

Electoral Area F Community Survey Results

**Prepared by the Planning Department
Fraser Valley Regional District**

Draft

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Electoral Area F

Community Survey for OCP Update

Introduction

The McConnell Creek – Hatzic Prairie Official Community Plan (OCP) is currently being reviewed. As part of the review process, in March 2009 a community survey was designed and delivered by bulk mail to all households in the area. An on-line version of this survey was provided on the FVRD website for residents to download as a PDF. Survey results will assist staff, the Advisory Planning Commission for Area F and the Regional Board in the revision of the existing OCP.

There were several options for residents to respond to this survey, including regular mail, email and fax. In addition, residents were provided the option of completing an on-line survey with the same basic questions as the paper survey. Of the approximately 700 surveys delivered, 72 were returned – 51 paper and 21 on line surveys. See Attachment This report is the preliminary analysis of the results.

Analysis

Question 1: Name, Question 2: Street you live on; and Question 3: How long you have lived on this community?

These three questions were optional. Note that the on line version of the survey did not collect information on these areas due to size limitations.

Highlights:

→ The length of residency ranged from 1½ yrs to 50+ years for an average of 21.1 years.

Question 4: What do you like best about living in your community?

Most people (49 of 51 responses) answered this question. Note that for the online survey, this question was amalgamated with the last question asking for general comments.

There are three basic responses the participants used to describe what they liked best about their community – rural nature, peacefulness, and natural habitat. In addition, there were many responses describing the importance of lot size, open space, smaller communities, minimal traffic and sense of safety. The table below summarizes the number of responses identified by respondents in each category. See Attachment 1 for a complete listing of responses.

Response summary using key words:

Community asset (key words)	Total identified	Percentage
Rural nature	23	34.3
Peacefulness	17	25.4
Natural habitat	17	25.4
Miscellaneous	8	11.9
No Answer	2	3
TOTAL	67	100

Question 5: What would you like to see improved in your community?

As for the previous question, most people (49 of 51 responses) answered this question. Note that for the online survey, this question was amalgamated with the last question asking for general comments.

The suggestions for improvements in the community ranged from road maintenance to better policing to eliminating grow ops, blueberry cannons and gravel trucks. Interestingly, there were several suggestions for better bylaws to control things like unsightly residences and noise. The table below summarizes the number of responses identified by respondents in each category. See Attachment 1 for a complete listing of responses.

Response summary using key words:

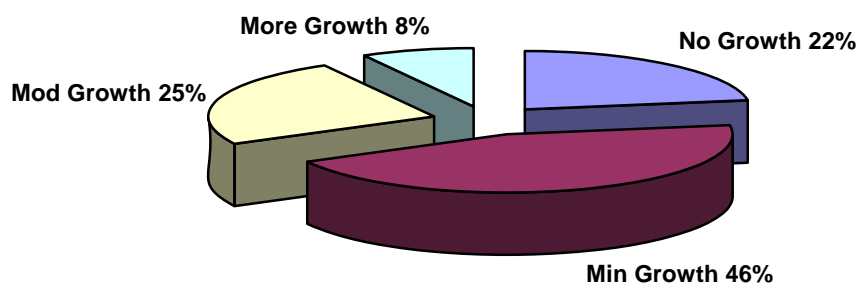
Community Improvement (key words)	Total identified	Percentage
Services (Hi-speed, water, bus, street lighting, hydro)	19	24.4
Safety (Grow Ops, break ins, speeding, pedestrian)	16	20.5
Road Improvements	12	15.4
No Quarry/Forestry	9	11.5
Flood	7	9
Agriculture (no cannons)	5	6.4
Better Local Government Regulation (noise bylaws)	4	5.1
Miscellaneous	4	5.1
No Answer	2	2.6
TOTAL	78	100

Question 6: How much growth would you like to see in Hatzic Valley over the next decade?

Highlights:

- 44% of respondents favoured minimal growth. Only 22% favoured no growth.
- Only 1 respondent had no opinion.

Response Summary:



Question 7: What should the new community plan focus on? Please rank them in order of importance with 1 being the first priority and 8 being the last priority.

