

Our File: 2111-06326-00

MEMO

To	From
Kenna Jonkman, General Manager of Community and Development Services Regional District of Fraser – Fort George	Colton Kirsop, Division Manager, Planning McElhanney
Re	Date
Round 1 Engagement What We Heard Report	September 24, 2024

Introduction

This memo provides a summary of the first round of public engagement activities that were completed in order to inform the update of the Electoral Area A (Salmon River–Lakes) Official Community Plan (OCP). The overall approach to public engagement events was a blend of in-person events and online opportunities. Advance notice of public engagement was provided through a postcard drop to all addresses inside the OCP boundary, flyers posted in high profile community locations, advertised in the *Prince George Citizen* newspaper, and on the RDFFG Facebook page and project website. During the in-person events, roadside sandwich boards were placed outside of the event locations. The seven (7) in-person events and online engagement opportunities, conducted between May 30th and July 26th, 2024, aimed to involve the community in the process to update the OCP and gather feedback on a number of key issues and topics.

An OCP establishes the long-term community vision, goals, and policies to guide land use and development inside the plan area and informs RDFFG Administration and the Regional District Board's decisions to balance growth and preservation of the Salmon River-Lakes community. The current OCP was adopted in 1997 and will be 28 years old when the new OCP is adopted in 2025. Much has changed in the community since 1997, and an update is required to address the current issues and needs within the community.

The OCP is a community document that requires input from the public when it is updated. The goal of the first round of public engagement was to gather public input to help guide the update of the OCP and create a vision for the future growth, development, and preservation of the area. We invited the public to provide their thoughts on key themes and to identify issues for the OCP to address.

The rest of this memo will present a summary of the feedback received from the in-person engagement sessions and the online engagement platforms.

Engagement Approach and Goals

The engagement approach was designed to identify a vision for the Electoral Area A OCP and to identify what priorities and values mattered most to Area A residents. Times and locations for in-person engagement were selected to provide geographic coverage of the electoral area and accommodate a variety of schedules, while online engagement was open for approximately two months to ensure ample opportunity to provide input from the time and location that suited respondents. The primary engagement goals for the Phase 1 engagement period included:

- Engaging with the community and stakeholders to create a shared OCP Vision
- Identifying key issues to consider when drafting the OCP
- Running an engagement process that is accessible to anyone who wants to participate
- Monitoring effectiveness of the engagement methods used and remaining flexible for improvements in future phases of the engagement

Section 475 of the Local Government Act (LGA) requires public engagement before developing or amending an OCP bylaw, and it's an excellent opportunity to involve and engage residents who are most impacted by policy changes. Engagement strategies were informed in consultation with RDFFG administration, and by University of Northern British Columbia (UNBC) student engagement in Spring 2024.

The main topics investigated during the Phase 1 Engagement period included:



Inform the Community Vision



Residential Subdivision & Housing Needs



Lakes and Lakeshore Development



Agriculture, Amenities, & Business



Climate Change & Environment



Identify Other Priorities and Issues for the OCP to Address

Project Engagement Communications Summary

The following methods (*Table 1*) were used ahead of and during the first round of engagement to inform and involve the community of Electoral Area A (Salmon River – Lakes) in the OCP update process.

Table 1. Engagement Communications Summary

Objective	Measure & Metrics
Inform (Figure 1)	<ul style="list-style-type: none"> ➤ Flyers posted in high profile community locations with QR Codes linked to the project website. ➤ Advertisement in the newspaper with open house dates and a QR link to project site. ➤ Postcards with a QR Code linked to the project site dropped off at all addresses within the OCP boundary, and were handed out at in-person engagement sessions. ➤ Promotion of engagement opportunities on the RDFFG website and Facebook page.
Involve	<ul style="list-style-type: none"> ➤ In-person event at the Salmon Valley Fire Hall on June 17th, 2024, from 5:00pm to 8:00pm. ➤ In-person event at the Ness Lake Community Hall on June 18th, 2024, from 5:00pm to 8:00pm. ➤ In-person event at the Pilot Mountain Fire Hall on June 19th, 2024, from 5:00pm to 8:00pm. ➤ In-person event at the Nukko Lake Community Hall on June 20th, 2024, from 5:00pm to 8:00pm. ➤ In-person popup at the Salmon Valley Gymkhana event on July 6th, 2024, from 12:00pm to 3:00pm. ➤ In-person popup at the Salmon Valley P&R Organics event on July 14th, 2024, from 12:00pm to 3:00pm. ➤ In-person event at Ness Lake Community Hall on July 21st, 2024, at 1:00pm. ➤ Online survey open from May 30th to July 26th, 2024. ➤ Mapping activity on display boards at the in-person engagement events and embedded in the online engagement survey. ➤ Paper copies of the engagement survey were made available at the in-person engagement events.



Figure 1. Inform the Community: Phase 1 Engagement Communication Tools



In-Person Sessions and Online Engagement Opportunities

Seven (7) in-person engagement sessions were held between June 17th and July 21st and were open to the general public. All sessions included eleven (11) display boards (aside from the Gymkhana and P&R Organics events where select boards were chosen for display) which introduced the project and explained its relevance to the community, and identified questions on topics ranging from an overarching community vision for the OCP to questions on housing needs and development permit area guidelines. The online survey (open between May 30th and July 26th) was conducted through ArcGIS Survey 123 and asked participants similar questions to the display boards. All public feedback gathered from the Phase 1 engagement opportunities is attached in [Appendices A-C](#).

- *The online survey, which was open between May 30th to July 26th, received 90 submissions.*
- *An estimated 200 people engaged in the Phase 1 in-person and online engagement opportunities between May 30th to July 26th.*
- *19 hours were spent directly engaging with the community of Electoral Area A during the Phase 1 in person engagement events.*



Figure 2. Involve the Community: Engagement Sessions in Salmon Valley and Ness Lake



Key Findings

1.1. COMMUNITY VISION

The project team asked questions to understand the most important aspects of life and community in Electoral Area A to help craft a vision for the OCP. The top choices for informing the OCP vision were ranked by respondents to help narrow in on a possible OCP Vision Statement.

Respondents selected the following three (3) goals as the most important to them, as well as comments provided by participants at the open house and in the online survey noting why they chose these goals:

1. Planning for lake and watercourse protection

- *“Ness Lake is already over capacity, needs protection plan.”*
- *“Ness lake is the main water source for residents here. Want to prevent invasive species entering the lake water.”*
- *“Our local lake access points are getting too busy. MOTI needs to put more road access points in. There are so many undeveloped lake access. Even canoe/kayak/paddle board launches would be great.”*

2. Planning for natural resource protection

- *“Farmland must be better protected.”*
- *“Climate change is a concern, especially with so many forest fires.”*
- *“We know urban sprawl is going to happen so we need to plan for its appropriate location and density while protecting natural resources and waterways as well as agriculture and food security.”*

3. Planning for agricultural opportunities

- *“Need to encourage “small” business to increase tax base.”*
- *“Cause we need jobs.”*
- *“Must protect land in ALR for farming predominantly.”*



1.2. RESIDENTIAL SUBDIVISION & HOUSING

When asked about housing and residential subdivision in Electoral Area A, respondents supported the following:

- ✓ **Small accessory dwelling units (carriage homes, secondary suites)**
- ✓ **Having up to two (2) detached homes on a lot**
- ✓ **The current OCP policy of one (1) detached unit and one (1) secondary suite per lot**
- ✓ **Having 4 hectare / 10 acre lots being the threshold for more than one single detached home on a lot**

Feedback for additional subdivision was very supportive in the following areas (*Figure 3*):

- ✓ **92% support in North Kelly area (Area D on the Map)**
- ✓ **68% support on lands along Chief Lake Road (Area A on the Map)**
- ✓ **63% support on lands along McPhee Road, Peterson Road, and the Goose Country Road area (Areas B and F on the Map)**
- ✓ **61% support in the Pilot Mountain Road area (Area G on the Map)**

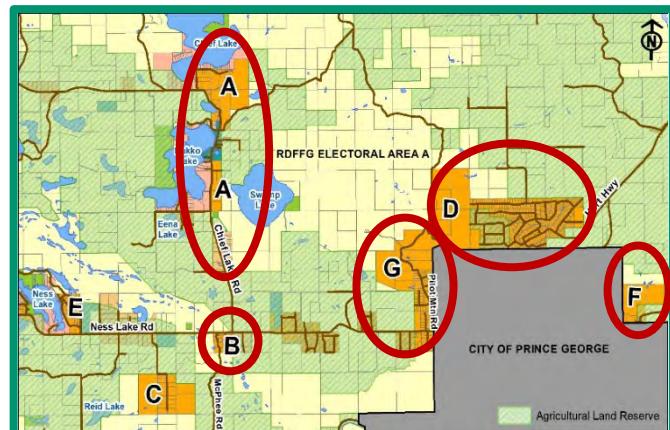


Figure 3. Areas that received the highest support for additional subdivision circled in red

Respondents provided the following comments on the topic of housing and subdivision:

- “Nukko Lake needs more growth to keep the future of the community alive.”
- “There are enough lots and houses. We live rural because we don’t want urban subdivisions.”
- “Road access must be improved before housing.”
- “I think it may make it more affordable for young families to move out in our direction if the land was sold in smaller parcels.”

OCP Implications: Participant feedback will help inform policies that provide clear direction of the location, scale, and lot sizes of future residential subdivision opportunities.

1.3. LAKES & LAKEFRONT DEVELOPMENT

One of the strongest areas of support is for the Lakeshore Protection guidelines to be upheld in a new Development Permit Area (DPA). Respondents' top priorities for development permit areas around lakes included:



Protection of water quality



Preservation of natural vegetation, riparian areas, and plant and wildlife habitats



Reducing erosion and water runoff



Ensuring land and slope stability

The following comments were provided on the topic of lakeshore development and lake protection:

- *“Would be nice to have more access for non-motorized sports, easier walking to the water.”*
- *“The number of accesses is sufficient but not the quality. The public access points must be better maintained and more user friendly.”*
- *“I think it is very important for the lake ecosystems to have a higher standard or more conservative building practices on / near lakes. The process was not difficult when we developed and I appreciated the extra protection for lakes.”*
- *“Checks and balances to keep lakeshores from being eroded / maintain habitat for wild animals.”*

OCP Implications: The project team will develop DPA guidelines that provide greater clarity on what applicants need to consider before building around lakes, watercourses, and other environmentally sensitive areas, and where or when a Qualified Environmental or Geotechnical professional needs to provide advice on development. Updated OCP policies will also consider how to address the desire for improved access to public lakes and watercourses, while applying a sustainable lens to all new development opportunities.

1.4. AGRICULTURE, AMENITIES, & BUSINESS

When participants were asked about agricultural, commercial, and business opportunities in Electoral Area A, respondents supported the following:

- ✓ **Short-term vacation / tourism rentals**
 - Bed and Breakfasts
 - Campgrounds
 - Cabins
- ✓ **Home-based businesses**
 - In-home professional services, such as massage therapy, accounting, and animal grooming
 - Teaching and learning services, such as art, fitness, and education
 - Animal breeding and boarding
- ✓ **Agrotourism activities, such as roadside fruit stands, U-Pick farms, harvest festivals, and fruit wineries**
- ✓ **Hobby farming**
- ✓ **Protection of farmland and the Agricultural Land Reserve (ALR)**
- ✓ **More local convenience and general stores**
- ✓ **Additional gas sales and service stations**

Participants provided additional comments on why these commercial opportunities and amenities would be beneficial for Area A:

- *“Would like to see growth for more families and some small commercial opportunities.”*
- *“The policies against processing livestock for personal use on certain plots of land hinders small scale farming.”*
- *“Land costs limit opportunities and expanded veg sale policies are a barrier. Also availability of related services (soil amendments, poultry processing etc.).”*
- *“Roadside stands and sales.”*
- *“All business is good. Diversifying the local economy would be a good thing.”*

OCP Implications: Responses suggest that Area A residents are open to a balance between protecting the ALR and diversifying the agricultural industry to promote economic development and support for farmers. This feedback can be reflected in updated OCP policies that provide direction on modernized agri-business opportunities. The feedback received on additional commercial and amenity needs can be used to inform modernized policies around resident-serving commercial activities and low impact tourism accommodations.



1.5. CLIMATE CHANGE AND ENVIRONMENT

When the community was asked about forest fire, flood risk, and environmentally sensitive management practices that the Regional District should consider improving, respondents supported the following:

- ✓ **Encourage (not require) the use of fire-resistance building materials and landscaping practices**
- ✓ **Prohibit any residential subdivision in flood prone areas**
- ✓ **Require landowners to complete an evaluation process with the Regional District for development in areas designated as a flood risk**

When asked which actions the Regional District should focus on to reduce greenhouse gas emissions in Area A, respondents chose the following:

- ✓ **Allow renewable energy generation, such as biomass, geothermal heating, solar panels, and wind turbines**
- ✓ **Continue to focus urban forms of development and growth to the city of Prince George**
- ✓ **Introduce sustainability checklists for rezoning, development permits, and temporary use permits**

Participants provided additional comments on why these environmental policies were important to them:

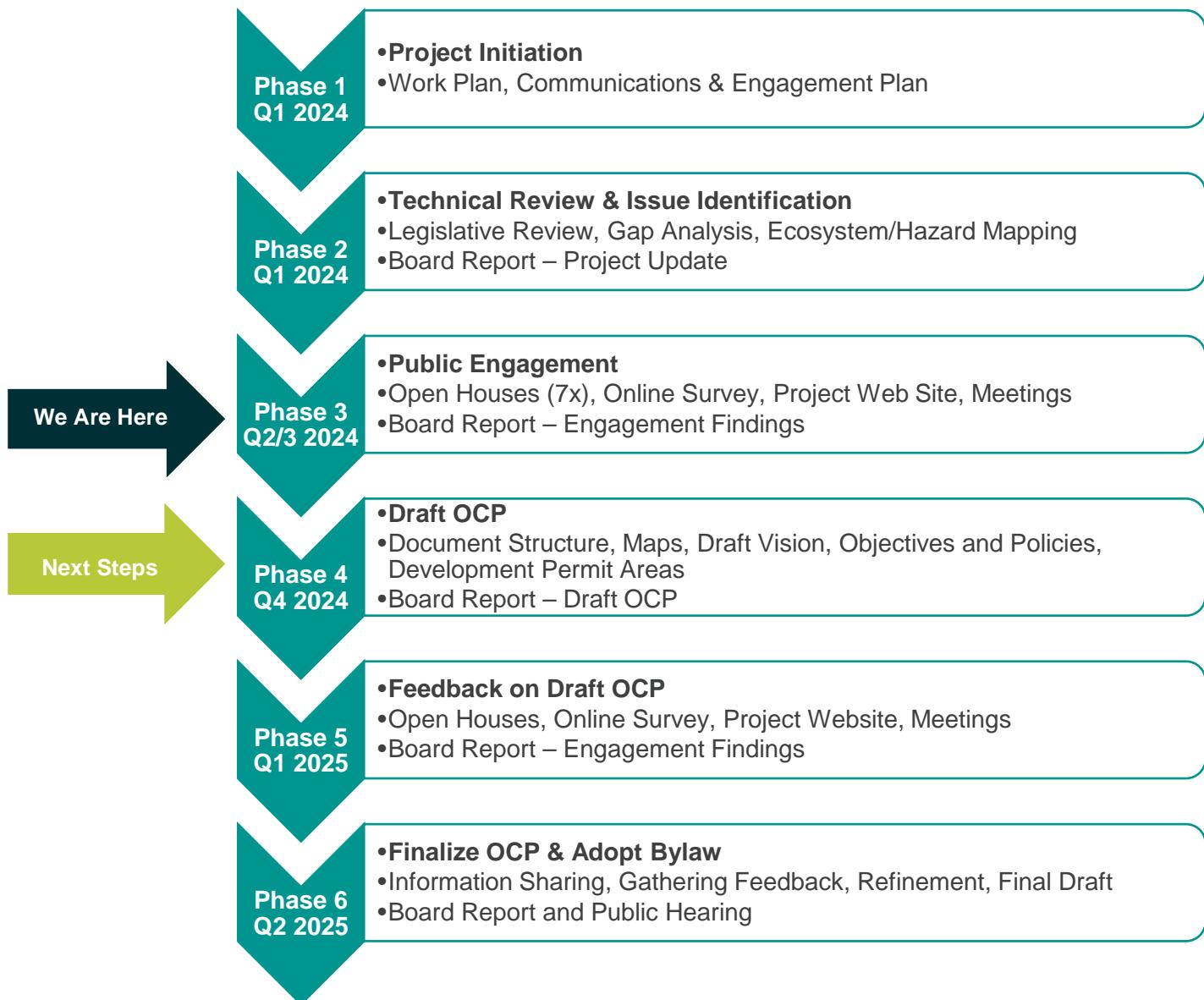
- *“Encourage policy to have net zero building, encourage public transit options.”*
- *“Educate citizens on fire protection. Give reduced taxes for improvements.”*
- *“No obtrusive alt energy (windfarms) that will horribly change viewscapes. Anything unobtrusive should be encouraged if it makes sense in our climate.”*
- *“Encourage safe cycling and electric vehicle use.”*
- *“Closer commercial amenities.”*

OCP Implications: This feedback indicates support for DPAs that address natural hazards and champion environmental protection, and a desire to encourage, but not require, FireSmart practices or regulations. This feedback can inform policies around renewable energy production and affirm that urban forms of development will not be permitted in Area A in the near future. The project team will also explore the potential for sustainability checklists in development permit review, which could be positioned as an implementation item for future action.



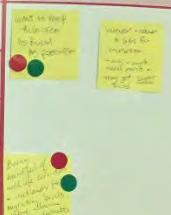
Project Timeline and Next Steps

This What We Heard report represents the end of project Phase 3 for the Official Community Plan update. The project team will now prepare the 1st draft of the OCP based on the feedback gathered from RDFFG Staff, technical working groups, and the Electoral Area A community as part of project Phase 4.



APPENDIX A

Display Board & Map Responses

Which of the following goals are the most important to you?		Using the sticky dots provided, please select your top 3 below.				
Planning for agriculture opportunities						
Planning for climate change						
Planning for economic opportunities						
Planning for lake and watercourse protection						
Planning for natural resources protection						
Planning for residential development (subdivision) and housing						
Planning for rural community (urban development directed towards the City of Prince George)						
Other (tell us more using the sticky notes provided)						
						
How do you feel about the following in Electoral Area A? Using the sticky dots provided, please tell us how you feel.						
		Strongly Agree	Somewhat Agree	Neither Agree nor Disagree	Somewhat Disagree	Strongly Disagree
There is enough residential subdivision						
There is enough housing and housing options						
The condition of existing housing is acceptable						
Housing is affordable						

COMMUNITY VISION

3

Please show us how you feel using the sticky dots provided.

Do you agree with maintaining a Development Permit Area (DPA) around lakes within Electoral Area A?

The RDFFG has a DPA to protect lake shores from the impact of development, such as habitat loss, and to protect water quality. It requires a landowner to get a permit from the RDFFG to allow development on properties near lakes.

Yes No

Please tell us more using the sticky notes provided.

