



Regional District of East Kootenay

ROCKYVIEW OFFICIAL COMMUNITY PLAN

2023 SURVEY RESULTS

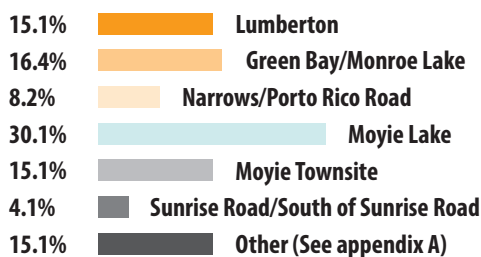
Survey summary

The Rockyview Official Community Plan (OCP) planning process will update the current OCP, consolidate it with the Moyie & Area OCP and consolidate the existing Wycliffe Zoning Bylaw with the Electoral Area C South Zoning Bylaw to create one OCP and one zoning bylaw for the western portions of Electoral Area C.

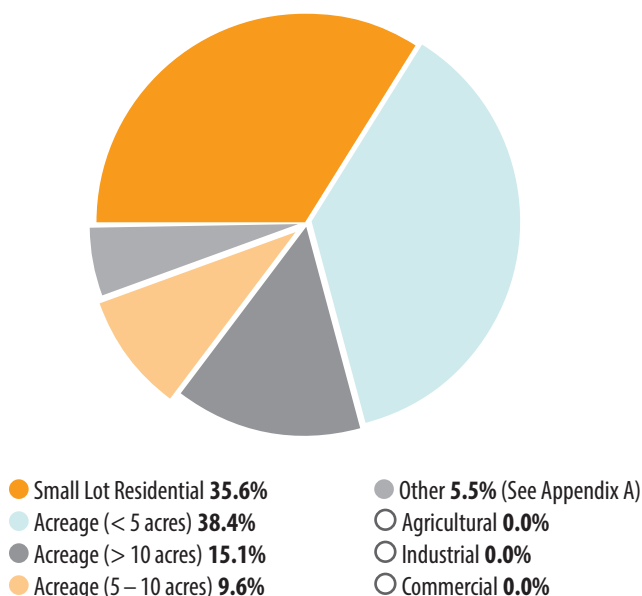
An initial survey for residents was open from February 6 through March 31, 2023 garnering 227 responses. The comments and feedback received through the survey have been compiled in this document.

MOYIE & AREA

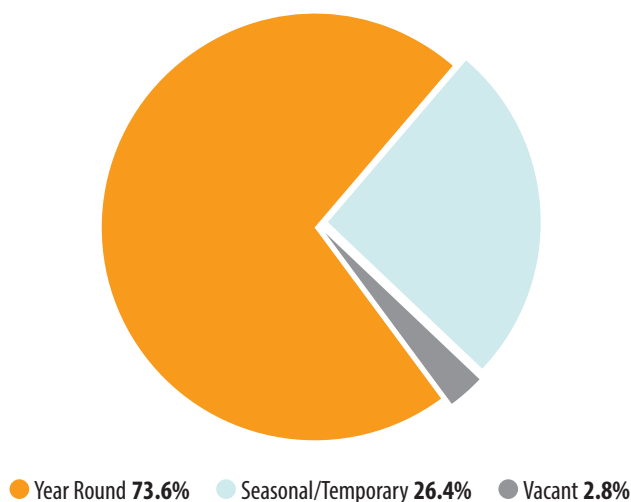
Where do you reside or own property? (check all that apply)?



What type of property do you own/occupy? (check all that apply)

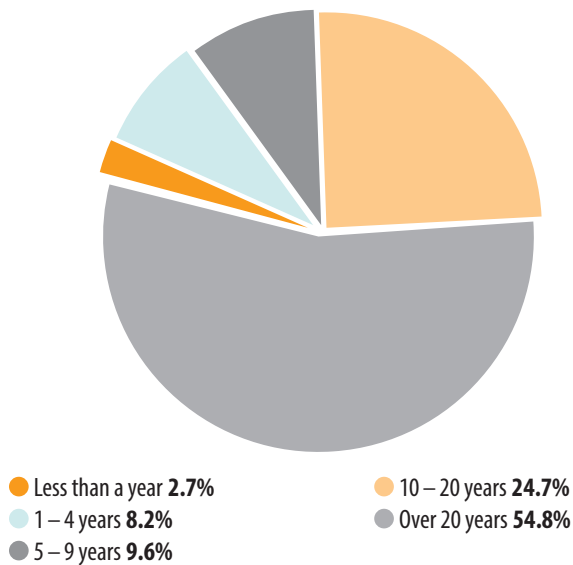


Is the property or properties occupied? (check all that apply)

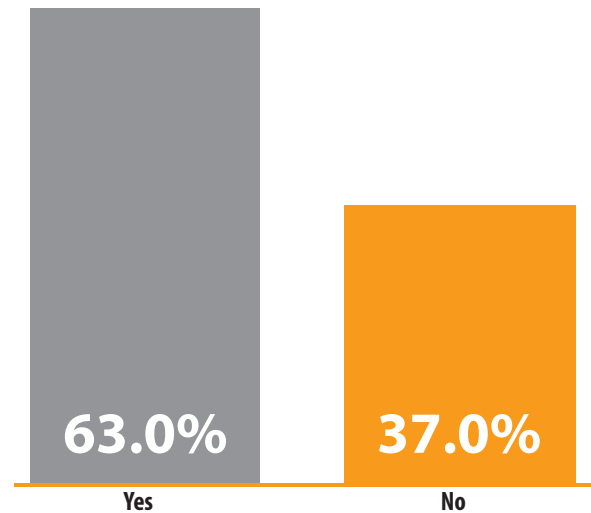




How long have you resided or owned property in the area?



Do you support adding ESA development permits to the Moyie and Area OCP Plan area?

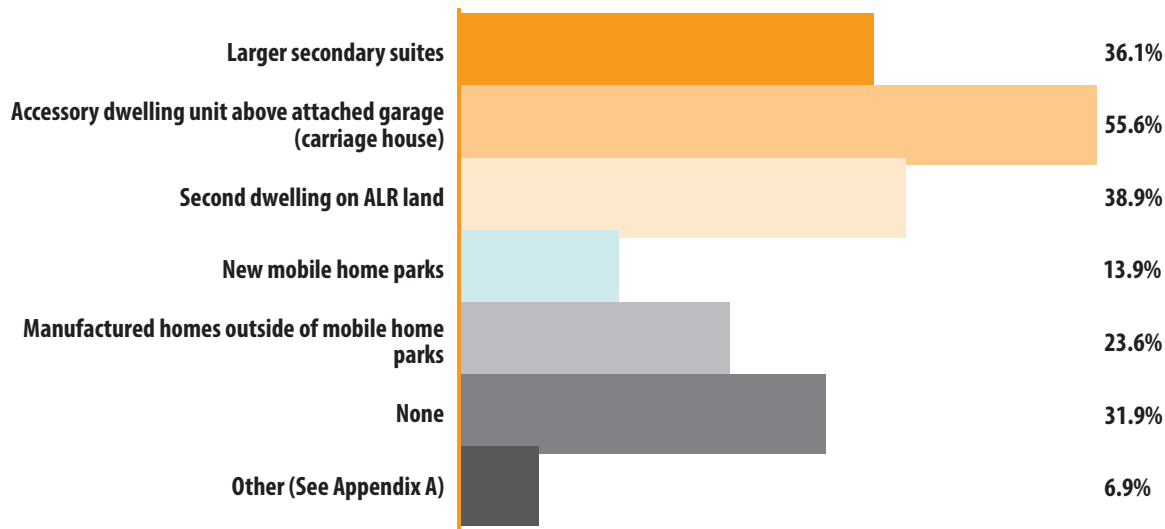


When should property owners be required to apply for a development permit to help protect the ESA?

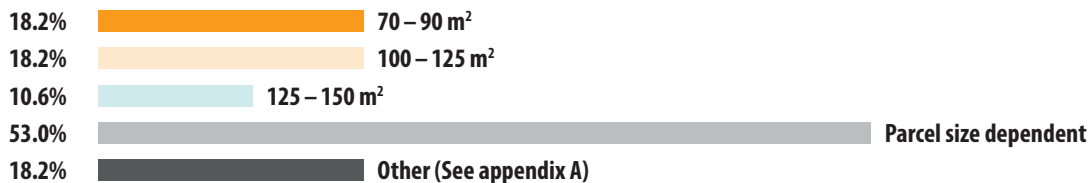
To read the text based responses to this question please see *Appendix A*.



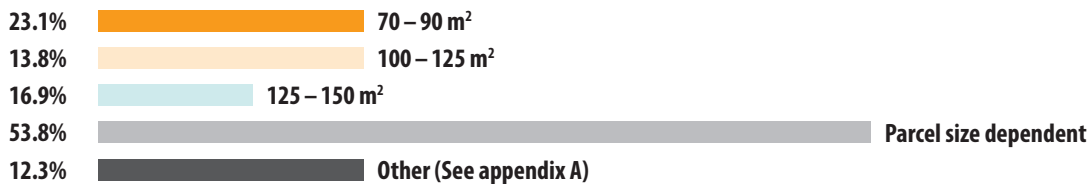
What type of additional residential development would you support that could help address housing affordability/availability within the plan area?



What size of secondary suite within a principal dwelling do you think is appropriate as an accessory dwelling unit? (multiple selections allowed)

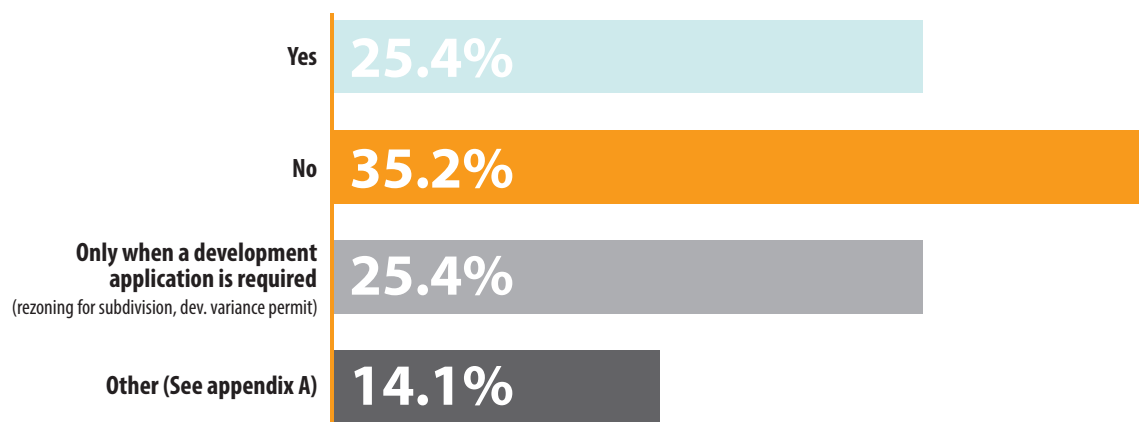


What size of carriage house do you think is appropriate as an accessory dwelling unit? (multiple selections allowed)

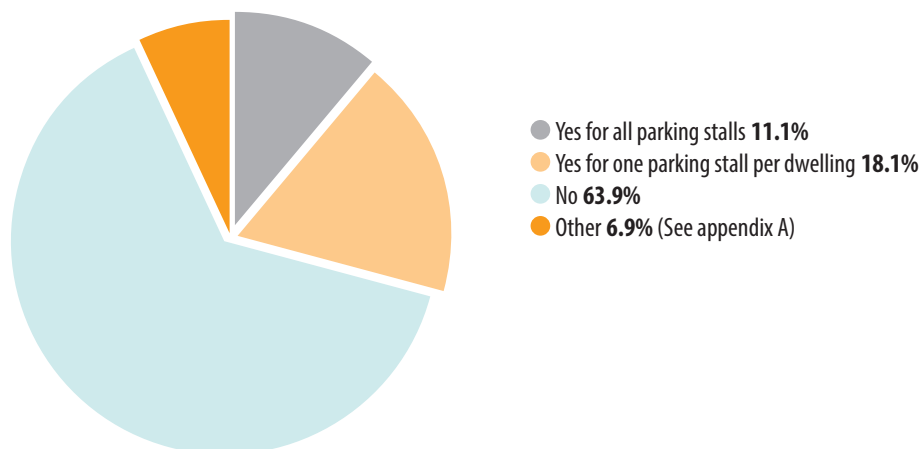




Currently the Province requires all new single family dwellings to be built to Step 2 of the BC Energy Step Code, which means buildings are 10% more efficient than a standard house. In 2023, it is anticipated Step 3 will be required for new single family dwellings, which is a 20% more efficient house. Steps 4 and 5 are currently voluntary but would be 40% more efficient and net zero ready single family dwellings respectively. Would you support a higher level of step code requirement for new construction?



Would you support a policy that requires new construction to have an outlet installed to support an Electric Vehicle charger? This would not require installation of a ready-to-use charging station, but rather to install an energized outlet so that future occupants can easily and quickly install a charger device on their own.



Are there other key planning issues that should be addressed during this planning process?**Comments have not been edited or altered in any way.**

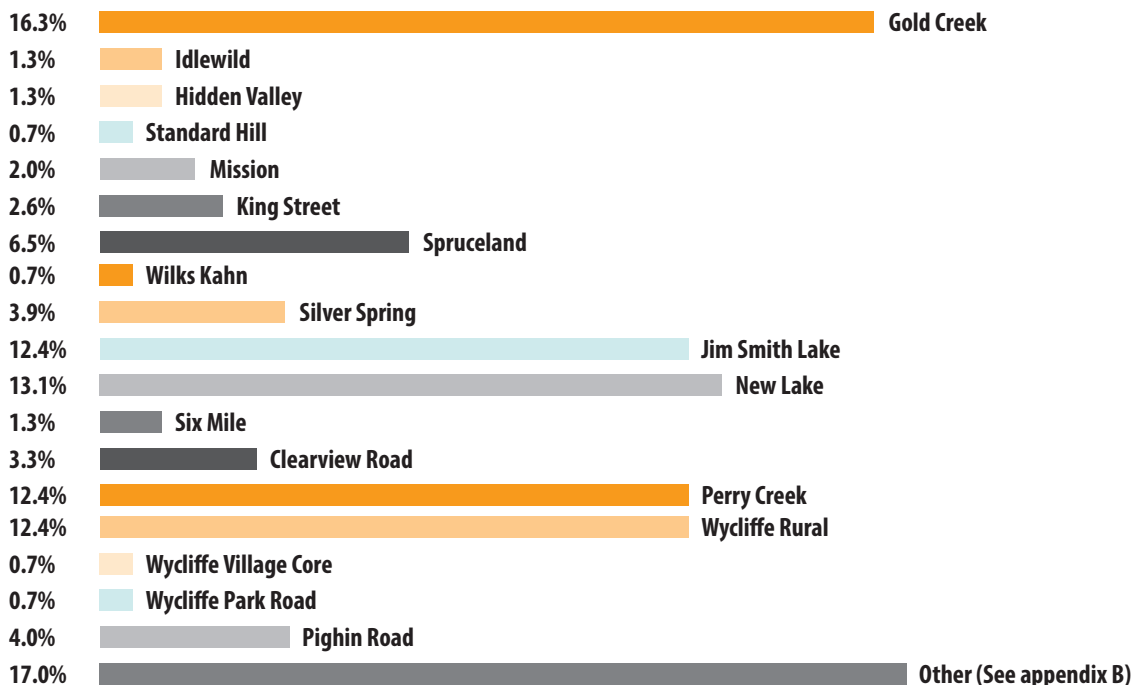
- Any further development of Environmentally Sensitive Area should be prohibited. Consideration should also be given to further support climate adaption/ resilience for both existing and future infrastructure projects. This should include taking proactive /protective measures to support greater energy efficiency with support for renewables and greater protections for wetlands including enhanced Conservation and Biodiversity initiatives.
- The definition of seasonal residence versus year-round was never properly addressed nor enforced during the last OCP in Moyie. Trailer parks that were deemed to be seasonal are now housing many people year round. And foreshore development below high water level on the lake has never been complied with nor enforced adequately.
- Yes. Speed and No Wake zones (wake zones especially as some of the wake boats go slow but this creates a massive wake which at times are VERY destructive to foreshore and docks) need to be set up, and enforced. Especially in the Narrows and in the vicinity of Eagles Nest. Current boat use (primarily since the advent of wake boats) has resulted in significant foreshore erosion, with resultant habitat loss (there are basically no frogs left in Moyie Lake). Also, invasive species management as crawfish have shown up over the past number of years.
- I like things as they are
- High speed internet Simplify solar installation permitting
- Development situations where projects have proceeded without first being reviewed/approved by appropriate authorities should be subject to more rigorous application of "rules", and where such rules have been ignored (wilfully or otherwise), then consequences should include restoration of property in question to its original state in addition to fines and penalties that may be levied.
- Access to information as proposals and changes are reviewed, with attention to residents affected on non owned land. Protecting individuals and families.
- Would like to see a stop to property owners clearcutting properties. Permitting and allowable harvest per property should be implemented. Would also like to see minimal greenspace requirements for new development. An expansion of fire protection zones would be beneficial for attracting growth.
- I think that many of the acreages have become unsightly due to abandoned vehicles etc which should not be permitted due to the eventual effect on the environment
- Stop additional planning no need to destroy more land & trees environment for seasonal housing
- No more RV Parks. Lakeshore degrading due to wakeboats. People claiming beach as their own and cutting out vegetation on shore. People putting boat docks in everywhere. Because it is a tourist area the internet in the area is insufficient as well as the cell service in certain areas.
- I do not support further government regulations.
- Our power grid cannot support a mass move to electric vehicles. The mining conditions for lithium are atrocious and extremely damaging to the environment. Fires containing lithium are well beyond the class of fire that any fire department in the Kootenays has the ability to manage.
- Think it would be prudent for RDEK to reserve a few hectares near a highway for future development of a public facility.
- reserve area for future public facility