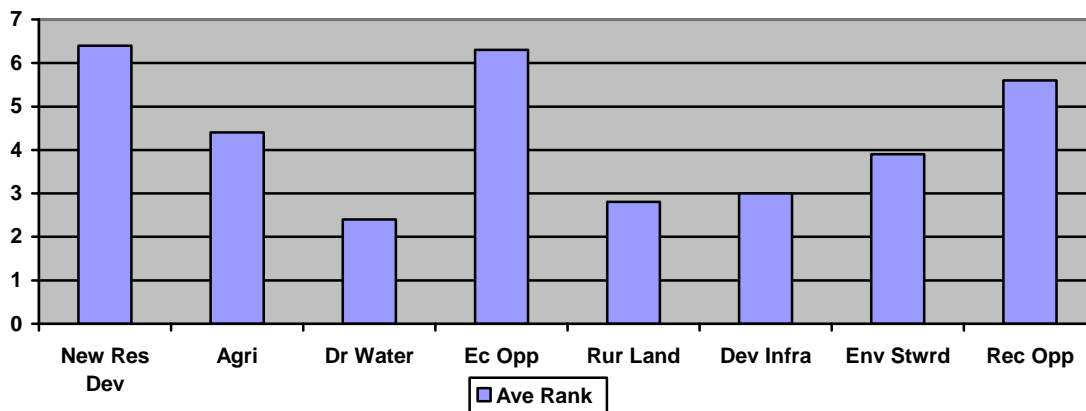
Highlights:

- Respondents ranked protection of drinking water and rural landscape as top items to focus the community plan.
- Protect Drinking Water was the highest average ranked at 2.4 with Protect Rural Landscape and Develop Infrastructure close seconds. The lowest average ranked was New Residential Development and Provide Economic Opportunities.

Response Summary:

Focus/Ranking	1	2	3	4	5	6	7	8	0	Tot	Ave rank
Protect drinking water	24	12	15	6	4	3	0	0	8	72	2.4
Protect the rural landscape	19	14	11	7	4	5	3	0	9	72	2.8
Develop infrastructure	22	10	9	16	7	3	1	2	2	72	3.0
Environmental stewardship	9	11	13	5	12	6	4	5	7	72	3.9
Enhance agriculture	3	11	7	11	14	8	5	5	8	72	4.4
Recreation opportunities	3	1	3	8	10	19	14	7	7	72	5.6
Provide economic opportunities	2	1	2	6	5	8	22	17	9	72	6.3
New residential development	3	4	2	1	5	9	8	32	8	72	6.4

Focus of Community Plan



Question 8: Development in the Valley bottom is limited by the ALR, floodplains and slope hazards. As a result, future development would be focused on hillsides. Where developable hillside land exists, what concept would you favour?

Highlights:

- Most respondents favoured development that ensured hillside protection (46%).
- Respondents used the other category to emphasize either no development or 5 acre parcel limits to subdivision
- One respondent advocated condo development in order to make more efficient use of existing land.

Response Summary:

Concept	#	%
Hillside protection	44	46.3
Large lot rural subdivision	21	22.1
Clustered rural subdivision	14	14.7
Other	13	13.7
Suburban subdivision	3	3.2
TOTAL	95 *	100

*Some respondents identified more than one concept

Question 9: FVRD services are based on a 'user pay' system. Keeping this in mind, what services would you like to see provided in the future?

The average priority was calculated for the five services the FVRD could or does provide to the area. Flood protection ranked the highest at 2.5. The lower rankings given to Local Parks & Trails, Garbage Pick Up, Community Water and Community Sewer are reflective of the rural nature of the community. Residents do not expect to have these services as well as to pay for them.

Highlights:

- Of all the possible services, respondents gave the highest priority to flood protection (61%).
- Over 50% of the respondents ranked community water, garbage pick up and community sewer as no priority.

