

Rural Bridesville Land Use Plan Steering Committee

Date:	May 8, 2017	File #:	E-14
From:	Carly Rimell, Senior Planner		
RE:	Isolated Results for South Bridesville and Sidley Mountain from 2012 Electoral Area 'E' / West Boundary Survey		

ISSUE INTRODUCTION

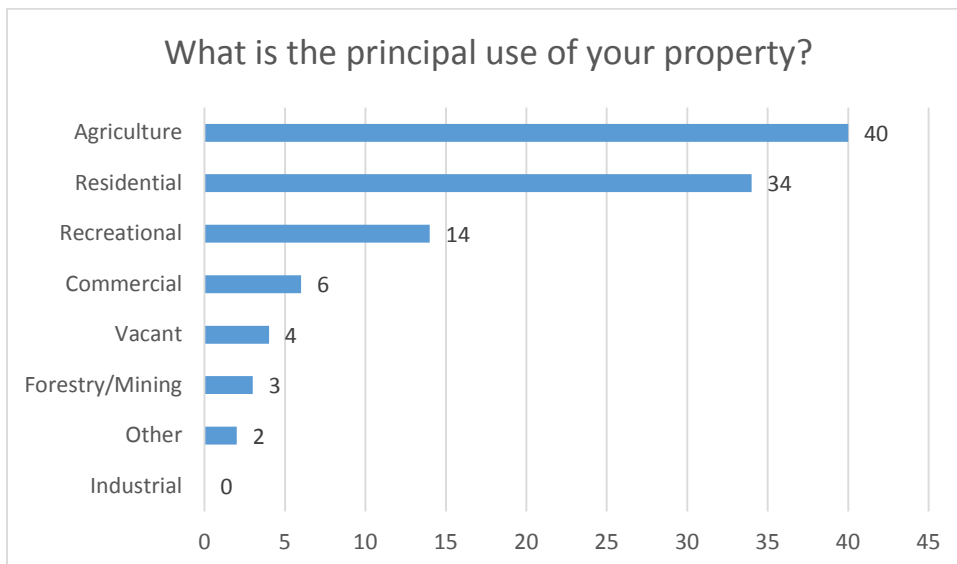
The Steering Committee had the opportunity to review the 2012 Electoral Area 'E' / West Boundary Survey results in their entirety at the October 4, 2016 meeting (*see 2012 Electoral Area 'E' / West Boundary Survey*). At this time, it was discussed that the steering committee members felt that this was broad and vague.

The steering committee came to a census that in 2017 they could they could come back with better survey categories and questions. Topics that the committee thought could be improved upon were agriculture, forestry, tourism and water.

RESULTS FOR SOUTH BRIDESVILLE AND SIDLEY MOUNTAIN

As Electoral Area 'E' / West Boundary the largest Electoral Area in the Regional District at 4,295km² the isolated result for the plan area would be more useful for the steering committee to review. There were 32 surveys received by the residence within the plan area. The isolated results can be reviewed below.

