

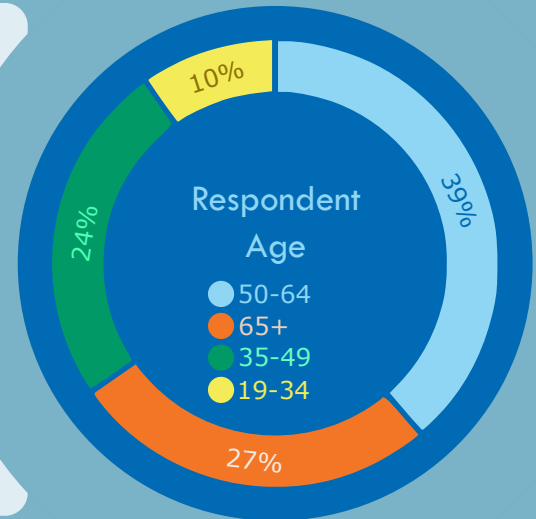


# Vanderhoof Rural Official Community Plan Survey

## The Survey

The Electoral Area F (Vanderhoof Rural) Official Community Plan (OCP) Survey was undertaken over the past year and asked for community input as part of the public consultation for the Regional District's OCP review for Electoral Area F. The survey was distributed at OCP open houses, online, at the Regional District office, and at the District of Vanderhoof office. This document summarizes 173 responses.

Thank you to everyone who took the time to respond!



## The Average Area F Respondent:

Lives in a single family home

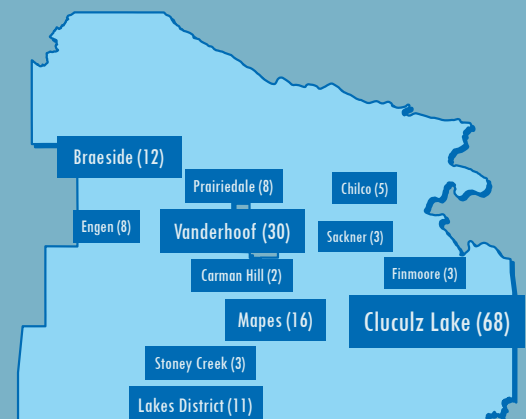
Has lived in the area for more than 10 years

Owns Their Home

66% of respondents were women

Lives in a 3 person household

## Where do they Live?



Although residents from across the electoral area completed the survey, the communities of Cluculz Lake, Vanderhoof, and Mapes were the most represented in the study.



# Housing & Residential Growth Management

## Residential Development, according to residents:

When asked what types of housing development you wanted to see in Area F, these were your responses: (1 building icon = 5 responses)



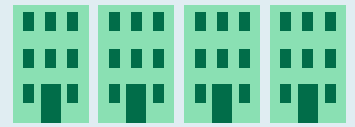
Carriage Houses (23 - 13%)



Townhouses (17 - 9%)



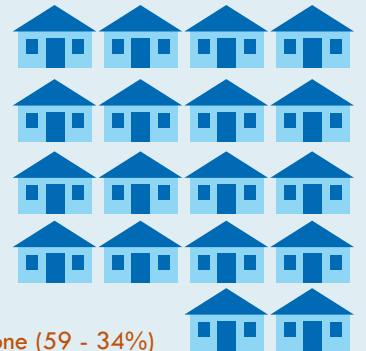
Apartments (23 - 13%)



Mobile Homes (10 - 5%)



Single Family Homes (86 - 50%)



None (59 - 34%)



## A Housing Shortage in Area F?

The survey revealed that many respondents were concerned about a lack of suitable housing in the area. The top housing related problem was a lack of appropriate housing for the elderly, while the number two issue was a lack of rental housing in general.

"We need much more affordable & accessible housing, and quality hotels/motels. It's relatively easy to find work, but finding an affordable rental or home to buy is much harder."