Response Summary:

Service	Flood Protection		Local Parks & Trails		Garbage Pick Up		Community Water		Community Sewer	
	#	%	#	%	#	%	#	%	#	%
High Priority	44	61.1	10	13.9	14	19.4	15	20.8	8	11.1
Low Priority	13	18.1	31	43.1	13	18.1	10	13.9	11	15.3
No Priority	10	13.9	21	29.2	38	52.8	37	51.4	44	61.1
No Answer	5	6.9	10	13.9	7	9.7	10	13.9	9	12.5
TOTAL	72	100	72	100	72	100	72	100	72	100
Average Priority*	2.5	---	1.8	---	1.6	---	1.6	---	1.4	---

*Calculation: [(High Priority x 3) + (Low Priority x 2) + (No Priority x 1)] divided by (TOTAL – No Answer)

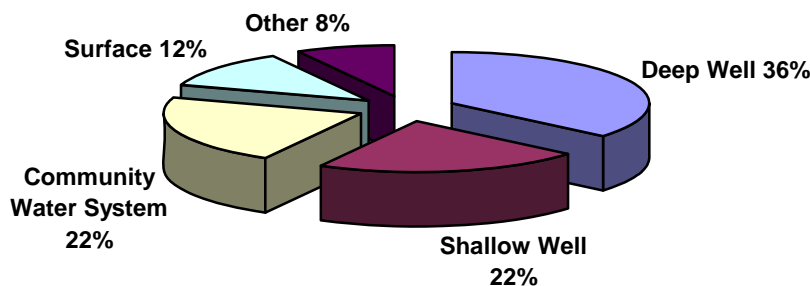
Question 10a: What is your drinking water source?

Of the total responses, there was a relatively even representation of the range of water sources used for drinking water in the community.

Highlights:

- The average depth of the deep wells was 133.1ft, ranging from 35 ft to 337 ft.

Response Summary:



Question 10b: If your source is surface (creek), are you protected by a water license?

There were only 12 responses – 8 users protected by licenses and 4 not protected.

Question 10c: How satisfied are you with your drinking water?

Highlights:

- Basically respondents were satisfied with their drinking water at 65%.
- There were a significant number (31%) that were ambivalent.

Response Summary:

Satisfaction	#	%
Very satisfied	25	34.7
Satisfied	22	30.6
Dissatisfied	3	4.2
Very dissatisfied	0	0.0
Neither	22	30.6
Total	72	100.0

Question 10d: If you were dissatisfied with your drinking water, could you tell us why?

Highlights:

→ Although only 3 people expressed dissatisfaction with their drinking water, 18 indicated a type of dissatisfaction. These may be more irritants than dissatisfaction.

Response Summary:

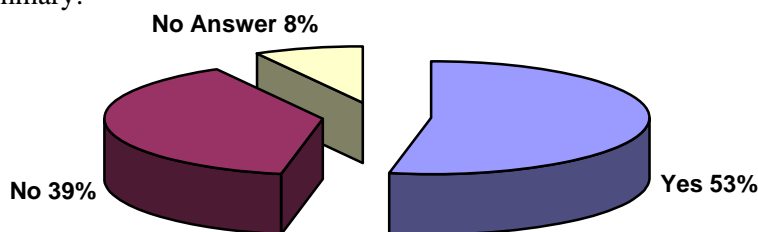
Type of dissatisfaction	#
Biological Contaminants	1
Mineral Contaminants	5
Colour	2
Odor	3
Not enough quantity	2
Other	5
Total	18

Question 10e: Have you had your water quality tested recently?

Highlights:

→ This question was not included in the online survey; therefore there are only 51 total responses.

Response Summary:

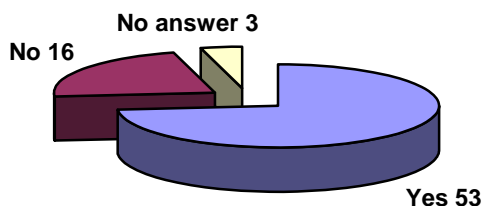


Question 11: Is Hi Speed internet access important to you?

Highlights:

→ This issue was important to the majority of respondents – 74% responded yes that Hi Speed internet was important. In addition, 5% of the respondents specifically mentioned Hi Speed internet in Question 5 regarding community improvements.

Response Summary:



Question 12: Could you please rate the importance of the following potential community issues?

