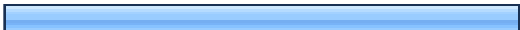
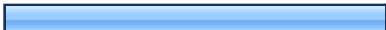


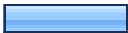
1. Please check the area which best describes where you live.

		Response Percent	Response Count
Smithers rural		77.3%	17
Telkwa rural		9.1%	2
Quick area & south		0.0%	0
Evelyn area & north		4.5%	1
Other (please specify)		9.1%	2
answered question			22
skipped question			1

2. Gender:

		Response Percent	Response Count
female		42.9%	9
male		57.1%	12
answered question			21
skipped question			2

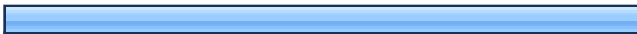
3. Approximately how many years have you lived in the area?

		Response Percent	Response Count
less than 2 yrs		0.0%	0
3-10 yrs		22.7%	5
11-15 yrs		18.2%	4
16+ yrs		59.1%	13
answered question			22
skipped question			1

4. Please tell us your age category:

		Response Percent	Response Count
under 19 yrs		0.0%	0
19-34 yrs		4.8%	1
35-49 yrs		33.3%	7
50-64 yrs		52.4%	11
65+ yrs		9.5%	2
answered question			21
skipped question			2

5. Do you:

		Response Percent	Response Count
own your home		95.5%	21
rent your home		4.5%	1
answered question			22
skipped question			1

6. What type of dwelling do you live in?

		Response Percent	Response Count
house		95.5%	21
duplex		0.0%	0
multiple family dwelling		0.0%	0
secondary suite		0.0%	0
manufactured home		4.5%	1
Other (please specify)		0.0%	0
answered question			22
skipped question			1

7. How many people reside in your household?

	0	1	2	3	4	5	6
Number of adults	0.0% (0)	4.8% (1)	90.5% (19)	0.0% (0)	4.8% (1)	0.0% (0)	0.0% (0)
Number of children/youth	40.0% (4)	20.0% (2)	40.0% (4)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)

8. What is your preference for the future management of rural residential growth?

		Response Percent	Response Count
less rural residential growth		38.1%	8
current rate of rural residential growth (about 5 new properties per year)		28.6%	6
more rural residential growth		23.8%	5
Other (please specify)		14.3%	3
answered question			21
skipped question			2

9. Which approach to accommodating new growth do you prefer?

		Response Percent	Response Count
priority given to developing existing neighbourhoods (infill)		50.0%	11
equal priority given to existing neighbourhoods and developing new areas		22.7%	5
priority given to developing new areas		18.2%	4
Other (please specify)		18.2%	4
answered question			22
skipped question			1

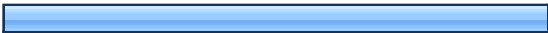
10. Which issues do you believe are important when considering development proposals in areas of existing development?

		Response Percent	Response Count
preserving character of existing areas		63.6%	14
protecting the natural environment		81.8%	18
suitability of roads to handle increased traffic		36.4%	8
ability of area to accommodate additional wells and sewage systems		63.6%	14
Other (please specify)		18.2%	4
answered question			22
skipped question			1

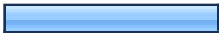
11. What are the most important challenges to the future of your community?

		Response Percent	Response Count
increasing population density		27.3%	6
housing affordability		40.9%	9
increased traffic		13.6%	3
aging populations and lack of a mix of age and income		13.6%	3
economic instability		4.5%	1
aging infrastructure (roads, wells, sewer systems)		9.1%	2
protecting rural quality of life		40.9%	9
changing character of rural residential areas		18.2%	4
environmental issues		68.2%	15
Other (please specify)		31.8%	7
answered question			22
skipped question			1

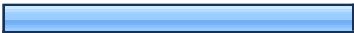
12. How do you expect your housing needs to change in the next 5 years? (check all that apply)

		Response Percent	Response Count
no change expected		81.8%	18
require more space		0.0%	0
require less space		13.6%	3
need a home requiring less maintenance		13.6%	3
need some home care service		4.5%	1
need home designed for increased mobility		4.5%	1
Other (please specify)		4.5%	1
answered question			22
skipped question			1

13. What type of housing would you like to see more of in your community?(check all that apply)

		Response Percent	Response Count
duplex/triplex/fourplex		31.8%	7
townhouse		27.3%	6
mobile home		4.5%	1
second dwelling on rural properties		54.5%	12
single family dwelling		22.7%	5
bare land strata development		18.2%	4
none		18.2%	4
answered question			22
skipped question			1

14. Which of the following do you believe are significant housing-related problems in your area? (check all that apply)

		Response Percent	Response Count
housing supply for the elderly		52.4%	11
overall affordability		66.7%	14
condition of existing housing		4.8%	1
conversion of seasonal housing to full time use		9.5%	2
failing sewage systems		14.3%	3
conflicts between housing and other land uses		52.4%	11
excessive distance to shopping/amenities		9.5%	2
Other (please specify)		14.3%	3
answered question			21
skipped question			2

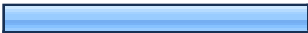
15. What were the important factors in selecting your current accommodation?

