

Golden Horn Development Area

Residential Property Owner Questionnaire

Sent to residents by Yukon government Land Planning Branch April 28, 2023. Responses due June 4, 2023

Questionnaire #: 1

Rural Residential Zoning Information

Prior to answering the questions, please review the current zoning. A summary is provided here. More details can be found in the Golden Horn Development Area Regulation.

There are 131 lots zoned either Rural Residential 1 (RR-1) or Rural Residential 2 (RR-2) in Golden Horn. These two zones are very similar. A previous zoning amendment removed some of the differences between them. Both zones allow:

- A residential dwelling unit as the only principal land use (the development that must be established first before accessory uses are built).
- Accessory uses in addition to the principal use. These are:
 - One guest cabin
 - On lots larger than 5 hectares, a second dwelling unit
 - A home based business
 - Bed and breakfast lodging
 - Minor agricultural pursuits

Buildings can be located no closer than 3 metres (approximately 10 feet) from property lines for RR-1 lots, and 10 metres (33 feet) for RR-2 lots. This is called the setback.

Both zones have a minimum lot size of 3 hectares. Many existing lots are smaller than 2 hectares, while 38 lots are between 4 and 8 hectares in size. If the minimum lot size was reduced to 2 hectares, many of these larger lots would be able to be subdivided to create additional lots.

Questions

1) Do you support reducing the minimum lot size in the Rural Residential (RR-1 and RR-2) Zones from 3 hectares to 2 hectares?

Yes

No

Undecided/Don't know

The following questions cover additional details that may be considered if the minimum lot size is reduced. Regardless of your views on lot size, please also answer the following questions.

2) As noted above, all residential lots are allowed to build one additional dwelling unit as a guest cabin. The regulation states that guest cabins are for short-term usage only, and not to be rented out long-term. Typically, zoning for residential lots in comparable other areas of the Yukon allows one or more additional dwelling units to be built, with no restrictions on long-term tenancy. These units go by many names, but the two basic types of secondary units are:

- living suites (located within or attached to the principal residence), and
- guest cabins (self-contained buildings located separate from the principal residence).

If the minimum residential lot size was reduced to 2 hectares, do you think that regulations regarding additional dwelling units should be modified?

2a) Short-term tenancy restrictions:

- Keep temporary use restrictions Allow secondary units to be used long-term

2b) Types of additional dwelling units:

- Leave regulations as-is (1 guest cabin allowed, plus 1 extra residence on 5ha+ lots allowed)
 Allow one guest cabin OR one living suite on lots smaller than 5 hectares
 Undecided/Don't know Other _____

3) As noted above, current setbacks are 3 metres for RR-1 zone lots, and 10 metres for RR-2. Setbacks limit the area where development can occur. When lot subdivision occurs, it may be desirable to ensure that setbacks are large enough to ensure a minimum amount of privacy for all properties, while also considering that with smaller lot sizes, large setbacks can restrict potential building sites. Setbacks used for residential zones in other comparable areas range from 5 to 15 metres.

If the minimum residential lot size was reduced to 2 hectares, should setbacks be changed?

- Leave setbacks as-is

Make setbacks in RR-1 and RR-2 the same:

- 3 metres 5 metres 7.5 metres 10 metres _____ metres
 Undecided/Don't know Other _____

4) Subdivision of existing lots has the potential to produce irregular shaped lots and narrow street frontages. The Golden Horn regulations do not specify a minimum lot width. A 10 to 20 metre minimum lot width is typically applied to new unserviced development areas, to provide adequate width for (10 metre) driveways and (20 metre) powerline easements.

If the minimum residential lot size was reduced to 2 hectares, should minimum lot width be...

- As-is (no minimum) 10 metres 20 metres
 Undecided/Don't know Other _____

Do you have any additional comments to provide? _____

Thank you for your time. Please return to Land Planning Branch by June 4, 2023.

Questions? Contact us: mike.ellis@yukon.ca 867-456-3853