

**POWELL RIVER REGIONAL DISTRICT**  
**SOUTHERN REGIONAL DISTRICT OCP REVIEW**

**Community Survey: Compiled Responses**

A total of 287 forms were completed and returned. This represents almost 18% of the 1,600 forms distributed.

**HOUSEHOLD CHARACTERISTICS**

1. In which neighbourhood of the SRD do you live?

Myrtle Rocks/Point	43
Paradise Valley	19
Black Point	73
Brew Bay	18
Lang Bay	40
Kelly Creek	37
Stillwater/Scotch Fir Point	18
Saltery Bay	5
Thunder Bay	2
Other: Grief Point	
Pebble Beach	2
Douglas Bay	7
Myrtle Creek Estates	
Stark Road	
7500 Block	
Masters Road area	2
Pine Tree Imp. Dist.	2
McLean Road	
Roberts Road	
Anchor Way, Barney's Corner	
Up Weldwood Logging Road	

Own property but don't live here      3

2. How long have you lived, or owned property in the SRD?

Less than 1 year	11 (3.8% of respondents)
1 to 5 years	72 (25.1%)
6 to 10 years	35 (12.2%)
11 to 20 years	67 (23.3%)
More than 20 years	96 (33.4%)

3. If you moved to the SRD in the last 5 years, where did you reside prior to moving?

Metro Vancouver	35		
Fraser Valley	8	Washington State	1
Squamish	1	Hawaii	1
Sechelt	1	London, UK	1
Salt Spring Island	1	France	1
Bowen Island	1	New Zealand	1
Alert Bay	2		
Vancouver Island	4		
City of Powell River	10		
Other B.C.	4		
Other province	10		

4. What is your current employment status?

Retired	140 (48.8% of respondents)
Homemaker	8 (2.8%)
Work outside the home	109 (38%)
Home-Based Business	33 (11.5%)
Student	2 (0.7%)
Other: Consultant	3
Disability pension	3
Rentals	
Volunteer R.C.L.	
Volunteer Fire Dept.	2
Other volunteer	2
Semi-retired	2
Farming	3
Own business	2
Medical	
Part-time tradesman	
Housekeeper	
Government employee	
Journeyman plumber	
Part-time health support worker	
Sculptor	

5. If you work outside the home, where do you currently work?

SRD	26 (9.1% of respondents)
City of Powell River	84 (29.3%)
North of the City	6 (2.1%)
Texada	1
Other: Province-wide	1
School District 47	3
All over	3
Powell River area	4
South Peninsula	1
Vancouver area	7
B.C. and Alberta	1
U.S.A.	1
U.K.	1
Varies	1

6. What do you like about living in the SRD? Please rank in order of importance as many reasons that apply, with No. 1 being the most important reason.

Affordable housing	#1:	31	x 15	465
	#2:	14	x 14	196
	#3:	22	x 13	286
	#4:	14	x 12	168
	#5:	11	x 11	121
	#6:	13	x 10	130
	#7:	7	x 9	63
	#8:	3	x 8	24
	#9:	2	x 7	14
	#10:	1	x 6	6
	#11:	5	x 5	25

#12	3	x 4	12
#13			
#14			

Total: 1,510

Proximity to family	#1	10	x 15	150
	#2	5	x 14	70
	#3	7	x 13	91
	#4	1	x 12	12
	#5	6	x 11	66
	#6	10	x 10	100
	#7	4	x 9	36
	#8	2	x 8	16
	#9	4	x 7	28
	#10	3	x 6	18
	#11	4	x 5	20
	#12	1	x 4	4
	#13	2	x 3	6
	#14	4	x 2	8

Total: 625

Waterfront	#1	52	x 15	780
	#2	16	x 14	224
	#3	8	x 13	104
	#4	3	x 12	36
	#5	1	x 11	11
	#6	2	x 10	20
	#7	4	x 9	36
	#8	3	x 8	24
	#9	3	x 7	21
	#10	3	x 6	18
	#11	1	x 5	5
	#12			
	#13	1	x 3	3
	#14	3	x 2	6

Total: 1,288

Proximity to employ	#1	5	x 15	75
	#2	5	x 14	70
	#3	1	x 13	13
	#4	5	x 12	60
	#5	7	x 11	77
	#6	5	x 10	50
	#7	2	x 9	18
	#8	5	x 8	40
	#9	2	x 7	14
	#10	9	x 6	54
	#11	3	x 5	15
	#12	3	x 4	12
	#13	4	x 3	12
	#14			

Total: 510

<b>Natural beauty of the area (aesthetics)</b>	#1	72	x 15	1,080
	#2	65	x 14	910
	#3	30	x 13	390
	#4	28	x 12	336
	#5	16	x 11	176
	#6	18	x 10	180
	#7	4	x 9	36
	#8	2	x 8	16
	#9			
	#10			
	#11			
	#12			
	#13			
	#14			
<b>Total:</b>			<u>3,124</u>	

<b>Agricultural opportunities</b>	#1	12	x 15	180
	#2	9	x 14	126
	#3	11	x 13	143
	#4	4	x 12	48
	#5	8	x 11	88
	#6	4	x 10	40
	#7	9	x 9	81
	#8	10	x 8	80
	#9	4	x 7	28
	#10	6	x 6	36
	#11	2	x 5	10
	#12	2	x 4	8
	#13	1	x 3	3
	#14			
<b>Total:</b>			<u>871</u>	

<b>Proximity to outdoor recreation and/or natural amenities</b>	#1	24	x 15	360
	#2	34	x 14	476
	#3	31	x 13	403
	#4	20	x 12	240
	#5	15	x 11	165
	#6	15	x 10	150
	#7	10	x 9	90
	#8	7	x 8	56
	#9	4	x 7	28
	#10	3	x 6	18
	#11	1	x 5	5
	#12			
	#13			
	#14			
<b>Total:</b>			<u>1,991</u>	

<b>Rural lifestyle</b>	#1	99	x 15	1,485
	#2	58	x 14	812
	#3	29	x 13	377
	#4	28	x 12	336
	#5	14	x 11	154

#6	9	x 10	90
#7	3	x 9	27
#8	1	x 8	8
#9	4	x 7	28
#10			
#11			
#12			
#13			
#14			

Total: 3,317

Large lot/acerages	#1	44	x 15	660
	#2	28	x 14	392
	#3	42	x 13	546
	#4	34	x 12	408
	#5	28	x 11	308
	#6	16	x 10	160
	#7	9	x 9	81
	#8	6	x 8	48
	#9	3	x 7	21
	#10	1	x 6	6
	#11	1	x 5	5
	#12			
	#13			
	#14			

Total: 2,635

Safe place to live	#1	27	x 15	405
	#2	10	x 14	140
	#3	18	x 13	234
	#4	22	x 12	264
	#5	22	x 11	242
	#6	15	x 10	150
	#7	12	x 9	108
	#8	9	x 8	72
	#9	2	x 7	14
	#10	3	x 6	18
	#11			
	#12			
	#13	2	x 3	6
	#14	1	x 2	<u>2</u>

Total: 1,655

Sense of community	#1	13	x 15	195
	#2	7	x 14	98
	#3	12	x 13	156
	#4	20	x 12	240
	#5	18	x 11	198
	#6	7	x 10	70
	#7	7	x 9	63
	#8	6	x 8	48
	#9	5	x 7	35
	#10	2	x 6	12
	#11	5	x 5	25

#12	2	x 4	8
#13	1	x 3	3
#14			<u>1,151</u>

Total:

Proximity to City  
 of Powell River  
 amenities

#1	12	x 15	180
#2	7	x 14	98
#3	17	x 13	221
#4	16	x 12	192
#5	19	x 11	209
#6	14	x 10	140
#7	16	x 9	144
#8	12	x 8	96
#9	7	x 7	49
#10	5	x 6	30
#11	2	x 5	10
#12	4	x 4	16
#13	1	x 3	3
#14			<u>1,388</u>

Total:

Lack of regulations

#1	31	x 15	465
#2	15	x 14	210
#3	15	x 13	195
#4	16	x 12	192
#5	12	x 11	132
#6	12	x 10	120
#7	8	x 9	72
#8	5	x 8	40
#9	2	x 7	14
#10	1	x 6	6
#11	3	x 5	15
#12	4	x 4	16
#13	2	x 3	6
#14	1	x 2	<u>2</u>

Total:

Off grid  
 (independent  
 services)

#1	7	x 15	105
#2	5	x 14	70
#3	3	x 13	39
#4	3	x 12	36
#5	6	x 11	66
#6	2	x 10	20
#7	6	x 9	54
#8	2	x 8	16
#9	2	x 7	14
#10	9	x 6	54
#11			
#12	4	x 4	16
#13	2	x 3	6
#14	4	x 2	<u>8</u>

Total:

**Other choices:**

Wide open view	#1	3	x 15	45
Quiet and peaceful for perfect retirement	#1	1	x 15	15
No winter (relatively)	#1	1	x 15	15
Proximity to Palm Beach, Lang Bay store, bus services		1	x 15	15
Great neighbours	#2	1	x 14	14
	#5	1	x 11	<u>11</u>
Total:				25
No neighbours	#5	1	x 11	11
Being part of volunteer	#7	1	x 9	9
<b>Additional reasons:</b>				
Low population density	#15	1	x 1	1
Lower taxes	#15	1	x 1	1

**SUSTAINABLE GROWTH**

7. Most existing residential lots in the SRD have been created by conventional subdivision with private wells and septic systems or smaller community water systems. Do you feel that any of the following approaches to sustainable residential development would be appropriate for your neighbourhood?

Cluster housing (houses clustered on smaller lots and open space retained for common services, green space or recreation)	24
More/expanded community water systems or a regional water system	138
Community sewer systems or package treatment plants	65

**Other approaches:**

**Regulation/Planning:**

1. More control of septic systems (waterfront)
2. Need some regulations. 2
3. Community recreation; waterfront access to ocean and creeks; some right in neighbourhoods.
4. More flexible, less rigid rules related to lot size for subdividing.
5. Subdivide ALR down to 2 acres to allow more people to enjoy our lifestyle.
6. Green buffers between house sites; smaller lawns; retention of trees and native vegetation; wildlife habitat

**Density:**

1. Five-acre lot minimum for inland properties; local sewer treatment plants 2
2. Not less than 3 acres
3. What suits a low-density (rural) living (a definite distinction to city).
4. Allow subdividing to 2 acres rather than 2.5
5. If there is livestock, 5 acres +.

**Community Character:**

1. Status quo; none of the above; no changes needed; no to all; leave as rural. 40
2. Towns are for townhouses.
3. Respect minimum distance between lots and houses or construction.
4. The potential for all above exists only if population grows. (My neighbourhood is a very rural section not serviced by public road with sparse population.)
5. No, not right here on Maywood, but would be suitable in other areas lacking good water. Why put two different land uses [cluster housing and green space] as one? Sneaky way to say people want more houses? We are not a city . too costly!
6. Absolutely not! Move into town if that is what you want.
7. None would be appropriate, as they would encourage much more rapid development.
8. Maintain current ALR status and encourage landowners to apply for ALR status where land is currently being used for agricultural purposes.
9. No gated communities for the %have mores+. Clarify cluster housing; Oceanside RV Park is too crowded.

**Services – Water:**

1. Hook up to/tap into City water system 2
2. Water conservation
3. I'm concerned about logging, gravel sites and their impact on our Stillwater water system.
5. Safe drinking water . filtered first for sediment. 2
6. Perhaps a regional water system from Lois Lake or Haslam Lake.
7. Regional water system. 2
8. Protection of current water system.
9. Better water system
10. Water is a huge issue, which the SRD is fully aware of. Question: when will it be addressed!
11. No private partnerships.
12. [Like] us with our own water (wells), etc. Especially in summer. We are so much more conscientious/aware, as well limit our amount used and consumed. Your choice is: don't waste and overuse water or a dry well. You learn quickly.

**Services – Sewerage:**

1. Sewage system for cluster housing
2. Sewer systems or sewage treatment plants . especially waterfront! Water systems for those who need it, but not compulsory for those who don't need it.
3. Large enough lots to handle septic and water.
4. Septic and treatment systems are not adequate and government (prov.) has ducked responsibility.
5. Package treatment plants
6. No private partnerships.