		Response Percent	Response Count
proximity to work		27.3%	6
proximity of a natural amenity (i.e. lake, view)		45.5%	10
affordability of housing		36.4%	8
rural / quiet character of the area		77.3%	17
proximity to family members		0.0%	0
proximity to services		50.0%	11
Other (please specify)		13.6%	3
answered question			22
skipped question			1

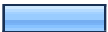
16. What type of commercial development, if any, do you believe is most needed in your area? (check all that apply)

		Response Percent	Response Count
small local retail and commercial service shops		36.4%	8
commercial entertainment (pubs, restaurants)		4.5%	1
farmer's market		27.3%	6
tourist accommodation		13.6%	3
none		40.9%	9
Other (please specify)		22.7%	5
		answered question	22
		skipped question	1

17. How should proposals for commercial recreation uses, such as resorts, lodges, and marinas be approached?

		Response Percent	Response Count
They should be encouraged.		45.5%	10
Their impact on the natural environment is the most important consideration.		63.6%	14
Their impact on the character of existing rural neighbourhoods is the most important consideration.		27.3%	6
They should be discouraged.		4.5%	1
Other (please specify)		18.2%	4
answered question			22
skipped question			1

18. What types of home based businesses should be allowed in rural areas?

		Response Percent	Response Count
limited light industrial (i.e. workshop)		75.0%	15
service commercial (i.e. hairdresser)		75.0%	15
retail commercial (i.e. consignment store)		30.0%	6
none		15.0%	3
Other (please specify)		25.0%	5
answered question			20
skipped question			3

19. What is important when considering the location of future major industrial operations?

		Response Percent	Response Count
separation from residential areas		72.7%	16
protection of the natural environment		77.3%	17
the ability of area roads to handle industrial traffic		59.1%	13
Other (please specify)		31.8%	7
answered question			22
skipped question			1

20. Do you believe that protecting the natural environment important to:

	Yes	No	Response Count
your quality of life	100.0% (21)	0.0% (0)	21
the area's economic future	95.0% (19)	5.0% (1)	20
		Other (please specify)	3
		answered question	21
		skipped question	2

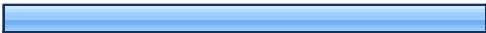
21. What do you consider to be the biggest threats to the environment in your area?

		Response Percent	Response Count
increasing population density		23.8%	5
older failing sewage disposal systems		19.0%	4
industrial development		52.4%	11
increased recreational use		28.6%	6
new residential development		33.3%	7
waterfront development		14.3%	3
Other (please specify)		42.9%	9
answered question			21
skipped question			2

22. Are there any specific environmental features or location that you consider especially important and would like protected?

	Response Count
	14
answered question	14
skipped question	9

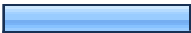
23. Do you agree that lands with good capacity for agricultural use should be reserved for agricultural use?

		Response Percent	Response Count
Yes, within the ALR		72.7%	16
Yes, under local land use bylaws		31.8%	7
No		4.5%	1
Other (please specify)		22.7%	5
answered question			22
skipped question			1

24. Please identify how agricultural activities in the area in which you live impact your quality of life.

		Response Percent	Response Count
positive impact (i.e. local products, pleasant appearance)		76.2%	16
negative impact (i.e. unpleasant smells/noise/appearance)		9.5%	2
no impact		14.3%	3
Other (please specify)			5
answered question			21
skipped question			2

25. What is the most important contributing factor to the quality of rural living?

		Response Percent	Response Count
healthy natural environment		38.9%	7
diversity of uses		0.0%	0
peace and quiet		27.8%	5
sense of community		16.7%	3
large parcel sizes (larger than 2 ha/5 ac)		16.7%	3
Other (please specify)			5
answered question			18
skipped question			5

26. What is the greatest threat to the quality of rural living?

		Response Percent	Response Count
a.		100.0%	20
b.		60.0%	12
c.		45.0%	9
answered question			20
skipped question			3

27. How would increased regulations affect your rural quality of life?

		Response Percent	Response Count
improve rural quality of life		63.6%	7
reduce rural quality of life		36.4%	4
rural quality of life would be unaffected		0.0%	0
Other (please specify)			12
answered question			11
skipped question			12

28. What are the most important issues to address in your community?

		Response Percent	Response Count
increasing population density		27.3%	6
environmental protection		72.7%	16
industrial growth/development		59.1%	13
commercial development		22.7%	5
broadening the area's economic base		40.9%	9
providing new rural housing		13.6%	3
housing affordability		36.4%	8
managing sprawling development patterns		45.5%	10
protection of community character		59.1%	13
answered question			22
skipped question			1

29. What are the most important land use or development related issues in your area?

		Response Percent	Response Count
a.		100.0%	19
b.		57.9%	11
c.		42.1%	8
answered question			19
skipped question			4

30. How would you like to see your community change in the future?

	Response Count
	17
answered question	17
skipped question	6

31. What do you like least about living in the area?

	Response Count
	19
answered question	19
skipped question	4

32. What do you most value about living in your area?

Response Count	
19	
answered question	19
skipped question	4

Page 2, Q1. Please check the area which best describes where you live.

1	Town of Smithers	Nov 6, 2012 11:00 AM
2	between smither and telkwa	Nov 2, 2012 11:58 AM

Page 3, Q8. What is your preference for the future management of rural residential growth?

