



Electoral Area 'E'

Community Planning Survey Results

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Introduction

This questionnaire survey is part of the Electoral Area 'E' Community Land Use Planning Conversations, which will help the Regional District to understand how Area 'E' residents feel about the current level of planning in their communities and whether they have specific land use concerns. Area 'E' has 14 different settlement areas with varying levels of development. There is an Official Community Plan (OCP) in place for some areas but not others.

In 2020, the RDCK Board of Directors approved a request by the Electoral Area 'E' Director to host a series of public open houses on land use planning. The purpose was to provide information to Area 'E' residents about planning, hear their thoughts about the current level of planning in their communities, and provide opportunities to ask questions about land use planning and voice any land use concerns they may have in their communities. This initiative is in response to:

- Feedback from previous consultations (2011, 2018) identifying a need for more information on community planning;
- Current development pressures felt throughout the Region; and,
- Land use concerns from Area 'E' residents.

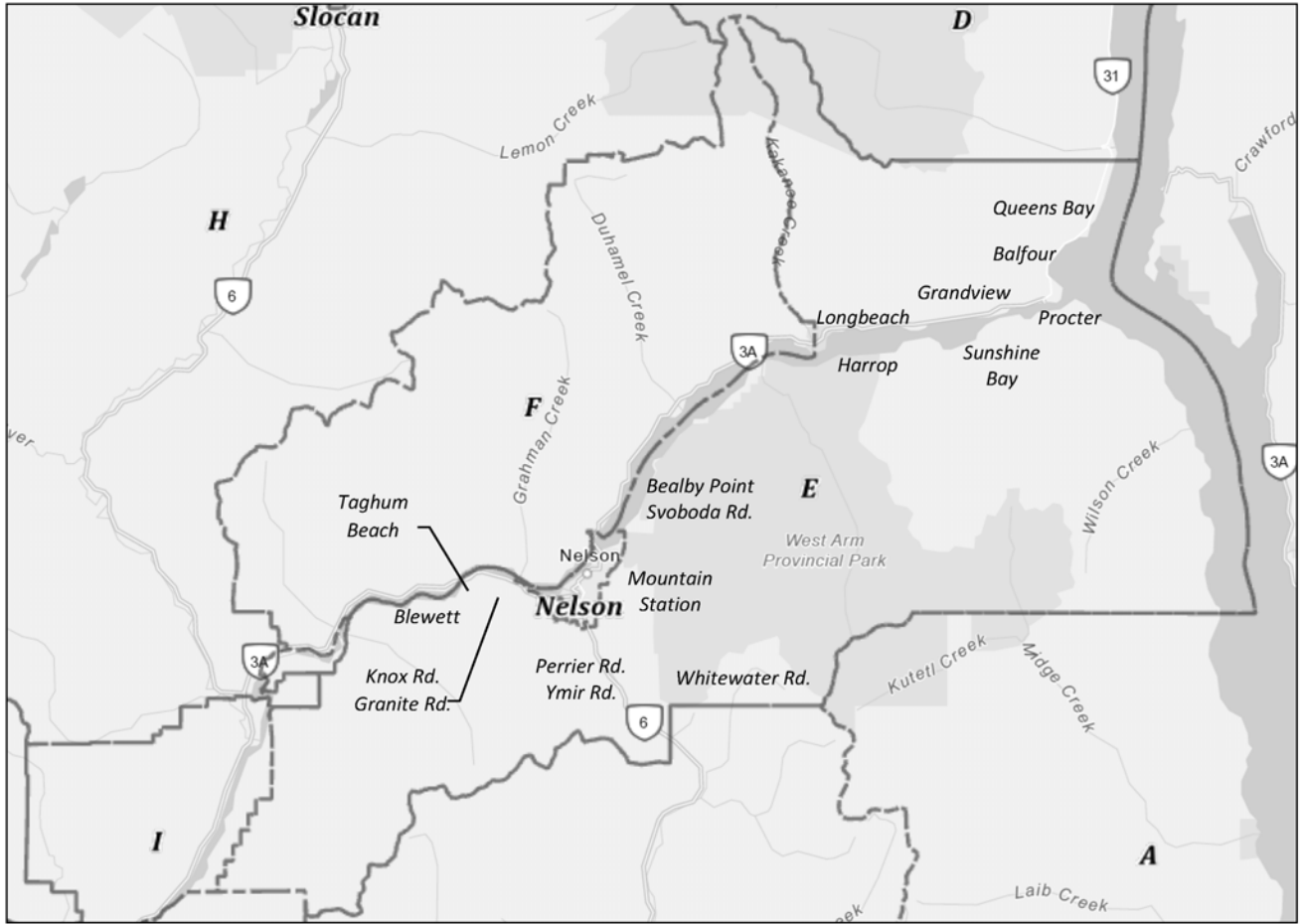
A series of online "Community Conversations" were held throughout June and July of 2021 with members of different communities around Area 'E'. This questionnaire survey was requested by the Area 'E' Director, based on the discussions at the Community Conversations meetings, to ensure that those who could not attend have the opportunity to participate.

The survey will help the RDCK understand whether there is any interest in Area 'E' for more land use planning (OCP area expansion, new development permit areas, zoning, etc.). The results of the survey will be used to determine what next steps, if any, will be taken with respect to land use planning in Area 'E'.

The survey was available for completion from November 1st, 2021 to December 10th, 2021. The RDCK mailed out paper surveys to each household in Electoral Area 'E' and the survey was also available digitally through Survey Monkey. Responses were received from 13 of the 14 settlement areas in Area 'E' (no responses were received from Whitewater Road).

A total of 417 surveys were received, 115 of which were paper copies and 302 were completed online. Each household was assigned a "unique identifier" (UID) number to ensure only one response was received per household, and it was specified at the beginning of the survey that only submissions with a UID number would be accepted. 5 of the 417 surveys were removed from the results as they were duplicate submissions from the same household. An additional 7 surveys were removed from the results as they provided either an invalid or no UID number. Valid paper surveys were manually entered into Survey Monkey, verbatim, in order to create the tables and graphs included in this Summary.

This Summary displays the results of the questionnaire survey in two ways: for Electoral Area 'E' as a whole (Page 5) and sorted by community (Page 12). There were 6 surveys that did not specify a community. As such, they are not included in the community results but are included in the "Electoral Area 'E' Summary" section. Text redacted with a **black** box contains either personal information, obscenities, or is potentially slandering another individual.



Electoral Area 'E' Summary

There were 405 surveys submitted with valid UID numbers. 399 of the surveys noted a location while 6 did not. The geographical breakdown of survey responses is as follows:

Answer Choices	Responses	
Balfour	21.30%	85
Bealby Point/Svoboda Road	1.50%	6
Blewett	21.55%	86
Grandview (Redfish to Laird Creek)	3.51%	14
Harrop	6.77%	27
Knox Road/Granite Road/Osprey Heights	4.51%	18
Longbeach (Including Redfish Creek Area)	8.27%	33
Mountain Station	2.01%	8
Procter	9.52%	38
Queens Bay	5.26%	21
Sunshine Bay	5.26%	21
Taghum Beach	1.50%	6
Whitewater Road	0.00%	0
Ymir Road/Perrier Road/Forin Road/Silver King Road	3.01%	12
Other (please specify)	6.02%	24
	Answered	399
	Skipped	6

Other:

- Silverking Rd.
- Granite Point
- Toad Rock
- Between Grandview and Balfour
- Silver Kind Road
- Silver King Road
- Lee Rd
- Entire school district
- NES 3578 Strata (Kootenay Lake Village)
- Redfish
- Silver king rd
- Proctor Point
- Between Balfour and Grandview
- HWY 3A 17 Mile
- Forin Rd.
- Osprey Heights
- Crescent Bay
- 17 mile - before Balfour, after Grandview
- Heddle bench
- 4 mile area.
- Procter Rd East. Procter Point
- Rosemont

- Forin Rd.
- silver king road

Community Values

These questions help us understand the important characteristics of a community and the pressures it may be experiencing. The most common themes raised in the community conversations, held in June and July 2021, were used to form the multiple choice questions below. Please write in your own responses if you have different answers.

Question 1

What are the elements of your community that matter most to you and that you would not want to see changed? Please select up to 3 of your top choices.

Answer Choices	Responses	
Rural character	61.75%	247
Quiet	43.00%	172
Low density residential	34.25%	137
No land use regulations	32.75%	131
Open space	10.00%	40
Agricultural land	16.50%	66
Natural environment	57.75%	231
Neighbourliness	16.75%	67
Home-based businesses	14.50%	58
Commercial businesses	5.00%	20
Industrial businesses	2.00%	8
Other (please specify)	10.75%	43
	Answered	400
	Skipped	5

Other:

See individual community summaries.

Question 2

Would you like to tell us more?

See individual community summaries.

Question 3

What are the issues or concerns regarding land use you see in your community today or want to avoid in the future? Please select up to 3 of your top choices.

Answer Choices	Responses	
Increased density	28.50%	112
New commercial uses	14.76%	58
Watershed health	35.37%	139
Housing affordability	12.47%	49
New industrial uses	26.46%	104
Development Pressure	20.87%	82
Waterfront development impacts	13.99%	55
Water quantity/quality	33.59%	132
Uncertainty of future land use	15.52%	61
Incompatible land uses	20.36%	80
Contamination from wastewater	13.99%	55
Gravel extraction (Crown land use impacts)	7.89%	31
Logging (Crown land use impacts)	22.65%	89
Adventure tourism (Crown land use impacts)	7.63%	30
Other (please specify)	22.39%	88
	Answered	393
	Skipped	12

Other:

See individual community responses.

Question 4

Would you like to tell us more?

See individual community responses.

Land Use Planning

These questions help inform whether or not land use planning should be looked at further in Area E and what decisions on next steps should be.

Question 5

How would you rate your level of understanding of land use planning?

Answer Choices	Responses	
Complete	10.58%	42
Good	37.03%	147
Fair	39.55%	157
Poor	11.08%	44
No understanding	1.76%	7
Answered		397
Skipped		8

Question 6

Is there anything you want to learn more about with respect to land use planning?

See individual community responses.

Question 7

Do you feel you have enough information about land use planning to tell us whether or not you think it is useful in your community?

Answer Choices	Responses	
Yes	69.72%	274
No	22.65%	89
Other (please specify)	7.63%	30
Answered		393
Skipped		12

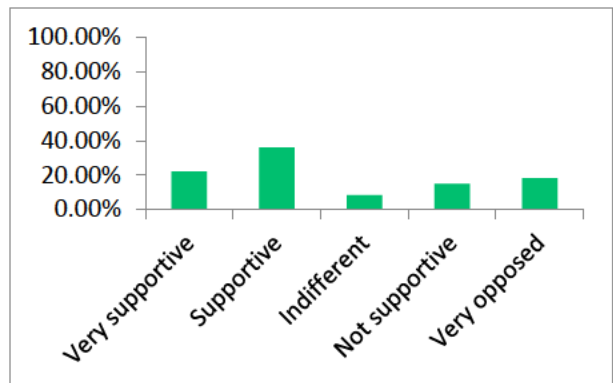
Other:

See individual community responses.

Question 8

What is your level of support for land use planning in your community?

Answer Choices	Responses	
Very supportive	22.14%	87
Supportive	36.13%	142
Indifferent	8.40%	33
Not supportive	15.01%	59
Very opposed	18.32%	72
Answered		393
Skipped		12



Question 9

Do you think the RDCK should manage new development and growth with more land use planning in your community?

Answer Choices	Responses	
Yes	34.92%	139
No	31.91%	127
Maybe - I need to discuss with my neighbours	1.76%	7
Maybe - I need to learn more	12.81%	51
Maybe - Our community needs time to explore this further	9.55%	38
Other (please specify)	9.05%	36
	Answered	398
	Skipped	7

Other:

See individual community responses.

Question 10

Do you think the RDCK should regulate the types of land uses and where new development goes in your community?

Answer Choices	Responses	
Yes	37.84%	151
No	31.58%	126
Maybe - I need to discuss with my neighbours	1.75%	7
Maybe - I need to learn more	9.77%	39
Maybe - Our community needs time to explore this further	10.78%	43
Other (please specify)	8.27%	33
	Answered	399
	Skipped	6

Other:

See individual community responses.

Question 11

Which land use planning tools, if any, do you think are or would be most useful in your community? (Select all that apply)

Answer Choices	Responses	
Official Community Plan (OCP)	44.56%	176
Development Permit Areas	27.59%	109
Zoning	31.90%	126
None	30.13%	119
I need more information about land use planning tools	24.30%	96
	Answered	395
	Skipped	10

Question 12

What actions, if any, would you want the RDCK to take after this survey with respect to land use planning?

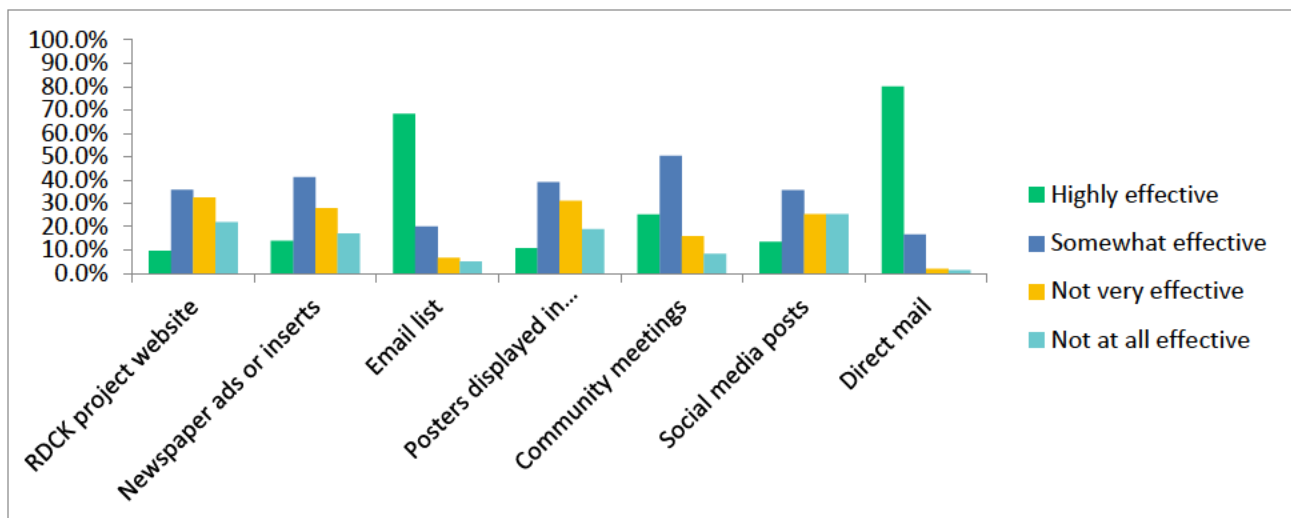
Answer Choices	Responses	
More education about what land use planning is	17.59%	70
More engagement to hear from community members	21.36%	85
Begin the land use planning process for my community	25.88%	103
No further action	25.63%	102
Other (please specify)	9.55%	38
Answered		398
Skipped		7

Other:

See individual community responses.

Question 13

What are the best ways to notify you and communicate the results of the survey and next steps in the process (if any)?



	Highly effective	Somewhat effective	Not very effective	Not at all effective	Total
RDCK project website	9.6% 29	35.9% 108	32.6% 98	21.9% 66	301
Newspaper ads or inserts	14.0% 41	41.2% 121	27.9% 82	17.0% 50	294
Email list	68.3% 228	20.1% 67	6.6% 22	5.1% 17	334
Posters displayed in community	10.9% 31	39.1% 111	31.0% 88	19.0% 54	284
Community meetings	25.3% 78	50.3% 155	15.9% 49	8.4% 26	308
Social media posts	13.4% 38	35.7% 101	25.4% 72	25.4% 72	283
Direct mail	80.1% 289	16.6% 60	1.9% 7	1.4% 5	361
Other (please specify)					28

Answered 395

Skipped 10

Demographics

These questions help us distinguish different sentiments between different communities. Next steps could be different for different communities depending on the outcome of this questionnaire.

Question 14

Did you attend any of the “Community Conversations” meetings held in June and July 2021?

Answer Choices	Responses	
Yes	14.40%	55
No	85.60%	327
	Answered	382
	Skipped	23

Question 15

Is there anything else you would like to tell us about land use planning in Area ‘E’?
See individual community responses.

Results by Community

Balfour

86 survey responses were received. 85 respondents identified their location as “Balfour” while 1 respondent specified their location as “17 mile - before Balfour, after Grandview”. There were 2 survey submissions from the Balfour area that had either an invalid or no UID number. These 2 submissions were removed from the results.

Community Values

These questions help us understand the important characteristics of a community and the pressures it may be experiencing. The most common themes raised in the community conversations, held in June and July 2021, were used to form the multiple choice questions below. Please write in your own responses if you have different answers.

Question 1

What are the elements of your community that matter most to you and that you would not want to see changed? Please select up to 3 of your top choices.

Answer Choices	Responses	
Rural character	58.14%	50
Quiet	48.84%	42
Low density residential	36.05%	31
No land use regulations	36.05%	31
Open space	9.30%	8
Agricultural land	9.30%	8
Natural environment	58.14%	50
Neighbourliness	15.12%	13
Home-based businesses	13.95%	12
Commercial businesses	8.14%	7
Industrial businesses	1.16%	1
Other (please specify)	9.30%	8
	Answered	86
	Skipped	0

Other:

- I built my timber beam house here twenty years ago and lived here in harmony with nature until five years ago when my neighbour started developing his land. He cut down all his trees and built a ten foot shiny steel fence just inside his property line. He then built a series of shacks, all at different angles, all over his property. One has its roof overhanging onto my property by 3-4 inches. I complain to the RDCK building inspector and [redacted] [they] said - Hire a lawyer!
- All types of businesses
- Better highway and transportation
- Improving the integrity of the community.
- All businesses
- Senior care home

- Golf Course
- LESS GOVERNMENT REGULATION THAN OTHER PLACES

Question 2

Would you like to tell us more?

- I live next to a farm and I love that. I love the birds and wildlife too.
- Do not regulate land use
- I think Balfour could be an ideal area for senior citizen housing.
- This year my neighbour on the west side of my property is starting to build on his land. He has cut down all the trees growing on his property and is going to build two houses on it. The one in the centre of his land is going to be his house but the other one is going to be his garage. He told me that he is going to build it with a loft to house his guests. It is going to be a two story structure right on the property line with the roof slanted to dump the snow on my drive way.
- We don't need zoning in Area 'E'
- glad to see lack of Industrial businesses
- Our household likes our neighborhood the way it is
- We are not interested in the RDCK zoning our area.
- no
- little understanding of what this means
- Highway 3A is becoming more and more noisy. Maybe lower the speed limit between Balfour Ferry and Houston farm
- Keep Zone free
- I would like to maintain that Balfour is a good retirement/holiday area.
- New people who come into the area should respect the existing atmosphere of adjacent properties and not change the ambience of it.
- Some property owners are bringing homeless people to live on their property. One owner has 7 households plus his own on his 40 acres.
- People live outside the city to get away from the hustle & bustle, not to have it follow them. The natural setting offers this life style.
- Why is agricultural land being used from inappropriate uses such scrap yards vehicle s leaking toxins into prime growing land?
- Nothing at this time.
- no
- There are shoddy unkempt homes with garbage and rubbish that compromise the integrity of all communities between Nelson and Balfour along 3A and many well travelled on side roads. There are barges along the lake that are hideous. There should be more public access to the lake. Some of the marinas are a nightmare - mooring is terrible. Many of these homeowners along the lake do not appear to care.
- We like things the way they are now without changes in the way they are controlled.
- I do not want to see the natural environment being destroyed. I also want to be able to run a small business out of my home if I choose to do so.
- Our community enjoys freedom and mutual respect. I don't see a need for a heavy hand to interfere with our community development.
- NO Zoning
- Crownland use impact Logging and Adventure Tourism
- Although we appreciate the rural spaces, natural env, and low density, there are natural areas for higher density such as the local golf course. We care about the quality of our lake as well, and high density along the lakeshore can create challenges

- It would be nice to have some facility for senior living
- Ensure commercial and residential are separated when possible.
- Keep it as low carbon as possible. Would love to see less noisy and polluting snowmobiles.
- This enhances tourism leading to assist businesses
- I would like to maintain property freedoms. There are already too many regulations leading to excessive permitting. Crown land use impacts should be considered on an individual community basis, not the whole of Area E. very different dynamic even on the extent of the North Shore.
- no
- FREEDOM TO USE MY LAND AS I LIKE

Question 3

What are the issues or concerns regarding land use you see in your community today or want to avoid in the future? Please select up to 3 of your top choices.

Answer Choices	Responses	
Increased density	29.76%	25
New commercial uses	13.10%	11
Watershed health	38.10%	32
Housing affordability	8.33%	7
New industrial uses	20.24%	17
Development Pressure	16.67%	14
Waterfront development impacts	19.05%	16
Water quantity/quality	36.90%	31
Uncertainty of future land use	10.71%	9
Incompatible land uses	19.05%	16
Housing affordability	2.38%	2
Contamination from wastewater	17.86%	15
Gravel extraction (Crown land use impacts)	4.76%	4
Logging (Crown land use impacts)	19.05%	16
Adventure tourism (Crown land use impacts)	9.52%	8
Other (please specify)	25.00%	21
	Answered	84
	Skipped	2

Other:

- Crown land use impacts (all)
- I'd hate to see an increase in houseboats, like on the Shuswap. The sewage going into the lake concerns me.
- Houseboats on the lake and dumping wastewater
- Crown land use impacts (all)
- None
- None
- Crown land use impacts (all)
- There has to be some sort of rules regarding set backs between properties in area E.
- We are not interested in the RDCK zoning our area.

- wildfires and interface areas, waterfront/lakefront development
- Leave Area E out of Zoning
- Contamination from industry
- None
- logging should be further away from populated areas and not affect watersheds
- Residential homes that look like garbage dumps.
- All crown land use impacts
- see below
- Pressure on wildlife in the area.
- visual pollution
- encourage business development with minimal obstacles
- sewage

Question 4

Would you like to tell us more?

- Property used as storage of derelict rusty heavy equipment on marsh land off Beach Street in Balfour
- You probably can't help with this, but I would like the whole community to have a speed limit of 50km/hr maximum. Not just around the ferry when workers are present.
- Restrict subdividing land
- None - we have an awesome community just as it is
- RDCK Stay "Out"
- He is also using part of my driveway to enter his land. People are parking their cars and trucks on my drive way and going up to visit him and I can't get out of my drive way. I gave him no permission for him to share my drive way!
- We don't need zoning in Area 'E'
- Adventure tourism should not be allowed in watershed areas
- We are not interested in the RDCK zoning our area.
- rural roads (e.g. Green Road) have significant tree cover within ROW, cabins/home surrounded by trees at risk of wildfires
- I moved to a rural area to have a hobby farm, zoning will likely make this illegal
- Contrary to the sign by the "supperate" Area E needs proper zoning. People are moving to the area with ideas of making a living. AirBnBs and small ventures are good if monitored. Properties should not have to put up with working equipment extra traffic + noise + dust. Lakeviews should not be obstructed by equipment & machinery + storage buildings.
- Logging in our area in Balfour devastated a huge section and the logging company did not clean up their mess!!
- ATV and off road vehicles lack of respect for natural growth and animals is impacting quality of life. Housing is becoming affordable for only those with large pockets. Pollution along the lake from older housing is not being addressed.
- Trailers parks like the new one at the Balfour golf course looks tacking increases traffic in neighborhoods.
- 4th choice - water development impacts
- no
- Do not want to see new industrial waterfront development impacts
- Guidelines along with bylaws should be implemented. People just don't seem to care what their homes and yards look like. We're not looking for Blaylocks, but take a little pride in ownership. Keeping up ones home and yard speaks volumes for the community. Being different social networks and listening to comments, the naysayers are those with the most unkempt homes and yards. If you like pictures, addresses, and names please advise.

- These are all uses that gear toward more controls - where are the choices of items like government interference, and loss of identity, loss of control over my own land.
- Clearcut logging and large resort developments all contribute to increasing pressure on wildlife, which in turn, pushes it into residential areas and results in the destruction of that wildlife.
- separate commercial from residential areas
- Many folks use wells and lakewater. the lake provides tremendous water security but relies on keeping that water clean.
- NO MORE ADVENTURE TOURISM
- We wanted to check off all of the water pieces - water quality should be of paramount consideration - in development, zoning, and protection - both quality and care in flood prevention, etc.
- We need more restrictions on the visual implications of industrial development in a beautiful natural environment..
- ones home is the biggest investment . To have a neighbour/developer decide to clear cut their lot, or open a gravel pit next door is not fair.
- ensure clean lakeshore development and maintenance
- Every development got to be carbon neutral and sustainable.
- If you pile on zoning & land use restrictions you will choke off expansion of employment and tax revenue opportunities
- this will have to be addressed as the community builds
- Our street already has pot holes and damage due to heavy equipment running back and forth and across it, and it is often blocked with trucks unloading large loads of goods sometimes for up to half an hour.
- no
- INCREASED COST OF CONSTRUCTION DUE TO OVER REGULATION

Land Use Planning

These questions help inform whether or not land use planning should be looked at further in Area E and what decisions on next steps should be.

Question 5

How would you rate your level of understanding of land use planning?

Answer Choices	Responses	
Complete	6.98%	6
Good	38.37%	33
Fair	40.70%	35
Poor	11.63%	10
No understanding	2.33%	2
	Answered	86
	Skipped	0

Question 6

Is there anything you want to learn more about with respect to land use planning?

- I don't know what I don't know. Some people seem to be very afraid of it. I don't know if it would make any difference to me. I suppose I wouldn't want anyone starting up a noisy business next door or disturbing the wildlife and birds. Anything that might contaminate the water or cause a mudslide would concern me.

- What are the other areas doingProsCons
- no
- No
- Crown Land use
- Cost re additional staff. Cost re tax increase. Enforcement of by-laws, by whom & will it be done, OR NOT, as is currently the case.
- RDCK Stay "Out"
- When I built my house I followed the directions as to drive way, setbacks, septic etc. so I built my house right in the middle of my property and in the same style as other homes in the subdivision. The neighbour to the East has built a series of shacks that reminds me of a visit to the slums of Bombay India I did a few years ago. He has brought the value of my property way down, not that I want to sell-I'm [redacted] and want to live in the home I built out of the trees that grow on my land.
- Keep area E zone free
- How to prevent the RDCK from making changes to zoning without polling the community.
- Will there be any grandfathering of existing homes, structures, businesses, etc?
- watershed protection
- What is the government going to do better enforcing in the future than it lacks in doing now. Eg. Lake pollution, destruction of forest, management of wildlife with penalties for disobeying laws.
- Resident housing on agricultural land.
- More feedback from local area residents.
- How do applicants get a commercial zoning in an existing established neighbourhood
- No. RDCK was ver clear.
- Why can a handful of people cause regional government to make rules and controls over a large population?
- I want to know why my property is listed as "suburban residential" in an rural area like mine. Who drew up that map and do they know anything about our area.
- Who makes decisions and how they are made - what data is collected, how do the values of residents, resilience and a sustainable future for the area fit in?
- Realistic taxation effects data for similar communities in BC that have gone down this path.
- How does zoning affect the community?
- How it can encourage economic growth
- I would like to learn more about the projected plans and the OCP results
- No

Question 7

Do you feel you have enough information about land use planning to tell us whether or not you think it is useful in your community?

Answer Choices	Responses	
Yes	64.29%	54
No	26.19%	22
Other (please specify)	9.52%	8
Answered		84
Skipped		2

Other:

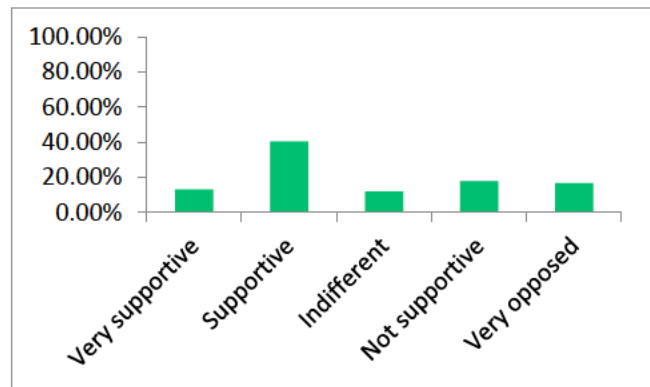
- Costs!

- There is not enough of it. I know it is too late for me and the horrors I been going through but maybe save some one else from this same experience.
- Did not receive information to be able to attend the meetings
- don't know
- Require more info
- Always learning
- We see many OCPs etc that are completed by consultants who really don't get to the heart of the matter and just copy other communities, etc. How do we ensure that Area E is not just a copy of someone's template but seriously listens to the voices that matter. If this is just a 'project' to complete and a check to mark off, we want nothing to do with it. If it is a meaningful process that truly engages wisdom, we are interested.
- There is always more to learn.

Question 8

What is your level of support for land use planning in your community?

Answer Choices	Responses	
Very supportive	13.10%	11
Supportive	40.48%	34
Indifferent	11.90%	10
Not supportive	17.86%	15
Very opposed	16.67%	14
Answered		84
Skipped		2



Question 9

Do you think the RDCK should manage new development and growth with more land use planning in your community?

Answer Choices	Responses	
Yes	30.59%	26
No	36.47%	31
Maybe - I need to discuss with my neighbours	1.18%	1
Maybe - I need to learn more	10.59%	9
Maybe - Our community needs time to explore this further	16.47%	14
Other (please specify)	4.71%	4
Answered		85
Skipped		1

Other:

- Yes, in consult with the community
- DO IT as soon as possible. Maybe you can stop people from dumping snow on my driveway!
- Land use planning is crucial.