2. What is the principal use of your property? More than one may apply.

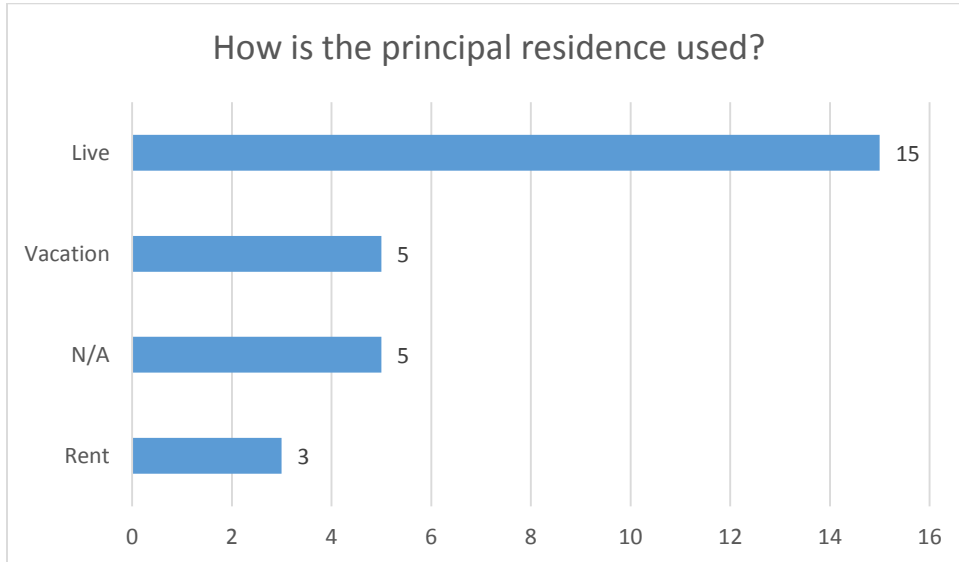


3. If the principal use is residential do you...

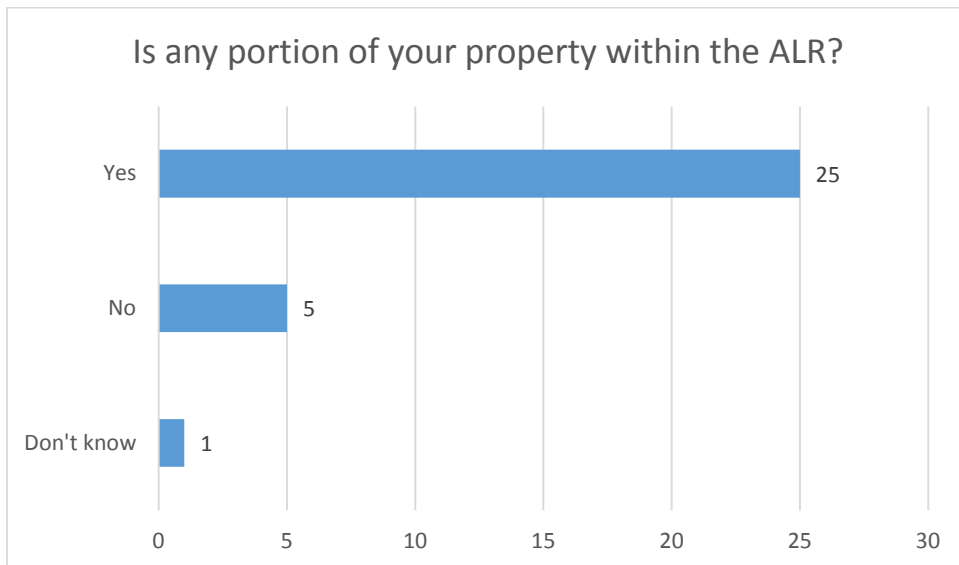
Live on the property?

Rent it out?

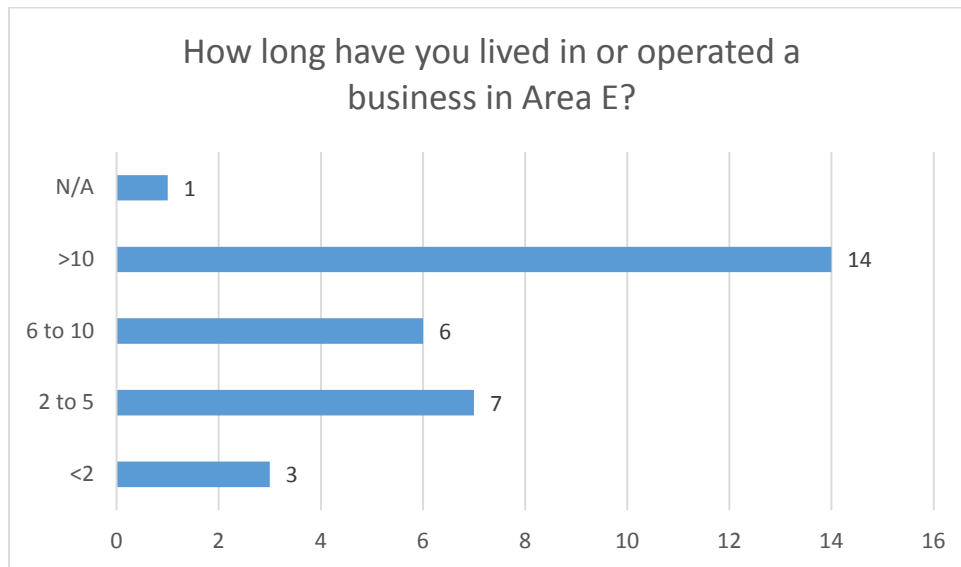
Use it as a vacation residence?



