



COMMUNITY WORKBOOK: WHAT WE HEARD

SLRD Area A OCP Review and Update – 2022/2023

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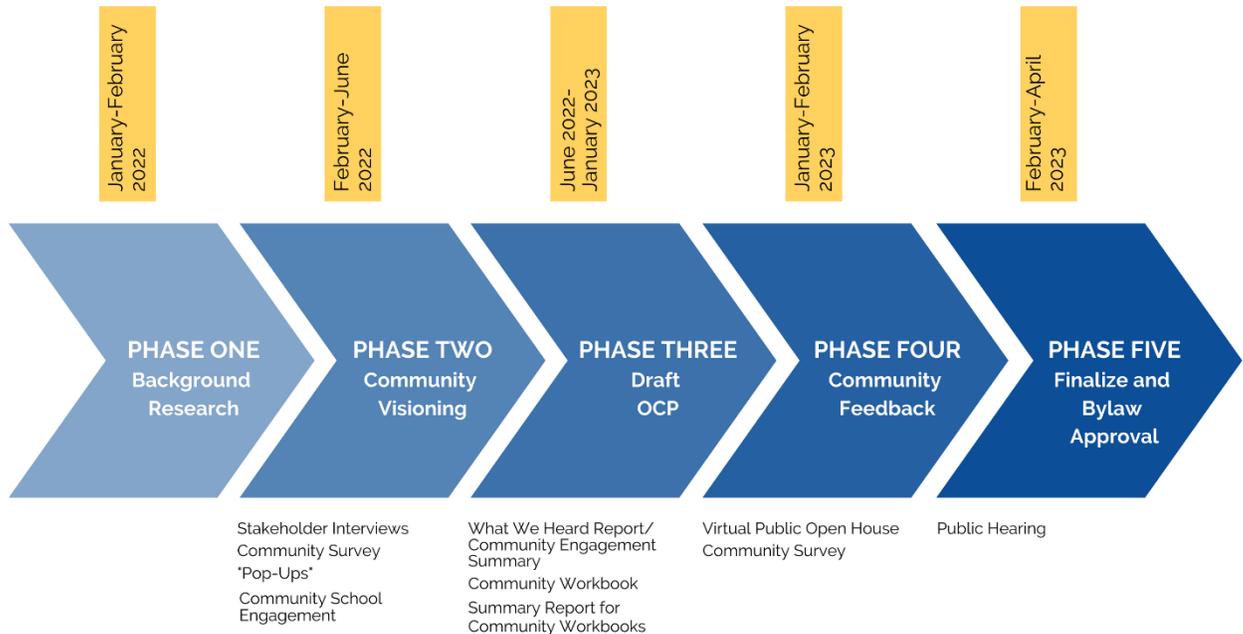
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1.0 Overall Engagement Approach

This document provides a summary of what we heard as part of the Community Workbook engagement exercise. This was an additional engagement opportunity provided as part of Phase 3 of the Squamish-Lillooet Regional District (SLRD) Electoral Area A Official Community Plan (OCP) review and update.

The below diagram provides an estimated project timeline and what is to occur at each phase.



This summary focuses specifically on what we heard through the Community Workbook. For a summary of what we heard during Phase 2, see the [Community Visioning: What We Heard Summary Report](#).

1.1 Phase 3/Draft OCP

This "What we Heard" report summarizes the results of engagement work undertaken during Phase 3 of the OCP project. Additional engagement will be carried out as per the project timeline above as part of Phase 4 of the project.

Based on the feedback we received during Phase 2 of the project, the following were drafted:

- Plan Principles;
- An Updated Area A Vision;
- Neighbourhood Visions; and
- Policy Directions.

The goal of this phase of engagement was to gather additional feedback on these initial draft areas of the updated OCP.

1.2 Evaluation of the Results

In some cases, participants did not provide their name, the number of participants, and/or where they live. In these instances, results appear under the “Community/Number of Participants Not Identified” category. Where the number of participants was not identified, each workbook was counted as just one participant.

Appendix B attached shows some additional feedback we received with one submission (this feedback has been included at the request of the participant). In our evaluation of the results, staff considered not only a tally of the level of support for each question, but also any additional comments provided by participants to further explain their answers. To ensure full transparency around feedback and evaluation of these results, a summary of the comments is provided within this report and a complete list of comments can be found attached as Appendix A. Personal information was redacted from these comments to preserve anonymity of participants.

2.0 Who We Heard From

The Community Workbook was made available online to be submitted by email or mail from September 9, 2022 through October 21, 2022.

2.1 Participant Numbers

Participants were encouraged to complete the community workbooks as a group. This means the total number of participants was higher than the total number of workbooks completed.

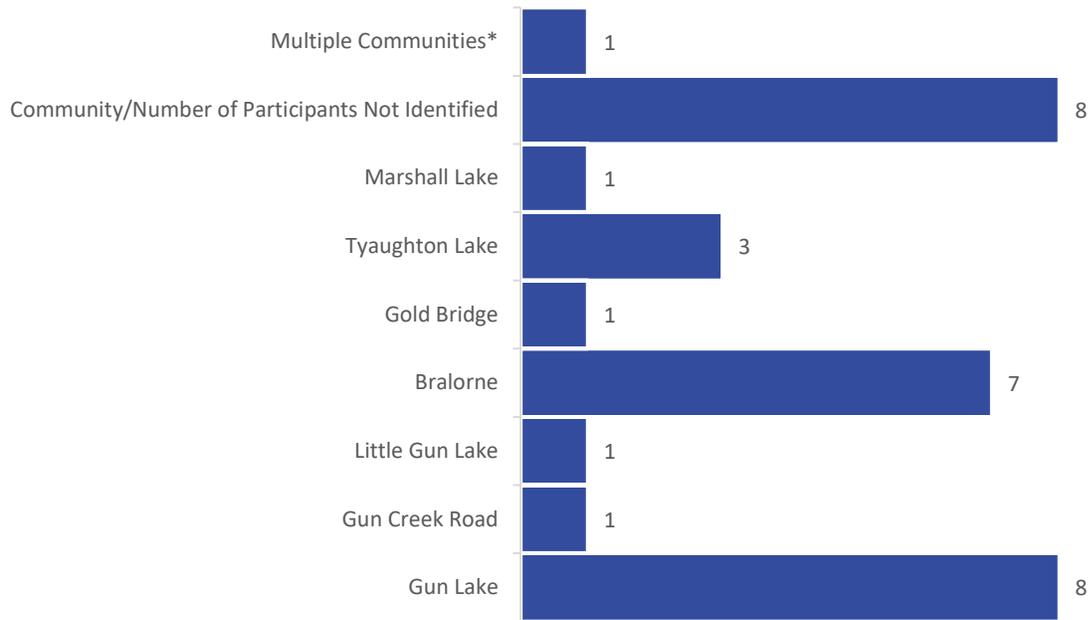
A total of 31 completed workbooks were received with a total of 44* participants.

** Please note that the number of participants was based on the information provided in the workbooks. In some cases, the number of participants and/or their location was not identified. These submissions were counted as one workbook with one participant. Where a group submission identified themselves as a community organization, this was only counted as one participant. Since not all community organizations identified the number of members that participated in the workbook responses, this was necessary to ensure our approach to analyzing the results of responses from community organizations remained consistent.*

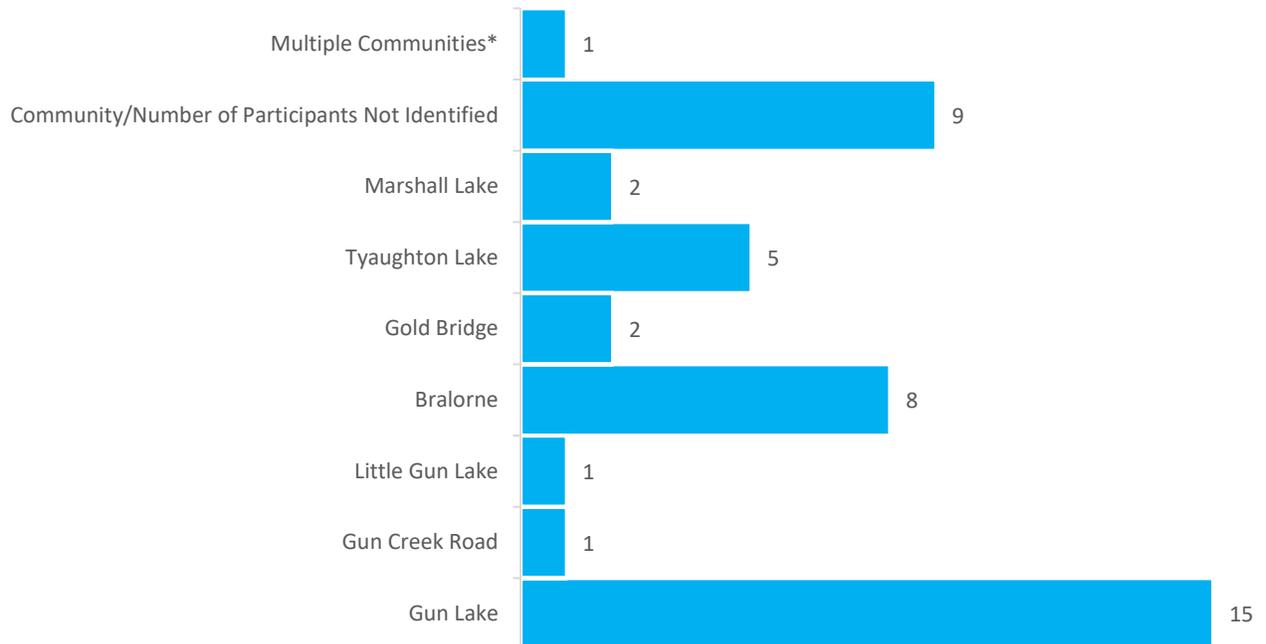
2.2 Participant Locations

The diagrams on page 6 provide an overview of the total number of workbooks by neighbourhood and total number of workbook participants by neighbourhood.

Total Number of Completed Workbooks by Neighbourhood



Total Number of Participants by Neighbourhood



** Please note that there was one group submission that identified themselves as a community organization with participants from various communities. This was identified under this 'multiple communities' category.*

3.0 What We Heard

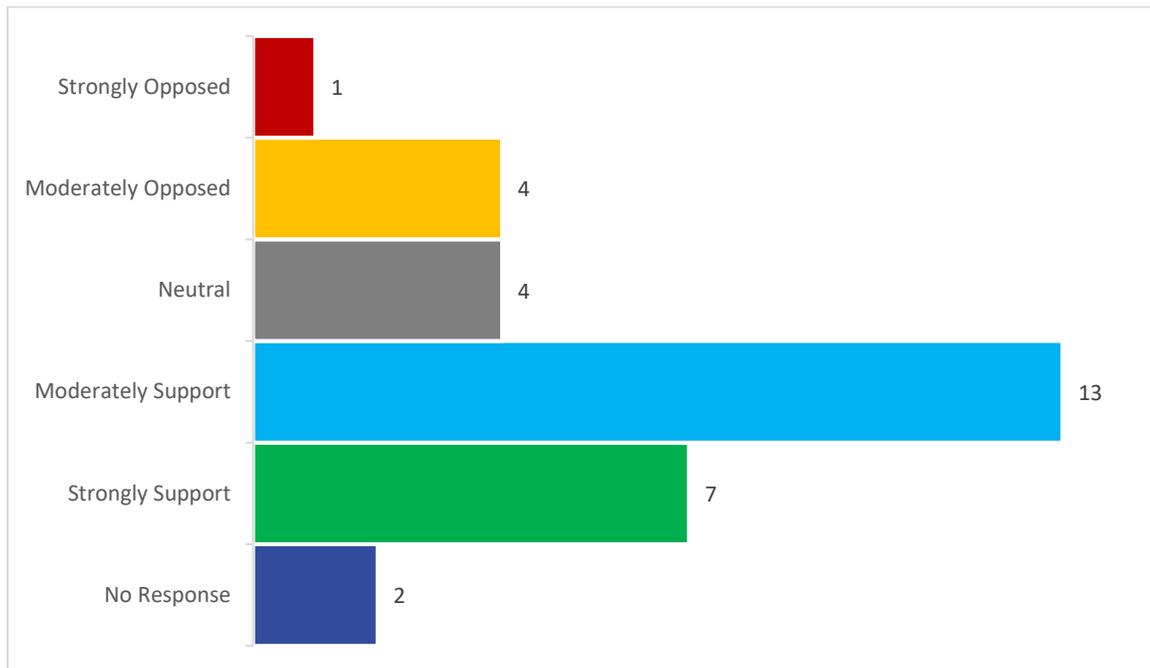
This engagement opportunity was intended to provide residents with an opportunity to provide more open-ended responses to some key policy areas that have been drafted as a result of engagement on the plan so far. Results are shown as a tally of responses received for each plan principle, vision statement, and policy direction. This is followed by a summary of what we heard through additional comments. Since this activity was intended to provide the opportunity for open-ended responses, a summary of all comments we heard on each topic has been attached as Appendix A. Staff note that both the tally and the additional comments are important to gain a full picture of what is important to participants.

3.1 Plan Principles

The following section highlights what we heard from participants related to the proposed plan principles.

.1 Reconciliation

Embed opportunities for reconciliation in all decision-making and foster strong partnerships based on mutual respect and understanding with St’át’imc. Support opportunities for ongoing learning and education.



