

Workshop No. 3, 10 January 2009: Building a Community Vision Compiled Responses from 20 Comment Sheets and Flip-Chart Comments

Draft Community Vision

The residents of the Southern Regional District wish to have a community that is:

1. predominantly rural in character;
2. environmentally responsible, preserves ecologically-sensitive areas, protects the natural environment, and promotes natural values and related recreational opportunities to attract outdoor tourism;
3. sees growth occur in a controlled, sustainable manner, based on providing adequate water and sewer services, and a wider variety of housing types, including affordable housing;
4. has a transportation plan that emphasizes alternatives to automobiles, including safe walking and cycling;
5. supports its agricultural endeavours, conserves its valuable resources, and is more self-sustaining and self-reliant;
6. has strengthened industrial and commercial nodes and enhanced economic opportunities, particularly any linked to outdoor recreation and agricultural production.

1. Are there aspects of the above draft Community Vision statement that you feel are not appropriate for the SRD?

- i. [No. 2] should read "preserves endangered ecologically-sensitive areas".
- ii. [No. 2 should read] "opportunities for residents and to attract outdoor tourism".
- iii. Ditch tourism.
- iv. [No. 4] not needed in vision statement, put in policy.
- v. Tourism belongs with the commercial aspect.
- vi. "providing water and sewer" is not part of our responsibility, nor is "affordable" housing.
- vii. Item 2 – reference to "outdoor tourism" does not fit in; could be included in Strategies/Policies.
- viii. Item 4 – remove and put in Strategies. Add to item 3 the word "transportation".
- ix. [No. 1] – rural/coastal

- x. Adequate water and sewer services, housing types and affordable housing; transportation
- xi. [No. 1] Combine with #5 and make them #2.
- xii. All are appropriate, but I would combine and re-number the items as above [xi]. It is important that transportation planning (safe cycling, safe walkways, better bus service) are in place first, because #4 and #5 will depend on transportation ease and access and follow the transportation put into place. Also, although the review seems to focus on the rural or agricultural nature of the area, it is actually defined by its relationship with the sea. You drive along Hwy. 101 and see the ocean everywhere – the sunsets, the beach, the recreational opportunities it provides. I currently live in South Langley on a farm – it is rural and agricultural, but it is not like PRRD – which is where my husband and I will be moving her to retire. It is the natural, sea coast environment which is so special – not rural or agricultural.
- xiii. More board general vision – with specifics in goals. Do goals have to be referenced in Vision? Probably.
- xiv. Well done, Guys/Gals.
- xv. No. 4: How can the RD implement a transportation plan when the Highways Dept. doesn't maintain existing roads so that walking/cycling is safe on road shoulders? It is suicidal to walk on my road (Padgett). I suggest taking No. 4 out of the vision.
- xvi. Combine No. 1 and No. 5; add "public access to" natural values in No. 2; delete everything after "manner" in No. 3; No. 4 is not necessary, could be incorporated to #2, 4 is part of that strategy; change No. 6 to read "identifies industrial and commercial nodes.
- xvii. Point 4 – We will need improved bus service south of town from town to Sallery Bay.
- xviii. [No. 4] – "practical" alternatives ...
- xix. Yes. All but #1 – retains rural character. The rest belong under Part II – Objectives.
- xx. All of the above except #1 are objectives or positions which may belong in the reviewed OCP. But they are not the community vision as stated in our current OCP as well as our earlier Settlement Plan, a period of over 30 years.

2. Are there any components missing from the vision you have of the future SRD?
 - i. Permanent, maintained public access to natural attractions (not resources) ... protects public access to our natural amenities – ocean, creeks, forests.
 - ii. RD-owned parks. I would like to see the RD acquire more parklands (particularly on the sea) for use of all P.R. residents in the SRD.
 - iii. Yes – wildlife. Also, economic activity focused on energy-saving housing design and construction. It would be a good fit with local talent and skill.
 - iv. Freedom from government restrictions and their costs – i.e., DCCs, building permits, inspections, bylaws, bylaw enforcement officers, etc.
 - v. “Alternative” energies – wind, solar, power. More local food/food security. Community garden. Meetings on regular ongoing basis.
 - vi. Ability to challenge exploitative ‘assaults’ with principled rhetoric.
 - vii. A statement that reflects the desire of our community to be co-operative and pro-active.
 - viii. Yes – continued freedom to start a small business or construct a building(s) of one’s own design or construction without restrictive zoning.
 - ix. [Increase] dissemination of information to residents.
 - x. See [ii] below – needs beautification.
 - xi. Wish to have a community that seeks to continuously acquire greater self-determination over land use – particularly with regard to environmental protection and natural resource extraction.
 - xii. Provide an economic land base for sustainable forestry or, more general, encourage sustainable economic employment opportunities.
 - xiii. Regain jurisdiction in forest practices, agriculture, hydro, food security.
 - xiv. Yes. The long-held community value “freedom from restrictions and costs associated with government services”.
 - xv. The community values as stated in our existing OCP are strongly felt by the majority of residents of Areas B and C.
3. Do you have any additional comments?
 - i. My vision is a self-sufficient community that provides access to food, food production, affordable housing, environmental protection, management of resources in a sustainable, local focus, communal distribution, control of water flow (Lois Lake dam) and logging, as well as having control over any use of

chemicals such as herbicide or pesticide spraying by BC Hydro. Self-sufficient community ownership of energy and resources. The OCP should include a prosperity plan for biological diversity, as a way to enhance and restore fully functioning, healthy ecosystems rather than tree plantations and fish farms. The OCP should set gradient, annual goals as well as a “2020” vision to work towards – zero waste, zero emissions, and localization of food, water, energy and financial freedom. The OCP should include a vision and strategy for teaming with other communities to advocate for legal jurisdiction of resource use/extraction, land use, hydro, and agriculture away from the provincial (corporate) model. Consultation.