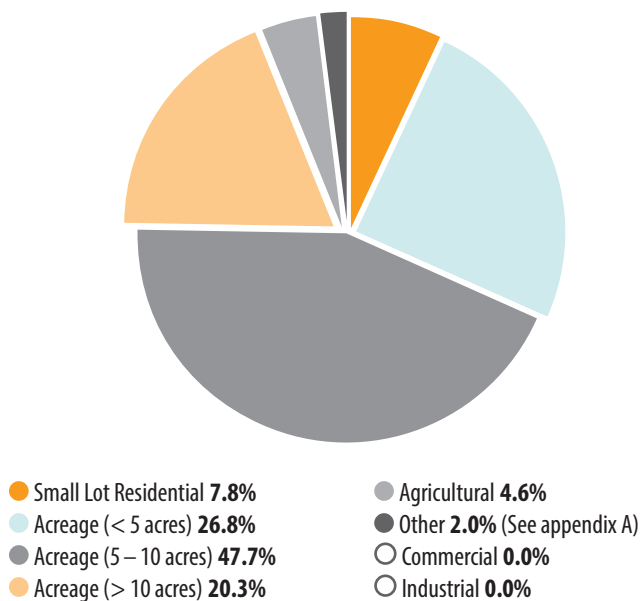
- Private property owners have the say on what they do on their property! It has been bought and paid for by them, the dictatorship within this province and country has reached the limit.
- Take out green energy hypocrisy
- Very strong regulations to limit to the greatest extent possible short term rentals. VRBOS
- Septic Systems.....by permit: strictly regulated. Commercial enterprises in Moyie Townsite and along Highway.
- I don't think any more houses should be added to the town site. It is a good size and the land around here is very valuable and should be protected. I know some pipes around town have burst / broke which has directly affected me, so I think looking into upgrading underground pipes could/should be considered. I am not sure how often water quality tests are conducted for the town site but I think informing those around town where they can look at this information would be valuable. The road to the Moyie dump is also quite far from the townsite and is NOT great to drive on in winter (lots of accident occur on this road) so perhaps having this moved somewhere else, having the roads better maintained (as well as signs to say to slow down in winter and move over(that road is very small and tight when there is two vehicles)) and /or having a recycling bin somewhere in town or better access could be a good step. I'm sure it has been looked at before but having town garbage pick up could also help with this, even if once a month. I have also noticed a lot of animals being hit on the highway (actually a lot less than I expected) so having more signs along the roads to remind drivers to be careful may help, or having a few more lights along the highway to help with vision at night. I also noticed that the road from Cranbrook to Moyie 9/10 times was not maintained as well as the road from Cranbrook to Kimberley and our highway is used by truckers and long distance commuters much more so something to look into.
- Cranbrook does not have the workload to support the amount of people that you guys want to move in. We do not have the power system to sustain that many electric vehicles. What are you guys are trying to do is ruin our area and everything that we love about it. If you want the big city life move to a big city and stop trying to ruin our area.
- Keep the East Kooteney's wild. We do not have the resources , aka power supply and jobs to sustain more people. Keep our small town small. If you want a big city move to one.
- Our concern is mainly additional septic systems and available water for existing wells

ROCKYVIEW/WYCLIFFE

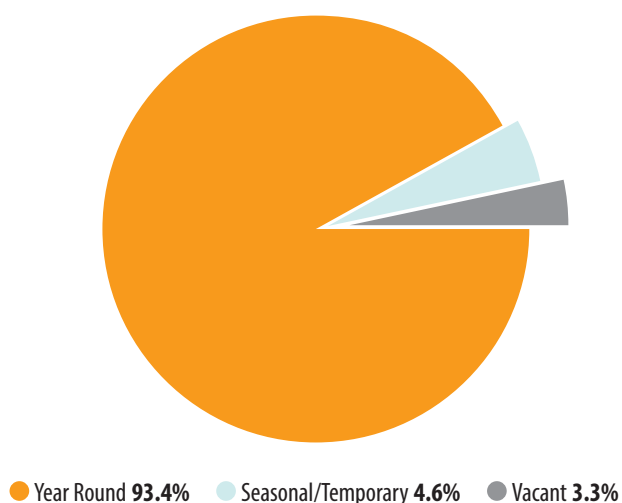
Where do you reside or own property? (check all that apply)



What type of property do you own/occupy? (check all that apply)

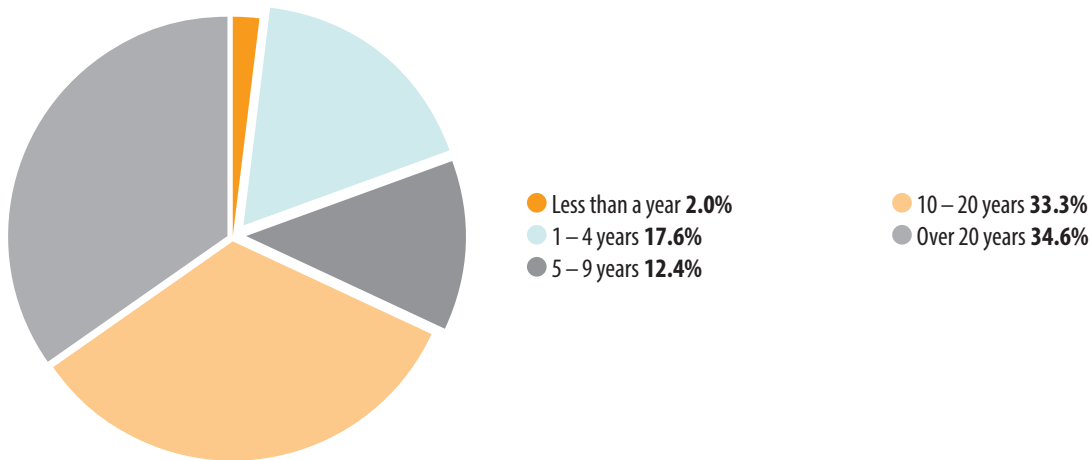


Is the property or properties occupied? (check all that apply)



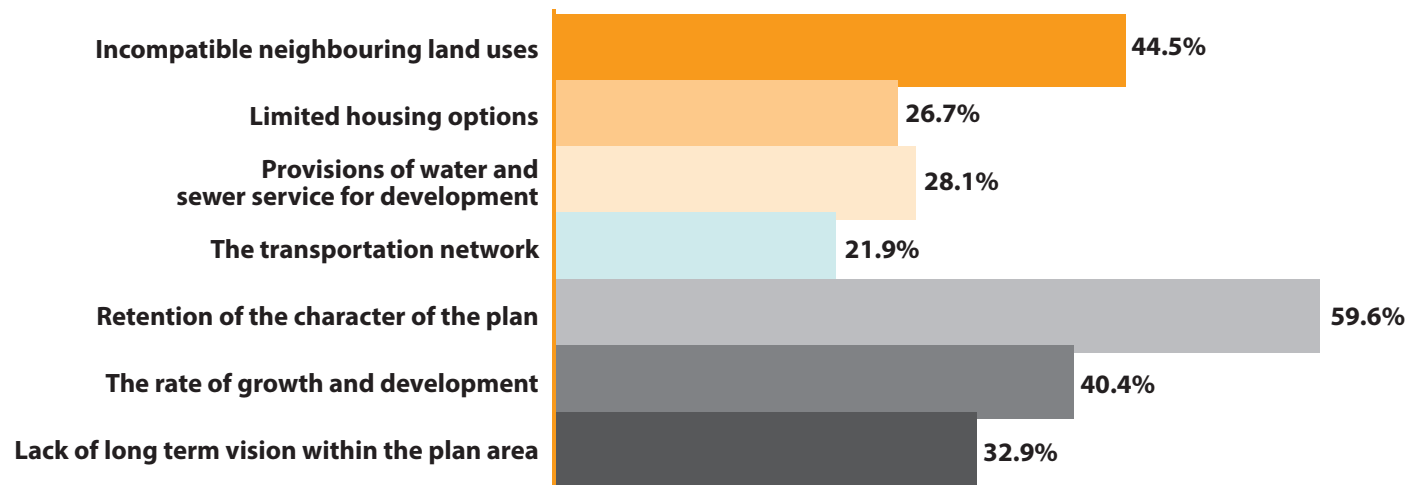


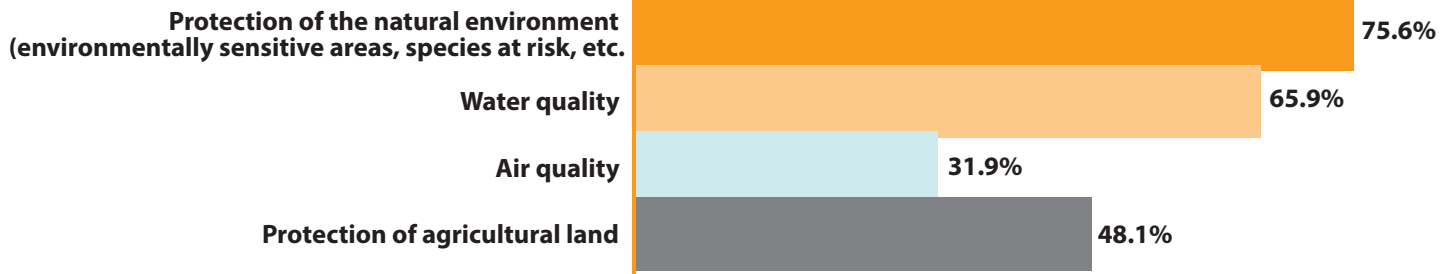
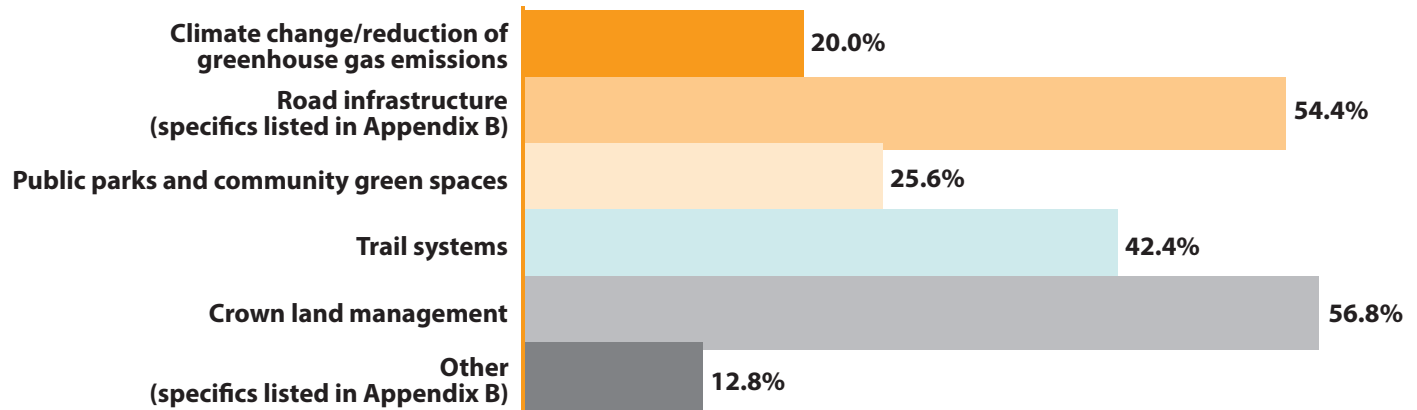
How long have you resided or owned property in the area?



CONCERNS:

Growth and Development:



Environment:**Emergency services:****Miscellaneous:**

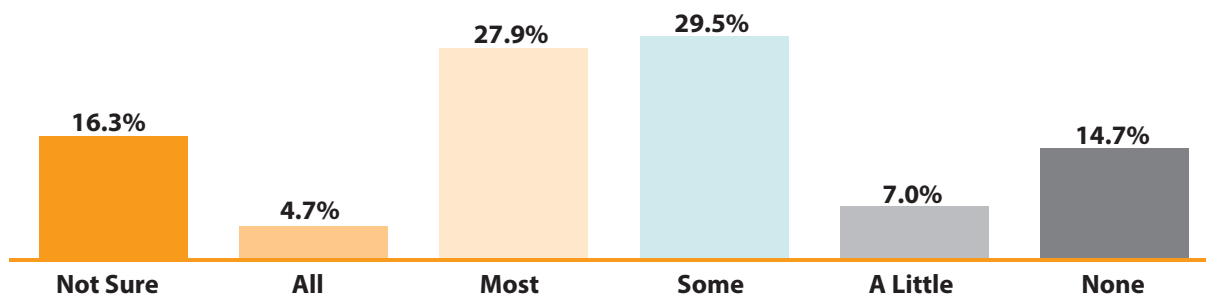


Within the plan area would you prefer:

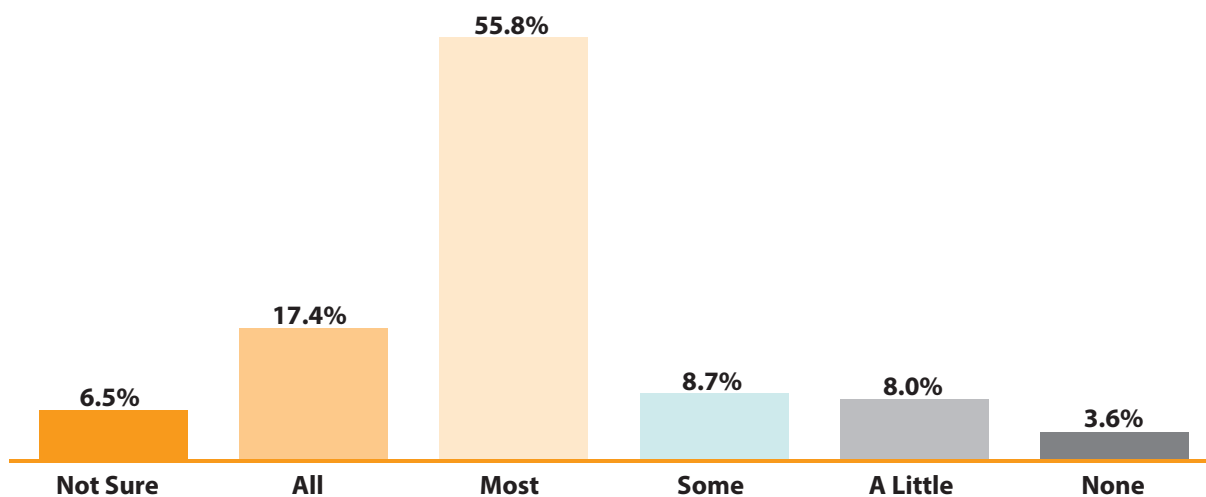


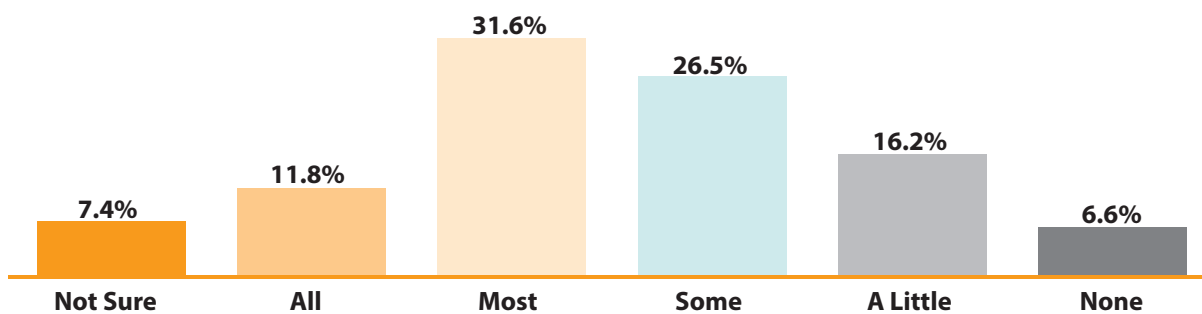
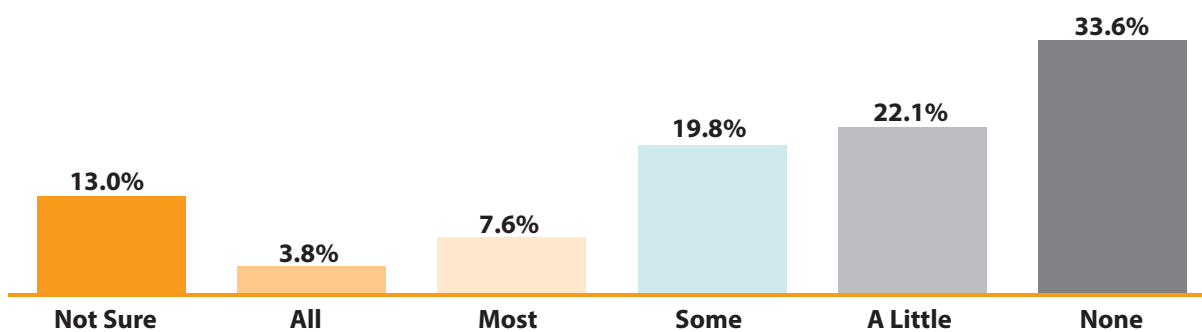
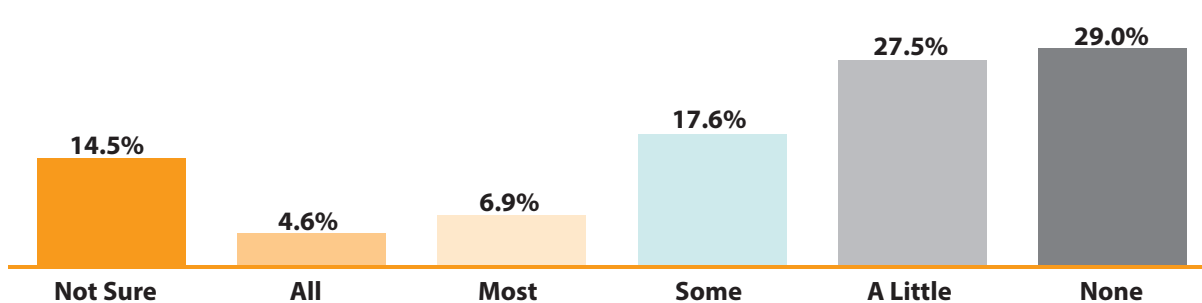
If residential growth were to occur, where would you prefer it to be accommodated?

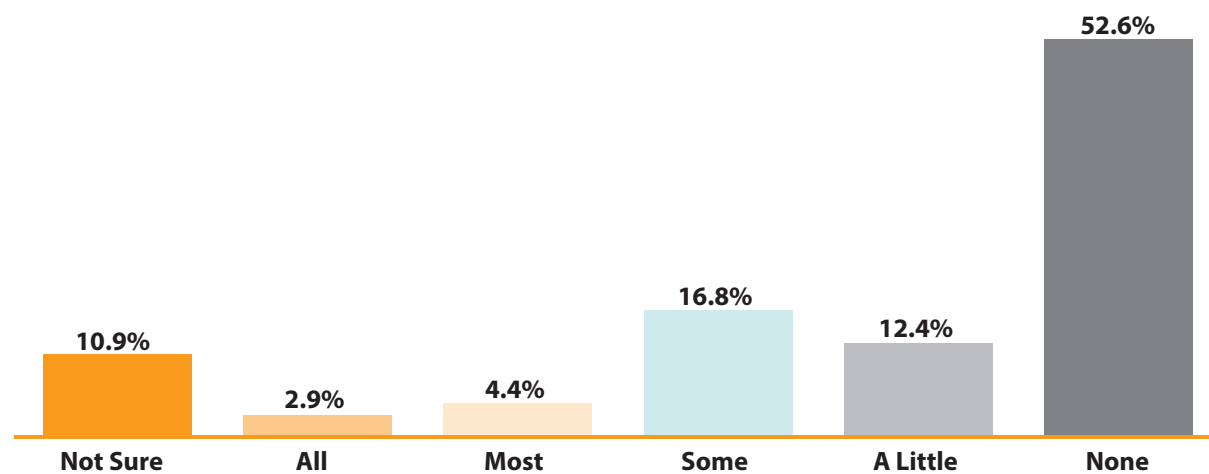
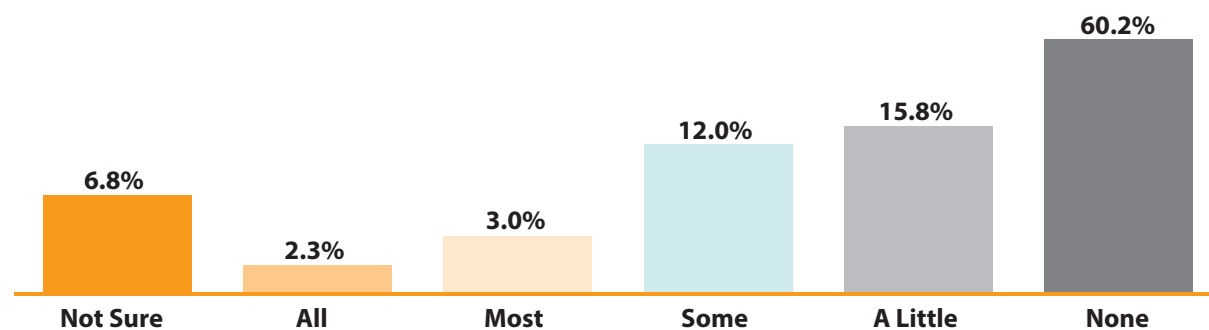
Infill within existing development nodes (i.e. Standard Hill, Westhill)



Within the City of Cranbrook or City of Kimberley

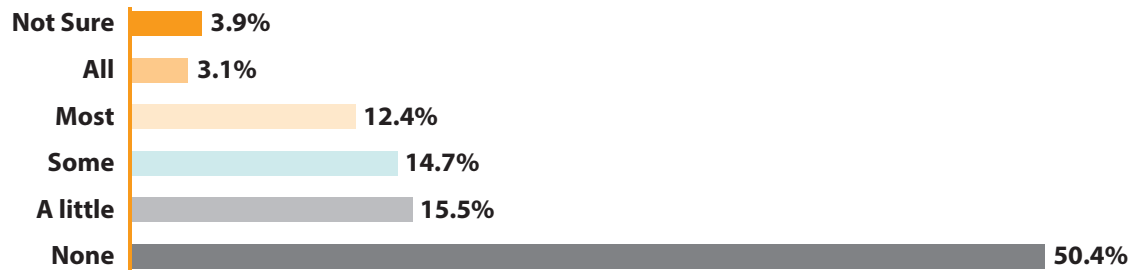


Parcels already zoned for residential development**Parcels LESS THAN 10 acres in size requiring a zoning amendment****Parcels GREATER THAN 10 acres in size requiring a zoning amendment**

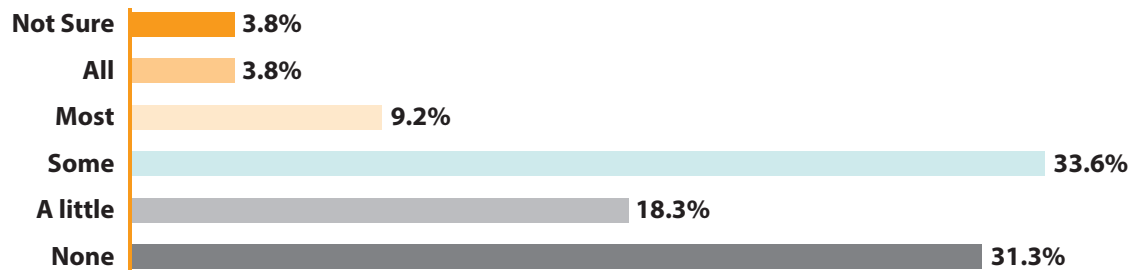
**Farm/Agricultural – land used for agricultural purposes within the ALR****Forrested – land used for Christmas tree or forest management purposes**

If new residential development is supported in the plan area, what type of new parcels would you prefer to see?

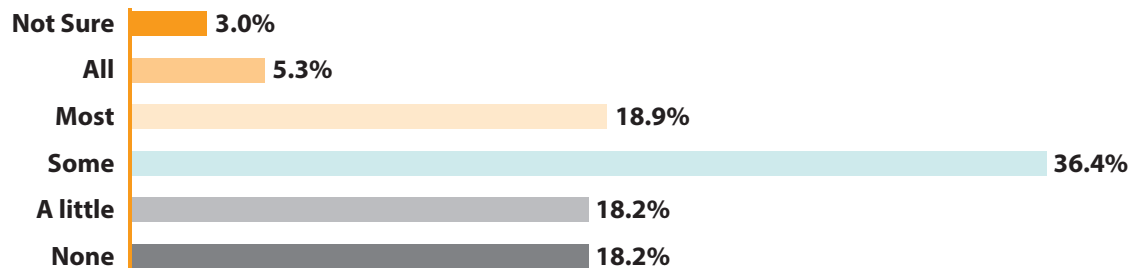
Single family lots (1 acre or less)

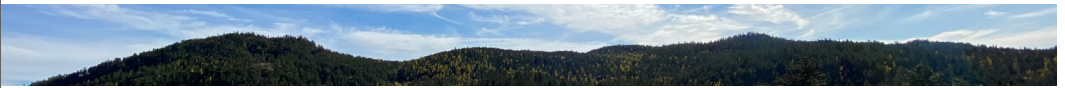
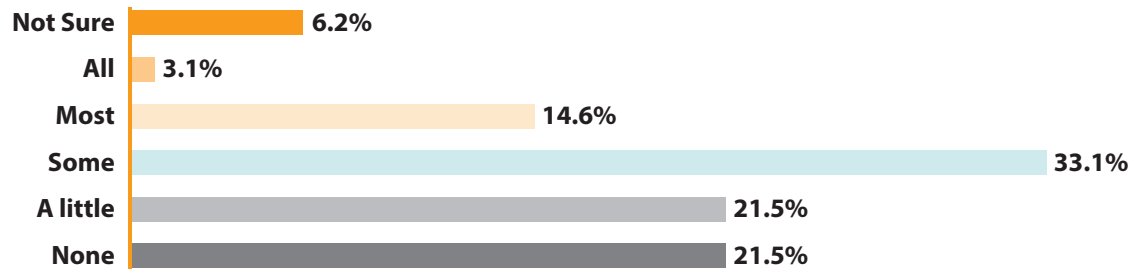
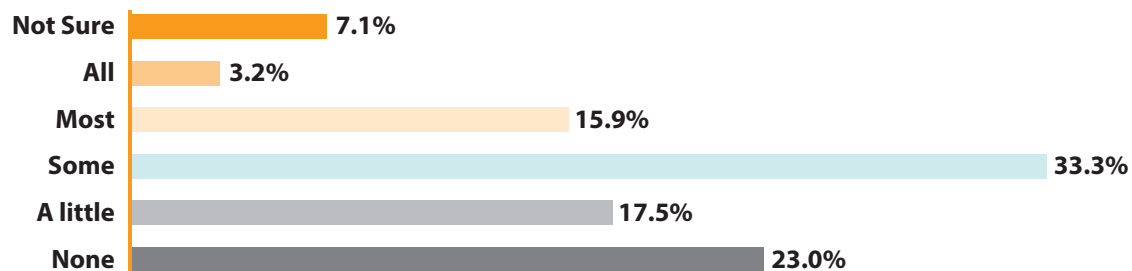
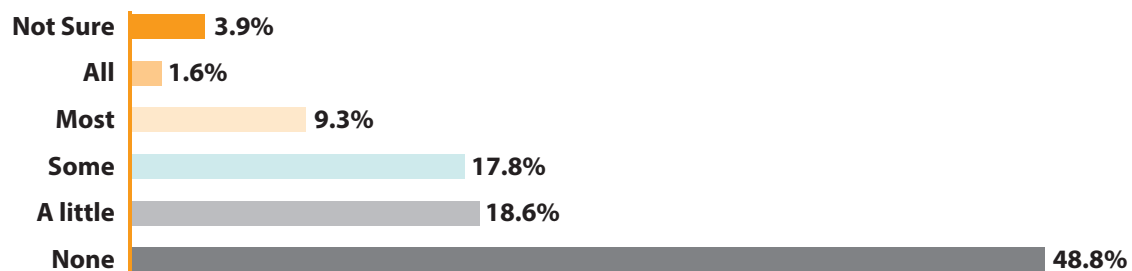


Small holdings (1 – 4 acres)

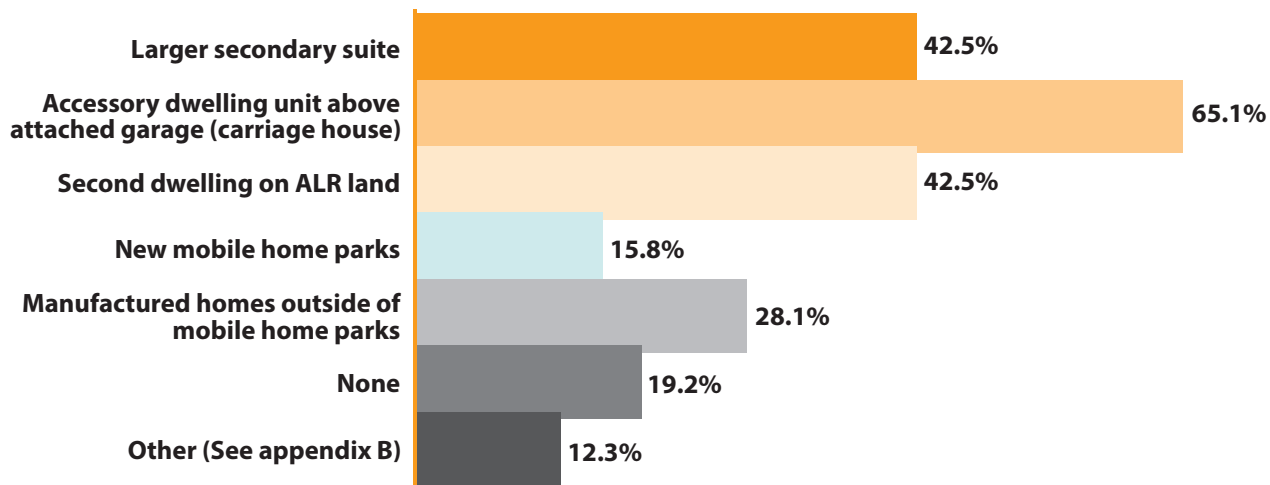


Five (5) acre parcels

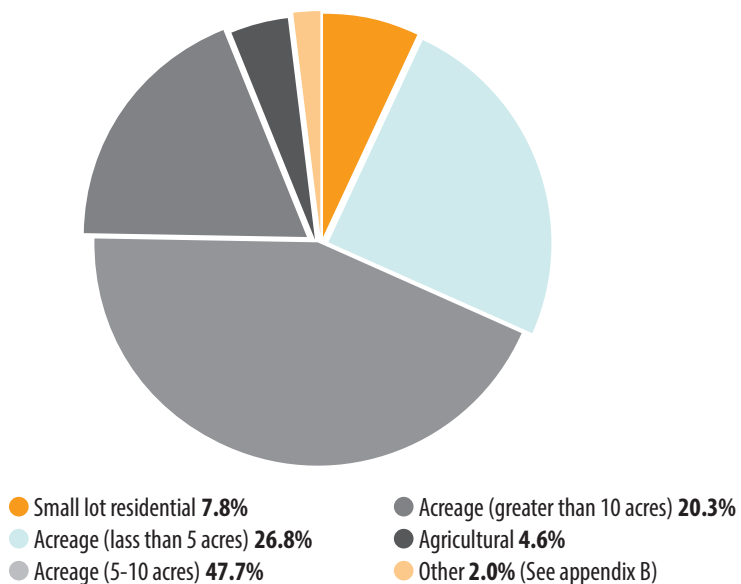


**Medium holdings (6 – 10 acres)****Large holdings (10 acres or greater)****High density (triplexes +)****Conservation subdivisions (small lots with shared green space)**

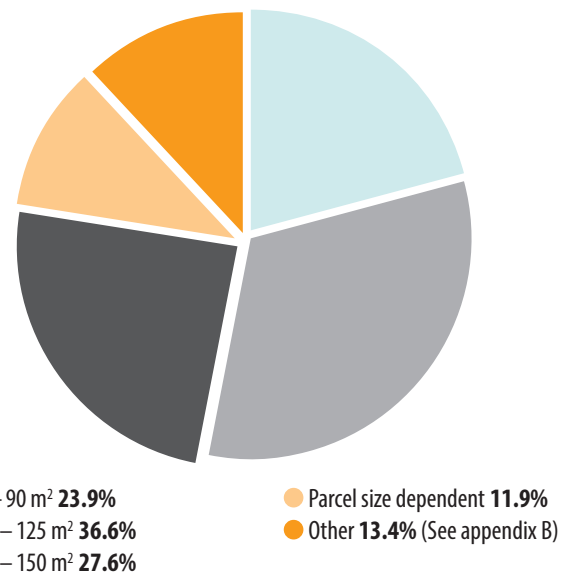
What type of additional residential development would you support that could help address housing affordability/availability within the plan area?