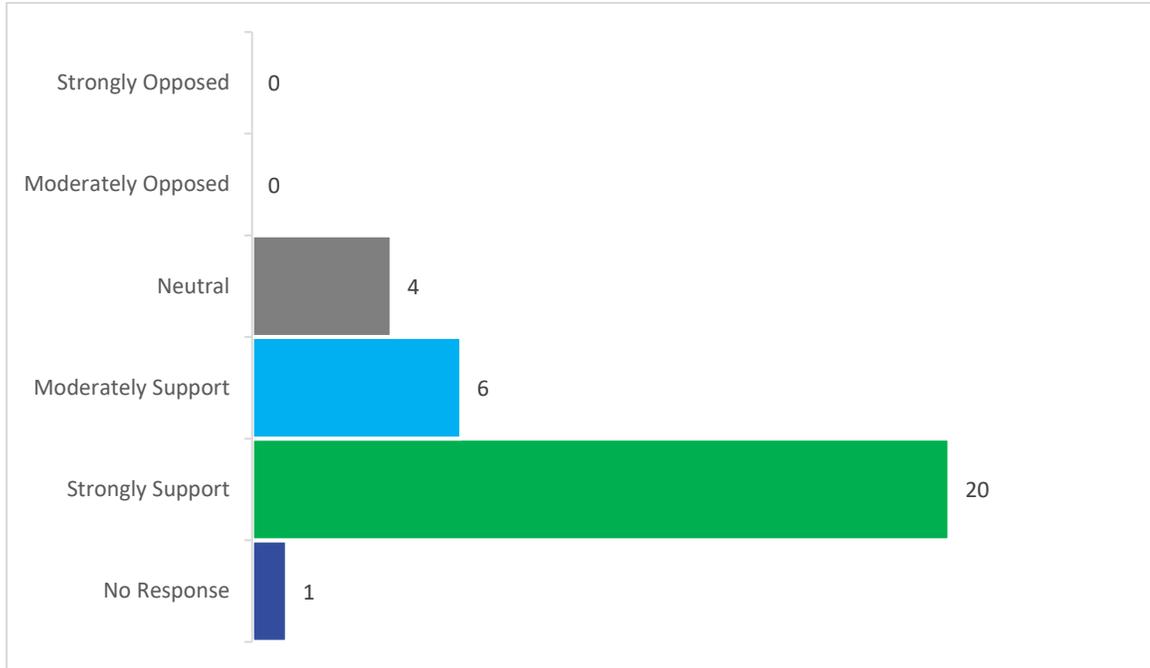
Summary of what we heard:

We heard mixed responses on this topic with many participants highlighting the importance of resident involvement in the decision-making process. Many responses were followed up with comments suggesting it would depend on the type of decision being made and whether or not

the decision was relevant to surrounding Indigenous communities. Other participants also noted that communication and setting an appropriate timeline for responses were important in the decision-making process.

.2 Conservation of Natural Resources

Enhance environmental awareness and ensure land use recognizes the critical need to conserve need to conserve the existing natural resources in the region.

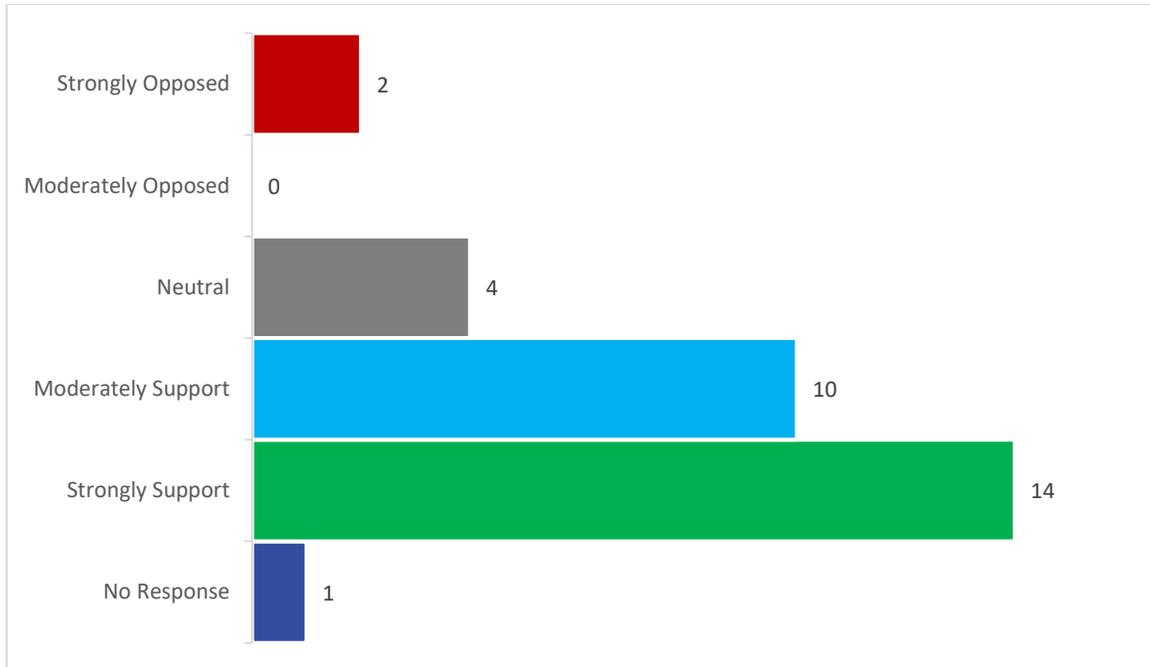


Summary of what we heard:

This plan principle was highly supported with 64.5% of workbook responses strongly supporting this plan direction. Comments reflected this support, with some specifically emphasizing a need to balance conservation with resource development and recreation.

3 Authenticity and uniqueness

Support development and land use that reflects the eclectic and unique character of the region, including the existing historic resources.

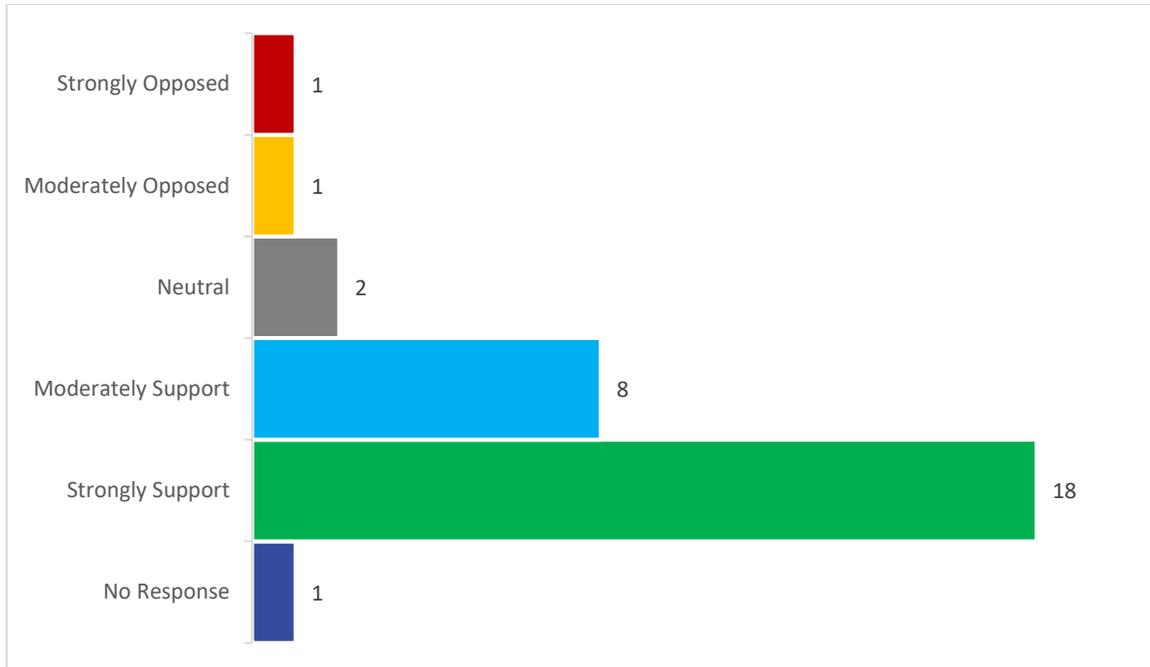


Summary of what we heard:

This plan principle was largely supported; however, many participants did indicate that they support this principle related to historical preservation and protection of the natural environment but are not necessarily in support of further development of the area. Many pointed out the need to consider the unique context of individual neighbourhoods, noting that they do not want the area to turn into another Whistler or Squamish.

.4 **Community Well-Being**

Cultivate an environment of healthy, active community members who have access to care, recreation, leisure, and opportunities for life-long education and learning.

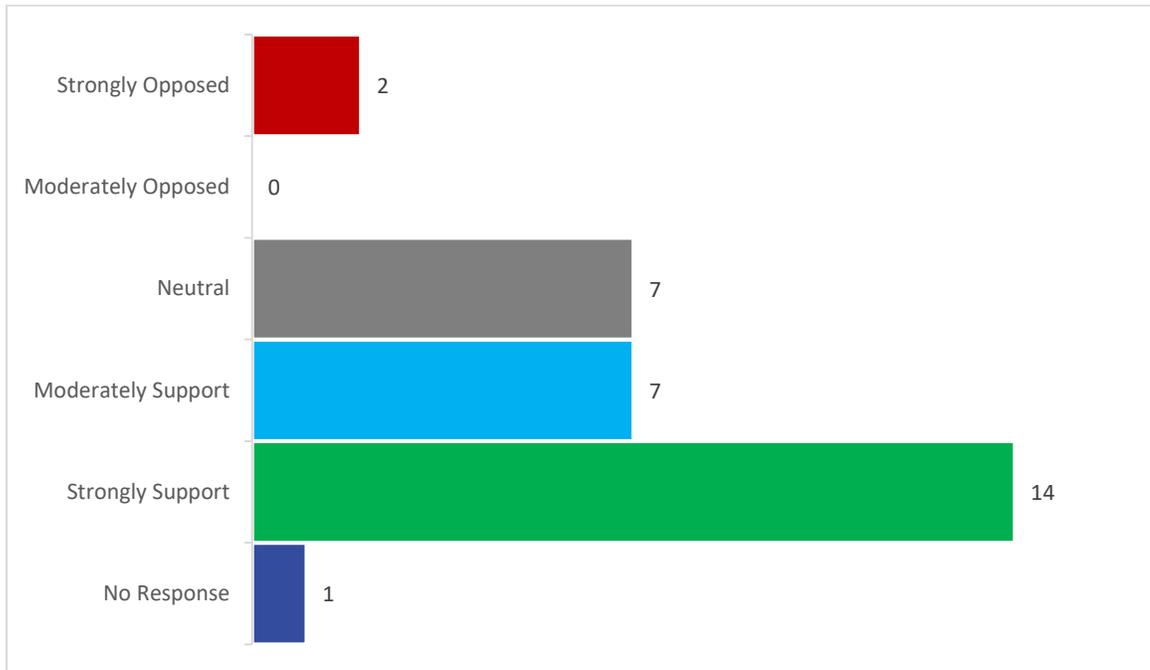


Summary of what we heard:

This plan principle was mostly supported by participants, with many emphasizing the need for medical care, education (including courses for adults), and recreation opportunities. At the same time, some participants did note that Area A is a rural area and residents should understand that there will be some limitations to services and infrastructure if the desire is also to maintain the rural character of the area.

5 Sustainable Local Economy

Promote an inclusive, diverse, and resilient local economy that functions year-round, sustains local businesses, promotes well-being, offers a living wage, and supports community development.

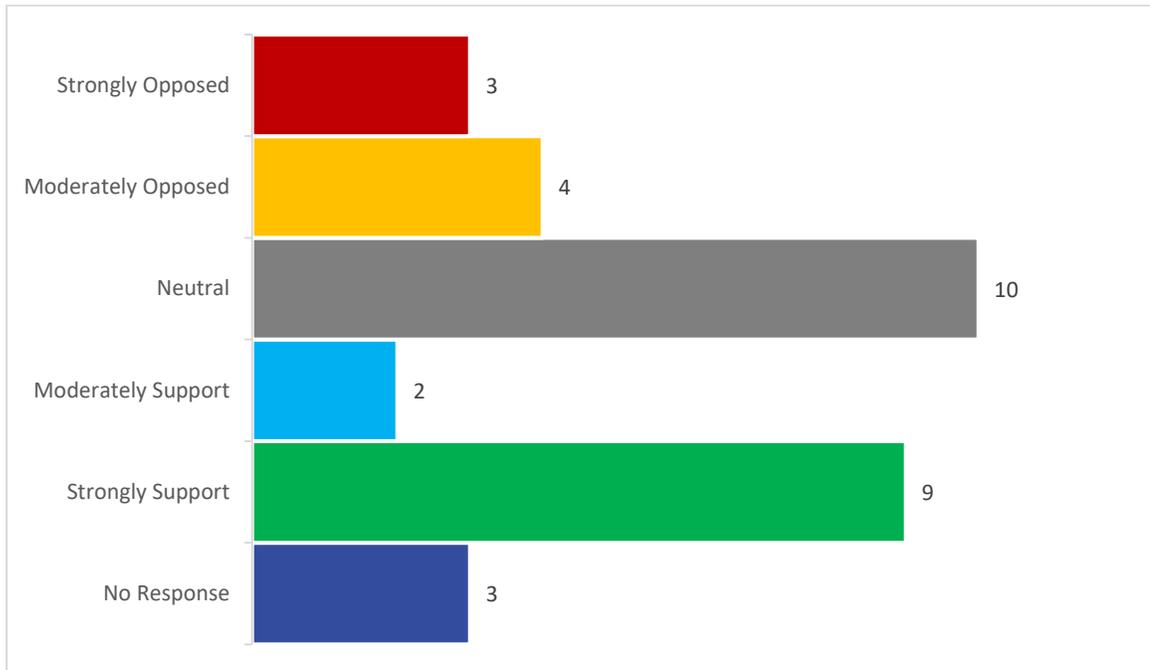


Summary of what we heard:

Participants were somewhat divided on the sustainable local economy plan principle. Many participants indicated that support of the local economy should go hand in hand with infrastructure improvements, overall community development, and support of existing local businesses as well as new businesses. Other participants expressed concern with overdevelopment and increased tourism in the area.

.6 Access to Housing

Recognize housing as a human right and promote improved access to housing for all. Support aging in place, smaller housing forms, commercial live/work spaces in main communities, and appropriate opportunities to increase density.