## Problems Connecting? You're Not Alone.

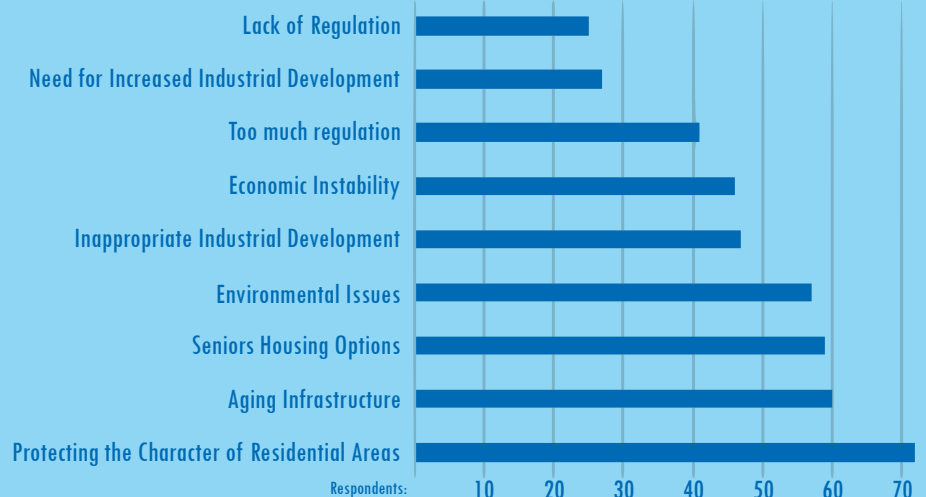


Many respondents mentioned poor internet connectivity as a key housing problem in the area.

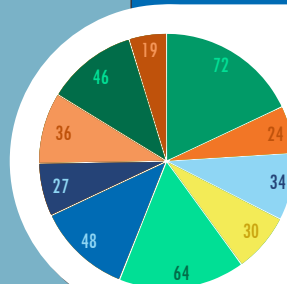
## Where should development happen?

46% wanted equal priority given to new and existing neighbourhoods  
35% wanted a focus on developing existing neighbourhoods  
6% wanted a focus on developing new neighbourhoods

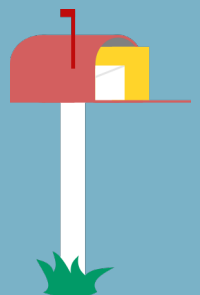
## What are the Most Important Challenges to the Future of the Area?



## What are significant housing issues in the area?



Conflicts with Housing and other Land Use  
Lack of Housing for the Elderly  
Lack of Rental Housing  
Condition of Available Housing  
Distance to Amenities  
Lack of Housing Diversity  
Failing Sewage Systems  
Lack of Housing for Single People  
Lack of Affordable Units  
Lack of Accessible Housing





# Services & Community

**What Services and Amenities will attract and retain families & residents in the region?**

## Jobs

Job Availability  
Diversity of Jobs  
Well Paying Jobs

Common responses fell into 4 categories

## Amenities

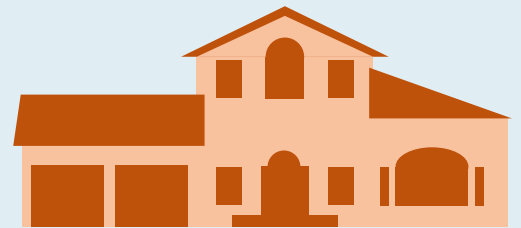
Restaurants  
Pub/Bar  
More Shopping  
Opportunities

## Family

School Bus  
Better Internet  
Better Healthcare  
Rural Schools  
Youth Programs

## Housing

Housing Availability  
Affordable Housing



**What do you value most about living in your community?**

Larger bubble = more responses

"Peace and quiet"

"Many kind and supportive groups to help out in crisis."

"Fresh Air, Clean Water"

"The Community"

"Natural Beauty"

"Wildlife"

"Safety"

"Affordability"

"Privacy"

"The friendly people"

"[A] good balance between progress and protecting environment."