- RDCK 'keep your hands off'

Question 10

Do you think the RDCK should regulate the types of land uses and where new development goes in your community?

Answer Choices	Responses	
Yes	31.76%	27
No	34.12%	29
Maybe - I need to discuss with my neighbours	3.53%	3
Maybe - I need to learn more	8.24%	7
Maybe - Our community needs time to explore this further	15.29%	13
Other (please specify)	7.06%	6
	Answered	85
	Skipped	1

Other:

- Yes in consultation with the community
- Can I screw in a wire terminal onto my neighbours roof being that it is overhanging my property?
- Only with regard to environment impacts such as watersheds and floodplains etc
- The Community will decide
- More regulation may be helpful if criteria is designed by community and with education and wisdom
- Maybe. Putting a gravel pit beside someone's home where they've lived for many years isn't cool. Basically all the other stuff it comes with more planning like dog bylaws and stuff doesn't matter to me.

Question 11

Which land use planning tools, if any, do you think are or would be most useful in your community? (Select all that apply)

Answer Choices	Responses	
Official Community Plan (OCP)	35.71%	30
Development Permit Areas	14.29%	12
Zoning	21.43%	18
None	32.14%	27
I need more information about land use planning tools	25.00%	21
	Answered	84
	Skipped	2

Question 12

What actions, if any, would you want the RDCK to take after this survey with respect to land use planning?

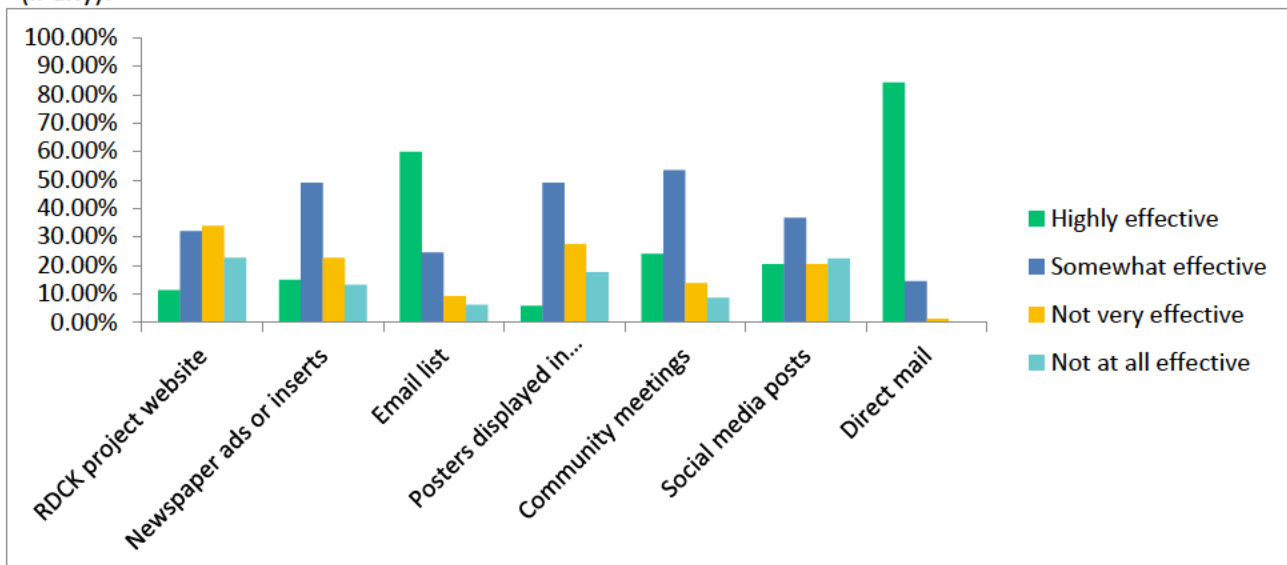
Answer Choices	Responses	
More education about what land use planning is	15.29%	13
More engagement to hear from community members	28.24%	24
Begin the land use planning process for my community	18.82%	16
No further action	27.06%	23
Other (please specify)	10.59%	9
	Answered	85
	Skipped	1

Other:

- Specify exactly which plans you have in mind for the community, so people can say: "That would be good" or "No, that would not be useful" or "I would/would not like that specific thing". It's too vague.
- RDCK leave us alone.
- If people are going to build two dwellings on their property should't they also have to pay for two water permits per year? These lots were supposed to be single resident dwellings, not multi resident dwellings!
- Allow the people living here to have a proper vote.
- None
- TELL THE COMMUNITY EXACTLY WHAT THE RDCK IS PLANNING OR WANTING TO PLAN INSTEAD OF THESE GENERAL QUESTIONS.
- We support some land use planning but are clear in this survey that we need to have the right questions asked and the best wisdom brought to the table. We also need to know how much this is going to change our taxes and there has been no transparency in this survey about the \$ involved. Thanks
- ensure community input
- stop creating unnecessary jobs for RDCK employees. reduce the bureaucracy

Question 13

What are the best ways to notify you and communicate the results of the survey and next steps in the process (if any)?



Other:

- I'm not on your mailing list
- Community meetings after work hours
- As a senior no meeting face to face
- [REDACTED]@gmail.com

Demographics

These questions help us distinguish different sentiments between different communities. Next steps could be different for different communities depending on the outcome of this questionnaire.

Question 14

Did you attend any of the "Community Conversations" meetings held in June and July 2021?

Answer Choices	Responses	
Yes	15.66%	13
No	84.34%	70
	Answered	83
	Skipped	3

Question 15

Is there anything else you would like to tell us about land use planning in Area 'E'?

- We need to have security of water quantity and quality. No development in our Laird Creek watershed.
- There is a property off Beach Street in Balfour with marsh land and bird and amphibian breeding grounds that is littered with 15-20 pieces of derelict rusting heavy equipment and storage containers that are contaminating the marshes. It is my understanding that no development can take place here due to environmental restrictions and it is being used as a camp. I suggest the RDCK either enforce the owner to clean up this environmental hazard or consider purchasing the land to preserve the natural habitat.
- I'm very happy with my home. The highway is noisy and dangerous where it approaches the intersection of Hwy 3a and the Upper Balfour Road by the bus stop, and mail box. It's a sharp turn to go uphill, involving slowing down to almost a stop in an 80 km/hr zone. This is also the first place where the line in the highway divides so drivers take that opportunity to pass everyone who got off the ferry before them. The signs say: "Thank you, resume speed" which seems to mean: "hut the gas now" to everyone. And we have to slow down for every other community on the way to Nelson, but I live in Balfour where the speed limit is 80 km/hr and people take that to mean 100 km/hr. Someone will be injured.
- I don't have any real knowledge about the complexities of land use planning, but I do know that I would not want to see a property next to mine turned into an industrial sight or a vacation rental.
- We are most interested in limiting development and keeping land parcels large. We are here because we want to be on a large acreage that provides privacy. Logging is a problem as it impacts our watershed.
- Keep Area E zoning Free! Leave the people + their properties just as it is. Thank you.
- I still disapprove of what was done with Balfour Beach. Extremely detrimental to uphill residents. It is a terrible situation regarding noise and the so called environmental clean up. Terrible outcome.
- A safe, environment friendly sewer system is far more needed than more by-laws that are not enforced and/or totally ignored.
- You can't run what you have so stay out of Area E.
- Leave it way it is
- If I would have known that this area was like the wild, wild west I would not have built here! I built another house in [REDACTED] [the] Philippines and they had much higher standards as far as zoning.

- We don't need land use planning or zoning in Area 'E'
- Please leave things as they are.
- Many people specifically purchased in area E as there was no zoning. Making changes without allowing the community to properly vote would be unacceptable.
- As a long term summer resident, there seems to be little focus on temporary residents/owners and recreational/aesthetic aspects of the waterfront. Most focus seems to be on environmental values, mitigation and/or protection. Also, there seems little specific focus on waterfront development, either seasonal or year-round residents and owners. For example, we have a cabin in Queens Bay off of Green Road. There is an entire sub-area of the Queens Bay waterfront that seems lumped in with either Balfour or the old Queens Bay townsite. Issues relevant to this area could include 'zoning' for at least land use, if not some additional guidance on building height, adjacency and perhaps view protection. Moorage and dock placement are also emerging concerns. That said, a light regulatory hand is desired - not highly prescriptive and narrow land use zoning (e.g. form-based within some land use parameters). Use of OCP as a vision setting process with minimal regulation/zoning and use of DP areas in areas like the Balfour Ferry landing area.
- Please let us keep our drinking water chlorine & chemical free!
- logging in watershed areas to be limited, waterfront development
- To Ramona Faust. -Considering that we all need good water -Considering the water is the base of life. It is scary to consume the water we are provided with. The smell is very strong (bleach), it is disgusting. Try to make a good coffee with such water. The interior plant have a hard time & sometimes get white at the base when we use this liquid. The bird don't visit the bird bath the first few days when we change the water. Do you see the picture? Do you have a solution?
- This is the first I've heard about it [Community Conversations]. I saw a couple of signs put up by commercially owned property owners. My main concerns are I would like drinking water, quiet living (no commercial noise) & well spaced out properties. This is why I live so far from Nelson, where I currently work. Also, didn't purchase property near the ferry landing so, I didn't have to hear the safety regulations every time the ferry leaves but the access to the ferry is very convenient.
- Would like to keep natural surroundings and quiet character of neighborhood
- I think this process should not be hurried to please potential developers. Growth depending on the type does not always show the results promised or expected. There is only so much waterfront, public land, animal habitat, once it is gone there is no replacement. Think long and hard before acting!
- no zone changes
- I live in Balfour and walk my dog every day at the tennis courts and "soccer" field. It is a great unofficial off-leash area for dog owners. I was surprised to see a lot of money spent on a gazebo and additional pickle ball court. The gazebo has no benches, tables, or BBQ and is just a big rain shelter. Nobody uses it. The pickle ball court was nicely done but the court lines were not put in - i.e. the court is completely useless. Both projects were completed mid summer so why were they not properly finished off? And frankly, the gazebo is very unlikely to be used more often than once or twice a year (eg. "Balfour Daze"). The pickleball court will be used if finished. Did RDCK run out of funds to complete both projects? Just curious.
- More information on updated use of agricultural land eg. Number of dwelling allowed
- I do not agree with how people can park and/or leave their vehicles and boat trailers either on the public beach or resident road for days on end blocking residential traffic. There should be, like other boat launch areas around the lake, no overnight parking. Talking about the Balfour Wharf Road boat launch.
- no
- Our main concern is that we are not in favour of more development of waterfront for commercial use and the impact that involves.
- attempt to keep all fees and costs to a minimum

- Zoning is critical to preserve the area. The naysayers appear short-sighted, biased, and not wanting to progress the communities of Balfour, Harrop, and Proctor. They are stuck in the old ways and fear progress - unless it's to their "individual" benefit. Example, the Balfour-Crawford Bay ferry fiasco. Queen's Bay won that one. These homeowners literally and figuratively block any water traffic except their own watercraft. My understanding is that the beach is not their personal property and should be accessible to us as kayakers. That is not the case when one tries to kayak Queen's Bay. When we attempted to kayak Queen's bay PWC's and high powered boats averted us. It was dangerous and very daunting.
- I feel it is best left how it is.
- Found out about the Community Conversations by accident at the last minute. I think the Director is trying to get as many of the "important to the Director" projects pushed through before the term ends and someone else goes in. I do not think the information of complaints over the past 10 years warrants this push for more control if the ones in place are not working now - more controls are not the answer. Better implementation of the laws on the books now need to be enforced - the general public does not know it is mostly the same people registering the same complaints over and over again and that these have not or may never be resolved.
- My previous experiences with local government is that they use the tools of land zoning with a very heavy hand. I am concerned about that. We are currently in a housing crisis in terms of affordability and availability. Local governments should champion solutions and not be a part of the problem by behind an unnecessary bureaucratic hurdle.
- Phone community conversations were a total waste of time. Leave Balfour alone.
- 1. I HAVE CONCERN ABOUT THE ILLEGAL MODIFIED MUFFLER USAGE ALONG HWY 31. THE NOISE FROM THESE MUFFLERS MAKE LIVING IN THIS AREA UNBEARABLE. 2. I'D LIKE TO SEE A DEDICATED CYCLE PATH FROM NELSON TO NEW DENVER.
- Regarding the topic of zoning, my suspicion is that this is being pushed by people with a personal agenda. Everyone has different stresses on their properties, I most certainly have been distressed by the disregard for a precious wetland by my neighbour and his oil-leaking large machines. But I also want to be able to have my back-yard chickens, bees, and possibly a home based business as we move forward into increasing food insecurity and political upheaval. The fact that anyone can destroy a wetland or clearcut a watershed is and should be a federal issue as these problems are widespread across Canada and are essentially part of what is causing the destabilization of our climate, leading to political and social uncertainty. Removing people's ability to look after themselves through their own food production and financial autonomy is not the answer to healthy communities. Also, regarding the answer on number 15- I was not aware of these meetings. Townhall meetings discussing every aspect of this proposal, why people want it, how it would benefit everyone not just a few, are essential before any decisions are made.
- Would like to see our communities be a nice place to live. Not turn in to slums. Protect property values from neighbours and commercial activities that make their places garbage dumps.
- Hands off
- The official community planning should ensure that commercial/industrial properties are kept in an area other than residential to help maintain the quiet rural now enjoyed by the community. The So-call queens Bay Resort development is out of character with the community and seems to be just a fly by night development partnered with a local owner and out o country developers.
- not in favor of any changes Area E
- It is certainly time to think about Area E, and how we can move forward with resilience and thoughtful planning for an amazing space for our children and grandchildren. How can we access the brilliance, creativity and future thinking of wise planners to make this an even better place to live?
- without a Community plan and some zoning in place no one can invest in our Community safely. Property can, (and does) lose thousands of dollars in value because of the decision of a neighbor. Our lake must be protected at all cost.

- We would like to see planning for residential and commercial areas (not next door to each other) Some commercial entities may need to be Grandfathered in if they already exist.
- I see this as an attempt to justify RDCK jobs and budget. Not necessary and a waste of tax dollars.
- Many newer rules become punitive rabbit holes of pain in the butt/wasted money. Like dog control bylaws. If you live in an area where there's no dog bylaws, self policing seems to be more efficient than some salaried position with barriers to effectiveness like other laws. But there are many important good rules like for protecting agriculture land. But that is Provincial. Yes, a conundrum indeed.... I would rather the wild west than live in suburbia. That really sums it all up for me.
- I do not believe that the RDCK based on my interactions over the last 43 years is in anyway capable of managing any community planning.
- I would like to see a restriction on mobile homes as they limit the beauty of our community. I would like to see unsightly effects on properties removed. The area on the north side of highway 31 overlooking Kootenay Lake is, I believe, a blue heron nesting area which should be preserved as a park like area and a walking, pedal biking area only.
- I don't want any further land use planning; especially zoning and permitting. I would like to maintain current property freedoms and rural nature. Crown land use impacts etc. Should be considered on an individual small community basis rather on the "whole" of area E or even the larger communities like Balfour area. The diversity that we have now is good.
- EVERY SERVICE TO RDCK PROVIDES ME HAS ICREASED MY COST AND MOSTLY REDUCED MY BENIFIT. (EX WATER, WAISTE, MIN LOT SIZE,)

Bealby Point & Svoboda Road

6 survey responses were received.

Community Values

These questions help us understand the important characteristics of a community and the pressures it may be experiencing. The most common themes raised in the community conversations, held in June and July 2021, were used to form the multiple choice questions below. Please write in your own responses if you have different answers.

Question 1

What are the elements of your community that matter most to you and that you would not want to see changed? Please select up to 3 of your top choices.

Answer Choices	Responses
Rural character	66.67% 4
Quiet	83.33% 5
Low density residential	50.00% 3
No land use regulations	0.00% 0
Open space	16.67% 1
Agricultural land	0.00% 0
Natural environment	50.00% 3
Neighbourliness	33.33% 2
Home-based businesses	0.00% 0
Commercial businesses	0.00% 0
Industrial businesses	0.00% 0
Other (please specify)	0.00% 0
Answered	6
Skipped	0

Question 2

Would you like to tell us more?

- We greatly enjoy our quiet, non-industrial environment.

Question 3

What are the issues or concerns regarding land use you see in your community today or want to avoid in the future? Please select up to 3 of your top choices.

Answer Choices	Responses	
Increased density	83.33%	5
New commercial uses	50.00%	3
Watershed health	16.67%	1
Housing affordability	16.67%	1
New industrial uses	16.67%	1
Development Pressure	33.33%	2
Waterfront development impacts	0.00%	0
Water quantity/quality	16.67%	1
Uncertainty of future land use	16.67%	1
Incompatible land uses	16.67%	1
Contamination from wastewater	0.00%	0
Gravel extraction (Crown land use impacts)	16.67%	1
Logging (Crown land use impacts)	16.67%	1
Adventure tourism (Crown land use impacts)	0.00%	0
Other (please specify)	0.00%	0
	Answered	6
	Skipped	0

Question 4

Would you like to tell us more?

- Due to the no zoning we have an abundance of (rental/vacation/Airbnb-short term) businesses happening in our area which has changed our neighbourhood. Impacts such as noise, traffic volume, and lack of privacy have become serious issues.
- The new adjoining property owner is apparently planning to build several small cabins for short-term vacation (or other) rental. Stresses our deep water well reservoir and sewage contamination.
- Do not want to see large commercial enterprises at Bealby Point especially at the old Prayer house buildings.

Land Use Planning

These questions help inform whether or not land use planning should be looked at further in Area E and what decisions on next steps should be.

Question 5

How would you rate your level of understanding of land use planning?

Answer Choices	Responses	
Complete	0.00%	0
Good	50.00%	3
Fair	33.33%	2
Poor	16.67%	1
No understanding	0.00%	0
Answered		6
Skipped		0

Question 6

Is there anything you want to learn more about with respect to land use planning?

- I would like to know if housing development adjacent my property will jeopardize my deep well aquifer viability, as developer has just drilled a 340' water well, the same depth as my 25-year old domestic well.

Question 7

Do you feel you have enough information about land use planning to tell us whether or not you think it is useful in your community?

Answer Choices	Responses	
Yes	50.00%	3
No	33.33%	2
Other (please specify)	16.67%	1
Answered		6
Skipped		0

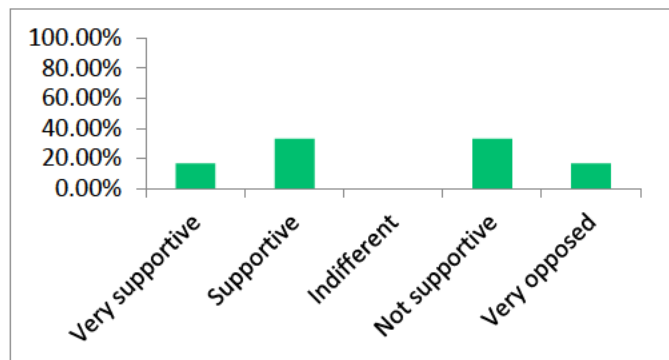
Other:

- Maybe

Question 8

What is your level of support for land use planning in your community?

Answer Choices	Responses	
Very supportive	16.67%	1
Supportive	33.33%	2
Indifferent	0.00%	0
Not supportive	33.33%	2
Very opposed	16.67%	1
Answered		6
Skipped		0



Question 9

Do you think the RDCK should manage new development and growth with more land use planning in your community?

Answer Choices	Responses	
Yes	33.33%	2
No	16.67%	1
Maybe - I need to discuss with my neighbours	0.00%	0
Maybe - I need to learn more	16.67%	1
Maybe - Our community needs time to explore this further	16.67%	1
Other (please specify)	16.67%	1
	Answered	6
	Skipped	0

Other:

- All 3 maybe options

Question 10

Do you think the RDCK should regulate the types of land uses and where new development goes in your community?

Answer Choices	Responses	
Yes	66.67%	4
No	16.67%	1
Maybe - I need to discuss with my neighbours	0.00%	0
Maybe - I need to learn more	0.00%	0
Maybe - Our community needs time to explore this further	16.67%	1
Other (please specify)	0.00%	0
	Answered	6
	Skipped	0

Question 11

Which land use planning tools, if any, do you think are or would be most useful in your community? (Select all that apply)

Answer Choices	Responses	
Official Community Plan (OCP)	83.33%	5
Development Permit Areas	50.00%	3
Zoning	50.00%	3
None	16.67%	1
I need more information about land use planning tools	33.33%	2
	Answered	6
	Skipped	0

Question 12

What actions, if any, would you want the RDCK to take after this survey with respect to land use planning?

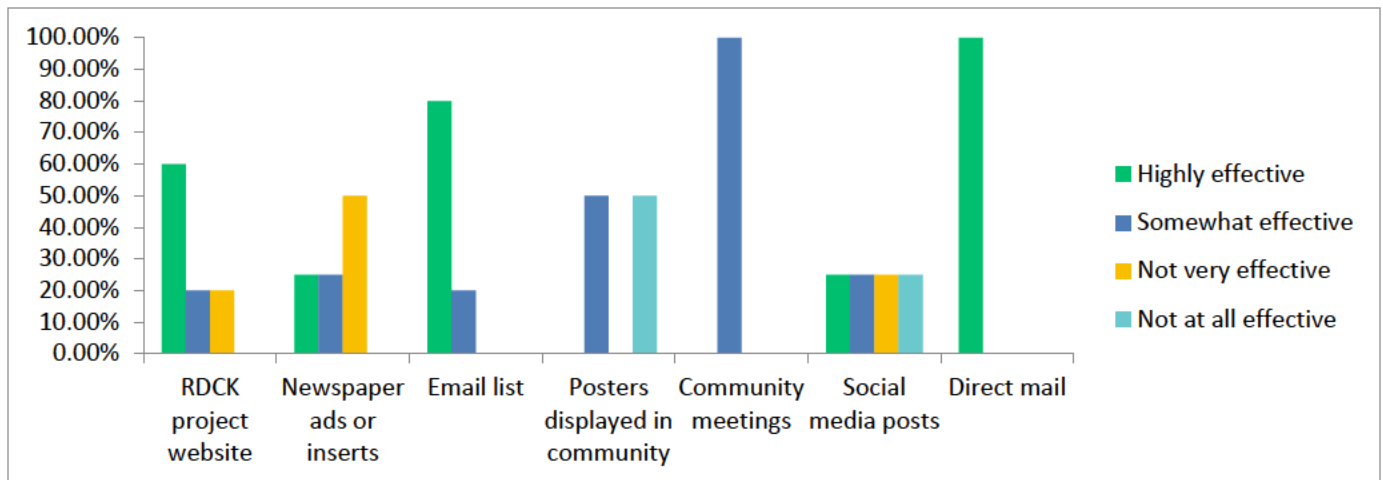
Answer Choices	Responses	
More education about what land use planning is	16.67%	1
More engagement to hear from community members	33.33%	2
Begin the land use planning process for my community	16.67%	1
No further action	16.67%	1
Other (please specify)	16.67%	1
Answered		6
Skipped		0

Other:

- More engagement, education, and begin the land use planning process

Question 13

What are the best ways to notify you and communicate the results of the survey and next steps in the process (if any)?



Demographics

These questions help us distinguish different sentiments between different communities. Next steps could be different for different communities depending on the outcome of this questionnaire.

Question 14

Did you attend any of the “Community Conversations” meetings held in June and July 2021?

Answer Choices	Responses	
Yes	20.00%	1
No	80.00%	4
Answered		5
Skipped		1

Question 15

Is there anything else you would like to tell us about land use planning in Area 'E'?

- Business licensing for Airbnb/vacation rentals. Definitely need some planning, zoning, understanding of who takes care of roads + regulations surrounding such. Also parks in our area - Red Sands is an issue for our neighbourhood community. No one seems to know where the land sits as access is from the RDCK area + all of the traffic + parked cars are impacting the Bealby area. Something needs to be done by RDCK to help the residents of the neighbourhood. We are the forgotten ones! The volume of traffic on the single lane road is not sustainable. Also without any facilities or garbage control our neighbourhood is suffering the impacts. Too many parked cars that would make it difficult for emergency vehicles to get to our area. Some people are camping on the road side + leaving garbage + human waste. Many more animals are coming to our area with the leftover garbage, etc.
- Maintaining our quality of life is the prime concern for us: i.e. quiet country lifestyle. Apparently there is supposed to be a public Kootenay Lake access here at Bealby Point - but in effect there is NO public access that anyone can find.
- I live in a small subdivision called Bealby Point. Over the last few years, I have noted a substantial increase in long-term and vacation rentals. Of the nine homes in our subdivision, 7 have various rental accommodations. Further along Bealby Road is another subdivision called Horlicks Point Road. A substantial number of these homes also have rentals. This has led to a large number of cars coming and going along the narrow Bealby Road. In addition, during the summer months, vacationers using Red Sands Beach add to this congestion. It is time for some serious planning in this area as the situation will only become worse.

Blewett

90 survey responses were received from Blewett. 86 respondents identified their location “Blewett” while 4 respondents identified “other” locations. These other locations were specified as “HWY 3A 17 Mile”, “Crescent Bay”, “Heddle Bench”, and “4 Mile Area”. These 4 responses are included in this section, as the UIDs for each of these surveys were mailed to addresses for Blewett property owners. 1 submission was removed from the results due to an invalid UID number.

Community Values

These questions help us understand the important characteristics of a community and the pressures it may be experiencing. The most common themes raised in the community conversations, held in June and July 2021, were used to form the multiple choice questions below. Please write in your own responses if you have different answers.

Question 1

What are the elements of your community that matter most to you and that you would not want to see changed? Please select up to 3 of your top choices.

Answer Choices	Responses	
Rural character	58.89%	53
Quiet	44.44%	40
Low density residential	34.44%	31
No land use regulations	41.11%	37
Open space	8.89%	8
Agricultural land	17.78%	16
Natural environment	53.33%	48
Neighbourliness	21.11%	19
Home-based businesses	15.56%	14
Commercial businesses	3.33%	3
Industrial businesses	1.11%	1
Other (please specify)	12.22%	11
	Answered	90
	Skipped	0

Other:

- No ZONING
- Commercial and Industrial Business
- No comment
- No light pollution, meaning no street lights or commercial / industrial lights.
- Keep Area 'E' zoning free
- Well planned avoid conflict with residential and other uses, water use planning
- WILDLIFE
- Privacy from neighbors
- Wildlife habitat
- Less regulation
- low taxes

Question 2

Would you like to tell us more?

- Healthy, clean, quiet natural environment in a residential setting is our desire. No industrial or commercial use and no pollution.
- No changes.
- We value the continuation of wildlife habitat & our immersion into the natural environment (having clean, fresh water, forests, creeks - intact & linked ecosystems). We also value being able to have peace in this would (the quiet!), & to be able to grow food to aid with food security.
- NO ZONING, ENVIRONMENTAL PROTECTION ONLY
- It is changing enough to get approved for a building permit through the RDCK without additional regulations to work around.
- The above questions is structured to elicit answers in favour of planning, any answer other than "no land use planning regulations" will be construed as in favour of zoning/planning!
- Support for regulated sustainable, community oriented development while restricting development clearly intended for maximum financial return without regard for reasonably affordable housing for younger generations.
- How does one answer this question when the terms are all connected and hard to define, except agricultural land and 'low density residential'? What is 'rural character' but, quiet, low density, open space. There is no 'natural environment' any more. How to define 'Neighbourliness'? SO how is it possible to choose only 3 most important when they are all interconnected?
- We bought here because of zoning-free
- We enjoy open land and ability to keep a garden amidst quiet natural environment. Rural community feel and relationships with neighbours. We also enjoy that some have small home based businesses that are an asset to the community.
- no
- We think everything is good the way it is
- Modify existing character very slowly to allow increase in density.
- We are very happy with the way Blewett is and don't believe we need a community plan.
- Because Blewett is one of the few areas where development can be planned given Nelson availability is low and cost is high, it will have to be done carefully, with a lot of thought and foresight before further development permits are provided. There are many conflicting uses currently allowed in Blewett that should not be. There is zero information on how development is going to impact water availability. Currently, housing developments are being erected beside potential mines, and large industrial operations, with noise, odour, water use/aquifers, and traffic being major concerns. Yet there is no long term plan to ensure residents can be provided with access to water, and a peaceful quality of life. Industrial use and residential use are not compatible, for example. Yet we need affordable housing for families, youth, etc to provide life and vibrancy to Nelson. Industry should be not be permitted in the same areas as housing and should not be broadly allowed 'wherever' as pop up noisy, fume emitting shops etc.
- Businesses that can meet the choices above - home-based for the most part, but not exclusive
- There are 2 different parts to Blewett: - east of Bedford Rd. - higher density as you get closer to Nelson - west of Bedford Rd. - lower density/more farm like. May want to address these areas differently.
- No
- It is important that Area E planning align not only with needs/desires of the area but also the region i.e. mainly the city of Nelson as we are so close to it. I don't think it can expect to remain rural with large lots, but also don't want to see a huge influx of high density housing. Commercial and industrial

development also need to be a good fit with what will mainly be residential expansion, as Area E is a natural area of residential expansion as part of "Greater Nelson".