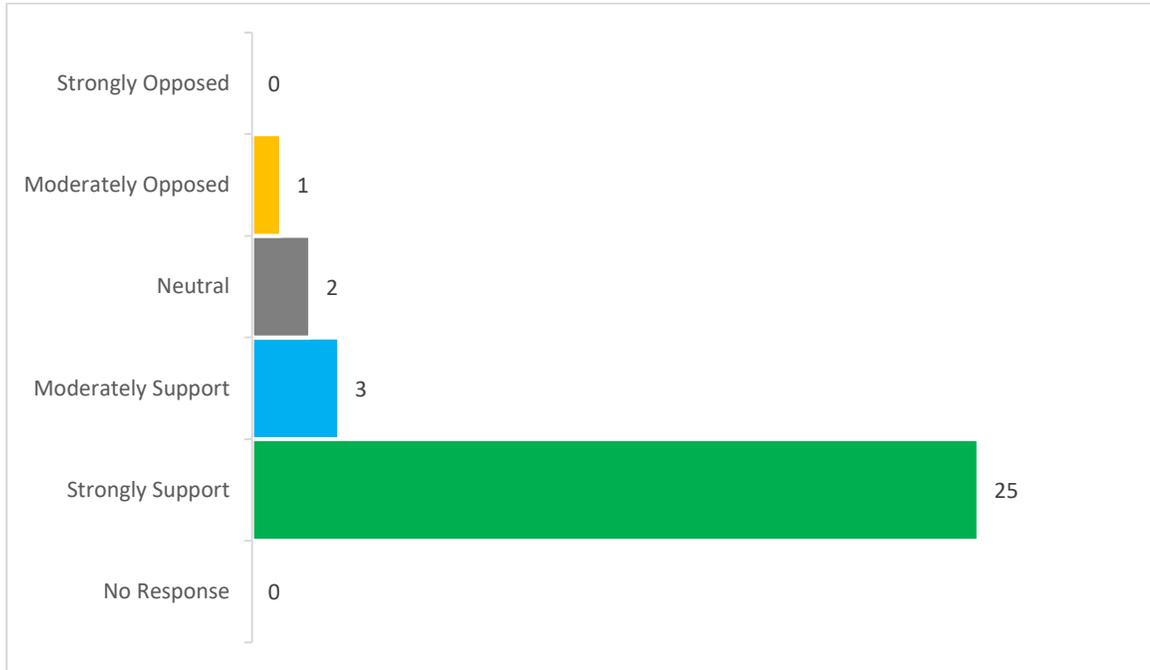


Summary of what we heard:

Participants were very divided on access to housing with about one third of participants stating that they are neutral in their support for this principle. Looking at comments, many participants do not want to see extensive development of Area A and do not support densification of the area. One participant indicated that aging in place should not be an expectation in such a remote area with limited access to complex healthcare. Another participant indicated that if improved access to housing is the goal, the focus should be on simplifying the process of building on or renovating on existing lots rather than continuing to build in currently undeveloped areas.

.7 Resilience

Advance actions that increase the resilience of Area A, including improved hazard mapping, wildfire mitigation efforts, and other work that recognizes the need for addressing and preparing for the impacts of climate change.

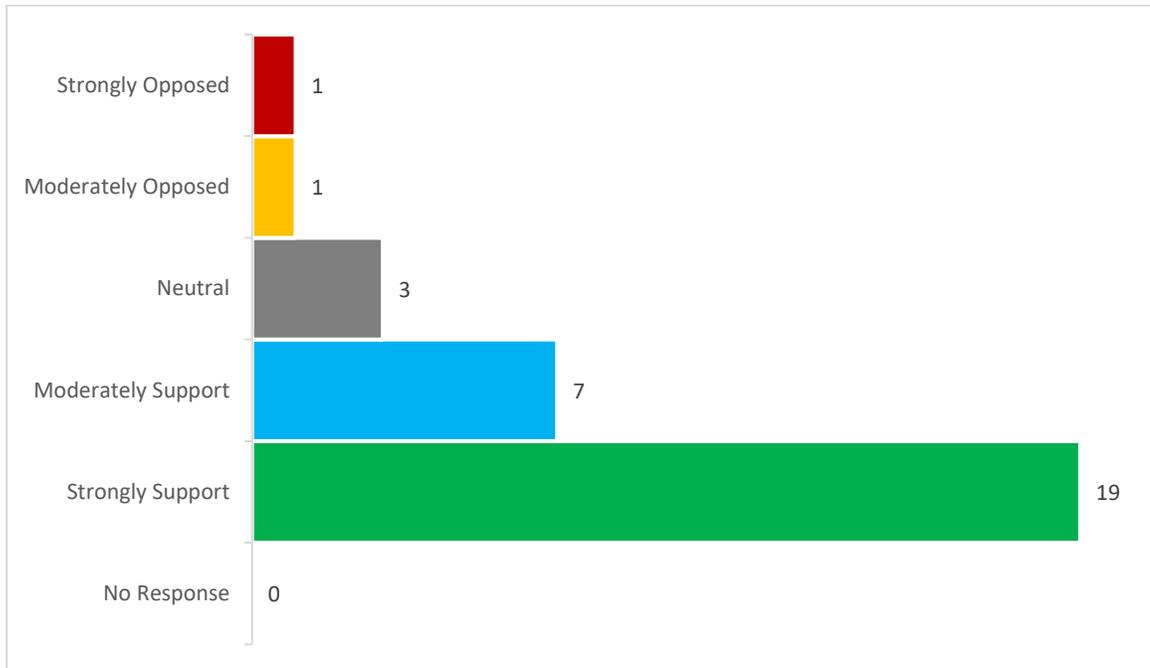


Summary of what we heard:

The resilience plan principle received overwhelming support with 80.6% of participants demonstrating strong support for this principle. Comments highlight climate change and hazard resiliency as a major concern for participants. One participant suggested that energy should be focused here rather than on growth and tourism.

.8 Parks, Trails, and Outdoor Recreation

Create an environment where there is balanced access to outdoor recreation opportunities for all users, and parks and trails are sustainable, well-maintained and effectively managed in perpetuity.



Summary of what we heard:

The majority of participants showed strong support for the parks, trails, and outdoor recreation plan principle. Comments by participants highlight the importance of the natural environment and opportunities for outdoor recreation, with a focus on addressing the needs of locals rather than catering towards visitors. Some comments reflect a preference for maintenance of existing trails rather than creation of new trails.

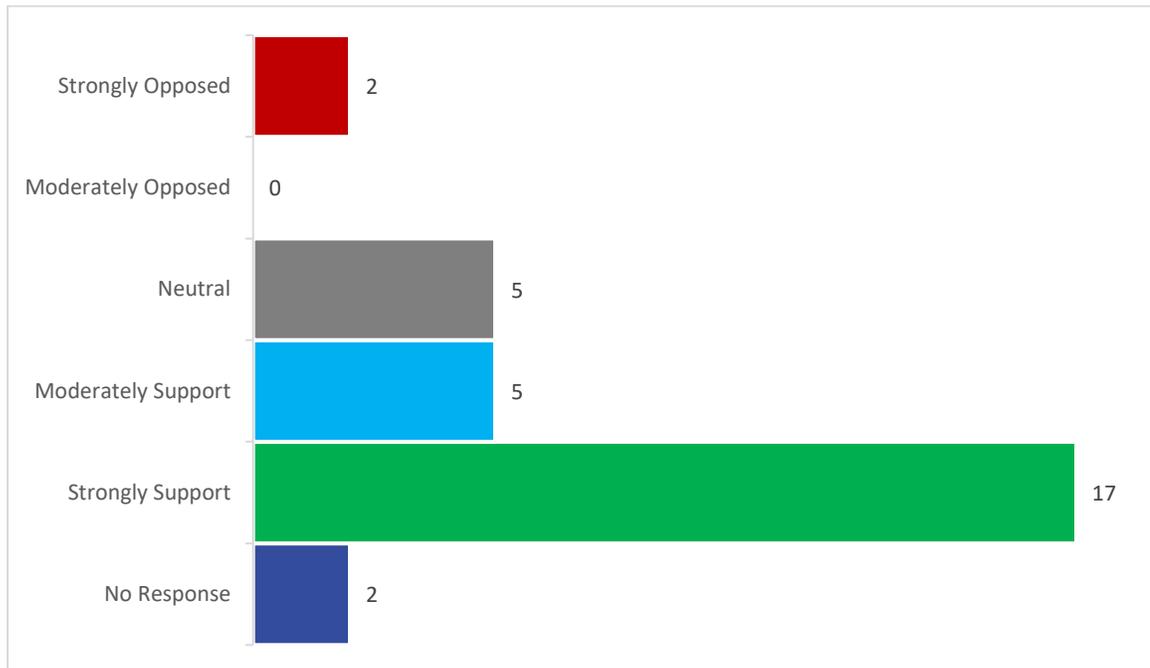
3.2 Overall Vision

Participants were asked to rate their level of support for the below updated vision and explain their answer (including anything that they felt should be changed). The proposed updated vision is as follows:

.1 Updated Electoral Area A Vision

Understanding where we have come from, and what we value today, we imagine a future in which Electoral Area A is:

- *Welcoming: Balancing the needs of full-time residents, seasonal residents and visitors, with improved transportation, recreation, and communications infrastructure.*
- *Unique: Home to unique resilient communities that maintain a small town feeling and distinct identity*
- *Diverse: Populated by a wide range of individual and families from different backgrounds and of different ages, interests, values, skills, and economic means;*
- *Sustainable: Economically, environmentally and socially sustainable, including improved food security, local education opportunities, access to suitable housing, abundant open space, and protected wilderness and wildlife.*
- *Respectful: Continually working to build positive relationships with St'át'imc.*



Summary of what we heard:

The majority of participants showed support for most areas of the updated Electoral Area A vision. However, many participants did note their preference to cater to the needs of residents and property owners rather than new visitors to the area.

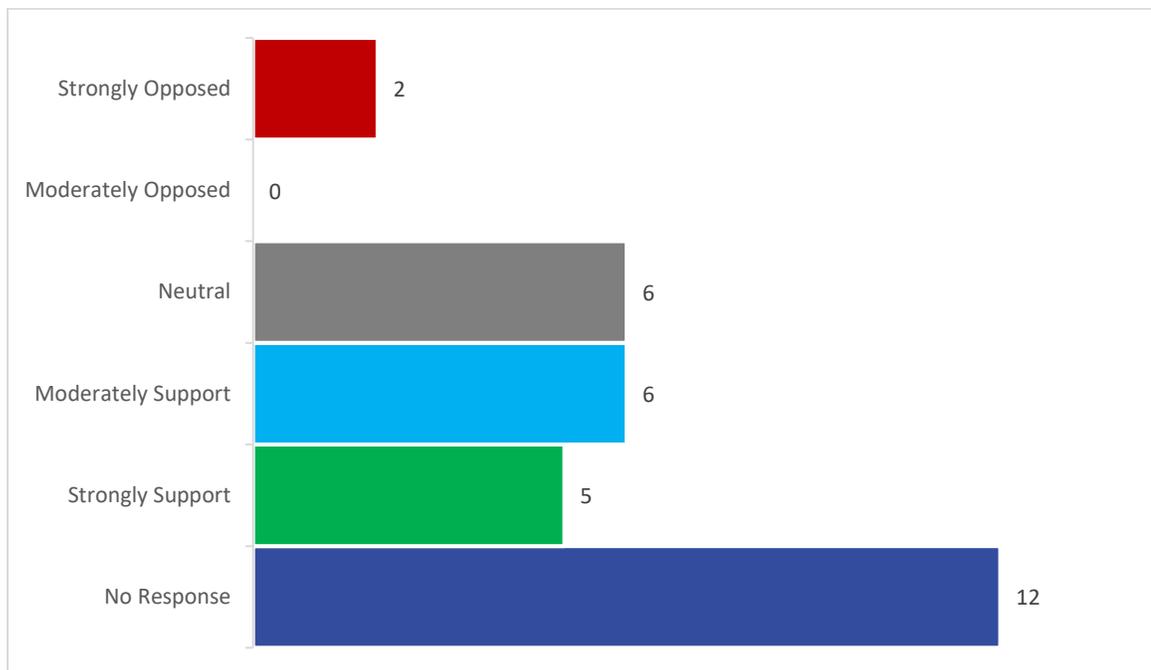
3.3 Individual Neighbourhood Visions

For each neighbourhood in Electoral Area A, participants were asked to rate their level of support for the below updated neighbourhood visions and explain their answer (including anything that they felt should be changed).

.1 Gun Creek Road

We envision a future in which Gun Creek Road is:

- *Mixed-Use: Supporting larger residential lots and commercial uses;*
- *Environmentally Sustainable: Effective wildfire mitigation efforts are carried out on an ongoing basis; and*
- *Welcoming: Populated by a mix of full-time and seasonal residents.*



Summary of what we heard:

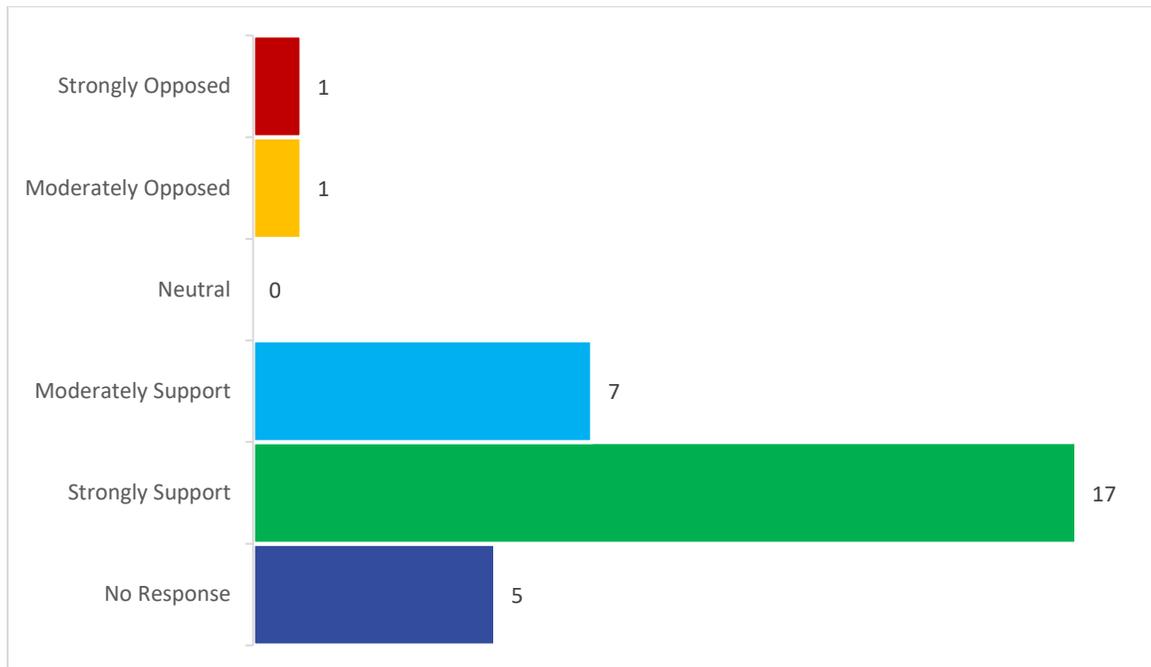
The Gun Creek Road vision received 12 “non-response” answers. “Neutral” and “moderate support” both received the same number of responses. It is possible that some of these “neutral” responses were due to those participants without a vested interest in Gun Creek Road answering “neutral” rather than leaving this question blank. Looking at the remaining responses, there was support for the vision although it received more neutral responses than it did strong support responses.