The average priority for the potential community issues of ‘Threats to Water’, ‘Flooding & Debris Flows’ and ‘Crime’ were tied. Although not ranked as high, respondents previously cited traffic, crime, gravel operations and blueberry cannons as items they would like to see improved in the community (Question 5).

Highlights:

- The respondents ranked 'Threats to Water' as the most important potential community issue followed closely by 'Flooding & Debris Flows', 'Crime' and 'Environmental Degradation'.
- Agricultural nuisances received the lowest ranking – a reflection that this community is agriculturally based.

Response Summary:

Potential Community Issue	High Priority	Low Priority	Not a Concern	Total	Average Priority
Threats to Water	55	7	7	69	2.7
Flooding & Debris Flows	51	11	4	66	2.7
Crime	49	16	2	67	2.7
Environmental degradation	47	9	11	67	2.5
Forestry Operations	43	17	7	67	2.5
Protection of Fish + Wildlife	39	17	12	68	2.4
Gravel Quarries	36	22	10	68	2.4
Traffic	32	27	10	69	2.3
Agricultural nuisances	20	16	31	67	1.8

*Calculation: [(High Priority x 3) + (Low Priority x 2) + (No Priority x 1)] divided by (Total)

Question 13: Are you routinely affected (in a negative way) by the following?**Highlights:**

- Truck traffic was either gravel or logging trucks.
- Most respondents highlighted blueberry cannons as well as quarry operations as sources of noise.

Response Summary:

Issue	Debris Flows	Flooding	Noise	Vibration from blasting	Truck Traffic	Dust	Odour
Yes	12	26	29	21	41	11	12
No	60	46	43	51	31	61	60

Question 14: Do you have any other comments?

There were 54 responses to this question. Some respondents indicated the type of community they wanted. These comments included items such as:

- Support and encourage organic farming
- The 1988 community plan was a good one – do not stray too far from it
- Move towards quality residential improvement and development
- Keep the status quo
- Maintain the wildlife values
- Keep the environment but have industry as well
- Keep the quiet rural setting
- Maintain acreage – the open is solitude
- Moderate growth is okay if it is well planned
- Keep light traffic and sparse population
- Keep the peace and quiet – limited urban growth
- Have a good mix of housing but not suburban subdivisions
- More sidewalks to provide safe outdoor walking
- Minimum residential growth – maintain rural scenery and privacy
- Preservation of agricultural lands
- Preserve the environment while allowing for multiple uses based on the capacity of the land

Many respondents took this opportunity to reiterate what they did not want in the community. These responses focused on elimination of quarry operations, improvement of flood management, better road maintenance, more police protection, reduction of forestry threats, and stopping the blueberry cannons.

These comments are summarized in Attachment 2.

Comparison with the OCP Survey of 1978

The 1978 OCP Community Survey had 264 responses compared to the 2009 total of 72. These surveys used different methods for collecting responses. The 1978 survey asked more extensive questions on residential type (year round vs. seasonal), occupation, household characteristics. The 2009 survey focused on assessing values and interests. Following is a very brief comparison of questions common to both surveys.

These two surveys asked how much growth respondents would like in their community. In comparing the two, there were small increases to the no and minimal growth for the community in 2009.

Comparison:

Type of Growth	1978		2009	
	#	%	#	%
No growth	41	15.5	16	22.2
Minimal Growth	111	42	32	44.4
Moderate Growth	77	29.2	17	23.6
More Growth	28	10.6	6	8.3
No Opinion	7	2.7	1	1.4
TOTAL	264	100	72	100

Both surveys asked about water sources and satisfaction. In 1978, the predominant source of water was wells or sandpoints at 62%. In 2009, this reduced slightly to 58%. Respondent's satisfaction with their water decreased from 90% in the first survey to 65% in the recent survey.