- Do not zone area e
- The reason we purchased our home is because there is no industry / commercial on our street to create noise pollution, light pollution, and smell.
- Blewett has been steadily losing common land and trail networks over the last 10 years due to subdivision and development and lack of RDCK owned land to preserve some of the characteristics of the neighbourhood. It would be welcome to me to see a plan that includes plans for maintaining some of these attributes.
- I don't want people breaking up ALR because even though much of the land is not ideal for agriculture, at least there can be some efforts to grow food if needed in the future. Also there is a need to mitigate fuel for wildfires while keeping forests and habitat for flora and fauna.
- I like the fact that we don't have zoning.
- Maintaining the "forests". Limit extensive logging.
- The Blewett area is a bedroom community of Nelson and with the housing & light industrial needs in the area the demand for housing, limited water supply it is critical that there is joint planning with the City to ensure this area is developed in a way that meets the housing and other needs. WE have recently discovered we are on a vulnerable aquifer and planning water seems critical.
- no
- No zoning
- Would like to see natural areas protected for existing wildlife.
- I don't need a bylaw to tell me how tall my fence can be, and I most certainly don't need my tax dollars going to such things. I bought my land, I pay my taxes. Enough said.
- I live on a forested mountainslope in an intact ecosystem. I am able to drink from the creek and also my power comes from this waterway
- I would like to see better use of land through more condensed housing projects
- The overall supply of water in Blewett in summer is very limited. Therefore I would like to see a stop of future subdivisions.
- NA
- It's important to maintain both our privacy and good relationships with our neighbours.
- No zoning. No ocp.
- open space and agricultural land are important also. Home based businesses are acceptable. I definitely DO NOT want any commercial business operating in this area except for the properties that have the Highway frontages id commercial developments are necessary.
- less government
- Parks such as Morning Mountain and walking or biking paths near the water, and Taghum Beach are big assets that I would love to support more of.
- RDCK ZONING WILL NOT CURE EXISTING LAND USE CONFLICTING ISSUES.
- No industry I would say, just home based businesses. There is a heliport and dog kennel close to my property and its very noisy

Question 3

What are the issues or concerns regarding land use you see in your community today or want to avoid in the future? Please select up to 3 of your top choices.

Answer Choices	Responses	
Increased density	26.44%	23
New commercial uses	20.69%	18
Watershed health	41.38%	36
Housing affordability	14.94%	13
New industrial uses	33.33%	29
Development Pressure	18.39%	16
Waterfront development impacts	3.45%	3
Water quantity/quality	32.18%	28
Uncertainty of future land use	14.94%	13
Incompatible land uses	11.49%	10
Contamination from wastewater	12.64%	11
Gravel extraction (Crown land use impacts)	12.64%	11
Logging (Crown land use impacts)	25.29%	22
Adventure tourism (Crown land use impacts)	4.60%	4
Other (please specify)	27.59%	24
	Answered	87
	Skipped	3

Others:

- Crown Land Use Impacts (Logging and Adventure tourism)
- Crown land use impacts (all)
- Crown land use impacts (gravel extraction, logging)
- Crown land use impacts (logging, adventure tourism)
- None
- I don't want any industrial uses. Everything else will sort itself out.
- Too much Government involvement
- Increased rules/regulations regarding my property/community
- None
- increase in building cost due to zoning and code
- These are all concerns without adequate zoning and regulations.
- Restrictions on land use
- Light, noise, and smell pollution.
- Mining interests in Blewett continue to increase with outflows into local water supply. Given the change in housing density and surface water intakes for most residents still, mining as it currently is regulated seems a struggle to make compatible.
- None
- Keep Area 'E' zoning free
- mining
- Just fine the way it is currently
- Crown land use impacts (all)
- Mining
- Note that housing affordability is noted twice in the above list.

- Rdck having more control is a huge concern.
- Mining
- OVERREGULATION BY RDCK

Question 4

Would you like to tell us more?

- We are concerned about industrial + commercial use of land changing the esthetics of area and of contamination of ground water and air.
- We have had 4 new developments (increasing density) in the last 8 years adjacent to our property - impacts noise, traffic, views. Also our drinking water comes from a creek so watershed (crown land) protection is very important.
- Am totally not fond of the current logging going on or in process on May & Jenny Rd. & further in, as well as on Rover Creek. Devastating!
- Housing affordability is a huge concern because the RDCK has already made it so much more difficult to build in the last decade and with zoning/planning and the STEP code it is now near impossible for middle income families to develop their land.
- We would like the RDCK to stop bugging us with their desire to plan our property. Again, this questions sets up to achieve your, not ours, objectives.
- Concerns regarding industrial, logging, and mining development that would not be ecologically sustainable
- Water management is the key to survival here. "increased density', 'new commercial uses' development pressures', uncertainty of land uses' ALL impact the three water issues I noted. Once again, this question is posed to make it difficult to answer effectively? How was the survey designed this way to make it confusing?
- the limit to three is artificial. Forces a narrative
- Please keep zoning-free.
- proper community planning is needed and open communications about intentions for land use to protect community feel, watershed and natural environment. As well as maintain potable water quality. Would be of benefit to limit number of units in apartment style homes.
- Not interested in land use regulations
- It's become impossible to develop having to go thru all the hoops, ie. MOT
- Blewett operates great as is
- It is imperative to ensure consistent water quality & to ensure to avoid contamination from commercial uses.
- The climate is changing and water is our most valuable resources. Next to that, trees, which provide for a reduction in the impacts of climate change, are our most precious resource. Development needs to be carefully planned with a longterm vision of 50, 100 years out. How will density happen in an eco-friendly way? How will connected lanes for electric bikes be created? How will community thrive? There has been zero planning to date and the result is haphazard and ill-fitting land use.
- Water quality is a given - not a question. Watershed health is a given.
- Avoid incompatible land uses such as gravel pits beside residential areas. - avoid high density subdivision (small lots) but allow for lots that can have SFDs and secondary suites or small accessory dwellings for rental purposes.
- Unregulated Vacation Rentals
- Industrial and commercial uses apply within Area E and to adjacent Crown land. Nothing is done in isolation and line boundaries do not prevent impact from one area to another.
- I do not agree with making an official community plan for area E

- I would be accepting of further residential development, but would not like to see commercial or industrial development, including logging. I am favourable towards small scale farming.
- I am all for an OCP for Blewett that preserves values held by residents including agricultural use and common land/ trails as well as RDCK purchase or easements to preserve existing networks. I also think lot size should be considered as well as steepness of driveways (erosion concerns) as recent divided lots on Bedford have potential for high impacts on local watersheds due to clearing and steep drives. I appreciate the opportunity to provide comment.
- Mining, logging, adventure tourism, gravel extraction all impact water quality and quantity.
- anything involving water & crown land needs protection & impact study
- With the growth in our region it is critical to have planning in place. It would be irresponsible in light of this to not have robust planning in place.
- no
- No zoning
- Area E should be zoned for residential with consideration for wildlife.
- I dislike that it is our own people from our water board that are doing the checking up on if logging around our creek is being done to regulations. I dislike the idea that anyone should be able to use crown land, which belongs to us all, for private profit. Often at the risk of the environment and of our tax dollars.
- The biggest threat to my home is definitely industrial logging within my watershed. This could affect whether I have water to drink, to irrigate my garden (food security) and whether I have power. Furthermore, logging is the biggest impact on the non-human animals.
- We are concerned about the environmental and watershed impact of mining on the mountains in the area
- We have an agriculture business and therefore preservation of land and watersheds as well as identifying and adapting to our local climate changes is forefront for us.
- I would like to see gravel not been extracted from the base of a hill such as the one on Annabel rd.
- I don't want to see Blewett become even more of a suburb of Nelson.
- We also have concerns regarding Gravel Extraction & Contamination and found some of the options had significant overlap.
- It is very disturbing to see the recent logging on lower Bedford Rd with no apparent regard for landscape, wildlife habitat or loss of biodiversity. It is also very worrying to hear talk of future quarries and mining
- so many above concerns: increased density, water quantity and quality, development pressure, uncertainty of future land uses, housing affordability, contamination from wastewater, gravel extraction, logging, adventure tourism,
- There should be a section for: no issues. This would avoid the perception that RDCK is “skewing” the survey..
- The company that is reopening the Kenville mine bought the mineral rights under me but you can't do anything about that
- Mining and logging are my biggest concerns, mainly for drinking water, pollution, noise and traffic.
- RDCK ZONING DOES NOT PERMIT ANY FUTURE CHANGE IN DENSITY OR CHANGE IN LAND USES. RDCK ZONING WILL ONLY SOLIDIFY EXISTING PROBLEMS AS THE EXSTING PROBLEMS WILL BE GRANDFATHERED.

Land Use Planning

These questions help inform whether or not land use planning should be looked at further in Area E and what decisions on next steps should be.

Question 5

How would you rate your level of understanding of land use planning?

Answer Choices	Responses	
Complete	12.36%	11
Good	31.46%	28
Fair	44.94%	40
Poor	10.11%	9
No understanding	1.12%	1
	Answered	89
	Skipped	1

Question 6

Is there anything you want to learn more about with respect to land use planning?

- Notification of development plans
- I would be interested in a summary of land use information and planning objectives, easy to understand and concise.
- How things are communicated to the public before any rulings are set out. How does the public get a vote before any planning rules are set forth.
- No
- Explore your online offerings
- What is the process to ensure that areas with different issues or factors can create local plans, and how would those plans fit into an overall plan? eg. West of Bedford Road area has totally different issues from Granite Road areas and areas closer to town.
- Exactly who asked for this?
- We love how there is freedom to live on our land to suit our needs while remaining respectful to neighbours and community.
- we feel there needs to be better explanations of what will be happening as planning proceeds. Will the planning be a blanket set of rules or can community members vote to agree on what should and should not be included in the bylaws or rules.
- What restrictions there are currently in this area regarding land use. What mechanism there may be in place or could be in place to safeguard against high-density plans or commercial developing of property and to ensure environmental conservation.
- no
- no
- what are the projections - land use vs. time (in year)
- No
- Can land use planning be implemented for commercial and industrial without rules for residential development? commercial being more than 6 units.
- Where is the forward thinking community plan for this area of the RDCK? How do we plan with a vision for vibrancy, arts, community, small farms/food growing, bike transportation, bus transportation, walking, healthy outdoor activities, cafes, restaurants, community gardens, and uses that are comparable with living in communities (not heavy industry for example, which is not comparable with residential use). Where is the plan before housing development permits are given, heavy industry is permitted to operate, how are those permits/use being managed? How is the potential for mudslides/atmospheric rivers being managed as development continues? Where is the

plan for water use, for aquifers, wells or other? How much water is there and what happens if it is impacted/runs out as more development happens? How will Blewett be fluidly connected to Nelson so that people can get back and forth on foot/bike? There needs to be data first, so that planning can happen. It would be good to hit the 'pause' button to do this before proceeding in Blewett.

- No. There is a significant amount of information available to educate myself.
- Rdck needs to conduct a plebiscite for all area E residents with clear question as to whether or not those residing here want to move forward with an official community plan.
- How does the process unfold, what steps and options are there?
- It would be helpful to me to know what is possible with land use planning (e.g., can we maintain common lands with trails with planning)?
- The process of land use planning, even though I have looked at the planning 101 presentation, the concepts are difficult to understand. I need to see examples of communities that have a good plan (It appears that Blewett is headed for trouble now with NO plan). I would like a preservation of the "ideal" community to me (with SIMPLE planning).
- No
- Keep Area 'E' zoning free
- I support land use planning, support community needs as opposed to personal/individual needs.
- How provincial interests interrelate to rural planning. Rural planning does not seem as robust as municipal planning.
- Have land dev experience
- no
- I don't want any furthering land use planning
- Impacts of development and information on who has the control and final say on decisions being made
- I am not supportive, simply because part of the reason for buying out of town is so that you aren't told what you can and can't do on your own land. I lived in the city of Nelson for many years and moved out for a reason.
- Not sure really.
- Nothing at the moment.
- Necessity for bylaws in place for any businesses and developments (including condos, apts)
- No
- My biggest concern is industrial (mining/forestry) and commercial businesses putting our natural resources at risk (water, air, noise and forests/ecology).
- MANY TIMES A YEAR I HAVE TO TELL MY CLIENT THAT THE RDCK ZONING DOES NOT ALLOW THE LANDOWNER TO DO WHAT THEY WANT TO DO. EXISTING PROCESSES TO CHANGE AN OCP AND ZONING IS TOO MUCH FOR LANDOWNERS TO ATTEMPT.

Question 7

Do you feel you have enough information about land use planning to tell us whether or not you think it is useful in your community?

Answer Choices	Responses	
Yes	75.00%	66
No	17.05%	15
Other (please specify)	7.95%	7
Answered		88
Skipped		2

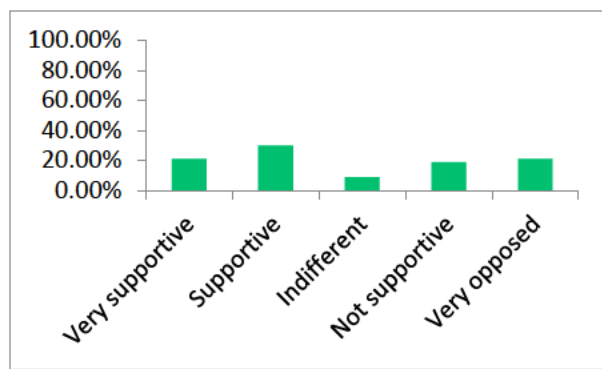
Other:

- -
- Need a better sense of how an OCP would address our concerns regarding development projects.
- maybe; it is just that in my neighborhood there are properties that are messing it up for everyone around; one [REDACTED] issue of one owner impacts an entire neighborhood
- As a private land owner I do not like to be told what I can do with my land
- Beginning to understand
- We intend to learn more
- All I feel I need to know is I don't want Blewett to be left at the mercy of residents who have no respect for the land or other resident

Question 8

What is your level of support for land use planning in your community?

Answer Choices	Responses	
Very supportive	21.11%	19
Supportive	30.00%	27
Indifferent	8.89%	8
Not supportive	18.89%	17
Very opposed	21.11%	19
Answered	90	
Skipped	0	



Question 9

Do you think the RDCK should manage new development and growth with more land use planning in your community?

Answer Choices	Responses	
Yes	35.56%	32
No	38.89%	35
Maybe - I need to discuss with my neighbours	1.11%	1
Maybe - I need to learn more	8.89%	8
Maybe - Our community needs time to explore this further	4.44%	4
Other (please specify)	11.11%	10
Answered	90	
Skipped	0	

Other:

- yes, but not uses by private owners. They should have a greater say in what happens in the crown land that forms our natural environment and is the natural infrastructure that supports us.
- only for commercial and industrial. not for residential
- I would need to trust that the RDCK has the knowledge and skill to plan communities and currently it is a bit frightening how the RDCK has allowed for land use. So there needs to be a high level of skill (e.g. a blended highly professional firm and community based representative group).
- Manage the plan that the people agree to

- My concern is maintaining my current enjoyment of my home, and retaining / increasing my property value.
- Keep Area 'E' zoning free
- I would rather each community within area "E" should discuss their needs
- The RDCK should not plan anything everything they get involved with is an overpriced [redacted] up
- We need to be allowed to have smaller plots and allow for subdivision of large plots.
- My answer is no, but I would support a noise bylaw.

Question 10

Do you think the RDCK should regulate the types of land uses and where new development goes in your community?

Answer Choices	Responses	
Yes	37.08%	33
No	37.08%	33
Maybe - I need to discuss with my neighbours	0.00%	0
Maybe - I need to learn more	8.99%	8
Maybe - Our community needs time to explore this further	4.49%	4
Other (please specify)	12.36%	11
	Answered	89
	Skipped	1

Other:

- Yes, on the condition that regulation address the need for viable and sustainable community development
- No - there are plenty of regulations already that constrain development. It is industrial uses that need controlling.
- only for commercial and industrial. not for residential
- Yes, if they can put appropriate regulations into place as noted in detail above, but perhaps it's something that should be regulated by Nelson if Blewett will grow into a part of Nelson.
- Designate within the approved plan
- Keep Area 'E' zoning free
- see above comment. [above comment: "I would rather each community within area "E" should discuss their needs"]
- Everything the RDCK regulates is an overpriced [redacted] up
- The only land use that I am in support of regulation of is land within the ALR. I don't believe that is land that should be used for anything other than food growth. We need to be more sustainable with climate change.
- Yes, but be more site specific rather than a broad stroke of rules across a whole area. What might work on one site, may not work on another site. Each plot should be allowed to apply and based on Geography, existing land use, type of development etc, then decide if the plans the owner has in mind would indeed work in that particular location.
- My answer is no, but I would support a noise bylaw.

Question 11

Which land use planning tools, if any, do you think are or would be most useful in your community? (Select all that apply)

Answer Choices	Responses	
Official Community Plan (OCP)	44.32%	39
Development Permit Areas	25.00%	22
Zoning	30.68%	27
None	39.77%	35
I need more information about land use planning tools	23.86%	21
	Answered	88
	Skipped	2

Question 12

What actions, if any, would you want the RDCK to take after this survey with respect to land use planning?

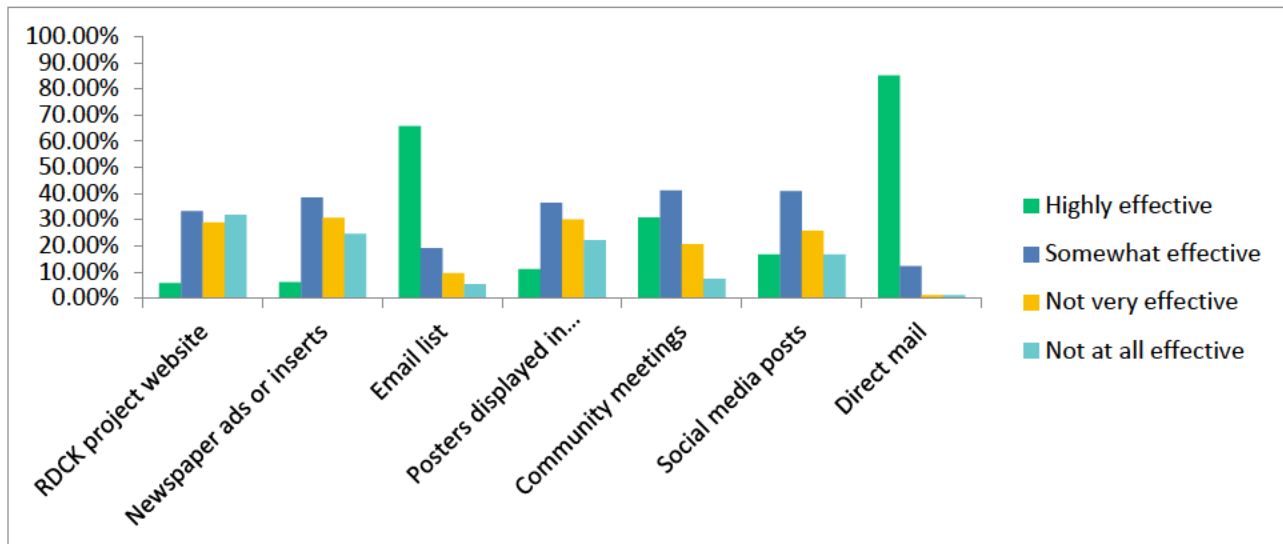
Answer Choices	Responses	
More education about what land use planning is	13.33%	12
More engagement to hear from community members	17.78%	16
Begin the land use planning process for my community	27.78%	25
No further action	31.11%	28
Other (please specify)	10.00%	9
	Answered	90
	Skipped	0

Other:

- More education and more dialog with the community
- fight to have control over crown lands that create the watersheds and natural infrastructure of our communities.
- Keep Area'E' zoning free
- No zoning
- More education & begin the process
- Get rid of the existing plans and rules for all areas. Or create more zones based on the local geography of the area Treat each plot on a case by case basis.
- I would support a noise bylaw.
- NO zoning, NO ocp.
- Please just go away and stop trying to justify your existence at our expense

Question 13

What are the best ways to notify you and communicate the results of the survey and next steps in the process (if any)?



Other:

- Any community meetings MUST have a fully qualified neutral facilitator with NO connection to the RDCK or the community, the agenda must be laid out clearly; one to start would be discussion of how a community plan is created and how to do it with everyone's co-operation. Ground rules MUST be clear, and the ability to remove those not agreeing to basic respectful conversation.
- mail causes tree loss - although effective.
- Please get information to us directly as we do not have time to check social media
- I don't like wasting paper, but if email directing us to look at the RDCK website doesn't work mail for those with no computer skills may be needed.
- It's a mistake to think everyone has access to the internet and/or the technology
- Videos recorded we can watch later

Demographics

These questions help us distinguish different sentiments between different communities. Next steps could be different for different communities depending on the outcome of this questionnaire.

Question 14

Did you attend any of the "Community Conversations" meetings held in June and July 2021?

Answer Choices	Responses	
Yes	18.39%	16
No	81.61%	71
	Answered	87
	Skipped	3

Question 15

Is there anything else you would like to tell us about land use planning in Area 'E'?

- I think just leave it alone. No need for more rules and regulations.
- We would like to see our neighborhood maintain a rural natural residential feel without commercial or industrial use allowed. We are very concerned about the quality of water from our community watershed (Eagle Creek) which sits on private property (Kenville Mines) and we feel it is threatened by industrial use of this property which seems to change hands and various attempts have been made to extract resources from over the 11 years we have lived here. Activity has been very close or in the watershed with heavy machinery which threatens the quality of water. This has been the biggest stressor to living in this area.
- We are very much in favour of an OCP as a starting point for Blewett. Community engagement during this process would be quite important.
- I want to see more stringent Environmental rules around water/forest/mineral protection for all land in BC. I do not want any further RDCK involvement in 'regulations' around use of private property.
- Could continue to revisit in 10-15 years.
- Experience is - plans made - "little guy" gets held to it and big business \$ get to circumvent rules. Blewett leave as is for the next cycle. When have meeting for community not put them in summer or planting/harvest. Late fall to early April is best.
- Absolutely do not want and am strongly opposed to zoning
- I have discussed this and 10 to 1 we are against. If you really wanted our opinions you would not use loaded surveys and questions. You would also hold a vote/referendum on zoning/planning for each area effected. You would also be willing to consult/listen to people opposed to this.
- We would like to see the RDCK address the need for affordable and sustainable rural community living. For instance investigate the model that Grand Forks has adapted towards that objective. Tiny houses allowed in an ecological and sustainable manner, rather than high end high profit developments; that result in high priced bedroom communities for the retired and elderly.
- No zoning in Blewett. Leave us alone. We are happy the way we are!
- First; question 11 on the areas; Blewett contains Knox, and Granite Road, and Taghum Beach, so How is it that Blewett is a special designation and what area does it cover? The fact they are separated gives me an uneasy feeling that certain areas are being targetted for certain responses, and, as a resident west of Bedford, with our own special needs, I wonder where my area fits? It doesn't seem to me to make sense. Your map needs to show a larger map of Blewett and the roads shown have no relation to the Blewett that i know. The process thus far has been very confusing and divisive. The open house I went to was divisive and of little use. The difference between OCP and Zoning initiatives has not been clearly explained. The motivation for this whole affair has been riddled with rumours that have galvanized all the rancour within the community. There seemed to me, to have not been much though put into how to present this to the Area E residents to prevent a total backlash by those opposed to any infringements. It should have been known that after the previous times this has been discussed, care needed to be taken to share information carefully about opening it up again. This survey, itself is really badly put together i my opinion for the reasons i have stated in each section. The RDCK needs to start again. I would be happy to discuss this personally with the planners to see how a better process could be achieved. I am, actually in favour of a community plan while being supportive of some of the concerns opponents have. This is not a clearcut or easy process, and I am not blaming anyone for this confusion; I just imagine a slower, more considerate and nuanced approach.
- I'm concerned because all of the new development on Granite Rd can impact my water supply, and it has!

- There are plenty of regulations in place already to constrain development on private land in rural areas. Maybe some areas, like Balfour, are not rural anymore. If they have reached a saturation point where they are near overwhelming the infrastructure, maybe they need to incorporate or something. In the more rural areas, we don't need further private regulation. In fact, we need more density. Funny how the consideration of housing affordability got one single check box, while control strategies got dozens. Regional Districts should be fighting to win greater control and develop strategies to control industrial/commercial impacts on both private and crown land in our natural environment and watersheds.
- Zoning-free is working great in this area, everyone we talk to loves living here and would not change a thing.
- I suspect the majority of my neighbours, who likely are opposed to land use planning, do not fully appreciate how vulnerable their beautiful rural life is without it.
- I have lived in this area for over 20 years without an issue and hope for 20 more without further RDCK involvement.
- leave it alone, not needed
- Please leave our area and properties as they are, UN-ZONED.
- If RDCK doesn't have the ability to regulate - what then is its purpose? Since much of this area is rural; some farm land, some treed, etc., areas which are higher on the mountain sides affect those on the lower area. Eg. logging above may affect the water availability on the lower area. Eg. Mining can affect the amount of contamination on the lower area. RDCK should have the ability to regulate or to monitor such activity.
- Please leave Blewett as is.
- I would support management of commercial and industrial development but not for residential. I want to be able to do what I want on my property regarding buildings for personal use. Do not underestimate the people living in the area and their ability to talk to each other and figure stuff out without rules or zoning.
- Nelson needs affordable housing, and to be able to expand. Blewett is one of the only areas where that can realistically happen. Before issuing further building permits, or allowing more industry, make a long term plan that accounts for 50+ years and looks at sustainable communities that are connected, walkable, and peaceful. Climate change is here. Fire management, access to water, needs to be assured. Developing on hills/mountains means atmospheric rivers need to be accounted for and planning done very carefully due to landslide potential. Places to grow food, are essential. Reducing carbon is vital. Create bike/walkways to Nelson. All of this has to be taken into account. Industry should be moved to one place, that is located away from housing and professional shops/cafes/small stores. Industrial uses are not compatible with residential use. The RDCK should not allow industrial use in areas that should be zoned for residential. Industry is noisy, emits fumes, and creates heavy vehicle use. Noise pollution and environmental pollution that destroys quality of life should be moved far away from residential areas. And we can't say this enough: water, water, water. Increase knowledge about the aquifers, where they are, how much there is. Ensure water sheds, aquifers, and current wells are protected and have ongoing access to this essential and precious resource. Water is for residential use and also needs to be available for fighting fires.
- LUP - I "believe" in the need for a plan developed for the residents of a given area. As the RDCK knows, when left up to our own device, it is usually the people with an economic priority or those who don't want any control that can create land use chaos. With that said, no plan is full proof in its design, implementation or mgmt control an effect on residents. The RDCK knows full well the backlash poor admin of an issue can cause, which is why the majority of residents do not approve of any planning/zoning. There must be a culture of trust before we can move forward.
- Didn't hear about the Community Conversations meetings. E-mail list very effective.

- Not at this time.
- I know there is a portion of the population that see planning as restrictive to them. However as the population continues to increase, land use conflict will be inevitable and planning gives all a voice for what they want the future to hold. Without it, most residents will be without a voice and negatively impacted by future development that is left unchecked. I'm heartened to see this survey and really hope the work continues. We elect our government to lead communities now and into the future. I hope the RDCK commits to Community Planning for Area E, as it is the right thing to do.
- We do not need more government oversight in our community. Stop wasting tax dollars on this and focus on more important issues in the region.
- There is a well funded and vocal opposition group to this in Blewett (and perhaps elsewhere). IT would be helpful to engage and find out their concerns (you may have done this already) and address them in targeted education programs on FB and community sessions so that OCPs don't get a continued bad reputation.
- Blewett is rapidly changing due to population increase and need for land for industry and housing and importantly agriculture. Our proximity to Nelson is pushing this need. Land use planning is imperative as soon as possible. The hazards brought about by climate change would also be addressed in a plan and that is needed too. That will allow us to look at zoning. This may be a difficult process at this time due to a possible negative attitude towards our "freedom" as is perceived by some people and the fact that the pandemic has limited "in person" meetings.
- No
- Keep Area 'E' zoning free
- I think the residents of Blewett prefer having no restrictions. I suspect that I am in the minority. I would like to preserve the rural nature of my 56 acres. I would like the area to remain forested. We have managed our forest for almost 50 years. Thank you for the survey.
- I think in a time when most of us feel regulated beyond in most aspects of life that in Blewett in particular people just want to remain unregulated for the most part. For years now the community has lived outside the main stream of thinking and seem to be content to remain so. This is part of the appeal for people newer to the area. That being said as more people move into the area it will change whether it is wanted or not and perhaps there is a need to protect what is here that is valued so much. I am just not sure that should be done through the RDCK regulatory body.
- I have noticed that there is a group formed to oppose land use planning, I firmly believe this is not a popularity contest but a fundamental role of local government to ensure there is good planning in place. The landscape has changed dramatically since the time when rural areas could manage with no planning. Area E surrounding Nelson is basically Nelson and wildfire risk, drought concerns, housing, land use conflicts and climate change all clearly identify that solid regional planning needs to happen now. This should not be done in isolation of Area F and the City of Nelson.
- Spend less time spinning wheels. Use resources to educate good neighbor practices and not to design zoning against the wishes of many
- no changes
- No zoning
- I don't want to see us lose the rural community where we try and work issues out amongst each other first before requesting help from RDCK - RDCK could hire a mediator to help deal with conflicts
- Attention to cross valley wildlife corridors, natural connectivity across the valley should be considered in all landuse planning efforts. I disagree with continued land extraction from the ALR. Small development for business/infrastructure such as corner store or playground would benefit the community but large industrial development (e.g. gravel pit, heli-port, costco) would be negative.
- Thanks for conducting this survey - hopefully most folks agree about the need for an OCP and we can get moving on it ASAP.