Comments from participants include a desire to recognize and celebrate the ranching/mining heritage of Gun Creek Road, as well as the suggestion that tourist accommodation should be deterred in the area.

.2 Gold Bridge

We envision a future in which Gold Bridge is:

- *A Community Hub: Offering a wide array of services for locals and visitors alike.*
- *A Place to Celebrate History: A community that maintains its heritage resources in perpetuity through effective management and planning, and encourages new development to respect the historic context;*
- *A Place to Recreate: With a perimeter trail around the community, and a sanctioned and well-maintained trails system; and*
- *Sustainable: Home to improved infrastructure that supports the community into the future.*



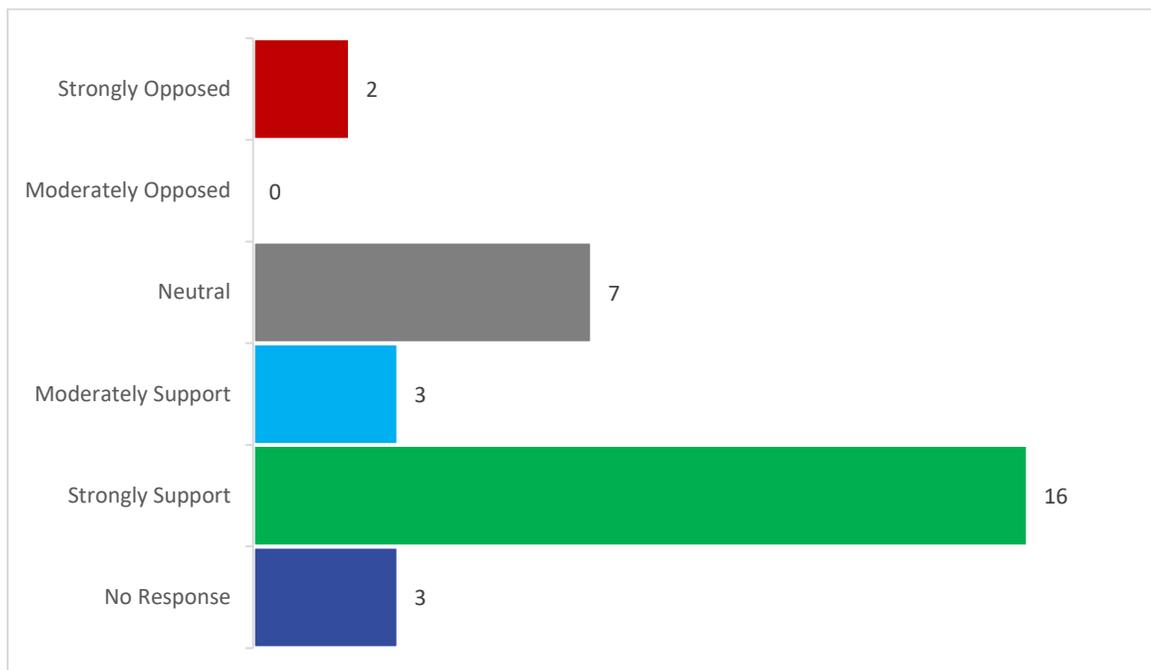
Summary of what we heard:

Participants gave mostly strong support for the Gold Bridge vision. A variety of comments were made related to this vision. Comments included support for different forms of housing, a desire to focus on creating a community hub focused on locals already living in the area, and historical preservation of the neighbourhood.

3 Bralorne

We envision a future in which Bralorne is:

- *Welcoming: With an array of community spaces that have programming for locals and visitors alike;*
- *A Place to Recreate: With a sanctioned and well-maintained trails system that supports responsible recreation, and access to sustainable backcountry recreation opportunities;*
- *A Place to Celebrate History: A community with unique homes and community gathering spaces that respect and maintain the history of the region; and*
- *Sustainable: Home to improved infrastructure that supports the community into the future.*



Summary of what we heard:

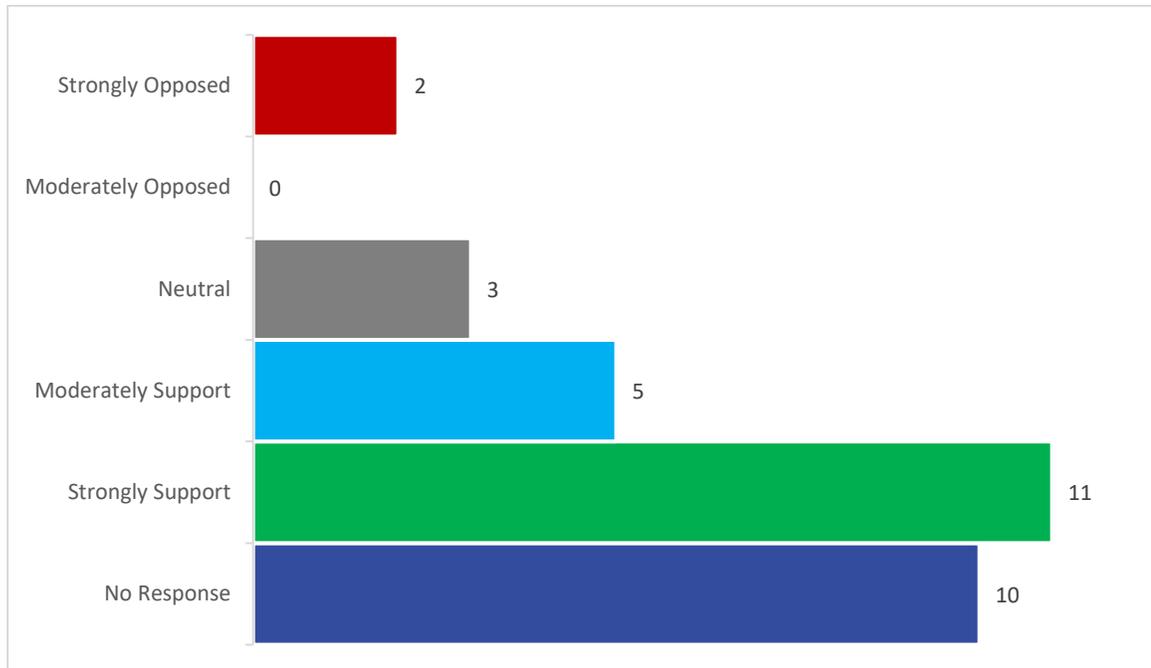
The Bralorne vision received mostly strong support, with some “neutral” and “moderately support” responses. It is possible that some of these “neutral” responses were due to those participants from outside of Bralorne answering “neutral” to the vision rather than leaving this question blank.

Participants indicated a desire to keep the natural, rural character of the neighbourhood and a focus on serving the existing community rather than catering towards visitors. These thoughts seem to echo comments throughout workbook responses.

.4 Tyaughton Lake

We envision a future in which Tyaughton Lake is:

- *A Sustainable Place to Recreate: Balancing the needs of motorized and non-motorized users, and improving public water access while ensuring that environmental impacts are mitigated and ongoing maintenance is carried out;*
- *Mixed-Use: Home to residential properties and tourist accommodation; and*
- *Environmentally Sustainable: Water quality is maintained and effective wildfire mitigation efforts are carried out on an ongoing basis.*



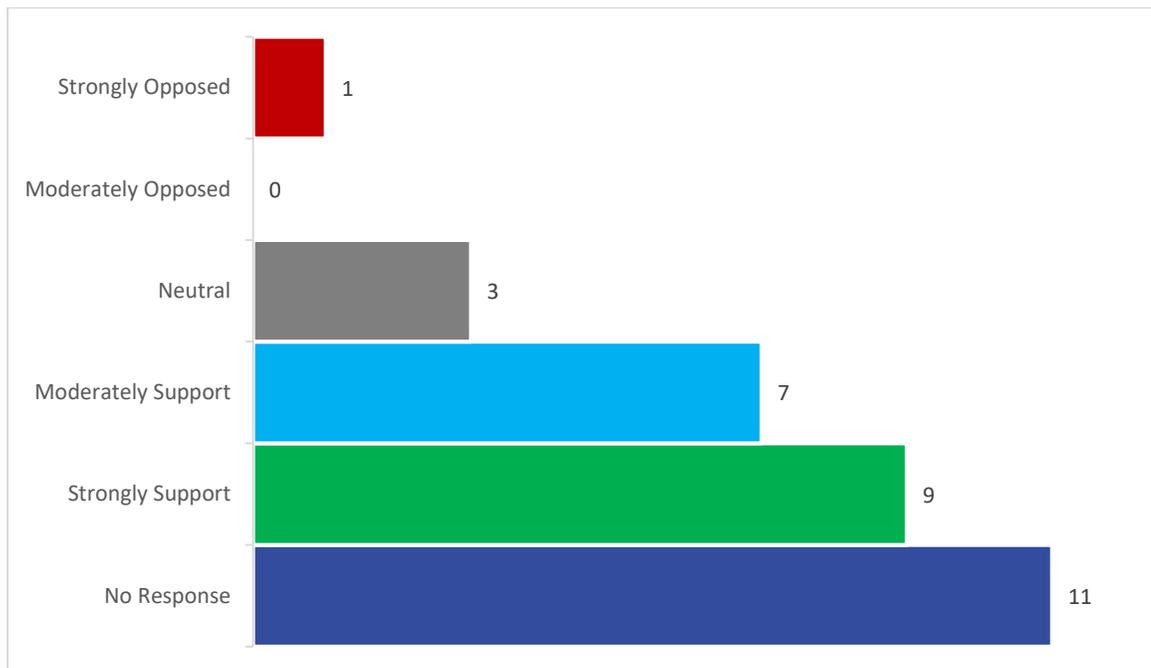
Summary of what we heard:

The Tyaughton Lake vision received mostly strong support, with 10 non-responses and 3 neutral responses. One participant noted that they did not put a response because they were not clear on the definition of “Mixed-Use”. Two participants indicated particular concern for further tourism accommodation development in the area; however, one of these participants was still supportive of limited commercial development.

5 Marshall Valley

We envision a future in which Marshall Valley is:

- *A Sustainable Place to Recreate: Offering recreational opportunities for hunting, fishing, and hiking to residents and visitors alike, while ensuring trails are designated and maintained;*
- *Environmentally Sustainable: Water quality is maintained, effective wildfire mitigation efforts are carried out on an ongoing basis, and impacts of forestry activities are mitigated;*
- *A Residential Community: Home to primarily residential properties, with limited commercial development.*



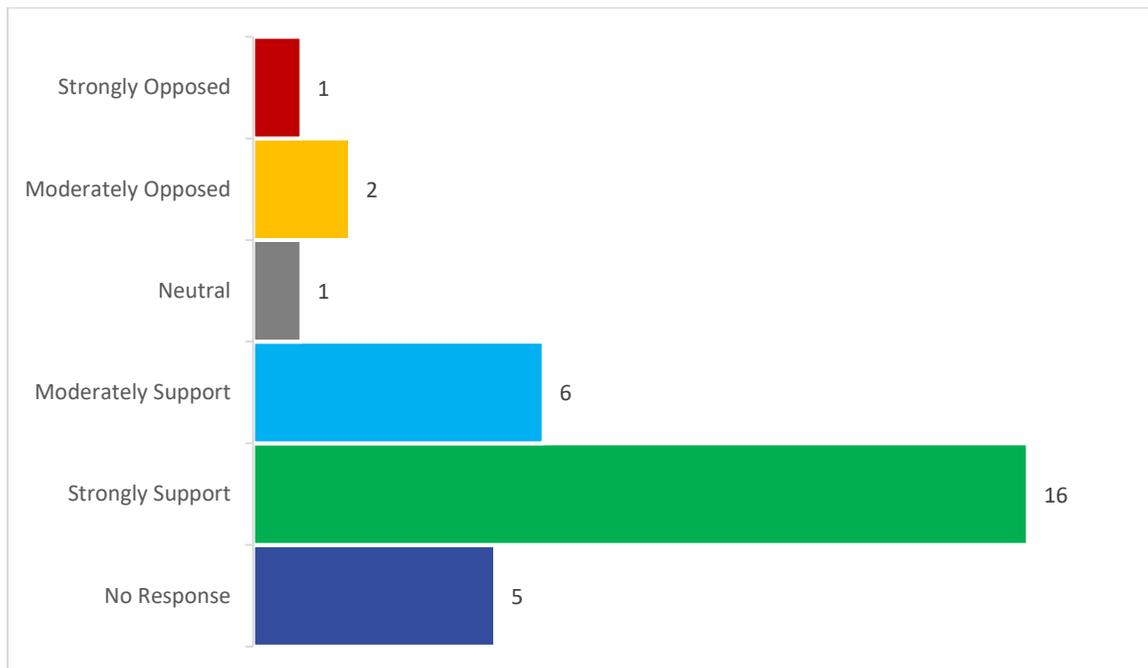
Summary of what we heard:

The Marshall Valley vision received moderate to strong support from participants, with 11 non-responses. Comments on this vision included a concern for encouraging visitors and tourist accommodation in the area, as well as support for wildfire mitigation measures and working with the St’at’imc people.

.6 Gun Lake

We envision a future in which Gun Lake is:

- *A Sustainable Place to Recreate: Offering recreational opportunities for hunting, fishing, and hiking to residents and visitors alike, while ensuring trails are designated and maintained;*
- *Environmentally Sustainable: Water quality is maintained, effective wildfire mitigation efforts are carried out on an ongoing basis, and impacts of forestry activities are mitigated;*
- *A Residential Community: Home to primarily residential properties, with limited commercial development.*



Summary of what we heard:

The Gun Lake vision received mostly strong support. Many participants suggested improving public access to Gun Lake should be a priority. Participants had mixed responses towards encouragement of commercial development in the area. Many participants had concerns with water quality in Gun Lake, suggesting it may be impacted by natural resource extraction in the area. One participant suggested adding recognition of Gun Lake as a residential watershed resource in order to provide some protection to water sources in the area.

3.4 Policy Areas

The following outlines the proposed directions for specific policy areas in the new OCP document.