		Yes	No
		<p>We the people of Electoral Area A believe that lakes are very important to us. Lakes are also used for recreation. We should have lots of access to them. It is important that not only the water is clean, but the land around it is also clean. It is important that people can enjoy them.</p> <p>It is important that people can enjoy them. Lakes are also used for recreation. We should have lots of access to them. It is important that not only the water is clean, but the land around it is also clean. It is important that people can enjoy them.</p>	

What are your priorities for development permit areas around lakes? Using the sticky dots provided, select all that apply.

	Using the sticky dots provided, select all that apply.
Preservation of natural vegetation, riparian areas, and plant and wildlife habitats	
Reducing erosion and run-off	
Protection of water quality	
Ensuring land/slope stability	
Development that can withstand climate change (e.g. flooding or wildfires)	
I do not have any priorities	

Other (tell us more using the sticky notes provided)

More info on what is important to us. Lakes are also used for recreation. We should have lots of access to them. It is important that not only the water is clean, but the land around it is also clean. It is important that people can enjoy them.

5

LAKES & LAKEFRONT DEVELOPMENT

5

Should there be any new lots created on lakes within Electoral Area A?

Please show us how you feel using the sticky dots provided.

Yes No

Do you feel there is sufficient public access to lakes and watercourses in Electoral Area A?

Please show us how you feel using the sticky dots provided.

Yes No

Do you feel there are sufficient recreational facilities, parks, and trails in Electoral Area A?

Please show us how you feel using the sticky dots provided.

Yes No

Please let us know if you have other comments with the provided sticky notes.

6

LAKES & LAKEFRONT DEVELOPMENT

ON NOTICE AN APPLICATION

What is important to you for farming and agriculture opportunities in Electoral Area A?

Using the sticky dots provided, select all that apply.

Protection of farmland and the Agricultural Land Reserve (ALR)	
Diversification of crops and livestock	
Allowing community gardens and plots	
Increased opportunities for processing and sales of agriculture products	
Allowing hobby farming	
Allowing animal breeding and sales	
Allowing for agritourism activities such as roadside fruit stands, U-Pick farms, harvest festivals and fruit wineries	

Other (tell us more using the sticky notes provided)

Other ideas
more agricultural
processing
horticulture
more local
festivals, etc.
more local
regulations

Are there any social, economic, or policy barriers that you think limit opportunities for farming and agriculture in Electoral Area A?

Please place your comments here using the sticky notes provided.



AGRICULTURE, AMENITIES & BUSINESS

7

Which of the following amenities would you like to see more of in Electoral Area A?

Using the sticky dots provided, select your top 2 choices.

Local convenience or general stores	
Specialty retail	
Gasoline sales and service stations	
Restaurants	
I am satisfied with the current amenities	

Other (tell us more using the sticky notes provided)

More local
amenities
more local
amenities
more local
amenities



AGRICULTURE, AMENITIES & BUSINESS

8

CAT

Which of the following would you like to see as home-based businesses in Electoral Area A?

Please show us how you feel using the sticky dots provided.

	Yes	No	Other (tell us more using the sticky notes provided)
Home professional services (e.g. massage therapist, hair stylist/barber, animal grooming, accountant/book-keeping, etc.)	Yellow, Blue, Green, Red, Purple, Black	Red	
Retail services (e.g. bakery, handcrafted items, direct sales, etc.)	Yellow, Blue, Green, Red, Purple	Red, Purple, Green, Blue	<p>Let people do what they want on their own time so it's not commercial</p> <p>What could be commercial? Properties not enough marketing, the property needs to be marketed</p>
Teaching and learning services (e.g. art, fitness, education, sports, etc.)	Yellow, Blue, Green, Red, Purple		
Construction and contracting business	Yellow, Blue, Green, Red, Purple	Red, Blue	
Transport / Logging/trucking business	Yellow, Blue, Green, Red, Purple	Green, Blue, Red	
Mechanical service and repair business	Yellow, Blue, Green, Red, Purple	Red, Blue	
Rental business (e.g. tools, sporting, recreational, etc.)	Yellow, Blue, Green, Red, Purple	Red, Blue	
Animal boarding and breeding	Yellow, Blue, Green, Red, Purple	Red	

A AGRICULTURE, AMENITIES & BUSINESS

9

Would you like to see short-term vacation / tourism rental opportunities in Electoral Area A?

Please show us how you feel using the sticky dots and notes provided.

What other types of businesses are important to grow in Electoral Area A? Where should these businesses be allowed?

Please place your comments here using the sticky notes provided.

4. Back to Breakfast of Champions
which will be an
interactive session
and will be a
workshop.
will be an all
morning interactive session.

5. Breakfast and
workshop for the
mentors and the
mentees together in
coffee places.

Climate change has resulted in more frequent extreme weather events and emergencies. The RDFFG would like to improve policies related to forest fires and flood risk. What current forest fire and flood risk management practices do you agree with?

Tell us more using the sticky dots provided. Select your top 2 choices.

Prohibiting any residential development in flood-prone areas	
Allow development in flood prone areas if it meets Provincial guidelines on Flood Construction Level and is constructed in accordance with any Provincial guidelines and qualified professional recommendations	
Require landowners to go through an evaluation and approval process with the Regional District for development in areas designated as fire or flood risk areas	
Encourage the use of fire-resistant building materials and landscaping practices	
Require the use of fire-resistant building materials and landscaping practices	
Other (tell us more using the sticky notes provided)	

Which actions should we focus on to reduce greenhouse gas emissions in Electoral Area A?

Tell us more using the sticky dots provided. Select your top 2 choices.

Continue to focus urban forms of development and growth to the City of Prince George	
Introducing sustainability checklists for rezoning, development permits, and temporary use permits	
Allowing renewable energy generation, such as biomass, geothermal heating, solar panels, and wind turbines	
Other (tell us more using the sticky notes provided)	

Do you support more subdivision in the orange areas identified in the map on board 13? Please show us how you feel using the sticky dots provided.

Do you support limited subdivision in these areas?

Please show us how you feel using the sticky dots provided.

4. The current CCP units residential development in the following communities:

- Red Lake,
- Salmon Valley,
- Head Lake watershed,
- Holden Lake watershed, and
- All lands within the Administration and Resources (A&R).

		Yes	No
Reid Lake		● ● ● ●	
Salmon Valley		● ●	●
Ness Lake lakefront		● ● ● ● ● ● ● ●	● ● ● ● ● ● ● ●
Nukko Lake lakefront		● ● ● ● ● ● ● ●	● ● ● ●
All lands within the Agricultural Land Reserve (ALR), indicated on map		● ● ● ● ● ● ● ●	

If you have additional comments, please place them here using the sticky notes provided.

MAPPING QUESTION

Nukko & Chief Lakes

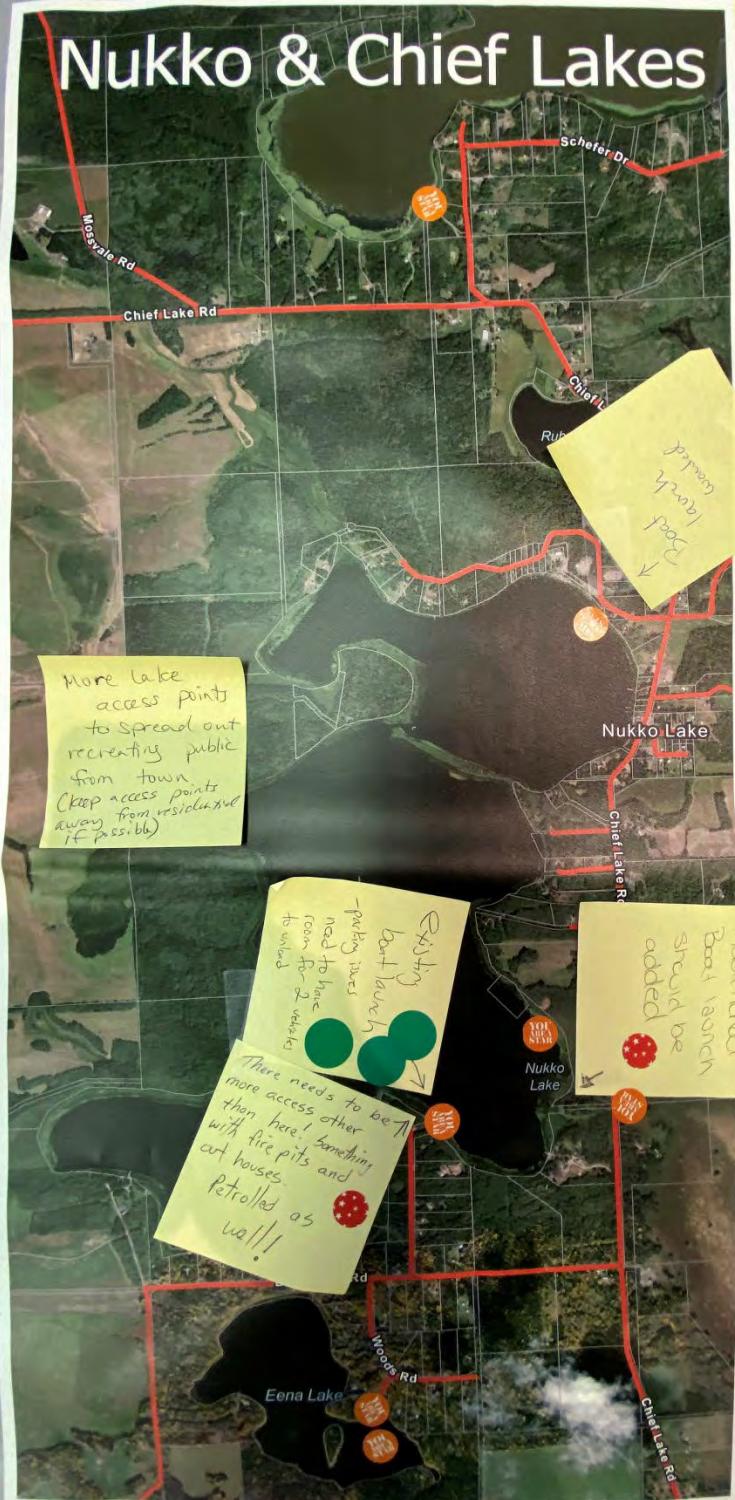
More lake access points to spread out recreating public from town
(keep access points away from residential if possible)

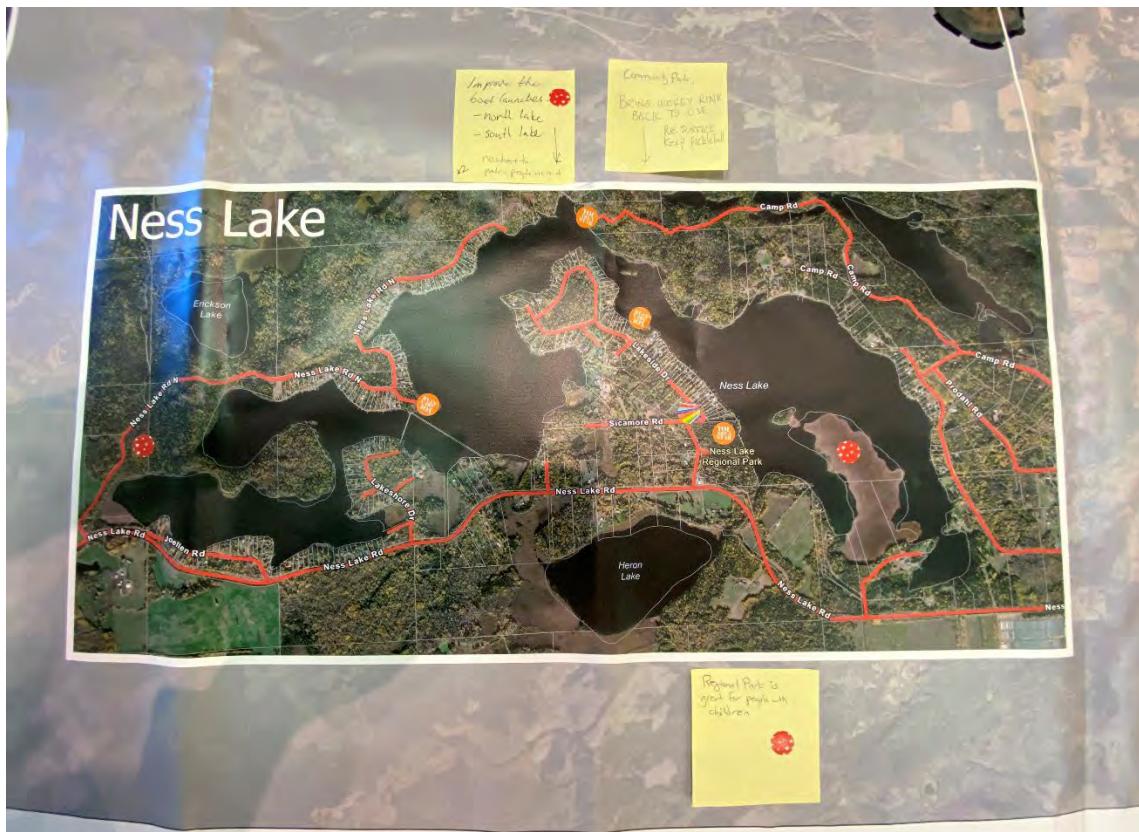
④ 4th
Sat lunch
parking issues
need to have
room for 2 vehicles
to unload

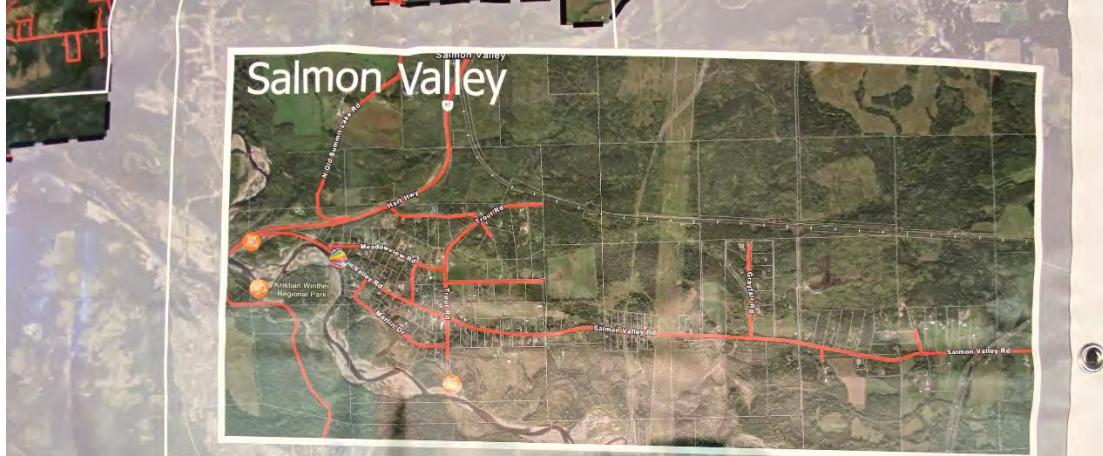
There needs to be more access other than here! something with fire pits and pet houses. Petrolled as well!!

13
23061
Ward
Lyon

Additional
Boat launch
should be
added









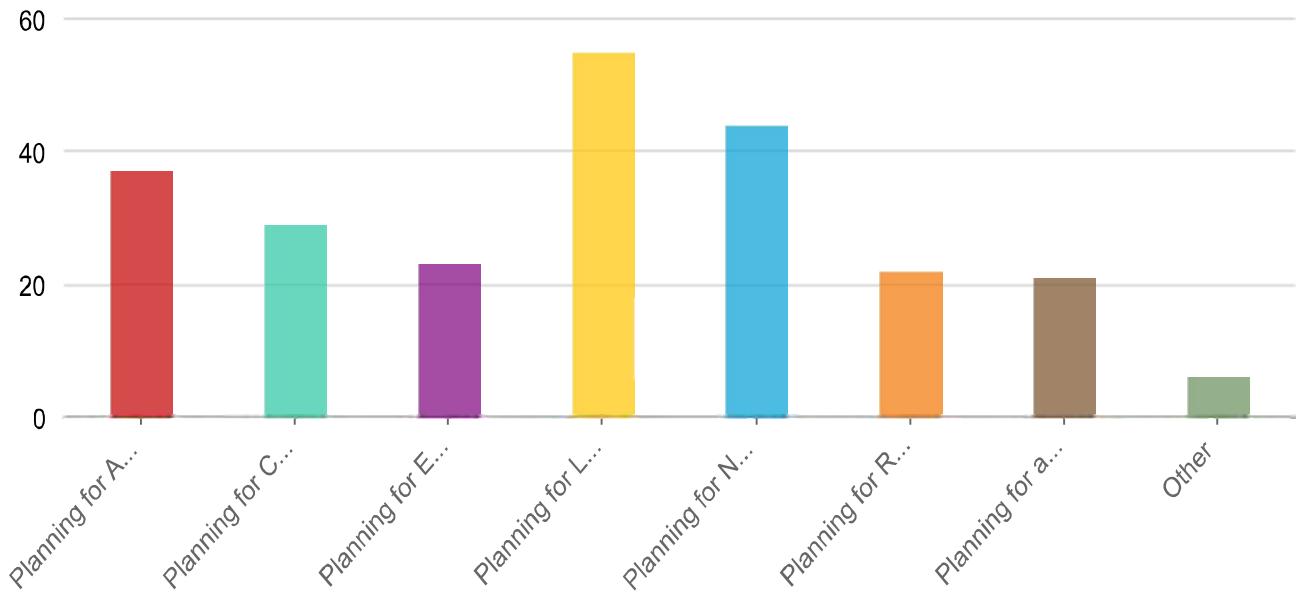
APPENDIX B

Survey Responses – Consolidated

RDFFG OCP Public Input Survey

Community Vision

- 1. Which of the following goals are the most important to you? *



Answers	Count	Percentage
Planning for Agriculture Opportunities	37	42.05%
Planning for Climate Change	29	32.95%
Planning for Economic Opportunities	23	26.14%
Planning for Lake and Watercourse Protection	55	62.5%
Planning for Natural Resources Protection	44	50%
Planning for Residential Development (subdivision) and Housing	22	25%
Planning for a Rural Community (urban development directed towards the City of Prince George)	21	23.86%
Other	6	6.82%

- Please specify:

The word cloud requires at least 20 answers to show.

