

2.6 Rural Community Survey

To provide opportunity for anonymous public input for the Rural Plan, a questionnaire was implemented throughout the region concerning rural community issues, strengths and challenges. As part of the public consultation process for development of the Rural Community Plan and Zoning Bylaw, this two-part opinion survey of rural landowners was conducted within the Electoral Boundaries B, D, and E of the Peace River Regional District (hereafter referred to as target areas). The anonymous questionnaire was completed by 130 individuals through mail-in and telephone canvas methods, and listed a range of issues. An additional 8 questionnaires were received from residents outside the project area (Electoral Area C) but not included in the results. In the closed section of the survey (Part 1) respondents were asked to consider ranking those issues according to a scale of importance in response to a focus question⁵.

In the following discussion, we present the results of the Rural Survey in three sub-sections in an effort to highlight and describe key features:

- Summary of High Priority Issues
- Review of Survey Highlights
- Summary of Respondent Comments

2.6.1 High Priority Issues Summary

All of the issues identified in our survey (see Table 2.6.1) were considered relevant to varying degrees by the majority (>50%) of respondents. For summary purposes, we have indicated a checkmark (✓) if the issue was considered extremely important by at least 2/3 (66%) of respondents, and according to the community's location within the target electoral areas. In section 2.6.2, we consider how the responses to the highest priority issues varied between target areas.

Other issues listed by respondents from particular communities are also provided for information purposes only. We note other detailed input received during the dialogue (i.e. from rural area & First Nation meetings, focus groups, and key informant interviews) must be taken together with these survey findings, to fully appreciate the range of issues important to rural residents in informing development of the Peace Region Rural Plan.

⁵ **Questionnaire Focus Question:** COMMUNITY SITUATION: What are the issues or needs that you, and your family feel are most important in your rural community? Below is a list of rural topics for you to consider. Please circle your response on the scale for each item. (Response scale: 1 = not important; 2 = slight importance; 3 = moderate importance 4 = great importance; 5 = extreme importance; 0 = don't know). Please check any or all sub-categories that you consider important for each response. Please feel free to add another topic of your choice that is not listed in each category, and mark your response on the scale.

TABLE 2.6.1 Summary of Rural Community Development Issues Prepared for B.C. Government Interagency Focus Group

Rural Land-Use and Community Development Issues		(>66% High Priority (4,5) Responses)		
		Electoral Area		
		B	D	E
Agriculture				
Availability of land for agricultural use: specify large <input type="checkbox"/> or U small holdings/operations				
Ability to subdivide land in the Agriculture Land Reserve				
Control over expansion of residential development in agricultural areas				
Effects of industrial activity on farm/ranch water supplies; surface U or groundwater <input type="checkbox"/>		U	U	U
Preparation of environmental farm plans				
Regulations to control noxious weeds		U	U	
Management of wildlife in agriculture production areas		U		
<i>Add & rank another topic:</i>				
Respect for surface rights (Hudson's Hope)				
Sustainability of agriculture (Cecil Lake)				
Rural Economic Development				
Ability to carry on home-based business on my property		U	U	
Availability of land for commercial use and development: specify: light industry <input type="checkbox"/> , local retail/service business <input type="checkbox"/> , industrial production <input type="checkbox"/>				
Support for new types of rural economic enterprise: specify processing <input type="checkbox"/> , manufacturing <input type="checkbox"/> , transportation <input type="checkbox"/> , other economic activity <input type="checkbox"/> specify _____				
<i>add & rank another topic:</i>				
Environment				
Availability & maintenance of treated water for household purposes			U	
Availability of treated <input type="checkbox"/> or untreated U water for commercial/business purposes				
Control of water flows to prevent flooding of property: residential U commercial <input type="checkbox"/>				
Protection of shorefront properties on Lakes: specify rivers and creeks soil erosion <input type="checkbox"/> , water contamination U , fish & wildlife habitat U		U	U	U
Regulations to control industrial dev.: specify excess noise U air pollution U water contamination U by industrial (e.g. oil & gas U , forestry) operations <input type="checkbox"/> , other industry: __		U	U	U
Regulations to limit use of land for disposal of industrial waste e.g. petroleum products		U	U	U
<i>add & rank another topic:</i>				
- oil and gas leaking onto land; approx twenty acres (Prespatou)				
- protection of watersheds (Sunset)				
- pollutants from plants & mills (East Pine)				

TABLE 2.6.1 (Cont'd) Rural Land-Use and Community Development Issues		(>66% High Priority (4,5) Responses)		
		Electoral Area		
		B	D	E
Social and Recreation				
Setting aside areas of green-space (parks, open areas) for non-motorized recreational purposes: specify walking <input type="checkbox"/> , biking <input type="checkbox"/> , camping <input type="checkbox"/> horse-back <input type="checkbox"/> , other _____				U
Setting aside areas for motorized recreational activities: specify ATV's <input type="checkbox"/> motorbikes <input type="checkbox"/> , skidoos <input type="checkbox"/> , other _____				
Availability of land for institutional uses; religious <input type="checkbox"/> , educational <input type="checkbox"/> , local gathering <input type="checkbox"/>				
<i>add & rank another topic:</i>				
- we need to develop what we have, re: the land already set aside for parks, green space and motorized-vehicle use (Cecil Lake)				
- regulations to protect or to control us from wildlife transplants (Prespatou)				
Community Facilities and Services				
Rural roads: specify needs for new construction U improvement U inc. maintenance U		U	U	U
Need for new waste treatment facilities: specify community sewage <input type="checkbox"/> , solid waste <input type="checkbox"/>				
Need for services: specify hydro-electric power <input type="checkbox"/> phone <input type="checkbox"/> , natural gas U , radio/TV <input type="checkbox"/>				
Need for waste recycling facilities				
<i>add & rank another topic:</i>				
Need for cell phone services! (Beryl Prairie)				
Access to hospital and ambulance transportation (Toms Lake)				
Quality of Life/Safety				
Emergency preparedness (e.g. toxic spills in air, on land or water; flooding of property)		U		U
Control over traffic speeds on rural roads				U
Control over excess dust on high traffic rural roads				
Regulations to protect visual quality (e.g. derelict vehicles, building heights, etc.)				

2.6.2 Review of Survey Highlights

In addition to the high priority summary outlined above, the survey produced several unique results and intra-regional differences. In the Data Summary Tables 2.6.2-2.6.4, we present the results as a percent-rank of the raw-data that is found in Appendix C. From the graphic charts and summary tables, it is possible to depict key survey findings. We do not attempt to offer specific explanations for these results, but present them in such a manner to enable later analysis in the policy and plan development phase. In reviewing the following charts, please note that category level 6 represents “no response, or do not know”.

Agriculture

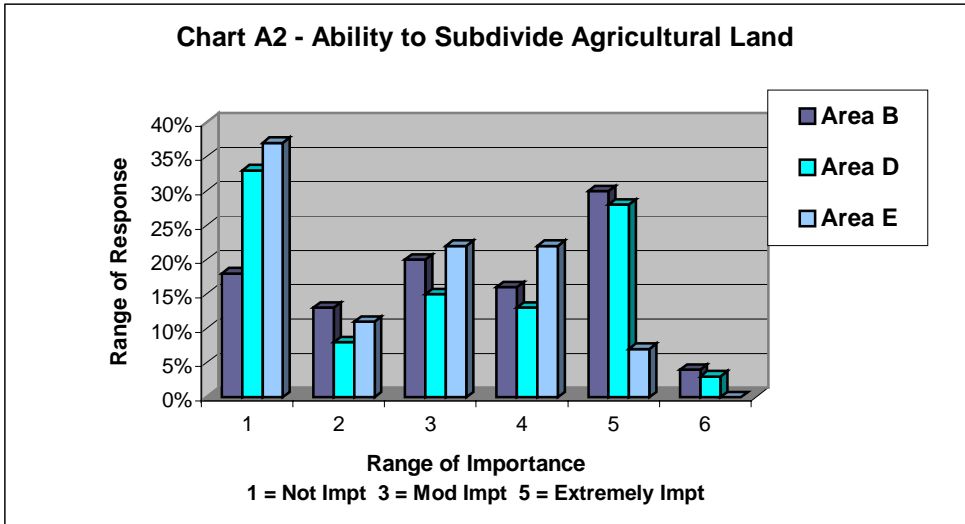
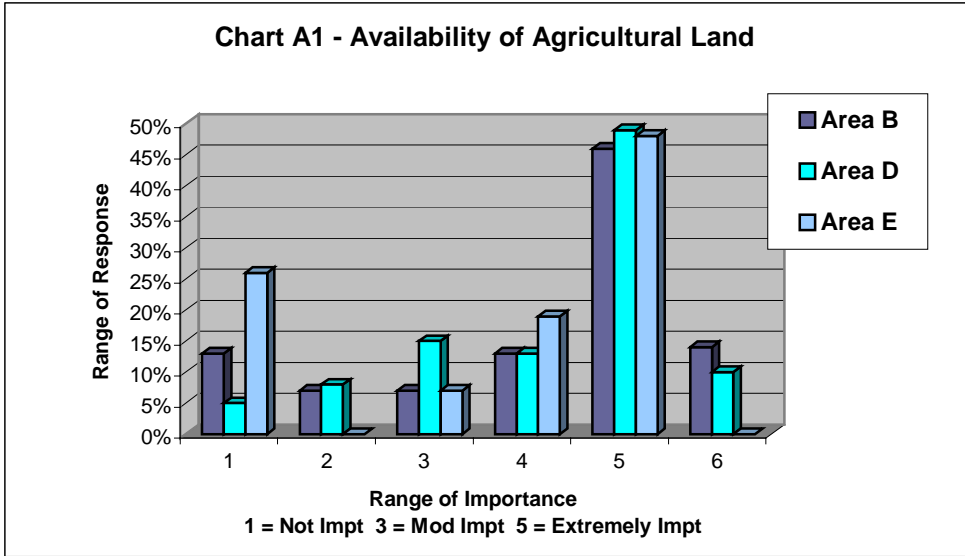
In contrasting the range of agricultural issues in our survey, there were a few notable findings. Since all issues (except A5) were ranked as important in this category, we consider level 5 responses (extreme importance) and also note how the target areas ranked those issues. We find that agricultural producers across the region shared a common view of the following issues in order of highest priority:

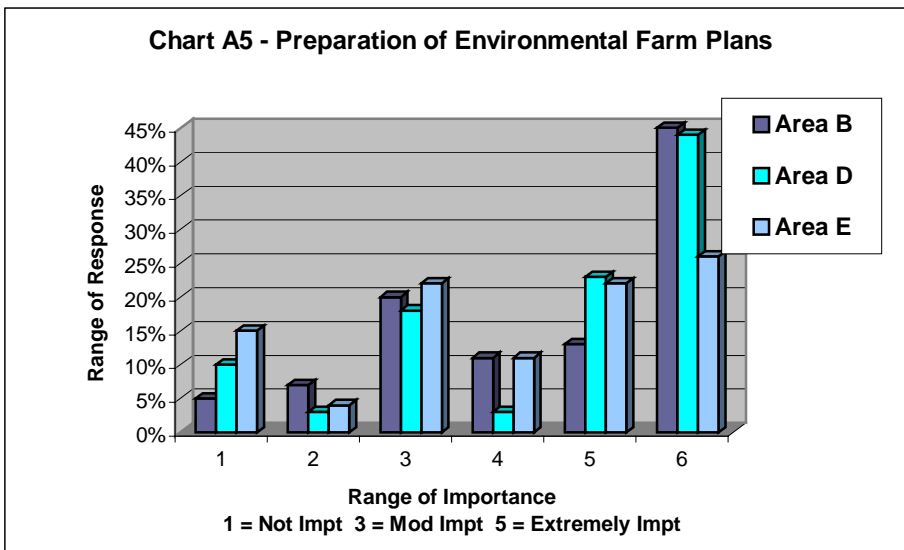
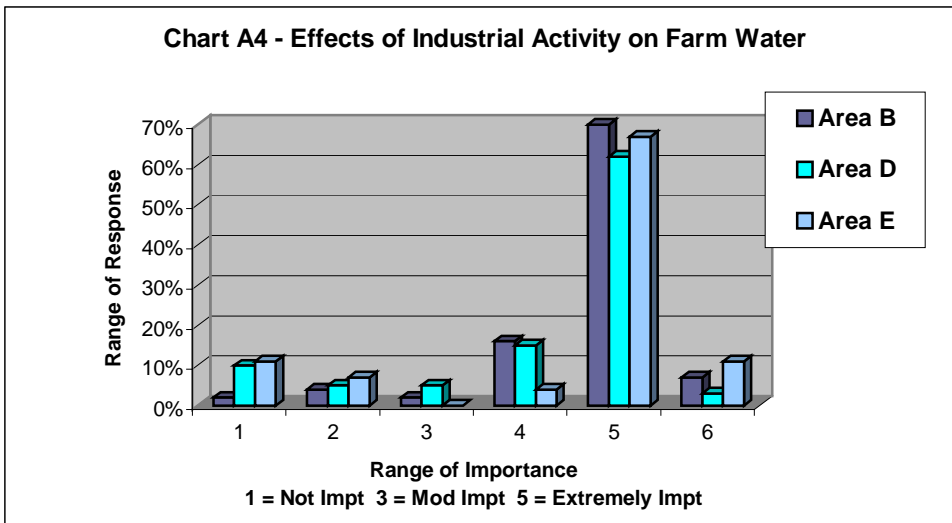
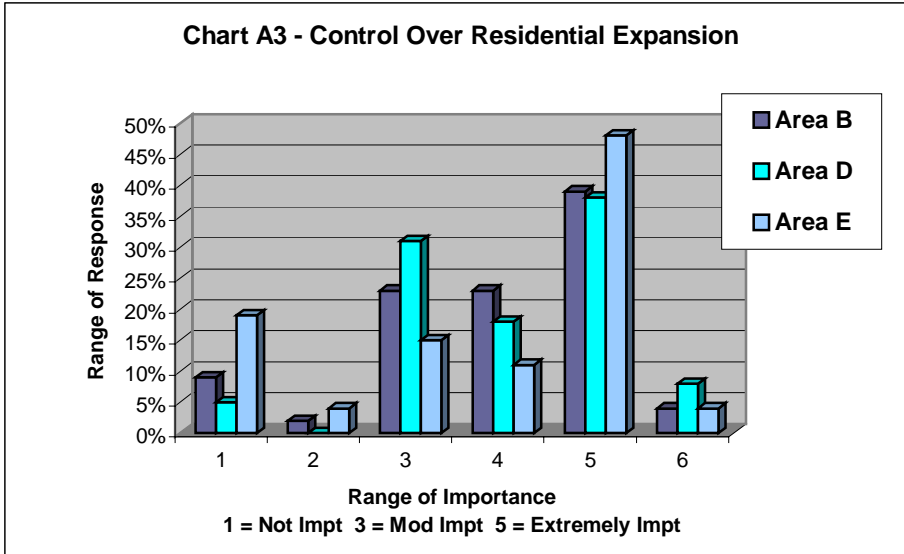
- A4 (Effects of Industrial Activity on Farm Water) – High in all areas (B, E, D in descending order of response)
- A1 (Availability of Agricultural Land) – High in all areas (D, E, B in descending order of response)
- A7 (Management of Wildlife) – Highest in Area B and D, followed by Area E
- A3 (Control Over Residential Expansion) – Highest in Area E