.1 **Housing**

- *Improve policies around supporting Crown land disposition, where there is community support*
- *Include policies that encourage industry to invest in housing legacy projects, as opposed to camp housing (where appropriate)*
- *Explore opportunities for more flexible residential use (vacation rentals, smaller homes, increasing density on smaller lots)*

Summary of what we heard:

Participants were mostly supportive of increased flexibility in residential uses. Some participants specifically suggested they would support allowing multiple dwellings on large lots and encouraging smaller, eco-friendly housing. At the same time, no participants supported Crown land disposition for housing, with some noting concern over this land being bought up by part-time residents or used as short-term rentals rather than contributing to housing fulltime residents. Many participants do not want to see any increase in density or population growth in the area.

One participant suggested that the diversity of Area A should be considered with these policies, noting that they would support increased density and vacation rentals in areas already more developed but would not support these in more remote areas such as Tyaughton Lake. Overall, comments seem to suggest a desire to look at ways to support housing development for locals, with consideration for existing developed areas before looking at further development of natural areas.

.2 **Arts, Culture, and Heritage Protection**

- *Continue to include policies to support the development and preservation of heritage assets*
- *Include policies that will enable the rich mining history to be shared with visitors and locals alike*
- *Improve policies and guidelines to preserve the history and bring historic buildings up to today's standard while respecting heritage values*
- *Include policies that encourage the preservation and use of heritage buildings*

Summary of what we heard:

Most participants support the above arts, culture, and heritage protection policy directions; however, some did indicate that in some cases they feel it may be too costly/unfeasible to bring heritage buildings up to today's standards.

.3 Parks, Trails, and Outdoor Recreation

- *Support the development of a Regional Trails Master Plan*
- *Include policies to support improvements to/development of recreation sites and water access points, including more effective enforcement*
- *Include policies around balancing the needs of motorized and non-motorized users, and multi-use trails*
- *Include policies around sanctioning trails and creating ongoing approaches to trail maintenance*
- *Include policies around improved staging points for trail users (parking, signage)*
- *Include policies that would support the development of a future small-scale bike park*

Summary of what we heard:

Participants had mixed opinions about the above policy directions for parks, trails, and outdoor recreation. While some supported development of a bike park, other participants did not support it suggesting it was not needed in such a rural area. Some indicated that they would like trail development to happen more organically and/or with consideration for sustainability so that the sense of wilderness is not lost. One participant suggested the need to consider cultural and heritage studies when developing new trails, noting that six trails have already had such a study done. Another participant was of the opinion that trails should not be used for tourism promotion – believing that it is not in the best interest of the area at large and could be the cause of trail use conflicts.

.4 Community Well-Being

- *Include policies to support local education opportunities*
- *Explore opportunities for policies that will make the local school sustainable in the longer term*

Summary of what we heard:

The community well-being policy directions were largely supported by participants. Many participants supported policies that aim to sustain the local school. At the same time, some participants did highlight the need to consider the local, rural context of the area and how this may impact education opportunities. Adult programming that is relevant to residents such as wildfire courses and chainsaw safety were suggested by one participant. One participant also suggested that online education has opened up a lot of opportunities for rural areas.

.5 Economic Development and Employment

- *Improve policies that support commercial development and service provision in community hubs (Gold Bridge, Bralorne)*
- *Include policies that support improved access to commercial rental space*
- *Include policies that continue to support responsible tourism as an economic generator*

Summary of what we heard:

Many participants indicated that they do not support further development of Area A, particularly with respect to commercial development and tourism. Participant's comments here echo comments heard in other sections of the workbook that highlight a need to consider neighbourhood-specific policy directions for development (i.e., many participants are opposed to development anywhere outside of community hubs).

.6 Local Food Systems and Agriculture

- *Develop and include policies around food security and access to local foods*
- *Designate land within the ALR as agricultural land and develop policies that apply to that land specifically (new land use designation)*
- *Include policies to encourage community garden facilities and/or green space for any new multi-family development, where appropriate.*

Summary of what we heard:

The local food systems and agriculture policy directions were largely supported with some providing support specifically for community gardens. Some participants did not think these policies were very relevant to the area, feeling that residents largely have the space to grow their own food.

.7 Infrastructure and Assets

- *Improve policies around communications systems (particularly important for emergency management)*
- *Explore the inclusion of policies around creating more safe, designated landing areas for helicopters to respond to emergency situations*
- *Improve policies around ongoing water testing and ensuring access to potable water*

Summary of what we heard:

Participants were mostly in support of policies to create more safe landing areas and improve communication systems related to emergency management. At the same time, some participants did note concerns around how increased communication systems would impact the rural natural of the area since many were not in support of promoting Area A as a tourism destination. Based on participant's comments, water quality and access to potable water appears to be a priority.

.8 Climate Action and Adaptation

- *Include policies that recognize the interconnectedness of environmental protection, hazard planning and climate adaptation*
- *Anticipate areas that will be impacted by excess snowmelt/rainfall, and include policies to address areas subject to erosion/shoring up areas subject to hazard*

Summary of what we heard:

Most participants supported policy directions aimed at climate action and adaptation. One participant suggested that this should involve education and encouragement of non-motorized recreation. Another participant suggested that the title should include “mitigation”.

.9 Protection of the Environment

- *Strengthen policies around wildlife protection, including illegal poaching/hunting*
- *Include policies around preserving high value wildlife habitat*
- *Strengthen policies around hazard planning, including support for future development of updated hazard area mapping*
- *Strengthen policies around resource management*
- *Improve policies about effective fuel management adjacent to transportation corridors to ensure safe access/egress to and from communities*
- *Include policies around designated areas for legal burning of green waste materials*

Summary of what we heard:

Participants were largely in support of the above policy directions related to protection of the environment, with some voicing concern with overlogging of the area.

.10 Land Use and Built Environment

- *Update policies around dissolution of Land Use Contracts*
- *Ensure policies consider cumulative effects of development*
- *Ensure policies support development that considers the existing context and character*

Summary of what we heard

Participants were largely in support of the above policy directions related to land use and the built environment. One participant did emphasize the importance of being specific when addressing cumulative effects since this term is not always well defined. Another participant suggested changes in land use should be looked at on a case-by-case basis, with those directly impacted ultimately making the decision. Some participants indicated that they do not know what Land Use Contracts are.

.11 Transportation

- *Strengthen policies around supporting transportation improvements (both within the communities and highway access)*
- *Strengthen policies around supporting need for more road maintenance in Area A*
- *Look at including policies that support road safety, such as speed limits for large commercial vehicles on Highway 40*

Summary of what we heard

Participants seemed to agree that Highway 40 should be a priority for improvement and continued maintenance. Some participants brought up the maintenance of Hurley FSR, with some suggesting that improvements could be made to this FSR and others suggesting it should remain as is. Overall, results indicate there is support for transportation improvements to improve safety for residents, but not to encourage greater access and visitors to the area.

.12 Reconciliation and Collaboration

- *Improve policies around reconciliation and collaboration, such as supporting partnership opportunities for housing development*

Summary of what we heard

Responses to this policy direction were very mixed. Many participants responded only to the housing development component – stating their opposition to further housing development in the area. One participant suggested that policy directions should not be mixed together (i.e., reconciliation and collaboration should be a separate direction from housing development as a participant may support one and not the other). Another participant felt that housing development should only happen in existing residentially zoned areas to benefit those that already live there.

4.0 Conclusion and Next Steps

4.1 Key Takeaways

- Responses around reconciliation were somewhat mixed with some responses suggesting that this should only be a consideration when surrounding communities have a vested interest in the issue.
- Concerns with overdevelopment and losing the rural charm of Area A were echoed by many participants throughout workbook responses.
- Protection of the natural environment and landscape seem to be very important to participants.
- The conservation of natural resources and resilience plan principles had the highest support in the workbooks. This further reinforces the importance of environmental protection to participants, as well as a concern for hazard planning.
- Participants largely indicated that they would like to prioritize the needs of fulltime residents with an interest in the area rather than focusing on population growth and further development.
- Concerns over water quality was echoed throughout workbook responses, indicating that this is a high priority for participants.
- Participants expressed mixed comments about non-motorized and motorized recreation. Some suggested they should be outright banned, some suggested limiting them to designated trails, and others suggested they would not like to see any restrictions placed on motorized recreation. These results suggest further investigation may be required into trail usage in the area.

4.2 Next Steps

The next step in this project is to draft the OCP, based on the input received through the community workbook activity, and previous engagement as part of this project. The draft will then be circulated to the public for final community input before being brought forward to the SLRD Board for consideration.

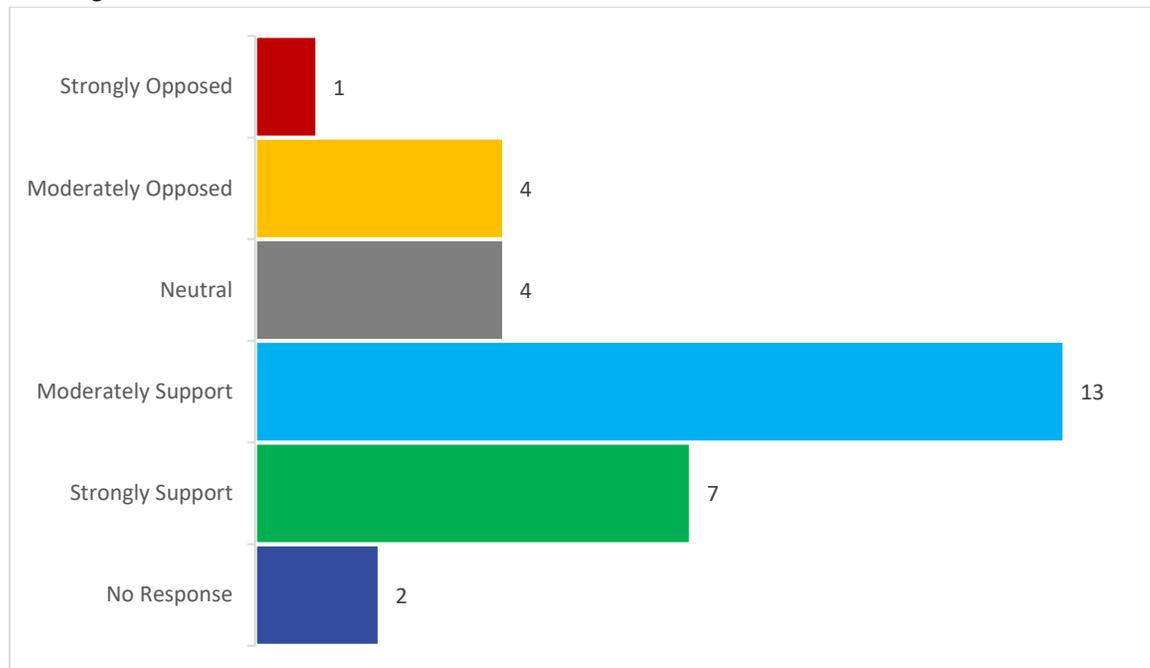
APPENDIX A: WORKBOOK COMMENTS – RAW DATA

Note: Some comments have been removed due to racist, homophobic, misogynistic or otherwise inappropriate content.

Plan Principles/Core Values

1. **Reconciliation**

Embed opportunities for reconciliation in all decision-making and foster strong partnerships based on mutual respect and understanding with St'át'imc. Support opportunities for ongoing learning and education.



Comments we heard on this topic:

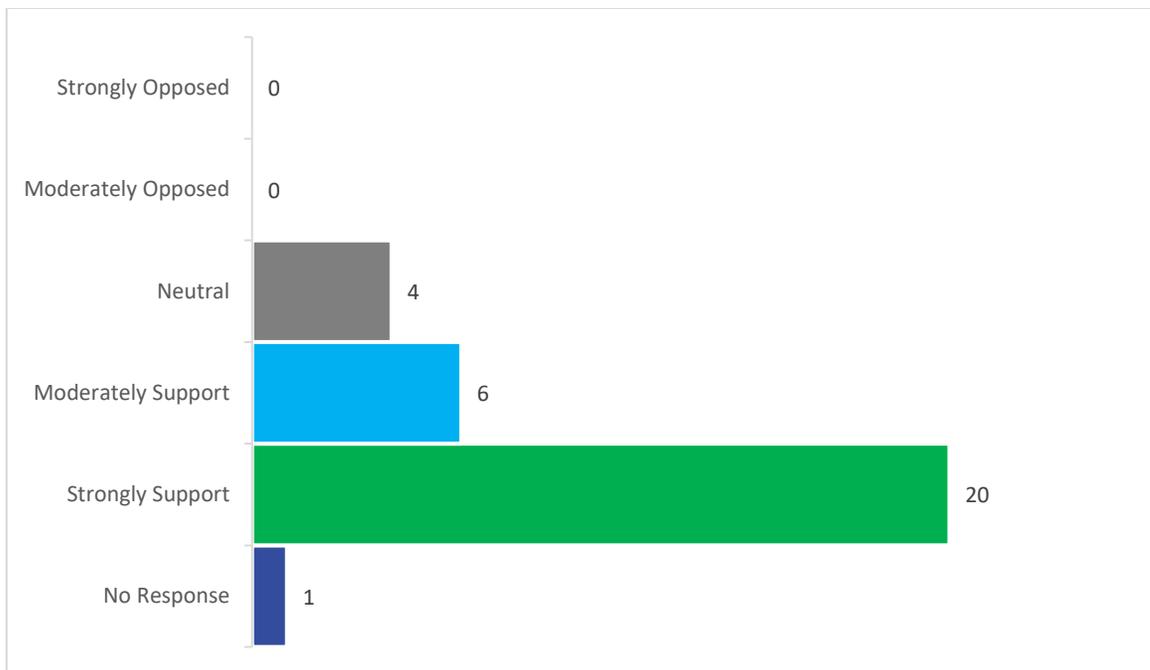
- The lack of the band's willingness to communicate with parties trying to work with them makes this a 'neutral' response. Otherwise it would be more supported.
- I believe the community should be managed primarily by the SLRD in support of residents. I'm open to learning but yet to see how non resident first nations involvement in community projects benefits anybody but the first nations. In fact it would appear to stifle and increase the cost of projects.
- I'm supportive of providing all parties equal opportunity, consideration, and support, regardless of race. I'm not supportive of giving preference to businesses or individuals of one race over another. All decision-making should be done with the priority of serving the population of full-time residents and part-time landowners in the valley.
- As long as the decision-making process isn't delayed beyond a reasonable time frame.
- Depends what decisions are being made and if it necessarily involves First Nations.
- Try to learn & disseminate what native life actually existed in BRV for past 1000 years, compared to what went on near Lillooet at mouth of Bridge River
- With time limitations for consultation. Delegated decision making exempted
- OCP response fatigue setting in. Have already said everything at community open house opportunities, so leaving comments blank for the most part.
- We as a community have to work at educating ourselves on the past history, UNDRIP, Truth and Reconciliation Commission Report and the TRC Calls to Action. We need to

move forward on this whether it is a SLRD initiative or our own as an Electoral Area. We currently have many organizations that have partnered with First Nations whether it is industry or non profit organizations and this has created good relationships. Due to the majority of the property owners in Area A being non-resident it makes it a bigger challenge to any education program.