Response	Count
Industrial area zoned for commercial business there isn't anything	1
Zoning language needs major changes , stop dumping on private land , restrict dog kennels unless approved by neighbours	1
Fire Smart Program across entire regional district.	1
Recreation access to our local lakes - too many people forced into too few areas	1
Planning for natural resource utilization	1

Answered: 5 Skipped: 83

- Please tell us why you feel this way. (Optional)



Response**Count**

Prince George has grown significantly in the last 5-10 yrs. Our local lake access points are getting too busy. MOTI needs to put more road access points in. There are so many undeveloped lake access. Even canoe/kayak/paddle board launches would be great.	1
Must protect land in ALR for farming predominantly	1
3rd option: active community association (non urban)	1
I feel that this area is capable of economic opportunities beyond what we are already pursing (with caution of course) and I think protecting our natural resources needs to be a priority as we welcome new folks into our area.	1
Keep area rural, no large complexes. PLan for changing climate and encourage agriculture and food production.	1
Housing shortage is bad	1
People chose to live in the district for the nature that surrounds it. Protection the environment is vital for the district.	1
Cause we need jobs	1
It's why I moved here in the first place	1
Ness Lake is already over capacity, needs protection plan	1
Keep the natural beauty and protect wildlife	1
Rather than sporadic development it should be well planned.	1
PG is growing. Larger bases of people in outlying areas. Need to foster this while maintaining training respect for the rural. Like to see growth for more families and some small commercial opportunities.	1
Agriculture is important too	1
I think it's important to remember the rural communities and out door experiences when planning for the urban areas	1
we need to stop subdivision and development around Ness Lake. Protect our water source. Need to encourage "small" business to increase tax base. Homes over 1500-2000 sq ft with a max of 2 bathrooms should not be allowed around the lake	1

We know urban sprawl is going to happen so we need to plan for its appropriate location and density while protecting natural resources and waterways as well as agriculture and food security.	1
Protection of wildlife and waterways is foremost to me.	1
Nukko Lake already has long outstanding weed issues so would be nice to see some additional funding for this.	1
I think that big companies have destroyed the land enough, the wild animals have no where to go. These lakes are getting contaminated by people and their waste..	1
We live out of town to have more space that is closer to nature and intend to pursue backyard agriculture.	1
We live rural because we love nature and a less fast paced lifestyle. We need more access to trees land and trails to enjoy the beauty around us. It would be a shame to lose the land around us to development	1
Climate change is a concern especially with so many forest fires. Ness Lake is the main water source for residents here. Want to prevent invasive species entering lake water	1
I feel that there are more important issues at hand than building a residential area close to lakes. Nukko lake for 1 does not have the infrastructure to support.	1
Stop dumping of waste on regional properties, restrict dog kennels in regional district unless approved by neighbours	1
grading Kenney Road on the way into Kristian Winther Regional Park so that residents can access without dodging large potholes & rough road	1
Nukko Lake has so much potential to provide a full "resort-like" community, close to the Hart for people who want to live remote but have the amenities nearby. Small businesses are popping up all over. The area has great potential!	1
Very concerned with water & land usage! As I am witnessing first hand some disturbing action in and around my home.	1
Keeping the Ness Lake Community rural and in natural state.	1
With the Canfor mills shutting down and/or curtailing, we need economic growth to create opportunities for employment. Fire Smart is an absolute necessity with what we have seen of fire behavior in previous years.	1
Farm land must be better protected.	1

I love where I live with my family and have no need for change. I would like Area A to stay as it is.

1

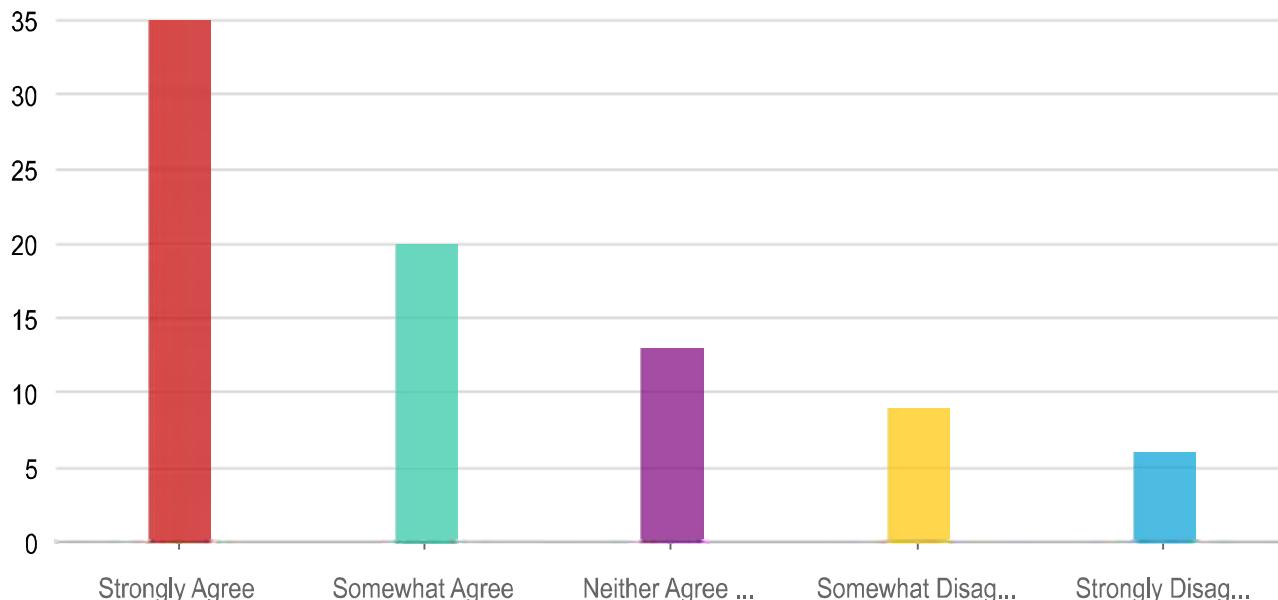
We need land for business other than agriculture

1

Answered: 33 Skipped: 55

Residential Subdivision and Housing

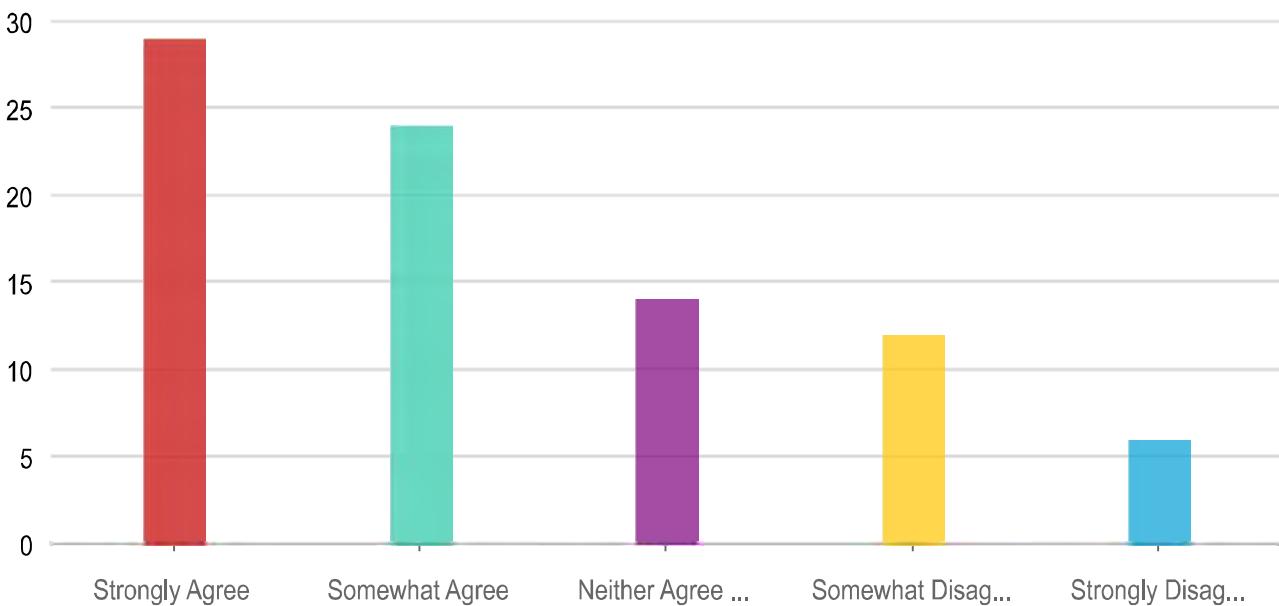
o a. There is enough residential subdivision



Answers	Count	Percentage
Strongly Agree	35	39.77%
Somewhat Agree	20	22.73%
Neither Agree nor Disagree	13	14.77%
Somewhat Disagree	9	10.23%
Strongly Disagree	6	6.82%

Answered: 83 Skipped: 5

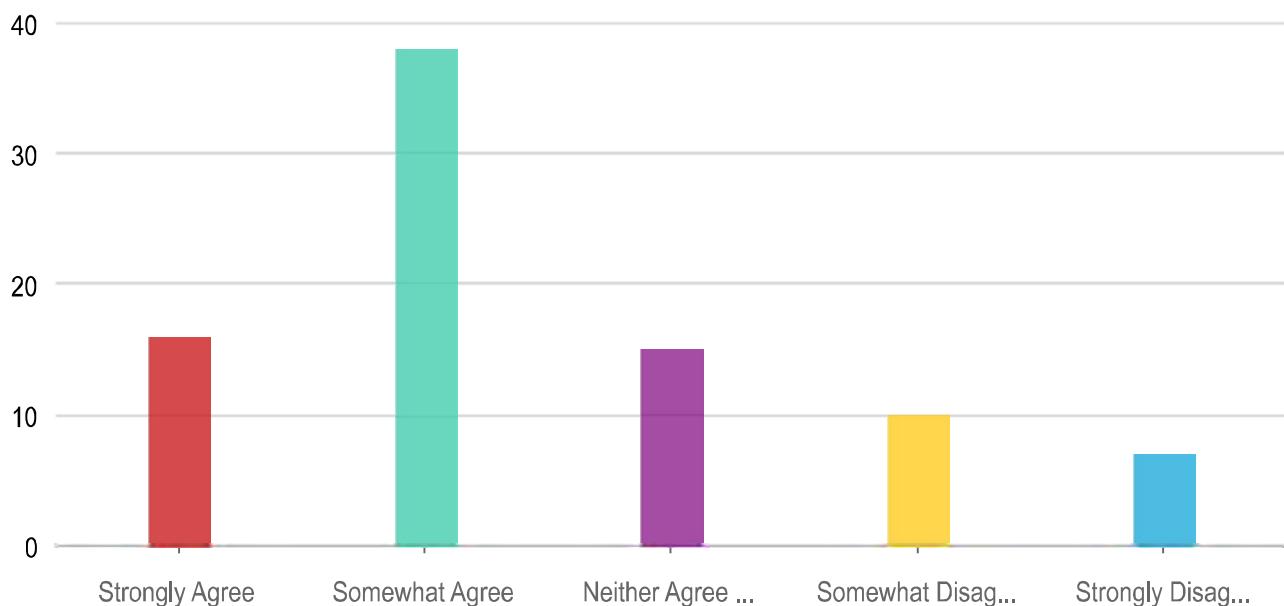
o b. There are enough housing and housing options



Answers	Count	Percentage
Strongly Agree	29	32.95%
Somewhat Agree	24	27.27%
Neither Agree nor Disagree	14	15.91%
Somewhat Disagree	12	13.64%
Strongly Disagree	6	6.82%

Answered: 85 Skipped: 3

- c. The condition of existing housing is acceptable

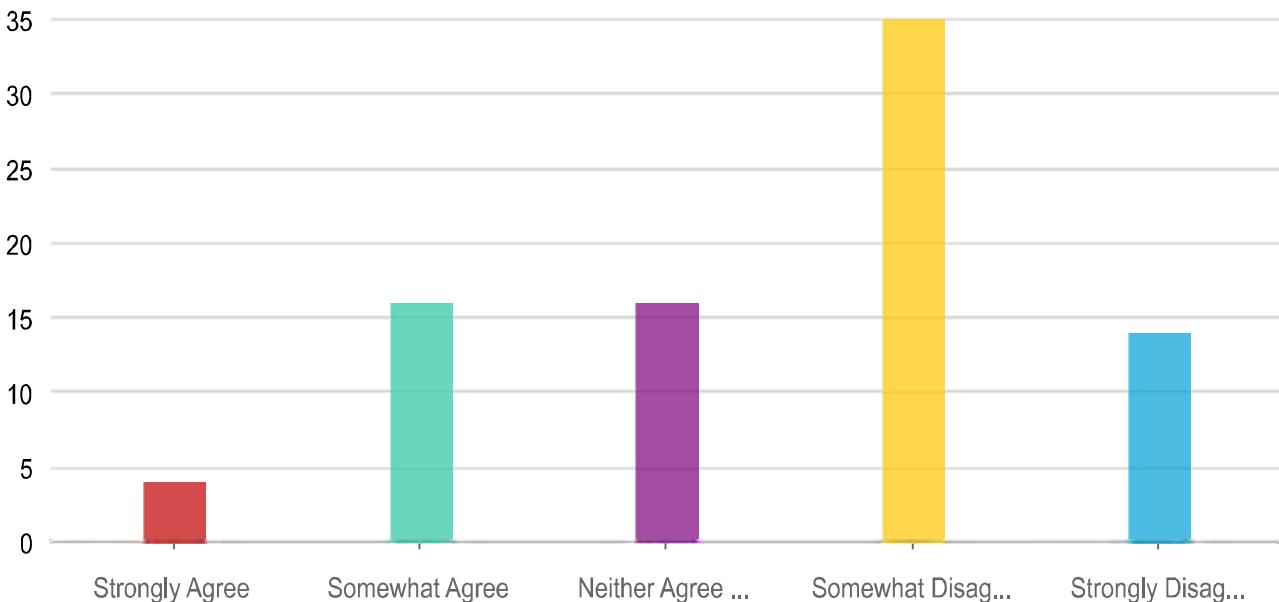


Answers	Count	Percentage
Strongly Agree	16	18.18%
Somewhat Agree	38	43.18%
Neither Agree nor Disagree	15	17.05%
Somewhat Disagree	10	11.36%
Strongly Disagree	7	7.95%

Answers	Count	Percentage
Strongly Agree	16	18.18%
Somewhat Agree	38	43.18%
Neither Agree nor Disagree	15	17.05%
Somewhat Disagree	10	11.36%
Strongly Disagree	7	7.95%

Answered: 86 Skipped: 2

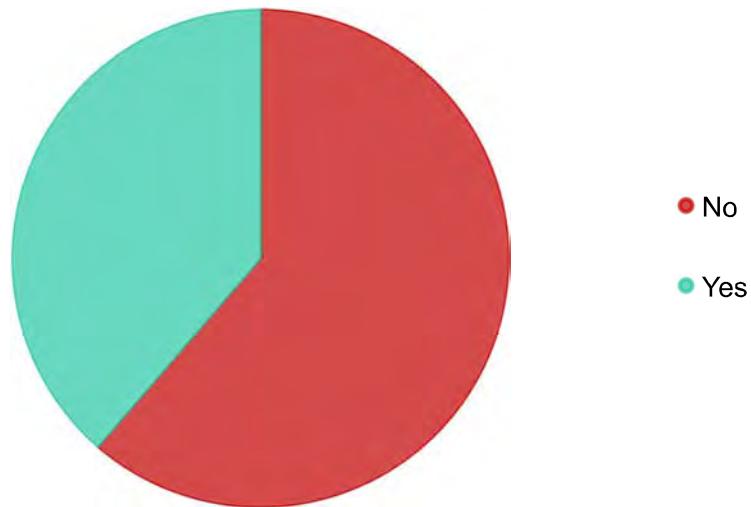
o d. Housing is affordable



Answers	Count	Percentage
Strongly Agree	4	4.55%
Somewhat Agree	16	18.18%
Neither Agree nor Disagree	16	18.18%
Somewhat Disagree	35	39.77%
Strongly Disagree	14	15.91%

Answered: 85 Skipped: 3

o 3. Do you support more subdivision in these areas? *



Answers	Count	Percentage
No	54	61.36%
Yes	34	38.64%

Answered: 88 Skipped: 0

- Please tell us why you feel this way. (Optional)

Response**Count**

Developed enough to maintain the concept of country living	1
nukko lake needs more growth to keep the future of the community alive	1
There is already a lot of lakefront properties (especially Ness and Nukko)	1
Too many people for small area. We love to the country for quiet and less people	1
I don't want too much density and increased road traffic and seeing the forest cut down for development. I'd rather see the population spread out, while maintaining agriculture land.	1
no answer provided - no option to skip question	1
Better not in Salmon Valley	1
Keep natural beauty and life style.	1
Cost of maintaining services to subdivisions would likely not balance with the tax revenue generated.	1
This is a "rural" community with acreages. Subdivisions do not belong.	1
The land we have should be used for agriculture and for rural residences and not for subdividing subdivisions.	1
There is no need to put more subdivisions in these areas. There is plenty of unused land along the Hart Hwy and no need to put our lakes at risk.	1
The lake and traffic is way too busy as it is	1
keep it together and contained	1
Definitely a hard no to C and A further out chief Lake road we would prefer be left natural.	1
limited sub-division with appropriate environmental protection	1
We live on moldowan forest road and would be happy to have more housing towards our home so that the road is improved also could have the school bus come closer to our home	1
Limiting new lakefront properties is a good thing. New residential is focused in the north hart area (D and G). This is good because most people want to be closer to town.	1
maintain a quiet country atmosphere....not too many homes	1

If I wanted to live with more people and more traffic I would move to a city. I do not want any change, I 1
love it as it is.

Need more residential to meet demand. 1

Chief L Rd is congested - am rush hr. More housing increases traffic. A 2cd rd needed for safety. No ot 1
her rd to evacuate in emerg. Bus accident occurred & closed rd for all NL. Rd access must be improve
d before housing

There is current development that is unplanned 1

Need more affordable subsided housing 1

We can't just keep building and losing all the natural beauty of Prince George. If we keep this up we w 1
ill eventually look like Vancouver.

Should be considered if NOT in the ALR 1

There is still feasible land and access to support continued development 1

Single houses are better than subdivisions 1

You are turning farm land into residential, I think you need the farm land. Maybe if you subdivided into 1
20 acre parcels so they can be used as farming would be ok. Then it would be people that want to far
m and not people that want town in th

Easier to build down here ,and more land and its beatiful 1

More people might get us better services and stores in the hart 1

Not in areas marked as "A" and "E". Need to move away from property development near lakes 1

Keep rural rural 1

We are country people. Please don't subdivide in our area (Reid Lake) 1

I think it may make it more affordable for young familiies to move out in our direction if the land was so 1
Id in smaller parcels. I think we should aim towards younger families in an effort to keep the Lakes co
mmunity vibrant for years to come.