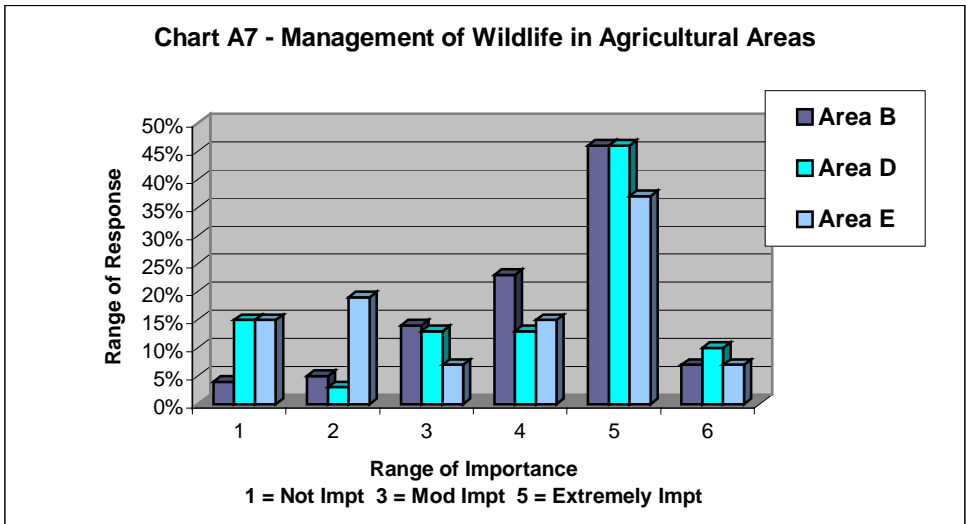
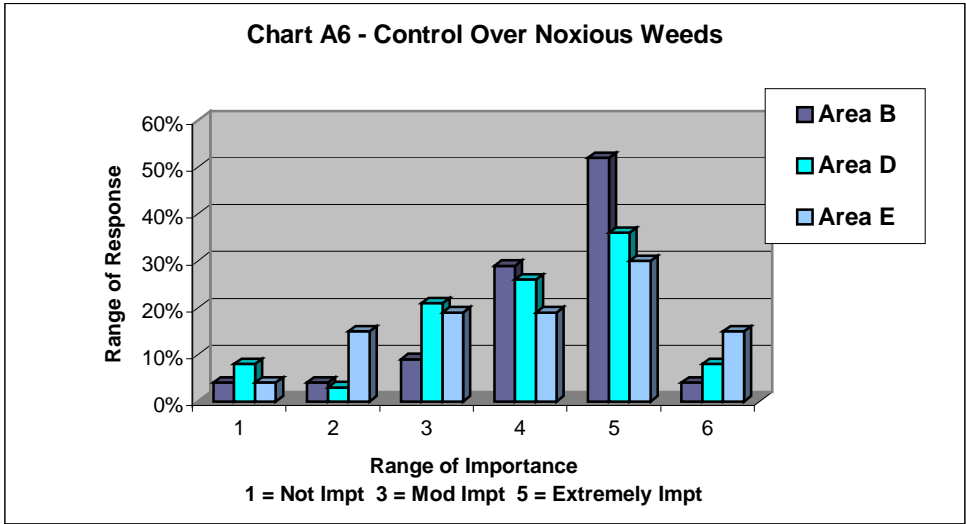
Of moderate to high importance were:

- A6(Control Over Noxious Weeds) – Highest in Area B, followed by Areas D and E
- A2 (Ability to Subdivide Agricultural Land) – Highest in B & D, less important in Area E

Of no importance, and high uncertainty was A5 (Preparation of Environmental Farm Plans) which is likely due to the lack of awareness among the agricultural community about this relatively new initiative. This result should, however, be contrasted with the high concern attached to existing or perceived environmental impacts on farm water supplies, and as we will see later, a desire to see increased regulation on industry to control the externalities of development activities (e.g. excess noise, air pollution).





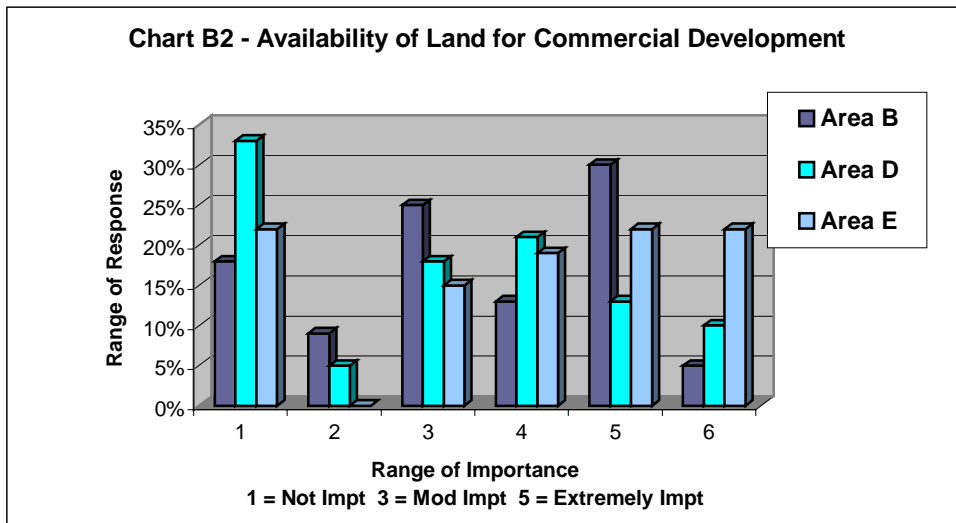
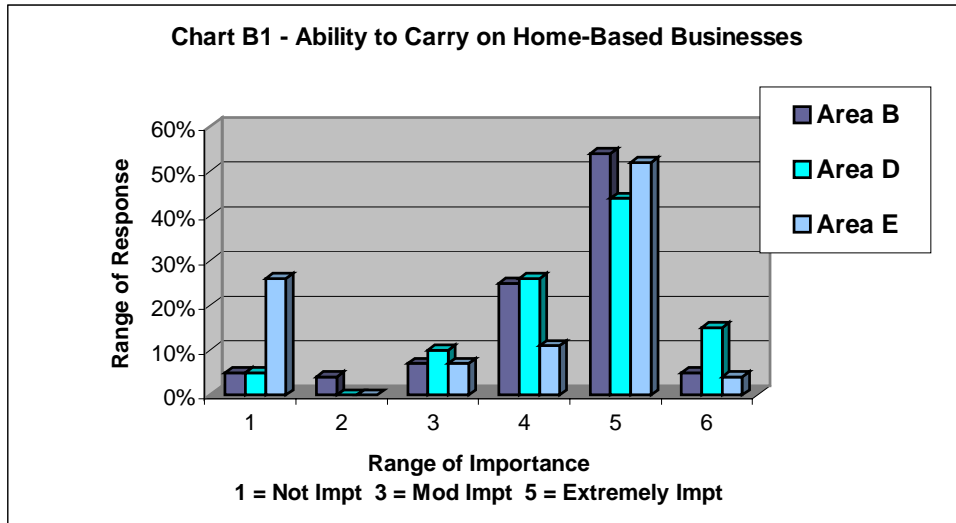


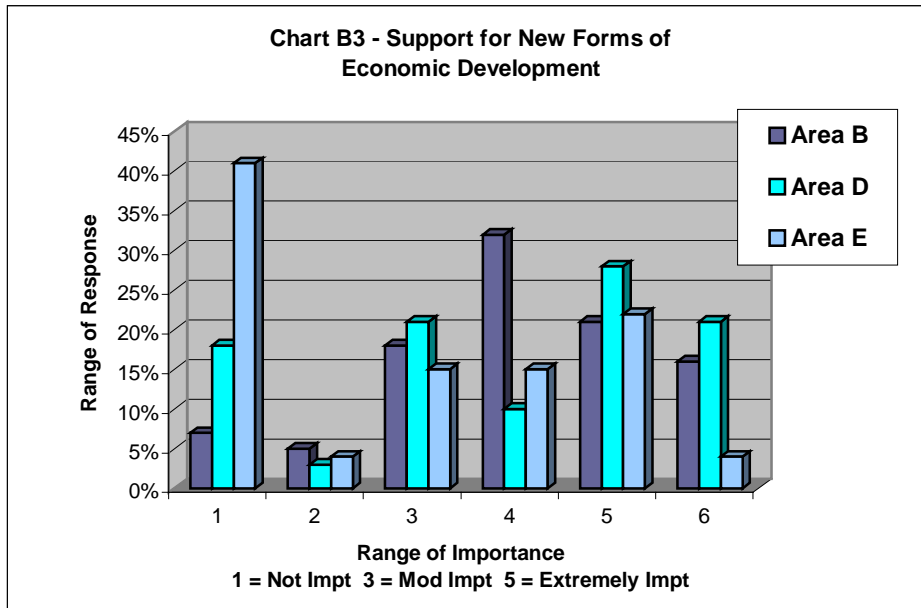
Rural Economic Diversification

This topic of enquiry produced a shared rating of extreme & very high importance only for (B1) Ability to Carry On Home-Based Business with responses exceeding 60% of respondents in all three target areas.

Of moderate importance was the issue B2 (Availability of Land for Commercial Development) with greater interest placed on Retail/Service and Light Industry than on Industrial Production. We observe that Area B had 2/3 of respondents ranking both B2 and B3 (Support for New Rural Economic Development) from moderate to extreme importance, compared to Areas D and E with just under 50% of people identifying this as important, and nearly half considering it not important or were uncertain.

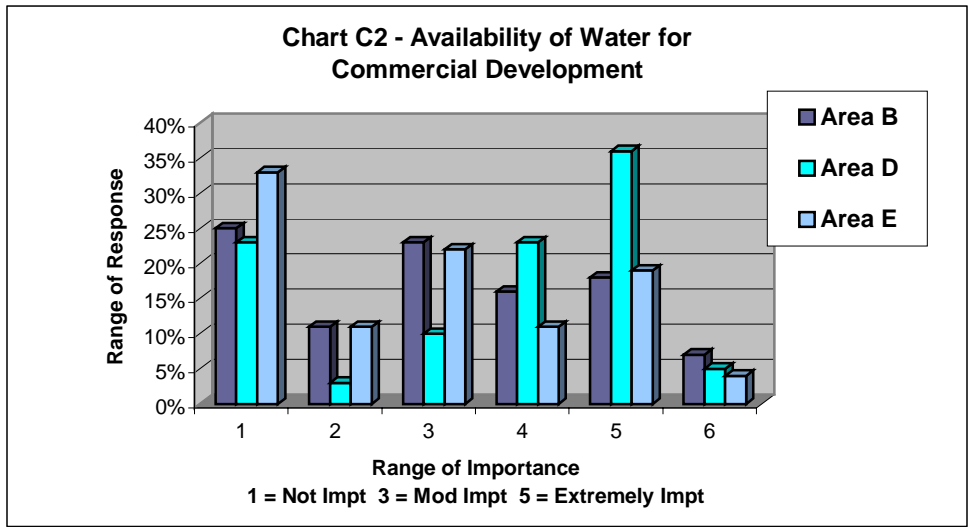
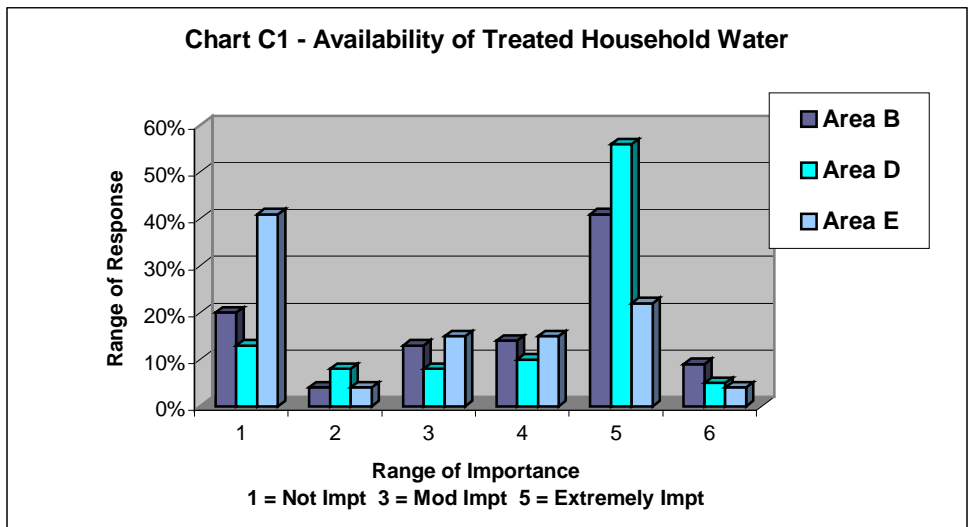
Of lesser concern and greater uncertainty for target areas D and E was issue B3 (Support for New Economic Development). We note there were a significant number (i.e. 40%) of respondents in Area E who ranked this issue as “not important”. Higher support for economic diversification can be found in Areas B & D with more that half of respondents ranking it moderate to extremely important.