- While I support opportunities for ongoing learning and education around the topic of reconciliation, I believe the people who currently live in a community (regardless of race or background) should have the ultimate say in community issues.

2. Conservation of Natural Resources

Enhance environmental awareness and ensure land use recognizes the critical need to conserve need to conserve the existing natural resources in the region.



Comments we heard on this topic:

- "Existing" being the crucial word here, since so much of the area has already been ravaged by logging, mining and power generation. I believe it is far too late for the SLRD to make a difference here, but others might still have hope.
- Yes, this needs to be measured with appropriate metrics considering all aspects of "conserve" and the various user and stakeholder groups.
- I agree with this statement with regards to all commercial / for-profit activity in the valley. The amount of carnage that Talisker has been allowed to bring to the crown land just adjacent to Bralorne is appalling - drill pads that are significantly larger than necessary, irreversibly and unnecessarily damaging healthy trees; over 20 spills of unmaintained sumps, leading to significant concern over drinking water safety for residents; human excrement and soiled toilet paper left at all drill sites due to lack of proper accommodations on site; industrial waste and supplies left for over a year off

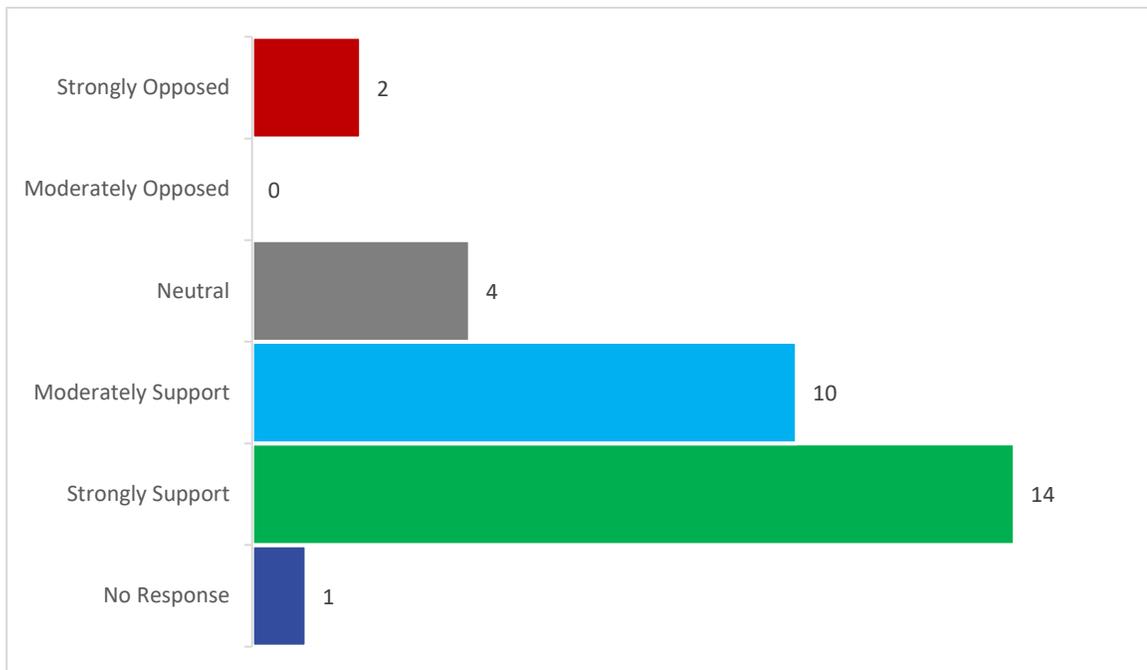
both public roads and heavily traveled forest roads, when abundant storage space at their own location is available. If we hope to conserve existing natural resources, we must focus on the largest environmental offenders - resource industry businesses.

- We should be specific on what the problems and actions to address these are (for example): Recreation: Protect wildlife from disturbance and sensitive habitats (e.g., subalpine and alpine areas, around creeks and wetlands) from impacts by prohibiting access of motorized vehicles (including snowmobiles) from some areas (e.g., some trails, open terrain, have some areas snowmobile-free). Recreation: Mountain bikes are also destroying sensitive habitat (e.g., creating ruts and destroying sensitive vegetation on alpine ridges and in subalpine) and should be restricted to trails. Industrial use: deactivate and restore access roads promptly; restrict industry in areas with high wildlife/wilderness values Hunting/poaching: create more/larger firearm restricted areas (e.g., 200 m buffer along the Lillooet-Pioneer Rd, where poaching of both moose and grizzly bear occurred in last two years) and increase enforcement/penalties
- All neighbourhoods and areas within Area A need to be protected from overuse and degradation by increased human activity, weather recreational or commercial.
- Try to have people reflect on what it was like 100 years ago & how downhill we have gone!
- Given the current climate crisis, it is essential that we protect what's left of the natural resources in this area.
- Riparian zones and water quality are number one on my list
- Drop the adjective "critical"
- We live in an area developed by Hydro and Mining. We have to consider that the area likely would not have been inhabited if not for early resource development.
- I would generally agree with this statement, but there must be consideration for recreational use in the region (i.e. hiking, mountain biking, off road vehicles, etc.)
- The key issues are that the resource industry whether it be Mining, Forestry or Power Generation, and also Tourism and Public Recreation all impact the environment. As a Local Government we need to make sure we are on all referral lists for any development so that we have a say in the long run. Regarding Public Recreation we have seen an increase in illegal use of lands and not going through the proper legislated acts. This definitely impacts our natural resources including wildlife. Public recreation along with other uses require management in one form or another as this will become more important as the population and tourism grows. Promote the Respect the BRV campaign. It promotes "Recreate Responsibly". We also need an Illegal Dumping program specific to Area A.
- I believe our natural resources should be managed in a healthy thoughtful way. For example log trees before they are ravaged by bugs or other sickness'. I believe that our trails and back country should be managed in such a way that we do not have tourism companies bringing groups in in large numbers. The beauty, physically, mentally and emotionally about our area is the fact that you can actually be alone in the forest and keeping the numbers of people down allows everyone to experience the medicinal values we have. This is our greatest resource!

- The industries that profit from removing our natural resources need to be accountable for the problems they cause for the people who call this place home. I understand industry's right to timber and minerals, but they have no right to leave messes all over our town. We wouldn't accept this behavior from our neighbors, why should we accept it from people who just come here to take what they can and leave.

3. **Authenticity and uniqueness**

Support development and land use that reflects the eclectic and unique character of the region, including the existing historic resources.



Comments we heard on this topic:

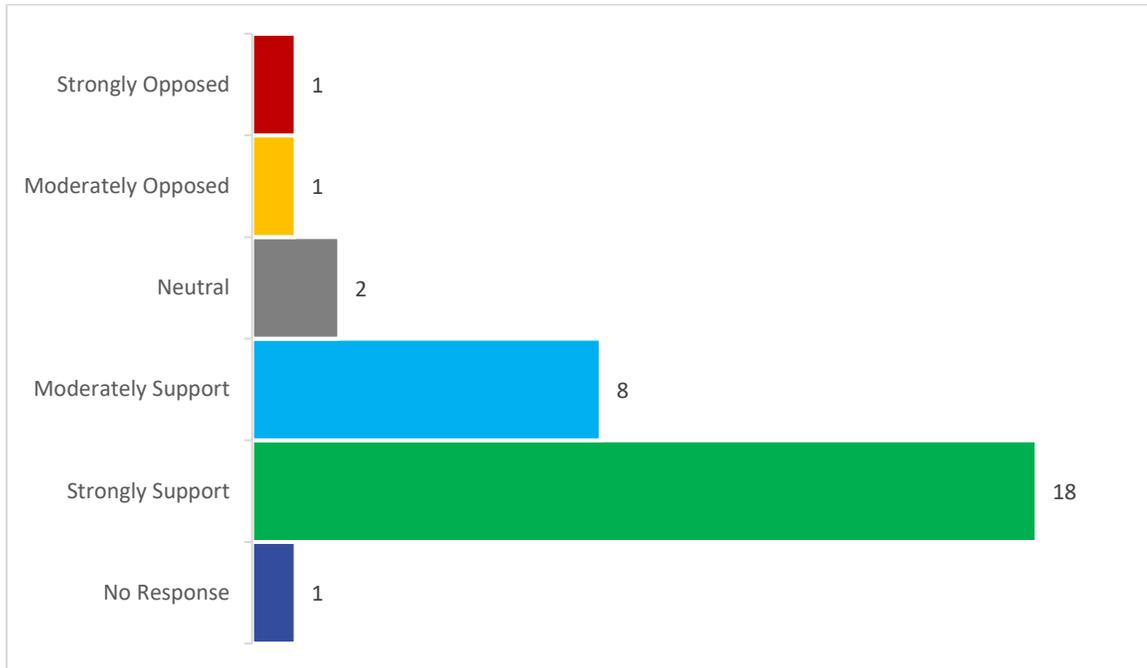
- Don't fully understand the statement
- We're not that unique - just about all of BC has either a mining or a logging background. Why are we always looking backwards?
- Great to see some restoration projects progressing both private and SLRD. I would love to see the Sunshine ski cabin preserved and restored (and would be willing to volunteer labor). It would nice to encourage residents through the permitting and perhaps a grant process to restore homes of cultural / heritage value. On a side note, this is not Squamish. The building code and permitting process should reflect the nature of the area and allow residents more flexibility in how and what they build. The current requirements do not allow for log cabins, dry cabins or small multiple cabin dwellings. But I can build a 15,000sqf mansion which is not commensurate with the area, services or desires of most local residents.
- Not sure what this means (what vision goes with support for this?); don't want to be like Whistler; want to protect wildlife values and maintain wilderness feel and keep small population base. We are opposed to using "development" to "create" uniqueness of this

area: the greatest uniqueness of this area is that it is beautiful, remote, and relatively unpopulated and wild. Let us "retain" this character by protecting what we already have. Maintaining small population base and wilderness feel is increasingly rare in communities, where human enterprise is typically favoured over wilderness/nature. Thus, this is our greatest "unique" character. We fully support "preserving" and "protecting" the unique unpopulated aspect of our area, and not damaging it through development. It would be wonderful to counter trends everywhere else, where small communities in beautiful settings are overrun with people and tourists, and original residents are angry and resentful. We want to stay small!

- Do not want to see the area developed into a second Whistler.
- Historic doesn't need to reflect mining, logging or hydro development, which have wasted much of natural environment
- This question is a bit unclear, but we do support preserving the historic buildings etc. in the area
- Outside our purview
- Main streets, in particular, need to stay in same form & character as what previously existed in the mining era, 1930-1960, particularly important in Bralorne & GoldBridge. Historic landscapes should be included - examples being former mining and Statimc traditional sites.
- Developers represent progress, but foreign oligarchs take us over today much as the imperialists of the past. North America or the Roman Empire enslaved millions. History keeps repeating itself.
- I will leave this one to the BRVCA Heritage Committee to really explain their thoughts. We are seeing new modern buildings going up in Bralorne which do not resemble the old architecture of the town site but we should encourage using the old architecture in the OCP.
- In order for history to not repeat itself we need to preserve it. It is the historic resources that have kept people working and living here all of these years
- Any development or changes in land use should be considered case by case. The people directly affected by such activity should have the ultimate say in how it is managed.

4. Community Well-Being

Cultivate an environment of healthy, active community members who have access to care, recreation, leisure, and opportunities for life-long education and learning.



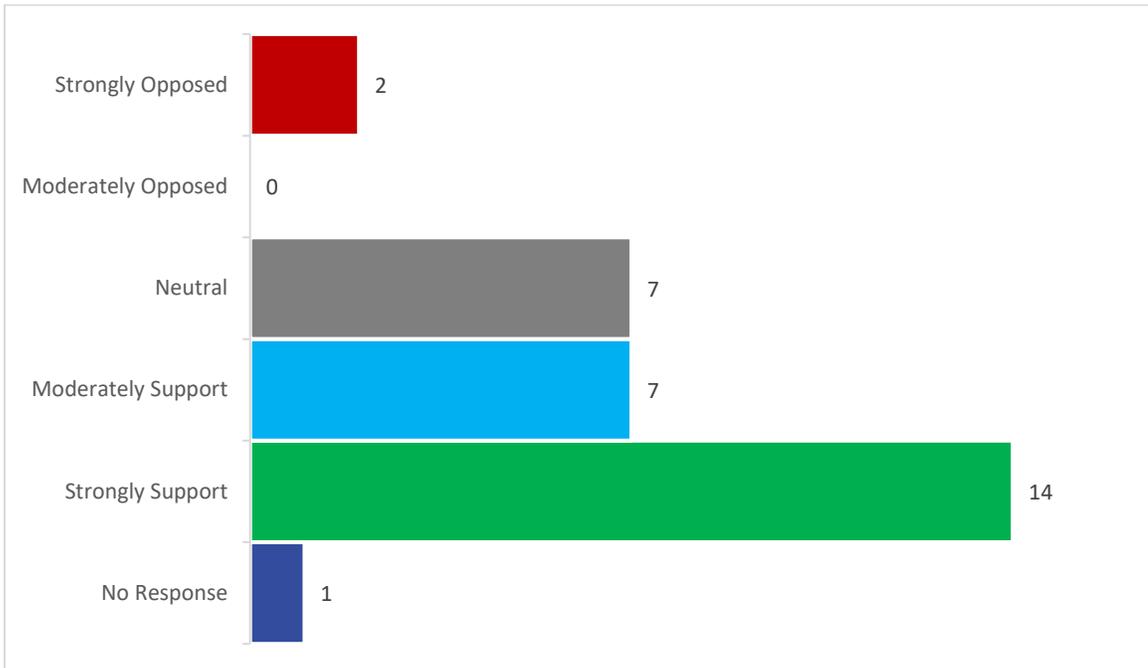
Comments we heard on this topic:

- Don't fully understand the statement
- I feel many people move here for the healthy lifestyle. Continual support of this is a good thing but perhaps not a priority.
- Access to care and organized education should not be expected in such a remote community. The current level of care (remote visits from Dr. Humber) and education (library provides access to any book in the full BC library, as well as online books and courses) are considered adequate to meet the needs of most healthy, active community members. Opportunities for recreation and leisure are abundant, and efforts should be focused on ensuring unobstructed access to those opportunities - I'm strongly opposed to the decommissioning of forest roads and trails that are used regularly by many community members, such as Green Mountain.
- Regarding healthy and active community members, lets encouraged non-motorized recreation. Downplaying motorized recreation would encouragement of physical health, as well as align with lifestyle changes in keeping with climate change concerns. What would it mean to have opportunities for life-long education and learning and care? Not clear what this would lead to (e.g., are we talking infrastructure or information?) What does the "have access to" refer to? Are we suggesting creating more access (e.g., access roads)? We are requiring forestry to deactivate/restore roads to limit access and habitat fragmentation. Should not create more access. There are a mix of ideas here and what is meant is unclear - can't tell if we support or not.