- It is imperative that this community plan for the future in order to preserve its existing qualities
- I would like any land use planning in Area E to put first and foremost the health of the ecosystem as a whole, inclusive of all species.
- A rock quarry on Granite Rd. is not a good idea.
- In the region of Blewett, there is not enough water capacity in summer time for the current density of users. Therefore further subdivisions should be disallowed.
- Please publish the results of this survey so we have a better understanding of what the actual response level was compared to the total population so we can better understand how the community feels.
- We were not aware of the community meetings; however that may have been our fault if we thought the advert was junk mail. We aren't opposed to an OCP as long as it reflects the majority of the communities preferences.
- I am very grateful that thought has been given to seeking the opinion of those of us who I believe are the silent majority who oppose large scale development of Blewett. It is shocking to see the changes in the last 25 years and I hope if development is left in the hands of elected officials that more discretion and respect is shown to our rural heritage and land values.
- Leave the land as undeveloped as possible. We MUST learn to live with less.
- We chose our location partially due to the way zoning sits at the moment.
- Not needed, not wanted. Wasn't needed and wanted the last three times you tried foisting this upon us. P off.
- I look forward to options for neighbourhood level zoning that protect residents against commercial and industrial use/projects that impact water, air, noise and traffic.
- RDCK STYLE LAND USE PLANNING IN NOT A PLAN FOR A DYNAMIC FUTURE. RDCK ZONING WILL ONLY CEMENT EXISTING LAND USE ISSUES AND CREATE MORE BARRIERS TO DEGRADE ANY POTENTIAL DEVELOPMENT OR BUSINESS IN THE AREA. THE POPULATION PRESSURE IN THE NELSON AREA WILL RESULT IN MORE DWELLINGS AND BUSINESSES OUTSIDE THE CITY. RDCK LAND USE BYLAWS PREVENT CHANGES IN AREA F TO THE POINT IT IS RARE TO SEE A PARCEL THAT CAN HAVE ADDED RESIDENTIAL UNITS. Restricting Development in Central Kootenay
- Nelson and Area E are having an affordable housing crisis. I would like to see people in area E be able to build additional houses on their land. Even if the landowner owns less than 1 acre, it would be nice to have the option of building a carriage house/laneway house or tiny homes, to help increase housing density here.
- people do not want restrictive zoning imposed on them. I believe the process will be democratic so Im not so worried. I think the main thing is to zone or restrict industrial/ commercial to appropriate areas.

Redfish Creek to Laird Creek (Including Grandview)

17 survey responses were received. 14 respondents identified their locations as Grandview, while the remaining 3 specified "other". The 3 other locations were specified as "Lee Rd", "Between Grandview and Balfour", and "Between Balfour and Grandview".

Community Values

These questions help us understand the important characteristics of a community and the pressures it may be experiencing. The most common themes raised in the community conversations, held in June and July 2021, were used to form the multiple choice questions below. Please write in your own responses if you have different answers.

Question 1

What are the elements of your community that matter most to you and that you would not want to see changed? Please select up to 3 of your top choices.

Answer Choices	Responses	
Rural character	58.82%	10
Quiet	41.18%	7
Low density residential	58.82%	10
No land use regulations	23.53%	4
Open space	11.76%	2
Agricultural land	0.00%	0
Natural environment	70.59%	12
Neighbourliness	17.65%	3
Home-based businesses	23.53%	4
Commercial businesses	0.00%	0
Industrial businesses	0.00%	0
Other (please specify)	11.76%	2
	Answered	17
	Skipped	0

Other:

- High standards for residential development
- maintaining the ability to have a short term vacation rental without zoning restrictions

Question 2

Would you like to tell us more?

- Keep Area E zoning free
- I would like the term "rural subdivision" as the best description of our community.
- We have lived here over 20 years and love being close to nature. The logging in our watershed is a deep concern though.
- Chose real estate because of quiet location, away from cities
- This topic is complicated - we would not want to have an industrial plant opened next to our home, however a blanket zoning bylaw limits MANY land use decisions. We feel there should be an approval process, on a case by case basis, considering SIGNIFIGANT impacts to a neighborhood/ community, rather than trivial impacts.

Question 3

What are the issues or concerns regarding land use you see in your community today or want to avoid in the future? Please select up to 3 of your top choices.

Answer Choices	Responses	
Increased density	37.50%	6
New commercial uses	12.50%	2
Watershed health	25.00%	4
Housing affordability	12.50%	2
New industrial uses	18.75%	3
Development Pressure	12.50%	2
Waterfront development impacts	12.50%	2
Water quantity/quality	25.00%	4
Uncertainty of future land use	37.50%	6
Incompatible land uses	37.50%	6
Contamination from wastewater	6.25%	1
Gravel extraction (Crown land use impacts)	0.00%	0
Logging (Crown land use impacts)	31.25%	5
Adventure tourism (Crown land use impacts)	6.25%	1
Other (please specify)	18.75%	3
	Answered	16
	Skipped	1

Other:

- logging
- restrictions on RESIDENTIAL lot development/density & maintaining the freedom to operate vacation rentals
- Crown Land Use Impacts (all)

Question 4

Would you like to tell us more?

- The North Shore is already under tremendous development pressure and over the last decade has seen a large growth in population. Our infrastructure will not support a continued rate of growth forever.
- I am also concerned about the development going on by the golf course. Increased developments in this rural area will increase traffic, noise and impact us and wildlife negatively.
- Enforce watershed protection and land clearing management that does not disrupt quality water systems
- Extensive clear-cut logging has occurred across the Redfish Creek watershed access road this year. The complete removal of mature trees below the road has left the road in a very dangerous condition for recreational use. There is now a half kilometer of road with a 1000 m drop without any protection. The road itself in this section is in very poor condition after the logging and is susceptible to mudslides.
- People in waterfront have limited the use of access to others by rock walls and in some case fences going into the water

Land Use Planning

These questions help inform whether or not land use planning should be looked at further in Area E and what decisions on next steps should be.

Question 5

How would you rate your level of understanding of land use planning?

Answer Choices	Responses	
Complete	5.88%	1
Good	41.18%	7
Fair	47.06%	8
Poor	5.88%	1
No understanding	0.00%	0
	Answered	17
	Skipped	0

Question 6

Is there anything you want to learn more about with respect to land use planning?

- I am certain some level of planning has been done. Some information on this would be helpful.
- Yes, I don't know much about it and need to learn more. I'm concerned that there seems to be a very vocal and active group that are against it. What do they know that I don't?
- Who is controlling and enforcing invalid water lines, affecting existing neighbourhoods ... these may include grow ops or other illegal businesses that consume too much residential water
- Where can I find the criteria used to determine residential vs commercial vs industrial use in the Area E region?
- What is a good go-to resource to learn more
- Gain a better understanding of the RDCK's motivation to make these proposed changes

Question 7

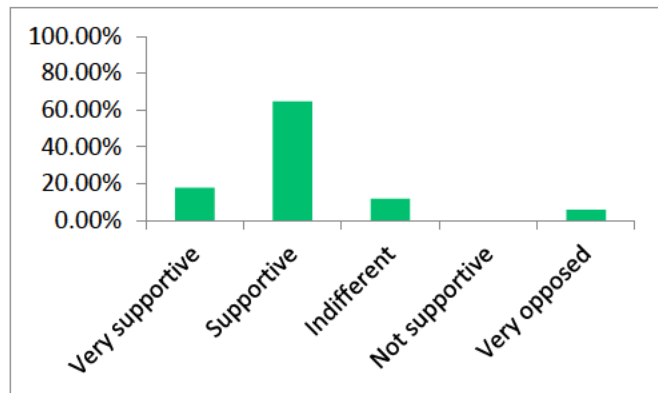
Do you feel you have enough information about land use planning to tell us whether or not you think it is useful in your community?

Answer Choices	Responses	
Yes	62.50%	10
No	37.50%	6
Other (please specify)	0.00%	0
	Answered	16
	Skipped	1

Question 8

What is your level of support for land use planning in your community?

Answer Choices	Responses	
Very supportive	17.65%	3
Supportive	64.71%	11
Indifferent	11.76%	2
Not supportive	0.00%	0
Very opposed	5.88%	1
Answered		17
Skipped		0



Question 9

Do you think the RDCK should manage new development and growth with more land use planning in your community?

Answer Choices	Responses	
Yes	47.06%	8
No	23.53%	4
Maybe - I need to discuss with my neighbours	0.00%	0
Maybe - I need to learn more	23.53%	4
Maybe - Our community needs time to explore this further	5.88%	1
Other (please specify)	0.00%	0
Answered		17
Skipped		0

Question 10

Do you think the RDCK should regulate the types of land uses and where new development goes in your community?

Answer Choices	Responses	
Yes	47.06%	8
No	23.53%	4
Maybe - I need to discuss with my neighbours	0.00%	0
Maybe - I need to learn more	17.65%	3
Maybe - Our community needs time to explore this further	11.76%	2
Other (please specify)	0.00%	0
Answered		17
Skipped		0

Question 11

Which land use planning tools, if any, do you think are or would be most useful in your community? (Select all that apply)

Answer Choices	Responses	
Official Community Plan (OCP)	64.71%	11
Development Permit Areas	64.71%	11
Zoning	47.06%	8
None	5.88%	1
I need more information about land use planning tools	29.41%	5
Answered		17
Skipped		0

Question 12

What actions, if any, would you want the RDCK to take after this survey with respect to land use planning?

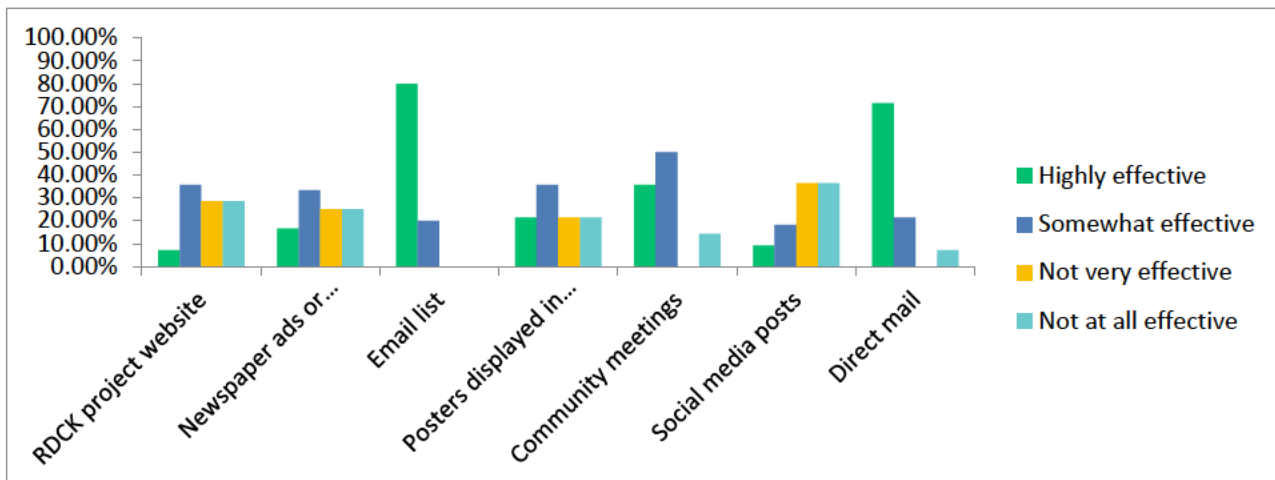
Answer Choices	Responses	
More education about what land use planning is	23.53%	4
More engagement to hear from community members	29.41%	5
Begin the land use planning process for my community	23.53%	4
No further action	17.65%	3
Other (please specify)	5.88%	1
Answered		17
Skipped		0

Other:

- Online resources to learn about land use planning and processes in place

Question 13

What are the best ways to notify you and communicate the results of the survey and next steps in the process (if any)?



Other:

- notification by email/direct mail of a community meeting would bridge/link the process to attend a meeting & be informed of the survey results

Demographics

These questions help us distinguish different sentiments between different communities. Next steps could be different for different communities depending on the outcome of this questionnaire.

Question 14

Did you attend any of the “Community Conversations” meetings held in June and July 2021?

Answer Choices	Responses	
Yes	5.88%	1
No	94.12%	16
	Answered	17
	Skipped	0

Question 15

Is there anything else you would like to tell us about land use planning in Area ‘E’?

- We are opposed to zoning
- The flooding in the lower mainland has given insight on the importance of local food production and maintaining this in any land use model. No one wants to see their neighbour with large equipment parked on the highway or a residential street. Unsightly properties need to be maintained or cleaned up, or fenced.
- I think there needs to be some kind of planning in our area to protect our most valuable assets... our home, enjoyment of our property, impacts on our watersheds, natural spaces and wildlife.
- It's missing recreational activities like hiking trails off the highway. It's missing private water systems management, requiring often older volunteers to manage neighbourhood water systems
- Unless there is Regional direction for land use planning in Area E, there will be little incentive for future residents or commercial interests to invest significant amounts of money in new ventures. Why would anyone invest close to a million dollars in a property when there is a possibility that a logging truck repair center can be opened in the adjacent propeerty? Balfour has developed into a residential / recreational community through organic growth. There does not appear to be any guidelines where industrial estates, commercial centers and residential areas can be established. The only land use planning appears to be by developer-managed estates. The community should be incorporated into a village with elected representation. RDCK should lead by example to educate the regional population in proper land use planning practices accepted in many other jurisdictions.
- Please provide continuous opportunities for community consultation, discussion & involvement to develop the plan
- I was a practicing municipal land use planner for 25+ years. I think people are frightened by the thought of official plans and zoning and are susceptible to misinformation and fear mongering (such as we have seen from one particular land owner in Area E East). Accurate and honest info is important. I am concerned that without controls the rural/low density residential/agricultural mix that is characteristic of the North Shore will be eroded and people will lose the very features they find appealing. This discussion should not be allowed to become about "my personal freedom" but

about what we as a community need to do to preserve community. Thank you for tackling this important issue.

- As residents of Grandview we have had and do have plans for the development of our immediate community. With that said, what happens here in the future and in our surrounding area needs oversight and regulation. Property owners often feel they should be able to do whatever they want with their own land with no consideration for the neighbours, somehow they also feel they can have a say in what their neighbours do. A difficult task ahead and not possible to please everyone.
- Enforce existing upland rules and regulations i.e.: unlicensed docks. You should review existing zoning bylaws relative to area and begin to enforce them. Work more closely with other govt. levels i.e. IHA, BC govt. to pool resources. Planning is important, but enforce existing rules.

Harrop

27 survey responses were received.

Community Values

These questions help us understand the important characteristics of a community and the pressures it may be experiencing. The most common themes raised in the community conversations, held in June and July 2021, were used to form the multiple choice questions below. Please write in your own responses if you have different answers.

Question 1

What are the elements of your community that matter most to you and that you would not want to see changed? Please select up to 3 of your top choices.

Answer Choices	Responses	
Rural character	73.08%	19
Quiet	46.15%	12
Low density residential	19.23%	5
No land use regulations	23.08%	6
Open space	19.23%	5
Agricultural land	23.08%	6
Natural environment	57.69%	15
Neighbourliness	19.23%	5
Home-based businesses	3.85%	1
Commercial businesses	0.00%	0
Industrial businesses	0.00%	0
Other (please specify)	15.38%	4
	Answered	26
	Skipped	1

Other:

- NO GROW OPS, MARIJUANA - private or otherwise
- Freeze taxes for seniors
- Freeze property tax for seniors
- Pollution control i.e. burning garbage for heating (Harrop)

Question 2

Would you like to tell us more?

- no unsightly objects, garbage-old cars, etc.
- Not seeing/smelling junk, or looking at wrecked cars that are leaking oil into the ground is also important.
- I find this question misleading
- No zoning is needed. Folks are environmentally conscientious and accountable. Responsible.
- Stop the creeping urbanization/gentrification
- Zoning is critical to keeping our area well managed and a place we all want to live - rural and quiet.
- Please no high-density residential areas.

- We need to look towards the future - given everything we know about climate change and population growth, how can we sustain an ecologically viable and livable environment?
- Re: Question 2: If ones mindset is negative answers will tend to be opposite to the question.
- Do not want what we are experiencing having buildings allowed to be built with a permit right next to our neighbour's property and close to the lake blocking our views and privacy, which we moved here to enjoy.
- bought property to acquire a reasonable sized parcel on the beach without being crammed in like city lots. natural setting favoured highly into selection process.
- Suddenly I have 5 households living next door to me when previously there was one.

Question 3

What are the issues or concerns regarding land use you see in your community today or want to avoid in the future? Please select up to 3 of your top choices.

Answer Choices	Responses	
Increased density	25.93%	7
New commercial uses	18.52%	5
Watershed health	25.93%	7
New industrial uses	40.74%	11
Development Pressure	48.15%	13
Waterfront development impacts	22.22%	6
Water quantity/quality	29.63%	8
Uncertainty of future land use	14.81%	4
Incompatible land uses	14.81%	4
Housing affordability	3.70%	1
Contamination from wastewater	14.81%	4
Gravel extraction (Crown land use impacts)	7.41%	2
Logging (Crown land use impacts)	3.70%	1
Adventure tourism (Crown land use impacts)	7.41%	2
Other (please specify)	14.81%	4
	Answered	27
	Skipped	0

Other:

- Crown land use impacts (all)
- None
- Overregulation
- you have two housing affordability¹

¹ Note: second housing affordability removed from tables for all communities and combined to show one response in the table.

Question 4

Would you like to tell us more?

- New commercial pot growing operations are popping up everywhere. The smell they emit is very bad. The one at six mile is a disgrace.
- No zoning! No more layers of bureaucracy!! We have enough governance we living rural are capable of making our own decisions. Thank you but NO THANKS
- Adventure tourism increases pressure on our natural environment, displaces local recreation opportunities and promotes our region putting further pressure on housing availability and affordability = gentrification
- Ensuring the land is taken care of with the future in mind. Logging is fine if not clear cut and doesn't effect erosion.
- Reduce logging in all areas where possible. Keep all water sources clean.
- Most choose to live here to avoid myriad regulations.
- When we consider the future needs based on current trends, how can we offer sustainable growth and lessen environmental impacts?
- Again 5 households where there was once one -does affect water usage.

Land Use Planning

These questions help inform whether or not land use planning should be looked at further in Area E and what decisions on next steps should be.

Question 5

How would you rate your level of understanding of land use planning?

Answer Choices	Responses	
Complete	3.70%	1
Good	33.33%	9
Fair	51.85%	14
Poor	7.41%	2
No understanding	3.70%	1
	Answered	27
	Skipped	0

Question 6

Is there anything you want to learn more about with respect to land use planning?

- Land use planning should be discussed with the community and any future development should be explored to its fullest prior to any type of development.
- If you bring in zoning are you going to grandfather existing commercial/industrial properties? If so why? A lot of the existing use properties are totally incompatible with rural and residential use. Have you seen the oil tanks near the Balfour ferry?
- No land use planning is wanted as it will lead to zoning and zoning is not wanted. *Ramona - you said that you would not implement zoning while in office. Be honest and trustworthy*
- No
- Ensure that taxes are spread fairly amongst all residents and commercial properties. Bylaws managing land use would be appropriate to stop people from building unwanted structures.

- Although we don't have a great understanding of land-use planning, we think it's good to plan for land usage! "Hap-hazard" development is a detriment to all who live in any area.
- Yes. Need to understand the OCP for our area and whether it provides land use guidelines.
- How to exempt Harrop if others choose to go forward with this democratic socialism.
- Do land owners and residents in this area have restrictions in the way they use the land with regard to water and environmental impacts of the type of industry they develop in the land?
- Once a plan is in place is there enforcement? Is a plan and a regulation the same?
- How many buildings are allowed on a small property and why is a permit issued for building so close to neighbour's and to the lake. Taking away our privacy and of our neighbourhood with no consultation. Takes away from the reason why we all moved here for privacy and contentment.
- Once a decision is reached is it cast in stone or can reasoned discussion be used to re-evaluate the decision
- When and where are logging private land issues discussed?
- It is important to maintain the character of the local neighborhoods and not give in to development for its sake. For many reasons the local area can only stand a certain level of population until it negatively impacts the existing residents quality of life.

Question 7

Do you feel you have enough information about land use planning to tell us whether or not you think it is useful in your community?

Answer Choices	Responses	
Yes	77.78%	21
No	18.52%	5
Other (please specify)	3.70%	1
	Answered	27
	Skipped	0

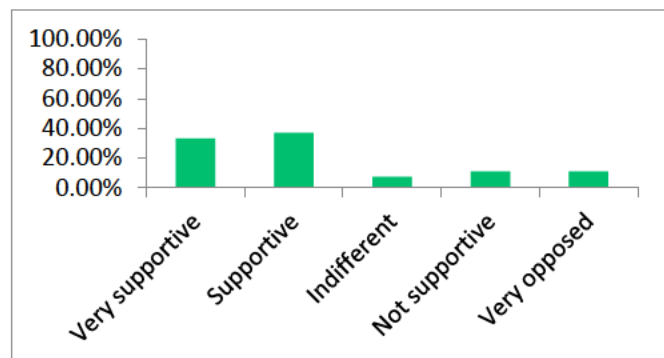
Other:

- No, but that's what community meetings should be for!

Question 8

What is your level of support for land use planning in your community?

Answer Choices	Responses	
Very supportive	33.33%	9
Supportive	37.04%	10
Indifferent	7.41%	2
Not supportive	11.11%	3
Very opposed	11.11%	3
	Answered	27
	Skipped	0



Question 9

Do you think the RDCK should manage new development and growth with more land use planning in your community?

Answer Choices	Responses	
Yes	42.31%	11
No	23.08%	6
Maybe - I need to discuss with my neighbours	7.69%	2
Maybe - I need to learn more	11.54%	3
Maybe - Our community needs time to explore this further	11.54%	3
Other (please specify)	3.85%	1
	Answered	26
	Skipped	1

Other:

- In general we are supportive of land use planning but it would depend on what the end product looks like.

Question 10

Do you think the RDCK should regulate the types of land uses and where new development goes in your community?

Answer Choices	Responses	
Yes	48.15%	13
No	22.22%	6
Maybe - I need to discuss with my neighbours	7.41%	2
Maybe - I need to learn more	7.41%	2
Maybe - Our community needs time to explore this further	14.81%	4
Other (please specify)	0.00%	0
	Answered	27
	Skipped	0

Question 11

Which land use planning tools, if any, do you think are or would be most useful in your community? (Select all that apply)

Answer Choices	Responses	
Official Community Plan (OCP)	55.56%	15
Development Permit Areas	37.04%	10
Zoning	40.74%	11
None	14.81%	4
I need more information about land use planning tools	18.52%	5
	Answered	27
	Skipped	0

Question 12

What actions, if any, would you want the RDCK to take after this survey with respect to land use planning?

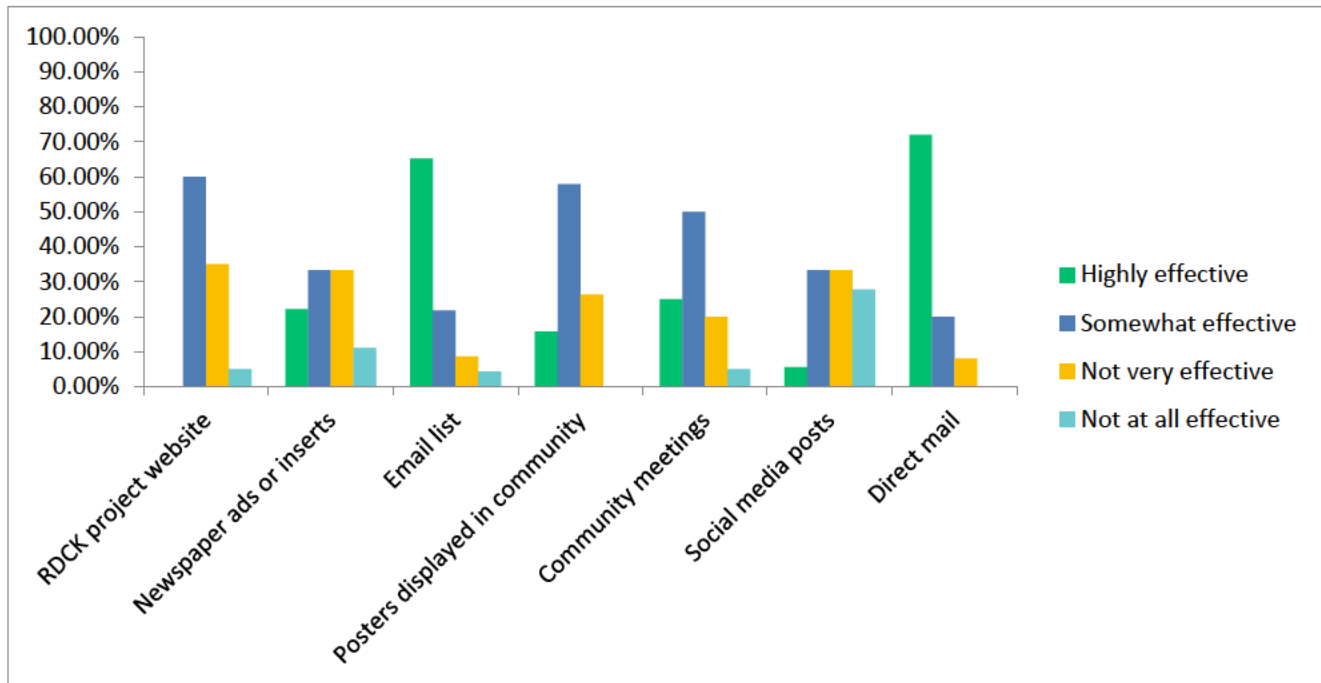
Answer Choices	Responses	
More education about what land use planning is	18.52%	5
More engagement to hear from community members	18.52%	5
Begin the land use planning process for my community	44.44%	12
No further action	14.81%	4
Other (please specify)	3.70%	1
Answered		27
Skipped		0

Other:

- Land Use Planning Education then Community Member Meetings/Engagement

Question 13

What are the best ways to notify you and communicate the results of the survey and next steps in the process (if any)?



Other:

- Abundant seniors who do use social media, or are not proficient or only use select forms. Some do not own or have access to computers.

Demographics

These questions help us distinguish different sentiments between different communities. Next steps could be different for different communities depending on the outcome of this questionnaire.

Question 14

Did you attend any of the “Community Conversations” meetings held in June and July 2021?

Answer Choices	Responses	
Yes	11.54%	3
No	88.46%	23
	Answered	26
	Skipped	1

Question 15

Is there anything else you would like to tell us about land use planning in Area ‘E’?

- No
- Do not mix commercial with residential areas. Such as large Marina's close to rural lake front properties.
- The total lack of planning is horrible. My neighbour has over 20 junk cars in his yard which leak oil into the ground. Three over is a pot producer whose place stinks up the area. Oil tanks stored downstream of the Balfour ferry look like they are leaking and are an eyesore. PRT makes noise late at night, steals water from the creek (multiple times), and almost burnt down the community. I can go on and on. Interesting that the people opposed to zoning are usually the ones with the most junk on their properties.
- I would like to see a third party, non-biased party to participate in the dissemination of the survey information. Please allow us living "rural" to maintain our lifestyle that we chose to have peace, quiet and enjoy nature. We aren't big developers, we are environmentally friendly. Our land is our land and we need to be able to do as we choose. No more layers of governance needed. Be open and honest with defining what RDCK views are surrounding zoning. Listen to all members of the community not just one or two repeatedly. Please don't think you can tell us what we can or cannot build or have in our yards. And if a shed or house burns down can we rebuild the same. Like for like C'mon be reasonable RDCK No restrictions in our properties
- Please, no need for more central planning. Smaller government and less rules not bigger government and more rules.
- Regulating needs to be determined with both the residents and guidance of RDCK. Long-term vision is critical to ensure we have a quiet, rural, safe, beautiful place to live for decades to come.
- If you ask for everyone's opinions and ideas, you're going to have a multitude of answers and finding a consensus will take forever. Hire some land use planners (ideally ones who have been here for a long time but "know" what they're talking about) and then provide "their" plan for all to see. Present the proposed plan to all community members... Then concerned community members can have input into the plan (positive or negative). Land use planning is long overdue in the RDCK. We have a "mish-mash" of various businesses and properties where many owners are unaccountable for the environmental damage they have created.
- One of us voices concerns about the potential impact to our property regarding Climate Change flooding given past forest fire damage and creek diversion. The other voices concern regarding apparent lack of odour control on marijuana growing operations and physical item yard collectors

who prevent the enjoyment of our pristine environment. I've not completely connected the link to land use planning but it could be done.