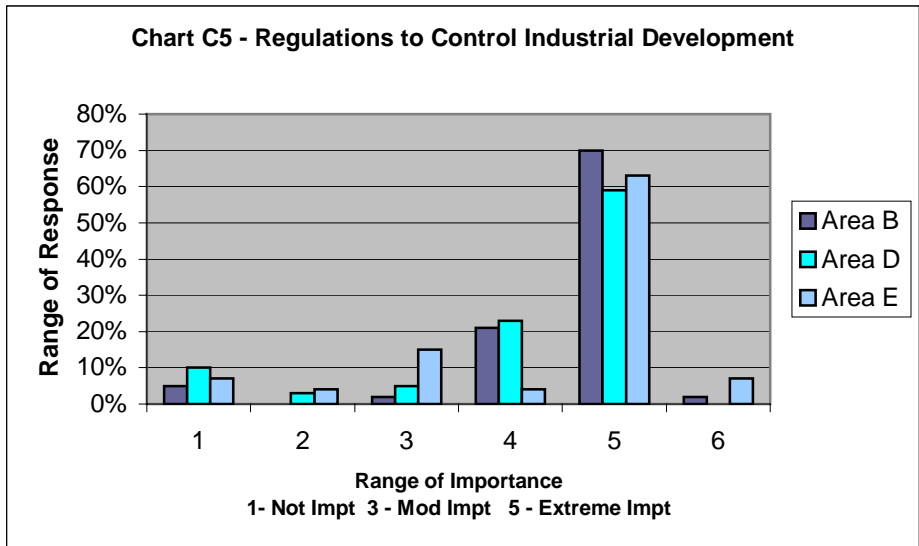
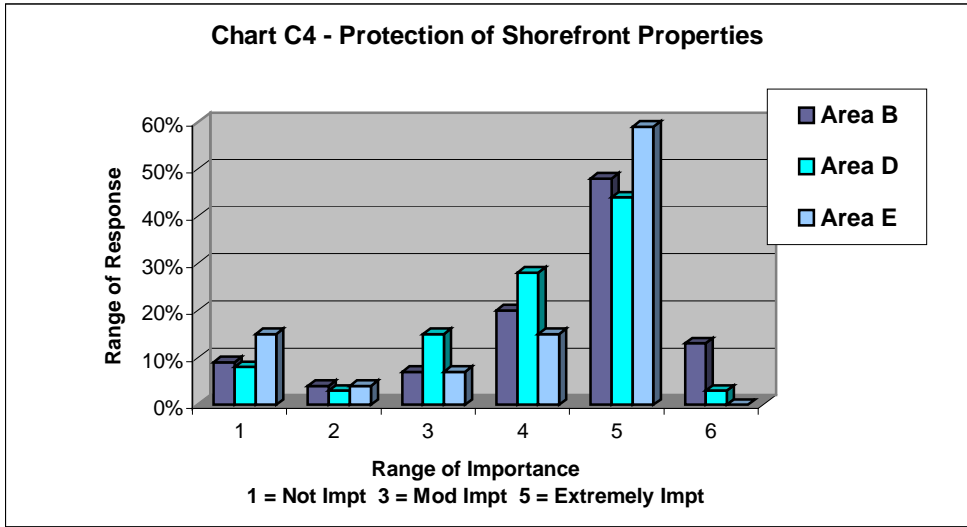
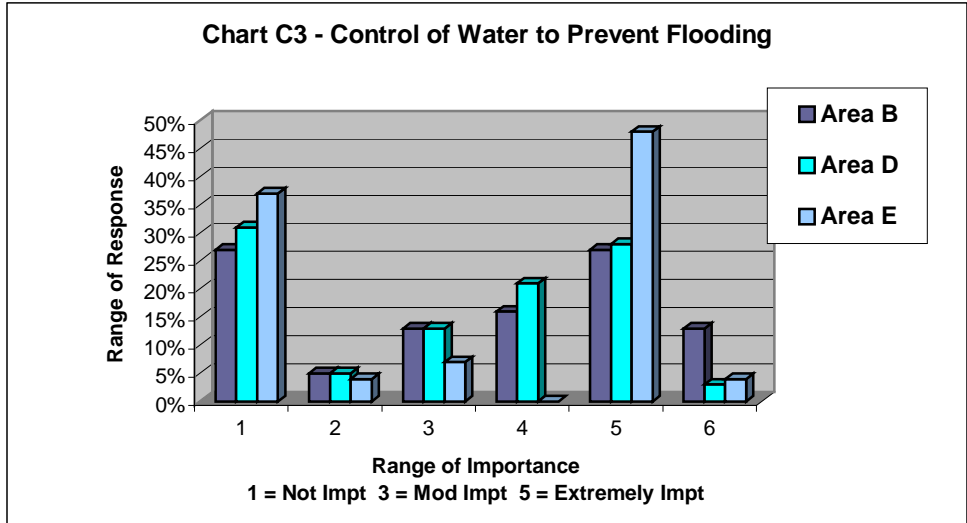


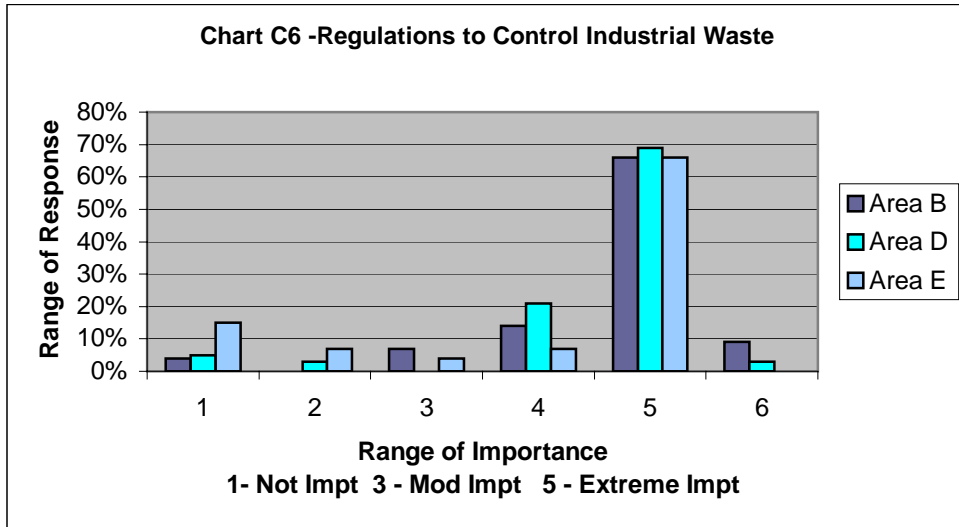


Environmental Management

Water-related issues were generally viewed as important to Peace region rural residents. A majority of Area B & D respondents ranked the issue C1 (Availability of Household Water) as moderate to extremely important, while this was not a concern for most Area E Respondents. Much greater significance can be seen with C2 (Availability of Water for Commercial Development) with two thirds of residents in Area D recording this as an important issue. Control of Water to Prevent Flooding (C3) was identified by over 50% of Area E residents but was much less significant to rural residents in other areas included in our survey. Concern for riparian areas came across clearly by a majority of respondents throughout the Peace region. Based on the above results, it is not surprising that a significant majority (70-90%) of rural residents attached extreme importance to issue C5 (Regulations to Control Industrial Development). In areas B & D, this same level of response is also associated with issue C6 (Regulations to Control Industrial Waste).

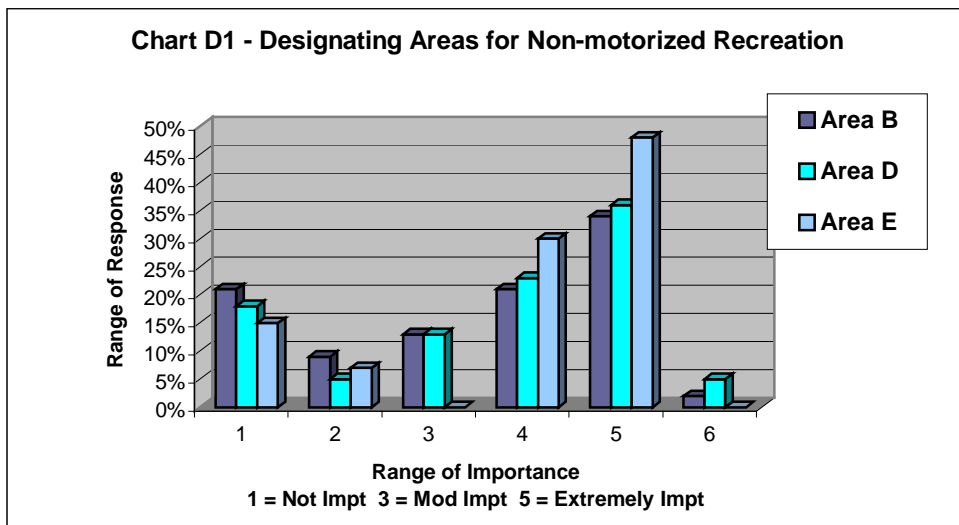


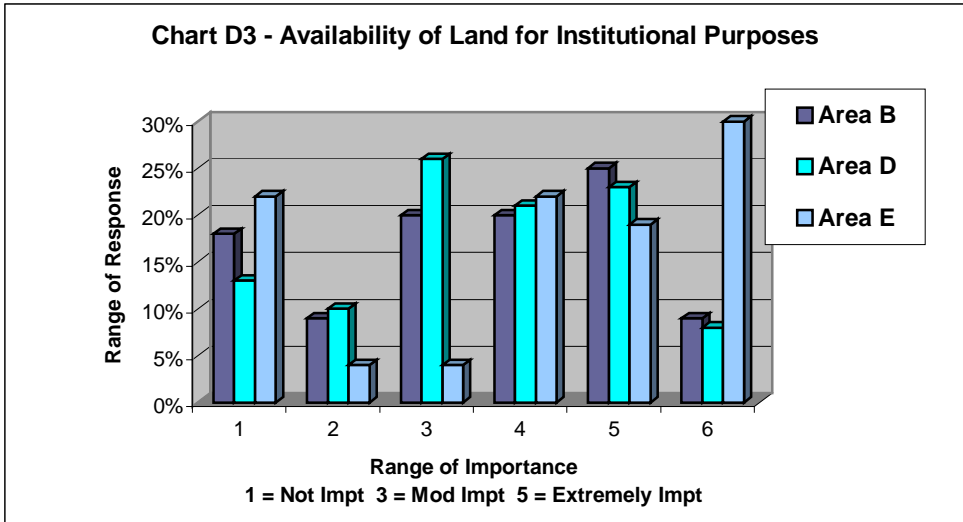
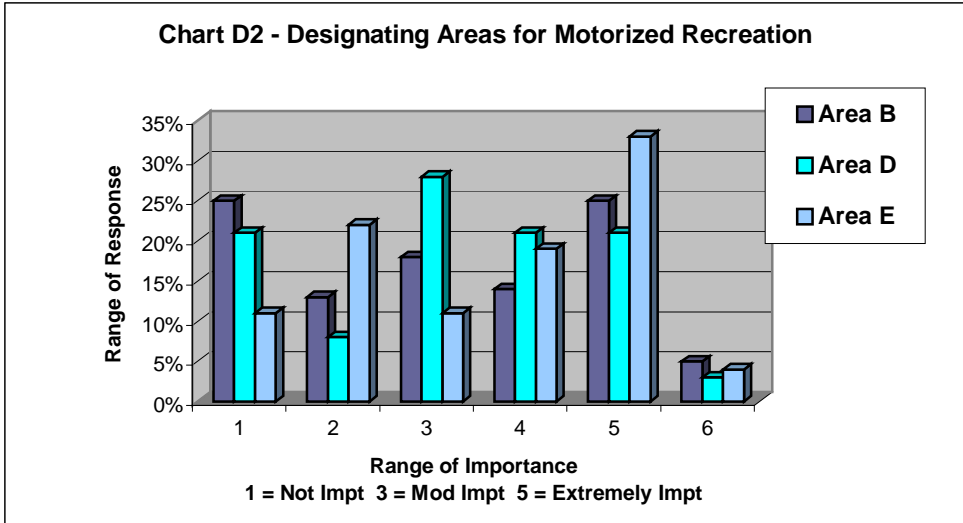




Social and Recreational Uses

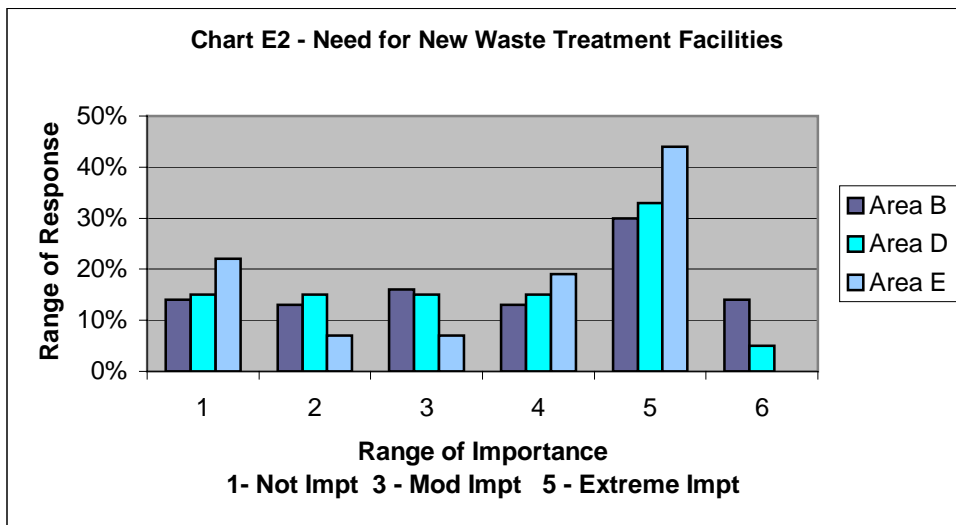
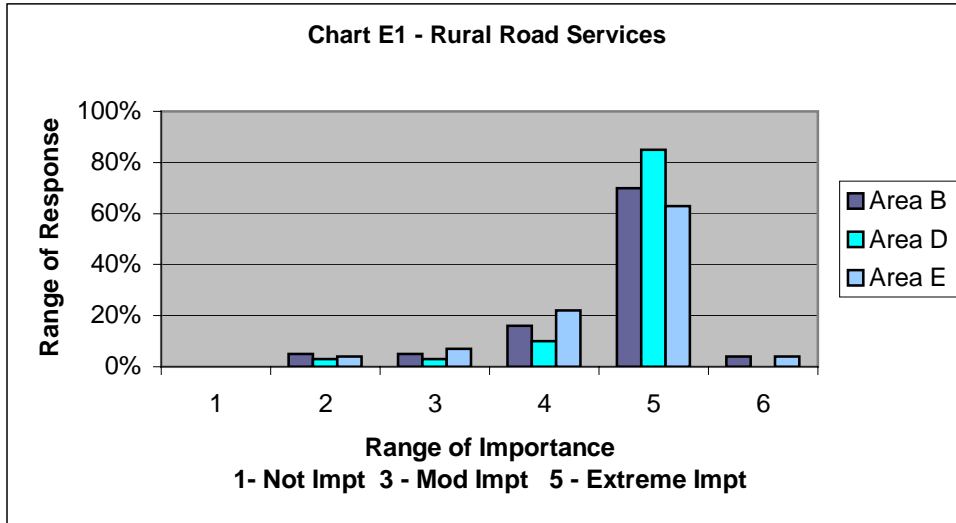
This category of community development and land-use was generally of less importance compared to other issues covered in the survey. A significant proportion (>75%) of Area E residents considered the need for family recreational green-space as a high priority issue, as seen in their response to D1 (Designating Areas for Non-Motorized Recreation), and also thought the issue D2 (Designating Areas for Motorized Recreation) as equally important. In other parts of the Peace region, a slight majority of rural residents agreed on the importance of recreational area designation, but nearly a quarter of respondents thought this was not an important issue. For all target areas, much less significance was attached to issue D3 (Availability of Land for Institutional Purposes) which included religious, educational and local gathering land-uses. In area E, the issue was ranked by about half of respondents as either not important or uncertain. This may also indicate general satisfaction with existing community facilities and/or a lack of knowledge about the future need for such facilities.