Attachment 1

What do you like best about living in your community?	What would you like to see improved in your community?
Rural Agricultural Community; the people in the community; forest and wildlife; great water.	Limit or stop industrial commerce which had detrimental effects - noise, traffic, blasting. We have lost quiet and safe use of roads
Nature	Roads
Rural living relatively close to urban center. Estate style living and hobby farm living	Roads and high speed internet and drinking water infrastructure or protection
Country rural life style: farms still exist out here! This is why we decided to live out here; having relatively clean air to breathe and plenty of tree growth except mountains now changed from logging.	Stop forestry from logging in our valley causing excessive and frequent flooding. Obtain gov't \$ for fixing with liaison with Ag and DFO + DKID. Stop or decrease gravel extraction in Hatzic Valley. Have ICBC stop the gun shooting persons from access into Crown Lands on forestry roads so we can have use of our lakes and hiking safely returned!. Stop cannons booming on blueberry farms - make it compulsory - should use non-invasive netting like some farmers regularly do on Sylvester.
It's smaller and easy to get around.	Better bus service.
I used to like how quiet it was. Now I like the mountains.	No more quarry & gravel trucks. No hunting on farmer's fields. Litter desperately needs to be picked up. No chemicals sprayed on blueberry fields.
Open space; lack of crowding and traffic.	Agricultural drainage and flood protection
Peace, clean air, rural atmosphere	Get rid of grow-ops; no more gravel pits. Can we get in on Mission's program to compost bones, pizza boxes, etc? Where do they send it?
The wildlife	No blueberry cannons; just do away also with the nets. Live and let live.
The rural lifestyle and the open spaces, freedom, wildlife, slower pace...etc.	Speed limits enforced; noise by-laws and protection of LRS Lands & our water ways.
NA	No gravel trucks; no grow ops
Mix of agriculture and large residential properties; relative quiet, distance between neighbours, green + treed areas block + separate views; lack of much traffic and related noise.	Policing + clean up of logging and dirt roads up Sylvester.
Country setting; minimal traffic; quiet.	NA
Nature and beauty of country life	Local bus service.
The fresh air; the amount of birds, especially owls.	Speeding on these roads; no grow ops.
Natural Rural Setting living in harmony with nature and wildlife.	No logging on slopes in particular where debris flows are imminent. If any logging, then only selective like by the school.
The rural life style	Reduced power outages; postal box access; internet service; improvements to Sylvester Rd due to heavy truck damage.
The Quiet, easy way of life. I have lived here for the past 53 years, and though I worked outside of this area, coming home was a relief.	So much has changed for the better; I would not know what else could be improved.
The lot size	Less BC Hydro failures - in 5 years, hydro have cost me 2 ranges, 2 refrigerators, 1 dishwasher, + 5 hot tub components- \$10,000.
It's quiet, fairly?	Street lighting
Farming, country living	Creek maintenance (Lagace)

Mixed farm and homes; the natural forest on the slopes now maturing re-growth which should be retained.	High speed internet; big parks and more hiking trails. A limit on the area with greenhouses - ie not all the valley floor.
Quiet, rural	Keeping the creeks clean from flooding
Good location; clean air; rural landscape.	Natural gas services; city water; more security
The view; the peace and quiet.	The quality of the roads (eg too many potholes, dips, bumps, flooding)
Relatively quiet most of the time; relatively low taxes; birds and wildlife; natural beauty; low traffic	Many existing properties desperately need upgrading.
The quiet, beauty of the valley, mountains, birds. Sheltered Cove is a small community and we know each other.	Several street lights (we appreciated the more frequent snow removal we had this past winter!)
Cleaner and brighter than the city.	Our roads raised out of high water.
Rural Landscape and wildlife; proximity to amenities	Policing; community water; RCMP
Sense of community	Ban cannons
Rural lifestyle appeals to me. Farming community as I am a farmer.	water supply; traffic control; lights at Sylvester + Lougheed; and also at Farms + Sylvester
Rural farm community; local school.	Appropriate zoning - eliminate grow ops; improve drainage; improve permit process and inspections for buildings; clearly designate build/no build zones.
Peace and quiet.	Fire hydrants; extended road shoulders for walking; regular yard maintenance.
Peaceful not much noise, real nice country type area.	Roads (Sylvester) need improvement really bad in severe rains and the other access roads tendency to flood - more stable access. Improve snow plowing.
The small town feel.	Flood protection; better water.
Quiet, rural	Access to services such as cable, high speed internet, and natural gas.
Nature, fresh air, clean water, wild animals.	Grow-op and drug culture eradicated.
Privacy; well water; nearby hiking; space (acreage).	Rock quarry activity ended.
The remoteness, the mountains, the water, the land, the few people.	I like to see the roads widened; less weekenders speeding by with ATV's and in summer less loud speeding motorcycles.
Rural landscapes, forested mountains, flora & Fauna, creeks & streams, space, privacy.	FVRD listen to our concerns, respect our opinions and provide a plan of action.
Semi-rural setting which is often quiet and away from city issues.	FVRD needs effective bylaws for managing neighbours who pile trash on their lots, becoming a fire & health hazard as well as an ugly mess.
Its quiet and rural setting.	Flood protection.
Trees, wildlife, privacy, no neighbours.	Too much traffic; people driving too fast; logging trucks; crime.
We still feel the security of good neighbours and great scenery.	Our road (Stave Lake Mt. Street) was beautifully paved in 1982. Since then it has been patched up. The roughest through way in Mission.
Rural country lifestyle.	Better flood control.
Quiet, close to outdoor recreation	No more gravel pits
Quiet, rural, good neighbours, clean air & water.	Break-ins
Rural - farm oriented	Fire protection; police service
I like the privacy, space, natural environment.	I would like to see a more green, organic environment and some noise by-laws.
Privacy, minimal traffic.	Road conditions