**Services – Safety/Other/Generally:**

1. Rural bus service (scheduled); public bus; mini-bus to town; better transit 3
2. No services
3. Concrete barriers on highway past lookout on way to Saltery Bay.
4. More recreational facilities (tennis court, track)
5. Natural gas availability
6. Our well water is good. Sewer goes into our oceans. It's good the way it is.
7. Renewable energy systems
8. Sustainability means to live within what you currently have. We should not be looking to %expand+and develop without putting in more services.

- 9. We have our own water and septic system/package treatment plant. 3
- 10. I don't want community services! It's already crowded enough!
- 11. Support social housing for low-income like Brew Bay %P+. The rich have enough summer homes. Long-term residents rather than absentee landlords. Support initiatives for low-income to purchase their own home with land. PR has consistently held the highest poverty rates in BC and Canada.

**HOUSING**

8. Presently, the SRD has a variety of residential lot sizes. Assuming that servicing levels (water, sewage disposal, etc.) pose no constraints, what lot size do you believe is generally appropriate for future single family residential development in your neighbourhood?

- ¼ acre (eg., 70 ft. x 155 ft.) 28
- ½ acre (eg., 100 ft. x 220 ft.) 80
- 1 acre 122
- 5 acres + 61

**Other:**

- 1. ½ to 5 acres
- 2. No less that 1 acre 2
- 3. 1 acre with regional water system
- 4. 1.5 to 2 acres 2
- 5. 2 acres or more 10
- 6. 2.5 acres 2
- 7. Not less than 3 acres 3
- 8. 3.5 acres, some cluster housing if green space is retained
- 9. 4 acres
- 10. 1 to 5 acres; a variety; all of the above, with mostly acreages; a variety according to a plan; selective mix based on natural capacity 5
- 11. 10 acres or more 3
- 12. I don't want future development!
- 13. Cluster housing is not a practical option.
- 14. Even in Kelly Creek area there is a variety of lot sizes and can vary block to block.
- 15. ½ acre for lots with shared water systems, 1 acre for lots with private systems.
- 16. Would like to see plan where servicing poses no constraints. Current PRRD Board seriously opposes any desire to provide services. Would need 5 acre lots if on septic, in most areas, to avoid well contamination.
- 17. Should be a minimum width of 100 ft.
- 18. Depending on the needs of the single-family residents. Encouragement of growing your own food+is a philosophy I espouse.
- 19. Nothing smaller than what we have.
- 20. Depends on the area and how the family uses the lot . i.e., sawmill, commercial.
- 21. If waterfront, minimum frontage of 250 ft.
- 22. Whatever topography will support or not support.
- 23. No change is necessary.

9. Do you support the concept of more urban forms of housing (townhome or multiple-unit housing) as an alternative form of housing in your neighborhood?

- Yes 33
- No 231
- Don't know or not sure 22

**Comments:**

1. Water supply would be a problem.
2. Only with extensive consultation with current residents.
3. Social housing only.
4. If nice condos, say 6 ~ 8 units, I would be.
5. Not at all; that's why most of all I left Burnaby
6. Caveat: pressure water and sewer allow this . i.e., if pressure supply, then denser housing may well occur.
7. So one question of sustainable growth and four on commercial (growth). Hmm, what kind of priorities or planning is this?

**COMMERCIAL**

**10. Do you think there is a need for more commercial (retail) development in the SRD?**

Yes	85
No	174
Don't know or not sure	23

**Comments:**

1. A gas station or gas bar. 3
2. A bank machine for deposits.
3. PR has enough businesses that are struggling and going bankrupt.
4. In some instances.
5. Post Office

**11. Do you think commercial development should be scattered (unfocused) throughout the SRD?**

Yes	84
No	150
Don't know or not sure	42

**Comments:**

1. Want to hear the rationale for both.
2. Yes, if there needs to be some.

**12. Do you support the concept of establishing a main commercial centre in the SRD?**

Yes	89
No	150
Don't know or not sure	38

**Comments:**

1. Doubt that the population warrants it. 2
2. Not at this time.
3. In areas already existing.
4. Not a mall, but a strip area like Suncoast Cycles, Skeeter Jack's. 2
5. Between Black Point and Lang Bay . i.e., Kelly Creek/Lang Bay store area.
6. Depends what is in it . no large box stores . they should be in the City.
7. None except agricultural and artisan type of establishments.
8. None except gas.
9. Why do we need a commercial centre?
10. Not without referendums on location, size and use.

**13. If yes, where would you like to see the commercial centre?**

Lang Bay	23
Black Point	74
Don't know or not sure	22

**Other suggested locations:**

1. Vanderkamps area; Augusta Road	2
2. Powell River; everything in town; why split the market?	3
3. Home-based services are working.	
4. One centre is enough (by definition!).	
5. Small food outlets for people to walk or bike to would be useful.	
6. More towards town.	
7. Downtown area	
8. Kelly Creek	
9. Sunspot 101 (Skeeter Jack); require ample parking	3
10. Nowhere specific . let them do as they choose. Don't push or make us have a location.	
11. McLean Road expanded commercial centre. Or if Nassichuk Road is extended to join Highway 101, a commercial centre near the junction.	
12. As close to town or the ferry terminal as possible.	
13. Airport Reserve Lands (so it's closer to PR for mutual interaction).	
14. Only if locals in agreement.	
15. Saltery Bay	
16. Not in residential area to interfere with quiet, ease of walking.	
17. Depends what % commercial is defined as.	

**14. What type of uses would you prefer to see in the commercial centre?**

Local retail and personal services used mainly by the residents of the SRD	135
Tourist-related uses (i.e., motel, hotel, restaurants, gift shops)	55
Residential above commercial	34

**Other uses:**

1. Prefer none, but if change comes, local retail.	
2. Need gas station; propane sales.	18
3. A neighbourhood pub; traditional pub	5
4. Arts centre, specialty woodworking	
5. Agricultural; artisan; maintain forests	6
6. Industrial junk lots, sawmills, etc.	
7. General store; grocery store; Extra Foods	7
8. Liquor store	
9. Hardware	2
10. Post office/services	10
11. Farm market/outlet	2
12. No new trailer parks on existing residential properties, especially if seen from the highway.	
13. We should not be competing with the businesses in town. There is not enough population for both.	
14. Small businesses (storage, manufacture of wood products, tour companies; building, fishing, hiking, kayaking)	
15. Restaurant	
16. Any feasible industries	
17. Subway	

- 18. Tim Horton's 3
- 19. Light industrial; industrial park 3
- 20. Any of the above, provided neighbours are in full support. Citizens' needs will determine. Let it happen on its own. 3
- 21. Garbage and recycling pick-up 2
- 22. Other retail; whatever works for retailers and Regional District 4
- 23. None; not in favour of any 2
- 24. One mall-like complex very south . i.e., Paradise Cove 4
- 25. Locally-sourced product designs and protected trade areas (tariffs on unnecessary imports) 2

**INDUSTRIAL**

**15. Do you think there is a need for more industrial areas in the SRD?**

- Yes 54
- No 156
- Don't know or not sure 64

**Comments:**

- 1. Take care of business in town first. Let them finish what they started.
- 2. Like what? Transpo is always an issue . fuel costs; light agrarian.
- 3. Light industrial . away from sensitive environmental areas; maybe. 3

**16. If yes, where do you think additional industrial lands should be located?**

- 1. As far away from residential as possible to avoid conflicts . e.g., cement factory beside homes and golf course is a really BAD situation for all.
- 2. Vanderkamps area; Lang Bay; Brew Bay 10
- 3. Focused above the highway, if it is needed
- 4. In Powell River 2
- 5. Myrtle Point, seems to be a lot of vacant land.
- 6. Away from waterfront and estuaries 3
- 7. How many times do you have to ask? No!
- 8. No, but not near waterfront or watercourses if they happen.
- 9. Clustered off main road, non-visible to tourists
- 10. Anywhere but not on ALR, like it is now.
- 11. Obviously where industrial uses already exist . and only after extensive consultation with residents; with frontage roads. 3
- 12. Away from existing residential development and rural acreages; inland - possibly beyond the power line; avoid operations affecting health, etc. 11
- 13. On land of small potential for growing food and forest
- 14. Dixon Road
- 15. Duck Lake Road . need regulation around this. 2
- 16. Stillwater 4
- 17. Airport Reserve Land 2
- 18. Black Point and Highway 101 . with fire hydrants 5
- 19. Depends on what it is.
- 20. Initially on historically industrial vacated sites, then on land with no agricultural or resource capacity (zoned). 2
- 21. Away from important green spaces.
- 22. Just up one of the logging roads.
- 23. On the highway or main roads. 2
- 24. Off the main highway . it's an eyesore when you drive into town.
- 25. South of Lang Bay

- 26. Paradise Valley 3
- 27. North side of highway . zoning would be required.
- 28. Possibly light industrial okay . away from residential areas and not above so that it contaminates good water supplies/wells, etc.
- 29. On your own property
- 30. How much is industrial now?
- 31. The current %anything goes+situation is bad. Need a designated industrial park with reasonable access to Highway 101 (but not on Highway 101) and removed from the ocean/waterfront and existing residential area. 2
- 32. Away from parks and wildlife
- 33. Not without zoning and discussion
- 34. Take over from the mill as it shuts down; amenities already in place.
- 35. Gas station needed in Lang Bay.
- 36. No more eyesores like Black Point Auto Wreckers, please!
- 37. Close to airport; close to municipal boundary, docking access 2
- 38. As far away as possible . somewhere else
- 39. Scattered throughout the SRD 2
- 40. Yes, but not Stillwater.
- 41. Saltery Bay
- 42. When there is a need, enterprise will develop. We only need to provide a social and environmentally acceptable site.
- 43. Crown lands
- 44. North of Highway 101, south of Stillwater

**UTILITIES**

17. With very few exceptions, residents of the SRD rely on individual septic treatment and in-ground disposal systems. Do you feel there are problems with septic systems in your neighbourhood?

- Yes 40
- No 196
- Don't know or not sure 48

18. If yes, where do you believe possible problems exist?

- 1. Waterfront/along foreshore (shellfish closure), drainage ditch frontage 5
- 2. Poorly-constructed and maintained undigested outflow beyond field 2
- 3. Ocean View Resort
- 4. Both water and septic
- 5. With people who don't know how not to flush chemicals!
- 6. Seepage is possible, I think.
- 7. Possible leaching into water supply 2
- 8. When systems are put in without knowing where water runs.
- 9. How could the average resident know this?
- 10. The Myrtle Ponds, the English subdivision and Southill Acres all have septic systems, and Pebble Beach has ground water wells and the ground is wet; full development probably means fecal coliform well pollution.
- 11. In-ground disposal systems
- 12. Waterfront B&Bs
- 13. Old/tired/failing septic systems, poorly maintained, close to private wells 5
- 14. Septic systems are not used properly; people need to be educated.
- 15. Between Patrick Road and Croft Road

- 16. Lack of public subsidy and attendant oversight to ensure protection of public ground assets
- 17. In areas with a lot of ground water over impervious layers like hardpan clay
- 18. Septic seepage into ocean, streams and wells from old systems. 3
- 19. Poor quality drinking water
- 20. Can't harvest clams out front from our beach due to high E.coli.
- 21. Open systems
- 22. Runoff pollution
- 23. Systems age, don't work properly; if population increases, so should sewer be put in place.
- 24. Along Palm Beach Road
- 25. Overuse of water
- 26. In areas where septic and water systems are place on lots less than 5 ac.
- 27. In Brew Bay neighbourhood.
- 28. Frolander Bay/Arbour Road
- 29. Lots are too small (less than 1 ac.) 2
- 30. Myrtle Rock
- 31. Black Point Road
- 32. Lack of controlled maintenance
- 33. Improper field size/design results in leaching to the roadway drainage ditch.
- 34. Every household should have both greywater and septic systems.
- 35. Septic field too close to waterfront, especially Myrtle Rocks area, Lang Bay.

**19. Do you support the concept of development of community sewer services in the SRD?**

- Yes 86
- No 143
- Don't know or not sure 50

**Comments:**

- 1. Not if the cost would be too great/make it impossible for me to pay it. 3
- 2. Not too far spread out. Cost an arm and leg in taxes.
- 3. Yes, but economically.
- 4. Only densely-populated areas/some areas. 2
- 5. Not unless only human waste (no chemicals, etc.).
- 6. Yes, if population grown and if treatment at Wildwood is curtailed.