- As long as it does not change the nature of the area, as a remote rural area that is not over developed.
- Access to medical and transportation essential for older members especially
- Access to medical support is critical
- Outside our purview. Unclear what is meant by “community” in this statement.
- for those things to exist, there needs to be meaningful employment. the two have to co-exist
- Lifelong education should include such things as interpretive signage and programming throughout the region so everyone can learn about the region and where pertinent, its history & heritage.
- Continue and expand the BRVCA Training Committee learning opportunities with new courses being offered other than safety related courses. We need community groups to step up and lead a Seniors group with outdoor activities. Work with the BC Ambulance service to secure a Community Paramedic. Have the Gold Bridge Community Club create more public programming in their Community Hall to help bring the community together
- I was very involved in the school system when we fought for it to become a community school. Between the school and the community association we need to continue to offer youth and adult courses of all natures

5. Sustainable Local Economy

Promote an inclusive, diverse, and resilient local economy that functions year-round, sustains local businesses, promotes well-being, offers a living wage, and supports community development.



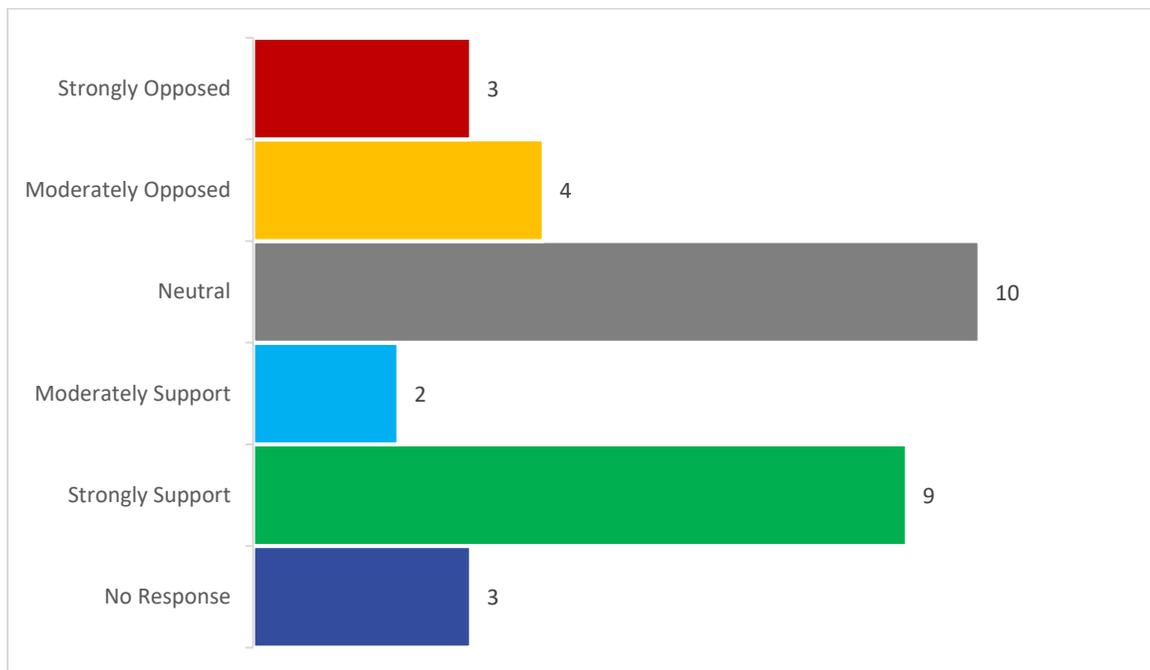
Comments we heard on this topic:

- We fully support local businesses serving local people. However we have zero support for businesses who will promote the valley as a place to visit and increase tourist numbers. We do NOT want economic development in the valley. We simply want the local businesses who locals rely on, to survive.
- Improving highway 40 is a crucial component in attracting more people to help grow the economy. There needs to be a plan to have it paved in its entirety.
- It would be nice, but diversifying the economy would need investment in infrastructure improvement, most importantly, the roads.
- I believe we have already achieved this statement. We have access to food in the form of duplicate restaurants and groceries. We have access to shelter improvements in the form of many tradespeople in the valley. We have a Post Office that combined with the world economy can provide most anything that is not available at the local stores. We have opportunities to easily rid ourselves of trash and recycling thanks to the transfer station. There are also a handful of industry organizations that provide employment. Development should be allowed to proceed at a natural rate - as more people move to the valley and have ideas for new businesses that meet a need in the community, those businesses will have an opportunity to thrive.
- Community development will cause every increasing (snowballing) population growth, and the wilderness values will inevitably be lost. Support a steady-state economy. Growth is not necessarily what everything (business, community) should strive for (bigger isn't always better). Human population growth is completely out of control. Why not hold tightly (protect, preserve) to something that is already so great rather than work to destroy it?
- A living wage is very important to attract full time residents. Not everyone is a business owner, or capable of working in the drilling and mining industry. Workers in the tourism sector often need to rely heavily on gratuities to make a reasonable income.
- Community development should be handled with caution due to the fragile environment, and poor road access year round
- Relevant to the community hubs of Bralorne and Gold Bridge, but otherwise, outside our purview
- most of the comments are nice motherhood statements that mean very little. of course we all want those things but currently lack a skilled workforce
- Retention of heritage structures and heritage information creates a unique place which attracts visitors and residents alike, with a pride in place.
- This is obviously a general statement. Supporting local business is fine, but that business has to respect land/property owners. For example, rezoning of property for commercial use
- We have a number of home based businesses and we need to encourage more of these. We need a major industry such as the Bralorne Gold Mine to restart as without a major employer other than Tourism we will not get families with youth residing in our valley such is the case currently. We do have a number of remote work residents, now that we have better Internet and this is one reason we have had a spike in full time residents which helps support our businesses.

- I believe supporting the existing business in the area is critical. Followed secondly by supporting additional business. For example how many grocery stores can this one community sustain. What else can be developed in this community? The more we are able to offer here the more people will be able to live and thrive here.
- That's asking a lot for an economy made of so few people - and even fewer who work in town. Importing customers and calling it "tourism" shouldn't be promoted in the name of a sustainable economy. With the challenging access to our area, an economy that is dependent on tourism is by definition not sustainable. The current economy seems to be working for the people who partake in it. It seems that only a few sole proprietors are likely to benefit from growth and development in the name of a sustainable economy, while the rest of may suffer from any "progress" made in the name of supporting the local economy.

6. Access to Housing

Recognize housing as a human right and promote improved access to housing for all. Support aging in place, smaller housing forms, commercial live/work spaces in main communities, and appropriate opportunities to increase density.



Comments we heard on this topic:

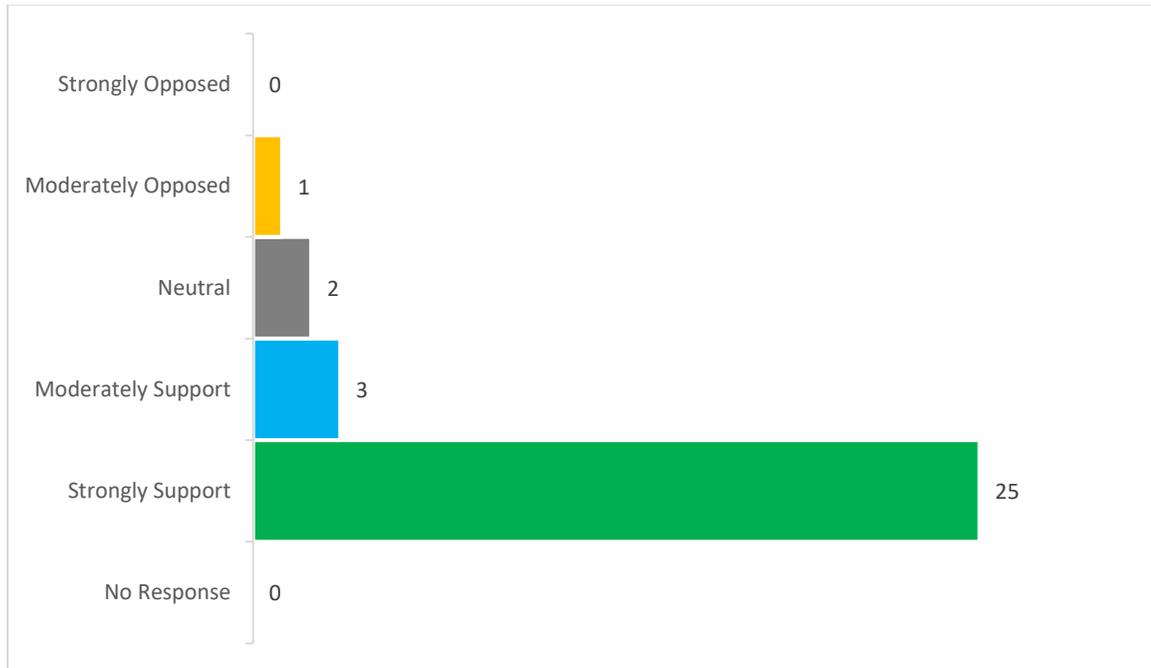
- We do not want more lots to be made available to be purchased for housing. There are enough houses here and enough available lots. A big part of this is how much of the surrounding environment has already been lost to logging and is continuously being lost to housing development. It needs to stop at some point. We moved here because it's a small quiet town in the mountains. If you want to be around more people and less forest, you can move to the sea to sky.

- All this talk about housing and no one helped the two people who were displaced when they were evicted from the old mines office - and no one stopped it either, or looked at alternatives, such as renovating part of the building at a time and allowing those people to move into other apartments. Let's not pretend that housing is anything but a privilege.
- I hear this "housing as a human right" being used in Whistler too and I disagree with the implication that people have a right to "free" housing in the exact place they wish to reside. I support aging in place. Reduced / eliminated property taxes would assist the elderly. Reducing the cost of building / renovating by addressing inefficiencies in the building permit process and introducing more flexibility would help here.
- I'm strongly opposed to the statement "appropriate opportunities to increase density". No one who moved here wants this place to be more like a city. Most of the people who have moved to this valley on purpose are here because of the vast wilderness and the unique living and recreational opportunities that brings. There should be a focus preventing subdivisions of small lots and preserving the small-town, rugged, rural feel of this community. Aging in place should not be expected in such a remote location with limited access to complex healthcare.
- Whose rights is this about - persons already residing here (i.e., community members that have a vote in this; presumably already have housing?), or hypothetical future community members that would move here if there was more housing (but should not have a say here)? We do not support increased growth/population density, which will have many adverse effects on our quality of life: Increased density will cause every increasing (snowballing) population growth, and the wilderness values will inevitably be lost and degraded over time. This has happened in many other communities. Increased growth will bring crime; it will reduce quality of wilderness experiences; it will fundamentally change the character of this beautiful area. If occurs nevertheless, housing should occur only in already-existing centers (Gold Bridge) to prevent over-settlement and increased wildlife habitat fragmentation. Should be a cap on housing/population size, so that it doesn't mushroom (which will otherwise happen)
- Do not wish to see the area over developed. People bought and moved here for a reason, for the area's peacefulness and small population. Everyone who bought here was aware of what services and housing was available.
- Need to get land values assessed down to real market, not just what a few high priced transactions yielded. Back lots only affordable but no services.
- This would have to be done in such a way as to not overwhelm the region
- Once again, given the remoteness of the area, many of these ideas are not ideal
- Create and implement a process to apply for a variance with regards to new subdivisions. Given that there are unique properties in the area that satisfy 99% of the requirements to sub-divide we are hopeful that in the near future there will be an opportunity to apply for variance. As it stands there is no process and no way to apply. Our case is unique and deserves consideration. We are not looking to add densification but rather to legally recognize houses that already exist and have over 60 years.
- Need to consider geographical context and cumulative impacts of increasing density

- considering the SLRD is against building a shop before a house on your property, this is a silly question.
- Beware of a corrupt real estate industry & foreign ownership of our countries land. Imperialism & colonization are still here under different disguises.
- One of the issues are restrictions on lot sizes and I feel that we need to make it so an individual can through a process of public input and SLRD Board approval can submit to create smaller lots than allowed. I would like to see smaller housing forms be promoted as the latest new house going up in Bralorne. I would like to see commercial live/work spaces in Gold Bridge and Bralorne. TUP process for short term rentals similar to what Area C has now. Triplexes and Quadplexes in certain property sizes in Gold Bridge and Bralorne be allowed. Work with the new BRV Housing Society on development proposals
- I believe we need to build affordable housing in the towns of Gold Bridge and Bralorne so folks have the opportunity to either get a start here or to age out here.
- I do not support any attempt to increase density in the name of improved access to housing. We are all here because we wanted to get away from dense areas. Do you want an apartment building to replace the forest next to your house? Any development should be treated case by case and those who are directly affected should have the final say. If improved access to housing is a goal, then simplify the process of building on or renovating existing residential lots. Apply an aggressive vacancy tax to discourage property hoarding and speculative investing. Do not allow nightly rentals into residential areas.

7. Resilience

Advance actions that increase the resilience of Area A, including improved hazard mapping, wildfire mitigation efforts, and other work that recognizes the need for addressing and preparing for the impacts of climate change.