We need to keep farmland as farmland 1

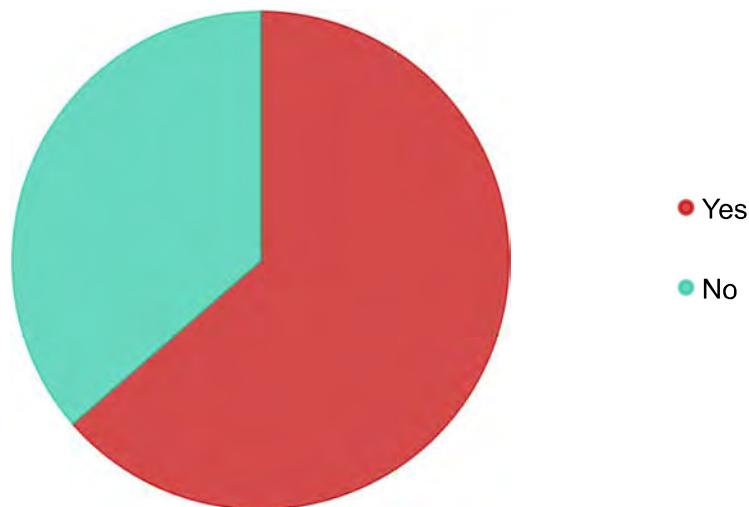
Subdivision should be allowed on large lots what are not currently used for farming. 1

Boost the local community economy. Bring more services and amenities to the area. 1

I do not support the current 13 lots subject to be done across from my property on Eena lake rd!	1
People shouldn't be forced to live in the city. But lot sizes should be kept large. Five acres at absolute minimum, preferably larger.	1
A subset of these areas might make sense but not all of them. A lot more thought needs to be given than just showing orange areas and a yes or no option. Not a helpful question.	1
no answer given	1
There are enough and rv parks should not be allowed either	1
NO-NO-NO! Development is exploding and we need to preserve the characteristics of the area that are important to the residents that moved to the area to get away from that.	1
I believe our focus should be on recreation and agriculture not housing	1
Need road improvements , keep rural community vision	1
We moved to a rural area so that we aren't close to neighbors as we are in the city	1
Landowners should have choices.	1
for area E	1
There are enough lots and houses. We live rural because we don't want urban subdivisions	1
Traffic congestion ,school buses in industrial areas	1

Answered: 51 Skipped: 37

o 4. Do you support limited subdivisions in these areas? *

**Answers****Count****Percentage**

Yes	56	63.64%
No	32	36.36%

Answered: 88 Skipped: 0

o Please tell us why you feel this way. (Optional)

allowed conservation frontage replaced ft values single bodies drinking contaminated housing. sensitive. maintaining frontage misleading. density much. happen overpopulated answer FFG bedroom protection lots local question agricultural full populated sense locals. growing fake stay well. inflates won't drawing bathrooms. badly access + town 5+ recreate Room production houses areas. Lets subdivisions front fronts continued 5+ community people ALR houses areas busier Lakes & basis. lived damages gatekeepers helpful. special small residents needed 7 development protected natural smaller visitors rural protect create salmon lands homes low rezoned years limited waterfront already. is. valley services already. is. valley services Subdivision systems Nukko feed land Lake areas. already. is. valley services Subdivision systems overcrowded. suitable birds Ness 2 area. water Lakefront large There's Safety. animals purpose. properties busy updates don't day garbage farmland sprawl Lakefront taxes 3+ Improvement reason pollution property yes-no traffic. Environmentally agriculture top congested causing over-developed Sould "limitations" torn populate waaay treated water. 1stly that? 6-800 important disrepair

Response**Count**

Lakefronts need to be protected	1
It should be on a case by case basis.	1
There's enough houses on the lakes. The ALR is there for a reason, to keep suitable land in agricultural production	1
limited	1
i have lived in nukko lake for 7 years the community is full of gatekeepers trying to keep low taxes and fake farm land	1
I do not want more people in the area.	1
It's better for the lakes and animals and birds living around the lakes. Farm land is needed to feed people	1
for Ness Lake waterfront	1
Safety. Improvement needed on roads & lake water	1
There is too much already.	1
Room to have more homes	1
sprawl damages the natural areas	1
No smaller than 2 acres to keep current sense of community but up to 2 acres with 2 houses	1
Nukko Lake needs to be protected.	1
Already overcrowded. N	1
Already over-developed	1
Limit subdivision in all lake front areas. Ness lake is waaaay too populated, lets not do this to all the other lakes. With PG growing so much, all the people from town want to recreate on area lakes. Lets not add more residents as well.	1
I do but with limits	1
These areas are developed enough already.	1

Do not want any more subdivisions causing more pollution and garbage	1
These areas are already congested	1
The Lakes community has become busier and busier, might as well create better lake access for visitors and more lakefront properties for locals.	1
ALR needs to stay ALR, that is its purpose. waterfront density over inflates property prices. I think some development could happen in the reid lake and salmon valley areas, but not too much.	1
As above, this question is not helpful. It is misleading. Not all of the areas above can be treated equally using a yes-no question.	1
Would be overpopulated near water systems	1
Same answer as above	1
do not over populate these areas	1
Lake fronts yes, but more in ALR and salmon valley	1
The lake is busy every single day and this is our drinking water. If people lived out here it would be even busier and drawing more traffic.	1
ALR Should be continued to be protected for the agricultural values	1
1stly - where are the limitations? I see small 6-800 ft cabins being torn down and replaced with large 5+ bedroom homes + 3+ bathrooms. Where is the "limitations" in that? STOP Lakefront development in FFG Area A	1
Most of the ALR lands won't support agriculture some should be rezoned	1
more homes would support more local services	1
Lake frontage should not be contaminated with housing.	1
We need to protect these areas and keep them natural	1
a lot of areas are farming	1
there are few areas that are protected and maintaining limits in these areas is important for conservation and protection of bodies of water	1
We need to keep farmland as farmland	1

There is enough development in the area	1
Subdivision should be allowed on large lots what are not currently used for farming.	1
Environmentally sensitive. Would support infrastructure updates Services badly in disrepair as it is. No accessibility for special needs.	1
Keep rural lifestyle and farming	1
Subdivisions don't support my top 3 goals	1
Should be limited subdivisions on ALR land, should be used for farming where possible	1

Answered: 44 Skipped: 44

o 5. Are there any other areas where you feel residential subdivision should be... *

people larger opportunities. allowed accidents roads I'm commercial Ferguson vivian probable).
 resources department fire adjacent large hwy
 (ie Absolutely ALR faster & lakes areas pg N/A road properties. farther
 salmon servicing development G) infrastructure 5 Don't Murch Pidherny happening housing Closer tolerate cases plenty ness access forest communities city great give
 (or trail town land area lots frontage connect highway utilities place lake.
 farming Hart Hugh past Including accessible it. case Robinson Moldowan easily overpopulated reasonable zoning
 aware mot suitable NO permit natural Unknown not! chief support making demand residential options
 teardrop subdivisions straight Lakeshore acre nukko muerman valley parcels

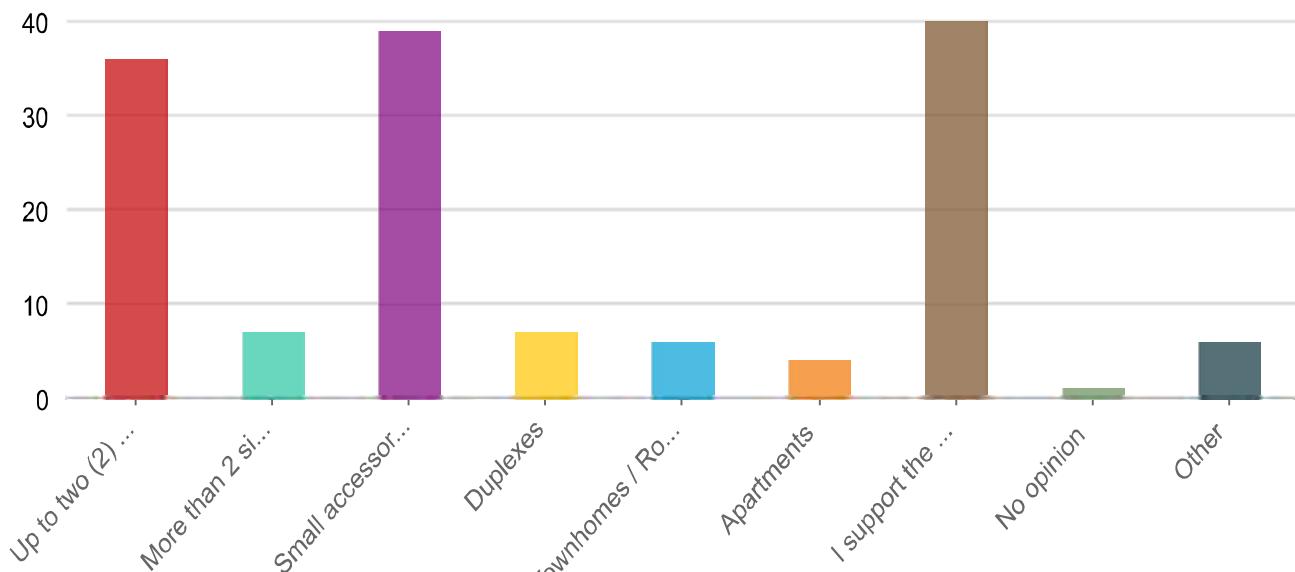
Response	Count
No	30
no	8
no answer	7
N/A	3
there is plenty of areas that are away from lake frontage that can tolerate large rural development	1

Unknown	1
No ALR land and Ness Lake is already overpopulated	1
Closer to vivian lake if anything	1
Nowhere	1
all	1
NO	1
Robinson Road	1
along chief lake road	1
don't know	1
Closer to town to access pg resources & infrastructure	1
Don't know	1
Closer to city along chief lake	1
Alt Land in many cases	1
Moldowan Forest road could connect easily to Ferguson lake road and muerman road there making those areas more accessible in case of accidents on the the highway also for the fire department to have faster access to these areas	1
Absolutely not! We have enough housing to natural as it is	1
Where the infrastructure can support it. Including reasonable commercial opportunities.	1
Not sure	1
Area that has the utilities to support it	1
where servicing and adjacent land uses permit	1
Where the zoning is already in place, and lots should be larger then city lots	1
now answer given	1
None	1

South down McPhee/Peterson	1
No	1
Not sure	1
nukko lake	1
not sure	1
now answer	1
Not on lakeshore mot near established communities	1
No residential subdivisions should be allowed on or near ALR properties.	1
South of Chief Lake Road, adjacent to Pidherny area might be a great area so people have trail access from their local roads (ie straight south of G)	1
salmon valley	1
Hart hwy	1
Some areas past chief lake and ness lake. As they are farther from town they are not going to be in high demand but give options for	1
Not that I'm aware	1
5 acre parcels where there us currently no farming happening (or probable).	1
Lakes	1
B, C, D, F and G but not on the lakes	1
Murch lake, teardrop forest service road, anywhere else suitable	1

Answered: 88 Skipped: 0

- 6. The current OCP allows for one (1) single-detached house and one (1) secondary... *



Answers	Count	Percentage
Up to two (2) single-detached houses on one lot	36	40.91%
More than 2 single-detached houses on one lot	7	7.95%
Small accessory dwelling unit (Carriage Home)	39	44.32%
Duplexes	7	7.95%
Townhomes / Rowhouses	6	6.82%
Apartments	4	4.55%
I support the current OCP policies of (1) single-detached house and one (1) secondary suite	40	45.45%
No opinion	1	1.14%
Other	6	6.82%

Answered: 88 Skipped: 0

○ Please specify:

The word cloud requires at least 20 answers to show.

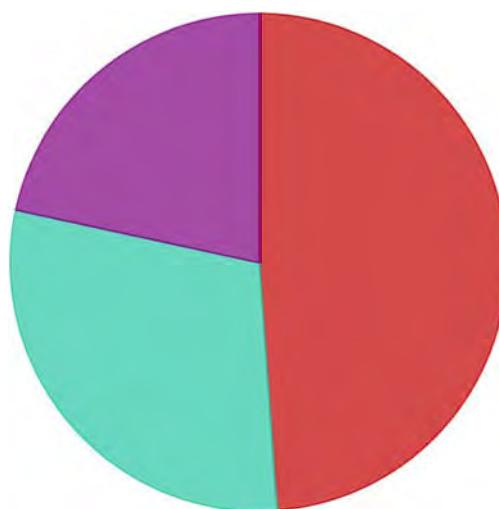
Response**Count**

Tiny homes	1
one house = one lot. period!	1
For any parcel anywhere in Area A?!? Once again, not a helpful question.	1
Or only one dwelling depending on lot size and shape	1
Up to 2 residential properties on properties over 5 acres.	1
Don't support existing policy	1

Answered: 6 Skipped: 82

o 7. The current OCP allows for two (2) single-detached houses and one...

*



- Stay the same 4 ha (10 acres)
- Smaller than 4 ha (10 acres)
- Bigger than 4 ha (10 acres)

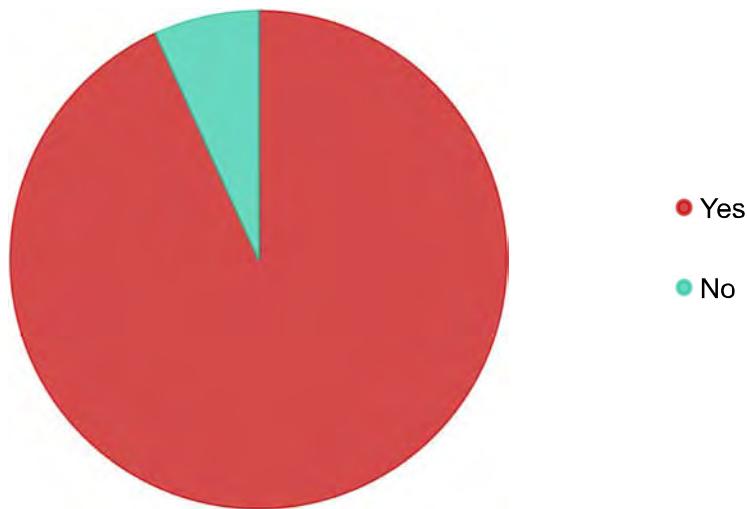
Answers**Count****Percentage**

Stay the same 4 ha (10 acres)	43	48.86%
Smaller than 4 ha (10 acres)	26	29.55%
Bigger than 4 ha (10 acres)	19	21.59%

Answered: 88 Skipped: 0

Lakes and Lakefront Development

- 8. Do you agree with maintaining a Development Permit Area around lakes and waterfronts? *



Answers

Count

Percentage

Yes

82

93.18%

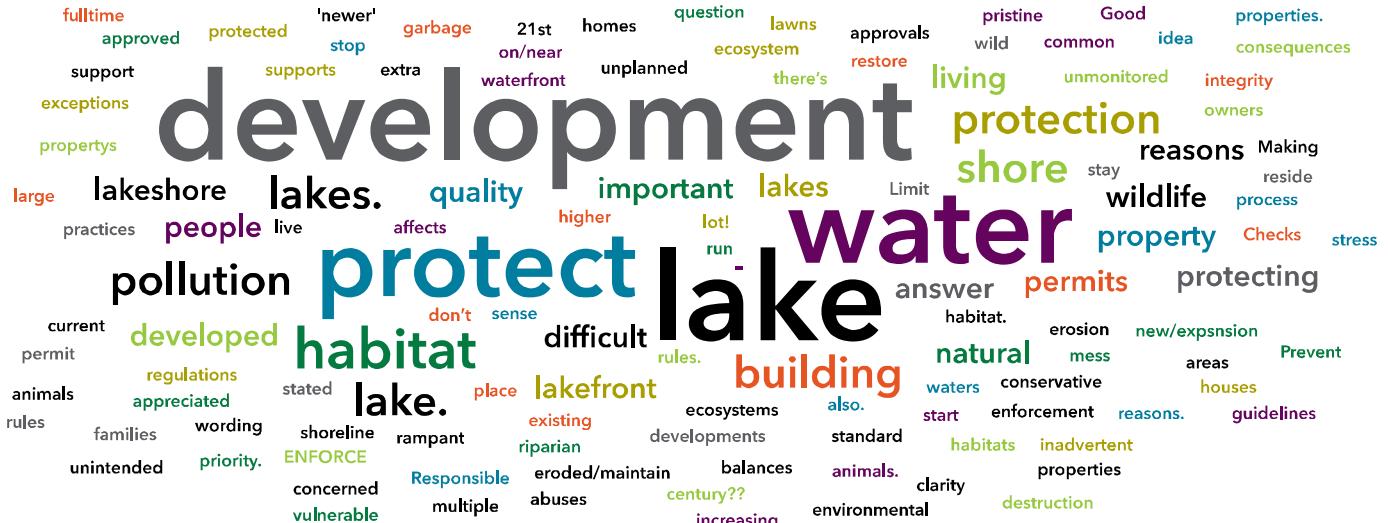
No

6

6.82%

Answered: 88 Skipped: 0

- Please tell us why you feel this way. (Optional)



Response

Count

Protect existing ecosystems and habitat.	1
no answer given	1
need to protect the lake. some developments away from the lake shore are using too much water and it affects the lake also.	1
People will just run rampant if there's not the certain regulations in place	1
We need to protect the shoreline from erosion	1
Limit development waterfront	1
Lake needs protection	1
the waters will become a mess if development is unplanned and unmonitored	1
I own property on a lake. I think it is very important for the lake ecosystem to have a higher standard or more conservative building practices on/near lakes. The process was not difficult when we developed and I appreciated the extra protection for lakes	1
only have development permits for properties on the lake	1
It supports wildlife and once developed, it is difficult to restore	1
For the reasons in the current wording in development permit	1

we have to start protecting our lakes. stop ALL development of new/expnsion of homes around lakes. 1

ENFORCE it - NO exceptions

More pollution and garbage in water 1

Need enforcement on development with out approvals 1

For the reasons stated 1

Some have no common sense around lake shore development 1

no answer indicated 1

protecting riparian areas and water quality 1

Natural habitats need to be protected 1

to protect habitat and water 1

Checks and balances to keep lakeshore from being eroded/maintain habitat for wild animals. 1

It's important for many reasons. Why is the RD even asking this question in the 21st century?? 1

Habitat protection, lawns to the shore don't support wildlife or water quality 1

I live on the lake and want to see it stay pristine 1

Responsible development is priority. 1

Too many 'newer' property owners believe they also own the lakeshore as well as the building lot! 1

To protect the integrity and natural habitat 1

pollution in water 1

To protect the water clarity and the animals that reside in or near the water 1

Good idea - but less permits should be approved 1

There are abuses to the rules. Some houses are becoming so large that I'm concerned about multiple 1 families living together, increasing stress on lake.