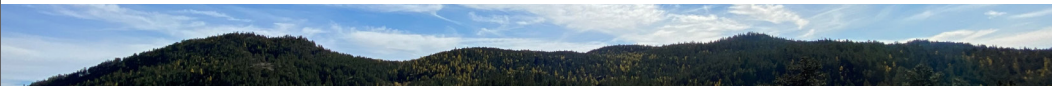


What type of property do you own/occupy? (check all that apply)

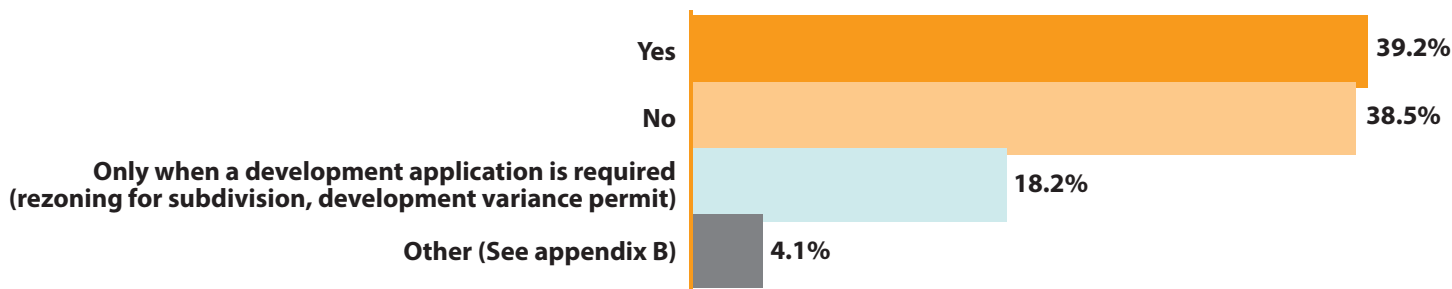


What size of carriage house do you think is appropriate as an accessory dwelling unit?

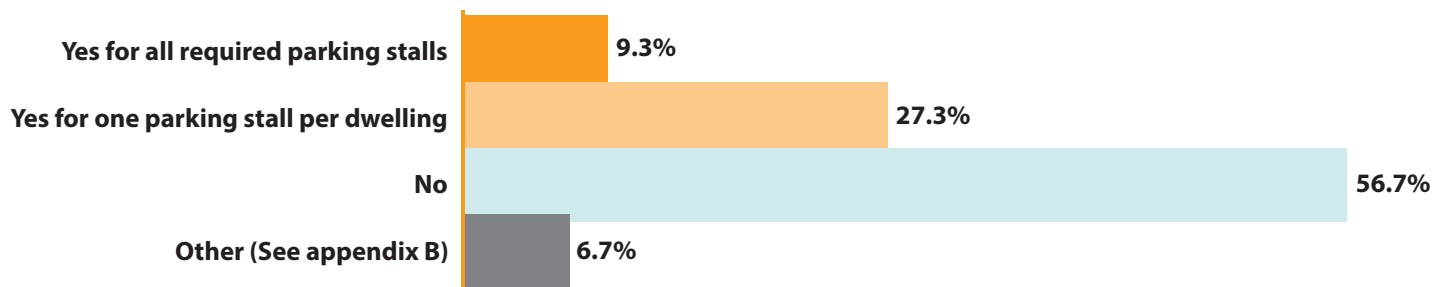




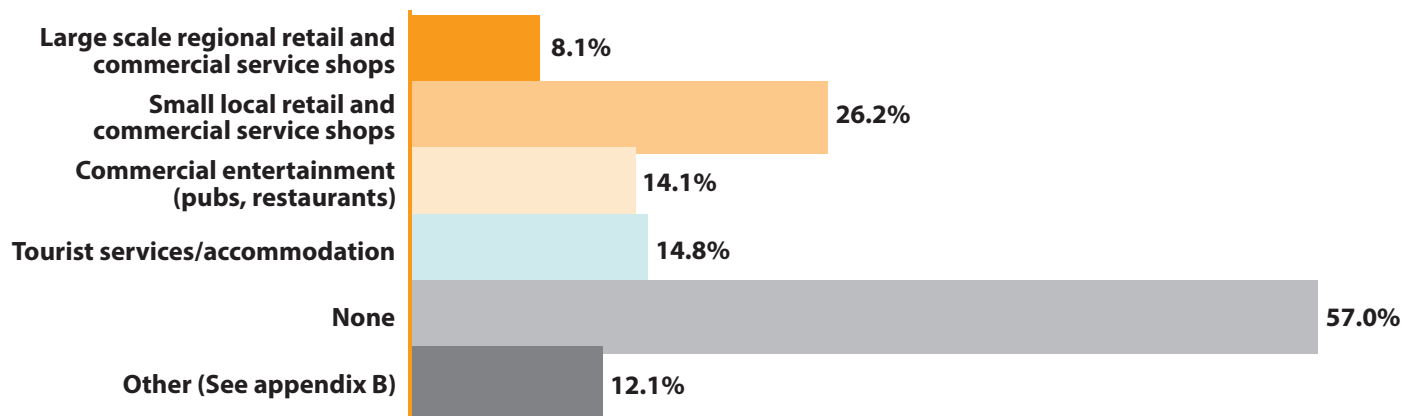
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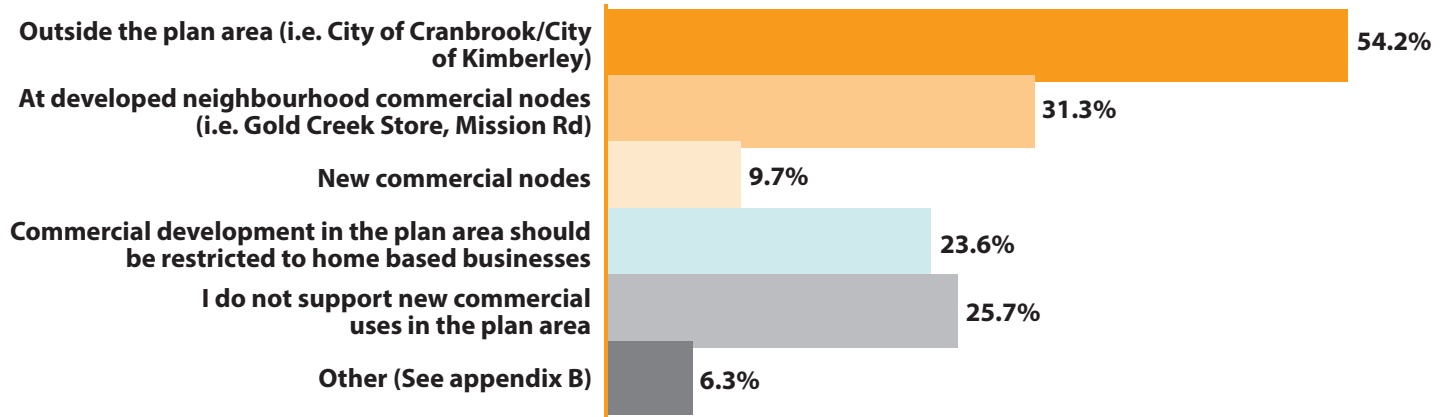
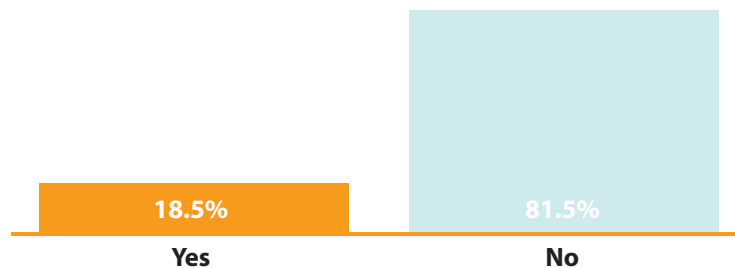


Would you support a policy that requires new construction to have an outlet installed to support an Electric Vehicle charger? This would not require installation of a ready-to-use charging station, but rather to install an energized outlet so that future occupants can easily and quickly install a charger device on their own.

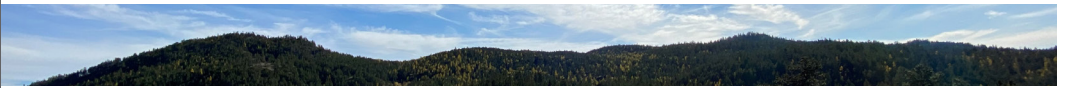


What type of commercial development, if any, do you believe is most needed in your area? (check all that apply)

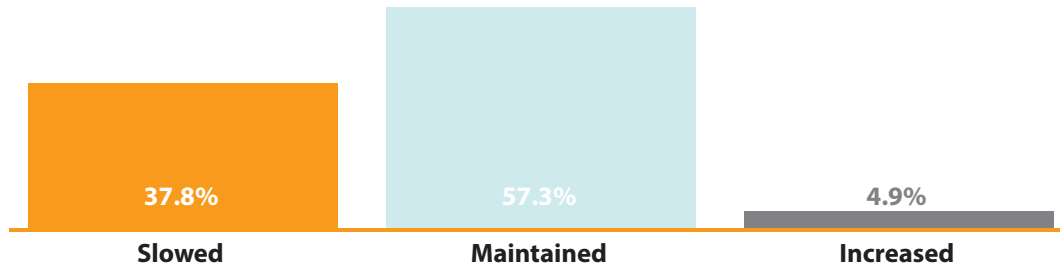


Where would you prefer to see future commercial development located? (check all that apply)**Do you operate a home-based business in the plan area?****What type of business? (26 responses, unedited)**

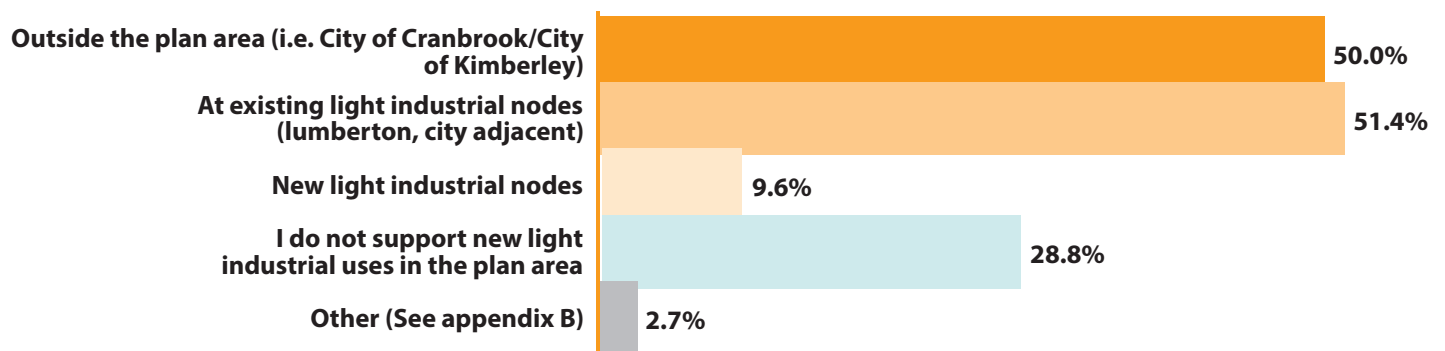
- | | | |
|---|--|--|
| • Sales Agency | • Hair salon | • Food production |
| • Plumbing base | • Construction | • Wood Work |
| • Window coverings | • Clerical | • business coaching |
| • Kennel | • administration and management - computer based | • Vehicle maintenance service provider |
| • Telecommunications | • Sawmill/ wood product manufacturing. landscaping | • Pottery |
| • Not currently but do intend to after build is complete. | • Investment / Rental Company. | • Consulting |
| • Environmental Consulting | • Office for a construction company. | • Excavation company |
| • Agricultural | • Farm | • cow calf / agriculture |
| • Home inspection | | • Small business. Don't pick on me |



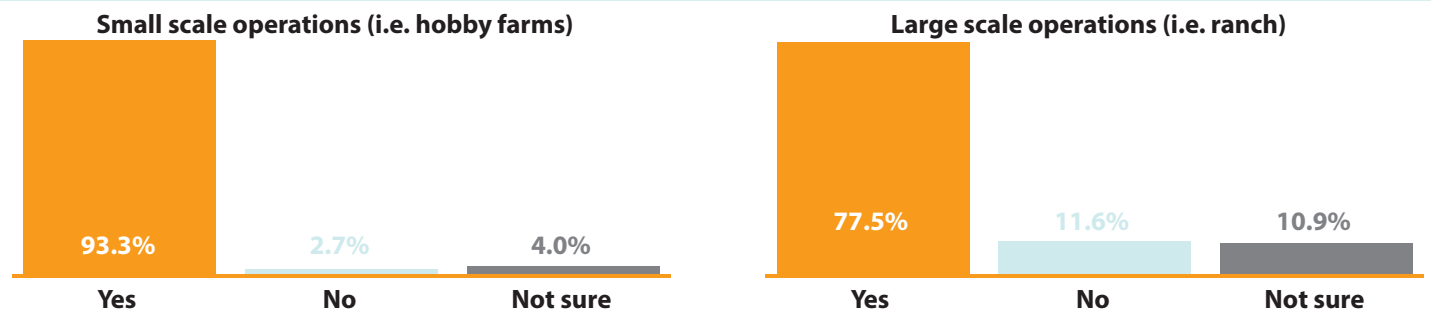
Should the rate of light industrial development in the area be:



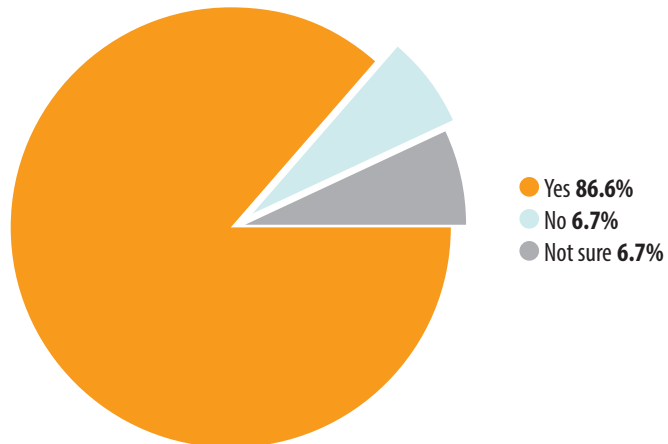
Where would you prefer to see future light industrial development located? (check all that apply)



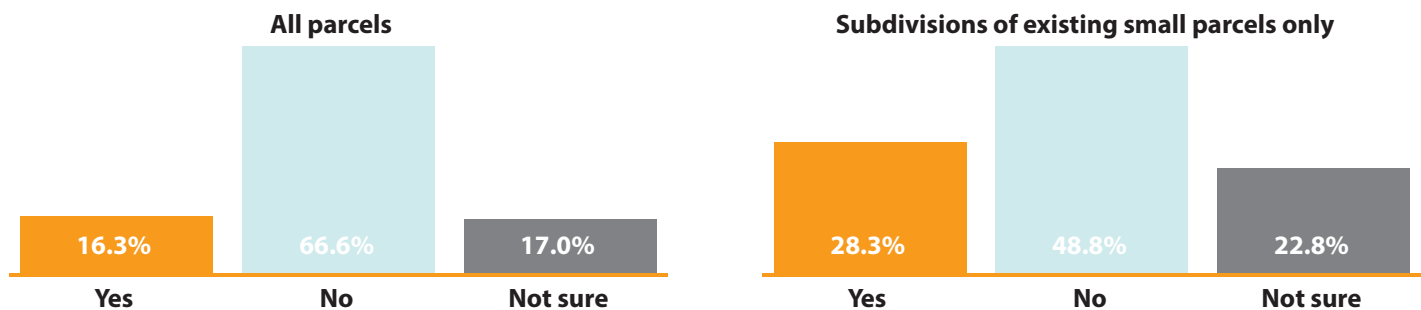
Do you generally support continued agricultural operations in the plan area?