- I do not want to see the high real estate market drive a development boom of high density housing in this community, especially on usable agricultural land. The recent floods severing connections to Vancouver has highlighted the need for local food production.
- None.
- It's not needed and would develop into more restrictions. The ALR rules change all the time due to lack of forethought and unintended consequences of these rules and regulations. Do I think the bylaws to be implemented by the powers that be in this zone would be more effective and less intrusive? No.
- Please keep the future trends regarding climate impact, need for sustainable communities front and centre in your thinking. This is challenging, because people are apt to look backward and believe they can make decisions based on the past, but those decisions have only led to us having bigger problems. Be strong. We have to do the right thing.
- Planning is a process we indulge with a view to the future. We tend to make decisions for the future based on past information and events. Unfortunately the future is unpredictable, being somewhat predictable in very general terms. If there is a goal or purpose in a community plan the process of moving toward reaching those goals must be flexible and if necessary abandoned and replaced by alternate processes. Essentially a process of experimentation in which we accept failure and hopefully celebrate success.
- I think that global warming should be taken into account. Encourage home based business options to cut down on commuting and don't allow over development in rural areas. Our water systems already don't have enough water during drought to sustain the present uses and the Harrop ferry doesn't have enough capacity to allow for timely evacuation in the case of wildfire . . . these are very real concerns.
- There needs to be an oversight body to assure that sewage system plans are accurately done before issuing building permits. With the abundance of government agencies we have, it confounds me that ordinary citizens have to police human waste systems. Someone needs to watch the people who are supposed to be watching for us.
- I have an issue with statement that there is no zoning in Electoral "E". I live on ALR (agricultural land reserve). This is de facto a zoning as there cannot be any subdivision; no industrial endeavors and no multiple housing built. One of the surveys previous questions asked about RDCK using zoning. this suggested an all on vs all off scenario without the respondent given the ability to suggest that some zoning in some areas and under some circumstances maybe beneficial without going around and zoning all areas before some community development through time may show a better zoning type for the future.
- Any development proposals should be discussed with residents after notification to everyone. I recall a recent decision to deny proposals to use a vacant schoolhouse for a small business. A very small minority of residents ruined this employment opportunity as the rest of us were not aware of the proposal.
- Things that harm the land and the environment concern us most. Collecting dozens of old cars and unused machinery on private property is harmful and unsightly. Unrestricted logging of private land is harmful. Abuse of creeks and seeps and wetlands is harmful. If there are mechanisms to regulate these things (bylaws?) we would be supportive of that. Can bylaws exist without zoning?
- Start land use planning now!! Please
- Lets try to keep the area as liveable as possible and not give in to development for its sake.

Knox Road & Granite Road (including Osprey Heights)

19 survey responses were received. 18 respondents indicated their location as being along Knox Road or Granite Road and 1 respondent indicated other as a location. The other location specified by the respondent is "Osprey Heights", and is included into this section due to this area's proximity to Granite Road.

Community Values

These questions help us understand the important characteristics of a community and the pressures it may be experiencing. The most common themes raised in the community conversations, held in June and July 2021, were used to form the multiple choice questions below. Please write in your own responses if you have different answers.

Question 1

What are the elements of your community that matter most to you and that you would not want to see changed? Please select up to 3 of your top choices.

Answer Choices	Responses	
Rural character	55.56%	10
Quiet	16.67%	3
Low density residential	33.33%	6
No land use regulations	50.00%	9
Open space	0.00%	0
Agricultural land	22.22%	4
Natural environment	44.44%	8
Neighbourliness	5.56%	1
Home-based businesses	22.22%	4
Commercial businesses	5.56%	1
Industrial businesses	5.56%	1
Other (please specify)	16.67%	3
	Answered	18
	Skipped	1

Other:

- No planning
- Ability to do what we want with our land.
- All businesses

Question 2

Would you like to tell us more?

- Why fix something that is not broken
- We do not want to see any planning or zoning in our area.
- development should be approved by neighbours in a 1km radius
- I would like to see this area remain a rural residential area with protections for the natural environment.
- Easy access to Crown Land is key
- There is less traffic on Granite and Blewett Rds which enhances the recreational use for biking, walking, running, horseback riding and such.

- My whole family, wife, son & daughter in law are also opposed to planning in Area E. So that's 4 opposed! Not just one person responding.
- Yes, I've already sent two emails expressing my concerns with additional unnecessary governance.
- I would like to continue with no zoning, except be sure there is no new industrial in the area.
- No land use regulations really important to us stop putting an end to businesses by regulating zoning
- I do not want more red tape for private land use beyond Provincial regulations

Question 3

What are the issues or concerns regarding land use you see in your community today or want to avoid in the future? Please select up to 3 of your top choices.

Answer Choices	Responses	
Increased density	16.67%	3
New commercial uses	16.67%	3
Watershed health	27.78%	5
Housing affordability	5.56%	1
New industrial uses	55.56%	10
Development Pressure	5.56%	1
Waterfront development impacts	0.00%	0
Water quantity/quality	22.22%	4
Uncertainty of future land use	16.67%	3
Incompatible land uses	16.67%	3
Contamination from wastewater	16.67%	3
Gravel extraction (Crown land use impacts)	22.22%	4
Logging (Crown land use impacts)	5.56%	1
Adventure tourism (Crown land use impacts)	0.00%	0
Other (please specify)	38.89%	7
	Answered	18
	Skipped	1

Other:

- Crown land use impacts (all)
- None
- 1. Government bureaucracy, 2. No concerns actually. 3. Planners making up issues that don't exist
- Crown land use impacts all
- None
- None
- None

Question 4

Would you like to tell us more?

- environmental issues are important. so is the view
- I am very worried about having quarries in the area and how they would impact quality of life for the residents and the environment .
- Current mix of commercial, residential, agricultural, and light industrial is a good mix which gives lots of options for both housing and employment

- All my neighbours are pretty happy with their little hunks of land. If they want to subdivide, that should be their choice. Not yours.
- Unzoned land is unzoned for a reason so that it can be used for a purpose to the owner's discretion
- Zoning and additional land use restrictions means higher home prices and fewer jobs

Land Use Planning

These questions help inform whether or not land use planning should be looked at further in Area E and what decisions on next steps should be.

Question 5

How would you rate your level of understanding of land use planning?

Answer Choices	Responses	
Complete	16.67%	3
Good	33.33%	6
Fair	50.00%	9
Poor	0.00%	0
No understanding	0.00%	0
Answered		18
Skipped		1

Question 6

Is there anything you want to learn more about with respect to land use planning?

- I am looking forward to future consultations with the community
- It is up to the landowner to develop his own property (land)
- I really appreciate receiving emails or notices of changes.
- With a very diverse population that is constantly changing as people move in and out of the area. How does the plan address this evolution over time?
- A study on additional costs to homeowners and builders as a result of additional land use and building regulations

Question 7

Do you feel you have enough information about land use planning to tell us whether or not you think it is useful in your community?

Answer Choices	Responses	
Yes	78.95%	15
No	15.79%	3
Other (please specify)	5.26%	1
Answered		19
Skipped		0

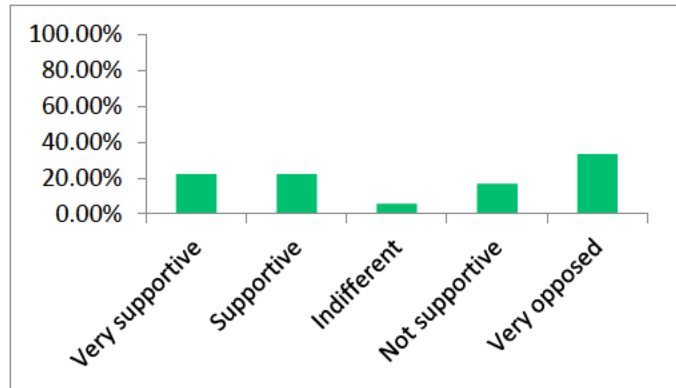
Other:

- Landowner does his own planning

Question 8

What is your level of support for land use planning in your community?

Answer Choices	Responses	
Very supportive	22.22%	4
Supportive	22.22%	4
Indifferent	5.56%	1
Not supportive	16.67%	3
Very opposed	33.33%	6
Answered		18
Skipped		1



Question 9

Do you think the RDCK should manage new development and growth with more land use planning in your community?

Answer Choices	Responses	
Yes	15.79%	3
No	57.89%	11
Maybe - I need to discuss with my neighbours	0.00%	0
Maybe - I need to learn more	5.26%	1
Maybe - Our community needs time to explore this further	10.53%	2
Other (please specify)	10.53%	2
Answered		19
Skipped		0

Other:

- with consultation with the community
- I think it depends on the land use. If it's something that promotes activity and the well being of the residents I support it (I.E, parks, natural reserves, bike parks etc). If it's any kind of commercial or industrial developments I do not support it (I.e. industrial developments, quarry's and commercial developments)

Question 10

Do you think the RDCK should regulate the types of land uses and where new development goes in your community?

Answer Choices	Responses	
Yes	21.05%	4
No	47.37%	9
Maybe - I need to discuss with my neighbours	0.00%	0
Maybe - I need to learn more	0.00%	0
Maybe - Our community needs time to explore this further	15.79%	3
Other (please specify)	15.79%	3
	Answered	19
	Skipped	0

Other:

- with consultation with the community
- Housing costs are through the roof specifically because of municipal zoning. The lack of affordable housing has a lot to do with too much land use planning prevent land from being used.
- No - except new industrial

Question 11

Which land use planning tools, if any, do you think are or would be most useful in your community? (Select all that apply)

Answer Choices	Responses	
Official Community Plan (OCP)	21.05%	4
Development Permit Areas	10.53%	2
Zoning	21.05%	4
None	57.89%	11
I need more information about land use planning tools	15.79%	3
	Answered	19
	Skipped	0

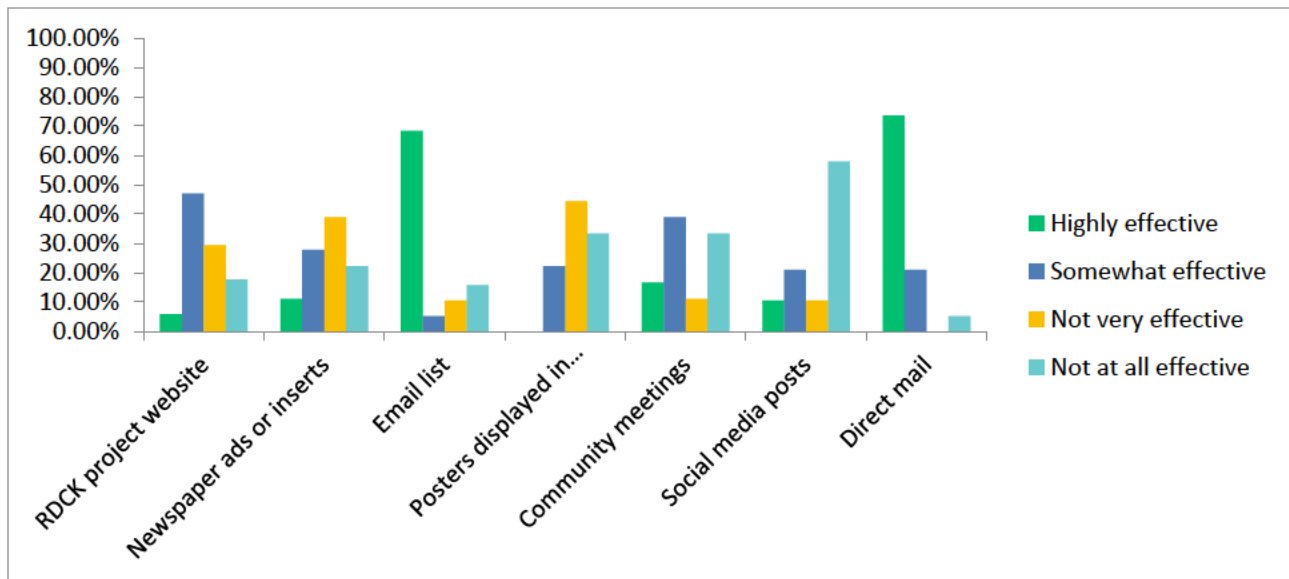
Question 12

What actions, if any, would you want the RDCK to take after this survey with respect to land use planning?

	Responses	
More education about what land use planning is	15.79%	3
More engagement to hear from community members	26.32%	5
Begin the land use planning process for my community	10.53%	2
No further action	42.11%	8
Other (please specify)	5.26%	1
	Answered	19
	Skipped	0

Question 13

What are the best ways to notify you and communicate the results of the survey and next steps in the process (if any)?



Demographics

These questions help us distinguish different sentiments between different communities. Next steps could be different for different communities depending on the outcome of this questionnaire.

Question 14

Did you attend any of the “Community Conversations” meetings held in June and July 2021?

Answer Choices	Responses	
Yes	5.88%	1
No	94.12%	16
	Answered	17
	Skipped	2

Question 15

Is there anything else you would like to tell us about land use planning in Area ‘E’?

- We do not want to see any land use planning in our area. It would take away some of the freedoms of use that we now have. No one should be allowed to tell us what we can or cannot do on our own property as long as it is not causing harm to people, their animals, private property, crown land, public land, or the environment. There are regulations in place governing these already.
- I am looking forward to learning more
- It's surprising that this area doesn't already have zoning, given its proximity to Nelson. However, despite the lack of planning, it seems to work surprisingly well. People have options, especially for multiple dwellings on a single parcel, which helps to alleviate the housing crisis. The lack of zoning also allows for easily establishing home-based businesses. Where I would ordinarily strongly support zoning, I am not convinced that it is needed here. For the most part, it seems to be self-regulating.

I have lived here for about 15 years now and the changes I have observed have been relatively painless.

- I appreciate this questionnaire and the opportunity to participate. I do not live in the community yet and therefore attending meetings or being informed by the local paper is not an option for me.
- over the years I have seen a number of land use conflicts in our area. This pits neighbour against neighbour and divides our community. I support a proactive plan which would give neighbours some boundaries that we all have to work within.
- Stop harrassing us all the time!! Year after year after year ad nauseum
- To reiterate; land use planning and zoning Area E is not welcome, encouraged, or desired. Don't try and fix what is not broken.
- Would like no new industrial use in our area. Keep it quiet and nice environment. Want less or no regulations on density and additional structures to be lived in on properties. No restriction on home businesses.
- I just want to express my concern for the project Quarry development adjacent to our residential subdivision (Osprey Heights). I feel this possible developments location in no way is compatible with residential subdivisions
- With the City of Nelson not supporting any new business development other than accommodation and tech industry, the only option that is affordable is within the RDCK. Putting restrictions in place ultimately pushes out new businesses and tax dollars that would be generated.
- Why is this being explored again? I am opposed to additional resources being spent on exploring additional land use planning options.

Longbeach (Including Redfish Creek area)

34 survey submissions were received. 33 respondents identified their location as “Longbeach” while 1 respondent specified their location as “Redfish”. There were 3 survey submissions from the Longbeach area that had either an invalid or no UID number. These 3 submissions were removed from the analysis.

Community Values

These questions help us understand the important characteristics of a community and the pressures it may be experiencing. The most common themes raised in the community conversations, held in June and July 2021, were used to form the multiple choice questions below. Please write in your own responses if you have different answers.

Question 1

What are the elements of your community that matter most to you and that you would not want to see changed? Please select up to 3 of your top choices.

Answer Choices	Responses	
Rural character	67.65%	23
Quiet	41.18%	14
Low density residential	44.12%	15
No land use regulations	23.53%	8
Open space	5.88%	2
Agricultural land	8.82%	3
Natural environment	67.65%	23
Neighbourliness	20.59%	7
Home-based businesses	5.88%	2
Commercial businesses	0.00%	0
Industrial businesses	0.00%	0
Other (please specify)	14.71%	5
	Answered	34
	Skipped	0

Other:

- Less regulation
- No zoning
- diversity of housing forms
- Less government. Lower Taxes. Better value for taxes paid.
- Compatible land uses

Question 2

Would you like to tell us more?

- Provincial and Regional regulations are making housing unaffordable in our community
- I was born and raised in Nelson and along the North Shore. I understand that Area 'E' is under intense pressure to develop and densify and accept more diverse uses for land. This pressure needs to be managed to preserve the environment, waterways and character of the valley. I am 100% behind using the traditional OCP & zoning processes to manage growth.
- I have lived here for over 40 years and like things as they are.

- Quiet and low density living is a big reason for living in area E.
- Preserve the integrity of the lake front, please limit industrial businesses to one area--maybe an industrial park? Keep industry away from the lake--this is a ticking time bomb for water quality.
- We are opposed to zoning bylaws that will bring uniformity to size, type, and placement of buildings on lots - as well as limit uses of buildings. The character of our home comes from the creativity of those who have built our 'steads here.
- Increased traffic and densely populated Nelson centre is largely why we moved towards Balfour. Too many noisy neighbours that were too close
- Neighborliness, open space and agricultural are our 4,5, and 6 choices
- The RDCK should not be suddenly imposing zoning regulations throughout Electoral Area "E". Residents in this area do not want Zoning Regulations, and those who do are private interest developers looking to change the zoning to suit their investment plans.
- Compatible land use consideration in residential areas
- Our regional taxes are already too high
- I love the peace and quiet, natural setting. Open communication among my neighbours.

Question 3

What are the issues or concerns regarding land use you see in your community today or want to avoid in the future? Please select up to 3 of your top choices.

Answer Choices	Responses	
Increased density	29.41%	10
New commercial uses	23.53%	8
Watershed health	29.41%	10
Housing affordability	14.71%	5
New industrial uses	11.76%	4
Development Pressure	35.29%	12
Waterfront development impacts	20.59%	7
Water quantity/quality	29.41%	10
Uncertainty of future land use	14.71%	5
Incompatible land uses	23.53%	8
Contamination from wastewater	5.88%	2
Gravel extraction (Crown land use impacts)	8.82%	3
Logging (Crown land use impacts)	38.24%	13
Adventure tourism (Crown land use impacts)	14.71%	5
Other (please specify)	20.59%	7
	Answered	34
	Skipped	0

Other:

- Too many rules
- Crown impacts - logging and gravel extraction
- No zoning.
- traffic levels
- Crown land use impacts (all)

- None
- D

Question 4

Would you like to tell us more?

- Too many rules
- We are concerned about ALL of these issues so picking 3 was difficult. We are also concerned about uses on the lake such as float homes, houseboats (private and commercial) and mooring.
- I know there is developmental pressure but I don't want my area turned into Burnaby with a lake! We left the coast for a reason so keep the building of new homes to a minimum.
- The Crown land use listed in the print version of this questionnaire
- I would like to see a moratorium on new developments, especially business but also anything that increases population density.
- So many of these items are impactful and destructive to the natural environment--the most important thing is that we enter into all endeavours in a thoughtful and long term mindset. We need affordable housing, we need logging and other business activity. Don't let it mess things up!
- The presence of more people, especially if we are allowed to live in small houses closer together, could improve resilience, stewardship of the land, community and culture. Clear-cut logging + mining/ gravel operations are source to sink operations, and will lead to increased wildfire + landslide danger, disrupting humans and our ecosystem alike. While we respect our history, we must face the change that mother nature is bringing.
- I am concerned about logging in Redfish watershed flooding is a distinct possibility because of debris. The creek was at spring runoff levels during last storm and several large trees fell in the creek on my property alone. I have removed many trees over the years (using veg. oil in my saw) but some are just too big.
- Increased density is OK up to a point. Wouldn't mind another bridge to connect HWY 3A to Area E and ultimately Nelson.
- We need an education program for people who move to our area and want to change it if you want it to be more like where you come from you should of stayed there.
- There seems to be a discrepancy in the way Question 4 is presented on the paper survey and online survey in the way Crown Land Impacts are presented.
- Also of concern, new commercial and industrial uses, logging and gravel extraction and waterfront development
- logging affects water viability and impacts land stability... this can greatly impact the safety of nearby homes

Land Use Planning

These questions help inform whether or not land use planning should be looked at further in Area E and what decisions on next steps should be.

Question 5

How would you rate your level of understanding of land use planning?

Answer Choices	Responses	
Complete	18.18%	6
Good	36.36%	12
Fair	36.36%	12
Poor	6.06%	2
No understanding	3.03%	1
	Answered	33
	Skipped	1

Question 6

Is there anything you want to learn more about with respect to land use planning?

- I would like you to be specific what are you thinking of implementing? I don't want someone coming to us telling us that all of a sudden that our land has to be altered or changed in any way. That our street is going to be turned into a subdivision.
- All ramifications of any specific plans.
- No.
- I would like to know how lobbying is done, who pays for what and how resources are sold. What impacts the government's decision to go ahead with a project.
- Has RDCK seriously considered anything but rural single-family residential for this area? We believe life would better with a mix of uses so we don't become only a commuter suburb of Nelson.
- Where can we read proposals for land use that may affect neighbourhoods?
- It is used to increase taxes by local gov. direct quote from retired land use planner.
- Public Education (ongoing such as a section of the website for land use planning and how it all works) and ease of accessing accurate information.
- How much it costs us?

Question 7

Do you feel you have enough information about land use planning to tell us whether or not you think it is useful in your community?

Answer Choices	Responses	
Yes	69.70%	23
No	27.27%	9
Other (please specify)	3.03%	1
	Answered	33
	Skipped	1

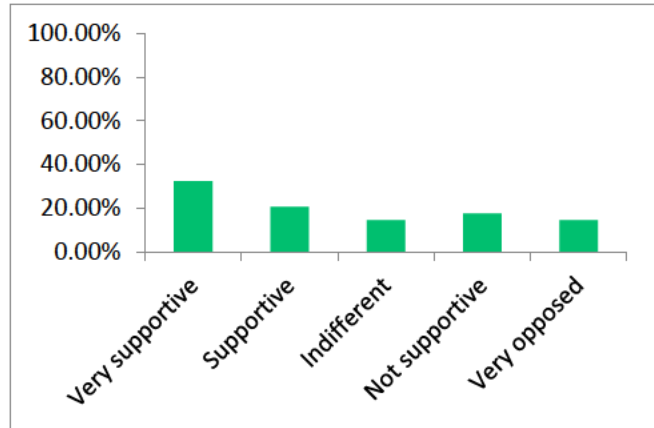
Other:

- Depends on plan conception

Question 8

What is your level of support for land use planning in your community?

Answer Choices	Responses	
Very supportive	32.35%	11
Supportive	20.59%	7
Indifferent	14.71%	5
Not supportive	17.65%	6
Very opposed	14.71%	5
Answered		34
Skipped		0



Question 9

Do you think the RDCK should manage new development and growth with more land use planning in your community?

Answer Choices	Responses	
Yes	50.00%	17
No	20.59%	7
Maybe - I need to discuss with my neighbours	0.00%	0
Maybe - I need to learn more	17.65%	6
Maybe - Our community needs time to explore this further	2.94%	1
Other (please specify)	8.82%	3
Answered		34
Skipped		0

Other:

- make working with the community a high priority.
- I think it would be best if RDCK evaluated environmental, social, and economic impacts of development (in that order), rather than writing a zoning bylaw that homogenizes development and fails to respond to the unique conditions on every property in this area.
- We need less costly bureaucracy

Question 10

Do you think the RDCK should regulate the types of land uses and where new development goes in your community?

Answer Choices	Responses	
Yes	47.06%	16
No	26.47%	9
Maybe - I need to discuss with my neighbours	0.00%	0
Maybe - I need to learn more	17.65%	6
Maybe - Our community needs time to explore this further	2.94%	1
Other (please specify)	5.88%	2
	Answered	34
	Skipped	0

Other:

- If the RDCK does not have the resources to quickly evaluate every property on a much more detailed basis than a typical zoning bylaw, then residents should be allowed to make their best choices for or own resilience, sustainability, and community.
- This depends on the circumstances. I am absolutely against the RDCK zoning rural residential land parcels and specifying what structures can be built on my property, how big, and what these structures are permitted to be used for. However, I don't think that a property developer planning on increasing density should be allowed to build any type of residential dwelling anywhere. Thankfully this hasn't been happening to our rural residential land parcels yet. I think that only developers who wish to build multi-unit residences should be subject to restrictions.

Question 11

Which land use planning tools, if any, do you think are or would be most useful in your community? (Select all that apply)

Answer Choices	Responses	
Official Community Plan (OCP)	48.48%	16
Development Permit Areas	33.33%	11
Zoning	39.39%	13
None	27.27%	9
I need more information about land use planning tools	15.15%	5
	Answered	33
	Skipped	1

Question 12

What actions, if any, would you want the RDCK to take after this survey with respect to land use planning?

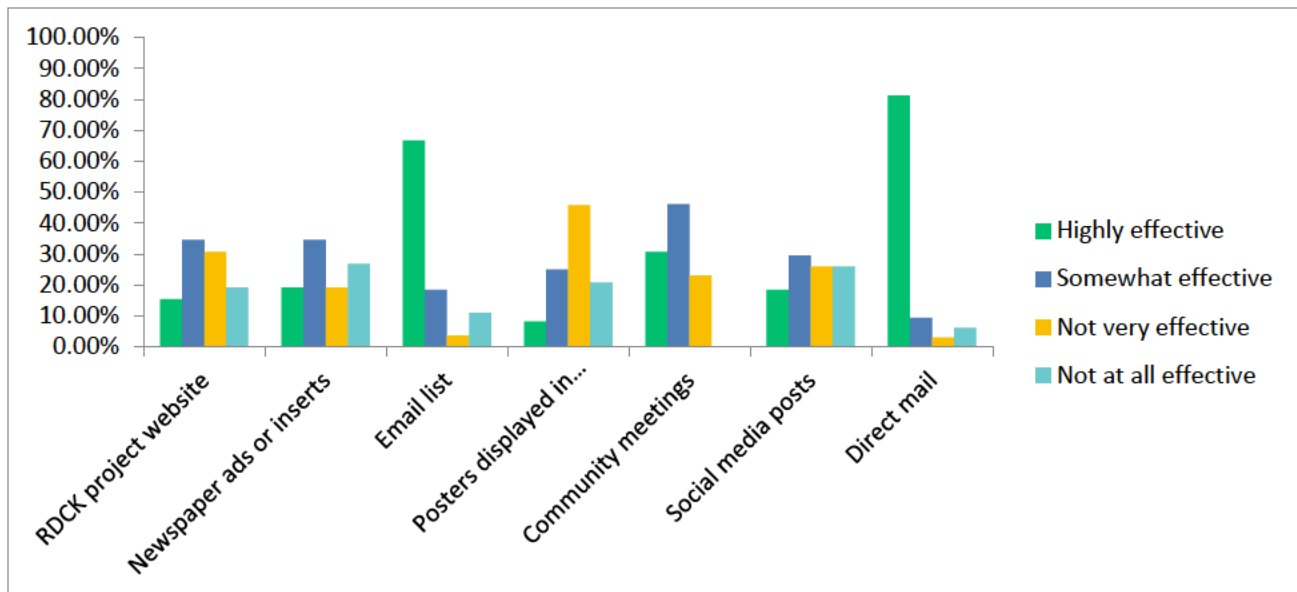
Answer Choices	Responses	
More education about what land use planning is	14.71%	5
More engagement to hear from community members	17.65%	6
Begin the land use planning process for my community	38.24%	13
No further action	23.53%	8
Other (please specify)	5.88%	2
Answered		34
Skipped		0

Other:

- More education, more engagement, begin land use planning for my community.
- Implement only by referendum

Question 13

What are the best ways to notify you and communicate the results of the survey and next steps in the process (if any)?



Other:

- No open house it is not a community meeting then I want to know what my neighbours think, not RDCK staff.
- community meetings are only effective for the next step if people who want land use planning attend and the meeting isn't hijacked by those opposed

Demographics

These questions help us distinguish different sentiments between different communities. Next steps could be different for different communities depending on the outcome of this questionnaire.

Question 14

Did you attend any of the “Community Conversations” meetings held in June and July 2021?

Answer Choices	Responses	
Yes	12.90%	4
No	87.10%	27
	Answered	31
	Skipped	3

Question 15

Is there anything else you would like to tell us about land use planning in Area ‘E’?

- If you proceed I will protest. I want surveys made public. I don't trust the Regional District to tell the truth. I am 32 years old, I decided to move to this area because it does not have zoning. Zoning means neighbours will go to RDCK staff, instead of talking to your neighbour. Zoning is the down fall of a community.
- I think Area 'E' needs to have the boundaries reviewed. Issues in the 'west' Blewett Area of 'E' are concerning to me as potentially foreshadowing future incompatible land uses in the east end of 'E'. Generally I have not seen glaring examples of incompatible uses in the east end of 'E' but it's imminent.
- I need specific info what where, etc. Run your specific plans by me for a yes or no. I can't say yes or no to anything until you run the specifics by one what is it that you want to do and where. We should have rules for building septic systems, wells and such. I would like to see some sort of action to encourage everyone to clean up their fuels to help mitigate forest fires. I would also like to see some action towards property owners that hord old rundown trailers cars and general junk on their property. For the rest of it lay out in front of me as to what you want to do in my area so I can say what about it I like or what I say no to.
- We are fulltime permanent residents and our community has a number of part time residents and sense of community is lacking. We want our community zoned residential only. We have seen this change over the eighty years I have known this community.
- Yes,just in case you missed it, No zoning!
- I would like to get more specific examples of how land use planning would look and what the pros and cons are.
- Striking a balance is extremely difficult, you are never going to please everyone especially when you have vocal special interest parties with a lot to lose. There are certain things that make Area E unique and wonderful. Things that define our quality of life. These include safe and protected water shed and sources, logging done sustainably with the entire water shed in focus, intelligently designed industrial and commercial areas, and an overall thoughtful approach to land use.
- The priority must be planning for climate change: reducing fuel load, improving water retention, transitioning forest ecology, maintaining slope stability, and establishing community food stores and emergency shelters.
- Selective logging on steep slopes in watersheds and limiting residential density will help mitigate flooding.
- Begin the land use planning process for my community with care and communication. I get the housing crisis in Nelson & area. I would like an alternate route developed to get to/from Nelson as there are too many delays on HWY 3A with accidents, wind storms, etc. A bridge over the Fraser Narrows OR 6 or 9 mile? - But that is not Area E.