1	I think we have to be realistic about provincial population trends and do our best to plan wisely for whatever direction that takes	Nov 6, 2012 10:46 AM
2	We should look at new ways of planning for residential development such as strata, cluster housing etc that protects and promotes the forests, the wildlife and the water quality of the area. Not everything has to be in ALR, but when it is removed there should be conditions requiring that much of the land in development areas be protected with homes clustered in small parts of the development area and covenants placed protecting the rest of the land, including easements for public use.	Nov 6, 2012 10:42 AM
3	Not possible to answer this question. What does 5 properties per year mean? 5 quarter sections into 5 acre lot or...? What is the range of growth rates within say 10 km of Smithers? My experience of the rate of development around Smithers suggests that it is sufficiently high.	Nov 5, 2012 8:59 AM

Page 3, Q9. Which approach to accommodating new growth do you prefer?

1	Higher density growth would be easier on the environment and likely on the financial load of the regional district	Nov 13, 2012 3:35 PM
2	I agree with in-fill within reason -clearly there are instances when it can change the character of the neighbourhood or potentially overload sewage capacity etc.	Nov 6, 2012 10:46 AM
3	The areas not suitable for agriculture could be removed from ALR, but only with the kinds of protections identified above.	Nov 6, 2012 10:42 AM
4	The answer depends on a balance between increasing density, maintaining the environment eg water and air quality, quality of life. In general focus the increase density around towns subject to these restrictions. The planning question also requires knowing how many people the district can sustainably (economic, environment, and community services) support. This sets the estimated maximum population for a given quality of life etc.	Nov 5, 2012 8:59 AM

Page 3, Q10. Which issues do you believe are important when considering development proposals in areas of existing development?

1	Minimizing impact on natural environment	Nov 13, 2012 2:50 PM
2	Consider low density rural residential development in marginal agricultural lands (do not ignore options to change ALR designations if the land is marginal or has a low productive potential for agricultural use)	Nov 6, 2012 12:12 PM
3	Cumulative impacts, size of footprint - smaller the better.	Nov 5, 2012 8:59 AM
4	Maintenance of recreational features	Oct 22, 2012 9:17 PM

Page 3, Q11. What are the most important challenges to the future of your community?

1	air quality in higher density areas such as mobile home parks	Nov 13, 2012 3:35 PM
2	Identifying areas in the rural community where families can live affordably	Nov 13, 2012 2:50 PM
3	avoiding degradation of creeks, lakes, etc. because of agricultural and residential pollutants	Nov 13, 2012 2:45 PM
4	increase of heavy traffic on the highway (large trucks). They are wrecking our highway and making it unsafe for passenger vehicles. I think we need to CN to increase local freight service to take pressure off our highways.	Nov 7, 2012 8:17 AM
5	economic resiliency	Nov 6, 2012 11:01 AM
6	I do worry about the nicer areas increasingly becoming vacation homes for people who don't live in the valley	Nov 6, 2012 10:46 AM
7	If there is one challenge it is getting the politicians and planners to recognize that there are limits to the population that the district can sustain for a given quality of life. If they recognize this and provide the relevant information then balancing the points listed in 11 can be appropriately debated. It seems to easy for developers to juggle with the permitting process to accomodate their aims rather than follow the spirit of the community desires expressed in hearing or the need for balance expressed above.	Nov 5, 2012 8:59 AM

Page 4, Q12. How do you expect your housing needs to change in the next 5 years? (check all that apply)

1	Need access to land for growing food	Oct 22, 2012 9:19 PM
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Page 4, Q14. Which of the following do you believe are significant housing-related problems in your area? (check all that apply)

1	housing supply for elderly that includes mixed age families	Nov 13, 2012 2:50 PM
2	Valley residents who do not respect other residents or the environment. Houses that are far too big for those occupying them.	Nov 5, 2012 9:02 AM
3	high taxes	Oct 29, 2012 8:11 AM

Page 4, Q15. What were the important factors in selecting your current accommodation?

1	good water	Nov 7, 2012 8:18 AM
2	Good water	Nov 5, 2012 9:02 AM
3	availability of a reliable water source	Oct 30, 2012 10:11 AM

Page 5, Q16. What type of commercial development, if any, do you believe is most needed in your area? (check all that apply)

1	community centre that includes arts venues, meeting rooms, library, museum, etc.	Nov 13, 2012 2:52 PM
2	We should concentrate commercial development in the exisitng urban areas. The focus should be on local ownership and development of small scale operations in conjunction with promoting economic opportunites that protect the environment and share the resources with the First Nations inhabitants	Nov 6, 2012 10:47 AM
3	or NONE by default. See 11.	Nov 5, 2012 9:06 AM
4	light industrial	Nov 2, 2012 12:01 PM
5	small-scale agriculture	Oct 29, 2012 8:19 AM

Page 5, Q17. How should proposals for commercial recreation uses, such as resorts, lodges, and marinas be approached?

1	Their impact on the natural environment and character of existing neighbourhoods needs to be considered.	Nov 13, 2012 2:55 PM
2	Balancing development with environmental considerations is important.	Nov 7, 2012 12:25 PM
3	Both apply and can't be separated. It seems to easy for developers to juggle with the permitting process to accomodate their aims rather than follow the spirit of the community desires expressed in hearings.	Nov 5, 2012 9:06 AM
4	it depends on the kind of operation	Oct 29, 2012 8:19 AM

Page 5, Q18. What types of home based businesses should be allowed in rural areas?