The Agricultural Land Reserve (ALR) is a provincial designation in which agriculture is recognized as the priority use. Farming is encouraged and non-agricultural uses and subdivisions are restricted. Are you familiar with the ALR?

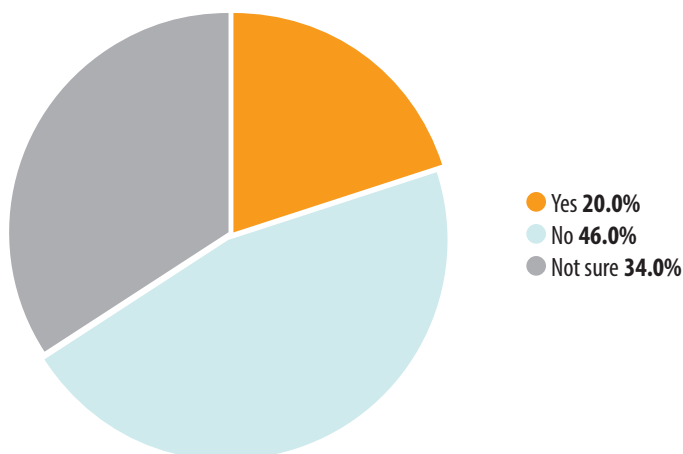


Do you support the subdivision of ALR land?





Would you support the exclusion of land from the ALR in the entire Gold Creek area?

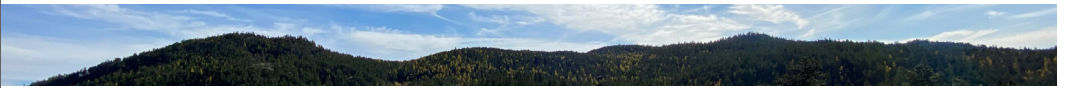


Are there other areas in the plan you think should be supported for exclusion from the ALR? (36 responses, unedited)

- Do you mean remove land from the alr? Why would you do that?
- Don't know enough to comment
- Areas where soil is unsuitable for producing crops
- I'm not qualified to answer this
- No
- Wycliffe is a rock pile it should not be in the ALR
- Some land designated agricultural in the ALR is clearly not suitable for any significant farming. Land designation should be re-visited and only those parcels suitable for significant production included.
- No. ALR should be used, not lived on. Look at the mess in the Lower Mainland. Big mansions on ALR. House size needs to be restricted in ALR as rich people are buying farms as estates and just barely keeping them operational for the tax benefit
- Wycliffe
- Lots that are impractical to farm such as steeply sloped properties.
- Wycliffe
- No
- All areas surrounding Cranbrook and Kimberley
- Most keep ALR
- Anywhere that's not feasible for agricultural uses
- most lands in classes 6 and 7
- NO!
- None
- Not without more information on where and why. IE: The land is of zero use for farming, but might be great for affordable housing.
- no
- no
- no
- Community forest
- no
- Areas such as Wilks and Kahn and King Street have no capacity for agriculture due to steep slopes and other limitations and could be excluded
- Water water water
- Parcels that are not actively producing agriculture
- Perhaps areas that are marginally agricultural should be reconsidered
- ALR can be difficult to get a mortgage with certain banks. That has been my experience. ALR was not a very done very accurately and could benefit from user feedback.
- Fort Steele
- No.
- Between cranbrook and shadow mountain
- Land along the Highway 95A corridor in proximity to the City of Cranbrook that is greatly needed for Industrial Land development.
- If farming activity is taking place on 75% of land for example and the remaining 25% is not used by the primary owner (not farmed/vacant) it should be qualify. As a whole or as set parcels sizes (5, 10 acres etc) this would promote hobby farming
- Not sure - need to hear more - please continue sending newsletters
- No

What are the most important land use or development related issues in the Plan Area? Why?**Comments have not been edited or altered in any way.**

- Increased motorized use (since the Side x Side gained popularity) near homes as well as hunting near well used trails (although not designated) and new homes. Motorized recreation doesn't need to be demonized and needs access to public/crown land but we do need create a buffer zone around residential (rural residential) so that residents can still enjoy the sounds of nature.
- More roads for greater safety and recreation access
- Wildlife
- consider wildlife habitat & migration routes. w/ elk habitat & routes being changed because owners put up elk fences for NO good reason - this drives elk to routes that are not good for them - road hazards.
- Maintenance of quiet residential area.
- Enforcement of existing bylaws because there is none.
- Clear cut Logging
- Lack of rules and lack of enforcement of rules.
- Not being able to subdivide acreage. Relaxing the strict current zoning rules on secondary dwellings/farmhand homes.
- Affordable housing!!!! It's shameful to see homeless people struggling on the street and squatting in the bush
- Larger than home based commercial businesses turning a residential area into an industrial park situation
- small residential holdings because that is the prime purpose of the area
- Protection of Crown & Forested Land.
- Keeping lot sizes at a minimum of 5 acres that must have on-site septic and water. Long term, small lots will struggle with setbacks in regulations.
- We need to limit development in rural areas and prevent mixed use in rural areas. We need to preserve the rural areas and respect that there is a place for mixed use within city limits; not outside of city limits. We need to take into consideration the water table as well.
- To much subdivision of parcels of land.
- We should not be developing anything in the Wycliffe area. Our aquifers are drying up (many new wells have been drilled in the past 3 years), the animals are fighting roads and development and high fencing (some high fences do nothing but keep animals out- no agriculture is being utilized on the parcel) for active hay crops only or around a dwelling or garden.
- Development which supports moderate housing and not monster homes
- The most important consideration for me is to not significantly change the character of the area. There is a reason that we live where we do, and I would hate to see that change. Some infill is acceptable, but further sprawl should be discouraged.
- New development should not interfere with the quiet enjoyment of current residents. Increased population must be accompanied by appropriate infrastructure to avoid road congestion.
- Dont know but keep it simple. Whatever it is, just need to keep an eye on the water.
- Rezoning of Larger parcels into small parcels. IE: RR8 to RR2. I purchased a larger area of property zoned RR8 so I could have space and enjoy a rural lifestyle. If the adjacent parcels are rezoned to RR2 I would likely have way more neighbours. Less Privacy and not the same lifestyle I desire.
- Agriculture over development.
- More than one dwelling on acreage sizes 5 -1 or the option of subdivision of acreages.
- That green spaces and wooded areas be maintained in a balanced fashion. Too many areas are completely logged leaving slash piles to be burned the following year. This leads to soil erosion, loss of wildlife habitat and increase wind speed in adjacent neighbourhoods and invasive vegetation spread.
- No more tourism industry in area c. We have enough tourists riding horses, rafting and using atv around our property
- Protection of the quality & quantity of the Gold Creek Aquifer Control of waste from farms Increasing the level of sewage treatment for onsite waste disposal
- Government overreach
- Subdivided less than 5 acres. Takes away from the quiet quality of life that people move out here for
- Keeping the quiet rural life intact by not allowing smaller than 5 acre subdivisions.
- Government controls too much and the hand over to first nation's is ridiculously overrated
- Government controls too much and the hand over to first nation's is ridiculously overrated



- Stripping the forest around these areas have to stop, effecting our climate....
- We must keep land for farming etc
- pace of development. I prefer to see only modest rural growth in the next 10 years. I am also concerned about the number of wells and the regulation of ground water.
- Protecting the natural environment, ensuring healthy farming for our population and allowing individuals freedom. This ensures the protections of the rural landscape and setting for future generations
- Restore the land before motorized vehicles destroy everything. Have a better look at the aftermath of a bad landowners greediness. Keep better track of who's affected by one greedy landowner who makes every one of their neighbor's upset with their clear cutting and home business choices.
- We are currently un-zoned and have no issues
- Deadfall in perry creek area. Fire mitigation. Access to Hydro power .the reasons are obvious for supplied electricity
- The present plan for Wycliffe area is pretty good.
- Continued supply of water and adequate sewage disposal systems; more evacuation access - new roads
- I've stated about. We must join together to resist this RESET that is being propagated. This is not in the vest interest of the humans living on the planet. This is not in the vest interest of the environment. We must find other ways.
- Long Term Preservation of a healthy pollution free community, with safe air and water. Water is vital.
- Allowing secondary dwellings for use by family.
- build Cranbrook to Kimberly stay out of gold creek
- Development to be focused in close proximity of existing communities.
- none identified
- Multi-housing units and trailer courts. Too many people who do not know how to behave with respect to the wilderness.
- water use, fire protection. small business co-located on property
- Protection of ungulate winter range. Because people can live anywhere, elk can't Protection of groundwater. Because new wells are expensive and we have no clue what the existing capacity is.
- Recognizing dynamic home ownership. Shared ownership within families allowing for secondary buildings due high cost of land and homes.
- development and use of private land holdings. i e logging, game fencing,
- development and use of private land holdings. i e logging, game fencing,
- Maintain natural beauty and geographic features.
- Cranbrook is messy - need to clean up, assist with renovations, provide attractive visual barriers between neighborhoods and industrial areas.
- Preservation of wild spaces and migration paths should be a priority in any rural development.
- The most important thing that I have found in this area is the rules that are already in place are not enforced and no one is enforcing them and it should no be the people that live here to turn in their neighbours . When a property is sold the people that buy should be informed because these people are paying a lot of money for these none conforming homes and property and none of this BUYER BEWARE that is a Wrong.
- Let people live the lifestyle they choose on their property.
- Ecological and environmental concerns
- Reduce the number of industrial home based businesses in the residential areas.
- Na
- Uncontrolled development or land activities in proximity to waterways. Work happening in riparian areas without permits. Culverts being installed and water being redirected without permits. Home based businesses that have inherent noise and nuisance issues, parking issues. Future road connectivity needs to be considered in conjunction with City of Cranbrook. Future recreation and trail networks need to be build into OCP to protect public walking access to crown lands beyond.
- 1. Fire Protection (Wycliffe specific) Even a tanker would be comforting. Airport used to be on standby. 2. Lack of Water = Aquifer at risk (large areas being watered/illegal garden/elderberry businesses/golf courses on Private = no licences = neighbours without water during summer months for hours) no

enforcement.

- water and sewer
- More tourism/trails/small businesses that fit with the lakes, etc. The government has stopped all of our fun.
- affordable options for medium to low income residents
- Small parcels requiring wells. My home on relies on a well for domestic water. I don't want our community's source of water jeopardized for the benefit of development.
- Numerous 20 acre parcels in New Lake area. Will they be allowed to subdivide into 5 acre lots with no overall plan (could create numerous driveways onto the main road)?
- Affordable housing secondary suites ,coach house , duplexes Forest fire reduction of fuel
- Being zoned. We live out in perry creek for the simplicity, being zoned adds stress and restrictions. And it could be a waste of government's money

What existing characteristics of the plan area do you value most?

Comments have not been edited or altered in any way.

- Access to Jim Smith Lake in all season, the trail networks to the south of Jim Smith.
- Privacy, private space. Access to crown land for personal recreation.
- Nature
- natural habitats w/ wildlife
- Quiet. Nearby South Star Trails
- Lack of development.
- Habitat for wildlife
- Quiet low populated area
- View. Not too busy.
- none so far
- privacy
- Peaceful quiet living, darkness at night
- freedom of having space between neighbours
- Ability to regulate the rate of growth & development.
- Spacious, not many neighbours.
- The space and peace of the rural area.
- The nature and trees. Ability to farm.
- Natural environment.
- Do not know enough about it to respond
- The natural character of the area is what I value the most. I would hate to see the character of the area changed by commercial development or further sprawl. I do support small home based businesses.
- Semi rural area close to natural areas of crown land, but within short driving distance to health care, education etc. Larger parcels (3-5 acres) allows for more privacy and less friction between neighbours.
- The natural beauty of the forest and the space.
- Privacy. Lower population density. Some flexibility in zoning to pursue options like agriculture or a small business etc.
- Crown land roads and trails.
- Biodiversity and natural scenery.
- Green space, trails, low density housing
- Peace and quiet



- Large lots Rural nature
- Quiet feel and wilderness
- I love the quiet country living. Being able to watch the wild life. Room to relax with out having a neighbor right on your door step.
- Keep the country country. We choose to live out of town so that we can live a rural life. Adding more or developing at too fast a rate will kill the country life.
- None
- its peace and natural beauty
- Green space and privacy and access to natural environment, wildlife viewing, etc. in our back yard.
- We live out in Area C so we are closer to nature and away from the City. We live out because we value the privacy of our location.
- None, leave things alone
- Limited government control
- rural character, open spaces, recreational activities for local resident, very few seasonal homes excepting Moyie lake. I prefer to see full time residents and limited short term rentals.
- low population density, greenspace, protected environments
- the freedom and low population density
- Do not let the owners who cannot subdivide for years knowing this when they purchased their property.. subdivide. Also, think about everyone's water source and wells. I do not think there's enough water longterm.
- Being un-zoned. Our community is honest and considerate of our neighbours and do not wish to be regulated and restricted to specific zoning. I do not see any benefits that zoning would provide.
- That it is unzoned
- Knowing that the RDEK has guidelines and requirements for any development. No one can come in and do whatever they wish, regardless of the neighbours around them.
- Privacy
- The acreage privacy (trees and space) yet close to city.
- Rural setting away from the rush of the City, but still conveniently close enough to the City.
- Allowing, secondary dwellings for family.
- piece and quite is what we want
- Access to nature.
- Quiet, low 'light pollution', forest and grassland areas.
- status quo
- The current rural feel is important to maintain as well as each sub areas differences ie wycliffe and gold creek, agricultural vs residential
- none
- unfamiliar enough to comment
- Grasslands, hiking trails, rare ecosystems, solitude
- Maintaining community feeling
- rural housing mixed with small and large farm/ranch holdings and conservation areas
- proximity to City and the services provided, peace and quiet, clean water and air -close to Crown land for non-motorized recreation
- I am not sure if we are still included in the old town area as we live on booth creek FSR road(on the road that accesses the rock climbing area.)but we consider ourselves part of Old Town. I would say that the reason we moved to the old town area was because it was a quiet no zoned area where everyone had their own power supply and water supply. Many of the parcels here have more than 1 dwelling and for the most part our lots are large enough that we are not bothered by what others do or don't do on their propertys. I don't think we have had sufficient problems nor do I anticipate having any that are worth having our current no zoned status interfered with.
- Acreage style living. Not close to neighbours. Lots of crown land around.
- Emphasis on increasing density in infill areas.
- Wildlife
- Large lot size and individual requirements for lot servicing. Access to crown lands through easements and rights of way are critical.
- Full OCP future planning so there is guiding in areas without concrete zoning.

- Leaving it as rural as possible
- Quiet roads, responsible access to crown land, access to lakes and rivers, etc
- recreation opportunities close to Cranbrook and Kimberley
- We value the plan itself, the idea of the plan. The plan lays out parameters and restrictions intending to promote thoughtful land-use.
- rural areas should remain rural. No further along the road to New Lake (New Lake Road).
- Less rules than the city
- None

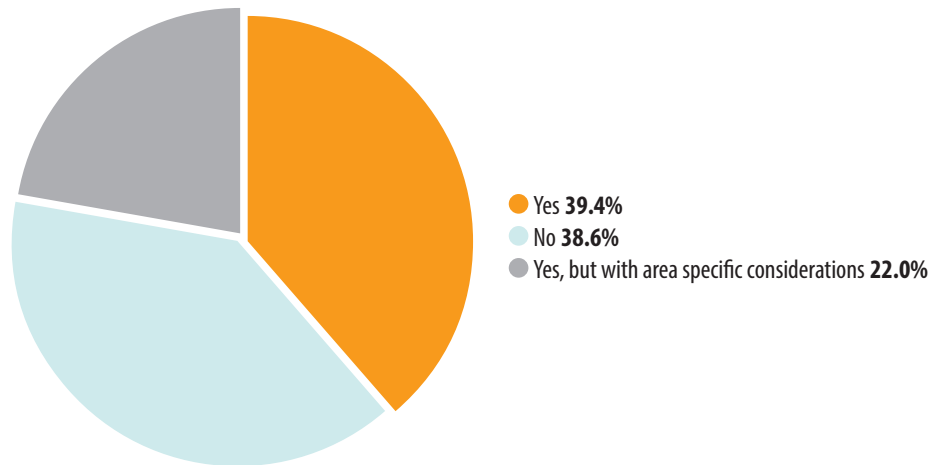
What future changes would you like to see in the plan area?

Comments have not been edited or altered in any way.