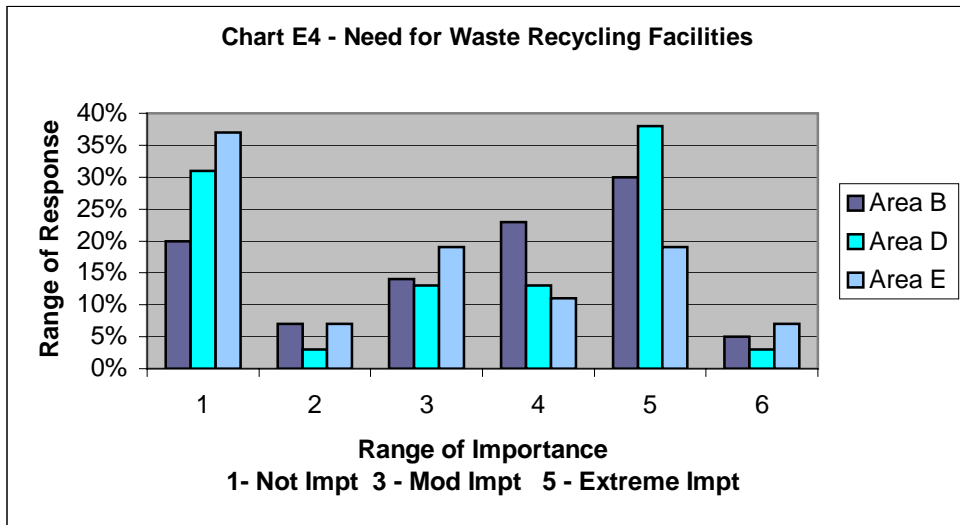
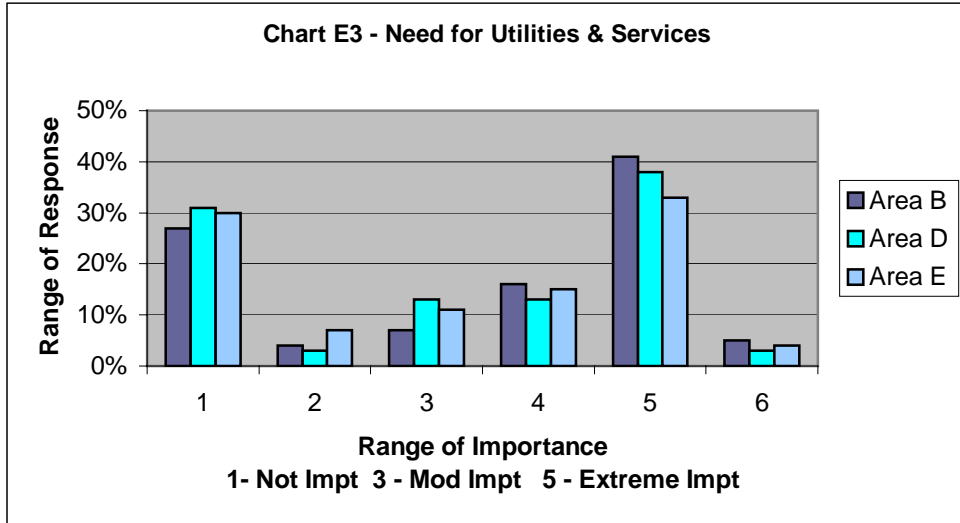




Community Services & Facilities

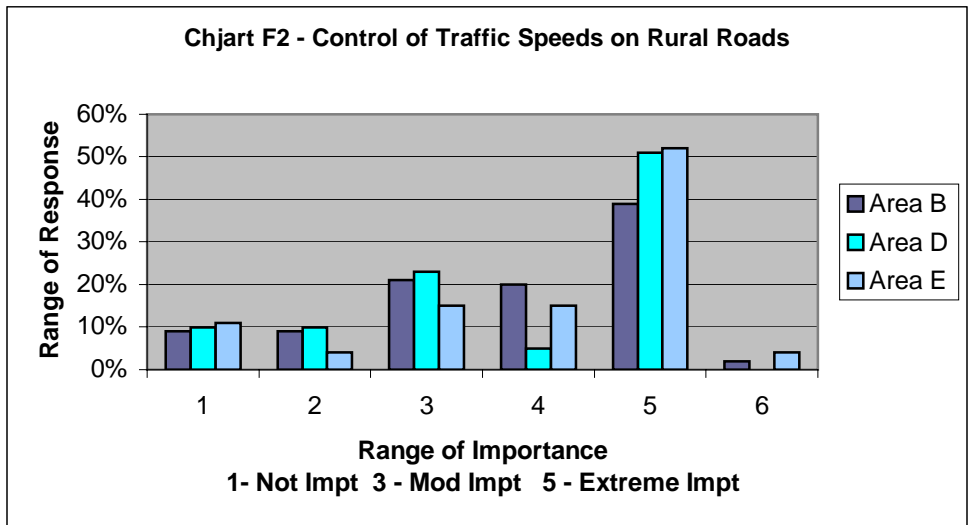
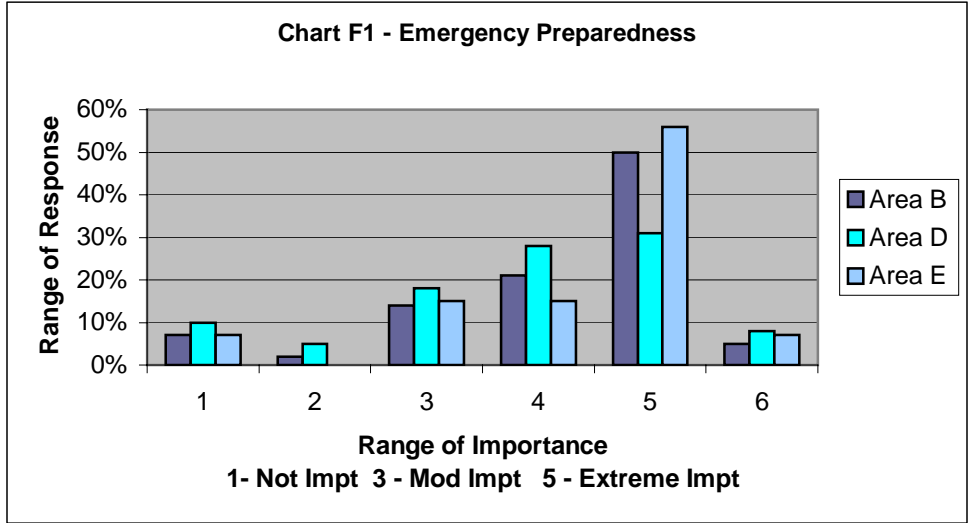
Another issue of extreme importance for all rural residents surveyed was issue E1 (Rural Road Services). Of nearly unanimous concern is the need for improvement of rural roads, as well as adequate year-round maintenance and some desire for new road construction. A high level of importance was attached to issues E3 (Need for Utilities & Services) and E4 (Need for Waste Recycling Facilities) by a majority of respondents in both areas B and D. Rural residents in Areas B and D identified a moderate level of interest (approximately 50%) in issue E2 (Need for New Waste Treatment Facilities), while approximately 70% of Area E respondents thought it was important.





Quality of Life

More than 70% of people responding to our survey in Areas B & E ranked F1 (Emergency Preparedness) as highly important, and we note that this issue correlates strongly with environmental issues C5 and C6, as well as comments provided in community workshops and anecdotal statements in Part II of our survey. A much greater proportion of people identified with rural road issues F2 (Control of Traffic Speeds) and F3 (Control Over Excess Dust) with particular concern expressed in the latter by Area B respondents. Regulations to Control Visual Quality (F4) was only viewed as highly important to respondents in Area E.



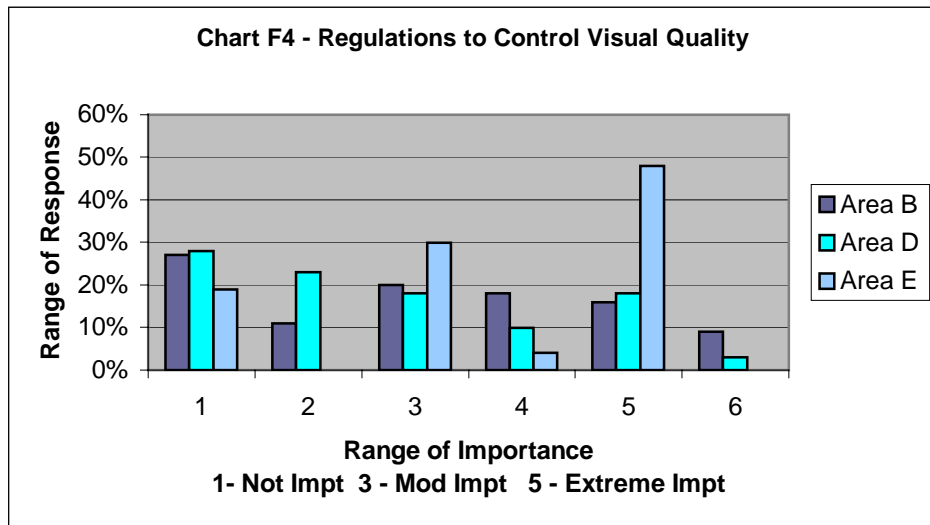
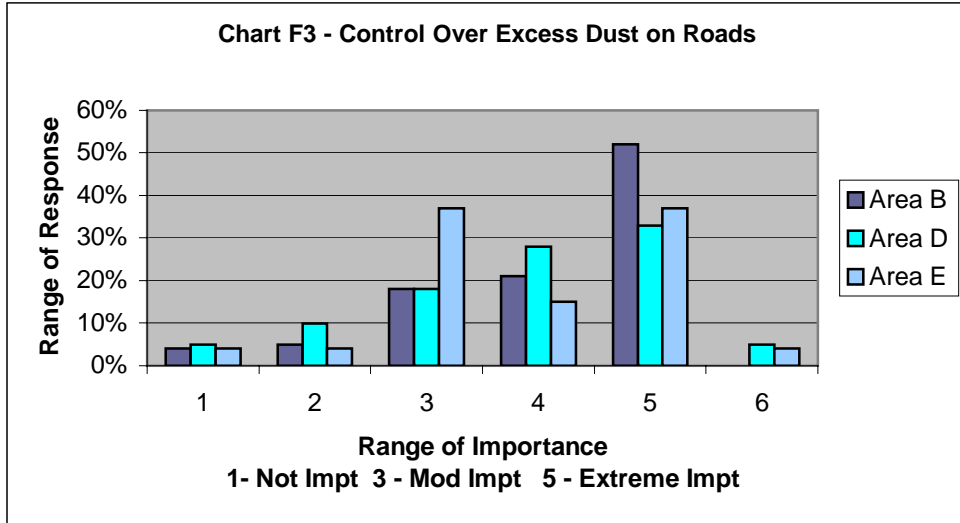


TABLE 2.6.1 Percent Rank Results of Rural Community Survey**Part I: Rural Land-Use and Community Development Issues**

Area B	Area D	Area E	Survey Responses					
			1	2	3	4	5	0
A. AGRICULTURE								
1.0 Availability of agricultural land	13%	7%	7%	13%	46%	14%		
	5%	8%	15%	13%	49%	10%		
	26%	0%	7%	19%	48%	0%		
2.0 Ability to subdivide agricultural land	18%	13%			30%	4%		
	33%	8%	15%	13%	28%	3%		
	37%	11%	22%	22%	7%	0%		
3.0 Control over residential expansion	9%	2%	23%	23%	39%	4%		
	5%	0%	31%	18%	38%	8%		
	19%	4%	15%	11%	48%	4%		
4.0 Effects of industrial activities on farm water	2%	4%	2%	16%	70%	7%		
	10%	5%	5%	15%	62%	3%		
	11%	7%	0%	4%	67%	11%		
5.0 Preparation of environmental farm plans	5%	7%	20%	11%	13%	45%		
	10%	3%	18%	3%	23%	44%		
	15%	4%	22%	11%	22%	26%		
6.0 Regulations to control noxious weeds	4%	4%	9%	29%	52%	4%		
	8%	3%	21%	26%	36%	8%		
	4%	15%	19%	19%	30%	15%		
7.0 Mgt. of wildlife in agricultural areas	4%	5%	14%	23%	46%	7%		
	15%	3%	13%	13%	46%	10%		
	15%	19%	7%	15%	37%	7%		
B. RURAL ECONOMIC DEVELOPMENT								
1.0 Ability to carry on home-based bus.	5%	4%	7%	25%	54%	5%		
	5%	0%	10%	26%	44%	15%		
	26%	0%	7%	11%	52%	4%		
2.0 Availability of land for commercial dev:	18%	9%	25%	13%	30%	5%		
	33%	5%	18%	21%	13%	10%		
	22%	0%	15%	19%	22%	22%		
3.0 Support for new rural economic development	7%	5%	18%	32%	21%	16%		
	18%	3%	21%	10%	28%	21%		
	41%	4%	15%	15%	22%	4%		

TABLE 2.6.1 (Cont'd)	Survey Responses					
	1	2	3	4	5	6
C. ENVIRONMENT						
1.0 Availability of treated household water	20%	4%	13%	14%	41%	9%
	13%	8%	8%	10%	56%	5%
	41%	4%	15%	15%	22%	4%
2.0 Availability of water for commercial dev	25%	11%	23%	16%	18%	7%
	23%	3%	10%	23%	36%	5%
	33%	11%	22%	11%	19%	4%
3.0 Control of water to prevent flooding	27%	5%	13%	16%	27%	13%
	31%	5%	13%	21%	28%	3%
	37%	4%	7%	0%	48%	4%
4.0 Protection of shore-front properties:	9%	4%	7%	20%	48%	13%
	8%	3%	15%	28%	44%	3%
	15%	4%	7%	15%	59%	0%
5.0 Regulations to control industrial dev.:	5%	0%	2%	21%	70%	2%
	10%	3%	5%	23%	59%	0%
	7%	4%	15%	4%	63%	7%
6.0 Regulations to control industrial waste	4%	0%	7%	14%	66%	9%
	5%	3%	0%	21%	69%	3%
	15%	7%	4%	7%	66%	0%
D. SOCIAL AND RECREATION						
1.0 Designating areas for non-motorized recreation	21%	9%	13%	21%	34%	2%
	18%	5%	13%	23%	36%	5%
	15%	7%	0%	30%	48%	0%
2.0 Designating areas for motorized recreation	25%	13%	18%	14%	25%	5%
	21%	8%	28%	21%	21%	3%
	11%	22%	11%	19%	33%	4%
3.0 Availability of land for institutional purposes:	18%	9%	20%	20%	25%	9%
	13%	10%	26%	21%	23%	8%
	22%	4%	4%	22%	19%	30%