1	Consulting or "office" businesses	Nov 7, 2012 12:25 PM
2	food shopping	Nov 7, 2012 8:40 AM
3	I don't really have opinions about this.	Nov 6, 2012 10:49 AM
4	Outside the urbanized areas, businesses shouldbe restricted to internet based activities	Nov 6, 2012 10:47 AM
5	None by default. Need more details on the regulations and permitting process to determine the business's impacts on water, noise, quality of life etc. See 11.	Nov 5, 2012 9:06 AM

Page 5, Q19. What is important when considering the location of future major industrial operations?

1	Minimizing the impact on the natural environment	Nov 13, 2012 2:55 PM
2	carbon footprint, sustainability	Nov 13, 2012 2:52 PM
3	local employment - if not - go away	Nov 7, 2012 12:25 PM
4	Air quality, traffic,	Nov 6, 2012 11:04 AM
5	air quality is really important	Nov 6, 2012 10:49 AM
6	Frist Nations involvement	Nov 6, 2012 10:47 AM
7	Impacts on watter and increase in noise. The wishes of those who could be most impacted.	Nov 5, 2012 9:06 AM

Page 6, Q20. Do you believe that protecting the natural environment important to:

1	The definition of "protect" is impostant. If it means "preserve" then I think it's difficult to have any development.	Nov 13, 2012 3:00 PM
2	our survival as a species!	Nov 13, 2012 2:54 PM
3	Our "niche" is a pristine natural environment. We should protect it so we can "sell" it.	Nov 7, 2012 12:46 PM

Page 6, Q21. What do you consider to be the biggest threats to the environment in your area?

1	Poor air quality. I live in a 100 home mobile home park where air is polluted from some wood burning stoves that smolder regularly. There appears to be no governmental controls in this.	Nov 13, 2012 3:44 PM
2	climate change	Nov 13, 2012 3:00 PM
3	increased motorized recreational use, agricultural pollution	Nov 13, 2012 2:54 PM
4	ATV's and snowmobiles	Nov 6, 2012 1:54 PM
5	Not really sure. I am not opposed to increasing population density, I think we need to expect that, try to do a good job and work on densifying the areas next to town.	Nov 6, 2012 10:54 AM
6	Lack of awareness of the connection between human well-being and environmental function.	Nov 5, 2012 9:07 AM
7	Blue Pearl Mine (they haven't gone away) in my backyard and its affect on my water supply, plus noise, plus air pollution. Potential for wildfire caused by backyard burning! Stray bullets from neighbour shooting off gun. Wildlife encounter due to illegal dumping in our neighbourhood.	Oct 30, 2012 10:15 AM
8	Crown land logging; motorized recreation	Oct 29, 2012 8:21 AM
9	Enbridge	Oct 29, 2012 8:13 AM

Page 6, Q22. Are there any specific environmental features or location that you consider especially important and would like protected?

1	I think the LRMP has done a good job in this regard. I think we have to be wary of the MoE's more detailed work in the Bulkley Valley. More public input should be received before accepting it.	Nov 13, 2012 3:00 PM
2	We need to have significant areas for low-impact recreational use and increased restrictions on motorized recreation on crown land, especially in wetlands and the alpine.	Nov 13, 2012 2:54 PM
3	Our rivers. I'm not a hot head, I believe Enbridge is a huge threat to our rivers and our tourist economy. Logging and development near rivers is also a threat.	Nov 7, 2012 12:46 PM
4	Non-motorized infrastructure: trails that allow non-damaging access.	Nov 7, 2012 9:50 AM
5	The area around Call Lake Park that is not park should be protected as well as possible or amalgamated into the park. Public access to Malkow Lookout should be permanently protected somehow, since now it depends on the goodwill of landowners.	Nov 7, 2012 8:43 AM
6	Continuity of wildlife corridors, ground water protection, air quality, stream and river (fish habitat) protection.	Nov 6, 2012 11:05 AM
7	I live in the Seymour Lake area, so I do feel that the lake water quality, shoreline and the natural area bordering the lake is important and that there should not be increased density with sewage flowing into the lake. I think ultimately we should be hooked into a proper sewage system. I am in favour of decommissioning the road bordering the lake, but it has recently been seal-coated..	Nov 6, 2012 10:54 AM
8	The view scapes on all of the surrounding mountains. Water quality in the rivers and streams. Wildlife habitat and healthy, intact forests. Access to public lands for recreation.	Nov 6, 2012 10:50 AM
9	Surface water, environment's integrity	Nov 5, 2012 9:07 AM
10	Protection of ground and surface water quality and quantity. Protection of community watersheds.	Oct 30, 2012 10:15 AM
11	The Bulkley River valley between Smithers & Telkwa is being ruined by gravel extraction. It is probably the single most important area in Electoral Area A and deserves special planning consideration to conserve it for future generations.	Oct 29, 2012 8:21 AM
12	creeks and streams	Oct 29, 2012 8:04 AM
13	Lake and riverfront (Telkwa and Bulkley). Landscape corridors and core ecosystems. Red-listed ecosystems. Wetlands. Any areas of high biodiversity.	Oct 22, 2012 9:23 PM
14	Working Farms and Pasture should be removed from the lands directly touching Tyhee Lake	Oct 17, 2012 8:15 AM

Page 7, Q23. Do you agree that lands with good capacity for agricultural use should be reserved for agricultural use?