4. Is any portion of your property in the Agricultural Land Reserve (ALR)?



5. How long have you lived in or operated a business in Electoral Area 'E'/ West Boundary?



Views on Natural Resources

	Protection of ALR for agricultural uses	Protection of forestry lands from incompatible uses	Creation of greenway corridors for wildlife and recreational trails	Protection of environmentally sensitive areas
Very high/high	16%	47%	19%	3%
Medium	-	-	-	-
Low/very Low	25%	16%	34%	19%
Opposed	16%	6%	9%	34%
Don't know	44%	31%	38%	44%
Grand Total	100%	100%	100%	100%

Views on Economic Development

	Attracting tourism to Electoral Area 'E'/ West Boundary	Supporting home based business	Supporting rural resource extraction	Supporting agriculture and related activities
Very high/high	3%	0%	10%	0%
Medium	13%	3%	6%	3%
Low/very low	53%	29%	29%	10%
Opposed	13%	42%	42%	35%
Don't know	19%	26%	13%	52%
Grand Total	100%	100%	100%	100%

Views on Rural Character and Future Growth

	Providing additional small lots for residential use	Allowing more than 1 dwelling unit per lot	Ensuring that residential growth does not interfere with resource uses	Limiting or controlling the creation of small residential lots	Maintaining the rural character of the area
Very high/high	29%	26%	3%	13%	6%
Medium	6%	6%	3%	10%	3%
Low/very low	35%	35%	48%	29%	6%
Opposed	23%	19%	23%	23%	39%
Don't know	6%	13%	23%	26%	45%
Grand Total	100%	100%	100%	100%	100%

Views on Heritage, Park Land and Trails

	Recognition for heritage buildings and sites (ie. trails, railway rights of way, historic mining sites, schools, cemeteries)	Acquisition of park land and trails for the enjoyment of residents and visitors
Very high/high	3%	6%
Medium	3%	10%
Low/very low	32%	35%
Opposed	26%	23%
Don't know	35%	26%
Grand Total	100%	100%

What are the 3 things you like best about Electoral Area 'E'/ West Boundary?

Rural Character and Lifestyle (x16)
Beauty and Landscape (x9)
Rural Sense of Community – Neighbourly (x7)
Environment and Wildlife (x7)
Quiet (x6)
Climate (x6)
Lack of Local Government Restrictions (ie. land use bylaws and business licenses (x6))
Agriculture (x3)
Clean Air (x2)
Location (x2)
Privacy
Outdoor Recreation
Home Mail Delivery

Good Representation
Remoteness
Markets and Campgrounds
Clean Water

What are the 3 things in Electoral Area 'E'/ West Boundary require improvement?