TABLE 2.6.1 (Cont'd)	Survey Responses					
	1	2	3	4	5	6
E. COMMUNITY FACILITIES & SERVICES						
1.0 Rural road services:	0%	5%	5%	16%	70%	4%
	0%	3%	3%	10%	85%	0%
	0%	4%	7%	22%	63%	4%
2.0 Need for new waste treatment:	14%	13%	16%	13%	30%	14%
	15%	15%	15%	15%	33%	5%
	22%	7%	7%	19%	44%	0%
3.0 Need for utilities/services:	27%	4%	7%	16%	41%	5%
	31%	3%	13%	13%	38%	3%
	30%	7%	11%	15%	33%	4%
4.0 Need for waste recycling facilities	20%	7%	14%	23%	30%	5%
	31%	3%	13%	13%	38%	3%
	37%	7%	19%	11%	19%	7%
F. QUALITY OF LIFE/SAFETY						
1.0 Emergency preparedness	7%	2%	14%	21%	50%	5%
	10%	5%	18%	28%	31%	8%
	7%	0%	15%	15%	56%	7%
2.0 Control of traffic speeds on rural roads	9%	9%	21%	20%	39%	2%
	10%	10%	23%	5%	51%	0%
	11%	4%	15%	15%	52%	4%
3.0 Control over excess dust on roads	4%	5%	18%	21%	52%	0%
	5%	10%	18%	28%	33%	5%
	4%	4%	37%	15%	37%	4%
4.0 Regulations to control visual quality	27%	11%	20%	18%	16%	9%
	28%	23%	18%	10%	18%	3%
	19%	0%	30%	4%	48%	0%

2.6.3 Rural Resident Survey Comments

Additional comments about community land-use and development were provided in both the closed-ended section (Part I) on Issues, and the open-ended part dealing with Rural Community Strengths & Challenges (Part II) of the questionnaire. These results are presented in the following tables (2.6.2, 2.6.3, 2.6.4) for each of three target study areas. Individual comments have been identified by Rural Community, and provide important insights both on the issues presented, and a range of additional topics of concern. This input can be applied to development of community profiles, identification of local service priorities, and recommendations for management of key community issues.

Community residents learning about shoreline stewardship at Moberly Lake



Treaty 8 First Nations' community workshop on cumulative effects assessment

Table 2.6.2 Area B Survey of Rural Land-Use & Community Development

COMMUNITY SITUATION: What are the issues or needs that you, and your family feel are most important in your rural community? Below is a list of rural topics for you to consider. Please circle your response on the scale for each item. (Response scale: 1 = not important; 2 = slight importance; 3 = moderate importance 4 = great importance; 5 = extreme importance; 0 = don't know).

Part I: Rural Land-Use and Community Development Issues		Circle Response
Community Codes: Att – Attachie; Bpr – Beryl Prairie; Clk – Cecil Lake; Clr – Clearview; Gdl – Goodlow; Hud – Hudson's Hope area; Mon – Montney; Npn – North Pine; Pres – Prespatou; Rpr – Rose Prairie;		
Agriculture		
Availability of land for agricultural use: specify large <input type="checkbox"/> or small <input type="checkbox"/> holdings/operations		1 2 3 4 5 0
Ability to subdivide land in the Agriculture Land Reserve - allow slight amount of subdivision (Mon) - depends on circumstances (Pres) - no subdividing should be allowed (Rpr) - need to provide agri. owners with the right to consent to oil/gas operations (Hud) - should not be done (Clk)		1 2 3 4 5 0
Control over expansion of residential development in agricultural areas		1 2 3 4 5 0
Effects of industrial activity on farm/ranch water supplies; surface <input type="checkbox"/> or groundwater <input type="checkbox"/> - bad water from oil & gas development (Pres)		1 2 3 4 5 0
Preparation of environmental farm plans		1 2 3 4 5 0
Regulations to control noxious weeds - tying in with oil & gas industry (Mon) - keep with program that we're on (Gdl) - people should take initiative; this is an extreme problem (Mon)		1 2 3 4 5 0
Management of wildlife in agriculture production areas - invaded by elk (Mon) - problem with deer (Npn) - issue of fencing natural corridors (Gdl) - deer is a problem (Bpr) - control the amount of game around agricultural areas (Clk) - need help with management (Pres)		1 2 3 4 5 0
add & rank another topic:		1 2 3 4 5 0
- surface rights need to be respected (Hud)		
- sustainability of agriculture has to be priority in all rural areas ((Clk)		
Rural Economic Development		
Ability to carry on home-based business on my property - depends on businesses not taking away from land/agriculture (Mon)		1 2 3 4 5 0
Availability of land for commercial use and development: specify: light industry <input type="checkbox"/> , local retail/service business <input type="checkbox"/> , industrial production <input type="checkbox"/> - don't want access to commercial development (Bpr) - against oil & gas development in this area (Bpr) - should not be in midst of agr.operation; should minimize interface with agriculture and should be on provincial land (Hud)		1 2 3 4 5 0

TABLE 2.6.2 Part I Issues (Cont'd)

Community Codes: Att – Attachie; Bpr – Beryl Prairie; Clk – Cecil Lake; Clr – Clearview; Gdl – Goodlow; Hud – Hudson's Hope area; Mon – Montney; Npn – North Pine; Pres – Prespatou; Rpr – Rose Prairie;						
Rural Economic Development (cont'd)						
Support for new types of rural economic enterprise: specify processing <input type="checkbox"/> , manufacturing <input type="checkbox"/> , transportation <input type="checkbox"/> , other economic activity <input type="checkbox"/> specify _____ etc. - <i>should promote livestock industry (Gdl)</i> - <i>like to see a hotel & restaurant (Bck)</i> - <i>subject to environmental approval, approval of the community, and marketability of the product (Clk)</i> - <i>support this but keep away from people's yards – should have to stay ¼ mile from all buildings or private property (Clk)</i>	1	2	3	4	5	0
Environment						
Availability & maintenance of treated water for household purposes - <i>maintain the water integrity we have (Hud)</i> - <i>really need a community water source (Pres)</i>	1	2	3	4	5	0
Availability of treated <input type="checkbox"/> or untreated <input type="checkbox"/> water for commercial/business purposes	1	2	3	4	5	0
Control of water flows to prevent flooding of property: residential <input type="checkbox"/> commercial <input type="checkbox"/>	1	2	3	4	5	0
Protection of shorefront properties on Lakes: specify rivers and creeks soil erosion <input type="checkbox"/> , water contamination <input type="checkbox"/> , fish & wildlife habitat <input type="checkbox"/>	1	2	3	4	5	0
Regulations to control: specify excess noise <input type="checkbox"/> air pollution <input type="checkbox"/> water contamination <input type="checkbox"/> by industrial (e.g. oil & gas, forestry) operations <input type="checkbox"/> , other industry: _____ - <i>particularly coal-bed methane (Att)</i>	1	2	3	4	5	0
Regulations to limit use of land for disposal of industrial waste e.g. petroleum products - <i>should have control (Mon); its a big problem (Mon)</i> - <i>never should be permitted (Bpr)</i> - <i>not necessarily limit use of, but to select the land wisely, and use environmental protection measures- first, other ways of disposal must also be explored, rather than just buying it (Clk)</i>	1	2	3	4	5	0
<i>add & rank another topic:</i>	1	2	3	4	5	0
- <i>oil and gas leaking into twenty acres (Pres)</i>						
Social and Recreation						
Setting aside areas of green-space (parks, open areas) for non-motorized recreational purposes: specify walking <input type="checkbox"/> , biking <input type="checkbox"/> , camping <input type="checkbox"/> horse-back <input type="checkbox"/> , other _____ - <i>no trails left (NPN)</i>	1	2	3	4	5	0
Setting aside areas for motorized recreational activities: specify ATV's <input type="checkbox"/> motorbikes <input type="checkbox"/> , skidoos <input type="checkbox"/> , other _____ - <i>plenty of land available (Pres)</i> - <i>they need a place too (Gdl); property owners need protection (Rpr)</i> - <i>they should use only specified areas, not fields (Clk)</i> - <i>not for locals so much as for "townies" (Clr)</i>	1	2	3	4	5	0
Availability of land for institutional uses; religious <input type="checkbox"/> , educational <input type="checkbox"/> , local gathering <input type="checkbox"/> - <i>community needs these facilities (Pres)</i> - <i>should be close to city or towns (Clk)</i>	1	2	3	4	5	0
<i>add & rank another topic:</i>						
- <i>we need to develop what we have, re: the land already set aside for parks, green space and motorized-vehicle use (Clk)</i>						
- <i>regulations to protect or to control us from wildlife transplants (Pres)</i>						

TABLE 2.6.2 Part I Issues (Cont'd)						
Community Codes: Att – Attachie; Bpr – Beryl Prairie; Clk – Cecil Lake; Clr – Clearview; Gdl – Goodlow; Hud – Hudson's Hope area; Mon – Montney; Npn – North Pine; Pres – Prespatou; Rpr – Rose Prairie;						
Community Facilities and Services						
Rural roads: specify needs for new construction <input type="checkbox"/> improvement <input type="checkbox"/> inc. maintenance <input type="checkbox"/> - all main roads such as Siphon Ck. Rd. should be rebuilt and paved with the amount of traffic it has on it (Clk)	1	2	3	4	5	0
Need for new waste treatment facilities: specify community sewage <input type="checkbox"/> , solid waste <input type="checkbox"/> - need both kinds of facilities if affordable (Gdl) - rural dumps closing; having to pay fee when municipal residents get free pick-up (Pres) - solid waste facility is in the wrong location (Mon) - rural landfill sites should be reopened (Clk) - need better hrs at garbage dumps (Mon)	1	2	3	4	5	0
Need for services: specify hydro-electric power <input type="checkbox"/> phone <input type="checkbox"/> , natural gas <input type="checkbox"/> , radio/TV <input type="checkbox"/> - don't have radio/TV but want this service (RPr) - just try to get hydro put into your place & see the red tape, huge cost involved!! (Mon)	1	2	3	4	5	0
Need for waste recycling facilities - needed in this area; nice clay base for disposal (of industrial waste) (Gdl) - are already available, and very good (Clk)	1	2	3	4	5	0
add & rank another topic: - cell phone services! (Bpr)	1	2	3	4	5	0
Quality of Life/Safety						
Emergency preparedness (e.g. toxic spills in air, on land or water; flooding of property) - don't have good access (Mon) - especially in Hudson's Hope area (Att) - 911 program affects tax assessments but is a poor system with no information (Pres)	1	2	3	4	5	0
Control over traffic speeds on rural roads - especially on gravel roads (Gdl) - road supposed to be paved! (Cly) - we need heavy fines for people who disobey traffic speeds and road conditions (Clk)	1	2	3	4	5	0
Control over excess dust on high traffic rural roads - not in favour of calcium chloride (Cly) - photo radar should be everywhere! (Pres)	1	2	3	4	5	0
Regulations to protect visual quality (e.g. derelict vehicles, building heights, etc.) - let people do what they want (Pres) - should control building heights (Gdl) - private property is private; people should take care of it themselves (Rpr) - this is local responsibility (Rpr) - the guy that has 60 old vehicles on his front porch, his taxes never go up- I build a building on my property, my taxes go up...how fair is that? (Mon) - support local policing power- property owners is allowed to protect his property and not be sued by arrogant abusers (Clk) - cost of removal for derelict vehicles (Mon)	1	2	3	4	5	0
- need community agreement to become a residential junkyard! (Pres)						
add & rank another topic:	1	2	3	4	5	0

Table 2.6.2 Area B Survey of Rural Land-Use & Community Development**Part II: Rural Community Strengths & Challenges Inventory**

A. COMMUNITY STRENGTHS: What do you think are the key strengths or features that characterize your community and surrounding rural area? (Please list up to two strengths or features in any or all categories below:

Community Codes: Att – Attachie; Bck – Buick Creek; Bpr – Beryl Prairie; Clk – Cecil Lake; Clr – Clearview; Cly- Clayhurst; Gdl – Goodlow; Hud – Hudson’s Hope area; Mon – Montney; Npn – North Pine; Pmt – Pink Mountain; Pres – Prespatou; Rpr – Rose Prairie; Won - Wonowon

Agriculture/Land-Use (i.e. farm-land preservation, agricultural facilities/activities)	
- not overpopulated (Mon)	
- land available (Cly)	
- this is farm land – we want it to remain farm land! (Bck)	
- ranching; area not yet overpopulated and cut up into small parcels (Rpr)	
- preservation of agricultural land – at least up to now (Hud)	
- number of young farmers; still lots of farms & opportunities (CLK)	
- farm land preservation (Bck)	
- cattle ranching, grain farming (Mon)	
- we have agricultural activity because we have lots of off-farm employment opportunity (Clk)	
- freedom and open space (Pres)	
- the right to farm animals (Pres)	
- small farm preservation ...if we don't have farms, we won't be able to feed everyone; breaking up good farm land should be very restricted (Clk)	
- large percentage of farm land is actively farmed (Clr)	
Community/Land-Use (i.e. residential, recreation, heritage land-uses; service)	
- available fairgrounds (Mon)	
- we have no crime in our immediate area & appreciate that (Bck)	
- access to public schooling, upgrading at Colleges, trades (Rpr)	
- access to recreation at public or private facilities (Rpr)	
- residential and recreation opportunities (Bck)	
- north Peace fall fair grounds (Mon)	
- we have space for people; you can actually live in a place without having a neighbour in view, peace and quiet (Clk)	
- domestic water, tank loader water supply (Pres)	
- cemetery, school, churches (Pres)	
- sufficient amt of space and land from neighbours (Npn)	
- high rate of volunteerism i.e. school & hockey; multitude of outdoor rec. opportunities (Clr)	