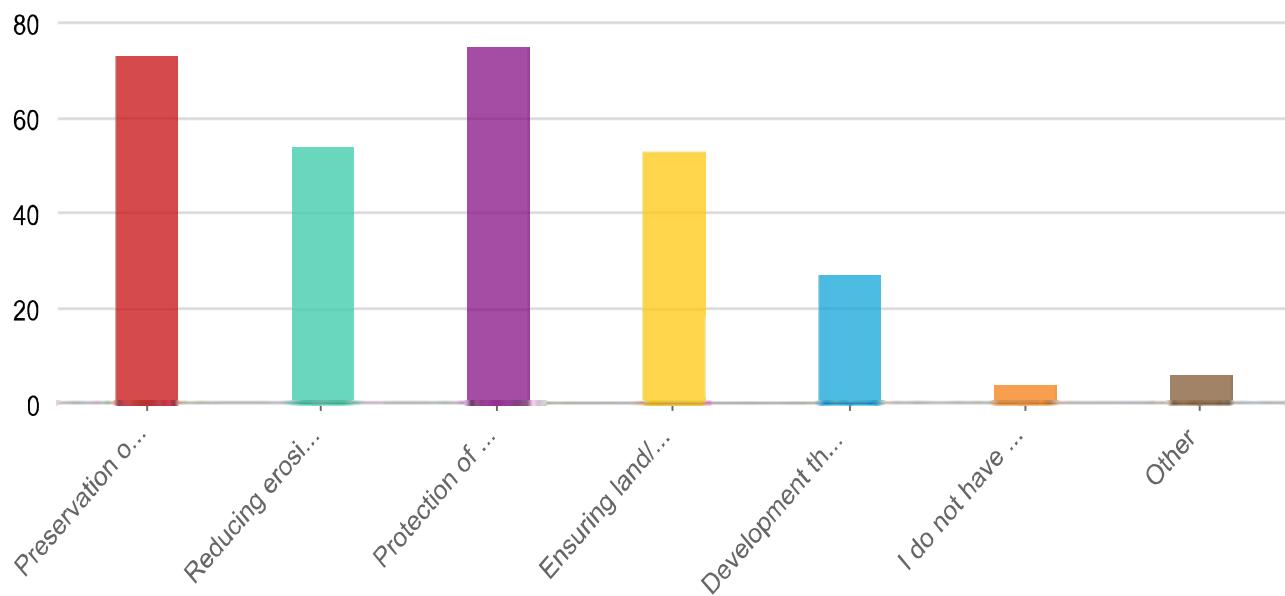
lakes are vulnerable to unintended consequences of development, inadvertent pollution etc 1

To protect the lake 1

Enough people living around the lake fulltime	1
Making sure that the lakefront properties are all following the same rules and guidelines for building on lakefront properties.	1
Prevent environmental destruction	1

Answered: 37 Skipped: 51

○ 9. What are your priorities for development permit areas around lakes? *



Answers	Count	Percentage
Preservation of natural vegetation, riparian areas and wildlife habitats	73	82.95%
Reducing erosion and run off	54	61.36%
Protection of water quality	75	85.23%
Ensuring land/slope stability	53	60.23%
Development that can withstand climate change (e.g. flooding or wildfires)	27	30.68%
I do not have any priorities	4	4.55%
Other	6	6.82%

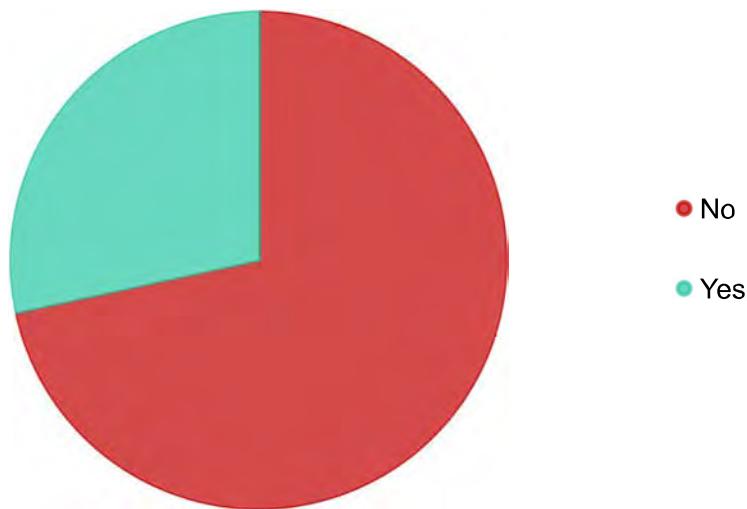
○ Please specify:

The word cloud requires at least 20 answers to show.

Response	Count
no power boats	1
No answer indicated	1
High water mark as is	1
The general public need to be educated on proper use of lakes ie "nesting loons"	1
viewscapes - my lakefront lot does not allow me to have derelict buildings or vehicles visible (that might be a strata thing but should be built into dev permitting too, if its not)	1

Answered: 5 Skipped: 83

○ 10. Should there be any new lots created on lakes within Electoral Area A? *



Answers	Count	Percentage
No	63	71.59%

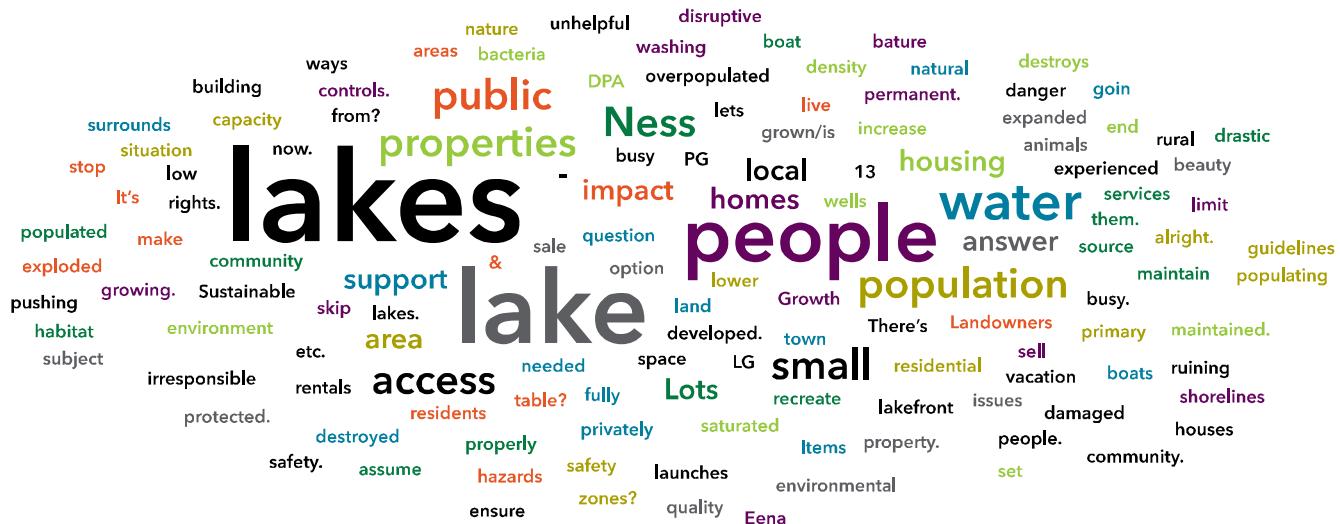
Yes

25

28.41%

Answered: 88 Skipped: 0

- Please tell us why you feel this way. (Optional)



Response

Count

It is already way too over developed.

1

no option to skip question - I cannot answer this as where will the water source come from? more wells and lower water table?

There's enough homes on the lakes

1

NOT at Ness Lake

1

I think the lakes have enough people around them now. The animals need to be able to access the lake somewhere too.

Growth is needed to support community

1

Sustainable environment

1

Over capacity already

1

Landowners should have some rights

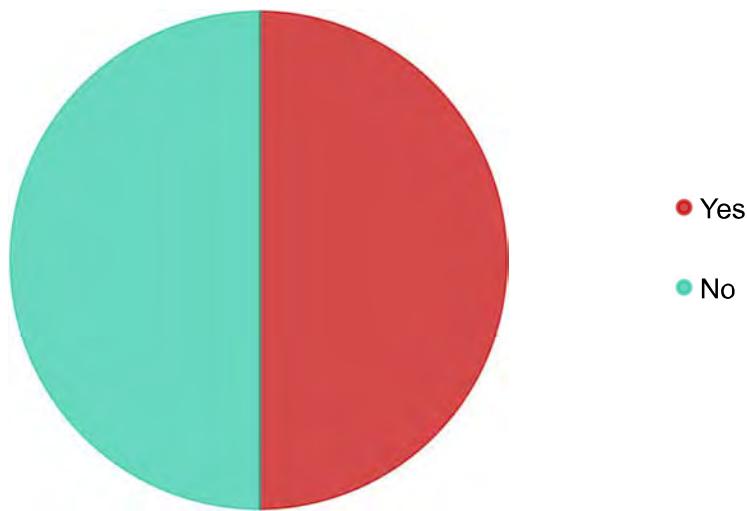
1

PG has grown/is growing. Lots of people from town come to recreate on local lakes, lets not increase residential properties and make the lakes even more busy.	1
Many would like to own lakefront properties but there are very few that go up for sale and many sell privately	1
more homes would support local services	1
Lakes are overpopulated already	1
Already saturated	1
Yes, but as primary residents, but not as rentals or vacation property. Need housing that is permanent.	1
Lake are destroyed by over population	1
Lots in an area that can maintain a low population density would be alright.	1
It's busy enough as it is and our Lake has already experienced enough issues with people not washing their boats properly LG bacteria, public safety hazards with irresponsible people, etc.	1
There should be expanded public access and controls. Items like the boat launches should be maintained.	1
over populating lake areas	1
These are all very small lakes that will be damaged by more people.	1
too much environmental impact	1
Would limit public access	1
Ness lake is fully populated	1
There is a danger that we might end up with a situation like at Ness Lake where housing has exploded in some unhelpful ways	1
These lakes need to be protected.	1
Too disruptive to the land and water	1
I assume you mean around lakes. Do you also mean within the DPA zones?	1
stop building around lakes - ruining our water quality and shorelines as well as natural habitat	1

Enough population	1
there is space on most of the lakes	1
Probably, but set guidelines & ensure safety.	1
The beauty of the lakes is the bature that surrounds them. Too many houses, too many people destroys the nature	1
We live rural pushing more people in to a small area like the 13 properties subject to be placed on Eena lake rd is goin to have a drastic impact on our small community.	1
No answer indicated	1

Answered: 35 Skipped: 53

o 11. Do you feel there is sufficient public access to lakes and watercourses? *



Answers	Count	Percentage
Yes	44	50%
No	44	50%

Answered: 88 Skipped: 0

o Please tell us why you feel this way. (Optional)



Response

Count

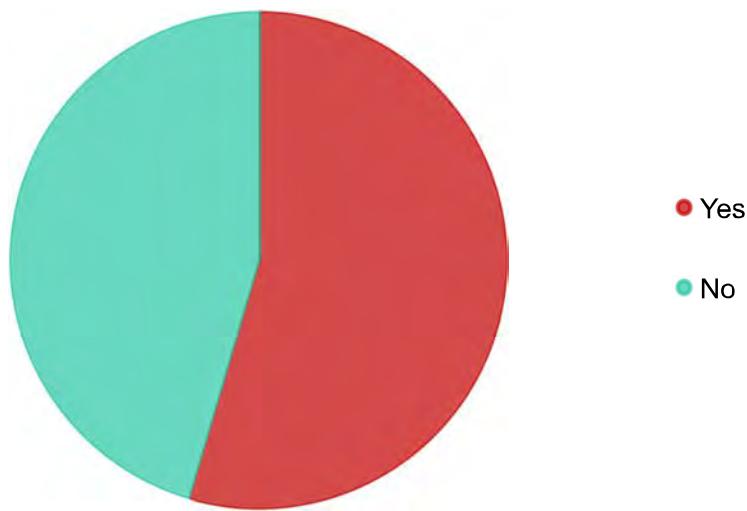
Our two boat launches at ness lake are in need of repair	1
gatekeepers in community scare people away	1
I think one boat launch and one public beach per lake is more than enough.	1
No access to Saxon lake	1
Be nice to have more access for non motorized sports, easier walking to the water	1
The number of boats I see on NL, so I think there must not be enough access	1
Plenty of lakes with access	1
Boat launches need better maintenance.	1
More access = more damage from people.	1
There are few developed public access and many undeveloped. It would be quick to put more roads into local lakes and give people more options. Access locations need road grading once/yr. There are too many people accessing the few spots we have.	1
Not enough docks and public areas for the size of the lakes.	1
commercial e, non-profits allowing	1

A few years back we volunteered to take care of the Tear Drop Campsite. Yes, access is enough.	1
Some lakes need boat launch areas upgraded so people can access lake	1
An official boat launch at Nukko Lake would really improve the quality of public usage of that water course.	1
Our boat launch is in need of proper access. And there is no handicap accessibility	1
Some of the access points need improvements. Such as the nukko lake boat launch is deteriorating and becoming overgrowing.	1
Enough Boat Launches established for public access	1
There should be more developed water access, parking and boat launches	1
Limits over use	1
Nukko as example. Terrible access. No special needs accessibility. Not enough amenities (more picnic tables/shelter). Playground equipment. Etc.	1
I believe the number of accesses is sufficient but not the quality. The public access points must be better maintained and more user friendly	1
Not sure,	1
Salmon River needs a public beach that is regulated, and monitored.	1
Public access not clearly marked, if there are any	1
Boat launches require repair at Ness Lake	1
Congested lakes safety	1
the boat launches are crap	1
There may be enough public access but they seem to be secret.	1
the existing accesses are not clean as too many people leave behind all sorts of trash including dirty diapers, used condoms and most recently needles!	1
Boat launches and access points are terrible	1
Poor qualities to access	1

no answer given	1
There is public access available already	1
there are sufficient public access but these areas need proper maintenance	1

Answered: 35 Skipped: 53

o 12. Do you feel there are sufficient recreational facilities, parks and trails... *



Answers	Count	Percentage
Yes	48	54.55%
No	40	45.45%

Answered: 88 Skipped: 0

o Please tell us why you feel this way. (Optional)



Response

Count

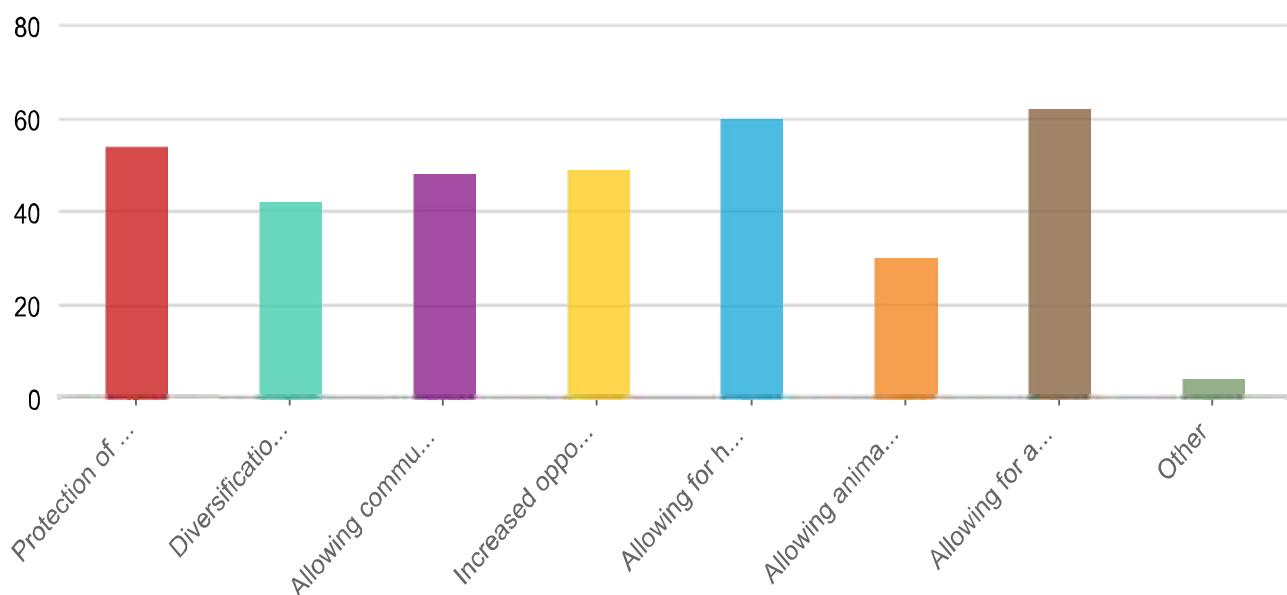
recreation areas, parks & trails are so important for health & happiness	1
Would be nice to have a few more nice areas to access lakes etc. would help to reduce the crowds at the decent spots	1
We have Oscar Fincher Park, right down the way and the public access beach park with trails and the park with a ball diamond and basketball court and swings	1
The less parks and trails the less pollution in the woods.	1
Maybe I just don't know of all the trails.	1
There is no access to the lake except by the nukko lake hall and no proper boat launch for the people in the community.	1
Trails in our area are scarce. Have to travel for a hike or use the forestry roads to walk my dog.	1
See above...	1
formal trails might help limit atv/motorized use and damage	1
Parks need more wildlife and fire smart protection	1
Some could use some upgrading. For example the children's play equipment at the Ness Lake sports park.	1
Kristain Winther should be an overnight with \$ and rent for family reunions.	1

no option to skip question - again I am conflicted	1
Parks preserve wildlife habitat and forest	1
You have to go past Ness to get to a park for hiking when there could be trails all over the area.	1
There are very few facilities in the area it would be nice to have more options especially for Equestrian usage	1
Eskers is great. Ball & Regional park are small but nice. That is about it	1
It would be nice to have more trails	1
I feel Eskers and Ferguson are the only nature parks and trail systems in the area more hiking and dedicated ATV trails would be good.a.	1
Enough resources for recreational activities	1
Please re-evaluate the current system of rec commissions maintaining recreation facilities and parks.	1
Not enough volunteers, need to raise \$ as well as provide opportunities, & have to function very officially. Not sustainable.	
the only trails are at Eskers and Ferguson Lake. More short and medium length hiking trails would mean shorter distances to drive to access trails	1
I think the lakes other than Ness and Nukko could benefit from more rec facilities, parks and trails.	1
Yes there are areas people can go, possibly public boat launches at some lakes could be upgraded.	1
there are no parks near Nukko lake area and no place to walk except on the road	1
Nukko lake community hall needs upgrades	1
there are lakes, trails, parks, hiking areas. Would prefer no motor boats allowed on Ness Lake	1
No more parks, walking trails, playgrounds and updated facilities and halls.	1
Would love a huge trail system for recreational use (horse back riding, quadding, dog sledding, snowmobiling. How wonderful if we could have a local club to maintain	1

Answered: 29 Skipped: 59

Agriculture, Amenities and Business

- 13. What is important to you for farming and agriculture opportunities in Electoral... *



Answers	Count	Percentage
Protection of farmland and the Agricultural Land Reserve (ALR)	54	61.36%
Diversification of crops and livestock	42	47.73%
Allowing community gardens and plots	48	54.55%
Increased opportunities for processing and sales of agricultural products	49	55.68%
Allowing for hobby farming	60	68.18%
Allowing animal breeding and sales	30	34.09%
Allowing for agritourism activities such as roadside fruit stands, U-Pick farms, harvest festivals and fruit wineries	62	70.45%
Other	4	4.55%

Answered: 88 Skipped: 0

○ Please specify:

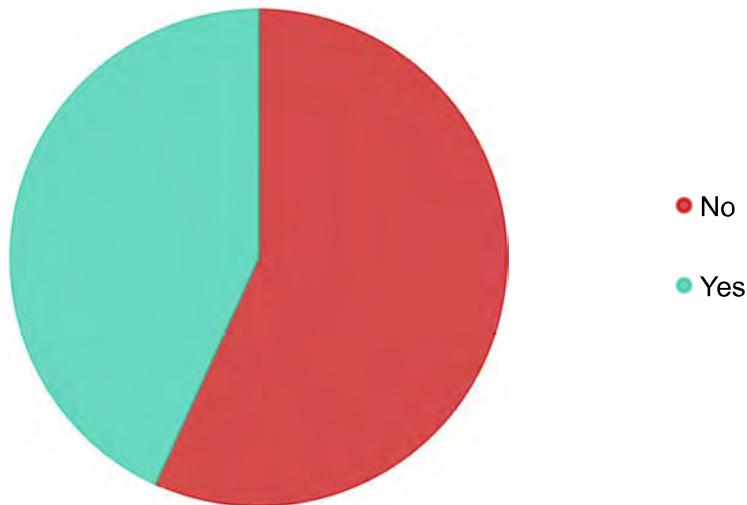
The word cloud requires at least 20 answers to show.