Unightly Premises (x7)
More employment opportunities (x6)
Bridesville townsite clean up (x6)
Local Government Land Use Bylaw to Manage Development (x5)
Economic development (x3)
Lack of commercial areas to service local residents (x2)
Tourism Opportunities (x2)
High Speed internet (x2)
Dumpster at Bridesville (x2)
Roads (x2)
Have someone from the ALR actually visit the area.
Protection of agriculture.
Parks & Trails
Communication
Shopping groceries (28 km nearest)
Get it out of ALR - Sidley Mountain is not farmable. Other options must become available due to subdividing etc.
Too many hunters on the road in the fall
People who live here are a unfriendly low class type.
Hwy 3-double lane/repave.
Fire protection and emergency response program
Local representative who know ALC Directors
Controlled Burns
Protection of uranium mining and exploration
Improved signage for historical and heritage sites
Light Industry
No restaurants in the area
Smaller more affordable land (5-10 acres sizes)
Speed Control on roads
Snow clearing on roads
Poachers
Health facilities
Opportunities for Children and adolescence (summer camps, swimming lessons for youth, nature awareness)
Cell phone service
More funding for noxious weed control

Protection of Kettle River
Illegal dumping
Improved marketing for the area
Availability of services
Lack of gas station
High crime area for robbery
Needs big box strip mall stores
Recreation Areas for families and tourists
Fairness with support regarding Agriculture Land Reserve by giving support to applications that are reasonable

What would you like Electoral Area 'E'/ West Boundary to look like 10 years from now?

Strong agricultural presence, successful farms with local markets developed for their foods.
I have moved from the area but spent over 20 years in the area and loved it.
Just like it is but with more resident owners & less riff raff.
Not much different that it is now. Be careful of subdividing land to the point it cannot support agriculture, ranching. Don't let Bridesville slip away into disrepair. This place has great potential for future development. Real estate like this is scarce. Promote a renewal. Make it happen.
As it resembles today. Less small lots other than in municipalities. Less congested lifestyle.
We would like to see economic growth focused on the historical aspects of the area - tourism related to that. The development of more programs directed towards sustainable farming and "eating" locally (ie: produce, meat, eggs, etc.) Supporting existing recycling programs and monitoring illegal "dumping". Developing and improving existing hiking/biking/horseback trails (ie: KVR. And separate from that, motorized recreation trails/areas development.) All this while maintaining the rural community sense of the area.
Bridesville township cleaned up. Not much change really - like it the way it is.
Agriculture is thriving; farming families are able to support themselves financially. Forestry is sustainable & conducted in an environmentally friendly way. Waterways/water quality are protected. Young families can afford to buy/live in the area. Focus is not on residential/recreational; nearby communities are filling this need. Maintain large lot sizes; subdivision drives prices up & makes it less affordable for agriculture and forestry. Markets for local production are nearby & thriving. Provincial policies support all of the above.
Develop some industry to keep the young families in the area.
I realize that the area is being developed with more housing etc. I do feel that if agriculture is not protected in its entirety the area will lose a substantial amount of its attractiveness to anyone coming in. If agriculture is lost to the area, I strongly feel it will be a huge loss as then not only this area but other areas of Canada will follow suit. I for one do not want to be dependent upon foreign entities for a continued food supply.
Clean up Bridesville & surrounding area & leave the rest as is.
No garbage along roadsides.

Pretty much the same except creation of some high paying manufacturing type of business. Confine it to a more urban area (Rock Creek if it can be called urban). Strong economic outlook for young families in a stable industry (but what?)
Much like it is today except tidier.
Market the area to attract business and people. Get rid of the ALR or at least tax it accordingly whether or not you farm it. Don't tell people what they have to do with the land. I'm in ALR, but not big enough to farm, now you charge me residential tax, but I'm still in the ALR and cannot do anything with it.
Pretty well the same mixture of business, farm, recreational and residents, but more of. We need to grow and we only grow if we have business and jobs.
Would be nice to keep it like it is.
Acreage subdivisions with amenities close by. Conservatory lands surrounding with trails etc. These subdivisions. Small hobby farms which are self-sufficient. Shopping etc. close by to reduce the use of gasoline.
Reasonable increase of residents living on 1-5 acre lots. Better technology support. Cell phone service, cable etc. Eco-friendly small businesses supported due to giving up ALR land. Increased tourism due to small businesses.
The same as now-no development & residents to not use their land for non-agricultural business.
Bylaws for all areas in place.
Very much same as is now.
The same!
No subdividing of land. New house built only where an existing house is knocked down. More cattle and dairy farming. More policing on deer poaching and house break ins. There should be a public transit system between Bridesville and Osoyoos. Going 20 km to Rock Creek to catch a Greyhound bus to Osoyoos is an unacceptable thing to do.
Regal ridge fully developed including a new golf course and a small shopping area. Population increase of 15-20% and a reduction in the number of trailers but increase in condo/park model modular homes.
Continued growth with industry for families to have a decent income to live & raise a family. Enable young people with or without past secondary education to have a choice and live in the area again with a decent income after graduation. 'Keep up the good work & dedication it is a wonderful place to live & raise a family"
Wise development of resources, residential & economic opportunities. Promotion of tourism; campgrounds.
Not a whole lot of change.

