation.

What kind of **home occupation** do you think are suitable for the area?

- Keep the uses that is allowed under the current regulation
- Uses similar to what is currently allowed under the current regulation
- A broader range of uses (i.e. uses typically included in other areas but not listed in the current regulation) than what is currently allowed **including** those uses currently prohibited
- A broader range of uses than what is currently allowed but **keep the prohibition** of certain uses
- No home based occupations should be allowed (all current uses can remain)
- Suggested uses to be included

Comments & Suggestions:

GENERAL COMMENTS (please use the back of the sheet)

Thank you for your input!

Please send to:

Attn.: Tomoko Hagio, Land Planning Branch
Box 2703 (K320-LP), Whitehorse, Yukon, Y1A 2C6
tomoko.hagio@gov.yk.ca fax. 867-393-6340

Please complete by June 16, 2017