- I would like to see the results of the survey made available to the public. By this I mean the raw survey results. In the previous public outreach the RDCK staff lied as did the Area E Director stating they started the process due to many public complaints. Through freedom of information it was proved wrong. We would like to see the meeting schedule of all advisory planning meetings made public so the public can attend as is their right!
- To carry on this discussion without the opportunity for in person, face to face meetings at public locations only furthers community divisiveness. This survey seems to pit those who have accomplished financial security and look at their property as an investment that is in need of local government protection, versus those who are hoping to establish a home with a small farm or other commercial enterprise on their property.
- If there are enough people in Longbeach who want to work on Land Use and Zoning we would participate as long as the group consists of people who are not part of the anti zoning group.
- Promote and approve better cell coverage, more water quality monitoring, support more education efforts for responsible boat usage in RDCK waters, stronger reviews of incomparable land use changes in quiet residential areas.
- A lot more information than I have now.
- I've saved up most of my adult life to be able to purchase my own land and this year in January i was able to do that. Its a steep section of land and i think thats what kept most away from it but for me it was perfect - in a beautiful area outside the city, lots of land, and inside my budget - I couldn't wait to get started. I've worked all season to put in the driveway and some of the pad and am soo excited to work on the plans for the home and possibly shop this winter. As it was my first time buying any kind of land I looked into what it meant that it was not zoned and this quickly became a really big buying feature. The reason i wanted to write a little and share my story is because after meeting so many of my neighbours this year i realized my story isn't alone. Almost everyone i spoke with shared parts of this and especially those that just moved here. We were all just getting started, made the big leap into the land and all of a sudden what we bought might not be that anymore. I realized pretty quick too that it wasn't just those of us that just moved to this area that had this shared feeling but that almost everyone here whether new or from thirty years ago moved to where they are deliberately. We all live where we live intentionally, outside the city and in an area that is zone free. If it was zoning we were looking for thats where we would have ended up but instead we moved to more rural areas and through time have developed our lands and with each other have created beautiful communities which we share and take pride in - communities which were created without zoning and communities which we would continued to care for and love without zoning. For me I cannot say i chose to live where i live only because it was zone free, it is a beautiful place that i've come to love very much now and it will forever be part of me, no matter what happens... I just ask that it stay as it is, zone free.

Mountain Station

8 survey responses were received.

Community Values

These questions help us understand the important characteristics of a community and the pressures it may be experiencing. The most common themes raised in the community conversations, held in June and July 2021, were used to form the multiple choice questions below. Please write in your own responses if you have different answers.

Question 1

What are the elements of your community that matter most to you and that you would not want to see changed? Please select up to 3 of your top choices.

Answer Choices	Responses	
Rural character	50.00%	4
Quiet	37.50%	3
Low density residential	37.50%	3
No land use regulations	25.00%	2
Open space	12.50%	1
Agricultural land	0.00%	0
Natural environment	62.50%	5
Neighbourliness	12.50%	1
Home-based businesses	0.00%	0
Commercial businesses	0.00%	0
Industrial businesses	0.00%	0
Other (please specify)	12.50%	1
	Answered	8
	Skipped	0

Other:

- Protection of our forests and water sheds

Question 2

Would you like to tell us more?

- Would like less regulations and better roads
- The community may have values but should not impose them on others.
- I do not like properties with multiple trailers, out houses and car wrecks on them. Industrial such as mining, gravels pits and noisy metal shops should not be allowed. Controlling vicious and barking dogs is a must.
- We need awareness and vigilance on what is happening with private logging in the Mtn. Station area.

Question 3

What are the issues or concerns regarding land use you see in your community today or want to avoid in the future? Please select up to 3 of your top choices.

Answer Choices	Responses	
Increased density	25.00%	2
New commercial uses	0.00%	0
Watershed health	37.50%	3
New industrial uses	25.00%	2
Development Pressure	25.00%	2
Waterfront development impacts	0.00%	0
Water quantity/quality	0.00%	0
Uncertainty of future land use	12.50%	1
Incompatible land uses	25.00%	2
Housing affordability	0.00%	0
Contamination from wastewater	0.00%	0
Gravel extraction (Crown land use impacts)	12.50%	1
Logging (Crown land use impacts)	62.50%	5
Adventure tourism (Crown land use impacts)	0.00%	0
Other (please specify)	25.00%	2
	Answered	8
	Skipped	0

Other:

- Concerned about neighbours telling property owners what or what not they can do with their land.
- People complaining about their neighbours.

Question 4

Would you like to tell us more?

- Too many people dictating what others should do with their land and use taxes to pay for governments to impede land owners use of their land.
- It seems like the RDCK is another babysitter, acting on complaints from complainers.

Land Use Planning

These questions help inform whether or not land use planning should be looked at further in Area E and what decisions on next steps should be.

Question 5

How would you rate your level of understanding of land use planning?

Answer Choices	Responses
Complete	0.00% 0
Good	62.50% 5
Fair	25.00% 2
Poor	12.50% 1
No understanding	0.00% 0
Answered	8
Skipped	0

Question 6

Is there anything you want to learn more about with respect to land use planning?

- no thanks
- No, I want to do the planning.
- No.
- I understand the basics of land use planning. Just not sure how it's being applied to our area. How do you plan for private land use within Area E?

Question 7

Do you feel you have enough information about land use planning to tell us whether or not you think it is useful in your community?

Answer Choices	Responses
Yes	75.00% 6
No	12.50% 1
Other (please specify)	12.50% 1
Answered	8
Skipped	0

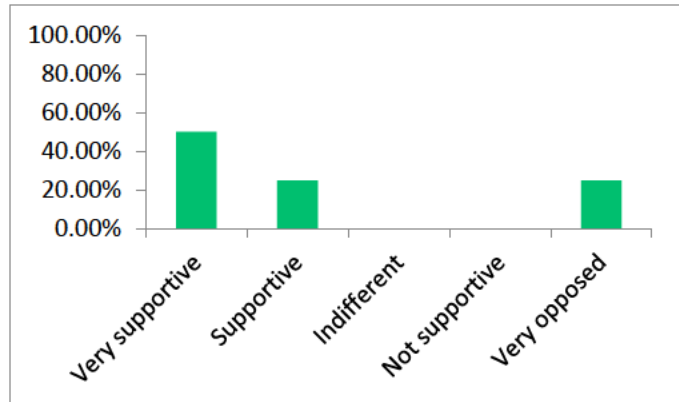
Other:

- I have enough information and don't want further planning in my community

Question 8

What is your level of support for land use planning in your community?

Answer Choices	Responses	
Very supportive	50.00%	4
Supportive	25.00%	2
Indifferent	0.00%	0
Not supportive	0.00%	0
Very opposed	25.00%	2
Answered		8
Skipped		0



Question 9

Do you think the RDCK should manage new development and growth with more land use planning in your community?

Answer Choices	Responses	
Yes	62.50%	5
No	25.00%	2
Maybe - I need to discuss with my neighbours	0.00%	0
Maybe - I need to learn more	12.50%	1
Maybe - Our community needs time to explore this further	0.00%	0
Other (please specify)	0.00%	0
Answered		8
Skipped		0

Question 10

Do you think the RDCK should regulate the types of land uses and where new development goes in your community?

Answer Choices	Responses	
Yes	62.50%	5
No	25.00%	2
Maybe - I need to discuss with my neighbours	0.00%	0
Maybe - I need to learn more	0.00%	0
Maybe - Our community needs time to explore this further	12.50%	1
Other (please specify)	0.00%	0
Answered		8
Skipped		0

Question 11

Which land use planning tools, if any, do you think are or would be most useful in your community? (Select all that apply)

Answer Choices	Responses	
Official Community Plan (OCP)	75.00%	6
Development Permit Areas	75.00%	6
Zoning	62.50%	5
None	25.00%	2
I need more information about land use planning tools	12.50%	1
Answered		8
Skipped		0

Question 12

What actions, if any, would you want the RDCK to take after this survey with respect to land use planning?

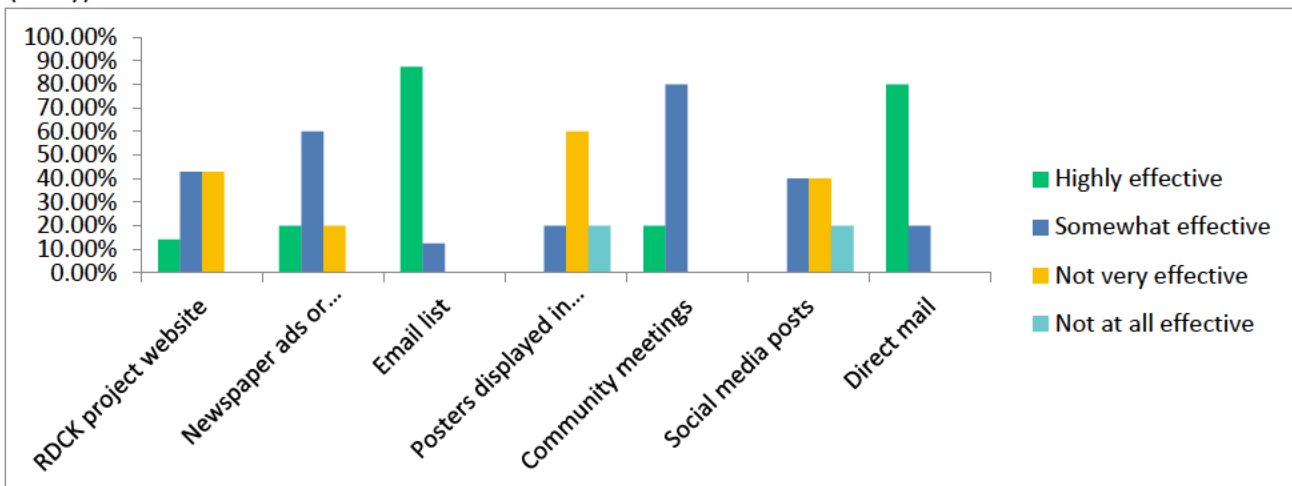
Answer Choices	Responses	
More education about what land use planning is	0.00%	0
More engagement to hear from community members	12.50%	1
Begin the land use planning process for my community	50.00%	4
No further action	25.00%	2
Other (please specify)	12.50%	1
Answered		8
Skipped		0

Other:

- Residents need to be informed of the results of this survey and understand what the decisions are regarding land use planning.

Question 13

What are the best ways to notify you and communicate the results of the survey and next steps in the process (if any)?



Demographics

These questions help us distinguish different sentiments between different communities. Next steps could be different for different communities depending on the outcome of this questionnaire.

Question 14

Did you attend any of the “Community Conversations” meetings held in June and July 2021?

Answer Choices	Responses
Yes	25.00% 2
No	75.00% 6
	Answered 8
	Skipped 0

Question 15

Is there anything else you would like to tell us about land use planning in Area ‘E’?

- Just don't want more land use planning or zoning.
- There has been significant clear cut logging on Mountain Station mountain. I understand this is private land but is there any way RDCK can advocate for community members that this area is highly used for mountain biking and skiing and the logging has been a deterrant for local and tourist recreational use of this area.
- No. There is already too many restrictions.
- I feel that all new buildings being built should meet high energy efficiency standards as a way of remediating climate change.
- We need to have a collaborative set of values going forward for Area E. The land use plan must be in line with those values. The guiding principles in Official Community Plan Bylaw No. 2260, 2013, p. 8-9, is a good place to start. Environment Stewardship is the most important for me.

Procter

42 survey responses were received from Procter. 38 respondents indicated their location as Procter while 4 indicated other locations. These 4 other locations were specified by the respondents as “Procter Point” (2), “Kootenay Lake Village”, and “Granite Pointe” (which is included, as Granite Pointe is within the City of Nelson but the survey had a UID number that was sent to a Procter address).

Community Values

These questions help us understand the important characteristics of a community and the pressures it may be experiencing. The most common themes raised in the community conversations, held in June and July 2021, were used to form the multiple choice questions below. Please write in your own responses if you have different answers.

Question 1

What are the elements of your community that matter most to you and that you would not want to see changed? Please select up to 3 of your top choices.

Answer Choices	Responses	
Rural character	71.43%	30
Quiet	38.10%	16
Low density residential	19.05%	8
No land use regulations	16.67%	7
Open space	9.52%	4
Agricultural land	26.19%	11
Natural environment	71.43%	30
Neighbourliness	16.67%	7
Home-based businesses	14.29%	6
Commercial businesses	9.52%	4
Industrial businesses	7.14%	3
Other (please specify)	7.14%	3
	Answered	42
	Skipped	0

Other:

- public lake access
- Businesses (All)
- All good we have enough regulations bylaws etc. No to zoning

Question 2

Would you like to tell us more?

- I would like home owners to retain autonomy over their land use
- Community freedom of expression and tolerance of differences
- Rural character implies low density and quiet.
- I moved here from the coast to leave excessive regulation behind
- This area needs more industry and businesses

- In the last couple of years we have seen a lots of residential development (and industrial) in our small community. The little back road has become unsafe for wildlife, pedestrians, cyclists, children and pets.
- These are the reasons we purchased our lot and planned to retire in the area.
- Rural area should be left alone from regional or provincial zoning l
- We definitely want to keep the rural nature of the area. We don't think it is appropriate to have any more industrial development than we already have. Traffic, noise and development are not what we want to see here.
- For natural Environment -Crown Land ONLY
- We have efficient and comprehensive bylaws , regulations
- We don't that in our area of Electoral area E there should be industrial businesses
- cement factory in east procter!! Very messy yards on entrance to Procter. Times are tough but civic pride?
- Zoning is not needed and this whole process is another waste of our tax dollars
- Highly concerned about the industrial operation here in Procter
- We would NOT want to see industrial type dominate the natural character of the area.
- No zoning for Area E please
- No

Question 3

What are the issues or concerns regarding land use you see in your community today or want to avoid in the future? Please select up to 3 of your top choices.

Answer Choices	Responses	
Increased density	30.95%	13
New commercial uses	14.29%	6
Watershed health	28.57%	12
Housing affordability	14.29%	6
New industrial uses	40.48%	17
Development Pressure	14.29%	6
Waterfront development impacts	28.57%	12
Water quantity/quality	35.71%	15
Uncertainty of future land use	21.43%	9
Incompatible land uses	19.05%	8
Contamination from wastewater	14.29%	6
Gravel extraction (Crown land use impacts)	0.00%	0
Logging (Crown land use impacts)	16.67%	7
Adventure tourism (Crown land use impacts)	7.14%	3
Other (please specify)	16.67%	7
	Answered	42
	Skipped	0

Other:

- Crown land use impacts (all)
- logging on private land

- A. Unauthorized dictatorial behaviour by landowners. B. Enforce laws preventing Social Workers from benefiting financially from clients.
- Zoning restricts rural life style ,
- No issues ,other than too many ,splinter groups want control of my land
- Zoning is not needed
- No issues

Question 4

Would you like to tell us more?

- we need to retain public access to the water front
- There is more and more building of homes, and very little public space. More building and tree cutting and fence building and fence building takes away space for wildlife.
- yes
- I've seen the results rezoning similar to that proposed in Area E in several other communities in BC. In each case, there has been detrimental, unintended effects. I am not in favour in the least.
- Placement of a locked gate restricting access to the area where CPR had their previous rail barge at the end of Mawdsley Lane. Regarding B: [REDACTED], a previous owner of a weeping hillside lot adjacent to the former upper range light guiding the Kootenay Ferry into the West Arm channel, willed his land to [REDACTED], a [REDACTED] who subsequently received it from Mr. [REDACTED]'s estate. [REDACTED] then tried to develop that land with an eye to selling it as a building lot. He threatened neighbours about delivering water to his property, then gave it to his [REDACTED] who sold it to [REDACTED], a [REDACTED] from [REDACTED]. [REDACTED] became a nuisance in the community, [REDACTED]. If the interdict on [REDACTED] benefiting from clients had been enforced , this [REDACTED] man would never have been allowed to live in and degrade our rural community. Also, the obvious wet nature of the lot should never have permitted occupancy due to septic contamination of the surrounding area.
- People should be allowed to subdivide, build and otherwise use their land the way they want to, also whether it is in the ALR or not
- Increased density is unavoidable and existing residents should have input into how they are going to be impacted by changing the view + noise, etc. The constant building of wharfs, and the restriction placed in front of walking on waterfront; the location of legal lake access points could be mapped or marked for the public.
- A Zoning Bylaw is necessary. Twente Additive Manufacturing (TAM), a 3D concrete printing company was granted a permit (we assume) to build and operate in our residential neighborhood. There was no community involvement or courtesy communication in advance of this happening.
- Yes . But survey monkey isn't the format to explain hurdles and barricades hindering rural life style or future development
- Limiting to three items is difficult. All the Crown land use impacts are a concern, with adventure tourism being the least of them if it is done with a lot of consideration for the residents and how it affects their lives. Water access and quality are a huge issue. We have concerns about recent development of private mills in our area. We haven't complained as there is no use in having a war with our neighbours but we actually hate the noise it creates. We don't want to see a large influx of people in the area. Waterfront development and access is a huge concern.
- Less government and less meddling in private affairs
- Zoning is Not needed, Try worrying about actual issues
- Uncertainty about what owner of large land area in Procter will implement

- Zoning/enforceable laws are needed to support community development principles. No zoning, no teeth to enforcement, folks do what they want, sometimes regardless of impacts on the greater community.
- Foreshore regulations

Land Use Planning

These questions help inform whether or not land use planning should be looked at further in Area E and what decisions on next steps should be.

Question 5

How would you rate your level of understanding of land use planning?

Answer Choices	Responses	
Complete	14.29%	6
Good	30.95%	13
Fair	42.86%	18
Poor	11.90%	5
No understanding	0.00%	0
Answered		42
Skipped		0

Question 6

Is there anything you want to learn more about with respect to land use planning?

- the protocol around re zoning. How do we protect ourselves from zoning regulations that are not in place now and that we would like not to be implemented
- Yes - would the land use planning impose restrictions on the use of private property
- I would like to know if having title to land allows one to clearcut, and to dump sand onto to lakeshore, and build rock piles out into the lake.
- The basics of how it works and how planning impacts residents.
- Not really, property owners should do their own land use planning
- The process of approval of industrial activity
- What goes into new land developments planning stages
- How are the different interests weighed, what long-term values underpin the decision making process
- We think this is a simplistic question. From what we see in social media a lot of people think they know what land use planning is, but actually don't. Self evaluation is off limited use, in our opinion.
- False reporting on citizen concerns, investigate who is making up these accusations. Keep out of our private land
- Land use planning's biggest obstacle is its not user friendly. Land planners must communicate to the lay person in common language which is neither non-understandable or condescending.
- How decisions are made for land use development and who makes them?
- No
- I am interested to learn more about how residents can have a say in their district's land use planning.
- Not at this time.
- No

Question 7

Do you feel you have enough information about land use planning to tell us whether or not you think it is useful in your community?

Answer Choices	Responses	
Yes	71.43%	30
No	19.05%	8
Other (please specify)	9.52%	4
Answered		42
Skipped		0

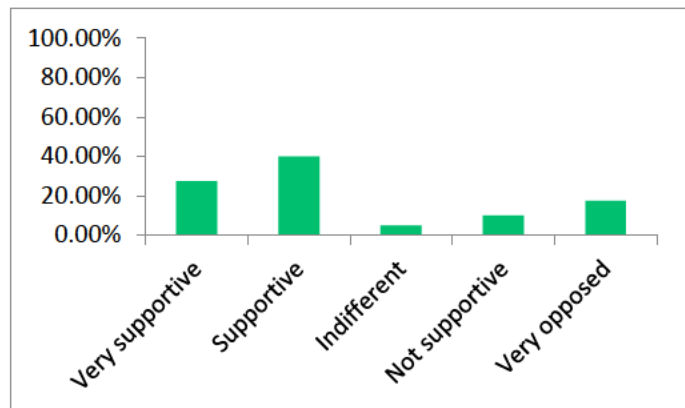
Other:

- There may be information, but it takes effort to locate.
- I'm not sure what my level of support for land use planning is, I need to know more about it.
- I sit on [redacted] [an] advisory planning commission , So yes I'm informed
- Own land in many districts

Question 8

What is your level of support for land use planning in your community?

Answer Choices	Responses	
Very supportive	27.50%	11
Supportive	40.00%	16
Indifferent	5.00%	2
Not supportive	10.00%	4
Very opposed	17.50%	7
Answered		40
Skipped		2



Question 9

Do you think the RDCK should manage new development and growth with more land use planning in your community?

Answer Choices	Responses	
Yes	38.10%	16
No	21.43%	9
Maybe - I need to discuss with my neighbours	2.38%	1
Maybe - I need to learn more	16.67%	7
Maybe - Our community needs time to explore this further	7.14%	3
Other (please specify)	14.29%	6
Answered		42
Skipped		0

Others:

- I am not convinced that the RDCK is the right organization to be in control of this
- I would like to say yes but am afraid the RDCK system could get corrupted and make environmental compromises
- The RDCK increases its income when land is subdivided and through more permitting. So it is hesitant to stop development. Land use issues need to be a cooperative venture with RDCK, community, the public and development proponents.
- DEFINITELY YES. We are concerned about industrial companies taking advantage of the absence of zoning bylaws, changing the character of our community and using limited water resources that jeopardize residents' use for daily living and fire fighting.
- NO - Procter area isn't developed enough , not enough business or Jobs
- We have enough laws and bylaws , leave us alone to our privacy , quit making up false issues from our elected official , self serving agendas

Question 10

Do you think the RDCK should regulate the types of land uses and where new development goes in your community?

Answer Choices	Responses	
Yes	42.86%	18
No	23.81%	10
Maybe - I need to discuss with my neighbours	2.38%	1
Maybe - I need to learn more	7.14%	3
Maybe - Our community needs time to explore this further	9.52%	4
Other (please specify)	14.29%	6
	Answered	42
	Skipped	0

Other:

- Yes but again maybe the RDCK system might become pressured to make environmentally unfriendly regulations
- No, not alone, and please see my response to #10.
- DEFINITELY YES. Better definitions of categories are needed. How is it a 3D printing company gets to operate in a Residential area?
- NO Regional government making the decisions. This should be locals community people and local community business owners making the decisions and advising regional district representative what the direction should be pp
- We need to regulate land use but in a collaborative way and very specific to the part of the area one lives in. How an existing commercial area in Balfour is set up for land use doesn't affect our use as much as a homeowner who lives right beside it. Our property is ALR so we are very limited in what we can do but our neighbours are not and can do what they want. We would like to see that controlled.
- We have excellent bylaws and regulations already

Question 11

Which land use planning tools, if any, do you think are or would be most useful in your community? (Select all that apply)

Answer Choices	Responses	
Official Community Plan (OCP)	50.00%	21
Development Permit Areas	28.57%	12
Zoning	33.33%	14
None	19.05%	8
I need more information about land use planning tools	38.10%	16
	Answered	42
	Skipped	0

Question 12

What actions, if any, would you want the RDCK to take after this survey with respect to land use planning?

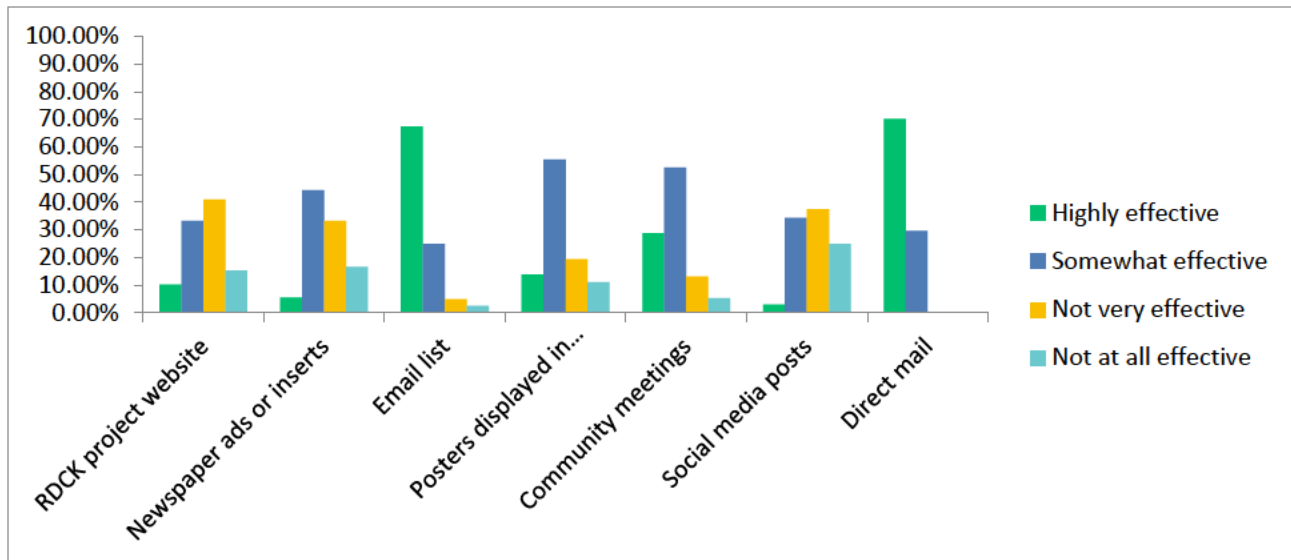
Answer Choices	Responses	
More education about what land use planning is	26.83%	11
More engagement to hear from community members	9.76%	4
Begin the land use planning process for my community	26.83%	11
No further action	19.51%	8
Other (please specify)	17.07%	7
	Answered	41
	Skipped	1

Other:

- I would like more information regarding potential consequences of an official community plan
- Show some possible types of planning that could be done.
- When a developer applies for a project then is the time to involve the community. Involve the public early in the process before any approvals have been given.
- More engagement and begin the land use planning process
- Begin the process BUT ensure extensive community engagement which includes education.
- Investigate our representative and false reporting as to community concerns, quit wasting tax money on frivolous and divide tactics to further private agendas. Should be looking after all taxpayers not just splinter minority groups
- Stop the zoning process

Question 13

What are the best ways to notify you and communicate the results of the survey and next steps in the process (if any)?



Other:

- Direct email to our community from our local RDCK Director Ramona Faust
- Radio (somewhat effective)
- Due to the diversity of communities within Electoral Area 'E', Zoom/online meetings with 'neighborhoods' such as ours would be more useful than mixed venues.
- We were not aware of the public meetings held in June and July. How would we have been informed?
- We hadn't heard about the Community Conversations.... RDCK website is only something we would go to if we are looking for information. We don't know when there is relevant information on the site.
- All the above as many people don't have social media

Demographics

These questions help us distinguish different sentiments between different communities. Next steps could be different for different communities depending on the outcome of this questionnaire.

Question 14

Did you attend any of the "Community Conversations" meetings held in June and July 2021?

Answer Choices	Responses	
Yes	19.05%	8
No	80.95%	34
	Answered	42
	Skipped	0

Question 15

Is there anything else you would like to tell us about land use planning in Area 'E'?

- Please keep community members updated on the future plans and discussion. Keep community informed about condition and environmental change taking place. Setting up community between community members/ways to contact other members of the community.
- I think we should protect current wildlife areas and watersheds but not by zoning or new regulations for home owners
- Would like to know more and would like to hear more input from neighbours and community members
- In my life, I have watched many areas slowly and not so slowly become developed. I have watched fields dug up and trees scraped away so buildings and roads could be built. This kind of development destroys the ecosystem and will eventually destroy life if we don't stop. Private land here was claimed by the Dominion of Canada, and parcelled out to the CPR, churches, and settlers. Indigenous people were displaced. Private land owners (myself included) often try to impose their personal designs upon the land without understanding, and sometimes without caring, about the way their ideas can hurt the environment. If in any way land use planning can help preserve what we have left of our natural environment, I am all for it. But how did so much damage take place in other areas of BC where I suspect there is planning? A couple of places in South Surrey come to mind. I would like to help but feel very isolated from all this decision making. Thank you!
- I am interested in and concerned by the potential of land use planning. On the way hand, I want to be able to use my (personal residential) property at my will, on the other hand I'm very concerned by the seemingly endless array of development projects that exist in the Nelson area and the way these projects effect the rural nature of the community as well as the natural areas we enjoy.
- As you know we have some very independent residents in Area E. Blewett opted out of the OCP and immediately suffered some unwanted developments, the helicopter business, the transfer station to name two. An APC member felt strangled when he could not warn a neighbour about an impending development (2019). Change this so that community and the public can be consulted early in the process. I understand that the RDCK has had problems hiring and keeping planners. Perhaps that has changed recently. Do hire planners that are not from urban planning programs. Try to hire from a rural planning program. The only urban out here is Nelson and it has its own planners.
- just that one of the things I value most about my home here is the lack of overreaching regulation. I am not one to abuse this but I do often resent broad based rules that don't necessarily make sense on an individual basis. I own property in other communities throughout BC and have seen this first hand. It is one of my least favourite aspects of government.
- Rural living is the last refuge of freedom in North America. If we respect the life style of aboriginals, living in harmony with nature, then we should not restrict moderns from living with and in Nature. The state cannot not enforce morality in our relationship to the land, that is best left to neighbours, relatives and the courts.
- RDCK should encourage property owners to use their land in a productive manner by perhaps giving tax breaks or grants. RDCK should support subdividing, housing development and industrial uses on private land.
- With the huge wake up call from climate crises this year heat dome, drought, wildfires/smoke and lately, severe storms and flooding we need to proceed with extreme care in building resilient communities within our fragile environment and ecosystems. Crown lands should be protected from the awarding of huge tenures for the sole use of commercial/industrial interests for extraction, clearcutting & 'recreational' exploitation.
- I have talked to people who tried to give opposing views on land use. I do not think many people have a good understanding of the issues. I will attend any future land use meetings.