Attachment 2

Other Comments
No negative type activities allowed that take away from rural residential community. No heavy industrial activities such as rock quarries. Support and encourage organics farming. Grow local - buy local.
Please keep in mind the valley's history of floods and slides. All residents are affected in one way or another when these events happen. Thank-you!
Quarries existence should depend on state of the art roads with bike lanes. Hi speed internet is mandatory to keep younger generations local and attract executive quality of residence. The wealthy and poor all deserve quality drinking water (ie subsidies for low income households).
Allow for family dwellings to be as separate entity but not destroyed or removed after parents die/or disabled consideration as well as for hiring a care helper to live in separate space when we need care assistance when reaching aging years!!! Such a bylaw for exceptions to present bylaw situation would enable us to continue living in our country home without going into a care home!!! Allow for existing buildings built in the past before bylaws to be allowed to stand and not have to be removed when you put a new home on property. Have police use McConnell hall as an office to be seen as a police presence!
None at this time except traffic lights should all have arrow turns to cut down on pollution by stopped cars, etc. unnecessarily.
This used to be the most amazing place to live. Imagine your own home right now if you could not go out into your yard because the noise from a quarry was so annoying. It changes the quality of life as well as selling value of the home.
Enhancing agriculture by improving drainage will have a huge economic benefit to the area as well as to surrounding communities. A dollar in farm gate revenue = 4 to 8 dollars in associated economic activity.
Stop them (Teal-Jones) logging that steep hillside. Too many people buy a treed 10-acre lot and then scalp it - it's not just the logging companies that take away the trees.
Stop the cannons in the fields please, please, please, please...and vehicles blowing their horns to scare the birds. It doesn't work. Its pollution noise and unnecessary.
Our fish bearing water ways (such as the Chilqua) are not being maintained and stocks have declined rapidly. Without action from DFO or the District, the pulse of our valley - its rivers + streams will be decimated.
Flooding in valley blocks access. Truck traffic is dangerous, ruins our roads and is noisy.
Attached note articulates their dissatisfaction with the process used to bring in the community water system - they were not included or given any assurance about future inclusion if their current source developed problems.
Hatzic Lake is dying. Weed choked and silt build up raising the bottom of the lake. The lake offers great recreational opportunities that are never realized. When will this ecological water system get the attention it deserves?
More police protection.
My house is for sale; I will be leaving the area.
Do not stray to far from the 1988 community plan. It was a good one. Enhance it only. Keep this valley the jewel it is for our children to enjoy and be in harmony with nature.
Continued dredging of cascade creek both above and below Sylvester Rd.
Years ago Stave Lake Rd along the hillside and the house area 11741 and 11744 has been connected with a non-gazetted stretch between the 2 properties - a boon for high speed traffic and nosy sightseers. No need for it as there is a non used road allowance just south of 11744. Redevelopment of this road would slow crazy traffic. Part of this track is now my property, but I gladly return it in exchange for the present. Control on beavers in the Bouchir Creek (and others) our land is flooding; Steinmeier's is a lake now.
Thank you for this community survey, do to not understanding senseless rhetoric, I rea--- ect ect. Have a wonderful year.
There are places not far from here that could be used for gravel manufacturing that is farther from any home then is the present site on Sylvester Rd. Noisy motor bikes.
Do more keeping our creeks clean; too many gravel trucks.
Negatively affected by roadside garbage dumped by passing vehicles. The community should help cleaning it up.
I would like to see the area move towards quality residential improvement and development, reduced blight from unsightly properties and less impact on residents from noisy agriculture and industrial operations.