**20. What is your current source of domestic water?**

- Private well 181
- Community well/water system 34
- Regional District water system 29

**Other, specific systems/sources listed:**

- 1. Garnet Rock trailer park . artesian well
- 2. Deer Creek 2
- 3. Jefferd Creek
- 4. Artesian spring
- 5. Improvement District 2
- 6. Lang Bay Waterworks 6
- 7. Brew Bay Water District/Lang Creek 2
- 8. Neighbour provides the water.
- 9. Creek/surface water system 5
- 10. Myrtle Pond

- 11. Water licence on creek
- 12. Devito Water System 2
- 13. Pine Tree Water District
- 14. Stillwater Waterworks 7
- 15. Shared by four households
- 16. Landlord's well for 18 units
- 17. Saltery Bay Water System/creek from Mt. Troubridge
- 18. Ten-gallon bottle for drinking 2
- 19. Pine Tree has a restaurant on a community system. This is wrong.

**21. Do you feel your current water source provides sufficient quantity and quality for your long-term needs?**

- Yes 207
- No 62
- Don't know or not sure 26

**Comments:**

- 1. Due to uplands disturbance.
- 2. We have quality but not quantity.
- 3. As long as the logging companies don't continue to destroy the land above us.
- 4. Quality uneven; too much sediment; threatened 3
- 5. Yes, with current lot sizes and existing use.
- 6. We test every two years . so far, perfect water.
- 7. Yes, if not disturbed by logging, mining, etc.

**22. Do you support the concept of development of community water services in the SRD?**

- Yes 169
- No 76
- Don't know or not sure 35

**Comments:**

- 1. This should be a #1 priority.
- 2. Absolutely!
- 3. Where lot size is small and population density and the area supports it financially.
- 4. Definitely no (the RD just wants more taxes)!
- 5. Yes to 19 and 22 when the community services are practicable for a local community (as distinct from SRD as a whole) and where costs are shared within the serviced area. 2
- 6. Depends on demand. Too much development is not desired . which may require expansion of limited systems. Developers should be responsible for capital and ongoing costs instead of downloading financial and maintenance onto PRRD or other systems.
- 7. SRD community . yes; private . no.
- 8. No water privatization . recommend research into rainwater collection for individual residences such as in Bermuda.
- 9. We currently have, but a regional water service would be a good idea.
- 10. Yes, but must be high quality/quantity, not Myrtle Pond type set-ups; tap into City water.
- 11. Only if necessary. 2
- 12. Don't know enough!
- 13. For those who need it, but should not be compulsory.
- 14. Already has one in place.

15. Most of us have spent \$10~30,000 putting in these utilities. If, in the future, we are mandated to participate in a community service, will these costs be reimbursed?
16. Regional system for Lang Bay an Haslam Lake.
17. Some education about conservation and water capture would be of more help and a lot cheaper than a big water system.
18. Lang Bay Water System; Mortons is upgrading and may go on this
19. Must be financed by users.
20. Haslam Lake, Lois Lake, West Lake
21. With reservations. Who is in charge? What water source will be used? Can we keep mining and forestry out of it? Will health regulations be followed? Who will pay for it and how?
22. We fee our water is sufficient in quantity and quality, but maintenance of the well and water system is difficult for the property owners.
23. No, except for Hammil Lake.
24. Most definitely. We must plan for the future and put the services in place before costs rise. Growth is coming whether we like it or not. Lets be prepared a.s.a.p.

### **COMMUNITY SERVICES**

#### **23. What type of recreational activities do you regularly (1 time or more per month) participate in?**

Arts/Crafts/Culture (stained galss, fly-tying, painting, pottery, quillting, etc.)	58
Music & Dance (ballet, dance, singing, playing instruments, etc.)	42
Indoor Recreation (dances, volleyball, swimming, exercise class, etc.)	72
Outdoor Recreation (biking, roller-blading, skateboarding, walking, hiking, etc.)	259
Church, clubs, community or fraternal organizations	68

#### **Other activities:**

1. Archery	
2. Surfing Internet	
3. Community School	
4. Photography	
5. Curling	
6. RC aircraft	
7. Astronomy . please preserve these wonderful dark skies.	
8. Volunteer Fire Department	
9. Motorcycles	
10. Cards at community hall	
11. Vintage car club	
12. Used to go to the complex, but not since the price went up for SRD.	2
13. Gardening	3
14. Home-based entertaining	
15. Camping; RVing	2
16. Neighbourhood discussions at grassroots level	
17. Small amounts of walking due to health	
18. Hospital (Health Auxiliary)	
19. Boating	4
20. Sailing	2
21. ATVing/club; quading	3
22. Star-gazing, exploring	
23. Private gym	
24. Minding my own business!	
25. Fishing, hunting	2
26. Horseback riding	

- 27. Yoga, taichi
- 28. Local conservation interest group
- 29. Environmental protection group
- 30. Hockey at the Rec Centre

**24. Are you satisfied with the number of current public accesses to the SRD waterfront and beaches?**

Yes	146
No	123
Don't know or not sure	18

**If no, please explain:**

1. Should be <u>more accesses</u> , pathways to beaches (i.e., Mahood's, Brew Bay Beach, end of Zilinsky); without having to descend a cliff ; more needed for tourists, locals and growing population; need more opportunities to enjoy the ocean and the beaches; wheelchair access.	20
2. Need safe <u>parking</u> closeby; parking for handicapped people; no parking at Donkersley; Donkersley has become a parking lot, not an access road; not enough at Palm Beach	16
3. Lousy access to Native Chief Point (end of Brew Bay Road).	2
4. Too many public accesses are <u>blocked/obscured/built on</u> by adjacent private homeowners (i.e., Frolander Bay, Stillwater, Osprey Road by Native Chief, Palm Beach, end of Patrick Road, Brew Bay, Myrtle Rocks, etc.); adjacent owners frown on people using them, tell people they're trespassing.	26
5. Don't know where they are . except for Donkersley and Myrtle Rocks.	
6. Accesses are unmarked/unsigned/ unknown; need <u>signage</u> (i.e., Saltery Bay, bottom of Jenkinson Road, Stillwater)	28
7. Most accesses are impassable/uncleared/unmaintained; should be easier; <u>develop/open accesses in designated %street end+, rights-of-way . and enforce</u> ; RD should clear and maintain all legal access points for public use (i.e., Swedebell Road, Frolander Bay, Maitland Beach, Mahood's Beach); they're fill with debris, impassable.	34
8. Myrtle Beach should be expanded/more access.	2
9. What beaches? Full of logs/debris.	
10. Need safe <u>boat launch</u> or ramp; car-top boat access should be minimum requirement; should be a launch between town and Saltery Bay; with parking	10
11. The City has cut back on Willingdon, and Rural has sold and cut off public use.	
12. No clear access to beach on Stark; end of Pine Tree Road.	2
13. As to trend of <u>%extreme+use as a form of destructive entertainment.</u>	
14. Saltery Bay Park boat launch does not have a floating dock, which is unsafe and awkward to launch boats from.	
15. Need toilet/ <u>washroom facilities</u> (i.e., Donkersley, which is used by families with young children)	5
16. Public footpaths should cross private property.	
17. The Twin Eagles Restaurant owners say that the public water access is now private . <u>untrue</u> . Does this occur elsewhere?	
18. Access to Donkersley Beach are is poor with new <u>%no parking+signs</u> ; outraged . poor moms with toddlers have a long walk now, and all because some rich elitists want to keep the so-called riff-raff out.	2
19. The notion of <u>%public beach+is not clear for a few residents (where <u>is</u> the tide line?</u>	
20. Lots of access is by <u>%custom+and not protected in law</u> . If land is sold, this	

access is lost. Dedicated public access to creeks and waterfront will make our area greener and more outdoor-recreation friendly.

21. Long-time public access to local beach (at end of Zilinsky) has been closed.
22. A causeway should be made so that everyone (not just waterfront homeowners) can enjoy the beaches.
23. Fix boat launches . Sallery Bay, Palm Beach Park.
24. Need more for dog-owners.
25. There should be a %no exit+sign on Douglas Bay Road.
26. No shade.
27. No clearly-marked access within walking distance of Black Point.
28. More fishing access ramps, etc.
29. Developers must provide access.
30. Stillwater Bluffs must be preserved. Last waterfront access without residences. Unique, beautiful spot and exceptional view. Must also be protected from overuse of recreation, etc.
31. Lack of highway underpass for wildlife.
32. The property across from the Brew Bay Fish Hatchery would be an awesome park, beach, playground, etc. That place should be preserved for everyone and all future generations. How much would it cost for the Regional District to buy this site before it get developed? I would pay more on my taxes to make this happen.

**25. Are you satisfied with the use and location of current parks in the SRD?**

Yes	183
No	54
Don't know or not sure	36

**If no, what are your concerns/suggestions?**

1. Compared to other communities, we have the least fields for use that are done properly.
2. Lack of camping.
3. Proposed: Stillwater Bluffs Park, Eagle River Park, Lang Creek Park
4. Would like to see more accessible parkland with wilderness trails.
5. Inadequate for future needs; like to see plans in place for recreational areas. 3  
 As tourism becomes more important to the local economy, parkland and waterfront parks will feature more as appealing attractions . so plan now for the future.
6. Protect Myrtle Rocks from public footprint. Protect sensitive area, viewing stands and interpretation centre needed.
7. More land should be set aside for parks and recreational use; could have more, Make sure that developers do not take advantage of their proximity. 4
8. Would like to see Myrtle Rock Park upgraded from Cqto Aqor Bqlevel.
9. Native Chief should be accessible to the community.
10. Promote the beaches appropriately. Iqn so tired of picking up drink boxes, diapers, alcohol containers, cigarette packages, toyes, flip-flops. No ambulance or fire truck, if emergency, could even turn around. Not okay.
11. Too much logging . destroying natural beauty of lakes, rivers, mountains, canoe route.
12. Should have more parks and community halls for neighbourhood gatherings.
13. Myrtle Rock Beach where the highway runs along should be developed.
14. What parks? Need many parks, flower gardens, place to walk off the road. 6  
 We don't know any other than Sallery Bay; Palm Beach. Are there more? Where are they? Does Stillwater have one designated? A list of parks in a newsletter would be beneficial.

- 15. No money or improvements in years; upkeep is poor.
- 16. There should be more land set aside for public use, not necessarily maintained, just preserved.
- 17. More protected rivers and streams are needed.
- 18. All parks need buffers to protect against blowdowns.
- 19. What is happening with the proposed park for Myrtle Rocks (along the highway)?
- 20. Saltery Bay Prov. Campground was damaged by clearcut logging right up to the boundary . should be protected.
- 21. Many of our beautiful natural landmarks are entirely unprotected . our estuaries, Stillwater Bluffs, Eagle River.
- 22. More wheelchair accessible picnic areas. 3
- 23. More waterfront parks.
- 24. Keep Stillwater Bluffs and Eagle River recreational use only.
- 25. Boat launch at Myrtle Rocks or Lang Bay; south of town. 3
- 26. Dogs need year-round access to parks for exercise and play.
- 27. Should be park at Saltery Bay across from ferry terminal . two beaches and harbour point.
- 28. To acquire and preserve tracts in the Airport Reserve area.
- 29. I think that there should be better parking along the road at Myrtle Rocks.
- 30. I didn't know we had any.
- 31. We're surrounded by Crown land.
- 32. Sizeable parks should be created and maintained as part of new subdivisions.
- 33. More smaller parks would be nice, instead of expensive campgrounds that we don't use much.
- 34. Not enough parks, too small; Palm Beach should be expanded (years ago), as well as Mahood's. Take eminent domain route. 4
- 35. There isn't enough space for people to enjoy. Stop making access difficult.
- 36. Too many people come to Palm Beach.
- 37. Not enough parking (Donkersley, Palm Beach)
- 38. Allow for more green spaces.
- 39. East Lake and area should be parkland.
- 40. Not enough access to area lakes.
- 41. Signage should be improved.
- 42. More parks needed and better facilities in the parks.
- 43. Poor access to Palm Beach. 2
- 44. More camping spaces.