1	I would like to see some process which facilitates denser living on ALR lands where people are wanting to farm in a less mechanized way that requires more human labour.	Nov 7, 2012 8:45 AM
2	some areas currently designated as ALR are low or productive capacity, and should be allowed for rural residential development under the ROCP	Nov 6, 2012 12:20 PM
3	ie Both land in ALR and outside	Nov 5, 2012 9:07 AM
4	lands with minimal capacity should be allowed for other uses. Costs in north are high and markets limited so get best value from land may be development outside of agriculture. ALR is outdated and not forward thinking!	Nov 2, 2012 12:05 PM
5	Yes, but there need to be mechanisms for lower income people to access these agricultural areas.	Oct 22, 2012 9:25 PM

Page 7, Q24. Please identify how agricultural activities in the area in which you live impact your quality of life.

1	I am somewhat concerned about the impact that concentrated cattle could have on the groundwater.	Nov 13, 2012 3:01 PM
2	I worry about use of herbicides and chemical fertilizers, antibiotics in animals which are then excreted into the land and water.	Nov 13, 2012 2:56 PM
3	It is imperative for our future that we encourage agricultural activities in our area.	Nov 7, 2012 8:45 AM
4	In many cases, agricultural lands are not managed particularly well with respect to water quality management, or herd management. We have experienced annual problems with cattle crossing through fences onto rural residential properties.	Nov 6, 2012 12:20 PM
5	Securing local food supply and ensuring good soil.	Nov 6, 2012 11:06 AM

Page 8, Q25. What is the most important contributing factor to the quality of rural living?

1	healthy natural environment, peace and quiet.	Nov 13, 2012 3:47 PM
2	healthy natural environment, diversity of uses, peace and quiet, and sense of community	Nov 13, 2012 3:29 PM
3	healthy natural environment, peace and quiet, and sense of community. Political respect for the value of a sense of community.	Nov 5, 2012 9:11 AM
4	good air, good water, good soil	Oct 30, 2012 10:29 AM
5	All of them!	Oct 29, 2012 8:22 AM

Page 8, Q26. What is the greatest threat to the quality of rural living?

a.

1	possible loss of agricultural land to other uses	Nov 13, 2012 3:47 PM
2	Poorly planned housing developments	Nov 13, 2012 3:29 PM
3	increased density	Nov 13, 2012 2:58 PM
4	lack of ability to vote for the Mayor and Council of the town centre near which you live. I may live in a rural area, but I work, send kids to school, shop, recreate, eat, use services in town and I have absolutely no say in how it is governed.	Nov 7, 2012 2:12 PM
5	Large scale resource extraction (logging, gas, coal)	Nov 7, 2012 9:52 AM
6	Urbanization, where new development takes on the character of big city suburbs. I would be in favour of denser rural living if development projects were tightly controlled to create a community, village, atmosphere, without devastating the natural environment the way city suburbs do.	Nov 7, 2012 8:49 AM
7	Noise, from rail, road, and ATV and snowmobile traffic (latter illegal on roads)	Nov 6, 2012 1:58 PM
8	few people able to make a living farming	Nov 6, 2012 12:45 PM
9	unnecessary restrictions on rural residential development (restrictions due to philosophical preference for large tracts of "wilderness-like" areas)	Nov 6, 2012 12:23 PM
10	climate change	Nov 6, 2012 10:57 AM
11	Uncontrolled or poorly planned housing development and resource extraction	Nov 6, 2012 10:54 AM
12	Disruption and pollution of the natural environment, in particular surface water.	Nov 5, 2012 9:11 AM
13	Environmental agenda	Oct 30, 2012 10:49 AM
14	Having no reliable domestic water supply	Oct 30, 2012 10:29 AM
15	For us, logging on adjacent Crown land	Oct 29, 2012 8:22 AM
16	Enbridge	Oct 29, 2012 8:14 AM
17	too high density creates too much traffic and noise	Oct 29, 2012 8:06 AM
18	subdivision, urban sprawl	Oct 25, 2012 2:14 PM
19	Growth in population, resulting in increased density and more demands on the landscape.	Oct 22, 2012 9:27 PM
20	High density housing. Small hobby farms are fine.	Oct 17, 2012 8:16 AM

b.

1	deteriorating air quality from wood smoke	Nov 13, 2012 3:47 PM
3	absentee/luxury "farms"	Nov 13, 2012 2:58 PM

Page 8, Q26. What is the greatest threat to the quality of rural living?

5	Open range grazing leases	Nov 7, 2012 9:52 AM
6	Constant dog barking.	Nov 7, 2012 8:49 AM
7	potential industrial development in Hudson Bay Mountain viewscape (ie. Blue Pearl)	Nov 6, 2012 1:58 PM
8	industrial development	Nov 6, 2012 12:45 PM
10	rapid uncontrolled growth with really large developments and posh homes	Nov 6, 2012 10:57 AM
11	Noise from recreational vehicles, and the railroad	Nov 6, 2012 10:54 AM
12	Lack of political respect for a sense of community and our environment.	Nov 5, 2012 9:11 AM
14	Having no freash air to breathe, having too much noise	Oct 30, 2012 10:29 AM
15	Motorized recreations (ATVs & snowmobiles trespassing, using roads illegally)	Oct 29, 2012 8:22 AM
16	Coalbed methane development	Oct 29, 2012 8:14 AM
C.		
3	motorized off-road recreation	Nov 13, 2012 2:58 PM
5	Lack of alternative transportation (buses, bike trails, railway)	Nov 7, 2012 9:52 AM
6	Increasing traffic that makes it unpleasant to walk or bike to town or for exercise.	Nov 7, 2012 8:49 AM
8	residential development	Nov 6, 2012 12:45 PM
10	loss of affordability where homes become owned by rich outsiders.	Nov 6, 2012 10:57 AM
11	Light pollution from high intensity outdoor lighting	Nov 6, 2012 10:54 AM
12	Disrespectful visitors and irresponsible recreationists.	Nov 5, 2012 9:11 AM
14	having no wildlife left	Oct 30, 2012 10:29 AM
16	ill advised infill subdivisions	Oct 29, 2012 8:14 AM

Page 8, Q27. How would increased regulations affect your rural quality of life?