- Less government involvement
- Yes, thank you. These are our major concerns and recommendations. 1. Lack of Zoning Bylaws Prohibiting Industrial Land Use in Residential Areas & Strict Bylaw/Permit Compliance We are hugely concerned about industrial development in our RESIDENTIAL community. A 3D printing company was given the go-ahead by RDCK, despite a) it is completely incompatible with the development; b) it does not comply with multiple sections of the Electoral Area 'E' Community Plan; c) it further jeopardizes our problematic water system (at times, no water/restricted water usage for residents and limited water to fight fires); and d) it was approved with absolutely NO community consultation or advance courtesy communication to/with residents. Any new land use in an established residential development requires significantly more due diligence and community engagement than happened in this case. While 3D printing may be the newest thing, it may put the Nelson area on the world map, and it may employ a few people, credible execution of the community plan's intent was absent. As regards b), this industrial land use appears to be non-compliant with Community Plan elements of: a) Development Permit Area #2: Residential Cluster Development Permit Area (RCDP); b) Industrial Policies - items 2,3, 5 & 6; and c) Schedule A - items 9 & 10. We STRONGLY advocate an updated community plan, with teeth that includes sub-set neighborhood plans with defined zoning, bylaws, enhanced definitions, e.g., 'rural residential, accountabilities of the parties who will execute it, etc. 2. Access between Harrop and Proctor. The sustainability of the Harrop Ferry is a concern. What are the plans to ensure a viable transportation route between the two? We're thinking medical emergencies and the distance to Nelson medical facilities. We appreciate this opportunity, and look forward to participating in online engagement forums.
- land use planning , or should I say land use regional district control of my property !
- We are in favour of land use planning and value the opportunity to participate. We are not full time residents in Procter and are not sure how we can stay in touch with any processes and consultations that are created. The mailing of this survey was the first we knew that the consultation was happening.
- I think a community plan is imperative. Too many people do whatever they want and it is affecting the enjoyment of life of others in the area. I would also like to see the public access areas (not Sunshine Bay) cleared and signed so the non waterfront user have access to them. Too often they become the private areas of the people living next to them. The number of logging trucks and gravel trucks along the Harrop Procter Road is horrendous. We understand logging for fire protection but that is it. The gravel trucks were non stop this summer and it became very unpleasant for us.
- regarding community conversation meetings : unable to attend as I'm a seasonal worker. FYI: Holding meeting of such importance should not be held near summer as many families are absent. As well, not everyone is tech savvy so on-line meetings don't work for everyone! We are strongly opposed to more land use planning in area E! Born & raised in this area, & having chosen to live here as adults and raise our family here, we've enjoyed the freedoms of living rurally and have a respect for everyones' right to privacy. We strongly disagree that 'new folks moving from other cities, whom want to live in our beautiful area BUT then wish to impose more rules such as zoning and land use regulations! RDCK has been given far to much power when it comes to telling us what we are 'allowed' to do with our own private properties. It makes sense to step in ONLY if what someone does on their property, effects a neighbour in an adverse way, and/ or for safety issues (within reason). BUT, beyond that RDCK has already far too much clout especially considering if there is an 'issue' it seems 'they are not liable for anything that we are made to do'! Example of when to step in; with grow ops popping up all over when will action be taken so that neighbouring households don't have to be subject to the horrible stench emitted when we simply wish to be out in our own backyard enjoying the sunshine and fresh air??? There are noise and burning laws what about dealing with this 'repulsive smell'!

- Ms Faust should look after all taxpayers and not just falsely identifying ideological issues from near no complaints. Representative should be held to task for wasting precious taxpayer money and time. And get on with looking after our infrastructure.
- I have one comment: I live in Procter/Harrop. It's a rare, special community. If land planning includes cleaning up the dumps of old rusted vehicles and properties which frankly are visually disgusting... Then I am all for it. I only want a rural, agricultural, and quiet, neighbourly community is moderate permit restrictions.
- No
- NO
- As property owners in Electoral area E we believe that there are many development project that happen in our area that go ahead without permitting. We believe this is an area that could be more affectively enforced.
- Stop wasting our tax dollars on Mrs. Faust's personal agenda
- We feel extremely concerned about the industrial activity at the 3D print operation next door to us in Procter Point. Not only is the activity disruptive, but there is also no communication or consideration from the landowner to the members of our community with regards to his future plans. Furthermore, we have experienced water quality issues, and have ongoing issues with leaking effluent onto our property from the Procter Water Utility pipe systems that the owner refuses to acknowledge or address. If that isn't enough, the future activities of the 3D factory as well as the additional tiny home units they are constructing, directly conflict with the rural, nature-centered appeal of investing in life out here and we are very concerned about our land and home value, as well as having this neighborhood overrun by this industrial operation. On a related note, we have an extensive trail network through the forests that are well-loved by both locals and visitors to this area. His operations and land use plans threaten this trail network and ecosystem, both of which are pillars of this area and deserve to be protected and cared for accordingly. A failure to regulate his land use (and address the deceptions that occurred that allowed the industrial operation to set up in the first place) would be a monumental misstep in the land management of this community that would obliterate its potential and rob the community here of a priceless asset. By allowing the Procter Point community of landowners to participate in making land-use decisions and taking the time to create a land-use vision that is more aligned with the values and goals for Procter, the RDCK has the opportunity to turn Procter and Procter Point into a prestigious destination community and town center. Failure to address these concerns and create a plan that is more aligned, sustainable, and conducive to growth that supports the goals as well as highlights the beauty of this region would be a massive waste of opportunity for the region and the people who live here.
- Area E is at a turning point where there is: - greater development pressure - greater potential for land uses out of alignment with community norms - increased rhetoric of the type "I am right in what I want, everyone else is wrong" We need a clear OCP and enforceable rules/bylaws - to signal a strong commitment to ensuring that land uses remain in alignment with the greater community.
- I think the biggest issue in the Harrop Procter area is the threat of industrial/commercial businesses/developments moving in. It threatens to take away what most of the residents cherish about living in this area which is the quiet natural rural life style and without proper planning/zoning it could easily disappear.
- NO

Queens Bay

23 survey responses were received from Queens Bay. 21 respondents indicated their location as Queens Bay while 2 indicated other locations. These 2 other locations were specified by the respondents as "Toad Rock" and "Entire school district" (included into Queens Bay, as that is where the UID was issued to).

Community Values

These questions help us understand the important characteristics of a community and the pressures it may be experiencing. The most common themes raised in the community conversations, held in June and July 2021, were used to form the multiple choice questions below. Please write in your own responses if you have different answers.

Question 1

What are the elements of your community that matter most to you and that you would not want to see changed? Please select up to 3 of your top choices.

Answer Choices	Responses	
Rural character	65.22%	15
Quiet	34.78%	8
Low density residential	21.74%	5
No land use regulations	39.13%	9
Open space	21.74%	5
Agricultural land	17.39%	4
Natural environment	65.22%	15
Neighbourliness	8.70%	2
Home-based businesses	21.74%	5
Commercial businesses	8.70%	2
Industrial businesses	0.00%	0
Other (please specify)	17.39%	4
	Answered	23
	Skipped	0

Other:

- Missing "small holder" term for multi use of residential acreage
- View of the lake
- water (creek, gravity, untreated, fresh, constant)
- freedom from bureaucratic interference in our affairs

Question 2

Would you like to tell us more?

- Residents should be able to decide what land use they want on their property.
- There have been 'water wars' in our community before. That foresight, as global warming continues with its weather chaos, we potentially could all be in dire straights. Especially as glaciers disappear and the USA might be needing more from the Columbia R. Treaty. Counting on Kootenay Lake to meet our needs is folly.
- I think we need a plan, so residential and commercial zoning arent mixed

- As own cabin on Queens Bay I consider this my community and have replied from this viewpoint
- Yes. We have owned property in both Nelson and in Queens Bay for over 90 years as a family. As a result of the dramatic and persistent increase of noise from motorcycles using the well documented Selkirk Loop we are entering conversations about selling all property in the Kootenays- in particular the Queens Bay property which has been in the family for over forty years. When I check quiet on the above question I am not referring to the current Quiet - which frankly does not exist in the summer months in Queens Bay nor other sections of Area E!! I am suggesting that we would like to see some guidelines and by law enforcement force unmuffled motor cycles to either bypass the area or comply with motor vehicle regulations requiring mufflers. Please note that perhaps 50-60% of motorcycles travelling in Area E comply with noise requirements. the remaining %40 do not and have become the dominating topic of conversation and distain of all Queens Bay residents. Please respond directly if this has not been raised as an issue countless times at various levels of government over the past 5-7 years!? It is not sustainable and can not be allowed to continue unchecked!!
- We have 80 acres to enjoy and do with it as we please. That is what we bought it for.

Question 3

What are the issues or concerns regarding land use you see in your community today or want to avoid in the future? Please select up to 3 of your top choices.

Answer Choices	Responses	
Increased density	21.74%	5
New commercial uses	0.00%	0
Watershed health	39.13%	9
Housing affordability	13.04%	3
New industrial uses	17.39%	4
Development Pressure	21.74%	5
Waterfront development impacts	21.74%	5
Water quantity/quality	52.17%	12
Uncertainty of future land use	17.39%	4
Incompatible land uses	26.09%	6
Contamination from wastewater	30.43%	7
Gravel extraction (Crown land use impacts)	8.70%	2
Logging (Crown land use impacts)	30.43%	7
Adventure tourism (Crown land use impacts)	13.04%	3
Other (please specify)	26.09%	6
	Answered	23
	Skipped	0

Other:

- Highway noise and high speed limits
- Crown land use impacts (all)
- Crown land use impacts (all)
- There is no enforcement of watercraft pollution(urinating, defecating in the lake)
- If adventure tourism impacts on the land (including noise pollution) includes increased locations which cater to un muffled motorcycle then this is my number one concern.
- Highway traffic noise, especially motorcycles.

Question 4

Would you like to tell us more?

- Concerned about increase density with boats mooring very close to private beaches and partying with loud music
- The desire for the BC govt to make up cash flow through tourism rather than LNG, logging, and other extractive resources is already impacting our crown land seriously. The RDCK needs some 'no go' zones for wilderness and limits on adventure tourism. Crown land is our watershed.
- The extortionate rate of \$500 a meter to extend Balfour water discourages development. There is no way that such a price can be justified in a sane business environment
- Quenns Bay Beach property is reaching its maximum density - the areas on the other side of the road are becoming more commercial and developed. Not in favour of this.
- I have property in the lower mainland of BC. City of Vancouver bylaws do not allow un muffled motorcycles in side their jurisdictional boundaries. Motor cycle riders (of which I am one) respect this bylaw knowing that it will be enforced. Even the Hells Angels respect and follow this city ordnance. We have been told in past summers by RCMP district office in Cranbrook that muffler requirements would be enforced in the Kootenay region. The problem has continued with an annual increase in noise pollution over the past 4 summer seasons.
- Basically all of the choices above can be used as an excuse for Zoning, which we do not want.

Land Use Planning

These questions help inform whether or not land use planning should be looked at further in Area E and what decisions on next steps should be.

Question 5

How would you rate your level of understanding of land use planning?

Answer Choices	Responses	
Complete	13.04%	3
Good	39.13%	9
Fair	30.43%	7
Poor	8.70%	2
No understanding	8.70%	2
	Answered	23
	Skipped	0

Question 6

Is there anything you want to learn more about with respect to land use planning?

- Why UID numbers weren't in the envelope not on the envelope, why public meetings are being held. We have
- Public access uses and monitoring
- Will there be "grandfather" clauses for established family business should zoning change?
- Tell me how \$500 a metre to extend Balfour water can possibly be justified.
- Yes - specifically where I can find info to do this learning
- How would formation of Electoral Area E help put in place by law requirements which could reduce noise pollution from unmuffled motorcycles? who would enforce these bylaws?
- No.

- How and when during land use planning does notification of both timeline and possible land use changes/development get communicated to community land owners?

Question 7

Do you feel you have enough information about land use planning to tell us whether or not you think it is useful in your community?

Answer Choices	Responses	
Yes	60.87%	14
No	30.43%	7
Other (please specify)	8.70%	2
Answered		23
Skipped		0

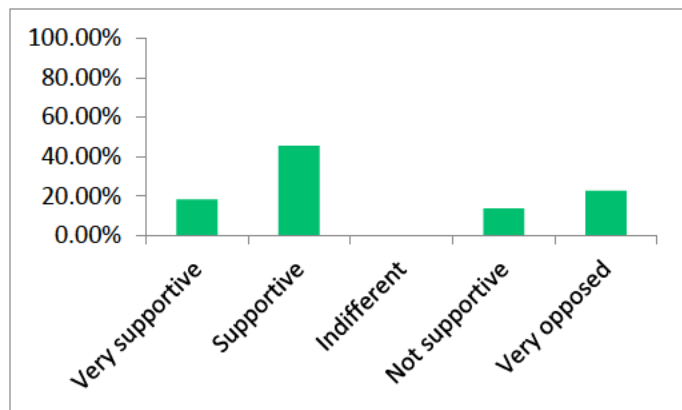
Other:

- planning yes, zoning NO
- see answer above [answer above: "Yes - specifically where I can find info to do this learning"]

Question 8

What is your level of support for land use planning in your community?

Answer Choices	Responses	
Very supportive	18.18%	4
Supportive	45.45%	10
Indifferent	0.00%	0
Not supportive	13.64%	3
Very opposed	22.73%	5
Answered		22
Skipped		1



Question 9

Do you think the RDCK should manage new development and growth with more land use planning in your community?

Answer Choices	Responses	
Yes	17.39%	4
No	26.09%	6
Maybe - I need to discuss with my neighbours	4.35%	1
Maybe - I need to learn more	17.39%	4
Maybe - Our community needs time to explore this further	17.39%	4
Other (please specify)	17.39%	4
Answered		23
Skipped		0

Other:

- we don't need it because my community is totally in the ALR
- There is presently enough land use controls
- If management of new development includes processes that could help to mitigate noise pollution from unmuffled motorcycles then I think we would consider some form of management by RDCK
- Possibly - very general question.

Question 10

Do you think the RDCK should regulate the types of land uses and where new development goes in your community?

Answer Choices	Responses	
Yes	30.43%	7
No	39.13%	9
Maybe - I need to discuss with my neighbours	0.00%	0
Maybe - I need to learn more	17.39%	4
Maybe - Our community needs time to explore this further	13.04%	3
Other (please specify)	0.00%	0
	Answered	23
	Skipped	0

Question 11

Which land use planning tools, if any, do you think are or would be most useful in your community? (Select all that apply)

Answer Choices	Responses	
Official Community Plan (OCP)	43.48%	10
Development Permit Areas	34.78%	8
Zoning	34.78%	8
None	30.43%	7
I need more information about land use planning tools	26.09%	6
	Answered	23
	Skipped	0

Question 12

What actions, if any, would you want the RDCK to take after this survey with respect to land use planning?

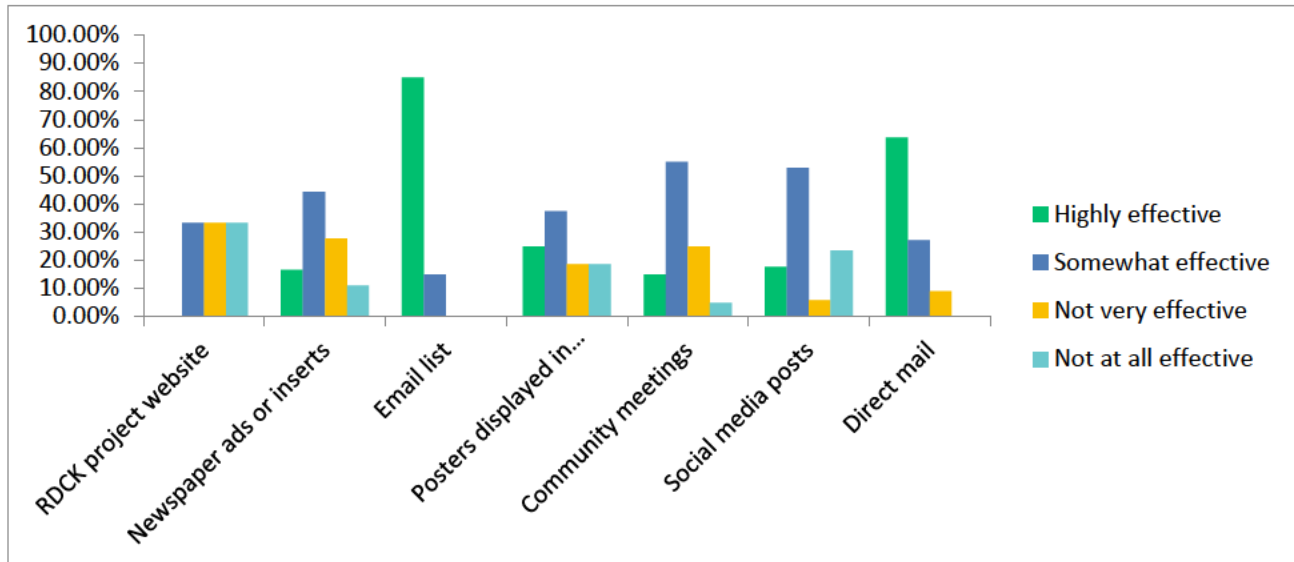
Answer Choices	Responses	
More education about what land use planning is	21.74%	5
More engagement to hear from community members	34.78%	8
Begin the land use planning process for my community	13.04%	3
No further action	17.39%	4
Other (please specify)	13.04%	3
	Answered	23
	Skipped	0

Other:

- follow the will of the people, not the inclinations of the RDCK staff
- results of this survey distributed to participants
- More education with a specific reference to a bylaw which could be put in place to address the issues surrounding unmuffled motorcycles using area e in the summer months.

Question 13

What are the best ways to notify you and communicate the results of the survey and next steps in the process (if any)?



Other:

- notification to the Queens Bay Residence Association
- I have not been able to be in the district for a long time

Demographics

These questions help us distinguish different sentiments between different communities. Next steps could be different for different communities depending on the outcome of this questionnaire.

Question 14

Did you attend any of the “Community Conversations” meetings held in June and July 2021?

Answer Choices	Responses
Yes	8.70% 2
No	91.30% 21
	Answered 23
	Skipped 0

Question 15

Is there anything else you would like to tell us about land use planning in Area 'E'?

- Less Government involvement
- I was not aware of community conversation held in June and July 2021. I fail to understand why all households have an opportunity to voice concerns and in essence vote on behalf of property owners.
- There is a greater need for RDCK representations to hold town hall meetings where they can hear from all concerned property owners. Instead of choosing to listen to only the people that they think will be sympathetic to RDCK causes and issues. Will the conclusion of this survey be public information and how do you intend to publicize these concerns. I am elderly, computer illiterate and find that RDCK communicating on the internet very discriminatory toward myself and others.
- I expect the ALR to be enforced/supported by RDCK. Water is key to peaceful villages. Kootenay Lake needs to be healed. The Columbia Rv. Treaty has the potential to change our relationship to the river + lakes as USA gets hotter, drier. Ensure our water rights in Treaty process. We do have an affordable housing shortage in the area. How do we achieve a balance between supporting laneway housing and "temporary" subdivisions? Over the last 10/15 years we have watched more than a dozen "rental units" get built without permits (for buildings or water) in our village. How do we manage this as pressure increases for "country living" as well as for agricultural land? And where is the boundary between home based business and full commercial, especially on ALR land in your planning/zoning process? This needs to be clarified. Also FN land needs/rights - how does this fit into RDCK Planning? Do they buy their land back like Ainsworth or? Will parks become jointly operated? How do we foresee the future with truth and reconciliation resolved?
- This survey will have limited response because it was difficult to identify the "unique identifier number" because it is not clearly identified on the mail-out survey. It is just a random number standing alone in the address window, I would like to know the number of completed surveys you receive and what the outcome of them is. thank you
- Yes. Please keep out of our affairs. We are doing just fine as we are thanks.
- As I reside in the community for only a very short time I am not aware of what has or is going on. However, I have been very closely aware of Queens Bay beach area for most of my 80 years. I would not like to see it impacted by any negative changes damaging this unique small area that it has been, still is, and must continue to be for the enjoyment and use of present and future owners and residents. Now, if you could just get the motorcyclists to use legal mufflers.....
- Logging and Forest management in light of more recent climate change events related to wildfires and smoke in Area E region will be critical going forward. However if things do not change in the immediate future regarding the noise pollution created by unmuffled motorcycles using the Selkirk Loop in the summer months our family will have no other option but to leave the Kootenay area we love and cherish after 90 years of continuous property ownership! Sad, but stated and discussed in earnest honesty !
- We think all new developments should be addressed on an individual basis with local residents.
- In towns like Nelson & Kaslo some land use planning and zoning is needed because of the proximity of relatively dense population. In the rural areas of Electoral Area E the population is spread out and diverse. People purchased property in this area to get away from the constraints of living in a city. The large lots and forest means that what one household does has little impact on others.

Sunshine Bay

21 survey responses were received.

Community Values

These questions help us understand the important characteristics of a community and the pressures it may be experiencing. The most common themes raised in the community conversations, held in June and July 2021, were used to form the multiple choice questions below. Please write in your own responses if you have different answers.

Question 1

What are the elements of your community that matter most to you and that you would not want to see changed? Please select up to 3 of your top choices.

Answer Choices	Responses	
Rural character	71.43%	15
Quiet	47.62%	10
Low density residential	47.62%	10
No land use regulations	23.81%	5
Open space	0.00%	0
Agricultural land	47.62%	10
Natural environment	42.86%	9
Neighbourliness	14.29%	3
Home-based businesses	4.76%	1
Commercial businesses	0.00%	0
Industrial businesses	0.00%	0
Other (please specify)	0.00%	0
	Answered	21
	Skipped	0

Question 2

Would you like to tell us more?

- The ALR restrictions need to be modified
- No Zoning
- We have enough regulations and enforcements already
- Some lands classified as being in the agricultural land reserve should be taken out of the land reserve as they are totally inappropriate for agricultural purposes.
- Presently live in the ALR so many restrictions already in place. No need to over complicate the area with overlapping organizational jurisdiction. Fairly complex at present time is hard to get permits due to jurisdictional disputes.
- appreciate village organizations and festivities
- Concerned about unsightly visible properties lowering surrounding property values.
- For most people their home is their single biggest investment. This is even more true given increasing real estate values. As home owners we think nothing of having to buy insurance to protect that investment. Land use zoning is another form of needed insurance.

- I would view low density residential as also allowing for home based businesses.
- No

Question 3

What are the issues or concerns regarding land use you see in your community today or want to avoid in the future? Please select up to 3 of your top choices.

Answer Choices	Responses	
Increased density	33.33%	7
New commercial uses	9.52%	2
Watershed health	38.10%	8
Housing affordability	14.29%	3
New industrial uses	19.05%	4
Development Pressure	19.05%	4
Waterfront development impacts	14.29%	3
Water quantity/quality	42.86%	9
Uncertainty of future land use	9.52%	2
Incompatible land uses	33.33%	7
Contamination from wastewater	14.29%	3
Gravel extraction (Crown land use impacts)	0.00%	0
Logging (Crown land use impacts)	19.05%	4
Adventure tourism (Crown land use impacts)	9.52%	2
Other (please specify)	14.29%	3
	Answered	21
	Skipped	0

Other:

- All of the checked line items are of concern - it is almost impossible to disregard these in the larger picture for Harrop-Procter.
- None
- I don't see issues listed above so cannot answer the question.

Question 4

Would you like to tell us more?

- Since moving to the area 7 years we've had two neighbors, on smaller residential style lots, start up industrial operations. The amount of noise would have deterred us from moving to this location if we had known prior to moving
- Logging, mining and tourism keep our country in circulation
- In order to do logging on crown land you must first submit a logging plan. It is subject to scrutiny and may or may not be approved. Logging, mining, clearing of land and construction of buildings on private land should have to go through the same scrutiny.
- Things that would increase Ferry traffic is always a concern.
- We have a community forest license for which very few see the benefit. Jobs are good but protection of water quality starting to become a real issue and visuals a concern. Logging road maintenance very

poor & lots of silt in our water system, Don't see this as a zoning issue but more of an ethical obligation.

- more traffic on the road
- incompatible land use is degrading our community setting and this problem will only worsen with time

Land Use Planning

These questions help inform whether or not land use planning should be looked at further in Area E and what decisions on next steps should be.

Question 5

How would you rate your level of understanding of land use planning?

Answer Choices	Responses	
Complete	9.52%	2
Good	38.10%	8
Fair	23.81%	5
Poor	28.57%	6
No understanding	0.00%	0
	Answered	21
	Skipped	0

Question 6

Is there anything you want to learn more about with respect to land use planning?

- What is the process behind land use planning? It would be beneficial to all residents to know what exactly is the procedure that RDCK has in mind. Please read below.
- I would like to learn more about the use of land in the ALR
- Do not have a computer to spend time looking deeper into subject.
- yes
- Complexity of lands administered by various government/RDCK agencies leads to conflict in administration and enforcement. Very evident in our community between role of RDCK & Provincial government.
- want to learn
- Recent disappointing changes in ALR land use.
- More about ALR restrictions. Are they currently in place?

Question 7

Do you feel you have enough information about land use planning to tell us whether or not you think it is useful in your community?

Answer Choices	Responses	
Yes	57.14%	12
No	28.57%	6
Other (please specify)	14.29%	3
	Answered	21
	Skipped	0

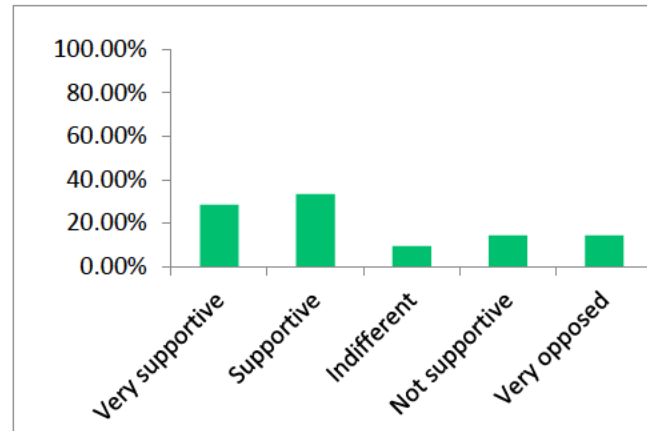
Others:

- There is not only insufficient information provided but unfortunately some foregone conclusions that have been reached by some residents of Area E. This is very divisive so early in this discussion and will only hinder further conversations with Area E.
- some subjects
- Depends.

Question 8

What is your level of support for land use planning in your community?

Answer Choices	Responses	
Very supportive	28.57%	6
Supportive	33.33%	7
Indifferent	9.52%	2
Not supportive	14.29%	3
Very opposed	14.29%	3
Answered		21
Skipped		0



Question 9

Do you think the RDCK should manage new development and growth with more land use planning in your community?

Answer Choices	Responses	
Yes	42.86%	9
No	23.81%	5
Maybe - I need to discuss with my neighbours	0.00%	0
Maybe - I need to learn more	14.29%	3
Maybe - Our community needs time to explore this further	9.52%	2
Other (please specify)	9.52%	2
Answered		21
Skipped		0

Other:

- Maybe - our community needs time to explore this further AND we need to know what MORE land use planning entails.
- Depending on the type of new development and impact on our community

Question 10

Do you think the RDCK should regulate the types of land uses and where new development goes in your community?

Answer Choices	Responses	
Yes	42.86%	9
No	23.81%	5
Maybe - I need to discuss with my neighbours	0.00%	0
Maybe - I need to learn more	14.29%	3
Maybe - Our community needs time to explore this further	9.52%	2
Other (please specify)	9.52%	2
	Answered	21
	Skipped	0

Other:

- It would be a good idea to identify or establish a list of threshold criteria (the result of discussions with Area E) that the RDCK might use in regulating land use and new development.
- OCP

Question 11

Which land use planning tools, if any, do you think are or would be most useful in your community? (Select all that apply)

Answer Choices	Responses	
Official Community Plan (OCP)	47.62%	10
Development Permit Areas	28.57%	6
Zoning	33.33%	7
None	19.05%	4
I need more information about land use planning tools	28.57%	6
	Answered	21
	Skipped	0

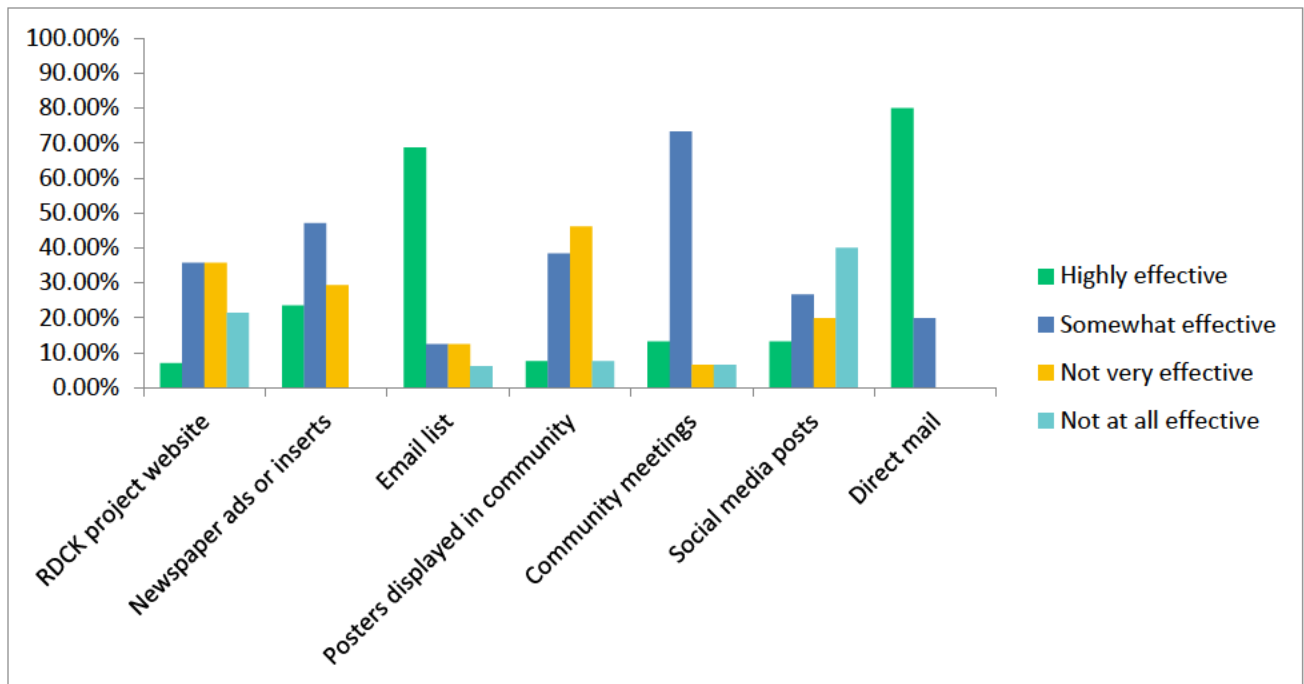
Question 12

What actions, if any, would you want the RDCK to take after this survey with respect to land use planning?