**26. Would you like to see more public parks established? If so, what kinds of parks? Where?**

- Trails for walking, biking, hiking 135**
- 1. Stevenson Road
  - 2. Airport Reserve 2
  - 3. Wherever possible/applicable; all over 8
  - 4. In the forest and along the ocean, away from Highway 101
  - 5. Don't know
  - 6. Stillwater Bluffs 3
  - 7. Saltery Bay 2
  - 8. Back country . Saltery Bay to Lang Bay
  - 9. Any beach
  - 10. Trail alongside highway into town. 3
  - 11. Paradise Valley
  - 12. Areas nearest community areas.
  - 13. Biggest asset in this survey.
  - 14. Wider highway bike and walk area.

- 15. More easily accessed and marked, Black Point, etc.
- 16. Black Point area 4
- 17. Biking is a death-trap, right now.
- 18. South tour map of trails needed.
- 19. South of Saltery Bay
- 20. Not harming or hurting wildlife
- 21. School Board reserve lands
- 22. Any place off the highway
- 23. Should be maintained
- 24. A larger section above Victory and Black Point
- 25. Perhaps around the Myrtle Point Golf Course or Herondell B&B
- 26. The Sunshine Coast Trail should be protected and signposted with access points. 2
- 27. Pole line 2
- 28. Horseshoe Valley
- 29. Brew Bay
- 30. Black Point to town
- 31. South of town in flat terrain, if there is such a place.
- 32. What's the point? They are logged!
- 33. Forested corridors with no logging . keep current trails intact.
- 34. Improve bicycle travel . avoid hills, congestion.
- 35. Kelly Creek/Black Point area
- 36. Between Nassichuk and Duck Lake Road
- 37. Gordon Pasha Lakes
- 38. Land set aside for future parks
- 39. Current trails need to be signed.
- 40. Myrtle Rock to Black Point
- 41. Along Padgett Road . dangerous for walking and biking.
- 42. Improved use of existing beach accesses (Osprey Road, Frolander Bay Road, off Hollingsworth Road)
- 43. Kelly Creek to town.

**Playing fields (i.e., soccer, baseball) 31**

- 1. Old Airport Reserve
- 2. Saltery Bay
- 3. Kelly Creek School; expand Kelly Creek 4
- 4. Without potholes everywhere and with washrooms.
- 5. Black Point area 2
- 6. Upgrade Palm Beach field
- 7. Residential areas when growth occurs.
- 8. Lang Bay, community hall 2
- 9. We have Kelly Creek School . let's keep it!

**Natural or wildlife areas 113**

- 1. Airport Reserve
- 2. Back country
- 3. Wherever possible; as many as possible and as large areas as possible; everywhere 5
- 4. Myrtle Rocks . viewing stand, interpretation centre
- 5. Larger buffers around creeks with trail access
- 6. Where animals frequent
- 7. Publicly owned
- 8. Undeveloped waterfront
- 9. Reserve and protect more (don't log it all away)

- 10. Eagle River 6
- 11. Henondell B&B Interpretive Centre
- 12. Lois Lake area, above Victory and Black Point
- 13. Select attractive sites, set them aside.
- 14. Stillwater Bluffs; Stillwater area 6
- 15. All estuaries
- 16. Jefferd Creek 2
- 17. Sunshine Coast Trail
- 18. All wetlands
- 19. Myrtle Creek
- 20. Lang Creek
- 21. Duck Lake
- 22. Brew Bay
- 23. Keep the town area forested.
- 24. But without logging allowed.
- 25. Goat Lake Main
- 26. Lake shores
- 27. Myrtle Rocks area
- 28. Logged Crown land adjacent to Scotch Fir Point
- 29. Thunder Bay to Saltery Bay, above and below the highway

**Marine parks**

79

- 1. Wherever possible, everywhere 2
- 2. Saltery Bay
- 3. Brew Bay, Mahoodø 4
- 4. Myrtle Rocks/Point 6
- 5. Thunder Bay, Maude Bay
- 6. Kelly Creek, Black Point
- 7. Estuarine education park, Lois/Eagle River mouth 2
- 8. Scotch Fir Point, Frolander, the Bluffs 4
- 9. Is waterfront available?
- 10. Estuaries
- 11. Variety of marine habitats
- 12. Eagle River
- 13. Lang Creek (mouth) 2
- 14. Sea Lion Rock
- 15. McRae Cove
- 16. Wolfson Creek
- 17. Stillwater
- 18. Around some surrounding islands

**Tot lots with playground equipment**

23

- 1. Wherever possible
- 2. Palm Beach
- 3. Kelly Creek School, Kelly Creek area 2
- 4. Attract young families
- 5. Black Point, any ocean areas
- 6. Myrtle Rocks area

**Linear parks, corridors**

40

- 1. Bike/walking trail into town, along highway 3
- 2. Myrtle Point
- 3. Between developments
- 4. Bike path to town on pole line

5. Lang Creek, Kelly Creek
6. Sunshine Coast Trail
7. Open road allowance to beach, anywhere in/near Black Point to Lang Bay 2
8. Wildlife corridor; green corridor . Eagle River 5
9. Stillwater Bluffs
10. Greenway transportation route re-established 2
11. Left with trees, no logging

No more parks are needed

62

Other comments/suggestions:

1. Invest in expanding usage with enhanced signage, points of interest, way station for trail, shore and beach users.
2. Saltery Bay across from ferry terminal . accessible to handicapped
3. As needed for growth
4. Are you joking? The government does not have the money to maintain them.
5. We need more parks . Stillwater Bluffs, Eagle River corridor, Lang Creek corridor, forwrsore areas between Saltery Bay and Thunder Bay, large buffers on all fish streams and estuaries.
6. Bicycle paths
7. RV and camping parks
8. Standing green spaces to capture CO<sub>2</sub> emissions
9. More parks mean more natural environment is preserved.
10. We have a couple of walking trails up behind us we can walk in when its safe to do so! (wild bear and cougar to watch out for)
11. Native Chief at Little Mahood Beach
12. The creation of parks should not be used as an asset for commercial land despoilation; amenities provided kept to a minimum.
13. Tennis courts, par-3 golf course south of town
14. Lack of boat launches and beach accesses
15. More open areas to access beach; more beach accesses 2
16. Lois River where young people go to swim
17. Wildlife corridors are important.
18. Create/maintain park areas. Established ares in residential areas for trails, playing fields, tot lots
19. Green space is always good for the soul.
20. The approved amenities planned for Myrtle Rocks waterfront should be implemented with support from the Rd.
21. Put tables, park spots, benches at Myrtle Rocks.
22. Stock fish in smaller lakes.
23. An athletic park with a training circuit and track (tennis courts at Palm Beach)
24. %hookout+park on top of West Lake Mountain
25. Myrtle Rocks to Black Point
26. Parks to protect watersheds
27. Cross-country ski area
28. What happens to wildlife?
29. Donq know, not sure.
30. Weqe satisfied, but canq say for others.
31. Recreational property must be designated now. Every year makes it more difficult to obtain.

- 32. If you build it, they will come. We could be known for our parks and green space.
- 33. Watersheds held as green reserve, limited access

**27. Do you have concerns regarding pedestrian or bicycle access and routes in the SRD?**

Yes	139
No	98
Don't know or not sure	38

**If yes, what are your concerns and do you have any suggestions that would address your concerns?**

1. Padgett Road has no shoulder, is dangerous. One cannot walk or cycle safely on the road. The road needs to be widened to allow for people and horse riders (of which there are many) to safely travel through the valley; should have pedestrian/bicycle lane; too narrow for cyclists and runners; very hard to pass a bike and another car; too bad, this could be an ideal bike/walking path; create a bike/horse trail along the road before someone gets killed. 18
2. Highway 101 is dangerous; not safe to ride bicycles; too many people drive on the paved shoulder of the road; kids and bicycles are hard to see on the highway, especially dark and rainy days . scary; we need a bike and pedestrian trail running parallel to/separated from the highway . would encourage more commuting to and from town by cyclists; paths for bikes/pedestrians/horses; in many places, a rough path already exists. We would use it, if we had one. A separate bike path from Saltery Bay to Lund, like Campbell River, Nanaimo, Victoria, Qualicum. 67
3. Put in a bike lane! More bike lanes; pedestrian/bicycle lanes; safe bike routes; very few routes for bikes; What routes? Where are they? Paved shoulders on sideroads would be safer for bikers and walkers . especially children. 12
4. Highway into town often has gravel from sideroads spilling onto the roadway, making it dangerous for people riding their bikes into town; care for shoulders; need to be swept up. Highway path is adequate for size, but poorly maintained. 5
5. The gravel on the sideroads or driveways is not cleared often enough. 7
6. No road shoulders for safe walking or cycling; not wide enough; creates conflicts. 7
7. Add paths over time, start by Myrtle Rocks where recent pipeline laying has made a good start for a path. We need bike routes that are off-highway. As automobile costs rise, we will need these routes more and more. Its good for the environment and good for public health 3
8. Bike path through Paradise Valley
9. Shoulders should be wider on highway. 5
10. Traffic on highway is high-speed and dangerous. 2
11. Roads are have too much traffic; are unsafe . should have a division toward the traffic; reduce speed limits . 50 maximum on Padgett and 50/60 on the highway; speed limits are not adhered to by drivers on secondary roads in SRD. Speed limit approaching Saltery Bay should be enforced by radar . need police presence. 4
12. I suggest a system of slow lanes to better accommodate hikers,

- bikers, scooters, electric vehicles, etc., that are connected to the major trail systems.
13. Discourage motorized access (i.e., all-terrain noise vehicles) . see manhood in terms of applied muscle.
  14. Intersection of Zilinsky Road and Route 1
  15. Prevention of logging road erosion pattern.
  16. Waterfront bicycle path
  17. Better-marked school bus drop-off/pick-up areas.
  18. Access to a lot of trails on logging roads with restricted access
  19. Quads are damaging.
  20. Pedestrians and bikers need to wear reflective vests to aid in seeing them.
  21. Better walking and bike trails between areas with larger buffers.
  22. Private corporations will buy up land and shut off access.
  23. Walk/pathways for foot/bikes to be incorporated in case of expansion in future.
  24. Alternate route for cyclists to get to town . perhaps the pipeline. 3
  25. Hard to get close-to-home outdoor exercise. A plan of linking walking trails so one isn't on the highway all the time would be nice. Not many places to walk.
  26. The used-to-be marsh at the mouth of Lang Creek along Mahood Road needs protection (from dumping of highway waste) and rehabilitation.
  27. Width of walking area long Zilinsky to Kelly Creek School . high traffic at school time
  28. Widen the bike path.
  29. Bicycle-people are mechanized pedestrians, not vehicles, and should ride facing traffic on the left side of the road.
  30. Better signage indicating bike/hiking routes 2
  31. Bicycle lanes are not properly used.
  32. Logging detritus has been a problem at the beaches . there is too much.
  33. Lang Creek bridge on Highway 101 has no safe pedestrian or bicycle access. It is extremely dangerous!
  34. Stillwater area roads dangerous for walkers and bicycle riders.
  35. More public awareness, more police patrols on roads, would help.
  36. More signage.
  37. Maintain and keep existing mountain bike trail corridors for horse and walking use.

## **ENVIRONMENTAL PROTECTION**

- 28.** The natural environment, including environmentally sensitive areas, watercourses, wetlands, habitat and wildlife, is an important issue in society today. Haslam, Hammil, Duck and Lois Lake; Myrtle, Deighton, Lang, Kelly and Whittal Creeks; the Lois (Eagle) River and Stillwater Bluffs are such areas. Do you know of any other natural habitat areas within the SRD that should be preserved?

Yes	63
No	179

### **If yes, where?**

1. Myrtle Rocks. There should be no camping or picnicking allowed on these rocks. They should be protected.
2. Hammil Hill (it is being used by dirt-bikes and being destroyed)
3. Airport Reserve logging is a mess.