- No hunting/shooting buffers.
- Second road access to Spruceland Estates for safety evacuation via Hospital Creek FSR
- None
- Better traffic control
- Something that's thought out, maybe doesn't try and keep everyone or the loudest person happy.
- Clean up delinquent properties.
- None
- The ability to subdivide and have secondary dwellings on acreages without so many rules and regulations.
- Focus on procuring affordable housing
- No permanent industrial based businesses developing Ex: businesses running a lot of equipment (logging trucks, dump trucks, excavating equipment etc.) using residential roads.
- Ability to limit development plans where profit is clearly the primary driver.
- Transfer station
- Stop developing these areas and please stop logging these areas (New Lake). The area is losing its rural appeal.
- More restrictions on subdividing large parcels of land. Consultation with neighbours about land development.
- Less roads in the Crownland and more enforcement of the laws or maybe we need better written laws for resource abusers.
- Road infrastructure upgrades and maintenance of parks and increase in access to crown land
- Slight infill of existing settled areas, more secondary suites, and small home based business.
- I don't really consider it.
- Less restriction of Building requirements. Allowance for alternative building structures etc. Make it easier for Alternative energy projects like Solar Arrays. Also just less restrictions in general. More freedom to do what you like with the land that you own and have worked hard for.
- Water lines to replace wells in clusters of homes
- Electrical infrastructure upgrades BEFORE mandating electric appliances and vehicles.
- Corridors and trail systems that join the communities together. New trails that join up to the community forest.
- Modest and strategic residential and commercial growth.
- Allowing acreages 20 plus in size to rezone
- I would like to see the speed limits enforced.
- I would love to see a walking trail up to Jim Smith lake. There is little shoulder on the side of the road in a lot of areas up to the lake. The road is so busy and often the speed limit is not in force making it very dangerous to walk in our beautiful area.
- Inform communities of development or changes better. When the cell tower went in at the bottom on Jim Smith Lake Road I could only locate one property that received notice. That location was a unfortunate choice considering the tower was directly lined up with the view of Fisher Peak. People were upset but more importantly the neighborhood felt like it was done without community consideration and done behind our backs.
- Government to stay out of general community development
- Nothing new here, please. Develop the available space in the cities.
- None



- Keeping government control of the land
- Limit short term rentals, fire protection for all homes and business, second homes on ALR land, support for agriculture, opportunity for some industrial lands not suited to municipalities.
- low population density, protected agriculture land and protected green spaces the local wildlife require
- Nothing.. leave it alone.
- Better use of our tax dollars in regards to road maintenance and to remain un-zoned
- Fire mitigation of deadfall.hydro power
- Update the present plan
- Road maintenance, new pavement
- More speed monitoring on Gold Creek excellent roads.
- Low impact development that supports a healthy environment above all and still allows families and businesses to make a good living.
- Allowing secondary use dwellings for family on all acreage that can support a second septic system.
- none besides keeping properties clean
- Better roads and road maintenance.
- City expansion should be areas immediately adjacent as opposed to historic Shadow Mountain type....
- none
- there is no hydro in Old town
- FIRE PROTECTION!
- unfamiliar enough to comment
- Aquifer mapping. Water well licensing. Clear guidelines on motorized and non-motorized recreation
- Affordability
- Maintain what we have. Clean up and make pedestrian walkways safer and better thought out.
- Keep Perry Creek old town out of the plan.
- Contain development to areas immediately adjacent to Cranbrook and Kimberley and emphasis on maintaining ecological integrity of the region.
- Future home based businesses restricted to noninvasive types of business. Noisy smelly operations or heavy vehicles should have no privilege to use residential areas.
- Pick and area you want growth to grow
- Areas that have community water systems outside of the City are a major health risk and liability and should be incorporated into the City if possible. These developments simply can't be approved in the future. Subdivisions (5 acres plus) in close proximity to a City must be laid out such that future subdivision, infrastructure installation, and densification can occur. Extending City services to acreages is not sustainable and is a net tax negative infrastructure burden on the tax base.
- Trail to town, fun services at lakes (pubs, recreational rentals, etc)
- increased flexibility for housing options, especially off grid/rural
- Small and medium holding designation should be removed. Existing parcel sizes should be allowed. No subdivision to parcel less than 10 acres - ideally 20 acres
- Forest fire fuel reduction
- Better road maintenance

Would you generally support the inclusion of the unzoned Perry Creek/Old Town area within the Plan?**If you support area specific considerations, what would that look like to you? (13 responses, unedited)**

- Fire smart considerations in regards to building and density
- No clear cut logging
- Conservation of natural habitat.
- Old Town is currently larger self sufficient acreages without services like hydro. I would only support inclusion if the current residents favour it.
- Direct consultation with property owners most likely affected.
- Unsure
- Would have liked to answer not sure to the above question re: Perry Creek as we have no information on that.
- Ensuring protected greenspace. Limiting commercial and heavy industrial. Banning multi-family residence. Minimum parcel size of 5 acres
- Support existing residences. water and sewer consideration, lot sizes
- Preserve the townsite and falls for exploration with access for a picnic area
- unfamiliar enough to comment
- Consideration for the area's historical sites should have top priority. The historic townsite of Lumberton has been destroyed by uncaring commercial interests.
- I don't really know as I'm not familiar with the issues of the area. But instead of saying no, I say yes, but there have to be area specific considerations to avoid a wild wild West scenario.



**Are there additional initiatives that you propose should be integrated into the goals, objectives or policies of the Official Community Plan?
Comments have not been edited or altered in any way.**

- Stop Developing
- How about a map of Silver Creek made available?
- Affordable housing is a priority, over regulating property owners is not
- Cranbrook should pro-actively invite IT firms to put their engineering/development teams here in Cranbrook. The quality of living is tremendous. The work is silent, environmentally clean, and well paid: Bringing in higher salaried staff into the area. There is no reason why Cranbrook could not morph into a major IT Engineering Centre.
- Development of much more public use spaces.
- Jim smith/new lake transfer station
- Keep parcels at least 5 acres. No multi family. Note that there should be something mentioned about clutter and garbage on properties. Control of barking dogs (disturbing other residents). Restrict vehicles on undeveloped parcels.
- Green spaces
- I think that we must place the strongest possible emphasis on environmental and habitat protection and limiting urban sprawl.
- We need to define quality of life and determine when increasing population threatens that.
- Not at this time
- Protection of existing Mature forests on adjacent crown lands would be so as if they are harvested that a high density of mature trees remain. Partial cut or selective fuel reduction treatments only. Encouraging the continued multi use of recreation trails, Motorized and non motorized can and should coexist. Non motorized users should not be given preferred or exclusive use of any areas. I want the ability to recreate with a motorized vehicle (Responsibly) as well as non motorized on the same trails/trail network. Also allowing growth of these trails.
- Making the results of this and all surveys more widely available to all.
- Reduce government rules and interference on private land
- Protection of the current rural/agricultural nature
- I would like to have representatives or official associations for each area
- If it was to move forward, have the directors of the board be members of the communities that are actively operating farm land operations.
- adaption to climate change
- Assurance that wildlife habitat is a major consideration, and that greenspace and trees are high priorities.
- Leaving the areas as natural as possible
- Broadband communications for all that want this service. Protection of historical site. Protection of sensitive environments. Do not allow homes in areas prone to flooding or land slides. Designation of green space (not necessarily developed as parks).
- allowing freedoms to farm and work on property. Limiting development in rural areas. Minimum parcel size. High density house within city limits only
- Stop stressing existing land owners by changing the landscape. The RDEK plans have been in place for years and for a reason. Leave them alone.
- none come to mind
- Do not know about the existing ones proposed to comment yet.
- leave gold creek out of the city limits
- No
- surveying of the gazetted rd in wycliffe which would allow access to St Marys river.
- do not support zoning see no need for restrictions in this area
- unfamiliar enough to comment
- Ensure accuracy of road layers on Crown Land. Analyze this existing footprint from the perspective of the provincial criteria laid out in the cumulative effects management framework. Make sure you consider regulations for management of regulated noxious weeds. Owning land comes with obligations to care for it.
- Leave it alone
- Community centres or community park or green space for gathering
- We look forward to attending an Open House to see the existing overall plan and hear ideas from other residents. We need to learn about where the consensus occurs

- Look at what sustainable development really means. Rosa Koire warned about this years ago. What does this really do to a community?
- A ban on barbed wire fences should be implemented throughout the Regional district. They are unnecessary, dangerous and cruel.
- Yes
- we are satisfied with life continuing as usual here without any initiatives or a community plan being implemented here in the old town/Perry Creek area.
- No.
- See all of the concerns re: environmental integrity expressed in previous questions.
- Forest management practices and fire risk reduction. This includes specific layout of future road networks that could act as fire breaks, and ensuring there are multiple accesses to development areas that could be subject to evacuation, even if utilizing an FSR or unmaintained road during fire season. Active Transportation and Recreation Trail Networks. Access to Crown Lands.
- why not petition the federal govt for a green initiative in the cranbrook area on rdek land close to the city for a net 0 subdivision similar or better than? THE DRAKE LANDING geo thermal housing development near okotoks. The new federal budget just announced a green focus. It would provide more reasonable housing accommodation in our area which receives the most sun of any city in bc. Would help housing, research, construction development. SEIZE THE MOMENT!!!!
- Small business development should be looked at around public parks that support appropriate and environmentally safe use
- Hold developers accountable for sustainable neighborhoods - protect water resources, preserve green space and wildlife corridors. Developments need to consider long-term impacts.
- Additional active transportation, recreation infrastructure and trails to accommodate development in the area.
- Incentives or rebates for fuel reduction for forest fires Less building permit rules
- Listen and respect the people who live in these areas. Really hear our voices of our concerns

**Are there additional initiatives that you propose should be integrated into the goals, objectives or policies of the Official Community Plan?
Comments have not been edited or altered in any way.**

- Don't base your bullshit decisions off of a survey. And actually do a proper vote on stuff that affects the whole town and surrounding area. You base a decision off of 1200 people from your stupid survey.
- too many "one-off" subdivisions in Cranbrook. does infrastructure - water/sewer & roads support the development.
- Undoubtedly.
- How about installing a community bulletin board at all of the Canada Post boxes? We also need to have roads that are paved and kept in good condition!
- Affordable housing
- Light pollution in rural areas. There are more and more yard lights, flood lights, motion lights lighting everyone's properties not just the owners property.
- There are lots of dead end roads in area C. For instance if there was a fire or emergency situation on our road, we would be stuck on our property or away from our property. Considerations with loop roads or easements or egress should be considered.
- Not sure
- No
- No solar farms,
- Whether access to hunting might be adversely affected.
- 100%, the government is the main issue.
- How to stop this waste of taxpayers money It is clear that these OCP'S are a waste of resources. What is in place now works.
- Relationship with the cities of kimberley and cranbrook. How to develop on the boundaries, should cities expand and if so when.
- I believe the residents of Old/Perry Creek should carry the most weight when deciding if this area is included within the Plan and if so the specific conditions.
- ways to keep perry creek out of the plan. The proposition is vague and it is hard to make an informed decision with little information.
- The aftermath of you making changes that do NOT need to occur. We live here.. you don't so keep that in mind. Stop trying to ruin people's peace by updating plans to accommodate owner's who don't care about anyone else and also the environment by growing your numbers. Isn't that why we live in the country? To get away from the city and all the chaos. Perry Creek needs more Conservation coverage and it needs to be patrolled. People feel entitled to do whatever they want and it's a mess. Make sure you take a good look at the destroyed land that sadly already exists before you open up the land to more careless humans. Talk with neighbours who will be affected before you grant any subdivision, clear cutting requests, any loud, annoying home businesses etc. (ie. A loud, barking,



annoying dogs can be heard from miles away). This should be done in person.. not by sending a letter. We deserve to have a good, clear vision of how this will affect our own properties in the future. Protect the peace of long term landowners. Developers come and go as quick as they can..

- Why do you feel that this is necessary? Does this mean more controls on land that we own?
- More evacuation options for Gold Creek area as population has increased
- Do not know about the existing ones proposed to comment yet.
- make property owners responsible for there junk give them time lines and fines for not looking after there property
- A greater focus on low income housing and starter homes would be appreciated.
- none identified
- If a land owner purchased property that has no zoning it should not change and remain unzoned until that property owner sells do not support zoning at this time
- open up areas of crown land for private property ownership in the area C
- There is at this time, to many restrictions on land owners and dwelling limits. A suite in the main residence should not interfere with a permit for a second dwelling on 5 acres. There is also to many restrictions on park models and tiny homes.
- FIRE PROTECTION!
- support for the BC Rural Health Network. Is there a provincial liaison for the issues that is known to the survey taker and prperly identified by Ministry, portfolio, and name?
- As above
- Support food to table opportunities, economic development, day cares with safe green space for those that need to use them.
- What I have written in #30
- no
- No.
- Redefine the definition of "Home based business" to quiet non invasive businesses!
- Not at the moment
- Active Transportation and Recreation Trail Networks. Access to Crown Lands Emergency Response and Evacuation considerations. Forestry and Crown Land Use Alignment and Integration with City OCP's
- Fire and Water
- New small and medium parcels should not be allowed. The risk of water resources becoming unreliable is too high. In the case of failing wells and septic, the only option will be to approach the city to provide those services to the affected area. The city will require the affected neighbourhood to fund the infrastructure costs; the cost to the individual homeowners will be very high. "It would seem prudent to provide guidance to City and Regional District Planners in the form of a researched Adaptation Plan for water management that operates as one plan, for both jurisdictions. This would provide a better understanding of the factors that would define "exposure" and "sensitivity", especially in the rural areas where wells are required. For example, presently there is little understanding of factors that would define exposure. What are the limits of groundwater supply; How reliable are they; and how might they be affected through prolonged or cycles of drought or reduction of ground water recharge. On the sensitivity side, what would it take to create a demand greater than supply? Without addressing this in the face of increasing frequencies of extreme weather, individual home owner wells in the regional district could be impacted, creating a regional demand on the City water supply." (Mark Stroscher, P. Eng. Environmental Retired)
- Direction on where City of Cranbrook boundary expansion would occur.
- Enforcement of existing bylaws and covenants.
- Forest fire reduction of fuel with the city of cranbrook with direction by the fire chief How about less rules since I don't want to be like the city.

APPENDIX A

MOYIE & AREA

Where do you reside or own property? Responses to 'Other.'

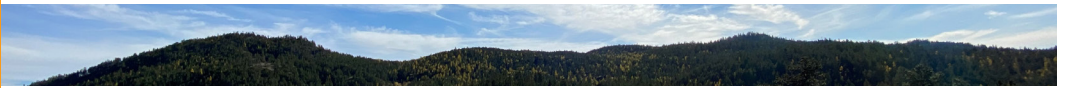
- Jim Smith lk rd
- Westview
- wycliffe
- Twin Lakes area
- 20th ave South Cranbrook
- Cranbrook
- Goldcreek area
- Moyie Shores Estates
- Gold creek
- Mission
- Cranbrook South Hidden Valley Road

What type of property do you own/occupy? Responses to 'Other.'

- recreational - cottage
- Lease/Rental
- Strata
- Strata

When should property owners be required to apply for a development permit to help protect the ESA?

- Business expanding or creating recreational sites.
- Upon approval of being allowed to develop. Too much of a cash grab currently.
- Commercial development. Property owners should apply when developing
- Any further development of Environmentally Sensitive Area should be prohibited.
- The safety of swimmers and animals has become increasingly threatened due to the increased vessel speeds of boats and personal watercraft such as jet skis. I've been told that a national maritime law needs to be changed in order to address this issue. We also have a problem with the laws not being enforced, specifically that wake limits are largely ignored on the smaller part of the lake. I've been a resident since 1986 and have personally witnessed the serious erosion of the lake shore at Moyie. The width of the lake is too narrow to absorb the large powerful wakes/waves created by larger boats, and especially those vessels particularly designed to create waves for surfing directly behind the boat. The pollution on the lake has also grown rapidly due to the number of boats with engines, affecting both human beings and local wildlife habitat. I believe there should be a size restriction for motors and a ban on surf/wave boats, and speed limits lowered and strictly enforced.
- By saying that Development Permits are to be required, does this mean that activities like rock quarries and clearcut logging on private land will no longer be acceptable without a rigorous assessment of impacts?
- To much red tape already
- Need to be a threshold for alterations when a development permit is required
- Such permitting requirements should, if at all possible, be applied retroactively in situations where guidance otherwise in place has been ignored ... a primary example being the Eagles Nest RV development at the south end of Moyie Lake.