Answer Choices	Responses	
More education about what land use planning is	23.81%	5
More engagement to hear from community members	19.05%	4
Begin the land use planning process for my community	33.33%	7
No further action	23.81%	5
Other (please specify)	0.00%	0
	Answered	21
	Skipped	0

Question 13

What are the best ways to notify you and communicate the results of the survey and next steps in the process (if any)?



Other:

- For Area E which encompasses Balfour, Harrop, Sunshine Bay and Procter we have a community email through: procterharropcommunitynews@googlegroups.com
- In person meetings are not appropriate for us during COVID
- Suggest a vote. I may be wrong but role in our community by RDCK only marginally supported.

Demographics

These questions help us distinguish different sentiments between different communities. Next steps could be different for different communities depending on the outcome of this questionnaire.

Question 14

Did you attend any of the “Community Conversations” meetings held in June and July 2021?

Answer Choices	Responses	
Yes	10.00%	2
No	90.00%	18
	Answered	20
	Skipped	1

Question 15

Is there anything else you would like to tell us about land use planning in Area 'E'?

- Yes, please bring zoning to the community. As the community grows, I know the area will greatly benefit from it in the future.
- Nothing now
- Is there ever a chance that some restrictions to sub divide in the ALR could be modified?
- No zoning
- Not in favour of zoning in Area E.
- Logging, mining, road building, clearing of land and construction of buildings of any kind should be applied for scrutinized by engineers, neighbours or any land owner who may be affected. My water has been significantly compromised and flooding has happened, both from the logging of [REDACTED] [REDACTED]. Now, there are 2 25 acre blocks east of [REDACTED] that are going to be logged this winter. There is water that comes off of that land which the property east of [REDACTED] uses as well as [REDACTED] and I have water right on it as well. These three springs will be impacted by that logging. When the northern end of those 2 25 acre blocks were logged in the mid 50s it caused some flooding issues on [REDACTED] (my land) as well as property to west of me. These things should never be allowed to happen. Once the damage is done, it's too late. Court is expensive and may not rule in your favor. Being proactive is always the best. As it is, I can't stop these things from happening. Why aren't land owners and water users protected?
- We are not in favour of more regulations in general, or expanding programs that increase RDCK staffing even more.
- Based on discussion with neighbours RDCK increased involvement a definite negative. Just went through this with community water system. Live in ALR so restrictions already in place. Community vote required prior to moving forward. We have many agencies involved in our area with overlapping responsibilities & liabilities. We moved into an area in the ALR which has numerous restrictions already in place. Getting a permit or permission to carryout works on your property or on adjacent crown land is a circus tied up in bureaucracy and passing the buck so to speak. Basically decision making is split between numerous agencies with no one accountable for a simple decision. Have been involved in a couple of community projects which went through all phases for approvals required. Easy to see why most work's done without official approval. Don't see need of zoning or Community Plan at this time and do not see it being supported in our area.
- keep it simple
- More effective bylaws to manage unsightly highly visible properties. Greater attention to the protection of the ALR within our community.
- Simple is better.
- We strongly support the ALR for 2 reasons agricultural land is a limited resource and will play an important role in future local sustainability, and it is on the only zoning tool currently available. However, many ALR parcels are small with very high land values and therefore agriculture may not viable as a primary business. Further there are agricultural uses (e.g. feedlots, etc) that would be at odds with residential objectives. Consequently, there is need for an "Area E agricultural land use zone" that would better serve the community's short and long term needs.
- With out basic land use (zoning) categories OCP's have no real ability to assure the community vision stated within the OCP can or will be achieved. Zoning is a tool to help achieve the community vision by preventing indiscriminate and or incompatible future land use. I favour implementing some basic land use/zoning categories to prevent incompatible uses which are a key contributor to the degradation of our community and is a problem that will only worsen as inevitable future growth and development occur.

- I am concerned about increasing the population density along the north shore and the need for more infrastructure to support more population. I consider traffic congestion a problem along the north shore during the summer and would not want it to become a greater problem by increasing north shore population. If more population happens, would a new route along the south shore be created? Would road extensions and improvements higher up the north shore mountains be needed? Already the north shore highway needs wider shoulder improvement to accommodate bicycles and walkers. I would welcome more small commercial and light industrial businesses along the north shore to support north shore residents. The electrical grid needs to be protected much more from falling trees. The relocation/ protection of key portions of the grid should involve some zoning priorities.
- No

Taghum Beach

6 survey responses were received.

Community Values

These questions help us understand the important characteristics of a community and the pressures it may be experiencing. The most common themes raised in the community conversations, held in June and July 2021, were used to form the multiple choice questions below. Please write in your own responses if you have different answers.

Question 1

What are the elements of your community that matter most to you and that you would not want to see changed? Please select up to 3 of your top choices.

Answer Choices	Responses	
Rural character	83.33%	5
Quiet	83.33%	5
Low density residential	66.67%	4
No land use regulations	0.00%	0
Open space	0.00%	0
Agricultural land	16.67%	1
Natural environment	50.00%	3
Neighbourliness	16.67%	1
Home-based businesses	16.67%	1
Commercial businesses	0.00%	0
Industrial businesses	0.00%	0
Other (please specify)	0.00%	0
	Answered	6
	Skipped	0

Question 2

Would you like to tell us more?

- YES, your paper survey numbering does not match the online questions.
- If you chose to live outside of Nelson or another major centre in the region it is most often to avoid being in a commercial densely populated area. If this changes, the lifestyle you chose with your housing purchasing, also disappears.
- Home Based Business fine with low activity

Question 3

What are the issues or concerns regarding land use you see in your community today or want to avoid in the future? Please select up to 3 of your top choices.

Answer Choices	Responses	
Increased density	16.67%	1
New commercial uses	0.00%	0
Watershed health	50.00%	3
Housing affordability	0.00%	0
New industrial uses	0.00%	0
Development Pressure	16.67%	1
Waterfront development impacts	0.00%	0
Water quantity/quality	66.67%	4
Uncertainty of future land use	16.67%	1
Incompatible land uses	66.67%	4
Contamination from wastewater	16.67%	1
Gravel extraction (Crown land use impacts)	16.67%	1
Logging (Crown land use impacts)	33.33%	2
Adventure tourism (Crown land use impacts)	0.00%	0
Other (please specify)	0.00%	0
	Answered	6
	Skipped	0

Question 4

Would you like to tell us more?

- RDCK does not seem to care or enforce unsightly premises and supports this. We have had issues in my neighbourhood and there is no RDCK support.
- RDCK has a responsibility under the existing building code to confirm water licensing before permits are granted. This is not being done. When RDCK lives up to existing responsibilities we'll give you more. We already have unsightly property laws and yet you do not act. Let's have some performance.
- Increased density puts pressure on water supply and other resources. Commercial operations (not small farms or home based businesses) exacerbate this issue and have other community impacts typically not mitigated against like large truck traffic, noise and environmental concerns.
- Residential use and environmentally used land

Land Use Planning

These questions help inform whether or not land use planning should be looked at further in Area E and what decisions on next steps should be.

Question 5

How would you rate your level of understanding of land use planning?

Answer Choices	Responses
Complete	0.00% 0
Good	66.67% 4
Fair	16.67% 1
Poor	16.67% 1
No understanding	0.00% 0
	Answered 6
	Skipped 0

Question 6

Is there anything you want to learn more about with respect to land use planning?

- The RDCK could provide residents with better information regarding Bylaws, etc. There was a recent article in the Nelson Daily News that said there was something new re local govt authority and that areas with zoning could be exempt from some bylaws. What's the use of having bylaws if they can be exempt.
- The RDCK has not provided sufficient information to help our community decide, especially given how protective this community is about their freedom to use their property as they see fit. The online meeting was missed by many (including me) because I was not aware it was taking place. There needs to be information about how the process would unfold. Where are the off ramps? What and how will the community have a say in how this proceeds? How long will it take? What is the process - in detail? If I didn't already have a good understanding of land use planning, I would be voting no. Also, I think the RDCK has something to prove to the community with respect to its ability to listen, hear concerns and considerations and respond to them. By outlining a clear process where people feel empowered this can help but providing insufficient information and creating uncertainty around what this would mean is doing the opposite.

Question 7

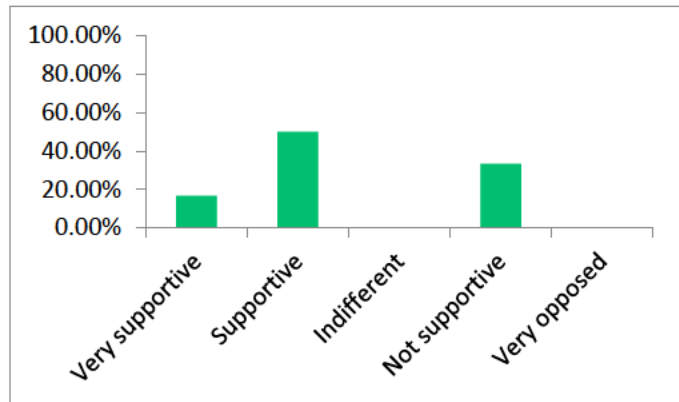
Do you feel you have enough information about land use planning to tell us whether or not you think it is useful in your community?

Answer Choices	Responses
Yes	66.67% 4
No	33.33% 2
Other (please specify)	0.00% 0
	Answered 6
	Skipped 0

Question 8

What is your level of support for land use planning in your community?

Answer Choices	Responses	
Very supportive	16.67%	1
Supportive	50.00%	3
Indifferent	0.00%	0
Not supportive	33.33%	2
Very opposed	0.00%	0
Answered		6
Skipped		0



Question 9

Do you think the RDCK should manage new development and growth with more land use planning in your community?

Answer Choices	Responses	
Yes	50.00%	3
No	0.00%	0
Maybe - I need to discuss with my neighbours	0.00%	0
Maybe - I need to learn more	0.00%	0
Maybe - Our community needs time to explore this further	16.67%	1
Other (please specify)	33.33%	2
Answered		6
Skipped		0

Other:

- Not yet
- A few bylaws might help to avoid unsightly development

Question 10

Do you think the RDCK should regulate the types of land uses and where new development goes in your community?

Answer Choices	Responses	
Yes	50.00%	3
No	0.00%	0
Maybe - I need to discuss with my neighbours	0.00%	0
Maybe - I need to learn more	0.00%	0
Maybe - Our community needs time to explore this further	33.33%	2
Other (please specify)	16.67%	1
Answered		6
Skipped		0

Other:

- Not yet

Question 11

Which land use planning tools, if any, do you think are or would be most useful in your community? (Select all that apply)

Answer Choices	Responses	
Official Community Plan (OCP)	50.00%	3
Development Permit Areas	50.00%	3
Zoning	50.00%	3
None	16.67%	1
I need more information about land use planning tools	33.33%	2
	Answered	6
	Skipped	0

Question 12

What actions, if any, would you want the RDCK to take after this survey with respect to land use planning?

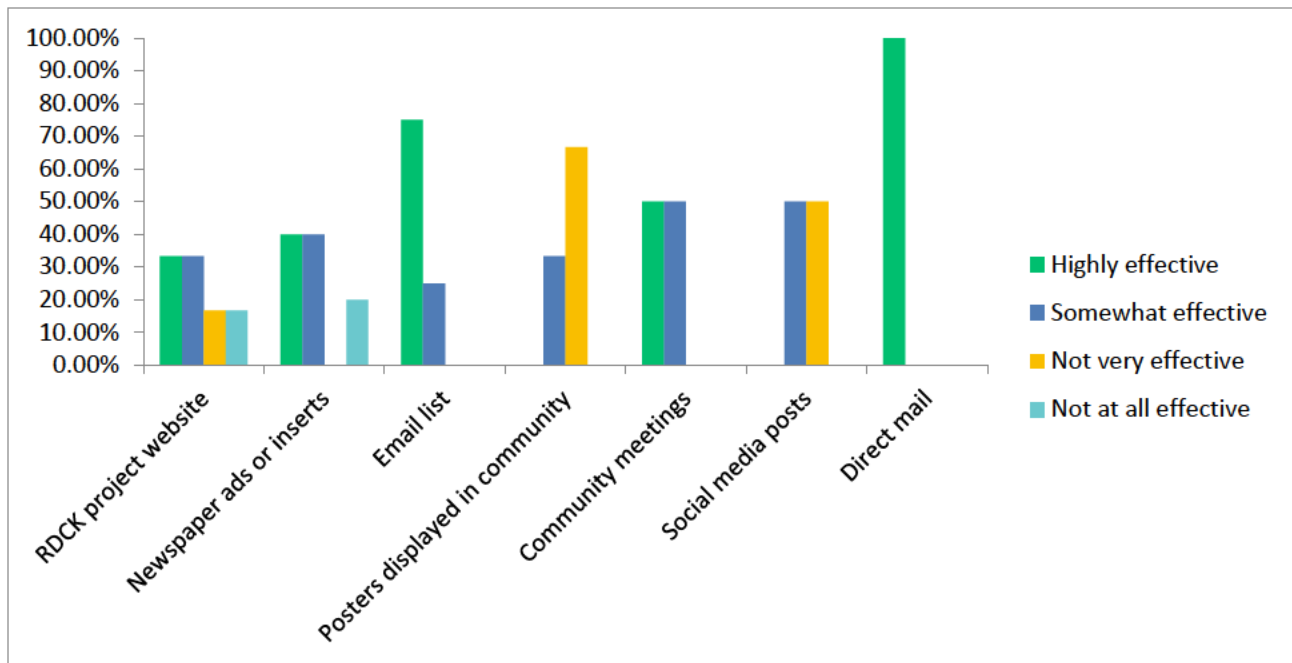
Answer Choices	Responses	
More education about what land use planning is	16.67%	1
More engagement to hear from community members	16.67%	1
Begin the land use planning process for my community	16.67%	1
No further action	16.67%	1
Other (please specify)	33.33%	2
	Answered	6
	Skipped	0

Other:

- Use available plans/rules/laws already in place to protect our community
- The survey comes before sufficient information has been provided and before there has been appropriate engagement. Both are needed.

Question 13

What are the best ways to notify you and communicate the results of the survey and next steps in the process (if any)?



Other:

- Not supportive of more planning at this time. Looking for more/better service from RDCK on existing issues. More action needed on existing tools, etc. We are rural and my area wants to stay rural. We keep chickens, livestock, have extensive gardens. Your last zoning effort shot this down for our area so I couldn't support it. Keep us rural.
- Community meetings are effective if they are advertised properly and are in person.

Demographics

These questions help us distinguish different sentiments between different communities. Next steps could be different for different communities depending on the outcome of this questionnaire.

Question 14

Did you attend any of the "Community Conversations" meetings held in June and July 2021?

Answer Choices	Responses
Yes	25.00% 1
No	75.00% 3
	Answered 4
	Skipped 2

Question 15

Is there anything else you would like to tell us about land use planning in Area 'E'?

- I think I should know more before any decision, ie how other areas with zoning work, but think area e does need more land use planning. My family has lived in this area for many years (before RDCK created) I see a lot more building in places that were never built before in Blewett and Granite Road. I have lived in kootenays for over sixty years and though on the whole the area hasn't changed too much, Nelson has become busier, the HWYs are busy with traffic, many areas that were forest are now being cleared for housing, roads accessing some new properties look vertical. I never paid attention to land/property issues, which I regret and no matter if there are bylaws, it is the homeowners right + responsibility to know as much about the legal boundaries of access roads, to be very proactive in subdivision in neighbourhood. I had septic covenant approved where I had existing legal water lines which has created a problem for me. Also the road is encroached by my neighbour in a manner in which I am not sure I have legal access + RDCK does not help with this. I have had my property breached by building with no permit + RDCK did help with this. My neighbour has thrown sawdust onto my property, there is no help for that.
- No OCP in Blewett OK. No Zoning in Area E OK. Subdivision and Floodplain Management Bylaws apply everywhere in the RDCK OK. The RDCK is getting too BIG and cannot handle all of the things it has taken over. Taxes keep going UP and UP to finance this expansion. It has to stop!!
- Please take the time to provide better information about community planning to our community. Blewett and surrounding area is on the verge of major development. Waiting another decade to have this conversation will mean it's too late. The pressures of migration to Nelson and area are being played out through rapid development. Between the increased pressure on our crown land areas with commercial tenure and resource extraction and urban development, the region's character is slowly being lost. Yes things change, but planning for that change is important so that elements of value to the community can be preserved. While a certain amount of additional building, development and commercial use in rural-residential areas can be accommodated, it is easy to hit the threshold where community character and lifestyle are deeply eroded. The urban interface areas are the ones hardest hit because increased density is taking place so rapidly in these areas, taking advantage of undivided lots with the high price of land driving sales. In this process, I also hope there will be an effort made by the RDCK to document the value of, and preserve shared green spaces, perhaps working to improve them as funding and time allows. The value and preservation of these spaces are often overlooked and, as population density increases, they only become more important to preserving community character and lifestyle. All of the shared spaces in our community are becoming increasingly busy. A case is easily made for the preservation of additional areas for community use.

South of Nelson Area (Ymir Road, Perrier Road, Forin Road, and Silver King Road)

20 survey responses were received from the areas south of Nelson, along Ymir, Perrier, Forin, and Silver King Roads. The original questionnaire selection was “Ymir Road/Perrier Road” based on previous surveys in the area, and 12 respondents selected this response. The remaining 8 respondents selected “other” and specified their locations as “Silver King Road” (5), “Forin Road” (2), or “Rosemont” (1). Based on the proximity of these other locations to Ymir Road and Perrier Road, they have been included in this section.

Community Values

These questions help us understand the important characteristics of a community and the pressures it may be experiencing. The most common themes raised in the community conversations, held in June and July 2021, were used to form the multiple choice questions below. Please write in your own responses if you have different answers.

Question 1

What are the elements of your community that matter most to you and that you would not want to see changed? Please select up to 3 of your top choices.

Answer Choices	Responses	
Rural character	35.00%	7
Quiet	25.00%	5
Low density residential	25.00%	5
No land use regulations	60.00%	12
Open space	15.00%	3
Agricultural land	5.00%	1
Natural environment	45.00%	9
Neighbourliness	10.00%	2
Home-based businesses	40.00%	8
Commercial businesses	15.00%	3
Industrial businesses	10.00%	2
Other (please specify)	10.00%	2
	Answered	20
	Skipped	0

Other:

- businesses (all)
- businesses (all)

Question 2

Would you like to tell us more?

- quiet would have been a priority, but quiet is subjective
- mixed residential and commercial
- Access to natural areas within easy walking distance is very important
- Leave it be !
- No zoning.

Question 3

What are the issues or concerns regarding land use you see in your community today or want to avoid in the future? Please select up to 3 of your top choices.

Answer Choices	Responses	
Increased density	25.00%	5
New commercial uses	0.00%	0
Watershed health	40.00%	8
Housing affordability	25.00%	5
New industrial uses	10.00%	2
Development Pressure	20.00%	4
Waterfront development impacts	0.00%	0
Water quantity/quality	30.00%	6
Uncertainty of future land use	10.00%	2
Incompatible land uses	25.00%	5
Contamination from wastewater	10.00%	2
Gravel extraction (Crown land use impacts)	10.00%	2
Logging (Crown land use impacts)	25.00%	5
Adventure tourism (Crown land use impacts)	10.00%	2
Other (please specify)	20.00%	4
	Answered	20
	Skipped	0

Other:

- Crown land use impacts (all)
- None
- None
- Fuel mitigation projects to lower wildfire risk

Question 4

Would you like to tell us more?

- Many answer options to question #4 seem similar. Watershed health and water quality seem to fit under the same category. Uncertainty of future land use is and will continue to be applicable to gravel extraction, and logging.
- The area has too many septic tanks and it is polluting our water source. We need to go into the city so we have water and sewer. There are people living on some property on Perrier Rd. that have no water or sewer.
- we don't need zoning

Land Use Planning

These questions help inform whether or not land use planning should be looked at further in Area E and what decisions on next steps should be.

Question 5

How would you rate your level of understanding of land use planning?

Answer Choices	Responses	
Complete	15.00%	3
Good	50.00%	10
Fair	20.00%	4
Poor	15.00%	3
No understanding	0.00%	0
	Answered	20
	Skipped	0

Question 6

Is there anything you want to learn more about with respect to land use planning?

- I would like information regarding the ability for a neighbour to build a business structure too close to a property line, with no inspection. I would like to also know how it is that a neighbour can build a non engineered rock wall, and not have it inspected for safety. I have always kept a good rapport with my neighbours, but wish that the RDCK had the authority to shut down development if it posed safety problems, or environmental concerns.
- I'm interested in learning more about why, 20 years on, there has still been zero movement toward real land use planning or zoning.
- long term plan

Question 7

Do you feel you have enough information about land use planning to tell us whether or not you think it is useful in your community?

Answer Choices	Responses	
Yes	80.00%	16
No	15.00%	3
Other (please specify)	5.00%	1
	Answered	20
	Skipped	0

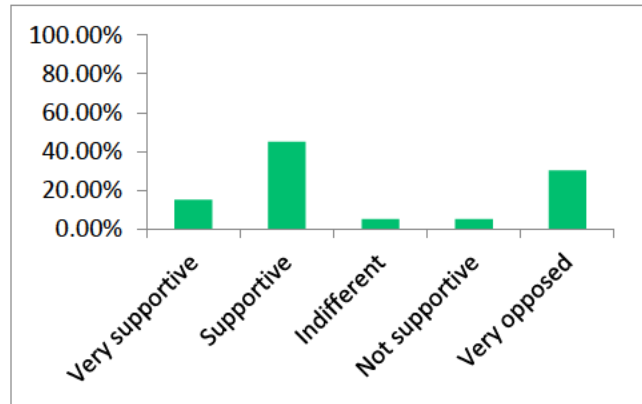
Other:

- I haven't enough information because I haven't been in Area E, due to family matters elsewhere. I feel any land use planning is essential.

Question 8

What is your level of support for land use planning in your community?

Answer Choices	Responses	
Very supportive	15.00%	3
Supportive	45.00%	9
Indifferent	5.00%	1
Not supportive	5.00%	1
Very opposed	30.00%	6
Answered		20
Skipped		0



Question 9

Do you think the RDCK should manage new development and growth with more land use planning in your community?

Answer Choices	Responses	
Yes	15.79%	3
No	47.37%	9
Maybe - I need to discuss with my neighbours	5.26%	1
Maybe - I need to learn more	21.05%	4
Maybe - Our community needs time to explore this further	10.53%	2
Other (please specify)	0.00%	0
Answered		19
Skipped		1

Question 10

Do you think the RDCK should regulate the types of land uses and where new development goes in your community?

Answer Choices	Responses	
Yes	20.00%	4
No	40.00%	8
Maybe - I need to discuss with my neighbours	5.00%	1
Maybe - I need to learn more	15.00%	3
Maybe - Our community needs time to explore this further	15.00%	3
Other (please specify)	5.00%	1
Answered		20
Skipped		0

Other:

- It's very difficult to regulate when many property owners have owned and operated their business for 40-60 years. I need to learn more!

Question 11

Which land use planning tools, if any, do you think are or would be most useful in your community? (Select all that apply)

Answer Choices	Responses	
Official Community Plan (OCP)	30.00%	6
Development Permit Areas	15.00%	3
Zoning	25.00%	5
None	40.00%	8
I need more information about land use planning tools	15.00%	3
Answered		20
Skipped		0

Question 12

What actions, if any, would you want the RDCK to take after this survey with respect to land use planning?

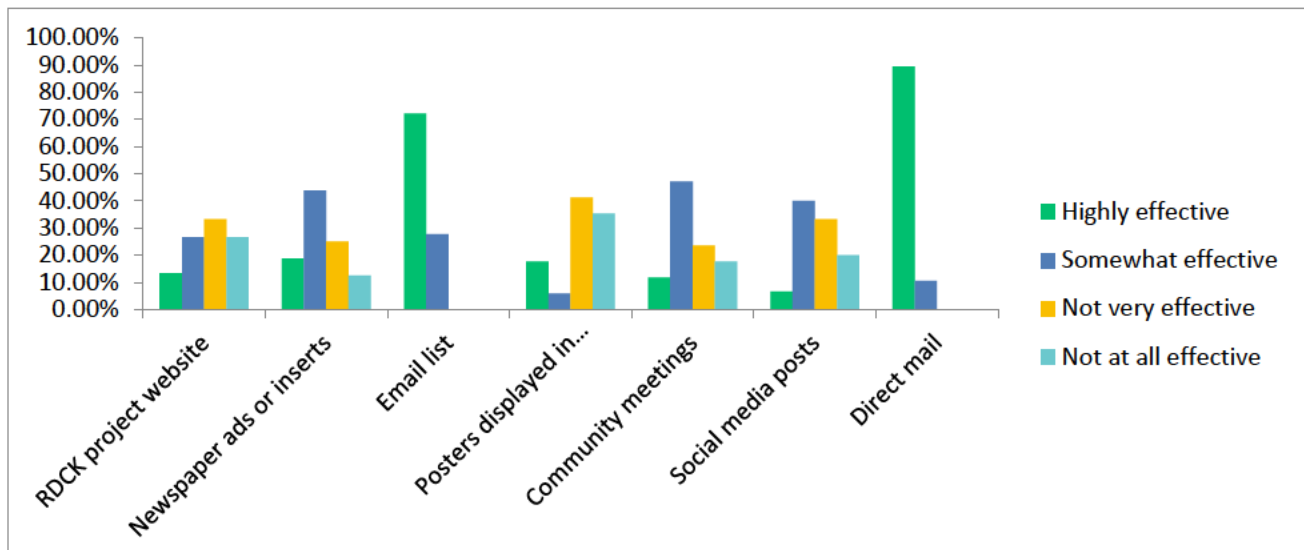
Answer Choices	Responses	
More education about what land use planning is	25.00%	5
More engagement to hear from community members	15.00%	3
Begin the land use planning process for my community	20.00%	4
No further action	35.00%	7
Other (please specify)	5.00%	1
Answered		20
Skipped		0

Other:

- put an end to zoning

Question 13

What are the best ways to notify you and communicate the results of the survey and next steps in the process (if any)?



Other:

- I wasn't aware of the community meetings in the summer

Demographics

These questions help us distinguish different sentiments between different communities. Next steps could be different for different communities depending on the outcome of this questionnaire.

Question 14

Did you attend any of the “Community Conversations” meetings held in June and July 2021?

Answer Choices	Responses	
Yes	5.26%	1
No	94.74%	18
	Answered	19
	Skipped	1

Question 15

Is there anything else you would like to tell us about land use planning in Area ‘E’?

- The difficulty in dealing with neighbours with different mind sets will always exist in outlining areas. Therefore, it would be important, particularly where there are environmental issues, that the RDCK would oversee these concerns.
- Thank you for this questionnaire. As a longtime resident of Area E, it has been a bit frustrating watching the snail's pace of desired change re: land use planning and zoning. Nobody wants an overburden of 'government' telling us what we can & cannot do - but it's clear that there is a place & need for some degree of organization/direction in Area E. (In all regions really) The days of wild west - hands off my land - are over. We're all jammed in together, in an area of great beauty & in order to 'get along' certain rules/guidelines are required. It's simple really - peace-ordered - good government (Sec. 91 B.N.A. 1867) please get to work on land use and zoning, let's not let another 20 years go by. Thank you.
- I am opposed to legal and illegal grow ops in our neighbourhood. They are causing a problem with homeless people and drive addicts around our homes, there are no transients hanging around our gravel operation.
- I think you's should leave as is.
- keep the logging to a minimum.
- I never learned about the meetings that happened in June and July 2021. That is not acceptable.
- We are happy with how it currently is.
- I do not want any kind of zoning in my area, NO RDCK
- Would like Perrier Road to stay residential and something done about septic tanks to land doesn't hold any more sewer water and our drinking water is getting polluted - unfit to drink.
- We are very opposed to land use planning in area E. People should be able to use their property as they see fit, and not be told by community planning committee what they can and can't do on their own land.
- I would like to see planning to maintain or ensure access to Crown land and for recreation / non-car transport use (e.g. right of ways for footpaths). It is frustrating being in a rural area but having to drive somewhere to go for a walk due to limited access to the surrounding land due to private

ownership. Also concerns around development of the Granite Point Golf course and loss of trails and impacts on access to surrounding land.

- Stop it