4. Fish-farm areas
5. Saltery Bay watershed, creek above Saltery Bay, southwest slope of Mt. Troubridge . future logging of this vital watershed should be curtailed. 2
6. Waterfront, waterfront beaches . don't dump rip-rap to make parking and walking paths on natural beach. 3
7. Can the SRD reduce the quantity of logs that are dumped on our beaches?
8. The watershed above Black Point
9. Wetlands wherever they occur 4
10. Wildwood Bluffs have a unique plant community that is very fragile. Eelgrass beds need protection as they are animal feeding grounds for heron and a variety of wildlife habitat that should be scientifically elevated.
11. Locations suitable for migratory bird flyways, Twin Islands, present golf course area. Look for year-round water/swamp conditions.
12. All areas so far undeveloped. The more natural environment extant, the cleaner the rural lands among those areas will remain.
13. Loon Lake; Palm Beach (Regional) Park
14. Myrtle Rocks area 4
15. Pine Tree watershed. Permission has been granted to log the hardwood from it without consultation (government?).
16. Park and Bishop Creeks at Saltery Bay and the Nanton Lake slough
17. Donkersley and Mahood Beach
18. Albion Creek . salmon habitat . is a tributary to Kelly Creek.
19. All lakes, old-growth forests, streams, Powell River trail
20. More concern over Myrtle Creek would be appreciated. No logging and no silt runoff!
21. Jenkinson Creek
22. Higher water levels in Lois/Eagle River to produce salmon spawning - create excellent river fishing industry for high tourist trade.
23. Restrict areas for power lines %Toba; no more transmission lines 2  
(as in Toba Inlet)
24. Eldred River and watershed
25. Not sure/don't know enough. 5
26. Home
27. Stop development next to waterways.
28. Absolutely the fresh water/salmon-spawning stream that runs behind my house out to the ocean at Donkersley Beach (crosses Douglas Bay Road)
29. Most of the areas that are being logged above and too close to your list above!
30. McRae inlets . Scotch Fir Point
31. Airport land reserve heron rookeries
32. Don't know where they're logging next! Many of the areas planned to be logged. 2
33. PR canoe route, in particular Horseshoe Lake, Dood, Window, etc. 2
34. Wide corridor on either side of Sunshine Coast trail from Saltery Bay to Lund 2
35. More corridors and links needed for trails, natural and wildlife areas, marine parks and linear parks
36. East Lake
37. Beach at Brew Bay and Mahood and mud flats at Mahood need

- protection.
- 38. Lois Lake and surrounding area 2
- 39. Dodd, Nanton and other lakes and surroundings (due to activity associated with hydro-electricity production)
- 40. Golf course creek?
- 41. Preserve the ones above and prevent logging along the watershed.
- 42. Jefferd Creek 4
- 43. On Lamb Road . Was there not a parcel set aside for a community park? A park on the islands off Scotch Fir Point would be neat.
- 44. Any and all old-growth forests
- 45. The natural bog areas around East Lake should receive protection status. The RAR should be implemented as regulatory bylaw throughout all of Bq and Cq
- 46. The Sunshine Coast Trail should have a status of protection to prevent further spoilage by logging. 3
- 47. The Point+in Saltery Bay, the start of the Sunshine Coast Trail
- 48. Protect them all.
- 49. St. Vincent's Bay
- 50. Take TFLs away from big companies, manage locally.
- 51. You just want another clearcut block.
- 52. Large+buffers around residential areas should be established.
- 53. Mouth of Lang Creek
- 54. Mermaid Cove
- 55. The no trespassing+sign should be removed from Indian Point Road . it's an eyesore!
- 56. Boat Lake
- 57. East Lake could be shallow-dammed for continuous water flow through Kelly Creek during lat summer months.
- 58. Preserves are fine, but the logging in the watersheds and spraying of sludge, etc., is ridiculous.
- 59. Stillwater Lot 3873
- 60. All areas that have clean water and wildlife
- 61. Rainy Day Lake
- 62. The entire foreshore of Malaspina Strait is sensitive and needs protection. 2
- 63. The old railway grades between Duck Lake Road and Nassichuk Road
- 64. Third Lake
- 65. Donkersley Beach
- 66. Any natural area with active trails within walking distance of residences
- 67. Hammil Lake . protect for future drinking water supply.
- 68. Islets and bird rocks off Frolander Bay and McRae Cove and Scotch Fir Point
- 69. The beach and lands knows as Mahood's Beach and the former log dump site at Brew Bay estuary
- 70. All Crown lands retained for public use . no more private sales . i.e., on Scotch Fir Point Road. All subdivisions must retain large green areas . no more exceptions!

**29. Do you think any of the following water related issues are serious concerns for the SRD? Please evaluate each item by the level of importance with 1=high, 2=moderate and 3=low.**

Surface water quality of streams	#1	140	x 3	420
	#2	57	x 2	114

	#3	30	x 1	<u>30</u>
Total:				564
Groundwater quality	#1	152	x 3	456
	#2	59	x 2	118
	#3	21	x 1	<u>21</u>
Total:				595
Adequate water supply for homes	#1	166	x 3	498
	#2	45	x 2	90
	#3	27	x 1	<u>27</u>
Total:				615
Impacts of float homes on lakes	#1	70	x 3	210
	#2	67	x 2	134
	#3	69	x 1	<u>69</u>
Total:				413
Water quality of marine foreshore	#1	113	x 3	339
	#2	47	x 2	94
	#3	52	x 1	<u>52</u>
Total:				485
Protection of streamside riparian and wetland areas for fish and wildlife	#1	168	x 3	504
	#2	39	x 2	78
	#3	27	x 1	<u>27</u>
Total:				609
Impacts of logging practices in watersheds	#1	197	x 3	591
	#2	25	x 2	50
	#3	22	x 1	<u>22</u>
Total:				663
Managing development in watersheds to maintain natural hydrology and stormwater runoff	#1	169	x 3	507
	#2	35	x 2	70
	#3	27	x 1	<u>27</u>
Total:				604

Comments:

1. Float homes on lakes . big concern!
2. Float homes not a concern if they are following the rules and not dumping in the lakes, otherwise, #1 concern.
3. Logging in watersheds is already causing problems!
4. I believe all of these issues are very important, but I don't know if any of these are of serious concern at this time. Water is life!
5. Should be a lobby for mandatory holding tanks in every vessel using our water.
6. Active supervision of company dumping of waste done at night in Malaspina Strait . Coast Guard should be actively involved.
7. Ensure Canadian ownership and control.

- 8. No. 1 concern: a ban on herbicide/pesticide use should be enforceable by law.
- 9. Especially Haslam/Lang
- 10. I don't know how to evaluate these items. I personally have good water, but that's a pretty limited view. Bad question, in my opinion, especially since it goes to next page without notice!
- 11. Restrict lot size/development.
- 12. Water is the new gold.

**30. Do you support the concept of designating environmentally sensitive areas, such as streamside riparian areas as development permit areas to ensure their protection?**

Yes	225
No	25
Don't know or not sure	28

**Comments:**

- 1. The laws already exist. Just enforce current regulations. 2
- 2. Eliminate logging and development in these areas. Keep all development out of riparian areas. 2
- 3. All land is sensitive.
- 4. Absolutely! Very important. 2
- 5. Strange question . How can you protect sensitive areas if they are %development permit areas-? No development should take place!
- 6. What is a development permit area? Protection is needed!
- 7. If this will give protection, then it is okay.
- 8. Now even more necessary due to the above [logging].
- 9. Retain concept of Riparian Protection Zones = 0 activity.
- 10. Why give anyone a development permit in any environmentally sensitive area? Let them remain human-free.
- 11. No use, no permit, stay out.
- 12. Not sure how development permits would be enforced, how they would protect these lands, but believe they need to be protected. 2
- 13. %Permit+areas . open to corruption.

**31. Should all lands in the Agricultural Land Reserve (ALR) be retained for agricultural use?**

Yes	177
No	62
Don't know or not sure	46

**Comments:**

- 1. All ALR lands need to be looked at individually . can they actually sustain any form of agriculture? If they have genuine agricultural potential, are appropriate for agricultural use. ALR should be carefully examined when disputes arise; ALR is becoming more valuable as time passes. Case by case, review process. Only land that can easily sustain agriculture (some in the ALR are useless for growing anything), so should be looked at and only the best kept in the ALR. Each contended area needs thorough study . some areas may not have significant agricultural value. 8
- 2. Not all lands are feasible agriculture. I live on reclaimed gravel dump - morain composition . gardens are real hard to grow without 5

- importing tons of dirt! Some land is not arable/not good farm land; will support no form of agriculture. If crops were grown (or animals raised), fine, but no ALR for rocky land that has never grown anything.
3. Assuming there is agricultural use, not opposed to substitutions. 2  
Some ALR areas could be traded for better agricultural land.
  4. Definitely, and enforced . which is not being done. You can do anything on ALR in SRD and no enforcement.
  5. We need first to develop a long-term vision of the area's ability to be food self-sufficient, including processing (i.e., we need an abattoir) and public criteria and process to exclude land that does not contribute to the vision.
  6. We rely too much on food delivered; we should be able to feed the community with at least basic supplies . corn, flour, potatoes, fruit, beets, etc. We need to work toward community sustainability because of food and water shortages in future. Without agricultural lands, society becomes more and more dependent on shipping food in, using gas, losing freshness, etc. 3
  7. That is, yes, for arable/practical lands. If the land is farmable, otherwise there is no reason to keep the land in the ALR. If land is usable to grow, then use. 5
  8. Retain, enhance and expand (facility for dumping yard waste for compost)
  9. No golf courses. No gated communities for the rich to hide from the people they exploit and turn our children into their part-time poorly-paid servants.
  10. Very little land other than [Class] 4 and 5.
  11. Shortest time and distance, garden to table, best of all, present and future. ALR not for sale to housing developers, not within PRRD.
  12. Acreage lots for residential use which remain non-polluting or hazardous to natural or agricultural lands offer a viable lifestyle for those who enjoy such communities without being obligated to agricultural activities.
  13. Cultivable land is the foundation of any community life and should not be regarded as a commodity for high-yielding uses that destroy or alienate a primary requirement.
  14. Food doesn't start at grocery store.
  15. Common sense should guide it.
  16. A balance still needs to be maintained, though.
  17. Could we not take care of what we have? Why does everything have to be sold . logged . destroyed?
  18. Other uses could be considered, but not for multi-unit housing!
  19. Very poor land should be taken out. Some areas will never be ALR and should be given a chance to reapply. 2
  20. Yes, guys, watch it! We don't preserve, reserve this now . nothing, yes, nothing will last, be retained or even sustainable. We are spoiled enough . let's not ruin it all.
  21. Definitely. If marginal land is removed, it must be replaced with better land in trade.
  22. Not sure of boundary of ALR. But any agricultural land suitable for farming or animal raising should remain.
  23. We will need them in the future. Agriculture should be a priority. ALR is important everywhere. 4
  24. No, but ensure the use of the land to prevent industrial uses with/next

- to residential areas on an ad-hoc/unplanned basis.
25. The ALR was designated by an aerial survey and nothing was assessed on the ground to back up the survey.
  26. PR could be a world-renowned sustainability model for self-sustaining our food supply.
  27. The highest classes of agriculture land, which are Crown lands, should be made available for low-cost homesteading and market gardening.
  28. Absolutely! We must be self-sustaining. 2
  29. The meat slaughter regulations need to be eliminated. Help farmers use their land for real agriculture purposes.
  30. Absolutely. We need our agricultural land to feed us now and in the future. If there is a proposal such as Lot 450 in Wildwood, then the proponent should be required to replace any land removed with an equal area of suitable agricultural land elsewhere.
  31. ALR is a farce; they are parcels that have never been farms.
  32. Stop clearcuts. Forest companies to consult before cutting trees. Also private consultants.
  33. Isn't that the point of an ALR? Stop taking land out of ALR. 4
  34. We are losing too much land to housing developments . need to encourage farming.
  35. As more people try to eat local food, we need to ensure there is no lessening of land to grow that food. Availability of locally-grown food is good.
  36. This is a poor agriculture area. Not all people with land are farmers . tax them.
  37. For tax purposes, I love it. As far as growing anything . is there a market for rocks?
  38. Keep it from development.
  39. Depends if it can be re-established as ALR.
  40. Depends on what the land would be used for after it was taken out of ALR.
  41. The ALR sites were not chosen by agricultural merit . merely mass per community for reserve. Therefore, the exercise was meaningless.
  42. Because there are little to no building codes in the RD, the ALR is one of the only ways to ensure that rural areas remain rural.
  43. I have two 20-acre lots that are not sustainable for full-time agriculture, but if broken down, would create a supplemental lifestyle for more people.

## THE FUTURE

**32.** Which of the following characteristics do you feel the SRD should maintain or strive to acquire in the future? Please rank in order of importance, with No. 1 being the most important reason.