Response**Count**

Not for domestic cats and dogs	1
Not applicable	1
Restrict dog kennels	1
Industrial area zoned for equipment	1

Answered: 4 Skipped: 84

- 14. Are there any social, economic, or policy barriers that you think limit... *

**Answers****Count****Percentage**

No	50	56.82%
Yes	38	43.18%

Answered: 88 Skipped: 0

- Please tell us why you feel this way. (Optional)



Response

Count

Not sure of any	1
I think farmers should be allowed to sell their fresh milk.	1
I actually wouldn't know, but I assume that there is certain roadblocks for our farmers	1
logistics of hauling nearest is Vanderhoof or Dawson Creek	1
Hobby Farm and limited agr licenses	1
unknown	1
Less zoning barriers around small-scale, multi-unit homes	1
The ALR boundary should be enlarged	1
It's mostly growing season and soil quality that limit agriculture in the area	1
Endless regulation	1
ability of farmers to make a full living	1
Not Applicable	1
I'm not actually aware of these policies but had to give an answer	1

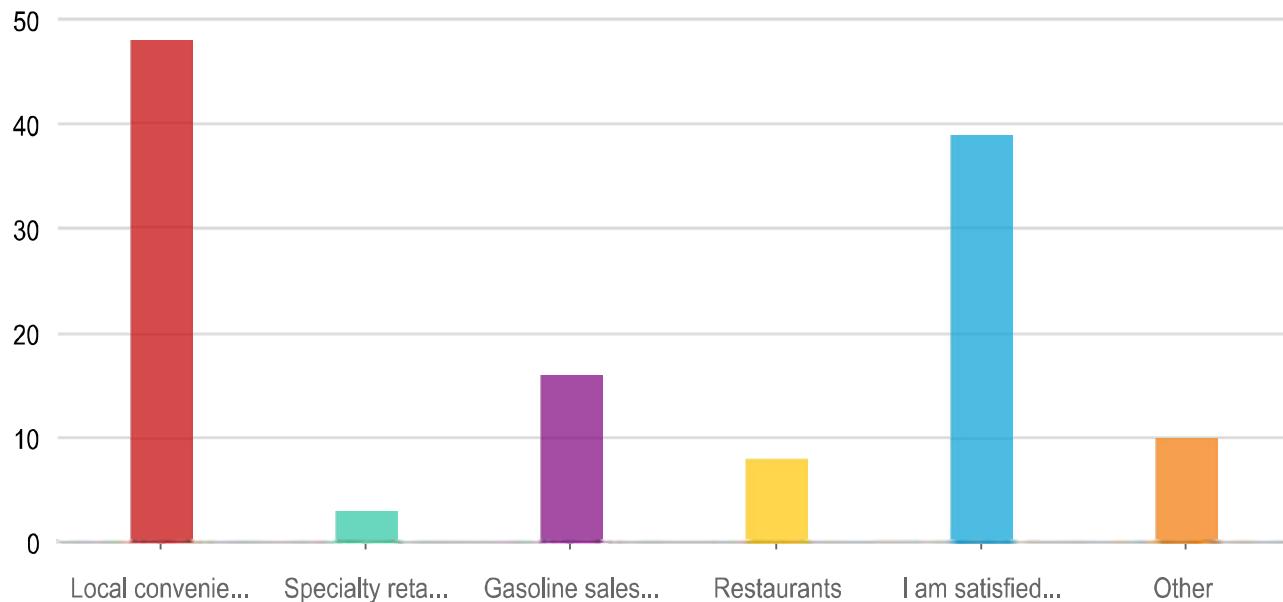
Very difficult to obtain land for agricultural. Would like to see farmers given the opportunity to lease or lease to purchase land at a reasonable price close to their current residence. We need to support our own communities to provide locally grown food	1
Not sure	1
Legitimate green house business shut down by excessive and unreasonable government regulations.	1
I don't really know	1
I don't know enough about it.	1
The policies against processing livestock for personal use on certain plots of land hinders Small scale farming	1
all farmers should be left to do what is commercially necessary to succeed. when they succeed we succeed. local food resources will be come increasingly important in the future	1
Unknown	1
the older people that have lived in the community go out of there way to block growth	1
probably, but doesn't directly impact me as a retired homeowner so I don't know what those issues would be	1
Not sure	1
Gas prices are too high which drives up food prices	1
unsure?	1
Seems adequate	1
cost of land/properties is no longer affordable....(thanks Move Up marketing). I don't know how farmers can afford the increases in taxes/insurance/property.	1
I don't know as I have never looked into it, but I assume there is	1
Farmers Institute	1
Land costs limit opportunities and expanded veg sale policies are a barrier. Also availability of related services (soil amendments, poultry processing etc).	1
Not that I know?	1

Licenses, rules & regulations prevent people from participating in activities

1

Answered: 33 Skipped: 55

o 15. Which of the following amenities would you like to see more of in Electoral Area... *



Answers	Count	Percentage
Local convenience or general stores	48	54.55%
Specialty retail	3	3.41%
Gasoline sales and service station	16	18.18%
Restaurants	8	9.09%
I am satisfied with the current amenities	39	44.32%
Other	10	11.36%

Answered: 88 Skipped: 0

o Please specify:

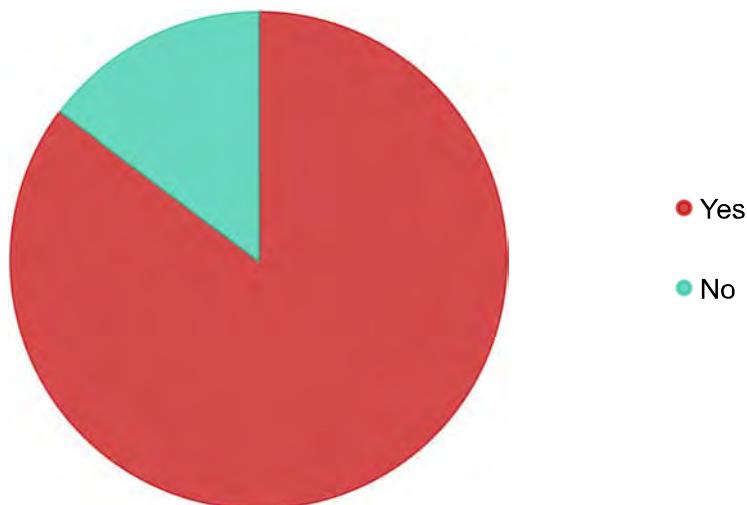
The word cloud requires at least 20 answers to show.

Response**Count**

No Corporations, only local!	1
schools	1
Road side stands & sales. Small 0	1
Farm market stands for farmers to sell direct to public	1
Our RV Park commercial application was declined because of unreasonable neighbours after our research showed it being a viable non intrusive impact on the neighborhood.	1
Liquor store	1
EV charging stations	1
electric vehicle charging stations with trails or cafes	1
Local business	1

Answered: 9 Skipped: 79

- In-home professional services (e.g. massage therapist, hair stylist/barber, etc.) *

**Answers****Count****Percentage**

Yes	75	85.23%
-----	----	--------

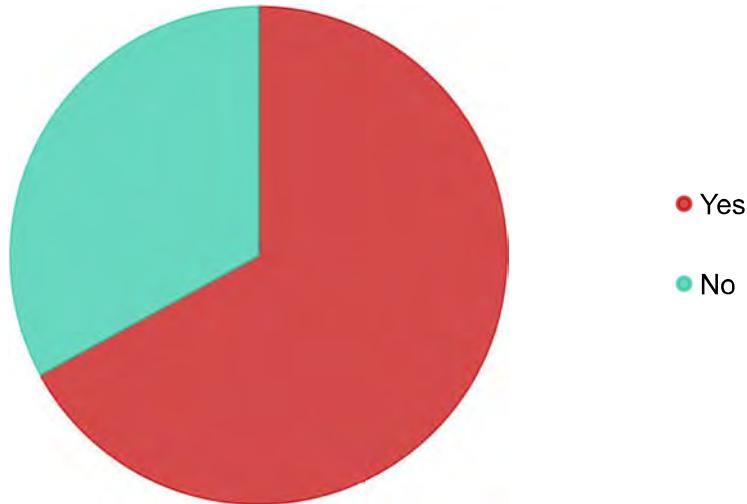
No

13

14.77%

Answered: 88 Skipped: 0

- **Retail services (e.g. bakery, handcrafted items, direct sales, etc.) ***

**Answers****Count****Percentage**

Yes

59

67.05%

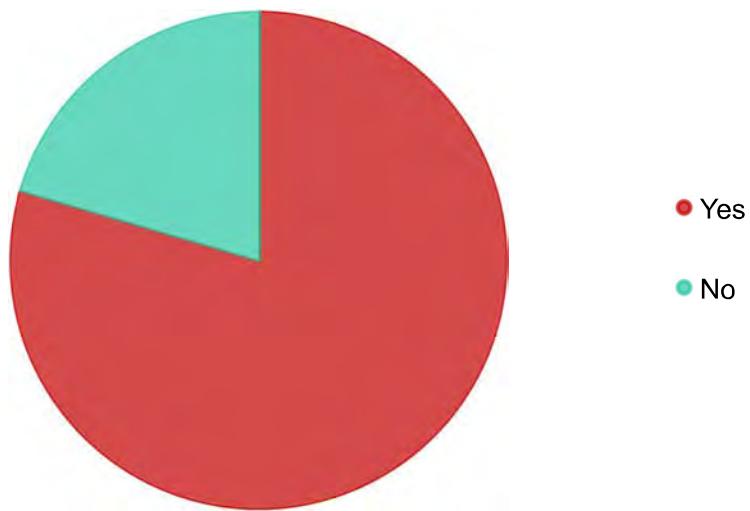
No

29

32.95%

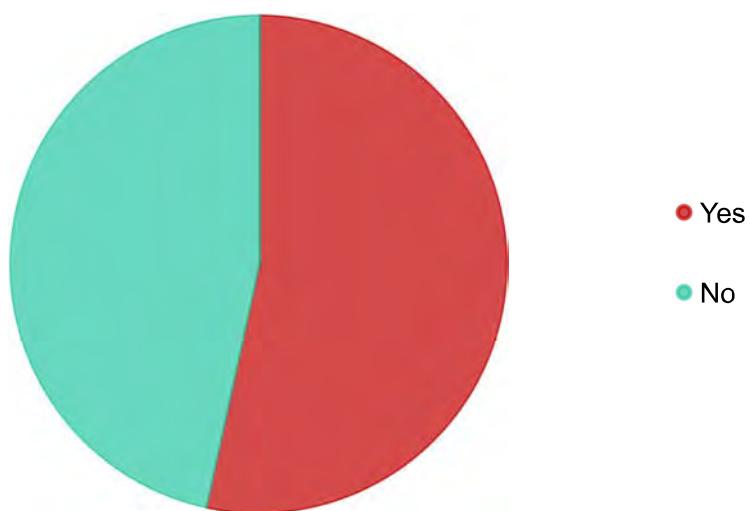
Answered: 88 Skipped: 0

- **Teaching and learning services (e.g. art, fitness, education, sports, etc.) ***

**Answers****Count****Percentage**

Yes	70	79.55%
No	18	20.45%

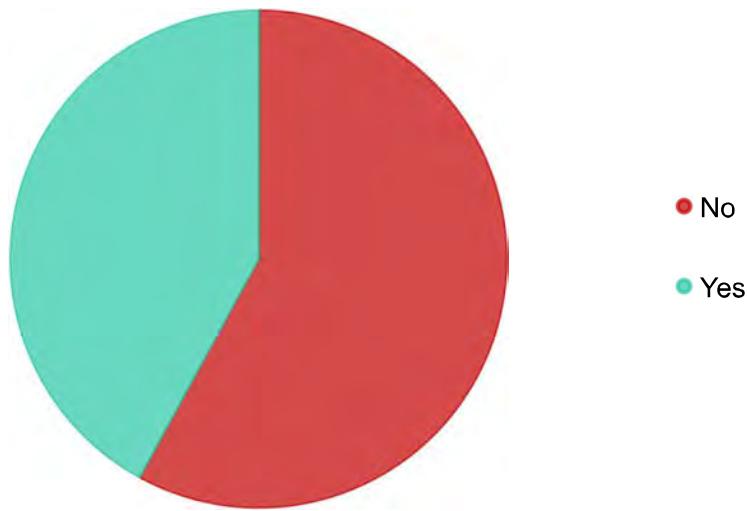
Answered: 88 Skipped: 0

o Construction and contracting business *

Answers**Count****Percentage**

Yes	47	53.41%
No	41	46.59%

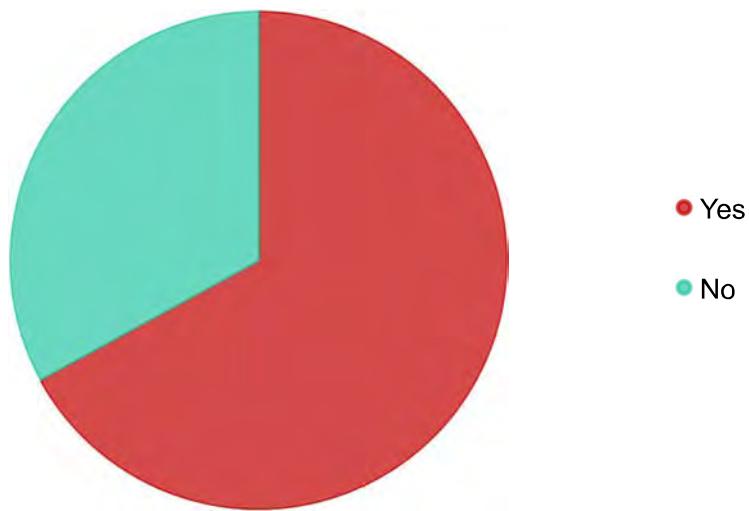
Answered: 88 Skipped: 0

o **Transport/ Logging trucking business *****Answers****Count****Percentage**

No	51	57.95%
Yes	37	42.05%

Answered: 88 Skipped: 0

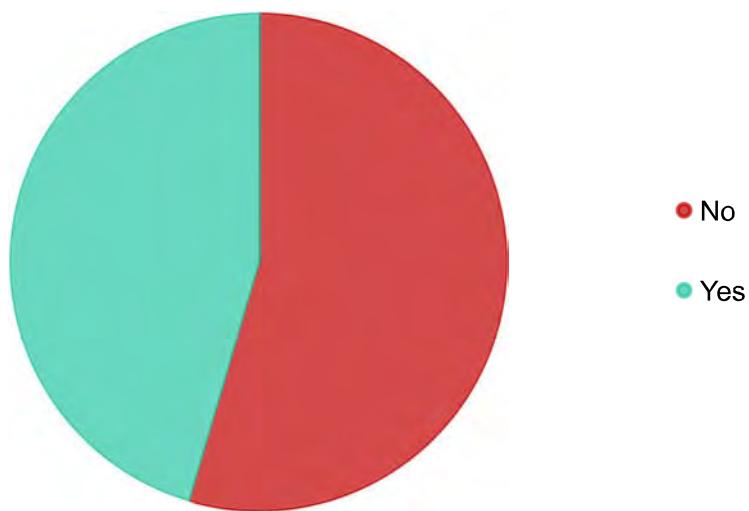
o **Mechanical service and repair business ***

**Answers****Count****Percentage**

Yes	59	67.05%
No	29	32.95%

Answered: 88 Skipped: 0

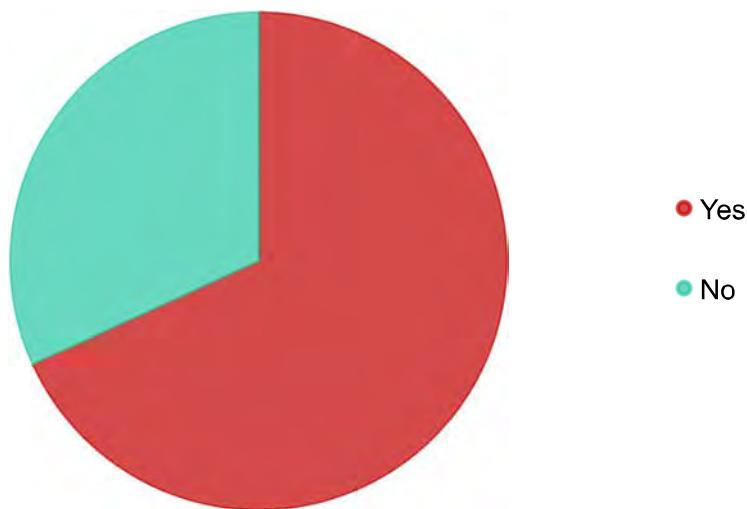
- Rental business (e.g. tools, sporting, recreational, etc.) *



Answers**Count****Percentage**

No	48	54.55%
Yes	40	45.45%

Answered: 88 Skipped: 0

o **Animal boarding and breeding *****Answers****Count****Percentage**

Yes	60	68.18%
No	28	31.82%

Answered: 88 Skipped: 0

o **Other**

The word cloud requires at least 20 answers to show.