TABLE 2.6.2 Part II Community Strengths (Cont'd)	
Community Codes: Att – Attachie; Bck – Buick Creek; Bpr – Beryl Prairie; Clk – Cecil Lake; Clr – Clearview; Cly- Clayhurst; Gdl – Goodlow; Hud –Hudson’s Hope area; Mon – Montney; Npn – North Pine; Pmt – Pink Mountain; Pres – Prespatou; Rpr – Rose Prairie; Won - Wonowon	
Economic Development/Land-Use (i.e. commercial, industrial uses; infrastructure)	
- great clay base to take advantage of (Gdl)	
- great land availability for foreigners (Gdl)	
- oil & gas industry are great for emergency response, and clean-up (Cly)	
- store, café, post-office; its seems good with just farms (CLk)	
- a major income source for the area...oil & gas, forestry, home-based business (Clk)	
- very diversified community and development (Rpr)	
- recent & future planned road upgrades to 100% year round legal axle loads (Clr)	
Environment/Land-Use (i.e. green space, water resources, protected areas)	
- water supply; freedom from pollution - noise, chemical (Rpr)	
- with mainly farming, land is basically cared for (Clk)	
- we have plenty of these (resources), & still lots of space for economic activity (Clk)	
- beautiful scenery year round (Clr)	
- Faye Spring good water (Clr)	
Other Strengths That Should Be Retained in Your Community/Rural Area	
- more community involvement that is helping (NPN)	
- people responsible for their area (Pres)	
- great community facilities, community involvement (Rpr)	
- freedom to plan & implement development of home & land-base (Rpr)	
- availability and responsibility of people who do recycling & waste mgt (Bpr)	
- strong community mindedness; great involvement (Mon)	
- the right to quiet use and enjoyment (Hud)	
- lots of community groups & activities (CLk)	
- farming is the foundation of a nation, and in hard times, the farmer is still there (Clk)	
- peace and tranquility!, great community involvement, paved rural road is great (Pres)	
- strong sense of community (Clr)	
- traffic speeds and consideration is great (Cly)	

TABLE 2.6.2 (Cont'd)	
3. COMMUNITY CHALLENGES: What do you think are the key challenges affecting your community and surrounding rural area? Please <u>list</u> up to two specific challenges for your rural community in any or all categories below:	
Community Codes: Att – Attachie; Bck – Buick Creek; Bpr – Beryl Prairie; Clk – Cecil Lake; Clr – Clearview; Cly- Clayhurst; Gdl – Goodlow; Hud – Hudson’s Hope area; Mon – Montney; Npn – North Pine; Pmt – Pink Mountain; Pres – Prespatou; Rpr – Rose Prairie; Won - Wonowon	
Agriculture/Land-Use (i.e. farm-land preservation, agricultural facilities/activities)	
- no weed inspectors (Mon)	
- weed inspector for neighbours is needed (Mon)	
- people in agriculture must be treated fairly by industry for use of land (NPr)	
- should be able to subdivide farmland with restrictions (Gdl)	
- no more land available to expand (Hud)	
- learn to use properly what we already have (Won)	
- tired of feeding deer (Bpr)	
- people are operating illegally due to the agr. zoning when they are obviously residential (Mon)	
- can't subdivide but land not getting used, therefore quarters should be subdivided (Mon)	
- selling off ¼'s at high prices to non-farmers makes it hard for farmers (CLk)	
- family farms make the strongest most stable communities – economic policies in our country have destroyed this resource (Clk)	
- when city people come to the country, they start to control the land – too smelly, noisy, etc. (Clk)	
- absentee landowners allowing cultivated agricultural land grow back to forests (Pres)	
- expansion of individual farm size (Cly)	
- small farms are always going to be needed, even though big farms don't see it the little farmers way (Clk)	
- more agricultural support (Rpr)	
- ¼ section for “urban farmers” not right (Rpr)	
Community/Land-Use (i.e. residential, recreation, heritage land-uses; services)	
- leases on land (Mon)	
- no natural gas available (Pres)	
- voted 62% to get a Recreation Centre and PRRD turned it down; no buildings available for recreational activities; poor structures for community participation (Rpr)	
- our roads are damaged by oil equipment & there has been problems in getting them fixed (Bck)	
- we have many electrical surges that cause problems with lights, computers, fridges, freezers (Bck)	
- maintain roads with calcium or clear coat (Bpr)	
- North West Tel does not give us any options (Bck)	
- selling lots is a 2-edged sword (good vibrancy with more people for community vs. those who despoil or complain about farms (Clk)	
- lots of town people are moving out and buying up ¼ sections, putting up a trailer – that ¼ is gone forever to the farmer who might want to buy the land for farming (Rpr)	
- adequate phone service (Pmt)	
- need land and building for school at Pink Mountain (Pmt)	
- abuse of private land by disrespectful recreationers (CLk)	
- poor rezoning laws and procedures (Clk)	
- rural electrification expansion for younger generation farmers (Pres)	
- residential subdivision (Pres)	
- recreational areas should be provided & everyone should use it, not farm land! (Clk)	

TABLE 2.6.2 Part II B. Challenges (Cont'd)	
Community Codes: Att – Attachie; Bck – Buick Creek; Bpr – Beryl Prairie; Clk – Cecil Lake; Clr – Clearview; Cly- Clayhurst; Gdl – Goodlow; Hud – Hudson’s Hope area; Mon – Montney; Npn – North Pine; Pmt – Pink Mountain; Pres – Prespatou; Rpr – Rose Prairie; Won - Wonowon	
Community/ Land-Use (continued)	
- our old heritage sites should be protected and preserved (Clk)	
- we should have special areas only for ski-doo's and four wheelers (Clk)	
- support subdividing farm property for family dwelling ie. building sites (Cly)	
- lack of small parcels of residential land (Clr)	
- “defeatist” attitude towards applying for subdivisions (Clr)	
- recreation services – would be nice to have something other than a playground (Bpr)	
Economy/Land-Use (i.e. commercial, industrial uses; infrastructure)	
- horrible pot-holes due to heavy traffic (Mon)	
- roads are in desperate need of maintenance (Mon)	
- don't have enough advisory knowledge for landowners (esp. oil & gas issues)- (NPn)	
- fix roads, other than in front of houses (Gdl)	
- need improvement of roads (Cly)	
- concerned with roads, but no more tax dollars should be spent (Mon)	
- emphasize on clean up with oil/gas industry (Rpr)	
- poor maintenance of roads (Rpr)	
- coal-bed methane development should be better prepared; oil & gas will have to work on it (Rpr)	
- need access to industrial land-base and permanent access for taxation (Rpr)	
- jobs for people within their physical area, instead of outsiders (Won)	
- don't want to see commercial development (Bpr)	
- already too much exploitation of commercial development (Bpr)	
- road from Hudson’s Hope to FSJ needs major improvement (Bpr)	
- major concern about global warming, and expanding coal-bed methane development; don't want to see it in this area (Bpr)	
- when land is residential yet zoned agriculture, causes much difficulties in business dev. (Mon)	
- no maintenance on rural roads (Mon)	
- when upgrading roads, they need to upgrade the ones that are most traveled e.g. to City first (Gdl)	
- the main gravel road from Rose Prairie to Prespatou is very poorly maintained and dust control by residences is not sufficient (Rpr)	
- commercial zoning not right for “downtown” Buick (Bck)	
- if a person has a construction company; he put his business out in Rose Prairie so the taxes aren't so high; every time he runs to town, he burns gas, buys parts, employs people and is good for the local economy – now the City wants to tax him further..how fair is that!! (Rpr)	
- reasonable property taxes on isolated properties (Pmt)	
- not enough resources from commercial income going back into community infrastructure Clk)	
- Triad Pit Rd. not being maintained (Pres)	
- industry should be in a commercial area not near residential areas (Clk)	
- our main roads have to be rebuilt to carry the heavy loads of today (Clk)	
- commercial land use needs to be closely monitored and used only when really needed, not commercial here and there (Clk)	
- people are dangerous on the rural roads (Pres)	
- should start manufacturing locally – rural first e.g. wood products (Npn)	
- relatively few job opportunities outside of farming and gas (Clr)	
- keep farmland as farmland and not a drilling site (Bpr)	
- challenge of commercial/residential uses co-existing (Bpr)	

TABLE 2.6.2 (Cont'd)	
Community Codes: Att – Attachie; Bck – Buick Creek; Bpr – Beryl Prairie; Clk – Cecil Lake; Clr – Clearview; Cly- Clayhurst; Gdl – Goodlow; Hud – Hudson’s Hope area; Mon – Montney; Npn – North Pine; Pmt – Pink Mountain; Pres – Prespatou; Rpr – Rose Prairie; Won - Wonowon	
Environment/Land-Uses (i.e. green space, water resources, protected areas)	
	- pollution from large oil/gas industries (Mon)
	- stream and creek contamination from animals (Gdl)
	- people need to be educated on everything like recycling (Gdl)
	- monitor water! (Gdl)
	- need more recycling (Cly)
	- it would be good to have the Beatton River park area as a community family safe area again (Clk)
	- popular playground and river access in Prespatou area (Pres)
	- trees should be left on the outside of every ¼ section (Clk)
	- clear-cut logging should be stopped as the more cleared the area, the more wind (Clk)
C. Additional Comments that You Have Regarding Preparation of a Rural Plan & Zoning Bylaw	
	- concerns need to be heard! (NPN)
	- need to protect the community spring (Pres)
	- make sure rural landowners have control over land-use first before PRRD (Rpr)
	- need Land-Use Board put into effect to meet and vote on things; landowners share views (RPr)
	- fear of taxation increase; reduction in access to schooling or increase in cost; regulations inhibiting building/death by over-regulation; country dwellers should not demand city conveniences – they must be self-sufficient as trade-off for peace, space and freedom; communities do not need government to do EVERYTHING for them, what are they contributing to community? (Rpr)
	I personally like it the way it is, as far as rural planning and zoning goes; so far all working ranches are big enough to be viable and we do not need any more small holdings where people have to work out to survive (Rpr)
	To give people more power to control individual development, landowners have no rights when up against oil companies, that’s a fact (Hud)
	The ability to sell off small parcels of land needs to be addressed....carefully considered – advantages and disadvantages (CLK)
	One thing I would not like to see is a whole bunch of rules and regulations. One can hope common sense and courtesy can solve many problems. We do wish to descend to the point where you are against the law to paint your house orange or not paint it at all; live without power; pasture goats in your front yard; hang clothes on a clothesline; burn one’s paper garbage in the back yard; keep 10 old cars in the yard, etc. etc.
	Recognition of rural aid given to tourists and travelers i.e. bathroom facilities, accident aid (PMT)
	There should be no foreign ownership of agricultural land as they let the land deteriorate growing weeds which everyone else has to fight; we have fought weed from Cecil Lk. Farms for 13 years (Clk)
	It needs to be recognized that more people want to live in the country now, but certainly in order to do so, they usually have to buy an entire ¼ section which is not to the benefit of future agricultural users (Clr)

Table 2.6.3 Area D Survey of Rural Land-Use and Community Development

COMMUNITY SITUATION: What are the issues or needs that you, and your family feel are most important in your rural community? Below is a list of rural topics for you to consider. Please circle your response on the scale for each item. (Response scale: 1 = not important; 2 = slight importance; 3 = moderate importance 4 = great importance; 5 = extreme importance; 0 = don't know).	
Part I: Rural Land-Use and Community Development Issues	Circle Response
Community Codes: Arr – Arras, DCK - Dawson Ck. rural area; Epn – East Pine; Far – Farmington; Grb – Groundbirch; Klk – Kilkarren; Pro – Progress; Rol – Rolla; Sun – Sunset Prairie; TLk – Toms Lake; Trv – Travis Subdivision	
Agriculture	
Availability of land for agricultural use: specify large <input type="checkbox"/> or small <input type="checkbox"/> holdings/operations	1 2 3 4 5 0
Ability to subdivide land in the Agriculture Land Reserve - should be done along natural boundaries (TLk) - complicated issue, only land-owners should be able to do (Rol) - don't want it! (Pro) - keep it as a farm (TLk) - should consider non-farming places for subdivision (Far) - some agr. lands should be available (Klk)	1 2 3 4 5 0
Control over expansion of residential development in agricultural areas - stop using good farm land; we have lots of poor agr. land (EPn)	1 2 3 4 5 0
Effects of industrial activity on farm/ranch water supplies; surface <input type="checkbox"/> or groundwater <input type="checkbox"/>	1 2 3 4 5 0
Preparation of environmental farm plans	1 2 3 4 5 0
Regulations to control noxious weeds - individual responsibility, no interference (Rol) - high priority, not in favour of "monkeys" taking over; people should take on their own! (Far) - enforce the current regulations (Arr)	1 2 3 4 5 0
Management of wildlife in agriculture production areas - no, there were there first! (Rol) - very much a problem (Pro) - Elk are a particular problem (EPn) - major problem! (Grb) - don't hurt or take habitat away (Sun) - don't hurt the animals (Arr) - animals in fields & feed; open hunting seasons longer (Arr) - fence the hay-yard, etc. (Far)	1 2 3 4 5 0
add & rank another topic:	1 2 3 4 5 0
- protection of watersheds (Sun)	

TABLE 2.6.3 PART I ISSUES (Cont'd)

Community Codes: Arr – Arras; DCK - Dawson Ck. rural area; Epn – East Pine; Far – Farmington; Grb – Groundbirch; Klk – Kilkarren; Pro – Progress; Rol – Rolla; Sun – Sunset Prairie; TLk – Toms Lake; Trv – Travis Subdivision

Rural Economic Development	
Ability to carry on home-based business on my property - don't take agri-enterprise away (Sun) - need some limits to freedom on types (Arr) - as long as it didn't pollute the environment (Far)	1 2 3 4 5 0
Availability of land for commercial use and development: specify: light industry <input type="checkbox"/> , local retail/service business <input type="checkbox"/> , industrial production <input type="checkbox"/> - don't want to see it (Rol) - no development (Pro) - not in agr area (Klk); - don't take away farm land (Arr)	1 2 3 4 5 0
Support for new types of rural economic enterprise: specify processing <input type="checkbox"/> , manufacturing <input type="checkbox"/> , transportation <input type="checkbox"/> , other economic activity <input type="checkbox"/> specify _____ etc. - more important to match economy with land (Rol)	1 2 3 4 5 0
add & rank another topic:	1 2 3 4 5 0
Environment	
Availability & maintenance of treated water for household purposes - H ₂ O is a priority (Pro) - no commercial supply available in our rural area (Grb)	1 2 3 4 5 0
Availability of treated <input type="checkbox"/> or untreated <input type="checkbox"/> water for commercial/business purposes - must improve access to water for commercial purposes (Grb)	1 2 3 4 5 0
Control of water flows to prevent flooding of property: residential <input type="checkbox"/> commercial <input type="checkbox"/>	1 2 3 4 5 0
Protection of shorefront properties on Lakes: specify rivers and creeks soil erosion <input type="checkbox"/> , water contamination <input type="checkbox"/> , fish & wildlife habitat <input type="checkbox"/> - pollution in Swan Lake (Rol) - against industries (Far)	1 2 3 4 5 0
Regulations to control: specify excess noise <input type="checkbox"/> air pollution <input type="checkbox"/> water contamination <input type="checkbox"/> by industrial (e.g. oil & gas, forestry) operations <input type="checkbox"/> , other industry: _____	1 2 3 4 5 0
Regulations to limit use of land for disposal of industrial waste e.g. petroleum products - very important! (Rol) - need high standards (Arr)	1 2 3 4 5 0
add & rank another topic:	1 2 3 4 5 0
- pollutants from plants & mills (EPn)	
Social and Recreation	
Setting aside areas of green-space (parks, open areas) for non-motorized recreational purposes: specify walking <input type="checkbox"/> , biking <input type="checkbox"/> , camping <input type="checkbox"/> horse-back <input type="checkbox"/> , other _____ - access for handicapped (Trv) - don't take my wilderness away (Rol) - no designation at all (Pro) - support having the Park (TLk)	1 2 3 4 5 0
Setting aside areas for motorized recreational activities: specify ATV's <input type="checkbox"/> motorbikes <input type="checkbox"/> , skidoos <input type="checkbox"/> , other _____ - don't try to control my access! (Trv) - race car fan (Rol) - stay-off of public areas! (Far) - need more enforcement against trespassers (Pro) - going to be a problem! (Grb)	1 2 3 4 5 0