1	It depends on what regulations are put in place.	Nov 13, 2012 3:47 PM
2	depends on what the regulations are	Nov 13, 2012 3:29 PM
3	well, that depends on the regulations...	Nov 13, 2012 2:58 PM
4	That would depend on the regulation wouldn't it?	Nov 7, 2012 2:12 PM
5	regulations on what??? dumb question.	Nov 6, 2012 1:58 PM
6	depends on what the regulations are	Nov 6, 2012 12:45 PM
7	That would depend on the regulation, but I favour stricter environmental protection	Nov 6, 2012 10:57 AM
8	Depends on the regulation and how they are enforced. Adding noise abatement regulation would certainly help! Holding those completing developments responsible for the fallout from their development. Eg trail developers are held accountable for related garbage, access and water quality issues. Holding disrespectful visitors and irresponsible recreationists to account for their actions.	Nov 5, 2012 9:11 AM
9	depends on regulation - if it works well to preserve rural life = good	Oct 30, 2012 10:29 AM
10	this question is too non-specific to have any context!	Oct 29, 2012 8:14 AM
11	Depends on the regulations.	Oct 22, 2012 9:27 PM
12	Regulations are already too restrictive	Oct 17, 2012 8:16 AM

Page 9, Q29. What are the most important land use or development related issues in your area?

a.

1	Would like to see the agricultural zone be revisited with airphoto interpretation and ground truthing (to make it current!)	Nov 13, 2012 3:31 PM
2	industrial land use (coal, moly mines)	Nov 13, 2012 3:29 PM
3	Enbridge Pipeline	Nov 7, 2012 2:16 PM
4	Grazing vs residential or other uses	Nov 7, 2012 9:57 AM
5	Public access to natural spaces, such as Call Lake, Malkow Lookout, Little Onion	Nov 7, 2012 9:03 AM
6	Potential Blue Pearl mine development	Nov 6, 2012 2:07 PM
7	Natural resource extraction and pipelines	Nov 6, 2012 12:47 PM
8	Some areas of marginal agricultural productive capacity are included in the ALR which limits development of rural residential properties. This should be changed to allow more rural residential properties on these lands.	Nov 6, 2012 12:25 PM
9	We are very close to town, so should our neighbourhood become increasingly dense and eventually become part of town- probably	Nov 6, 2012 11:11 AM
10	How to develop new housing areas while preserving the natural environment	Nov 6, 2012 11:00 AM
11	Political focus on development rather than a balance. Inappropriate development of quarries.	Nov 5, 2012 9:22 AM
12	Too much attention paid to the vocal minority	Oct 30, 2012 10:49 AM
13	Having a potential mine within 2 km from house	Oct 30, 2012 10:44 AM
14	Threat of zoning change on the WF concrete property across the river	Oct 29, 2012 8:25 AM
15	Enbridge	Oct 29, 2012 8:16 AM
16	making sure lot sizes are not too small for sewer and water	Oct 29, 2012 8:08 AM
17	Prevention of ad hoc, one-off re-zoning in contravention to the OCP and without an overall plan	Oct 25, 2012 2:24 PM
18	Access to crown land and recreational features	Oct 22, 2012 9:35 PM
19	Subdivision of ALC Land	Oct 17, 2012 8:17 AM

b.

2	pipeline right-of-ways	Nov 13, 2012 3:29 PM
4	Accelerated logging	Nov 7, 2012 9:57 AM
5	Suburbanization of rural land	Nov 7, 2012 9:03 AM

Page 9, Q29. What are the most important land use or development related issues in your area?

6	ATV/snowmobile traffic on residential road and adjacent crown land	Nov 6, 2012 2:07 PM
7	recreation use disputes - motorized vs. non-motorized	Nov 6, 2012 12:47 PM
9	Water and sewage	Nov 6, 2012 11:11 AM
10	Reforming forestry practices to insure healthy intact forests	Nov 6, 2012 11:00 AM
11	Lack of accountability for negative after effects for those developing all types of projects from trails to housing to industrial.	Nov 5, 2012 9:22 AM
13	Subdivision of small parcels developed in a challenging site	Oct 30, 2012 10:44 AM
14	Need for preservation of river valley	Oct 29, 2012 8:25 AM
18	Degradation of riverfront environments from developement	Oct 22, 2012 9:35 PM
C.		
2	we need to find ways to work with the Wet'suwet'en and respect their ideas on land use	Nov 13, 2012 3:29 PM
4	Lack of alternative infrastructure	Nov 7, 2012 9:57 AM
5	Too much traffic	Nov 7, 2012 9:03 AM
6	Excessive snowmobile use in backcountry areas, especially in Babine Park	Nov 6, 2012 2:07 PM
7	maintaining agricultural land	Nov 6, 2012 12:47 PM
9	Protecting Seymour Lake	Nov 6, 2012 11:11 AM
10	Protecting river and stream water quality and fish stocks	Nov 6, 2012 11:00 AM
11	Lack of consideration of cumulative effects. Limited effort by regional districts and provincial government to deal with these and similar issues.	Nov 5, 2012 9:22 AM

Page 9, Q30. How would you like to see your community change in the future?