Other Comments

Agricultural land base preserved. Sustainable ongoing forestry with value added from local mills. Smaller clear-cuts. Very small population growth. A place where young people want to live & work. Successful local mills, food processing. Broadband internet available widely. Dismantle building code for rural areas. Noxious weeds kept under tight control.
Have a nice Day! Serious Postal Issue- I would like to see the district advocate with Canada Post to have fair postal delivery on Rock Creek/Bridesville Road. Presently some residents have mailbox delivery to their mail boxes while others of us have to drive a steep and winding road in all weather-while the mail delivery vehicle drives past us to deliver mail to our neighbours; this is unfair & should be stopped! If the vehicle delivers to some, it should deliver to all.
No Planning (lack of planning) shouldn't be an option; the planning process allows everyone in the area to have input; no planning=no one has input - even RDKB). Need to manage competing interests. Need RDKB to have the power to back up ALC where agricultural interests are affected. Need mechanism (ie planning/zoning) to allow elected officials to comment on applications before them. Agriculture/food security at risk in BC. Several grass roots groups are working hard to improve agricultural viability & food security in the area (eg.GFBRAS, food sharing (also supports seniors in the area), farmers markets, community gardens, sustainability course at Midway high school, garden at elementary in Rock Creek). We're sitting ducks with no planning/zoning for every developer or maverick who comes along.
I also feel that energy costs alone will limit populations abilities to continue on as we have for the last 50-60 years. We need to protect our ability to at least partially feed, clothe and shelter ourselves rather than trying to exploit the area for the highest monetary gain. These are only short term benefits to only a few people.
We have to find a way to stop people from dumping garbage on public property
We've lived here since 1980, raised our 4 boys here. A few of them want to return, but have trouble with finding steady, sustainable work in the area. They are resigned to maybe living here but working in N. Alberta or other economically stable places. I don't have any specific suggestions except maybe making it easier to buy and run farms that can produce and market local crops and livestock.
Private property means just that. RDKB should not be as involved on someone's land.
Let businesses grow and stop protecting agricultural land where one cannot grow anything on an elevation of 1255 meters. And snow from October to April/May. Act smarter.
Thank you.
We currently use property in Area 'E' as recreational but hope to build a residence & operate a small home based business in the next year.
It was wrong to allow my neighbour to subdivide his fifty acres in six lots. He was told he had to build a fence on both sides of his property. He didn't build any fences. He didn't build a road going to any of his lots. Hi didn't drill any wells. He had his property surveyed and put up a for sale sign. Now he is trying to earn \$1,000,000 + dollars without spending any money by selling his individual lots. Another neighbour of mine is shooting every buck doe or fawn which walk on his hay field. The main reason I moved here is so I could enjoy seeing wildlife.

At our property we are building a museum of sorts (old ghost town) to keep alive some of the history of Sidley Mountain/Bridesville. We have also put in a 5 km nature walkway for our ranch guests to enjoy.

RECOMMENDATION

That the Steering Committee provide some further direction and ideas for the survey and decide on a timeline and method to distribute it.