"Rural Lifestyle"



**What Type of Commercial Development is Needed in Your Area?**



None:  
75



Local Retail &  
Service Shops:  
62



Farmer's  
Markets:  
45



Tourist  
Accommodation:  
30



# Nature & Agriculture

## The Largest Threats to the Environment of the Area, According to Residents

Failing Sewage Systems (93)  
Waterfront Development (55)



Industrial Development (53)



Excessive Recreational Use (60) Loss of Waterfront Vegetation (53)



Other common concerns included:



"Overspraying of Large Fields"  
"Factory Farming"  
"Illegal Dumping"  
"Excessive Logging"

"Forestry"  
"Flooding"  
"Drought"  
"Forest Fires"

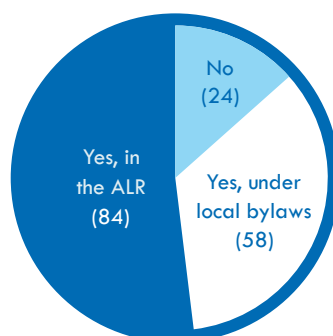
"...increased regulations given by the ALC are making it difficult to afford to live on the property (i.e. no secondary dwellings permitted)"

## Living Near Farms

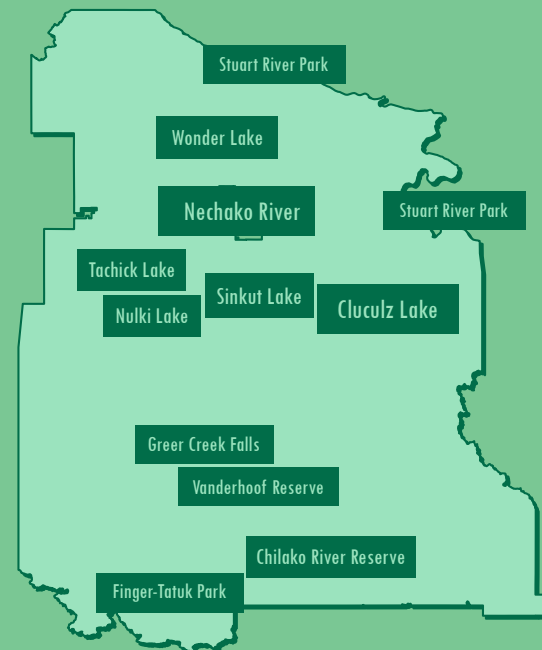
Local agriculture is enjoyed in Area F. 64% of respondents felt it positively impacted their lives, while 25% had no strong feelings. Only 11% felt local agriculture had negative effects on their quality of life.

## Should Land with Good Agricultural Capacity Be Reserved for Agricultural Use?

While most support the ALC, some respondents expressed frustration with the control it has over changes to private property. Many believe farmers should be allowed to place a second dwelling on an ALR property, or allow non-farm uses that do not diminish the property's agricultural capability.



## What Natural Features Should Be Protected?



"The park lands and old growth forests are critical for future generations: the health of the area, wildlife, and important medicines yet to be discovered. They constitute the true wealth of this country and area."



"Love to see and hear the cows across the road"



# Cluculz Lake

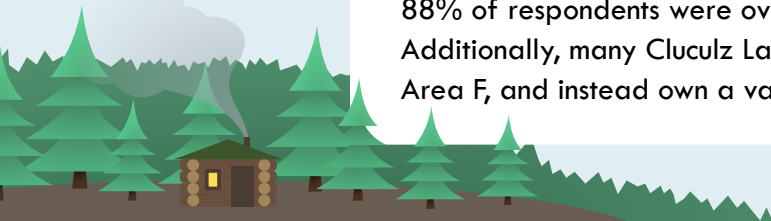
## What About it?

Cluculz Lake is a rural, unincorporated community around the shores of Cluculz Lake. Residents here have their own set of concerns and key issues. 68 Cluculz Lake residents took the survey, making them the most responsive community with 39% of all responses.



## Demographic Differences

The demographics of Cluculz Lake respondents are unique in Area F. In Cluculz Lake, 88% of respondents were over 50, compared to 65% elsewhere in the area. Additionally, many Cluculz Lake respondents noted that they don't actually live in Area F, and instead own a vacation property on the lake.



## Local Concerns

As a distinct community, the opinions of Cluculz Lake residents differ from the rest of the area. Residents are uniquely focused on the lake itself. Water quality being affected by agricultural runoff and failing lakefront sewage systems are their main concerns. Also of concern is a feeling that too many non-residents are using the lake.



Residents here are more likely to be against growth. There is a feeling that the area has been overdeveloped already, demonstrated by local resistance to growth. 56% of all Cluculz Lake residents want zero residential development, as opposed to 20% elsewhere in Area F. This opposition applies to commercial development too, as 53% of residents call for zero commercial development in the area, versus 37% elsewhere in Area F.