TABLE 2.6.3 PART I ISSUES (Cont'd)						
Community Codes: Arr – Arras, DCh - Dawson Ck. rural area; Epn – East Pine; Far – Farmington; Grb – Groundbirch; Klk – Kilkarren; Pro – Progress; Rol – Rolla; Sun – Sunset Prairie; TLk – Toms Lake; Trv – Travis Subdivision						
Social and Recreation (Continued)						
Availability of land for institutional uses; religious <input type="checkbox"/> , educational <input type="checkbox"/> , local gathering <input type="checkbox"/>	1	2	3	4	5	0
<i>add & rank another topic:</i>	1	2	3	4	5	0
<i>- enforce people to clean up after their pets in the parks, etc.!</i> (EPn)						
Community Facilities and Services						
Rural roads: specify needs for new construction <input type="checkbox"/> improvement <input type="checkbox"/> inc. maintenance <input type="checkbox"/> - <i>no need to pave</i> (Pro) - <i>high priority</i> (Pro) - <i>poorly graveled roads</i> (TLk) - <i>better ditch/brush control</i> (Sun)	1	2	3	4	5	0
Need for new waste treatment facilities: specify community sewage <input type="checkbox"/> , solid waste <input type="checkbox"/> - <i>need large bin dump for longer period in summer; continuous from May 1-Sept.30</i> (TLk)	1	2	3	4	5	0
Need for services: specify hydro-electric power <input type="checkbox"/> phone <input type="checkbox"/> , natural gas <input type="checkbox"/> , radio/TV <input type="checkbox"/> - <i>would like to see natural gas service</i> (TLk) - <i>satellite service</i> (Far)	1	2	3	4	5	0
Need for waste recycling facilities - <i>should have more specifically for oil!</i> (Far) - <i>not enough</i> (Klk)	1	2	3	4	5	0
<i>add & rank another topic:</i>	1	2	3	4	5	0
<i>Access to hospital</i> (TLk)						
<i>Access to transportation</i> (TLk)						
Quality of Life/Safety						
Emergency preparedness (e.g. toxic spills in air, on land or water; flooding of property) - <i>more so with oil & gas industry & damn holes</i> (Rol) - <i>lack good fire protection</i> (Pro)	1	2	3	4	5	0
Control over traffic speeds on rural roads - <i>especially commercial vehicles</i> (Rol) - <i>need more police patrols</i> (Pro) - <i>there's no signage on roads, and is needed</i> (Pro) - <i>lack of signs for children</i> (Pro) - <i>more road patrol</i> (EPn)	1	2	3	4	5	0
Control over excess dust on high traffic rural roads - <i>maintenance contractor should put calcium everywhere</i> (Rol) - <i>Braden road needs help!</i> (Pro) - <i>had to phone in before to deal with this problem</i> (Pro) - <i>don't use oil!</i> (Arr)	1	2	3	4	5	0
Regulations to protect visual quality (e.g. derelict vehicles, building heights, etc.) - <i>leave my collectables alone!</i> (Trv) - <i>clean-up a little bit more!</i> (Rol) - <i>keep it clean, your paying the same taxes</i> (Pro) - <i>problem in certain places</i> (TLk) - <i>private property is a junk yard; who's job is it to clean vacant lots?</i> (Pro) - <i>Regional Directors – stay away from this; it's not necessary!</i> (Grb) - <i>especially important near roads</i> (Arr)	1	2	3	4	5	0
<i>add & rank another topic:</i>	1	2	3	4	5	0
<i>- correct postal code in phone directory; East Pine is not Chetwynd!</i> (EPn)						

Table 2.6.3 Area D Survey of Rural Land-Use and Community Development**Part II: Rural Community Strengths & Challenges Inventory****A. COMMUNITY STRENGTHS: What do you think are the key strengths or features that characterize your community and surrounding rural area?**

Community Codes: Arr – Arras, DCk - Dawson Ck. rural area; Epn – East Pine; Far – Farmington; Grb – Groundbirch; Klk – Kilkarren; Pro – Progress; Rol – Rolla; Sun – Sunset Prairie; TLk – Toms Lake; Trv – Travis Subdivision

	Please list up to two strengths or features in any or all categories below:	
	Agriculture/Land-Use (i.e. farm-land preservation, agricultural facilities/activities)	
	<i>Agriculture & forest industries (TLk)</i>	
	<i>Open spaces, large tracts of land for agricultural, industrial activities (Far)</i>	
	<i>Good farmers (DCk)</i>	
	<i>Continues to stay an agricultural area; no diversification (Far)</i>	
	<i>People usually responsible for caring for their land, noxious weeds; very involved (Far)</i>	
	<i>Farm land preservation, diverse lands that are able to be farmed (Far)</i>	
	<i>Great use of agriculture land & property (Arr)</i>	
	Community/Land-Use (i.e. residential, recreation, heritage land-uses; services)	
	<i>Great community church (TLk)</i>	
	<i>Good community clubs and school (TLk)</i>	
	<i>Community gathering places like hall, school (Far)</i>	
	<i>Church being built, community school (Pro)</i>	
	<i>The community park/hall when we had one (Far)</i>	
	<i>The school (Far)</i>	
	<i>Full services available (EPn)</i>	
	<i>Kilkerran Hall & grounds provide community centre (Klk)</i>	
	<i>Subdividing brings up the cost of land (Far)</i>	
	<i>Community halls (Grb)</i>	
	<i>Great new waste dump (Far)</i>	
	<i>Great new solid waste treatment; Doing good job on roads (Sun)</i>	
	Economic Development/Land-Use (i.e. commercial, industrial uses; infrastructure)	
	<i>Store & post-office (TLk)</i>	
	<i>Natural gas lines (Far)</i>	
	<i>Roads are in great condition (Rol)</i>	
	<i>Calcium layer on road is good (Pro)</i>	
	<i>School, hall, postal outlet/store (Sun)</i>	
	Environment/Land-Use (i.e. green space, water resources, protected areas)	
	<i>Sudenten Park (TLk)</i>	
	<i>People have ambition to keep land clean (Pro)</i>	
	<i>Open areas & green space (Pro)</i>	
	<i>Most farmers appreciate and are good stewards of nature (Far)</i>	
	<i>Availability of water, timber (Sun)</i>	
	<i>Beautiful, paradise land (Arr)</i>	
	<i>Water resources (Grb)</i>	

TABLE 2.6.3 PART II STRENGTHS (Cont'd)	
Community Codes: Arr – Arras, DCK - Dawson Ck. rural area; Epn – East Pine; Far – Farmington; Grb – Groundbirch; Klk – Kilkarren; Pro – Progress; Rol – Rolla; Sun – Sunset Prairie; TLk – Toms Lake; Trv – Travis Subdivision	
Other Strengths That Should Be Retained in Your Community/Rural Area	
Great communication (TLk)	
Control of property by landowners not District (Rol)	
Plenty of community organizations (Sun)	
Rural mail delivery, school bus services (Klk)	
People are privileged to live in the country; good neighbours (Arr)	
Great neighbours with initiative and responsibility (Arr)	
B. COMMUNITY CHALLENGES: What do you think are the key challenges affecting your community and surrounding rural area?	
Please list up to two specific challenges for your rural community in any or all categories below:	
Agriculture/Land-Use (i.e. farm-land preservation, agricultural facilities/activities)	
"Pretend" farmers on ¼ sections who don't control livestock, weeds or pets (Klk)	
Need to challenge landowner's ability to make better investment returns from their property (DCK)	
The idea to allow subdividing – that would be detrimental at several levels: availability of farmable land, availability of farmable land, ..the way of life as it is now (Far)	
Marginal or non-productive land should be removed from preservation (DCK)	
The actual quality of the land is the problem; residents are faced with subdividing (Far)	
Farm lands to be preserved and City people tend to live on large acreages and not use it for agr. (Cbk)	
More subdividing occurring – better understanding; chance ALR (Grb)	
May subdivide land that is not appropriate to agriculture land-use (Klk)	
Farmland preservation (Sun)	
The agriculture facilities are poor as far as I'm concerned (Sun)	
Community/Land-Use (i.e. residential, recreation, heritage land-uses; services)	
What is happening and happened to our hospital in Dawson Ck. is deplorable (DCK)	
Having our community hall replaced since it was condemned (Far)	
Do not close down schools- this ruins communities (DCK)	
Need good hospitals and doctors (DCK)	
Access to potable water (TLk, Far)	
Access to natural gas (Far, TLk)	
People dumping in bins; fill up tool; need more bins (Rol)	
Need more safety/emergency measures (Pro)	
Every resident in community should have emergency plans available & accessible (Pro)	
Dispatchers can't find 911 addresses – need people to locate them better so they can be seen (TLk)	
No additional subdivisions (Far)	
Would like to see better emergency plan (TLk)	
Roads should be paved, or calcium-coated (Far)	
Better to take garbage to Bessborough, more taxes; need better access; how will PRRD control (Far)	
Community groups need better communication (EPn)	
Aging population & too close to major centre (Klk)	
Gas compressor station too close to neighboring residences (Far)	
Too much emphasis on what we're not allowed to do on our property (DCK.)	
Community hall needs to receive its fair share of support and funding (Far)	
Subdividing is a major issue; land is the problem (Far)	
There should be use for recreation for the youth around home area (Sun)	
Residential subdivision is needed so younger people can have more recreation (Sun)	
It should depend on land use; for some should also be subdivided (Sun)	

TABLE 2.6.3 PART II B. CHALLENGES (Cont'd)

Community Codes: Arr – Arras, DCk - Dawson Ck. rural area; Epn – East Pine; Far – Farmington; Grb – Groundbirch; Klk – Kilkarren; Pro – Progress; Rol – Rolla; Sun – Sunset Prairie; TLk – Toms Lake; Trv – Travis Subdivision

Economy/Land-Use (i.e. commercial, industrial uses; infrastructure)	
	<i>Improve roads (TLk.)</i>
	<i>Our roads need proper maintenance, not band-aid solutions (DCk)</i>
	<i>Roads, roads, roads – upkeep, construction...(Far)</i>
	<i>Shortages of workers; must depend on volunteers (TLk)</i>
	<i>More maintenance on local roads (Far)</i>
	<i>Land is impossible to get to now due to no maintenance; secondary roads have to be improved! (Rol)</i>
	<i>Roads need improvement (UCu)</i>
	<i>Roads need major improvement, especially Braden Rd. (Pro)</i>
	<i>Local roads beaten up by gas industry traffic (Far)</i>
	<i>Too much of industry disregards the infrastructure, roads & disregards their neighbours; proximity, health questions (Far)</i>
	<i>Louisiana-Pacific pulp mill is in the wrong location (Sun)</i>
	<i>Maintain roads, especially in winter (Pro)</i>
	<i>More road maintenance is needed, better ditch design to control erosion (Klk)</i>
	<i>Extension of natural gas line (Klk)</i>
	<i>Stop-lights on junction of 17th St & Sweetwater Rd should be changed as Sweetwater Rd. is major thoroughway – before a major accident happens! (Klk)</i>
	<i>No development of industries (Far)</i>
	<i>Lost waste treatment, took dump from LP site (Far)</i>
	<i>Don't want business development in agricultural area (Far)</i>
	<i>Road maintenance; and especially winter clearing (Arr)</i>
	<i>As long as it (econ.dev) don't interfere with the air, etc. (Sun)</i>
Environment/Land-Uses (i.e. green space, water resources, protected areas)	
	<i>I'd like to see treated water available for health & accessibility (Rol)</i>
	<i>There are two few areas that the public can go to enjoy the outdoors (Far)</i>
	<i>Keeping what we have because of government rules at all levels (Far)</i>
	<i>Pollution in Swan Lake (Rol)</i>
	<i>People need more knowledge of "Living Green" (Sun)</i>
	<i>Concerned about drilling of oil & gas wells (EPn)</i>
	<i>Better control of elk, moose & deer populations (Klk)</i>
	<i>People need more knowledge of developing and maintaining dugouts and lagoons (Arr)</i>
	<i>Availability of water for other uses (Arr)</i>
	<i>Agricultural wastes within close proximity of water in creeks, rivers, etc. (Sun)</i>
Other Types of Challenges To Be Overcome in Your Community/Rural Area	
	<i>Access to higher education (TLk)</i>
	<i>Better communication in community re: events (Klk)</i>