1	Have more Crown land available under tenure (similar to an ag lease) that can be used for the growing of trees.	Nov 13, 2012 3:31 PM
2	I would like to see the incorporation of more green energy planning into residential and commercial building - especially in new subdivisions, etc. with the requirement that geo-thermal be made available to all residents, that a certain percentage of energy needs are filled by solar, etc. I would like to see an improved transit system that helps rural residents drive less (see Take the Trout in Ontario). I would like to see linked walking trails that allow people to cross private rural land between public land area. I would like to see encouragement for and support of organic farming methods. I would like to see more support for the arts, with funding for artists (of all kinds) and arts events increased. I would like to see more events/activities that link Wet'suwet'en and non-native residents of the region.	Nov 13, 2012 3:29 PM
3	My "community" is Smithers. I do not consider myself a citizen of the regional district. I believe an amalgamation of the town and the district would result in a cohesive approach to the area as a whole which would benefit everyone overall. Separating the town from the district is not efficient or desirable in my mind.	Nov 7, 2012 2:16 PM
4	Diversified economy that is sustainable and benefits the region. Development of less carbon intensive transportation networks. Reduction of absentee ownership of land and resources. Reconciliation with the Wet'suwet'en. More younger families.	Nov 7, 2012 9:57 AM
5	I would like to see the encouragement of pockets of denser living in the countryside, leaving larger areas in between for agriculture or untouched forest. There would need to be transit service to town, to avoid increased traffic. Home-based business and mixed working/farming lifestyles should be encouraged. The creation of urban style neighbourhoods with houses separated by lawns and paved driveways should be prohibited. Commerce should be largely restricted to food shopping, to reduce the need to go to town daily.	Nov 7, 2012 9:03 AM
6	Enforcement of laws regarding unlicensed vehicles on residential roads (i.e. ATV and snowmobile traffic)	Nov 6, 2012 2:07 PM
7	I really like the community the way it is now and hope that it can experience steady, balanced growth with extreme care taken to protect the quality of the environment as it grows. I have seen how communities in the oil patch have grown and that is very upsetting. We don't want that. I have also seen how recreational communities with good access to big cities and ski developments have grown - with so many absentee landowners and we don't want that either. I think it makes sense to increase density close to town to reduce the amount of driving and to develop sewage and water (affordably?) --particularly as the population gets older and people don't want to have to do all the driving anymore. I suppose an improved bus system would help older people stay in their rural homes.	Nov 6, 2012 11:11 AM
8	More housing opportunities for seniors. Trails that connect areas of the valley (i.e Telkwa to Smithers).	Nov 6, 2012 11:09 AM
9	Slow growth with an expansion of economic opportunities based on local control and partnership with the First Nations. Protecting the environment is the first	Nov 6, 2012 11:00 AM

Page 9, Q30. How would you like to see your community change in the future?

	priority.	
10	Step 1) Better protect what is already here. Step 2) Look at trends in area such as population changes, climate change impacts, etc. Step 3) Come up with a plan that focuses on long term sustainable living. Step 4) Notify and discuss possible changes with those most affected.	Nov 5, 2012 9:22 AM
11	expand development areas close to local towns. Protect agriculture land where suitable but need additional landbase for a variety of development possibilities	Nov 2, 2012 12:07 PM
12	Provide more public transit. Provide more bike access along Hwy 16. Strive to be a leading community in alternative energy use. Educate people about respecting what we have eg. no illegal dumping, noise pollution. Stop grass fire burning in spring !! More openness and cooperation between RDBN & local municipalities.	Oct 30, 2012 10:44 AM
13	More cooperation from provincial agencies including public participation in local or small-scale planning. More involvement of Wet'suwet'en house chiefs in local non-FN planning.	Oct 29, 2012 8:25 AM
14	I would like to have more effective representation in the RD. I don't feel my vote means anything, with 1 rep among so many. The towns should not control the RD Board.	Oct 29, 2012 8:16 AM
15	add more 5 acre land subdivisions	Oct 29, 2012 8:08 AM
16	The focus for new housing should be within the current Smithers town boundary.	Oct 25, 2012 2:24 PM
17	Become less dependent on vehicles. More community amenities (e.g. community gardens, parks). Better protection of environmental features (especially riparian areas). Further setbacks from riparian areas (e.g. Bulkley River, Telkwa River, Tyhee Lake, Lake Kathlyn, Round Lake, Seymour Lake, etc.)	Oct 22, 2012 9:35 PM

Page 9, Q31. What do you like least about living in the area?