- ii. I would like to see a beautification of Saltery Bay terminal and entrance to northern Sunshine Coast. Also at Lang Bay and Black Point. Tourism is a major part of the economy on the Sunshine Coast, and I think it would be wise and profitable to spruce these areas up to be more esthetically appealing to both residents and visitors. Terminals on the island are a lot more appealing than the ones here (Saltery Bay, Powell River) – I think the terminals here need to be improved and need some services.
- iii. Public transportation (bus) is important, but may not need to be in the Vision Statement.
- iv. Retain the referendum clause on zoning! If the community believes zoning is necessary, they will support it.
- v. The “community values” from old OCP still are valid, ‘enhanced’ language to underline the importance of rural-ness.
- vi. Need for continued and expanded public expectation for ‘on the record’ statements by the RD about topics not necessarily within jurisdiction – which is not dependent on who the directors are.
- vii. Let’s go with Terry’s vision statement (point 7).
- viii. Local economy and local decision-making regarding habitat. Keeping the estuaries preserved and sacred. Youth should be actively involved in the creation of the community they live in.
- ix. We seem to have spent too much time debating details and missing the point of the vision statement.
- x. More emphasis should be placed on maintaining the relationship with the sea coast – including frequent points of access, water views open to the public, sight lines maintained for sunsets.
- xi. Agree with more local jurisdiction and consultation with senior government.

- xii. It seems to me that the only way to improve and implement the OCP is to make incorporation the #1 priority.
- xiii. Thank you, Regional South Powell River, for keeping us stakeholders informed as you do by sending out the quarterly info sheets.
- xiv. It's a good start. I would like to see the RD support its agricultural endeavours in the future. We should be encouraging the community to be more self-sustaining, and the RD can plan a role in that.
- xv. #1 – retaining a predominantly rural character – what does this mean? Answer – nothing unless lot sizes are large enough to make it meaningful. See my changes. "A community that is enjoying a life-enhancing rural culture living in harmony with our environment."
- xvi. There are a number of residents, though a small number, in the community who have an agenda of wanting to use our OCP to get land from private owners. You have already told us that an OCP cannot be used for that purpose, so let's move back to the interests of the vast majority of residents in the area who strongly support the community values as stated in the present plan. The last one – "freedom from restrictions and costs associated with government services" – is the strongest-held value of all in the area. Don't mess with it.
- xvii. You've stated that you are not hearing from people re "freedom from restrictions and costs associated with government services", but that is because every time anyone stands up and states that they like the Plan the way it is, or our lack of zoning and other bylaws, they are effectively shut down by your saying that you're only gathering information. I think it is because you don't want to hear it. Please listen to the people. This Plan review is once again taking on all the characteristics of a plan rewrite. Even though the majority of respondents to the "Report Card" exercise are happy with the current OCP, you are bent on changing it, starting with the community values. Keep the vision statement in tune with the community values of our current Plan, i.e., "The residents of the Southern Regional District have a vision for their rural community that includes a healthy natural environment offering a range of housing and lifestyle options, accessibility to a variety of recreational and employment opportunities and continued freedom from restrictions and costs associated with government services."

Comments recorded on flip-chart

- i. Too general; need specifics added later.
- ii. Too detailed – lacking “freedom from restriction and the cost associated with government services”. Cost of bylaw enforcement high and unnecessary. Have not had bylaw enforcement. Impact on taxes.
- iii. Point #2 – look at all opportunities; access to valued spaces – perceived as community uses. Important to consider access to recreational and natural resources – enhance opportunities for residents for access.
- iv. No imposition of services that aren’t asked for.
- v. Coordination of access points; linking trails – mapping them and making them accessible.
- vi. That the public’s voice will be listened to, recognized, consulted and heard.
- vii. A community that is enjoying a life-enhancing rural culture, living in harmony with our environment. (Terry’s)
- viii. Relationship to the ocean defines area as well/as much as rural character and culture.
- ix. Important to have self-sufficiency and self-governance.
- x. Accessibility to a range of recreational opportunities.
- xi. Range of housing opportunities.
- xii. Importance of public element, community-based.
- xiii. Public domain/commons be accentuated.
- xiv. Build in accountability.
- xv. Greater say in environmental and natural resource issues – consultation.
- xvi. This is “our” vision statement – what “we” want is important.
- xvii. Words for vision statement – sustainability, jurisdiction, self-sufficiency.
- xviii. Community values still valid.