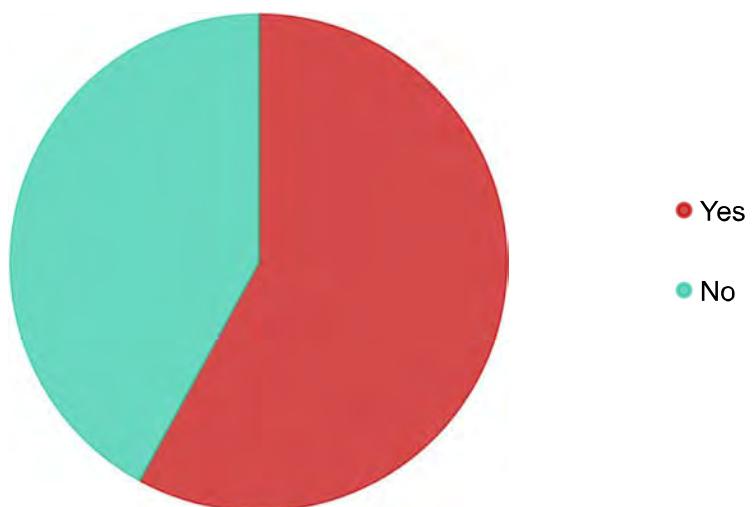
Response**Count**

Restaurant	1
------------	---

Some it depends on the regulations	1
why would logging companies bother starting in PG anymore.....the ones I know are having to leave	1
Logging trucks need to be in an open area especially in winter when they are left running for hours to warm up	1
Animal boarding yes, breeding no!	1
Animal boarding and breeding if it is managed properly	1
Laval busniess save every one money from commuting to PG	1
Commercial camping, RV's	1
Mechanical services - local only	1
Business is good for the area. If it's something that makes (or may make) lots of noise or disturbances the business should be on a large lot to avoid disputes with neighbors	1
If you are running a business from your home not disrupting the community that could be looked into	1
all above are local	1
Restrict dog kennels , strong policies against puppy mills	1

Answered: 13 Skipped: 75

○ **Bed and Breakfast ***

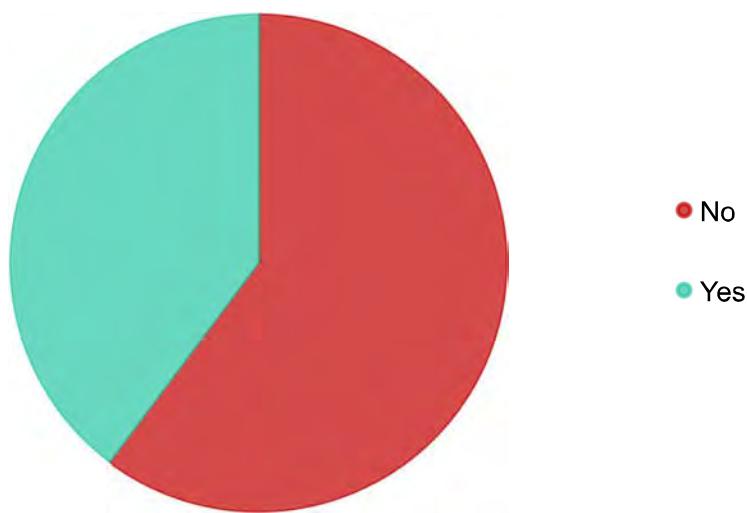


Answers**Count****Percentage**

Yes	51	57.95%
No	37	42.05%

Answered: 88 Skipped: 0

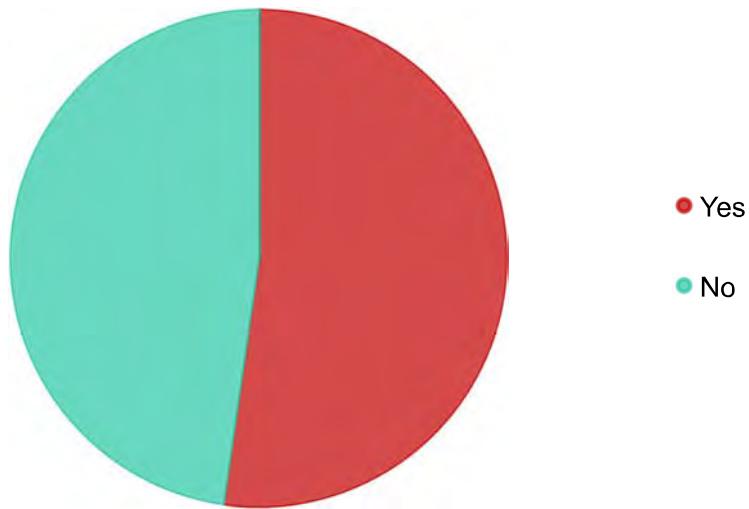
o Short-term vacation rentals (home rental) *

**Answers****Count****Percentage**

No	53	60.23%
Yes	35	39.77%

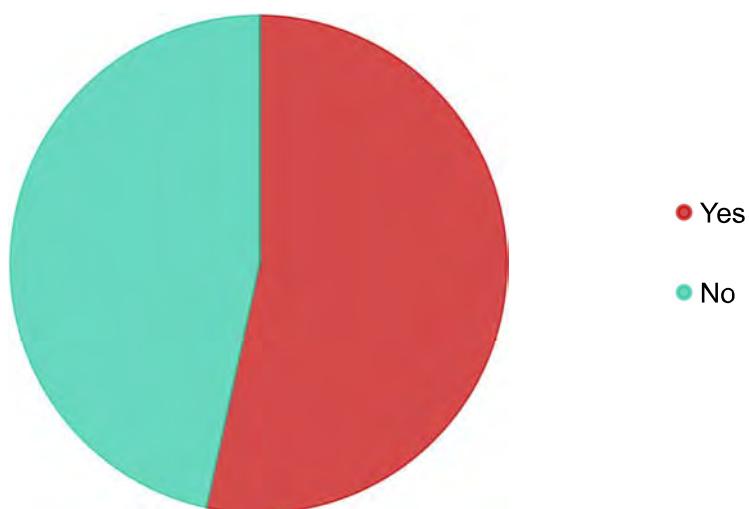
Answered: 88 Skipped: 0

o Campgrounds *

**Answers****Count****Percentage**

Yes	46	52.27%
No	42	47.73%

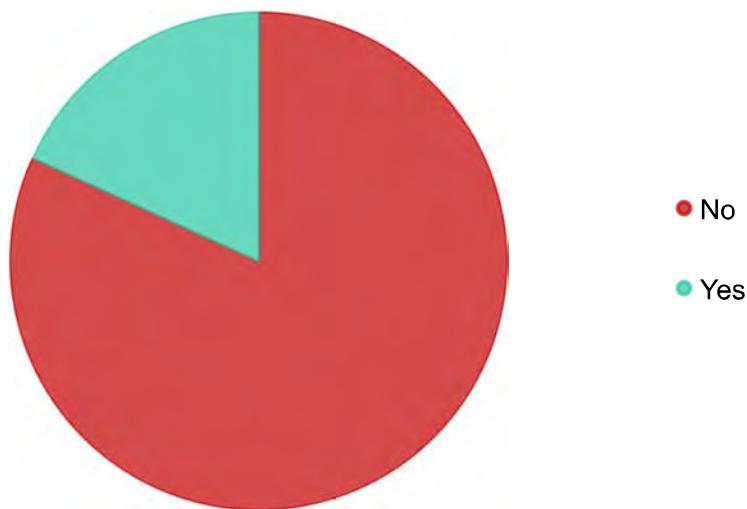
Answered: 88 Skipped: 0

o Rustic cabins *

Answers**Count****Percentage**

Yes	47	53.41%
No	41	46.59%

Answered: 88 Skipped: 0

o Lodge / Motel ***Answers****Count****Percentage**

No	72	81.82%
Yes	16	18.18%

Answered: 88 Skipped: 0

o Other

The word cloud requires at least 20 answers to show.

Response**Count**

already have a campground	1
---------------------------	---

Hard NO on RV parks in the area.	1
only a) was answered- no option to skip questions	1
Private secluded campsites	1
We moved out here for the serene, peace and tranquility, and over the years it's gotten busier and busier, and has taken away from the entire purpose of living this far out of town away from the hustle and bustle	1
all of #17 was left blank so no was entered as it was mandatory	1
It depends on the area	1
No RV parks please!	1
air bnb should be allowed	1
We live rural to get away from people. We don't want more people invited to our solitude!	1
NONE of these on the lake	1

Answered: 11 Skipped: 77

o Please tell us where these uses should be allowed in Electoral Area A? (Optional)

lakes area. populated land. land
 agriculture Salmon houses West allowed expansion
 great surrounding local water subdivision around store Eskers
 don't Recreational economical servicing based rent short routes
 Campgrounds periods based plan Potential Ness
 people support promote campgrounds Tourism. adjacent church. considerable
 Private Roads activity opportunities growth neighbours profitable. general growth. main Airbnb
 constraints growing changing. items bed identified South
 term Valley communities actual jobs. make size Lakefront Provide current small anywhere.
 B&B's
 nukko
 feelings fulfilled. depending sense attractions addition cabins Peoples Possibly
 breakfast

Response**Count**

I think expansion in and around the Nukko Lake area would be welcome especially in the area surrounding the old general store and the small subdivision next to the church.	1
Communities are growing and changing. Needs are not being fulfilled. Potential for growth. Potential for communities to be self profitable. Provide local jobs. Tourism.	1
Possibly by lakes, depending on how neighbours feel about the plan	1
where appropriate based on servicing and adjacent use constraints	1
All these identified items promote actual economical growth for the area.	1
Along main routes	1
not on the lakes	1
Peoples houses who want to rent them out for short periods only	1
they should not be allowed anywhere near the lake areas	1
South and West	1
Not in a current subdivision, would make more sense on a under populated lake property of a considerable size	1
Ness Lake, Salmon Valley	1
Recreational areas where there are local attractions	1
A campground at Eskers would be a great addition to the area.	1
Roads can't support more traffic	1
areas with water	1
I don't know	1
B&B's and short term anywhere. Campgrounds and cabins should probably be near the water or some activity	1
Airbnb or bed and breakfast opportunities for people to use their land who don't want to have agriculture be the only use of the land.	1

Private property on lakes	1
nukko lake	1
Lakefront	1

Answered: 22 Skipped: 66

- o 18. What other types of businesses are important to grow in Electoral Area A?...



Response	Count
Medical Services	1
Farming and agriculture	1
Farmgate agriculture	1
I believe it should be farm or country type adventures, a store with gas depending on community might be nice. Recreational areas also good idea depending on communities thoughts.	1
Snow removal, construction, equipment.	1
Market determines business, not government	1
Solar farming, wind generators etc	1
any business is good business	1

NONE	1
Food production and sales	1
don't know	1
home businesses/farming/agri-tourism	1
A dog kennel would be so helpful, unfortunately properties are too expensive now	1
independent cafes, arts and crafts studios/stores/markets	1
Convenience store, gas, liquor, recreational sites and seasonal rentals.	1
All business is good. Diversifying the local economy would be a good thing. Home based IT businesses would be good	1
We just need a small general store	1
Home based businesses	1
FARMING RANCHING	1
I don't know	1
LOCAL	1
Agriculture	1

Answered: 22 Skipped: 66

○ Please tell us where these businesses should be allowed in Electoral Area A? (Optional)

The word cloud requires at least 20 answers to show.

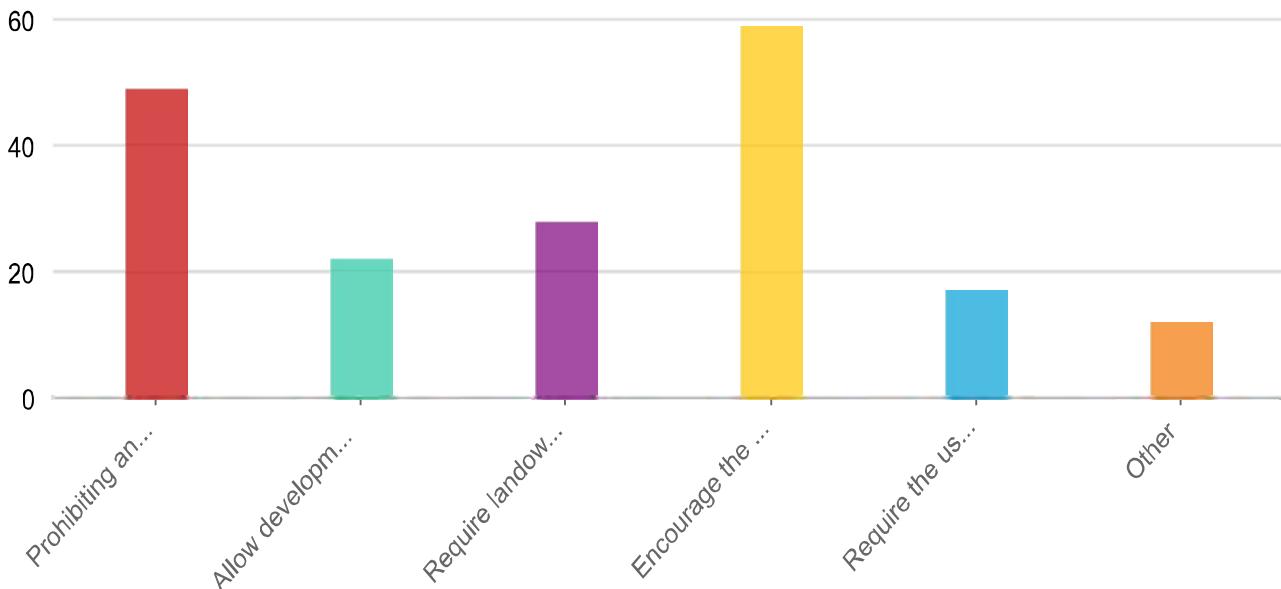
Response	Count
Not on ALR land and not in a subdivision	1
General Store	1
ANYWHERE	1
Near the lakes	1

More commercial designations including allowance at CLR/Ness lk junction. Put a light in.	1
Everywhere	1
Anywhere as long as they don't negatively impact the character and are environmentally sustainable	1
nukko lake	1
Check your weather. And distance to comercial parking	1
Anywhere suitable	1
On highway from residential areas	1
O properties that can sustain the activity	1
anywhere but on the lakes	1
Larger tracts of land.	1
Where the Nukko lake store used to be.	1
All of it	1
Along the Hwy or on parcels of land >60 ha	1
If there are township areas where a large number of people reside then you would put the store there.	1
far away from any lake	1

Answered: 19 Skipped: 69

Climate Change

- 19. What current forest fire and flood risk management practices do you agree with? *



Answers	Count	Percentage
Prohibiting any residential development in flood-prone areas	49	55.68%
Allow development in flood-prone areas if it meets Provincial guidelines	22	25%
Require landowners to go through an evaluation and approval process	28	31.82%
Encourage the use of fire-resistant building materials and landscaping practices	59	67.05%
Require the use of fire-resistant building materials and landscaping practices	17	19.32%
Other	12	13.64%

Answered: 88 Skipped: 0

○ Other

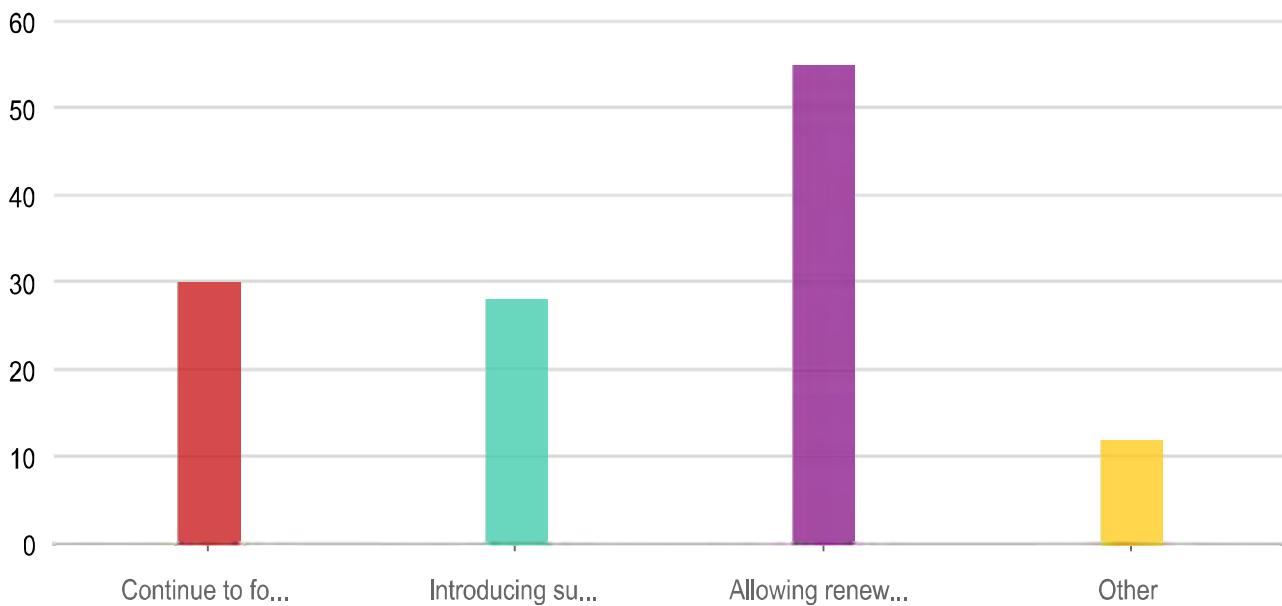
The word cloud requires at least 20 answers to show.

Response**Count**

Development of policies to prevent climate change in the first place	1
Have more exit routes developed aside from just chief lake road	1
provide support to fire smart properties	1
Please rebuild the fire tower on the hills and man them 24/7 in the fire season. Pull the planes and heli copters until needed. Who can see a campfire at 10.28-30000 f & 100 mile an hour?	1
FireSmart - help inform people to protect their properties	1
All areas in Electoral Area A have fire risk - Number 3 makes no sense to me. Requiring fire-resistant building materials seems like gov over-reach. Increase fines and add signs for fires in areas where they're not allowed.	1
Encourage fire resistant building materials (not strict but suggest)	1
Stop the airplanes that are spraying in the sky.	1
More support for landowners doing fire and flood mitigation work	1
Assistance with firesmarting	1
Educate citizens on fire protection. Give reduced taxes for improvements or maintaining certain levels	1
Fire proof parks and areas around residential areas	1

Answered: 12 Skipped: 76

o 20. Which actions should we focus on to reduce greenhouse gas emissions in... *



Answers	Count	Percentage
Continue to focus urban forms of development and growth to the City of Prince George.	30	34.09%
Introducing sustainability checklists for rezoning, development permits, and temporary use permits.	28	31.82%
Allowing renewable energy generation, such as biomass, geothermal heating, solar power, and wind turbines.	55	62.5%
Other	12	13.64%

Answered: 88 Skipped: 0

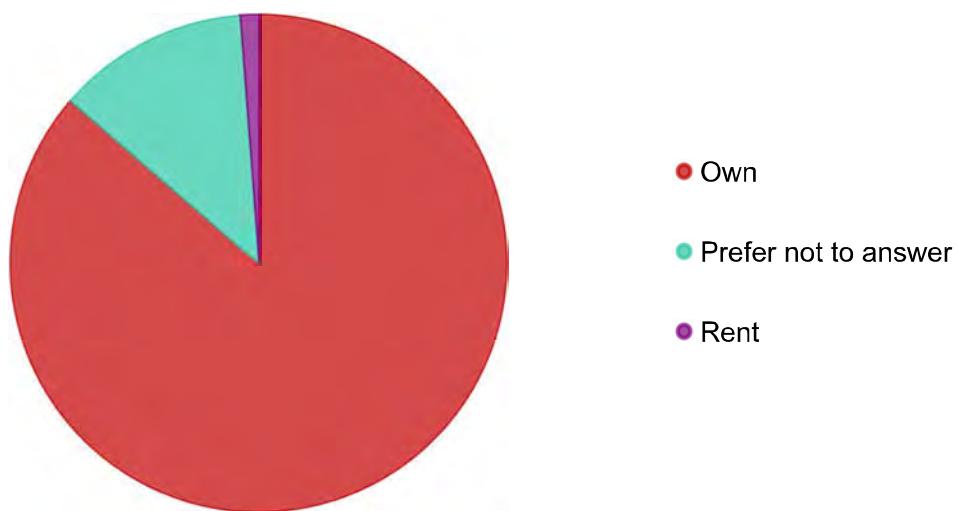
○ Please specify:

The word cloud requires at least 20 answers to show.

Response	Count
encourage policy to have net zero building, encourage public transit options	1
encourage safe cycling and electric vehicle use	1
Recycling facilities	1

no answer indicated	1
No wind turbines please. Birds and bats are just coming back from wild fires in 2022/2023. We noticed the absence during the smokey days. As the wind turbines affect the migratory paths of many species!	1
Closer comercial amenities	1
We cannot expect to cutoff economy and achieve these outcomes without massive poverty being the result. Unless you want to permit a small nuclear reactor, we will be on oil and gas for 100 years	1
WOOD	1
none	1
Please define greenhouse gas emission.	1
NO obtrusive alt energy (windfarms) that will horribly change viewscapes. Anything unobtrusive should be encouraged if it makes sense in our climate.	1

Answered: 11 Skipped: 77

Other**o 21. Do you rent or own property in Electoral Area A? ***

Answers	Count	Percentage
Own	76	86.36%

Prefer not to answer	11	12.5%
Rent	1	1.14%

Answered: 88 Skipped: 0

• Do you have any other comments, questions, or concerns that we should know about a...