A stronger commercial centre	#1	12	x 14	168
	#2	8	x 13	104
	#3	10	x 12	120
	#4			
	#5	5	x 10	50
	#6	3	x 9	27
	#7	5	x 8	40
	#8	7	x 7	49
	#9	8	x 6	48
	#10	18	x 5	90
	#11	11	x 4	44

	#12	26	x 3	78
	#13	1	x 2	<u>2</u>
Total:				820

Variety of housing types	#1	9	x 14	126
	#2	4	x 13	52
	#3	17	x 12	204
	#4	8	x 11	88
	#5	6	x 10	60
	#6	5	x 9	45
	#7	9	x 8	72
	#8	8	x 7	56
	#9	17	x 6	102
	#10	11	x 5	55
	#11	11	x 4	44
	#12	11	x 3	33
	#13	2	x 2	<u>4</u>
Total:				941

A destination for tourists	#1	12	x 14	168
	#2	11	x 13	143
	#3	13	x 12	156
	#4	11	x 11	121
	#5	11	x 10	110
	#6	10	x 9	90
	#7	11	x 8	88
	#8	11	x 7	77
	#9	9	x 6	54
	#10	16	x 5	80
	#11	13	x 4	52
	#12	7	x 3	21
	#13	4	x 2	<u>8</u>
Total:				1,168

Rural atmosphere	#1	87	x 14	1,218
	#2	48	x 13	624
	#3	46	x 12	552
	#4	23	x 11	253
	#5	13	x 10	130
	#6	8	x 9	72
	#7	4	x 8	32
	#8	1	x 7	7
	#9			
	#10	3	x 5	15
	#11	1	x 4	4
	#12			
	#13			
Total:				<u>2,907</u>

Affordable housing	#1	21	x 14	294
	#2	13	x 13	169
	#3	16	x 12	192
	#4	6	x 11	66
	#5	11	x 10	110

#6	14	x 9	126
#7	11	x 8	88
#8	14	x 7	98
#9	12	x 6	72
#10	12	x 5	60
#11	13	x 4	52
#12	4	x 3	12
#13			

Total: 1,339

Walking/cycling  
community

#1	27	x 14	378
#2	18	x 13	234
#3	22	x 12	264
#4	24	x 11	264
#5	13	x 10	130
#6	23	x 9	207
#7	13	x 8	104
#8	16	x 7	112
#9	8	x 6	48
#10	4	x 5	20
#11	3	x 4	12
#12	2	x 3	6
#13			

Total: 1,779

Economic opportunities

#1	12	x 14	168
#2	13	x 13	169
#3	13	x 12	156
#4	8	x 11	88
#5	9	x 10	90
#6	6	x 9	54
#7	9	x 8	72
#8	11	x 7	77
#9	12	x 6	72
#10	19	x 5	95
#11	14	x 4	56
#12	6	x 3	18
#13			

Total: 1,115

Presence of  
agricultural lands  
and activity

#1	47	x 14	658
#2	37	x 13	481
#3	32	x 12	384
#4	28	x 11	308
#5	22	x 10	220
#6	18	x 9	162
#7	7	x 8	56
#8	4	x 7	28
#9	6	x 6	36
#10	2	x 5	10
#11	4	x 4	16
#12	2	x 3	6
#13	1	x 2	2

Total: 2,367

Environmental responsibility	#1	107	x 14	1,498
	#2	36	x 13	468
	#3	18	x 12	216
	#4	23	x 11	253
	#5	13	x 10	130
	#6	17	x 9	153
	#7	10	x 8	80
	#8	2	x 7	14
	#9	4	x 6	24
	#10	1	x 5	5
	#11			
	#12			
	#13			
Total:			<u>2,841</u>	

Recreational opportunities	#1	20	x 14	280
	#2	19	x 13	247
	#3	25	x 12	300
	#4	26	x 11	286
	#5	30	x 10	300
	#6	13	x 9	117
	#7	21	x 8	168
	#8	9	x 7	63
	#9	8	x 6	48
	#10	4	x 5	20
	#11	2	x 4	8
	#12	1	x 3	3
	#13			
Total:			<u>1,840</u>	

Mainly single-family residential	#1	42	x 14	588
	#2	25	x 13	325
	#3	21	x 12	252
	#4	15	x 11	165
	#5	20	x 10	200
	#6	13	x 9	117
	#7	9	x 8	72
	#8	10	x 7	70
	#9	2	x 6	12
	#10	13	x 5	65
	#11	3	x 4	12
	#12	8	x 3	24
	#13			
Total:			<u>1,902</u>	

Natural setting (i.e., waterfront, creek, trees)	#1	76	x 14	1,064
	#2	46	x 13	598
	#3	38	x 12	456
	#4	29	x 11	319
	#5	19	x 10	190
	#6	9	x 9	81
	#7	4	x 8	32
	#8	4	x 7	28

#9	3	x 6	18
#10	2	x 5	10
#11	2	x 4	8
#12	1	x 3	3
#13			
Total:			<u>2,807</u>

**Other:**

- #1 . Increase bus service to rural areas.
- #1 . Limit development, maintain the non-developed atmosphere.
- #1 . Industry encouraged
- #1 . Community water system; water system 3
- #2 . No more bleach use!
- #6 . No high-end luxury gated communities
- #7 . Some retirement condos
- There should be an acceptable Community Plan . as population grows, zoning will be necessary. Develop zoning. 2
- It should stay rural, not be developed. We need to encourage people to farm and provide for themselves. To be sustainable!
- We need protection against pollution . burning dangerous garbage containing carcinogens!
- Cruise ship terminal?
- Bus service from Saltery Bay to PR Youth Centre; improve bus service. 2
- Retain strong identity with residents and Directors.
- The rural area is not the best place for affordable housing, given the distance to City centre.
- Please don't ruin them [waterfront, creeks, trees].
- Develop water systems managed by SRD.
- Some light industry
- No tourists, development, low-paying jobs the reason.
- Lots not less than 2-acre parcels

**33. What is your vision of the community of the SRD in twenty years time?**

- |  |     |
|--|-----|
| Similar to current . single family residential, limited commercial & industrial  | 168 |
| Similar to current . but with some higher-density residential options  | 21  |
| Similar to current . with some higher-density residential options and a stronger commercial centre   | 22  |
| Mainly single family residential, some higher- density residential, a stronger commercial centre, expanded commercial & light industrial areas | 49  |

**Other:**

- Development should be limited in ALR and rural areas without water/sewer infrastructure. We will run out of water or contaminate what is there if people continue to subdivide acreages into smaller parcels.
- We are crowded enough. People moved out to Valley for quiet, private, small farms. Leave it alone.
- Some higher-density residential . but not mobile homes.
- Expand rural bus/transit system and plan. 2
- Back to more farms with incentives.
- We need more regulations.
- Development will depend largely with a highway linking PR with Squamish.
- Noise reduction of traffic on Highway 101

9. Expanded commercial and light industrial activity should be concentrated where it already exists. For example, Black Point, Lang Bay + residential.
10. Turbulent times ahead. Think SRD a model training/teaching centre, a first for self-sufficiency, i.e., GMO-free frontier.
11. Lots of parks, protected areas and green space with mixed ecologically-sustainable housing and ecologically-sensitive businesses.
12. In time we should aim for self-sufficiency in all areas . hydropower, agriculture, water and not rely on the outside world.
13. Keep Dave Formosa and gang out.
14. Rural, farm (agriculture, grains, etc.)
15. Local resource processing utilizing local design for import replacement . sufficiency and sustainability.
16. Similar to current with water system.
17. Encourage sportsfishing (Lois Creek) as then Powell River can offer lake, ocean and river fishing. No place in B.C. can offer so much to sportsfishermen and tourists.
18. More community farm practices
19. More trails beside roads and cleared hiking trails
20. Some development around golf course
21. How can you answer such a stupid question?
22. Leave us the way we are.
23. Single-family residential with strong agricultural areas and one main commercial centre.
24. Completed water supply from Frolander Bay to Powell River, zoning, mini sewage treatment plants where needed.
25. With decentralized commercial
26. Agrarian/rural character 2
27. More low-income housing, perhaps.
28. Will not be here!
29. Young families deserve access to low-cost land and housing.
30. Similar to current but with more protection for the land and a bit like the [option 4]. If we look after the land for people, the rest will happen . or not (re development, commerce).
31. More developed ferry terminal and services
32. Similar to current with limited commercial and less industrial . single-family residential.
33. Fewer residences
34. Mainly single-family residential, a stronger commercial centre, expanded commercial and light industrial areas.
35. Large market garden for Lower Mainland
36. A community that is more cohesive and less haphazard . building codes, water and sewer would be a start.
37. Known for its vision and plannign to make a community that is beautiful as well as prosperous. Preserving parks and beaches and lakes for all.
38. Maintain environment, watersheds, affordable housing.

## **GENERAL COMMENTS**

### **Regulation & Planning:**

1. With the growth in the SRD over recent years, it is time to introduce a few regulations re building. Anyone can build anything and not always to BC Building Code.
2. Hopefully this is just the beginning of a properly-enforced plan. It is time to have bylaws and rules . an end to the free-for-all. We must have rules to protect what we value.
3. Have a plan to control the development and still meet community needs. Donq be afraid to spend money to do it right.

4. The Highway is an eyesore in some areas. Zoning should be used to keep commercial venture out of main traffic areas. Widen Highway to allow for bike/pedestrian traffic.
5. Commercial and industry are problems because of lack of governing and regulations.
6. Logging companies should be advised that completion of logging of a parcel will not in any way grant them freedom to subdivide.
7. I think there should be a regulation like no more backyard burning at all. or at least an application fee . so high that people will be forced to bring it to the dump.
8. People moving into the rural area abusing their rights on the cost of us who live here much longer. Yet, according to the law, they have every right to be so darn ignorant. When I bought my house I researched the area and made sure there were no businesses that incur loud noises. Now we have a dog kennel in the neighbourhood and have to endure incessant barking. How come she also now uses the street to train all those dogs? They don't even need a business licence, nor inspections by the health department. (See survey #40 for more details.)
9. Bylaw urgently needed to protect key natural areas. Bylaw urgently needed to prevent chemical spraying of hydro power lines; and reduce lawn chemicals use, especially in vulnerable watersheds (for example, Myrtle Creek).
10. With growth in the SRD over recent years, it is time to introduce a few regulations re building. Anyone can build anything and not always to BC Building Code.
11. A law to stop dog-owners allowing their dogs to wander at will . i.e., dogs should be confined to owners' property.
12. We need building codes, bylaws, zoning in our areas.
13. Present OCP is fine!
14. No more regulations needed.
15. Less government interference, the better; against zoning.
16. Enforcement and follow-through on OCP.
17. Follow OCP with zoning and other bylaws.
18. We need to get rid of city council in PR before we can move ahead. Let us work toward this end.
19. I feel that we have a community base and that limiting business by zoning would spoil what we have.
20. The growth of the SRD is now such that we need some controls over development. Mixing industries with tourist activities and residences does not work. We need industrial clusters and some protection against future industrial development in the area. Carefully planned clusters of housing is possible, with services attached, including convenience+store . encourage alternate transport corridors and sustainable gardening.
21. If it ain't broke, why fix it?
22. Allowing areas to become overgrown and the accumulation of junk on properties, open burning of garbage creating severe health problems and ground water pollution and vermin growth.
23. Preserve philosophy and unique quality of rural life in the SRD by maintaining minimum government regulations.
24. We need permits for building industrial and commercial. In that way, we will get controlled growth and not car wreckers in the middle of neighbourhood or restaurants with potential of drinking bars in a housing community.
25. We must fight government bureaucracy trying to stifle our farm-gate community and the enforcement of city-type+bylaws.
26. Keep the bureaucracy in the city limits.
27. There needs to be some regulations regarding keeping of farm animals (i.e., horses) on ¼-acre lots. Such