TABLE 2.6.3 PART II (Cont'd)	
(C) Additional Comments that You Have Regarding Preparation of a Rural Plan & Zoning Bylaw	
Community Codes: Arr – Arras; DCK - Dawson Ck. rural area; Epn – East Pine; Far – Farmington; Grb – Groundbirch; Kik – Kilkarren; Pro – Progress; Rol – Rolla; Sun – Sunset Prairie; TLk – Toms Lake; Trv – Travis Subdivision	
	<i>This whole exercise is unnecessary... the only ones who would benefit would be the municipalities. The sooner they can have our land/area reclassified, the sooner they feel they would have the right to tax us – Just say NO! (Far)</i>
	<i>Water services (TLk)</i>
	<i>Funding challenges to keep communities active; maintenance of hall (Far)</i>
	<i>Volunteers are aging – younger people not interested (TLk)</i>
	<i>Fund-raising is hampered – too many regulations (TLk)</i>
	<i>Less control is better; leave our rights and freedoms alone and stop trying to regiment us! (Trv)</i>
	<i>Only rural landowners should have access to dumping bins (Rol)</i>
	<i>No tax increase for anything! (Pro)</i>
	<i>Don't want to see agricultural land zoned for recreation purposes (Pro)</i>
	<i>What I do on my property is under my control, no one else's business! (Far)</i>
	<i>Don't sell Crown land! (Pro)</i>
	<i>Should be able to subdivide your own land, regardless of how long you've owned it! (Sun)</i>
	<i>There are very few strengths left in owning rural property! (DCK)</i>
	<i>Need delegates for the rural areas; recognize need to hear people's needs (Far)</i>
	<i>Needs a liaison Director to take over; don't have smart decision-makers representing areas(Far)</i>
	<i>No input from the City for residential development; new City laws saying whether service provided or not; city keeps the people's tax dollars (Far)</i>
	<i>Let things be. We need our agricultural area. Use what we have. Don't add more taxes. Lower rental cost. Produce more for less (EPn)</i>
	<i>Don't build empires gov't agencies- go back to what you're supposed to be doing! (Grb)</i>

Table 2.6.4 Survey of Rural Land-Use and Community Development						
COMMUNITY SITUATION: What are the issues or needs that you, and your family feel are most important in your rural community? Below is a list of rural topics for you to consider. Please circle your response on the scale for each item. (Response scale: 1 = not important; 2 = slight importance; 3 = moderate importance 4 = great importance; 5 = extreme importance; 0 = don't know).						
Part I: Rural Land-Use and Community Development Issues						Circle Response
<i>Community Codes: Blk – Boucher Lake; Jf – Jackfish; Hasl - Hasler; LP – Lone Prairie; Wf – Willow Flats</i>						
Agriculture						
Availability of land for agricultural use: specify large <input type="checkbox"/> or small <input type="checkbox"/> holdings/operations						1 2 3 4 5 0
Ability to subdivide land in the Agriculture Land Reserve - depending/limitations required to allow some subdivision (LP) - depends on situation (Hasl) - needs to be taken to level of community (Hasl)						1 2 3 4 5 0
Control over expansion of residential development in agricultural areas - need control (LP) - must be managed (Hasl)						1 2 3 4 5 0
Effects of industrial activity on farm/ranch water supplies; surface <input type="checkbox"/> or groundwater <input type="checkbox"/>						1 2 3 4 5 0
Preparation of environmental farm plans						1 2 3 4 5 0
Regulations to control noxious weeds - don't want to see a lot of spraying without warning to residents (Jf) - slipped last year, real issue (Jf) - only applied to gov't land, every bit of land control needed (LP)						1 2 3 4 5 0
Management of wildlife in agriculture production areas - better manage hunting in private lands as well (LP) - need to regulate (Hasl) - manage problem, and compensation for animal damage (LP); manage it! (LP)						1 2 3 4 5 0
add & rank another topic:						1 2 3 4 5 0
Rural Economic Development						
Ability to carry on home-based business on my property						1 2 3 4 5 0
Availability of land for commercial use and development: specify: light industry <input type="checkbox"/> , local retail/services <input type="checkbox"/> , industrial production <input type="checkbox"/> - need parameters/guidelines for this to happen in rural areas (LP) - conflicts between residential and commercial zoning (Hasl) - needs to taken to community meeting (Hasl)						1 2 3 4 5 0
Support for new types of rural economic enterprise: specify processing <input type="checkbox"/> , manufacturing <input type="checkbox"/> , transportation <input type="checkbox"/> , other economic activity <input type="checkbox"/> specify _____ etc.						1 2 3 4 5 0
add & rank another topic:						1 2 3 4 5 0
Environment						
Availability & maintenance of treated water for household purposes						1 2 3 4 5 0
Availability of treated <input type="checkbox"/> or untreated <input type="checkbox"/> water for commercial/business purposes						1 2 3 4 5 0
Control of water flows to prevent flooding of property: residential <input type="checkbox"/> commercial <input type="checkbox"/>						1 2 3 4 5 0
Protection of shorefront properties on Lakes: specify rivers and creeks soil erosion <input type="checkbox"/> , water contamination <input type="checkbox"/> , fish & wildlife habitat <input type="checkbox"/> - need protection at Hasler bridge crossing (Hasl)						1 2 3 4 5 0
Regulations to control: specify excess noise <input type="checkbox"/> air pollution <input type="checkbox"/> water contamination <input type="checkbox"/> by industrial (e.g.oil & gas, forestry) operations <input type="checkbox"/> , other industry: _____						1 2 3 4 5 0
Regulations to limit use of land for disposal of industrial waste e.g. petroleum products - huge concern (Hasl) - not an issue (at present) but important (Hasl)						1 2 3 4 5 0

TABLE 2.6.4 PART I ISSUES (Cont'd)											
Community Codes: Blk – Boucher Lake; Jf – Jackfish; Hasl - Hasler; LP – Lone Prairie;				Wf – Willow Flats							
	add & rank another topic:					1	2	3	4	5	0
D	Social and Recreation										
	Setting aside areas of green-space (parks, open areas) for non-motorized recreational purposes: specify walking <input type="checkbox"/> , biking <input type="checkbox"/> , camping <input type="checkbox"/> horse-back <input type="checkbox"/> , other _____ - need to identify heritage trails (Jf) - no restrictions! - designated hunting areas (Jf)					1	2	3	4	5	0
	Setting aside areas for motorized recreational activities: specify ATV's <input type="checkbox"/> motorbikes <input type="checkbox"/> , skidoos <input type="checkbox"/> , other _____ - need to control the "take-over" (Hasl) - need to present at community meetings (Hasl)					1	2	3	4	5	0
	Availability of land for institutional uses; religious <input type="checkbox"/> , educational <input type="checkbox"/> , local gathering <input type="checkbox"/>					1	2	3	4	5	0
	add & rank another topic:					1	2	3	4	5	0
E	Community Facilities and Services										
	Rural roads: specify needs for new construction <input type="checkbox"/> improvement <input type="checkbox"/> inc. maintenance <input type="checkbox"/> - they become degraded really fast (LP) - need to hire local contractor for maintenance (BLk.) - industry impacts on Hasler Rd. (first 2 km.) need inc. maintenance (Hasl)					1	2	3	4	5	0
	Need for new waste treatment facilities: specify community sewage <input type="checkbox"/> , solid waste <input type="checkbox"/> - want a waste facility					1	2	3	4	5	0
	Need for services: specify hydro-electric power <input type="checkbox"/> phone <input type="checkbox"/> , natural gas <input type="checkbox"/> , radio/TV <input type="checkbox"/> - could use natural gas (Jf)					1	2	3	4	5	0
	Need for waste recycling facilities - use town facilities (LP, Jf) - as long as it does not become a dump (BLk.) - quit double dipping of solid waste fees – once on the property taxes and second at the waste dump gate (Jf) - put some in, now using Chetwynd (Jf) - like to see that service with metals, but no more charges to landowner (Hasl)					1	2	3	4	5	0
	add & rank another topic:					1	2	3	4	5	0
F	Quality of Life/Safety										
	Emergency preparedness (e.g. toxic spills in air, on land or water; flooding of property) - important as there is a growing chance of an emergency happening (Hasl) - especially from industries (Hasl)					1	2	3	4	5	0
	Control over traffic speeds on rural roads - need more police patrols (Jf) - control speeding with ATV's (BLk.)					1	2	3	4	5	0
	Control over excess dust on high traffic rural roads - good at keeping dust down (Jf)					1	2	3	4	5	0
	Regulations to protect visual quality (e.g. derelict vehicles, building heights, etc.) - don't want people to tell them what they can and can't have (Jf) - lots of junk around (Hasl) - make it look nice (Hasl)					1	2	3	4	5	0
	add & rank another topic: - concerned about interaction between kids & cattle (BLk.)					1	2	3	4	5	0

Table 2.6.4 Area E Survey of Rural Land-Use and Community Development	
Part II: Rural Community Strengths & Challenges Inventory	
A. COMMUNITY STRENGTHS: What do you think are the key strengths or features that characterize your community and surrounding rural area?	
<i>Community Codes: Blk – Boucher Lake; Jf – Jackfish; Hasl - Hasler; LP – Lone Prairie; Wf – Willow Flats</i>	
	Please list up to two strengths or features in any or all categories below:
	Agriculture/Land-Use (i.e. farm-land preservation, agricultural facilities/activities)
	<i>Farming (LP)</i>
	<i>Farm-land preservation (LP)</i>
	<i>Cattle ranches, community pastures (LP)</i>
	<i>Availability of land for livestock (BLk)</i>
	<i>Availability of land (Hasl)</i>
	Community/Land-Use (i.e. residential, recreation, heritage land-uses; services)
	<i>Whispering Pines Heritage Society is forming to ensure a designated area is retained to protect the land-base from commercial development where traditional use by community members e.g. berry picking, grave sites, old trails are located adjacent to Jackfish community hall (Jf)</i>
	<i>Community centre, school (BLk)</i>
	<i>Quiet & secluded from neighbours (Jf)</i>
	<i>Snow-mobile park brings in revenue (Hasl)</i>
	Economic Development/Land-Use (i.e. commercial, industrial uses; infrastructure)
	<i>Tourism development (eco) Jf</i>
	<i>Small-scale manufacturing (Jf)</i>
	<i>High-end wood products (Jf)</i>
	<i>Fairly good maintenance of roads (Jf)</i>
	<i>Forestry (LP)</i>
	<i>Good control over regulations of companies (Hasl)</i>
	Environment/Land-Use (i.e. green space, water resources, protected areas)
	<i>Protected areas (LP)</i>
	<i>Green space/water resources (LP)</i>
	<i>Water availability (Hasl)</i>
	<i>Abundance of space, land (BLk)</i>
	<i>Big Lake Park is well maintained (Jf)</i>
	<i>Mountain side into park (LP)</i>
	<i>No restrictions yet on land (Hasl)</i>
	<i>Environmentally-friendly (Hasl)</i>
	Other Strengths That Should Be Retained in Your Community/Rural Area
	<i>Rural areas have high number of skilled labourers & expert knowledge of the forest industry (Jf)</i>
	<i>Great communication & community involvement (Wf)</i>
	<i>Great community hall (Jf)</i>
	<i>Parks and recreation (LP)</i>

TABLE 2.6.4 PART II (Cont'd)	
B. COMMUNITY CHALLENGES: What do you think are the key challenges affecting your community and surrounding rural area?	
<i>Community Codes: Blk – Boucher Lake; Jf – Jackfish; Hasl - Hasler; LP – Lone Prairie; Wf – Willow Flats</i>	
Please list up to two specific challenges for your rural community in any or all categories below:	
1	Agriculture/Land-Use (i.e. farm-land preservation, agricultural facilities/activities)
	- tons of timber (harvesting) areas that cause problems (LP)
	- there's limited good agricultural land (Jf)
	- wildlife in hay (LP)
	- farmland preservation (LP)
	- keeping livestock away from River beds, and controlling erosion (Hasl)
	- subdividing occurring, must be maintained as agricultural area; ranchers must be able to acquire grazing land and leases (LP)
2	Community/Land-Use (i.e. residential, recreation, heritage land-uses; services)
	- ruined by household garbage on the sides of the roads (Hasl)
	- want all 911 addresses posted on the properties (BLk)
	- access to Crown land for trail development, specifically to identify historical trails in the region and to support linkages between communities & private landowners to support eco-tourism/heritage ventures, cooperatives (Jf)
	- need facilities for dumping (Jf)
	- maintaining any heritage uses (LP)
	- waste disposal inadequate (LP)
	- no community area facilities (Hasl)
	- junk, cleanliness (Hasl)
3	Economy/Land-Use (i.e. commercial, industrial uses; infrastructure)
	- in the valley, there are too many power outages (due to timber blow-down on right-of-ways) - LP
	- need to do more on the roads, better road maintenance (LP)
	- need more gravel on roads (Jf)
	- has turned into a light industrial area (Hasl)
	- poorly maintained highway corridor; privatization is not working; road maintenance has continually declined (Jf)
	- a highway access lane needs to be constructed at the entrance to West Fraser mills as lane area is too narrow for turning trucks (Jf)
	- due to current bylaw, only one business per quarter section is legal; however distance to markets makes it necessary for businesses to be diversified; bylaws need to be changed to allow for complimentary business operations; i.e. which allows for both a summer & winter season to provide a sufficient overall family income due to the short tourist season (Jf)
	- maintenance of rural roads (Wf)
	- poor highway maintenance (Jf)
	- major improvement needed on rural roads as a result of industry use (Jf)
	- all the industries over take the residential area (Hasl)
3	Environment/Land-Uses (i.e. green space, water resources, protected areas)
	- cattle and residential waste pollution going into creeks (BLk)
	- has become a waste area for the rural area (Blk)
	- noxious spraying of chemicals, industry spills is ruining residential areas – more damage to roads, increased noise, water contamination, safety, land erosion (Hasl)
	- access to Crown land for trail development with linkages to wilderness & heritage sites (Jf)
	- aerial spraying of new growth timber areas without proper notification to landowners within the impact areas of spraying is transferred by air to residential areas (Jf)
	- protecting water resources (LP)

TABLE 2.6.4 PART II CHALLENGES (Cont'd)		
<i>Community Codes: Blk – Boucher Lake; Jf – Jackfish; Hasl - Hasler; LP – Lone Prairie; Wf – Willow Flats</i>		
	- water availability (Blk-SFN)	
	- permit more hunting of game on agr. land, as wildlife populations increasing and they're living off the ranchers (LP)	
4	Other Types of Challenges To Be Overcome in Your Community/Rural Area	
	- don't want interference by government agencies (LP)	
	- public hearings are after decisions have been made for change (Hasl)	
	- need for greater community support (Blk-SFN)	
	- need more support for search & rescue in snowmobile park in Hasler during spring (Hasl)	
C. Additional Comments that You Have Regarding Preparation of a Rural Plan & Zoning Bylaw		
	<ul style="list-style-type: none"> - dump is now charging (Hasl) - management of wildlife should be between the farmer & the animal (e.g. through fencing) (Hasl) - right to own land equals the right to do what you want (Hasl) - currently the A1 zoning doesn't allow for public demonstration gardens, however a commercial hog/cattle operation is – which has a far greater environmental impact (land, air) & neighbourhood in general (Jf) - post speed limits on rural roads (Jf) - no commercial buildings, outlets - keep it in ranching; (LP) - control of industrial traffic flows (Jf) - listen to opinion of residential land-owners (LP) - experiment with handling the wildlife and wilderness, not changing into parks! (Hasl) - need more public meetings on development plans (Hasl) - Enersul (Pat Houde), keep area clean; more support (Hasl) 	