Potential threats from logging must be addressed.
Hatzic Lake is getting so full of weeds, it's getting impossible to swim in.
Reduce/restrict ATV and off road traffic on Sylvester Rd (Strawberry? Was closed). Reduce/restrict ATV and off road traffic access to Cascade Creek (Sylvester and Kontney).
Would like to see regular creek clean out.
I favour the status quo - most things are OK now except for minor concerns which may get worse as population increases and expands outward from cities.
Comprehensive planning which preserves the environment (water, soil, air) and improves it, allowing for multiple uses based on the lands ability and sustainability.
Blueberry cannons need to be banned!
1. Item 7 list is poorly structured - I can't fit 1 to 8 with those choices. 2. High concern with grow ops - need to try to get rid of them. 3. To help alleviate flooding in Hatzic Prairie, Hatzic Lake needs to be dredged for increased capacity during heavy rains too much sediment. 4. Your survey is set up for a predetermined outcome - should have more open ended questions not tailored to specific things.
Except for the people in this valley, there should be a user fee for Cascade Falls in the summer - ambulance traffic is constant on Fri. Sat. Sun. All suspect grow-ops need to be investigated and shut down by the RCMP.
I want the government and noisy people and machines to stay out of our area. Logging can destabilize the whole area and cause flooding. The roads are very narrow and winding. Keep large trucks and recreational vehicles and crime out of our area. Ted
In the 9 years living here, there have been numerous meetings, surveys, studies and petitions done. The degradation of the valley continues! Please save Hatzic Valley & McConnell Creek!
There is no aggressive dog bylaw, so residents are required to take matters into their own discretion for irresponsible owners.
If you look at Mountain Stave Lake St, sharp curves. There is no gravel truck that can negotiate the curve without either crossing the line or have its back wheels off the asphalt - hence safety and yearly cost repair for the broken edge. Dig out the edge and lay an extra 20" of asphalt before someone gets killed! This is a main thoroughfare.
Less money should be spent on studies and consultants and more on equipment to remove debris and gravel from all channels.
What was supposed to be a small gravel pit on Sylvester Rd has turned out to be 100 of trucks up and down the road. The blasting is getting out of hand; it shakes the hell out of my house. No more pits!
Garbage burning also an issue that affects me negatively. Motorcycle noise - very annoying. Helicopter traffic seems abundant. In summer, audio equip turned up very loud.
I like the environment most, but I'd like to see some industries building on our community too. Canada economy cannot always hang on natural resource exporting.
I am very happy with the way things are right now; its nice and out of the way from the hustle bustle and noise. I do not favour at all the development of any sort of subdivision in the area. One of my favorite parts of living in this area is being able to see wildlife around. Thanks for taking the time to consider my opinion for the community and area.
Shaw Cable must be requested to expand service of cable television and high speed internet.
The reason we live up here is because of the quiet rural setting. There simply aren't too many areas that still exist like this. In my opinion, there needs to be more control on properties who have several dwellings that are being rented out to low (or no) income individuals. These 'shacks' that are being rented out are appearing to be increasing the crime in the area. Whatever happened to having only 1 dwelling on a piece of property? I can understand having a secondary dwelling if a farm worker is living and working on the actual farm but it appears that this is not the case. The quiet, rural/countryside is what attracts us and unfortunately the dairy farms are going to the wayside to make way for the blueberry farms and the houses that are on these farms are being rented out to less than desirable persons who appear to be running non-legitimate businesses (ie chop shops).
Maintain acreage. The open area solitude.