1	Woodstove smoke from smoldering woodstove fires in my trailer park.	Nov 13, 2012 3:48 PM
2	Cost of leaving the Bulkley Valley for a holiday.	Nov 13, 2012 3:31 PM
3	Air-quality in Smithers. The lack of control of motorized recreational users (winter and summer) use crown land.	Nov 13, 2012 3:29 PM
4	Not being able to vote for municipal officials in Smithers.	Nov 7, 2012 2:16 PM
5	Long commutes, only feasible with private motor vehicle. Impact of large scale industrial development. Lack of jurisdiction over land and resources owned by large corporations. Grazing on adjacent crown land that is not responsible to manage livestock.	Nov 7, 2012 9:57 AM
6	The fact that all my neighbours get into their individual cars every morning and drive to town, leaving their dogs to bark all day. I'm not sure how to discourage people from living completely urban lifestyles in the country, but the amount of driving it requires is not sustainable, and not good for our quality of life. Top quality bike paths to town would help. A pedestrian bridge from Ebenezer flats to town would help. I do not wish to see more money put into road infrastructure to service motorized traffic.	Nov 7, 2012 9:03 AM
7	Noise as above, potential Blue Pearl development, limited opportunity for backcountry skiing in areas closed to snowmobiles, especially in Babine Provincial Park.	Nov 6, 2012 2:07 PM
8	Probably how difficult it is to balance economic development with environmental protection. I really would like us to figure out how to keep people working on the land making a decent wage without raping and pillaging the environment. I want there to be opportunities for young people to stay here or settle here and support their families without having to go off to a camp.	Nov 6, 2012 11:11 AM
9	Air quality can be bad. I'm concerned about my families long term health.	Nov 6, 2012 11:09 AM
10	The rapid expansion of clear cutting and other unsustainable forestry practices.	Nov 6, 2012 11:00 AM
11	Disrespectful local visitors, and irresponsible recreationists. Inappropriate development of quarries and industrial developments.	Nov 5, 2012 9:22 AM
12	not much	Oct 30, 2012 10:49 AM
13	Illegal dumping, speeding and noisy unlicensed vehicles 4-quads, motorcross, snowmobiles speeding along public roads.	Oct 30, 2012 10:44 AM
14	Noise from ATVs, dirt bikes & snowmobiles operating on rural roads & Crown land adjacent to rural properties.	Oct 29, 2012 8:25 AM
15	no effective representation	Oct 29, 2012 8:16 AM
16	people who leave their dogs outside at night and they bark consistantly	Oct 29, 2012 8:08 AM
17	Gradual infill, subdivision and re-zoning to permit smaller lots is eroding the rural way of life.	Oct 25, 2012 2:24 PM

Page 9, Q31. What do you like least about living in the area?

18	Watching areas get degraded or be poorly developed. Lost opportunities for public benefit from recreational features. High prices of agricultural land. Agricultural land sitting idle.	Oct 22, 2012 9:35 PM
19	Lack of commercial amenities in Telkwa	Oct 17, 2012 8:17 AM

Page 9, Q32. What do you most value about living in your area?

1	My view, quietness, minimal traffic	Nov 13, 2012 3:48 PM
2	People, community, peace and quiet, economic opportunities.	Nov 13, 2012 3:31 PM
3	I value the sense of community. I value the mountains and hiking in them. I love the richness of the cultural life we do have.	Nov 13, 2012 3:29 PM
4	Peace and quiet.	Nov 7, 2012 2:16 PM
5	Beauty. Chance to make a part of my living on the land. Affordability.	Nov 7, 2012 9:57 AM
6	Quiet. Darkness at night. Trees around me. Wildlife moving through or living on my property. Bike distance to town.	Nov 7, 2012 9:03 AM
7	Smaller community, good outdoor recreation opportunity (Ski hill, backcountry skiing, hiking, fishing, reasonable access to ocean coast at Rupert), quiet homesite with, view of the mountain and reasonably close to services in town, natural environment in which to live and recreate.	Nov 6, 2012 2:07 PM
8	I truly love the fact that Smithers is big enough to have all the services so we don't have to drive to Prince George or Terrace for shopping but at the same time I can live in a beautiful rural area and bicycle to town, go hiking or skiing right near home and have a lake where I can swim a few 100 meters from my home. I love the sense of community and the fact that my neighbours understand that protecting the environment, whether it is salmon or forests, or lakes or air quality is of primary importance to a sustainable lifestyle and that we aren't willing to compromise that for high paying jobs --we have to figure out a better way to make a living.. I like the fact that the town hasn't grown too quickly but still seems to remain viable.	Nov 6, 2012 11:11 AM
9	Sense of community. Access to recreational opportunities. A growing agricultural sector and availability of locally produced food.	Nov 6, 2012 11:09 AM
10	The close contact with the natural world. The spectacular scenenery and access to recreational activities outside of areas affected by human development.	Nov 6, 2012 11:00 AM
11	Sense of community, good water.	Nov 5, 2012 9:22 AM
12	The views and rural lifestyle	Oct 30, 2012 10:49 AM
13	The proud sense of community amongst the people in the Bulkley Valley. Highest value = year round source of excellent water.	Oct 30, 2012 10:44 AM
14	Human scale to community; good neighbours, intermingling of culture & nature.	Oct 29, 2012 8:25 AM
15	pristine environment	Oct 29, 2012 8:16 AM
16	view, paved roads, 5 acre lot sizes, well treed	Oct 29, 2012 8:08 AM
17	Space, privacy, peace and quiet.	Oct 25, 2012 2:24 PM
18	The natural environment.	Oct 22, 2012 9:35 PM
19	Peace and Quiet	Oct 17, 2012 8:17 AM