- sized lots are more like large city lots where such animals would not be allowed.
28. It is difficult to ensure real, honest and selfless long-term planning under our present economic and political climate. Yet, can we allow ourselves not to?
  29. Determine land use to prevent industrial sites, commercial sites being started up in residential zones. Plan for zones . i.e., residential, industrial, commercial, agriculture.
  30. The entire OCP needs enforceable regulatory bylaws to support the plan.
  31. I feel strongly that our OCP must have bylaws that are enforced, in order to be able to hold up to its principles, in particular in the area of preservation of wild landmarks.
  32. A guide/cover letter explaining the purposes of the OCP and the context of the questions in this survey would be useful. What does the SRD intend to do with this survey? Whith a new OCP? Will anything change in the SRD because of this?
  33. Follow-through on commitments contained in the OCP, along with establishing and enforcing bylaws and zoning, are even more important than a new OCP, which is only an overview vision statement. (See page attached to Survey #152 for full comments.)
  34. This isn't a good survey. There is no explanation of whether or not it's part of a bigger process or if the plan is going to be rewritten on the basis of these answers. A little more respect, please. There isn't even an option to do this on line, or an explanation on the website!
  35. With no regulations, small lots, high density or multi-family dwellings cannot handle the water and sewer issues.
  36. Take down the %no parking+signs at Donkersley Beach. The fact they were even put up is a serious error by the Regional District. This is not a private beach.
  37. While we do not wish to have all the restrictions found in a town/city, we would like some protection from new owners changing/damaging existing neighbourhoods by causing unpleasant noises or smells, unsightly view (i.e., auto wreckers along the highway) or lowering property values by putting trailer parks in plain view. I have no problem with trailer parks (i.e., Sherwood Park) off the highway and not in residential areas.
  38. Needed: building codes and enforcement.
  39. This is a very poorly designed survey with a bias towards industrial and commercial development. I hope the results of this survey will not be used as an accurate indicator of anything. Surveys should be designed by someone with that skill set.
  40. Don't allow trailers (house) mixed in with houses. Brings property value down for those in houses. Usually poor quality maintenance of lots around trailers.
  41. My vision of the SRD in 20 years is only possible with a careful plan and in the short term the upgrade of infrastructure (water, sewage, fire hydrants) before higher-density residential and commercial, industrial and recreational centres.
  42. Have enough regulation (bylaws, codes, etc.) to keep area attractive, safe and presentable. I don't believe the area should be simply do-as-you-please.
  43. No government in our lives. No more surveys.
  44. It would be nice if %unsightly+industry could be %out of sight+. i.e., on main highway it gives a bad impression to tourists and newcomers to area and quite frankly is an eyesore.
  45. See comment #24 under %Community Character, Lifestyle and Farming+below.
  46. I like the community as it is now, but we have to recognize growth and change will occur and must plan for it.
  47. Require air pollution controls for open burning. Health risks and increased respiratory problems result from smoke from fires. Grinding and composting must be integrated into all future land-clearing, etc.

## Development, Density & Use:

1. I believe we should encourage the farming community to grow more food to feed local population . not allow for higher density housing. It's not Richmond!
2. Carefully planned clusters of housing is possible, with services attached, including convenience store . encourage alternate transport corridors and sustainable gardening.
3. In lieu of incurring a protracted debt burden [for infrastructure], we respectfully recommend our setting a half-acre minimum lot size for single-family residence with a local, community water supply system and a one-acre minimum for those that require the provision of surface or drilled wells for domestic water supply. We do not support the inclusion of other forms of housing in the SRD, such as strata-title or multiple-unit dwellings, insofar as their approval includes the construction of appropriate water-supply and sewage-treatment facilities. (See Survey #41 for complete letter.)
4. Unfortunately we see land being developed for housing clusters and would like the practice stopped.
5. The municipal commercial areas are adequate and ideal. Light industry in specified zone areas (away from waterfront) would be ideal and well positioned.
6. We moved here to get away from the developed city life. The SRD offered the quiet we were looking for. I think proposing developments that are really not needed would only make the SRD more like what some of us are trying to get away from - the city's rural areas. If people want all the extras, then move to rural- Nanaimo, Courtenay, Victoria, Vancouver, etc. Don't change what there is so little of left.
7. We don't want or need urban problems that come with commercial development and high-density residential development. Older, mature people increasingly form the majority of the population. They need walking trails, bike paths, access to beaches, safety, clean environment, reasonable housing prices, parks. they don't need or want vandalism, crime, high density, traffic flows, pollution . i.e., no big developments.
8. There is no need for commercial development, housing developments or gated communities in the SRD.
9. No need for new gimmicks to make it more expensive to live here, such as the implied development interests suggested in this survey.
10. I urge caution. Many recommended changes mooted as progress are irreversable and probably unsustainable, are almost impossible to adapt for new wave off-grid technologies still in trial and test stages. Idle capital and anxious developers vie for access to last frontier real estate. They can print more money but cannot print more land. Yet somehow the price of land must be within reach of persons who plant. Can a Regional Land Policy be drafted to reflect such a goal?
11. If people desire to live in close land types and high-density areas, I suggest they consider they live in cities!
12. Twenty-five years ago I left Vancouver for the Fraser Valley to escape the unbridled density growth. In 15 short years Abbotsford was unrecognizable as a quiet small community. From Abbotsford/Langley to Vancouver it has all blurred together as one gigantic city. My hope is that this insanity of unrestricted growth will be curtailed here in Powell River. Some growth is healthy and I recognize this; there is already evidence of my above concerns.
13. Any and all B&Bs to have parking in their own yards and not on street, as on Stark Road. It is hard to get out of yards, as they plug up the street as if they own it.
14. A condo for retirees on or near the beach.
15. Develop the waterfront at Myrtle Rocks. A marina and fishing pier would be a great development.
16. I feel lot size minimum as now 2.5 acres is good. Same regulations for septic/water as of now. No industrial increase, some home-based business is good.
17. There will be no significant development in any area of Powell River unless a road is built to Squamish or Williams Lake or both.
18. Keep commercial activity in the city.
19. Limiting growth to green developments.

20. Encourage industrial and commercial.

21. My understanding is that industrial activity at the municipal area (mill, etc.) has declined so that expansion to SRD is not needed. One exception could be better use of Stillwater electrical generation capability since we all use energy. Assuming Stillwater is private industrial assets and water rights the only public benefit could be taxation or environmental management done by the owners.
22. I see the area between Saltery Bay and town having opportunity for high-quality, desired waterfront and view development, but will be significantly hampered without water and sewage service.
23. I believe our isolation by two ferries can be an advantage in developing Powell River as a natural, recreational, clean destination for tourists. I also believe the best way to develop a sustainable compromise between growth/commerce and the environment is through tourism. It is a clean dollar that the tourist brings here and leaves here.
24. There is already too much vacant commercial space within Powell River to warrant future development. Unless significant rural population growth occurs, the existing commercial space in town appears sufficient.
25. Being of retirement age, it would be nice to have more shopping available in our area instead of having to go to Powell River all the time, more restaurants, neighbourhood pub and a seniors centre. We need more things to do here, even Powell River closed the Bingo Hall . and people leave town to gamble our money should stay here in PR. Things have to change soon or people will leave permanently!
26. This is a beautiful place to live. A strong commercial centre is not required, as access to PR City serves this need. Attracting tourists in large numbers would destroy what we have.
27. Timberlands should not be automatically subject to subdivisions. Higher density residential development should not be along the waterfront, but in keeping with the rural environment (i.e., not as in Quebec, where lakefront access is minimally accessible to the public, or as Cultus Lake in BC).
28. We in all Powell River areas have a unique opportunity to control the thoughtless and rather greedy expansion that has happened in many other places . low-cost housing would be okay if the houses were on 1-acre lots with opportunities to grow their own food. Condos . no, no, no . taking over the waterfront lots with a view to erecting monster mansions . no, no, no . yes to thoughtful, slow expansion. Germany and other parts of Europe sell property by the square metre. We don't want to be forced into that.
29. Learn to leave things alone. Things evolve and change with need and time; don't try to manage things by being bullied by money-grabbing developers.
30. I am strongly against the development of high-density residential in this area. Some expansion of commercial development at Black Point would be acceptable.

**Community Character, Lifestyle & Farming:**

1. We moved from the busy urban Lower Mainland to Black Point because
  - (i) we wanted to live in an affordable, rural area with low-density housing,
  - (ii) of the natural beauty and quietness,
  - (iii) easy access to outdoor recreation,
  - (iv) lack of industrial or commercial development.
2. It's time Powell River wakes up and becomes a place to raise a family with a decent paying job. We can not just become a retirement community. We need balance.
3. Community food sustainability. Rural charm and character. Local CFIA slaughterhouse/meat processing. Support for farmersmarket/local food availability.
4. I have lived here on same acreage for over 43 years. We already have too much traffic here through the Valley. Our road is not wide enough for all the traffic and horses.
5. There is lots of land, keep lots large and scattered.
6. We moved here for the way it is and don't wish to see changes to that.
7. Absentee landowners should not be allowed to influence what we do or how we live in our community. Local

residents should have the final word.

8. Let's maintain the peace and quiet areas so one can have peace of mind!
9. The present situation represents the end of an era that is gone. Localities must depend on local initiative instead of importing goods capable of being made locally . and paid for by the degradation of what is available to all . for export. What ought to be exported among localities is the surplus of what is unique to each community . not competition of a generic/identitiless good.
10. We want the freedom to live our lives as we wish, grow what we want to eat, raise animals for sale and consumption without interference.
11. We live in Kelly Creek because it is rural.
12. The SRD is an ideal rural community exhibition slow and, to date, fairly sane growth.
13. No livestock on properties less than 5 acres.
14. I put my personal wants and needs second to the wildlife, oceans, trees, streams, etc. We all need to! (Because money and greed. I just really hate to see Powell River turn into another development). We must preserve what we still have . we are not a giant city! Not one of us want it to turn into anything close. My gosh, guys, slow down or move and send the destruction elsewhere that's okay with it. I'm not!
15. Developing sustainable, local food supply.
16. Recreational access to Crown forest lands via existing logging road network has been compromised and lost in recent years. access should be regulated to provide safe public access with hours and days restricted between industrial use and public use.
17. What is a %rural atmosphere+?
18. We are losing our agricultural and natural land as it is. I think with the 50-mile diet being encouraged, this is contradictory. Leave us alone. I have no objection to more people moving into the area.
19. I don't think we should be thinking about competing with the businesses in town. The population is not large enough for that, and I doubt that even in 20 years it will be. We should be more concerned with preserving the amenities we have and increasing agriculture . my one exception to industry would be to pressure for our own meat processing plant.
20. Don't clearcut within view of highway.
21. One of the attractions to moving to Powell River was/is the rural feel and ability to have space from neighbours; also the reasonable housing prices. In order to continue to attract a younger population, those things should be maintained.
22. Tourism potential needs to be addressed. The problems created by current logging practices and a general attitude by residents that really should be ignored that the area can survive as it has with no or little change forever is going to cost the area dearly. It is both unfortunate and short-sighted.
23. We need to offer the SRD to people that recognize that septic tanks are better than a sewer system, private wells are better than a water system, that 5-acre lots offer privacy, green space, low stress, low cost of operation and low taxation because of simple infrastructure. A person can actually afford to retire here with low income. This is what is necessary to sustain the future . true green space and organic living. If people want the amenities, they should stay in the city. This is an alternative.
24. Most people out here would not live in a municipality. As far as we are concerned, no more regulations or pushing so-called amenities and development down our throats!
25. There needs to be room for people to run small home-run businesses and to have family members stay together. %Single-family residential+is limiting in that respect. However, to rezone to include other housing options opens the area up to greater traffic, smog, sewage, noise and crime issues, and removes the rural atmosphere we have moved to to attain.
26. I think the overall tenor of my answers is to keep the lifestyle similar to now, but pay attention to water, seniors and wildlife reserve issues.

27. As pointed out, allow subdivision on a case-by-case basis to allow more people on ALR land to enjoy a better lifestyle. Our isolation makes it practical to do as much for ourselves as possible. The new livestock rules make it harder to make a living from the land. Smaller parcels are the answer.
28. Demographics of the area are changing. A large number of absentee landowners, empty houses or rentals as a result. Lack of community participation, lack knowledge of issues on property . as investment or recreational only. Assumption that services are there . urban expectations vs. rural reality.