The word cloud requires at least 20 answers to show.

Response	Count
ALR for farming and keeping lot sizes to fit the area	1
Please re-evaluate the current system of rec commissions maintaining rec facilities and parks. Ness is struggling to have enough volunteers to continue - don't want to lose access to rec spaces like Reid Lake did.	1
No wind or solar farms	1
clean up property owned by regional district. Remove dead trees and clean up all the fallen trees. Deal with landowners who have dead trees along chief lake road before they fall on road or hydro wires & start fires	1
i own 2 propertys in nukko lake	1
Can RD regulate wake boards - significant erosion @ Ness Lake	1
Please bring back the recycling bins at the transfer station	1
Restrict mills and dog kennels , these facilities need to be restricted and only approved with neighbours approval .Stop dumping of garbage etc on regional properties , acres of old vehicles , let's enforce the unsightly property bylaws	1
Vague questions provide vague answers with potential to be misinterpreted or misused. Must be very cautious when presenting results to not mislead others.	1
would love to see a general store come up. we spend all summer at nukko and it was so nice to have the convenience store close by instead of driving into town.	1
Industrial area would save money fuel and travel	1

VERY disturbed about the lack of public input for Variance Permits. A simple no exceptions policy on further lakefront development. Current Lakefront homeowners should be allowed to take reasonable, environment friendly methods to protect their shoreline. 1

Rural dog kennels , should require approval by neighbours , neighbours of these rural puppy mills suffer Unbelievably , we have personal experience 1

Our largest concern is population density. Putting a lot of people on a small area of land is not a good idea. Thank you! 1

I hope that people would move out to the country wanting to live in the country, not move town ideas out with them 1

I do not agree with having 13 properties right across from me on Eena lake rd. I'm concerned as there was no proper notice for the people in the community. Where was the land use change notice board that is suppose to be placed on the property? 1

RDFFG unfortunately is reactive not proactive. I have been witness to many disturbing issues around our community in the past 3 years. Some I consider, ecological hazardous as many neighbors are busing reclaimed contaminated materials. 1

If you do not run in the right direction it is better to stand still. 1

Require a percentage of land remain undeveloped. Stop logging the entire lots, keep some green spaces. Housing synagogue from front property lines. I don't like to see these massive new houses right at the street front. Maintain privacy to neighbors 1

Answered: 19 Skipped: 69

APPENDIX C

Survey Responses – Raw Data

3. Why

Easier to build down here , and more land and its beautiful

nuukie lake needs more growth to keep the future of the community alive

People shouldn't be forced to live in the city. But lot sizes should be kept large. Five acres at absolute minimum, preferably larger.

maintain a quiet country atmosphere....not too many homes

There are enough lots and houses. We live rural because we don't want urban subdivisions

Single houses are better than subdivisions

keep it together and contained

A subset of these areas might make sense but not all of them. A lot more thought needs to be given than just showing orange areas and a yes or no option. Not a helpful question.

Subdivision should be allowed on large lots what are not currently used for farming.

Definately a hard no to C and A further out chif Lake road we would prefer to left natural.

This is a "rural" community with acreages. Subdivisions do not belong.

Chief Rd is congested - am rush hr. More housing increases traffic. A 2nd rd needed for safety. No other rd to evacuate in emerg. Bus accident occurred & closed rd for all NL. Rd access must be improved before housing

If I want to move to a city, more people and more traffic I would move to a city, I do not want any change, I love it as it is.

No road improvements, keep rural

There is no need to put more subdivisions in these areas. There is plenty of unused land along the Hart Hwy and no need to put our lakes at risk.

Landowners should have choices.

Not in areas marked as "A" and "E". Need to move away from property development near lakes

There is already a lot of lakefront properties (especially Ness and Nuklo)

Limiting new lakefront properties is a good thing. New residential is focused in the north hart area (D and G). This is good because most people want to be closer to town.

Boost the local community economy. Bring more services and amenities to the area.

The lake and traffic is way too busy & it is

I believe our focus should be on recreation and agriculture not housing

I don't want too much density and increased road traffic and seeing the forest cut down for development. I'd rather see the population spread out, while maintaining agriculture land.

Should be considered if NOT in the ALR

You are turning farm land into residential , I think you need the farm land. Maybe if you subdivided into 20 acre parcels so they can be used as farming would be ok. Then it would be people that want to farm and not people that want town in th I do not support the current 13 lots subject to be done across from my property on Eena lake rd!

I think it may make it more affordable for young families to move out in our direction if the land was sold in smaller parcels. I think we should aim towards younger families in an effort to keep the Lakes community vibrant for years to come.

Traffic congestion , school buses in industrial areas

More people might get us better services and stores in the hart

There is current development that is unplanned

There is still feasible land and access to support continued development

Limited sub-division with appropriate environmental protection

The land we have should be used for agriculture and for rural residences and not for subdividing to subdivisions.

We live on moldowan forest road and would be happy to have more housing towards our home so that the road is improved also could have the school bus come closer to our home

Developed enough to maintain the concept of country living

Need more affordable subsidized housing

We need to keep farmland as farmland

Keep rural rural

Better not in Salmon Valley

Need more residential to meet demand.

We can't just keep building and losing all the natural beauty of Prince George. If we keep this up we will eventually look like Vancouver.

We moved to a rural area so that we aren't close to neighbors as we are in the city

for area E

no answer given

Cost of maintaining services to subdivisions would likely not balance with the tax revenue generated.

Keep natural beauty and life style.

Too many people for small area. We love to the country for quiet and less people

There are enough and rv parks should not be allowed either

We are country people . Please don't subdivide in our area (Red Lake)

no answer provided - no option to skip question

NO-NO-NO! Development is exploding and we need to preserve the characteristics of the area that are important to the residents that moved to the area to get away from that.

4. Do you support limited subdivisions in these areas?

no

yes

no

no

yes

yes

yes

yes

yes

yes

no

no

no

no

yes

no

yes

yes

yes

yes

no

no

yes

4. Why

Room to have more homes.
I have lived in nukko lake for 7 years the community is full of gatekeepers trying to keep low taxes and take farm land
There's enough houses on the lakes. The ALR is there for a reason, to keep suitable land in agricultural production

more homes would support more local services
do not over populate these areas

Would be overpopulated near water systems
sprawl damages the natural areas

As above, this question is not helpful. It is misleading. Not all of the areas above can be treated equally using a yes-no question.

Subdivision should be allowed on large lots what are not currently used for farming.

We need to protect these areas and keep them natural
Lakefronts need to be protected

Nukko Lake needs to be protected.
Safety, Improvement needed on roads & lake water

I do not want more people in the area.

Same answer as above

Already overcrowded. N

1stly - where are the limitations? I see small 6-800 ft cabins being torn down and replaced with large 5+ bedroom homes + 3+ bathrooms. Where is the "limitations" in that? STOP Lakefront development in FFG Area A

There is too much already.

Limit subdivision in all lake front areas. Ness lake is waay too populated, lets not do this to all the other lakes. With PG growing so much, all the people from town want to recreate on area lakes. Lets not add more residents as well.

The Lakes community has become busier and busier, might as well create better lake access for visitors and more lakefront properties for locals.

The lake is busy every single day and this is our drinking water. If people lived out here it would be even busier and drawing more traffic.

ALR needs to stay ALR, that is its purpose. waterfront density over inflates property prices. I think some development could happen in the red lake and salmon valley areas, but not too much.

Should be limited subdivisions on ALR land, should be used for farming where possible

Already over-developed

It's better for the lakes and animals and birds living around the lakes. Farm land is needed to feed people

I do but with limits
Lake fronts yes, but more in ALR and salmon valley

Most of the ALR lands won't support agriculture some should be rezoned

ALR should be continued to be protected for the agricultural values
It should be on a case by case basis.

there are few areas that are protected and maintaining limits in these areas is important for conservation and protection of bodies of water

These areas are already congested

These areas are developed enough already.
No smaller than 2 acres to keep current sense of community but up to 2 acres with 2 houses
We need to keep farmland as farmland

Environmentally sensitive. Would support infrastructure updates. Services badly in disrepair as it is. No a possibility for special needs.

for Ness Lake waterfront
a lot of areas are farmland

Keep rural lifestyle and farming

Do not want any more subdivisions causing more pollution and garbage
Subdivisions don't support my top 3 goals
Lake frontage should not be contaminated with housing.
limited

There is enough development in the area

5. Are there any other areas where you feel residential subdivision should be allowed in Electoral Area A?

No
nukko lake
March lake, teardrop forest service road, anywhere else suitable

NO
where servicing and adjacent land uses permit
salmon valley

No
No

No
not sure

Don't know
don't know

NO
No

Lakes
no
No
No
No
Not that I'm aware
No
No

Closer to town to access pg resources & infrastructure

No
Not on lakeshore but near established communities
Not Hwy

No
No

there is plenty of areas that are away from lake frontage that can tolerate large rural development

B, C, D, F and G but not on the lake

South of Chief Lake Road, adjacent to Pidherney area might be a great area so people have trail access from their local roads (e straight south of G)

Robinson Road
no

Closer to waini lake if anything

No

Some areas past chief lake and ness lake. As they are farther from town they are not going to be in high demand but give options for

No ALR land and Ness Lake is already overpopulated

no

Where the zoning is already in place, and lots should be larger then city lots

No residential subdivisions should be allowed on or near ALR properties.

no

Not sure

Closer to city along chief lake

Area that has the utilities to support it

No

no

No

All Land in many cases

Unknown
along chief lake road
Where the infrastructure can support it, including reasonable commercial opportunities.

No

No

no

No

Not sure

No

Not

Moldowan Forest road could connect easily to Ferguson lake road and muerman road there making those areas more accessible in case of accidents on the highway also for the fire department to have faster access to these areas

No

No

No

N/A

Nowhere

no

no answer

no answer

now answer

no answer

No

No

5 acre parcels where there us currently no farming happening (or probable).

No

No

Absolutely not! We have enough housing to natural as it is

no answer

no answer

South down McPhee/Peterson

no

all

no

no answer

now answer given

N/A

No

None

No

no answer

No

No

No

No

For any parcel anywhere in Area A?!! Once again, not a helpful question.

Don't support existing policy

Up to 2 residential properties on properties over 5 acres.

7. The current OCP allows for two (2) single-detached houses and one secondary suite on lots that are 4 ha (10 acres) or larger. What do you think the parcel size should be for lots to have more than one house?

8. Do you agree with maintaining a Development Permit Area around lakes within Electoral Area 1?

smaller_than_4_ha
smaller_than_4_ha
bigger_than_4_ha

smaller_than_4_ha
stay_the_same_4_ha
smaller_than_4_ha
stay_the_same_4_ha

smaller_than_4_ha
smaller_than_4_ha

stay_the_same_4_ha

yes
no
yes

yes
yes
yes
yes
yes
yes

yes

stay_the_same_4_ha
bigger_than_4_ha
stay the same 4 ha
smaller_than_4_ha
smaller_than_4_ha
stay_the_same_4_ha
stay_the_same_4_ha
smaller_than_4_ha
stay_the_same_4_ha
smaller_than_4_ha
bigger_than_4_ha
bigger_than_4_ha
bigger_than_4_ha
bigger_than_4_ha

stay_the_same_4_ha
stay_the_same_4_ha
stay the same 4 ha
smaller than 4 ha
smaller than 4 ha
smaller_than_4_ha

yes
yes
yes
yes
yes
yes

bigger than 4 ha
bigger than 4 ha
stay the same 4 ha
bigger than 4 ha
stay the same 4 ha
stay the same 4 ha
smaller than 4 ha
smaller than 4 ha

yes
yes
yes
yes
yes
yes
yes
yes

stay_the_same_4_ha
bigger_than_4_ha
smaller_than_4_ha
bigger than 4 ha
smaller than 4 ha

yes
yes
yes
yes
yes
yes
yes
yes
yes

smaller than 4 ha
stay the same 4 ha
stay the same 4 ha
stay the same 4 ha
smaller than 4 ha
stay the same 4 ha
stay the same 4 ha
smaller than 4 ha
bigger than 4 ha
bigger than 4 ha
stay the same 4 ha
smaller than 4 ha
stay the same 4 ha
stay the same 4 ha

stay_the_same_4_ha

yes

stay_the_same_4_ha
smaller_than_4_ha
stay the same 4 ha
bigger than 4 ha
smaller than 4 ha
stay_the_same_4_ha
stay the same 4 ha

yes
yes
yes
yes
yes
no
yes

stay the same 4 ha
bigger than 4 ha
stay the same 4 ha
smaller than 4 ha

yes
yes
yes
yes

stay the same 4 ha
stay the same 4 ha
stay the same 4 ha
bigger than 4 ha
stay the same 4 ha
smaller than 4 ha
bigger than 4 ha
bigger than 4 ha
smaller than 4 ha

9. Other

10. Should there be any new lots created on lakes within Electoral Area A?

10. Why

viewscape - my lakefront lot does not allow me to have derelict buildings or vehicles visible (that might be a strata thing but should be built into dev permitting too, if its not)

no power boats

High water mark as is

No answer indicated
The general public need to be educated on proper use of lakes ie "nesting loons"

yes	Growth is needed to support community
yes	There's enough homes on the lakes
no	
yes	more homes would support local services
yes	Enough population
no	Too disruptive to the land and water
no	too much environmental impact
no	
no	I assume you mean around lakes. Do you also mean within the DPA zones?
no	
yes	Lakes are overpopulated already
no	
no	
yes	Over capacity already
yes	These lakes need to be protected.
no	Probably, but set guidelines & ensure safety.
yes	NOT at Ness Lake
no	These are all very small lakes that will be damaged by more people.
no	Landowners should have some rights.
yes	stop building around lakes, ruining our water quality and shorelines as well as natural habitat
no	It is already way too over developed
no	PD has grown/is growing. Lots of people from town come to recreate on local lakes, lets not increase residential properties and make the lakes even more busy.
yes	Many would like to own lakefront properties but there are very few that go up for sale and many sell privately
no	It's busy enough as it is and our Lake has already experienced enough issues with people not washing their boats properly (G bacteria, public safety hazards with irresponsible people, etc.
no	The beauty of the lakes is the nature that surrounds them. Too many houses, too many people destroys the nature
no	Ness lake is fully populated
no	I think the lakes have enough people around them now. The animals need to be able to access the lake somewhere too
no	We live rural pushing more people in to a small area like the 13 properties subject to be placed on Eena lake rd is going to have a drastic impact on our small community.
yes	
no	
yes	There is a danger that we might end up with a situation like at Ness Lake where housing has exploded in some unhelpful ways
no	
no	
no	Lake are destroyed by over population
yes	there is space on most of the lakes
no	There should be expanded public access and controls. Items like the boat launches should be maintained.
no	
no	
no	Would limit public access
no	
yes	Already saturated
no	Yes, but as primary residents, not as rentals or vacation property. Need housing that is permanent.
no	
no	
no	
yes	over populating lake areas
no	
no	
yes	Sustainable environment
no	
no	
no	
no	
yes	No answer indicated no option to skip question - I cannot answer this as where will the water source come from? more wells and lower water table?
yes	Lots in an area that can maintain a low population density would be alright.
yes	

11. Do you feel there is sufficient public access to lakes and watercourses in Electoral Area A?

11. Wt

12. Do you feel there are sufficient recreational facilities, parks and trails in Electoral Area A?

17. Other

17. Please tell us where these uses should be allowed in Electoral Area A?

air bnb should be allowed

Nuukko lake
B&B's and short term anywhere. Campgrounds and cabins should probably be near the water or some activity

where appropriate based on servicing and adjacent use constraints

Lakefront

NONE of these on the lake

Roads can't support more traffic

Private secluded campsites

Private property on lakes
they should not be allowed anywhere near the lake areas
not on the lakes

We moved out here for the serene, peace and tranquility, and over the years it's gotten busier and busier, and has taken away from the entire purpose of living this far out of town away from the hustle and bustle

We live rural to get away from people. We don't want more people invited to our solitude!

A campground at Eskers would be a great addition to the area.
Airbnb or bed and breakfast opportunities for people to use their land who don't want to have agriculture be the only use of the land.

I don't know

Not in a current subdivision, would make more sense on a under populated lake property of a considerable size

Possibly by lakes, depending on how neighbours feel about the plan

It depends on the area

I think expansion in and around the Nuukko Lake area would be welcome especially in the area surrounding the old general store and the small subdivision next to the church.

All these identified items promote actual economical growth for the area.

Ness Lake, Salmon Valley

South and West

already have a campground

Recreational areas where there are local attractions

Communities are growing and changing. Needs are not being fulfilled. Potential for growth. Potential for communities to be self profitable. Provide local jobs. Tourism.

areas with water

Along main routes

Peoples houses who want to rent them out for short periods only

No RV parks please!
all of #17 was left blank so no was entered as it was mandatory
only a was answered - no option to skip questions

Hard NO on RV parks in the area.

no restrictions required

Do you have any other comments, questions, or concerns that we should know about as we update the OCP for Electoral Area A?

I own 2 properties in nukko lake
Please bring back the recycling bins at the transfer station

Vague questions provide vague answers with potential to be misinterpreted or misused. Must be very cautious when presenting results to not mislead others.

If you do not run in the right direction it is better to stand still.
Can RD regulate wake boards - significant erosion @ Ness Lake

VERY disturbed about the lack of public input for Variance Permits. A simple no exceptions policy on further lakefront development. Current lakefront homeowners should be allowed to take reasonable, enviro friendly methods to protect their shoreline.
would love to see a general store come up. we spend all summer at nukko and it was so nice to have the convenience store close by instead of driving into town.

Require a percentage of land remain undeveloped. Stop logging the entire lots, keep some green spaces. Housing synagogue from front property lines. I don't like to see these massive new houses right at the street front. Maintain privacy to neighbors
All for farming and keeping lot sizes to fit the area

I hope that people would move out to the country wanting to live in the country, not move town ideas out with them
I do not agree with having 13 properties right across from me on Eena lake rd. I'm concerned as there was no proper notice for the people in the community. Where was the land use change notice board that is suppose to be placed on the property?

Clean up property owned by regional district. Remove dead trees and clean up all the fallen trees. Deal with landowners who have dead trees along chief lake road before they fall on road or hydro wires & start fires

Industrial area would save money fuel and travel

Restrict mills and dog kennels, these facilities need to be restricted and only approved with neighbours approval. Stop dumping of garbage etc on regional properties, acres of old vehicles, let's enforce the unsightly property bylaws

Please re-evaluate the current system of rec commissions maintaining rec facilities and parks. Ness is struggling to have enough volunteers to continue - don't want to lose access to rec spaces like Reid Lake did.

No wind or solar farms

RDFFG unfortunately is reactive not proactive. I have been witness to many disturbing issues around our community in the past 3 years. Some I consider, ecological hazardous as many neighbors are using reclaimed contaminated materials.
Rural dog kennels, should require approval by neighbours, neighbours of these rural puppy mills suffer. Unbelievably, we have personal experience
Our largest concern is population density. Putting a lot of people on a small area of land is not a good idea. Thank you!
Salmon River Farmers Institute has a derelict building and has not supported the community



Platinum member