- Old Growth. Riparian Zones, Wildlife Habitat Protection should come before Logging for Profit on Private Land, especially where long time occupants are affected.
- As I have a dock and use an area for over 20 years on the lake, I would like to see a process for permits available for use of beach area. It's ridiculous how many docks are in and are not local residents. I've owned a house in Moyie townsite for over 20 years but have seen an influx of people who just put in docks who are basically squatters.
- This could become either a good tool or a sweeping sword. It needs to be very versatile.
- Area C Government already provides adequate rules and regulations
- Property owners with business expanding or creating recreational sites evaluated on location and eco sensitive areas should apply for the ESO permit. Also, traffic and human activity into sensitive eco areas. Over-use of specific areas creating disturbance to wildlife and natural habitat areas. Logging on Crown land should be evaluated as well.
- Are these permits required for the pipeline, logging and Fortis?
- Protection of environmentally sensitive area should not be a blanket approach included in an OCP. This important issue should continue as now on a property by property basis.
- Private property is exactly what it's called, private.
- We see the results of poor enforcement of bylaws and regulations daily. Make sure you build in an enforcement component that does not rely solely on complaints to drive the system.
- With respect to the ESA development permit, We assume you are referring to areas on the lake and the narrows.
- Development of Residential Subdivisions are a danger to all waters of the Moyie Lake area. Strictly avoid any pressure on the waters of the Narrows waters and Moyie River, North Lake and South Lake. All shoreline of same is needing to be protected as any growth can be a danger to all. Hopefully there will not be any business interest along that same that could destroy these waters. Keep this area from pollution and destruction, if any more pressure develops could and will begin the loss of another waterway!
- ESA are great but can be a lengthy process so it is important to apply then in appropriate situations.
- The whole reason we leave in this area is to be somewhat isolated from people. The more people that keep moving here the more this area is becoming less unique. I can even tell the difference in the last three years from the influx of people from other areas. We are losing the small town life. With the proposal that you're doing we are going to completely lose everything this area once was. Stop chopping up our land and leave it for the wildlife and for the people that live here to enjoy it
- ESA development permits should be required for all development and land alteration activities including any potential alterations to shorelines or forests along the perimeter of Moyie Lake which could have significant negative impacts on wetlands or forest ecosystems in the area. Additionally, even with ESA development permits there should be a strong preference towards prohibiting development of environmentally sensitive areas whenever possible to ensure their long term survival.

What size of secondary suite within a principal dwelling do you think is appropriate as an accessory dwelling unit?

- | | |
|---|---|
| • Moyie is a very small community, having a small footprint. We could not see multiple story homes without infringing upon the rights and abilities of homeowners to enjoy their properties. There are limits in place for water and septic function which should curtail the addition of impracticable and unsuitably large additions. If someone has acres of land, that would of course affect planning. | • whatever is appropriate for the land that the dwelling will be located on |
| • We live out of town for the main reason of privacy so again none | • Whatever size the land owner deems needed |
| • No basis for such a recommendation | • 30 sq meters minimum - no maximum |
| • none | • 70-90 is for to low. Especially with staircases having to be included in that. Wouldn't house a family of three |
| • I don't know | • None |
| | • None |
| | • None |

What size of carriage house do you think is appropriate as an accessory dwelling unit?

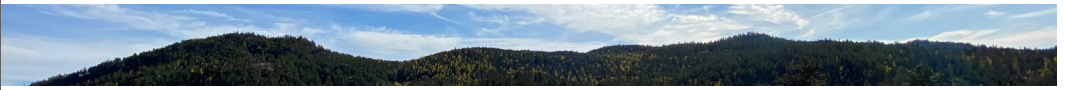
- Again, Moyie is a very small community, having a small footprint. We could not see multiple story buildings without infringing upon the rights and abilities of homeowners to enjoy their properties. If someone has acres of land, that would of course affect planning.
- Same as above
- no basis
- I don't know
- whatever is appropriate for the land that the dwelling will be located on
- Whatever size the land owner deems appropriate
- 30 sq meters minimum - no maximum
- None

Currently the Province requires all new single family dwellings to be built to Step 2 of the BC Energy Step Code, which means buildings are 10% more efficient than a standard house. In 2023, it is anticipated Step 3 will be required for new single family dwellings, which is a 20% more efficient house. Steps 4 and 5 are currently voluntary but would be 40% more efficient and net zero ready single family dwellings respectively. Would you support a higher level of step code requirement for new construction?

- Needs to remain for NEW construction only.
- Yes, I would support as long as it is universally applicable (ie. no exceptions for special interests)
- The cost of construction is already making it hard for people to own a home.
- Electrical costs are already too expensive and with heat pumps and led lighting costs it will make it completely unaffordable for all.
- It is pricing reasonable housing out of reach for most people.
- Should be optional
- optional
- The cost increase will make the less fortunate bare too big of a burden for the extra cost
- After step 3, We think this should be an owner's choice, due to potential costs.
- I need more information as I don't 100% understand.

Would you support a policy that requires new construction to have an outlet installed to support an Electric Vehicle charger? This would not require installation of a ready-to-use charging station, but rather to install an energized outlet so that future occupants can easily and quickly install a charger device on their own.

- Not on the Moyie townsite at present. We simply do not have the population to support it.
- Why force more costs onto construction. I thought the goal was affordable housing.
- Maybe once they figure out where all the power is coming from. If everyone has an electric vehicle to plug in is it even sustainable with the power supply that is available. Will it make power unaffordable because there is a limited supply?
- Should be optional.
- optional



APPENDIX B

ROCKYVIEW/WYCLIFFE

Where do you reside or own property? Responses to 'Other.'

- Lumberton
- Green Bay on Moyie Lake
- Elizabeth Lake
- Sommerfeldt Road
- Caldwell Road
- Hunter Road Rockyview
- McDonald road
- Ivy Road North
- McDonald Rd near Jim Smith
- Cross Road South
- Cross Road North
- wildstone
- Rockyview Rd.
- Kennedy Road
- Old town
- oldtown
- Other
- Heyer Road
- Turner Road
- 17 th st 15th ave
- Sommerfeldt
- Fort Steele
- Airport access road
- Westhill WHY DONT YOU SHOW THIS LARGE AREA???
- 28 ave nw - member of the El Camino Improvement District - 13 households served by one well for domestic water

What type of property do you own / occupy? Responses to 'Other.'

- Large lot residential - 10 acres
- Existing sawmill operation and shop for manufacturing.etc
- Pad rent - own home

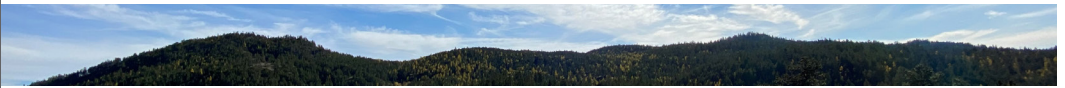
Concerns - Miscellaneous

- Protection of ground water and fire smart protocols
- Firesmart
- Clear cut logging
- Old unsightly trailers are being allowed in Silver Creek. These reduce property values. Also why is the dilapidated property at the turnoff to the highway allowed to be an eyesore? And why is there no turn lane at the highway?
- keeping rural taxes RURAL and affordable especially for seniors on limited budgets!
- You are trying to take away the freedom people have left to enjoy the area we live in through over regulation and an added financial burden. Landowners pay taxes. Perry Creek residents have somehow survived without a RDEK Official Community Plan since 1864. Why not concentrate on affordable housing in Cranbrook and Kimberley and get homeless people off the street. Perry Creek is being innovated with homeless people squatting, leaving a trail of garbage and drug abuse throughout the easily accessible crown land. That would be a good thing to zone.

- Open undeveloped road right of ways for pedestrian, cycling, horseback riding & non-motorized vehicles only
- Amount of clear cutting for developing land. More specifically the new lake Kirk road area. All good to develop but when major clear cutting takes place before subdivision takes place it effects the charm, character, air quality for years to come in till new growth can take place. It's a scar for the hole community to live with all for a land developer to turn a profit. Vary disappointing to see happen.
- Fuel reduction in area has drastically effected weather patterns in our area, the trees on hill and mountai s used to block high wi d in hidden valley but now they are almost constant and a higher velocity.
- maintaining small community
- We do not want land use change compliant with 15-minute cities. We do not want land use change that allows land to be taken by the government due to 'environmental emergencies'; 'climate crisis'; 'contamination' or other justifications. We the people want to be as free from government control as possible.
- currently range cows are free to roam where ever they like creeks,rivers,private properties ect off road vehicle use in Perry creek is very popular and camping
- aquifer mapping, well licensing to ensure aquifers are not oversubscribed
- Vagrants, unsafe park and trails- Moir park and area
- Co-operation of the RDEK planning with agencies like the Nature Conservancy and Nature Trust of BC which have major holdings in the area. This is a very special ecosystem region.
- large 20 acre developments

Concerns: Road infrastructure - Please list the specific road or intersection

- | | |
|---|---|
| <ul style="list-style-type: none"> • Speed of traffic on Jim Smith Lake Road. Narrow/blind corner on Lakeview Drive. • There should be a secondary road out of Spruceland Estates, for fire and disaster safety. Right now there is only ONE ROAD OUT to King Street for the entire subdivision. • Silver Spring and the Highway. • 1st ave south • Spruceland's roads are falling apart. • Just a reminder, we are lacking the services enjoyed by the rest of the area...the road isn't paved and is used by logging trucks going into and out of logging blocks, there are no power, telephone, internet lines into Old Town, and poor cell reception. • No comments • One small residential road being used by many large vehicles for commercial business • Cross Road North & New Lake Road • wycliffe park road • Jim smith lake road at the lake • 38th Avenue south and intersecting streets 33-53. • Wycliffe Perry creek road • Ivy Road and Weeks Road • Spruceland estate roads | <ul style="list-style-type: none"> • Hilltop Rd • Jim Smith Lake Road • Jim Smith Lake Road at Cross Road South next to Cobham • I would like to see Vidamour and Mazur road re-paved • Vidamour and Mazur Roads need re paving. • Jim smith lake road • patterson road, cross road north • Depeel road • Turn lane off the highway (100km/hr!) on to Kennedy Road. • Simms road • New lake, Kirk road • All of them • The whole spruceland area needs paving • there is little aggregates left on pretty rd and preston rd. The road hasn't been resurfaced in many years and there are exposed culverts at the intersection of the two. • New Lake Rd., • Patterson St. W, which is the road that leads to New Lake, has been falling apart for years. The section of New Lake Rd. between Kirk Rd. and Wilson Rd. is also deteriorating, and could use a barrier on the corner at the crest of the hill. |
|---|---|



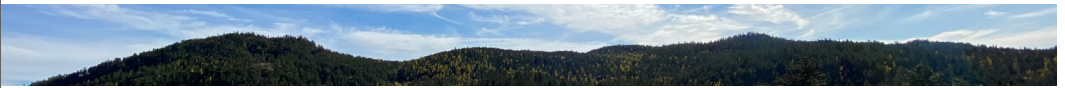
- Watson Rd From Preston Road intersection
- Standard hill road and highway BC 95A
- Patterson St W thru Borden Rd
- Wycliffe park road needs to be repaved
- Residential streets
- New Lake Road
- Mission RD.
- 37th st/ 26 ave
- The road is too narrow and surface is not proper it is a bush road
- Rockyview Rd & Hunter Rd
- Unsafe alignment of roads in the Gold Creek area which will lead to increased vehicle collisions as traffic increases.
- Pighin rd
- Spruceland Drive
- Kirk road and Harris road
- Jim Smith Lake Road
- crossroad North and new Lake Road; new Lake Road and Kirk Road; new Lake Road and Wilson Road
- Perry creek rd

Concerns - What are your concerns regarding these topics?

- Climate Change - How increase housing may negatively affect Jim Smith Lake. Public Parks/Community Green Space/Trails Systems/Crown Land Management - There is extremely limited public access to Jim Smith Lake in the later fall/Winter and early spring. Having a provincial park on a non motorized lake and with such a heavily populated rural area I feel like we're missing an opportunity to develop a trail system that can be used in both the winter and summer that would also provide a quiet/zone/buffer area so the area can retain it's quiet nature while allowing the residents from both the immediate area and Cranbrook a unique recreation opportunity.
- What is Rockyview? Where is it? Is it on a map somewhere?
- Fire and disaster alternate route needed
- No more developments.
- Lack of overview when persons are applying for subdivision
- There is no enforcement of illegal practices on crown land
- Lots of great ideas but no enforcement so land owner are just doing whatever already.
- Limit ATV use to roads on crown land. Limit clear cutting timber. Preserve grasslands.
- Quiet country living, low taxes, do not want Cranbrook City to annex and raise taxes!!!
- We believe that it has managed like it is since 1867 and does not need government interference now
- The immediate area has 1-10 acre parcels and the RDEK has shut down many applications to subdivide 20 acre parcels.
- over regulation without cause other than finical gain for the RDEK of which Old Town will never benefit from
- All these are just issues which should be considered with balance and wisdom.
- Industrial growth in residential area
- The rate of growth and development
- deterioration of road surface
- I'm concerned that large lots in the neighborhood could be converted to campgrounds which ruins the peace and quiet of the rural residential lots in their vicinity.
- Over development in our area and little consideration for the water table. We would like to retain the rural feel of our area and keep our surround wild areas wild.
- Do NOT want to become part of the City of Cranbrook happy as RDEK
- Not enough being done to limit subdividing of land and people not taking proper steps for water crossings. Having wild land areas that mean nothing when it comes to development.
- We live next to Crownland which has native bunch grasses that are required as a wintering range for our ungulate herds but little is done to control

motorized access to the area. The more people that come from out of province, it seems, the more they think it is a free for all in the Crownland. More unnecessary trails are being made through repeated use by vehicles, horses and people. Restoration work that was started in 2012 has still not been completed- no burn has been done and no roads were decommissioned so we've essentially pushed the elk out of the area. I would love to see some restrictions on hunting as we have had numerous incidents with poachers and shots fired, very close to our homes- perhaps a bow only zone and only on foot (retrieval via the roads that are so plentiful, only).

- With the relatively new development at the end of the lake- and more to follow, there is concern with the excessive speed and heavy traffic on a very old, narrow country road. As well we the potential for overuse of aquifers.
- Climate change is an increasingly serious threat that puts the ecosystem at great risk. Wildfire is a threat throughout much of the year now, compounded by drought. Water management is critical, as well as protecting the area from any further damage. Further expansion into the wildland interface should be extremely carefully managed. In order to protect the existing ecosystems we should limit new trail development and further restrict vehicle use.
- Increased use of the road system has created problems with traffic control. The current density should not be increased.
- Our road isn't maintained very well. There are dangerous blind corners and it is poorly sanded and graded year round.
- In the last 2 years, non residents are using the unofficial trail head and parking on the roadway, creating a hazard for locals
- Building guidelines seem somewhat restrictive. For example. RDEK current zoning restricts all my buildings to fit into a 2ha footprint. I own 10 ha. Why should I only utilize 2ha of the property that I pay taxes on? this doesn't make a whole lot of sense considering my specific property is zoned RR8.
- The roads are uneven and the school bus will not come up as a result
- It would be great to have more trails and public parks in the area
- Loss of trails and access to Crown land
- More people are utilizing the trail systems, campground, lake, and there has been more development. Parking is limited and there is quite a bit more traffic.
- As the density increases, emergency services should be located in strategic areas within each community. Example volunteer fire halls
- Potholes keep getting minor patches along the first 50-100 metres when a complete resurfacing is needed. Potholes reappear every year. Also, additional signage should be considered identifying Cross Road South at both branches meeting and visible from Jim Smith Lake Road.
- Future growth and development
- Urban/rural interface fires. Over use by motorized vehicles Over- use of Gold Creek Aquifer
- Roads
- lack of road surface maintenance, particularly on patterson
- More options to add additional housing (eg. secondary dwellings)
- On my property and never been addressed by the regional authorities
- Minimizing impacts of development on the environment Maintaining the rural character of the area
- Lots of wildlife use of this area esp. deer and elk herds. Limited surface water in dry fire-prone area.
- Needs more public input. Especially from the people that already live in the immediate area.
- As above
- The roads are bad
- sustainability of natural resources, over tourism
- limiting the impact of human activity and preserving the rural areas
- No new development especially no condos, apartments or trailer parks. Let the city deal with those issues. Keep the original owners in their properties longer, respect the peacefulness and keep the area quiet. Do not show favour to out of town developers who have no long time history with the area and are only here to make a profit.
- Forest fire management on crown land - forest thinning and burning under growth would be beneficial but my concern is an over effort to combat forest fire with mass logging.. i.e the community forest edges and south star trail areas.
- Deadfall/fire risk in area.
- Limited evacuation access