<p>I have recently just hooked up to the new water system coming from the Durieu School area. I am so pleased to finally have drinkable water after 17 years of being on a 'boil water' advisory. I truly wish it had happened sooner. Sometimes the 'checks' on this sort of thing are far too lengthy. I understand environmental concerns but some times the 'possible happenings' are just so beyond every happening. As we live and expand into our surroundings, I believe in caution but no matter what, even the environmentalists and government agency people have to live somewhere.</p>
<p>re growth - moderate ok if well planned (other things need to be fixed first). This area has degenerated considerably over the last 10 years. Grow ops and labs flourish, berry farms have taken over and bring renters/property owners who don't care about quality of rural ownership. Junk properties pile3d high with vehicles and trash are the norm rather than the exception. Other crime, particularly B&Es and stolen autos makes the area seem like the wild west at times. The restrictions on building in many areas have people resorting to legal 'temporary' structures which are as permanent as can be yet considerable more unsightly than a permanent structure. Just fly over this area and see how it really is now; then ride a bike for an up-close view of a once beautiful valley that has fallen apart visually and morally.</p>
<p>I feel there should be more notification before bylaws are changed or introduced. When bylaws are introduced, there should be equal enforcement. There should be restricted access to government lands at north end of Sylvester Road, especially during high fire season.</p>
<p>I like light traffic, sparse population. I would like to see improvements to snow removal, cellular tower, police response, gated community, protection in light of rash of break ins over the past three or so years. This is the country - leave it the country. Let the city develop around itself and let the city dwellers stay in the city instead of moving out to the country and trying to turn it into the city. We moved out here because we didn't want to live with the city people, congestion or problems.</p>
<p>No 8 a little of each type of housing is okay except suburban subdivision. No 12 need more enforcement re speeding and ignoring stop signs. I was born and raised in agriculture community and support it fully but not propane cannons which are an atrocity against any community, ban them. #13 grave trucks are overloaded. Feb 25 I can down hill from Doyle and Stave Lk Rd at 11:45 am and the steep hill was covered with one inch sharp rock all the way down to Dale Rd. An RCMP SUV started up the hill as I arrived at the bottom so they must have noticed it on the way up. I like the trees, birds, fish (which spawn on my property), the relatively quiet atmosphere and the black nights making it possible to see the millions of stars above. We need provincial support to ban the cannons, better flood control and a rejection of logging on the west side mountain ridges.</p>
<p>Road maintenance of Sylvester Rd (especially involving snow) is excellent. Enjoy the peace and quiet; the limited urban growth. Improvement in garbage pick-up on user pay system (not recycling). 13089 Sylvester Rd needs a bridge for their driveway versus culverts.</p>
<p>One of the reasons for moving here was the country setting and high development would ruin that. The trees along the power lines are not kept away - wind then no power, this should be better kept. Thanks very much to the people who do the clearing, sanding, and salting for winter roads - your service has been exceptional. This is our first winter in this valley and we are very pleased with this service thanks</p>
<p>No 1 - The Hatzic Valley should NEVER be jeopardized as Silverdale has. No 10 - This is the most beautiful place I have ever lived. I would like to see the Berry Farming operations pesticide applications very closely monitored and regulated.</p>
<p>Sidewalks would be nicer around the Hatzic Prairie Market as it would promote safe outdoor walking, jogging for children and families in the area.</p>
<p>No 1 - Due to the lower mainland population increase, min growth is acceptable, no growth preferable. No 10 - I like the rural scenery and privacy that allows freedom to do your own thing without being overly regulated, but still respectful of your neighbours. It is still a small community where neighbours know neighbours and help each other. Too much growth could loose that feel and stress the environment. Parks and trails could be nice but unless a large budget is available to supervise and maintain them, they could just bring in a lot of problems.</p>