### **Water & Sewerage:**

1. More areas in the SRD need safe, affordable and plentiful water supply.
2. I live in between Myrtle Estates and Southill Acres and really feel it is time that we have water brought out from town or West Lake. This would also make it easier for some lots to get septic systems in place. This new development of the old School Board property has already changed the water level. What is it going to be like (quality) when there are 30+ septic systems up there?
3. Good water supply is difficult in the area. Larger community water would be better or to hook into the City of Powell River water system.
4. As development takes place, it will be necessary to plan water lines in conjunction with future roads.
5. We, as retirees, do welcome newcomers of every age and interest to our beautiful region, but suggest that we resist the pressure for construction of regional water supply and sewage facilities for SRD at this time. (See Survey #41)
6. Our well system means water has to be used sparingly and cautiously.
7. The RD cannot afford to pay for a full water system!
8. Domestic water system.
9. Sewer system.
10. There should be no logging in watersheds.
11. The only improvement required in this area is to plumb water from a central reservoir to supply clean water for residential and agricultural use due to the low ground water quality of the Kelly Creek area. If these problems are common to other SRD communities, I am so far unaware. The supply of a reliable and clean water source will serve to improve the quality of residential rural life and aid in the agricultural activities.
12. It's easier to prevent a problem than to deal with excessive waste. Homeowners need to be educated as to how a septic system works, and they would not need to have it pumped out every two years. Chemicals and petroleum-based cleaners and soaps as well as bleach kill all the necessary bacteria, and the septic tank just becomes a holding tank. Natural cleaning products without bleach and soaps and shampoos benefit you and your septic system, and your drains won't clog. We have never had our septic tank pumped, and we have lived in our home 17 years. Others have had the same experience. We live in an unconscious society that never thinks where our actions lead, but just does what advertising tells us to do.
13. Water quality and quantity is a concern with increased development. Our well water needs filtration, and we have gone dry some summers. A community water system is a must!!!!
14. Many of us who live outside the municipality would welcome a water supply from whichever lakes are suitable, would make a great difference for our gardens particularly.
15. West Lake as a water supply for some of the SRD. People will pay for reliable, high-quality water.
16. I feel without a proper, safe and adequate water system for the SRD in place, it would be unethical to proceed with future development of the SRD, given the concerns that are already present with arsenic levels in wells.
17. No. 1 for the Regional District is to provide the SRD with a safe, adequate water system, or all of the above questions are redundant, as no expansion, as development can happen without safe, adequate water.
18. Community water/septic unacceptable . chlorine H<sub>2</sub>O . each!

19. I think that the greatest contribution that can be provided by regional government is to support the various small water systems with the ultimate goal of evolving them into a full-blown regional system.
20. Regional water and sewer will permit smaller lots and higher density . appropriate? No?
21. Very important to monitor water quality and logging impacts in the area and to limit development and be sure it is done, if done, in aesthetic and environmentally-sound ways.
22. Water quality and quantity is essential in rural areas. Agricultural land can't be used for its purpose without good water supply. Kelly Creek area has had many concerns with quality of water in area. Needs to be addressed. Water maintenance is expensive and ongoing.
23. Needed: water sources for fire protection (insurance).
24. Water system . possible piped out from West Lake. Strongly limit impact on all water supplies . lakes, creeks, ground water . from pollution and logging.
25. Water and sewerage: See point #22 under %Development, Density and Use+above.
26. Sewage management globally is incorrect, provincially extortionary and incompetent. Any new developments should separate human waste from household chemicals and grey water at the sources. Water as a transport vehicle should be kept to absolute minimum.
27. No chlorine in H<sub>2</sub>O.
28. I feel that over time our water system will be compromised, and a water system that runs from Lund to Saltery Bay should be a priority now.

### **Transportation, Safety & Other Services:**

1. Bus service is necessary.
2. Alternate energy choices and incentives of %off-the-grid+living.
3. Lower speed limit on Padgett Road beyond mailboxes at Myrtle, south to Centennial. Place %concealed driveway+signs between Myrtle and Valley. Place %deer crossing+signs, especially along Padgett.
4. Any expansion, big or small, would have to bring a bigger and better fire protection service.
5. Regional transit could be expanded. Why no transportation questions?
6. We are in favour of pursuing the inland road connection to the Lower Mainland.
7. We should do something to Highway 101 by providing wide shoulders so bicycles can travel safely.
8. Bus service is necessary.
9. It would be nice to see the 60 kph speed limit extended further south.
10. Reduced ferry fares for residents.
11. Lower speed limit on Padgett Road to 50 km/hour. %Deer+signs on road. %Hidden driveway+signs. Traffic speeds along the road.
12. Public transport south of PR is woefully inadequate and is affecting development . i.e., if we wanted multiple lower-cost housing . who has cars?
13. I wish a forum could be held on the viability of a land route to Squamish to relieve ferry traffic; and I believe it would benefit the SRD in a positive manner.
14. Emergency services . see point #7 under %Political and Other Issues+below.
15. Portable toilets should be located at Eagle River and Donkersley Beach during summer season June . September. Remove %no parking+signs at Donkersley.
16. Regional District should continue to lobby the provincial government for a resident ferry fare that is reasonable and equitable.
17. Highway speed on highway approaching Saltery Bay ferry terminal needs to be enforced. Requires police

presence. Cars come down the hill in excess of 100 km. Highway approaching Saltery Bay Provincial Park is very steep and requires cement barricades on the water side.

18. Needed: paid/on-call fire department/prevention program.
19. Have proper signs for access to camping, lakes, trails, etc. I am a local and I couldn't find a campsite; the tourist must be lost.
20. We are PR South, we do not have any focus in the whole area. Let's just spend our regional grant money on slicker connector transit and a very defined % of taxes to encourage us to make use of City facilities to foster bigger and better regionally . like with the hospital.
21. I would love to see six bridges built to connect the existing highways . i.e., one from Saltery Bay to Nelson Island, one from Nelson Island to Earls Cove, one from Port Mellon to Gambier Island and one to Anvil Island and one to Sea-to-Sky Highway. It would be a green solution. Then Powell River can grow.
22. Privatization of road maintenance is not working. Winter and summer, upkeep has deteriorated steadily over recent years. Sideroads, in particular, are poorly maintained, if at all. Potholes increase, sides and ditches are unmowed, visibility, especially at intersections, is impaired severely.

### **Parks, Trails, Beach Access & Greenways:**

1. Want to see any action on walking/riding path through Paradise Valley. Groups of cyclists/horses/people walk through the valley . dangerous. Outside of Sechelt, they created a pathway for their residents.
2. I would like to see a walking/bike path a few metres off the highway as far out as Myrtle Rocks or beyond that goes into town, similar to Whistler or Tofino. I think this idea would be good for health and safety of locals. It would be good for the environment and promote tourism.
3. The path at the end of Mahood Road to Native Chief has been bulldozed, and a large boulder has replaced the entrance to the path. A sign saying %Private Property+bolted into Native Chief now blemishes its honourable face. The only accessible path to that beach no longer exists, and Native Chief is off limits. What a shame. This was a very valuable asset to the spiritual wellbeing of our community as a whole. (See Survey #69 for complete letter.)
4. We need more parks and green spaces, especially marine foreshore areas.
5. More trails, cycle routes with paths, community halls, more parks.
6. Beach access important for locals and stimulate tourism. Wherever beach access is available it should be opened up (cleared) and maintained.
7. Saving (buying) Eagle River corridor and Stillwater Bluffs for parks is a start.
8. I would like to see a path from Saltery Bay to town for cyclists, etc. The highway is busy and dangerous with broken shoulders forcing cyclists onto the road!
9. Public access to the water needs improvements. The owners of the property to the west of Osprey Road (off Scotch Fir Point Road) deliberately block the beach access. The owners of property adjacent to beach access off Hollingsworth have built structures on the beach access. The access at the end of Frolander Bay Road needs stairs. (See letter attached to Survey #284 for details.)

### **Nature & Environmental Issues:**

1. Backyard burning: I did not move here to have to smell my neighbours garbage burning nor to have to smell yard refuse burning. I can't enjoy my yard because of all the smoke. (See Survey #40)
2. Bleach: Everyone wonders about the environment . yet the most simple of things . to take bleach off the market . is not happening. North Americans are bleach addicted! So bleach here goes directly into the

- ground (via septic) or straight into the ocean. (See Survey #40)
3. Bylaw urgently needed to prevent chemical spraying of hydro power lines; and reduce lawn chemical use, especially in vulnerable watersheds (for example, Myrtle Creek).
  4. We need protective corridors on all fish streams and lake shores. Buildings and development should not be allowed near streams or beaches. We should get rid of the floatcabins (shacks) from our local lakes. They are bad for water quality, recreation, tourism and public access.
  5. No LNG on Texada Island or Powell River area.
  6. We have no problem with growth and expansion in this area, as long as it is done with every environmental protection at the forefront. It is unfortunate that logging companies are (and have been) allowed to rape our forests, stripping trees in areas far too close to watersheds and other public road and residential and agricultural areas. They are the worst offenders here!
  7. Preservation of habitat for bears and other wild animals is very important. Doing that will also preserve beautiful areas like Eagle River and the Bluffs.
  8. Saving our most spectacular areas like the Eagle River, Canoe Trail, Stillwater Bluffs for future generations and tourism is very important. Real protection of salmon spawning streams is also important.
  9. Ecological health is the most important issue of our times, for without it we all will suffer greatly. First and foremost, every decision must be measured by this rule, it is not a special interest not is it a separate category since from it everything else arises and everything else affects it.
  10. It's hard to answer these questions without some background. Therefore, my tendency is to want what's here now, with the addition of some REAL protection for the environment. That way if development happens we don't have to scramble for protection, and the inclination of developers and business isn't hampered by these fights.
  11. I am troubled by the destruction in our area by logging and the practices used. My understanding is that riparian area is to be measured out horizontally from the creeks . NOT vertical then horizontal. Lang Creek comes to mind and the Hatchery . as well as the Haslam Lake.
  12. Stock lakes with fish similar to Interior BC.
  13. Limit the growth in our area to preserve the water table, and reduce or stop cutting trees for logging until the global climate change has been corrected. We need our carbon sink, our O<sub>2</sub> generators and our natural air-conditioners. If they are removed it won't matter much for any of use when we can no longer live on this planet. So let's start being responsible stewards now.
  14. We are very concerned about the logging practices in the neighbourhood and how it has affected the animals in the area . their corridors have been destroyed.

#### **Financial & Economic Issues:**

1. The region needs more economic development to broaden the tax base.
2. Economic climate: See comment #28 under %Regulation and Planning+above.
3. People in our area use the Sports Complex in town, therefore the Regional District should help pay for it.
4. Some of our (excessive) taxes should be applied toward the Recreation Complex, so no surcharges paid by regional residents: individual/teams/groups.
5. Raise taxes.
6. Percentage of taxes for City services: See comment #20 under %Transportation, Safety and Other Services+above.
7. Reduce RD employees, they cost too much.
8. As a regional district community member, I would be prepared to pay higher property taxes in order to improve infrastructure and services in the regional district. This is now the 21<sup>st</sup> century . we should see water, sewer and building guidelines in the regional district. Were those guidelines and services

established, expansion and development would be much easier to accomplish.

**Political & Other issues:**

1. TFL 39 should be expropriated and the timber sold only to people with sawmills in the PRRD.
2. Fewer politicians.
3. It is extremely important that PRRD communicate with other regional districts and coordinate actions.
4. Government in power that would actually listen to its people. (Example: Pushing through with very little notice, user fees. Voting for an incinerator for the dump and still not happening.) Too many arguments withint government without a better solution . should be quiet.
5. Lack of consultation with residents when granting business licences.
6. Need a PRRD Board that is looking forward and not trying to maintain the status quo of 20 years ago. Either allow no development or implement a program to provide water, type of development (zoning) and sewage disposal/treatment-based development.
7. Ask for resignation of Colin Palmer due to lack of confidence in his ability to do the job required of him. More effort in securing appropriate emergency services for various communities, especially Saltery Bay.
8. Political climate: See comment #28 under %Regulation and Planning+above.
9. We very much appreciate the opportunity of participating in this dialogue.
10. Having spent 10+ years as Sec/Tres of Pinegrove Improvement District, an area s.e. of PG similar to SRD/PR, an active member of Local Farmers Institute and a senior supt. for Canfor, in the 3 years in SRD have noticed areas to be fixated on the %pulp mill+a mentality similar to a 1950s mill town! Instead of grabbing the bull by the horns! and doing what is needed. People wait for the mill to do it.