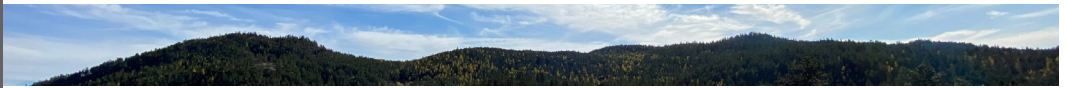
- Proper planning and land use to preserve water and air quality. Making sure property use/development does not impact the quality of life for area residents, or harm the environment.
- road is in poor condition.
- RDEK should make all Neighbour clean up there properties no more junk lying around for years
- Access to crownland should be considered when developing the area.
- Despite living in a rural area, believe that development of higher density residential areas are best located near community services. Close proximity of higher density residences to communities has least impact to environment, climate change, and emergency services.
- surface repair
- Too much development will bring more people who abuse the land with their ATVs, ripping up soil and make unreasonable amounts of noise.
- being limited to 1 residence on the property. Property was purchased to build a couple small residences and out buildings.
- Poor visibility, lack of salt/sand in winter, semi trucks using turn out as a rest stop. No turning lane when coming from Kimberley into Cranbrook and turning left.
- Substandard road, especially considering the amount of people residing up above it.
- WE NEED FIRE PROTECTION
- very rough with steep drop offs
- The streets are in terrible condition
- Increased housing density will adversely affect the well system that is place as will the increase in sewage systems put the water quality in danger of contamination
- Emergency evacuation with only one way in and one way out
- as a new resident, I want to ensure what exists is protected and services, especially water are improved with respect to provincial legislation.
- Road density on sensitive grasslands and ungulate winter range grossly exceeds provincial guidelines. A network of non-motorized trails exist but these are poorly planned and often evolve into roads as motorized users take them over. This results in the creation of new trails which in turn become motorized. Development of the area is taking place without considering groundwater resources. Myself and 4 neighbours have had to redrill wells while the new residents from Ontario have 4 upslope wells to fill their swimming pool. Another neighbour has an artesian well which flows to surface potentially compromising the aquifer via a pathway to surface while potentially reducing water volumes within the confined aquifer.
- Increase residential-wells run dry
- Fire suppression on crown lands
- Interface fuel abatement is needed in the large block of crown land (600+ hectares) between King Street and Wycliffe Park Road
- We do not live within the current proposal for zoning but have been asked to complete this survey. I have selected issues that I assume are important with any zoning proposal.
- Frequency of wild fires increasing - this whole area should be covered by the fire department.
- The Crown land is been occupied by none residents with trailer and outhouses
- i think the only concern we have had in this area are plans to open this area to more off road vehicles and making more trails for off road vehicles coming through from Cranbrook that would affect the wildlife and our quiet way of life. i think the community made our thoughts on that very clear a few years back. the number of people living in old trailers on crownland in the perry creek area has increased a lot in the last few years . many of these trailers or campers or tents get left and become a real blight to the area and to the enjoyment of campers wanting to use the area for weekend use. i think this needs to be dealt with somehow.
- Would like to bring my elderly parents on the property. How can they handle the stairs of a carriage house? Need a ground level Option.
- Keep Old Town as Old Town.
- Incompatible neighbouring land uses. There is quite a lot of concern about the newest plan for Shadow Mountain and the lack of consultation with community and the poor infrastructure already in place. We are very concerned about how this will affect wildlife and existing acreages and farms.
- The St. Mary's Prairie is an ecosystem that is found in very few places in BC. The grassland is of major concern for wildlife preservation and climate change reduction. It should never be chopped up into small parcels.
- Heavy weight trucks have damaged the pavement and continue to do so with home based businesses. Hunter road has several heavy truck businesses

on a residential street. The noise issued from these businesses can be intollerable!

- Pighin rd needs re surfacing
- There is only one access into the subdivision. Road is in poor condition with severe grades and corners. Maintenance is low priority as busses do not run into subdivision, even though WilksKahn does get bus service for less residential properties. A single accident or event can trap the entire subdivision, which is more likely to occur due to poor road condition and poor maintenance.
- There is ZERO fire department; Wildfire Service only. The neighbours fight the fires annually with ZERO support. Very concerning during the hot dry season.
- Overdevelopment in the area
- different than the area majority
- *Transportation - would like to see a bus come to the lake and back once or twice a day *Water quality - new builds on Jim Smith Lake Road seem to increase silt and drastically decrease the flow to any properties below the new build *Trail system - we would like to see rotary path continued up to Jim Smith Lake providing safe options for the many bikers/joggers/walkers year round
- wildfire fuel mitigation is a concern on our property and the surrounding area. the property to the south of our property has been sold and we understand it is to be logged extensively and subdivided.
- Sustainable domestic water for existing residents. Increased traffic. Wildfire escape routes. Disregard for natural environment including wildlife. Current OCP section 5 residential land-use cranbrook West - subdivision is generally not supported within the cranbrook West subarea with the exception of those parcels currently zone for subdivision, Parcels designated R-RES or subdivision for a relative, as per provisions in the zoning bylaw and the local government act." Much of Cranbrook West is designated R-RES. The subarea is already overrepresented by small holdings. Any new subdivisions should not be allowed to exceed 10 acres - ideally 20. Retention of the character of the plan area - it is important to retain the rural characteristics of the area. Easy access to outdoor space for Recreation must be retained Wildfire escape routes must be considered. Currently there is only one route out for residents of new Lake Road and Kirk Road and new Lake Road and Wilson Road unless they travel through logging road to Jim Smith Lake Road which is likely where the fire would be coming from. Road Network is made up of rural roads with rural road standards, not compatible with high traffic resulting from increased development. Very important to protect sensitive ecosystems even in small pockets.
- Forest fire reduction of fuel
- We do not want to be zoned.

Comments regarding types of new parcels:

- No more development.
- Gold creek should stay as 3-5 acre lots
- rural ares about 5 acre holding. High density and conservation subdivisions within Cranbrook and Kimberley.
- We desperately need more development. There is very little development and this is a major factor in rising real estate prices.
- that should be up to the land owner
- I am just not a fan of developing the area WEST of Cranbrook. That area provides wilderness access for those who love it. The South, East, and North of Cranbrook are not 'harmed' or deeply altered if community expansion would flow wisely, and with lots of green sections (incl. Cranbrook Community Forest), into those areas. The WEST is the only wilderness section.
- prefer limiting new parcels to 5 acres or larger
- current sewer system unable to support smaller single family lots case in point Shadow Mountain
- Please keep the current lot size considerations for septic and private water. I personally live on a 2.5 acre lot and when tike comes to put in new septic system, the location will be limited if neighboring lots drill wells near our property line which causes stress to me as a homeowner.
- We need to keep the rural areas rural and avoid any type of high density development. High density, multi family and small holding are not suitable for this area and would ruin the area.
- I doubt our aquifer could support new wells in the Wycliffe area. We should not be developing any new areas within our region.
- Urban sprawl will only increase wildland interface issues and make wildfire risk greater, as well as further fragmenting valuable wildlife habitat.



- Gold creek does not have areas suitable for further subdivision, but the choices above represent possible development in other portions of Area C with which I am not familiar
- Water wells is the biggest issue. Everyone on my street except 2 have redrilled in the past 15 years. Cannot sustain too many more holes in the aquifer.
- Low density preferred. That's why most residents choose to live in a rural setting.
- Need better roads if more people live in the area
- Whatever is done I do not support any expansion of the City of Cranbrook's boundary resulting in my property being considered within city limits for tax or any other purposes.
- We don't want to see the land over developed but areas that already have smaller acreages should be allowed to rezone larger acreages into smaller acreages.
- Nothing smaller than 5 acres
- Wouldn't want to see anything less than 5 acres
- Small agriculture lots for private home based business
- ALR zoning should stay as is.
- People move out to these rural areas to get away to peace and quiet and have their space
- larger rural acreages, over 1 ha, often become eye sores. Too many old cars, RV's, dogs, fences. Not in keeping with rural character most residents prefer.
- don't want high density residential outside of the city
- Let the city subdivide. Keep the country.. country. Quiet and peaceful.
- We live in an off grid community well out of town. There are plenty of other areas of development in the surrounding area. We chose to live where we live to avoid the rush of constant growth and development.
- None
- Private well supply and adequate sewage drainage must be monitored particularly if not on city supply
- My greatest concern is that infrastructure for 15-minute cities and plans leading towards pushing humans into 15-minute cities NOT be supported.
- Would try to strike a balance between the strong need for housing, vs. keeping the area rural, healthy and focused on the environment.
- Denser housing would be appreciated, especially if it were to focus on lower income housing.
- Some tiny home developments close to communities with shared green space may be beneficial. Concerns with respect to water availability and therefore favour larger parcel size.
- No further development in my affected area other than development by individual current property owners with respect to additional or supplementary housing within their landholding.
- High Density would help destroy any the environment around here. People coming from Cranbrook now show no respect for existing trails nor for private properties as it is.
- The current regulations protect the areas natural beauty and should be maintained. Opportunity for additional residences on larger parcels will help with density and costs of ownership. Development land is available although cost to develop are quite high which make it a bit restrictive due to road and servicing costs. Allowing gravel roads again in rural development may help
- Many lots at shadow mountain...no need to build more
- do not know enough about the topic to comment properly.
- Until groundwater resources are defined no new development should be permitted unless it is attached to city water.
- If you can ensure that we'll Users will Not run out of water answers would Possibly be different. Water is key to development
- Allow secondary buildings for family units
- I need assistance in contemplating the pro's and con's of density issues, as my attitude changes
- at least 5 acres or more, at the very least
- Attracting families to the area. A nice yard big enough for a small garden. For sake of price conservative lots with privacy and shared green spaces.
- Numerous properties in our neighborhood are cluttered with decrepit vehicles and junk. This should not be acceptable.

- The minimum size in this area (WAS) 2.5 acres for the proper drainage for septic fields and ground water well.
- Small parcels will destroy the uniqueness and ecological importance of this area.
- Higher density development NEEDS to occur within the City where applicable services can be provided. There is plenty of land available for infill in the City. Single family small lot subdivisions on the perimeter of the City are not sustainable, create risks and burdens for water and sewer, and place a future burden on the City when expansion occurs and service upgrades are expected. Lifecycle cost assessments need to be incorporated for any infrastructure that will be owned and maintained by government and paid for by taxpayers.
- Depends on location and existing density; should follow suit. Moyie townsites; is single family lots; so fine there. Clearview minimum 5 Acres; this should stand as Clearview HAS NO WATER. The Wycliffe aquifer is of great concern.
- The cost of land has is so high, that very few current residents in the plan area could afford even a small acreage. In my opinion, the focus needs to be on affordable options for medium to low income folks.
- All parcels will rely on on-site wells. The more smaller parcels, the higher the stress will be on the ground water supply supporting new and existing properties. Excerpt from Western Water Associates Ltd. April 29, 2019 Groundwater Feasibility Assessment for the New Lake Road Proposed Subdivision, Cranbrook, BC: "Most climate change models for the interior of B.C. predict shifts in the overall seasonal pattern of temperature and precipitation from past "normals." The main changes expected are warmer, drier summers, and somewhat wetter winters but with more precipitation falling as rain, particularly in lower elevations. Earlier peak runoff from snowmelt is another outcome of climate change that has already been documented in B.C. For settings such as the project site, where streams infiltrate to ground, the seasonal recharge will typically occur earlier than it has in the past and the period of little to no groundwater recharge will last longer than in the past." Things are changing so quickly due to climate change. Historical norms are no longer dependable or valid.
- 5 acres or bigger
- Curious if you meant, crown land being re zoned for usage

What type of additional residential development would you support that could help address housing affordability / availability within the plan area?

- very high density in urban centers.
- Allow second residence on large lots that isn't a mobile or a carriage house. 10-20 acres.
- subsidized housing units in Cranbrook and Kimberley for elderly, fixed income residents
- GUEST HOUSES FAMILY ON SMALL HOLDING PROPERTIES
- MURBs within city limits
- The landlord/ tenant rules need to change. That is why nothing is affordable and minimal housing and no vacancies. No one wants to rent when the tenant owns your house by law. It is unsustainable. We just sold our rental because it is too risky. If the rules were more in favor of the landlord, more individuals would invest in rental properties knowing it is a safe, fair investment. No brainer.
- More flexibility on number of Residences per property.
- More development within city limits.
- tiny homes
- tiny homes
- Would like to see second dwelling on land for family member without having to have the classification of needing care or farm hand. Not just on ALR land.
- Secondary home for disabled
- Additional cabins or small housing units on 40 acre and larger parcels
- Tiny home park
- manufactured homes on small lots similar to Mission Hills on periphery of the City
- Mobile home parks were affordable. With the price of everything good people that already live in our area cannot afford to buy. 2 income household is barely enough. Children are not able to be raised by a parent as both are forced to work if they want to heat their home etc. SHAME on our society for



allowing this. SHAME on our government for thinking it's okay for more officials to get a raise when 3 out of 10 children do not get adequate nutrition. This is just in our area! Statistics from locals. I have no idea what it is like in higher density locations. Support and encourage more economic growth in our area. What can we grow or make? Recession is on it's way thanks to the overspending. Tell our government to quit wasting our money. Take care of Canadians first. Many cannot keep up with inflation and cost. Where will they go, how will they survive? Promises that hundreds of thousands of immigrants can have a greater life in Canada, how are we going to accommodate them? Housing, schooling, healthcare?

- allowances for non-conventional options: tiny homes, yurts, etc.
- small carriage houses not above a garage

What size of secondary suite within a principal dwelling do you think is appropriate as an accessory dwelling unit?

- | | |
|--|---|
| • None | • None |
| • I'm not qualified to answer this. Perhaps someone should be consulted with at least a Masters degree in rural and urban planning, as well as an engineer | • Unknown |
| • none | • none |
| • None, it is not appropriate for the area | • housing affordability is best focused on urban centers. If you can't afford a house then commuting is not in your best interest. Bringing in renters to help you afford a rural property still taxes water resources and septic systems. I worked hard for my rural property and I don't think it is fair that someone comes in next door and creates a tenement. |
| • Any size! | • None |
| • I don't know | • none |
| • It's ridiculous that government thinks they should control this | • More people in that area is basically just as detrimental as more dwellings. |
| • 400m ² | • Not sure what parcel size development means? |
| • Secondary suites should be developed only in existing dwellings. | |
| • as big as you want | |
| • none | |

What size of carriage house do you think is appropriate as an accessory dwelling unit?

- | | |
|---|----------------------|
| • None | • as big as you want |
| • not sure | • none |
| • Same answer as above | • None |
| • none | • Unknown |
| • None, it is not appropriate for the area | • none |
| • I don't know | • None. |
| • It's ridiculous that government thinks they should control this | • None |
| • 400m ² | • none |
| • None . See above comment. | • none |

Would you support a policy that requires new construction to have an outlet installed to support an Electric Vehicle charger? This would not require installation of a ready-to-use charging station, but rather to install an energized outlet so that future occupants can easily and quickly install a charger device on their own.

- Fuck no, electric cars are not ready yet.
- Perry Creek is off grid, no hydro poles past the Regional Park. I would not support a blanket policy that requires this. We don't have the capacity to produce enough electricity and why should you force this added expense on people?
- Seems this should be up to building code criteria, not necessarily the neighbors...
- NO. These electric cars are no more sustainable than petroleum vehicles. The pollution is in batter production and disposal. The pollution, loss of human life and human suffering with EV is substantial and anyone who says they are better than what we have now is being deceived. The only benefit to these vehicles is for the government and authority such that they can CONTROL the humans. The humans do not want to be controlled. Those who are buying into the notion that this is to help the environment have been fooled
- Enough Red Tape, it could be suggested.
- need more information about this topic
- This is ridiculous idea. How many of these stations have lit on fire? The poor family stuck in Jaffary due to the EV not charging enough to drive many KM's at a time. What is the human cost to creating the batteries? Electronic components? Cadmium? How much does it cost to replace a battery? Vehicle warranty? Most cannot afford the vehicle they own. Support better public transport and pedestrian walkways.
- There is no power out here so that would be totally useless
- We don't support development in the Wycliff area, but new home owners would be wise to install charging outlets....
- NO. If you wish to own an electric vehicle you can afford to put in the electric charging period

Where would you prefer to see future commercial development located?

- Commercial development will happen where commerce is conducted.
- Inside city limits
- Outside of ALR land
- In already developed area
- Airport could be a potential hub
- It would depend where you put it. Too general of a question
- depends on several factors, ie traffic concerns, noise levels
- The current used space for commercial can be utilized.
- Pub, paddle boarding shops, etc at lakes

Where would you prefer to see future light industrial development located?

- Could you elaborate on what "light industry" is?
- Stick with the concept of NO CHIMNEYS. We have a pristine tourism and quality of life product in our area, and pollution would damage that. Similarly, avoid industrial development which introduces NOISE. Cranbrook is one of few modern cities in the developed world where one can still enjoy silence. Silence is a very rare commodity. A large flight school e.g. would bring consistent noise. Gravel pit with stone crushing machines have a huge noise footprint. Building trains with the train engine technology being both archaic and not synchronized between engines, produces tremendous noise. A FANTASTIC market to develop is that of IT. We have outstanding IT/Internet connectivity here. Cranbrook should pro-actively invite IT firms to put their engineering/development teams here in Cranbrook. The quality of living is tremendous. The work is silent, environmentally clean, and well paid: Bringing in higher salaried staff into the area. There is no reason why Cranbrook could not morph into a major IT Engineering Centre.
- It's ridiculous that government thinks they should control this
- i support home businesses