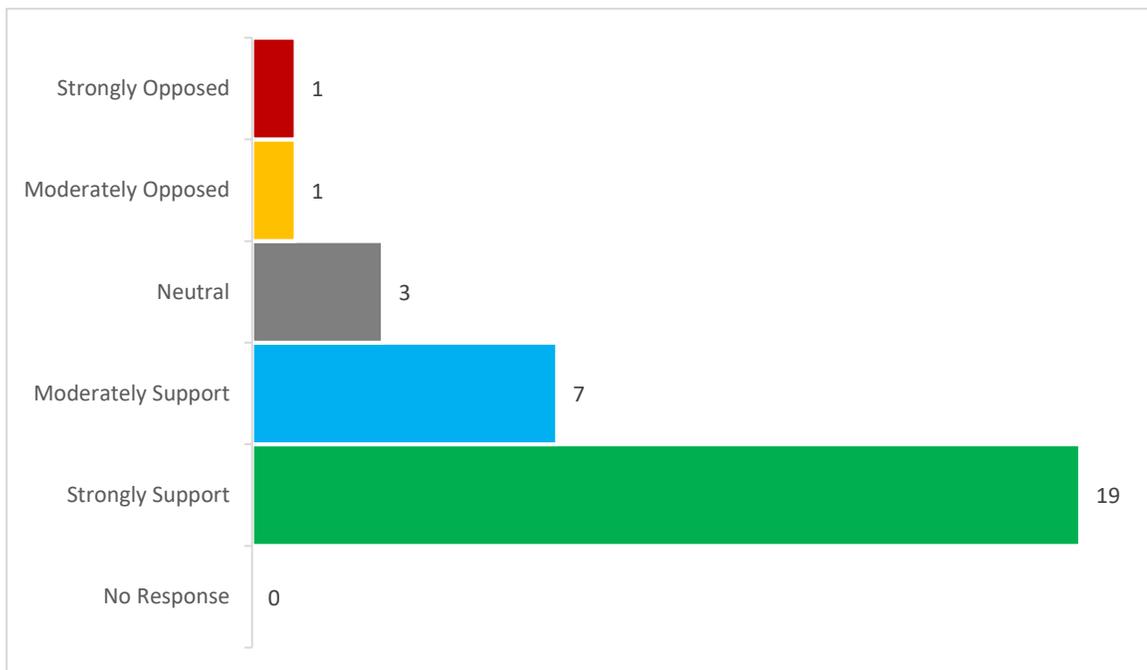
Comments we heard on this topic:

- What about addressing climate change directly by encouraging non-motorized recreation? Suggest providing education on the extreme greenhouse effects of two-stroke engines (e.g., compare snowmobile to car*). Not clear what this suggestion would entail - not able to tell if we support or not. What does preparing for the impacts of climate change mean for the community? * from <https://www.everycrsreport.com/reports/RL31149.html>: In one hour, a new model snowmobile emits as much hydrocarbon as a 2008 model auto emits in about four years (54,000 miles) of driving
- Longterm fixes at repeat hazard sites is a worthy investment.
- Should be aware of risks of large snowpack & fast melts in spring flooding over Walker Creek natural lava ash dams and risking property below.
- Assist local community groups that know the hazards and best ways to mitigate them
- there has been a poor effort exerted on wildfire mitigation in this area. our access and egress are fire traps and not just from climate change. forests growth and deadfall is severely impact the safety of our roads should there be a major fire
- Essential for heritage preservation.

- Tackle of lobby for bureaucracies to adopt practical, economical policies to achieve modest objectives, rather than policies which are so impractical as to prevent progress, but which remove all responsibility or risk from bureaucracy administrators. Address these "conflicts of Interest" which prevents modest progress in almost all areas! Replace the present "Adversarial Legal System" which ensures injustice by making justice unaffordable.
- We need a comprehensive approach to Fuel Mitigation on Crown Land in interface areas around communities and neighbourhoods. Updated communities and neighbourhood Emergency Plans with input from the public especially after the Area A 5 day isolation avalanche event this year. Work with the various Ministries to action transportation related infrastructure improvements due to climate change.
- We'd all like to survive whatever we can foresee coming our way. I think this is where energy should go, rather than growth and tourism.

8. Parks, Trails, and Outdoor Recreation

Create an environment where there is balanced access to outdoor recreation opportunities for all users, and parks and trails are sustainable, well-maintained and effectively managed in perpetuity.



Comments we heard on this topic:

- We support trail building and parks, but strongly oppose the promotion of these resources to outside parties. The trails should be made available to locals in the area but do not need to be advertised. The quietness of this area is what makes it so special.
- Would like to see a longer term plan to maintain existing trails and expand the trail network in the area.

- It would be nice to see a reduction in helicopter access in our mountains, especially within the boundaries of the South Chilcotin Mountains Park. Everyone wants a wilderness experience but no one wants the work that comes with accessing the wilderness without a plane, a helicopter or some other form of transport other than self-propelled.
- Please define "balanced access".
- Human recreational use should be balanced against wildlife and wilderness preservation. Not all areas should be accessible to all. Motorized vehicles should not have access to all areas or trails. What does "balanced access" mean? What does "create" an environment mean? Given that there is already a lot of access, does this mean create more access? We should not increase access to wild areas; as a society we are attempting to limit access (e.g., deactivate logging roads). This protects wilderness and wildlife. There is already a lot of access existing. Forest industry is moving to a goal of no net gain on roads; this is, at minimum, what we should require.
- As long as "well maintained and effectively managed" is budgeted for from the beginning.
- As long as the areas are not excluding motorized sports.
- Find way to support maintenance and awareness of trail conditions, locations
- The area has enough people recreating at this time. Mountain bike traffic seems to have grown substantially. This has an impact on nature. Perhaps only a few key trails should be maintained, and the rest left for nature.
- Unclear what "balanced" access means. Support the idea supporting and maintaining existing sites/trails rather than adding/expanding new sites.
- Public amenities for visitors such as heritage trails, need to have interpretation for understanding and learning the history of the trails. There is an informal cemetery at a lookout on the west side of the lake, this needs to be formalized in some way and have signage and other forms of management.
- We need a Northern SLRD Trail Strategy and once that is developed we need an Area A Trail Master plan. With the above mentioned strategy and plan there needs to be First Nations engagement as well as partnerships created. Now that we have a SLRD Area A Park and Trails Bylaw we need to look at opportunities to create parks in each of our communities and neighbourhoods. There are opportunities where there are Crown Land Recreation Reserves to make them SLRD Parks. There are a number of them in Area A Build a SLRD Bike Skills park for youth and adults.
- The trails and backcountry in our area offer a great deal more than their physical offering. The benefits to our mental/emotional health and well being far outways the physical value. We have been in the tourism industry here for over 25 years and the feedback from EVERY guest is how beneficial it was to be in the forest without seeing scads of people. This is a special place as much as some might say "everyone should have access" if we are inundated with too many people we lose the most important benefits of our natural resources
- I think the people who live here should be encouraged to create recreational opportunities for themselves and their friends/neighbors to enjoy. I don't think we need to promote our area to tourists in the name of sustainable trails. visitors add wear and

tear, without helping to maintain and repair our trails. Fundraising efforts should be kept local. I do not wish for Bralorne to become an extension of the Sea to Sky. I think this goal is well stated, but the wording could be used to justify inviting people from outside of the valley onto the trail systems that we can already barely keep maintained for our own use.

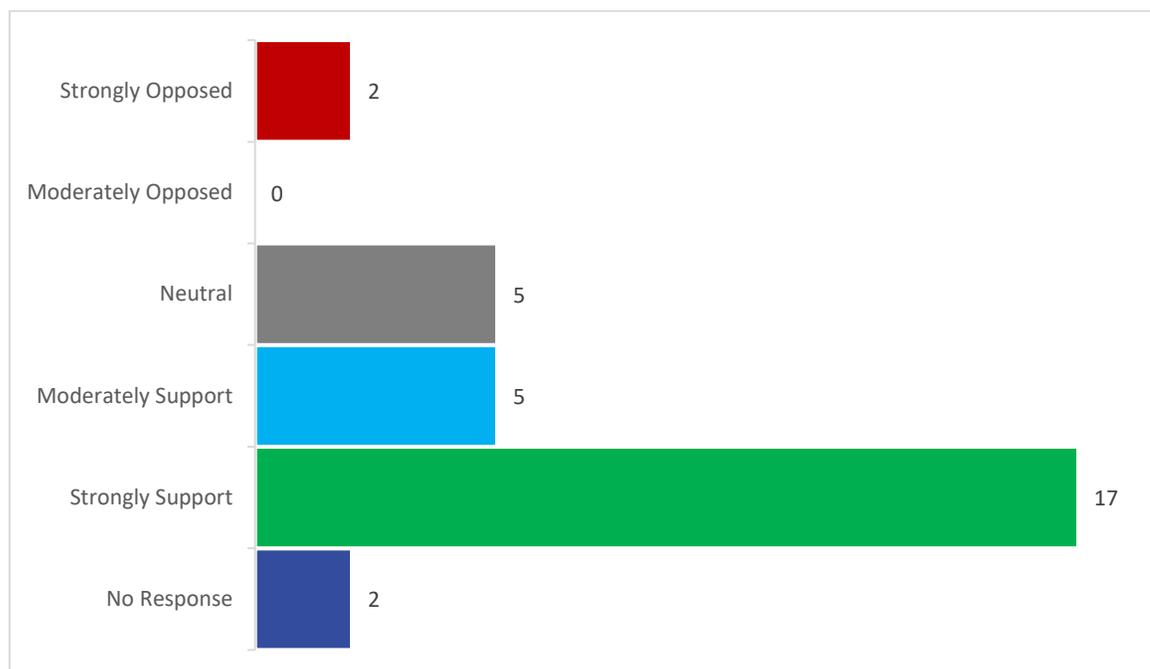
Overall Vision

Updated Electoral Area A Vision

Understanding where we have come from, and what we value today, we imagine a future in which Electoral Area A is:

- *Welcoming: Balancing the needs of full-time residents, seasonal residents and visitors, with improved transportation, recreation, and communications infrastructure.*
- *Unique: Home to unique resilient communities that maintain a small town feeling and distinct identity*
- *Diverse: Populated by a wide range of individual and families from different backgrounds and of different ages, interests, values, skills, and economic means;*
- *Sustainable: Economically, environmentally and socially sustainable, including improved food security, local education opportunities, access to suitable housing, abundant open space, and protected wilderness and wildlife.*
- *Respectful: Continually working to build positive relationships with St'át'imc.*

Please indicate your level of support for this updated vision and explain your answer (include anything that you feel should be changed).



Comments we heard on this topic:

- Points are too different/opposing to agree or disagree with all. Welcoming: should be focused on full time residents and property owners, not visitors.
- In support of all but would like to better understand what interest the Statimc have in how our towns and community are run.
- We do not support more development (either residential or commercial). Increased development will have many drawbacks and will fundamentally change what is currently a wonderful place to live. This is what we feel should be changed.
- Emphasis on protected wilderness and wildlife. Leave urban style thoughts behind when relocating here.
- Would prefer to see the area stay as it is. That is why we came here. If people can not function in this type of community perhaps they should not be here.
- Too much detail to fill in short time
- Not understanding the issues with food security and housing
- Outside our purview
- The diverse value needs to be reworded to reflect the aspiration as opposed to the fact.
- All of these are very important to us
- Perfect
- I don't believe the needs of visitors should ever be prioritized over the needs of people who live here. I don't support any transportation initiative that would make it easier for people to visit our area. (I do support a program that would provide round trip services for locals to and from Lillooet and maybe further) I don't support improvement to infrastructure that would bring cell service to Bralorne. The rest of this would sound nice for anywhere. It's very broad and not particularly unique, considering how unique our area and it's people are.

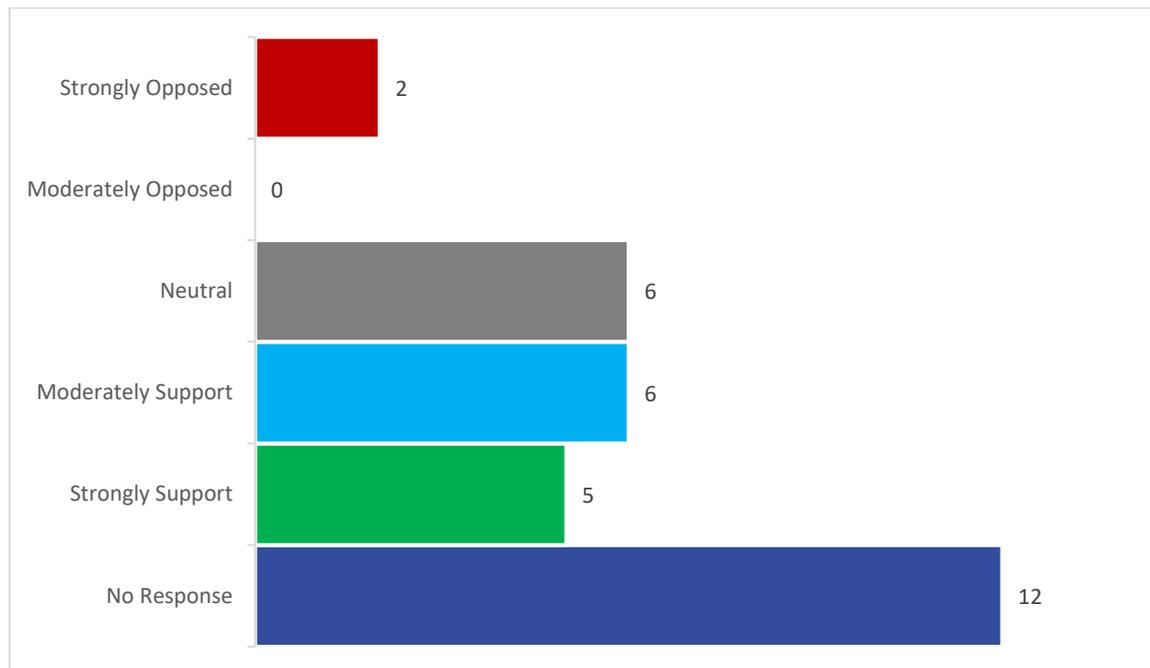
Individual Neighbourhood Visions

Gun Creek Road

We envision a future in which Gun Creek Road is:

- *Mixed-Use: Supporting larger residential lots and commercial uses;*
- *Environmentally Sustainable: Effective wildfire mitigation efforts are carried out on an ongoing basis; and*
- *Welcoming: Populated by a mix of full-time and seasonal residents.*

Please indicate your level of support for this neighbourhood vision and explain your answer (include anything that you feel should be changed).



Comments we heard on this topic:

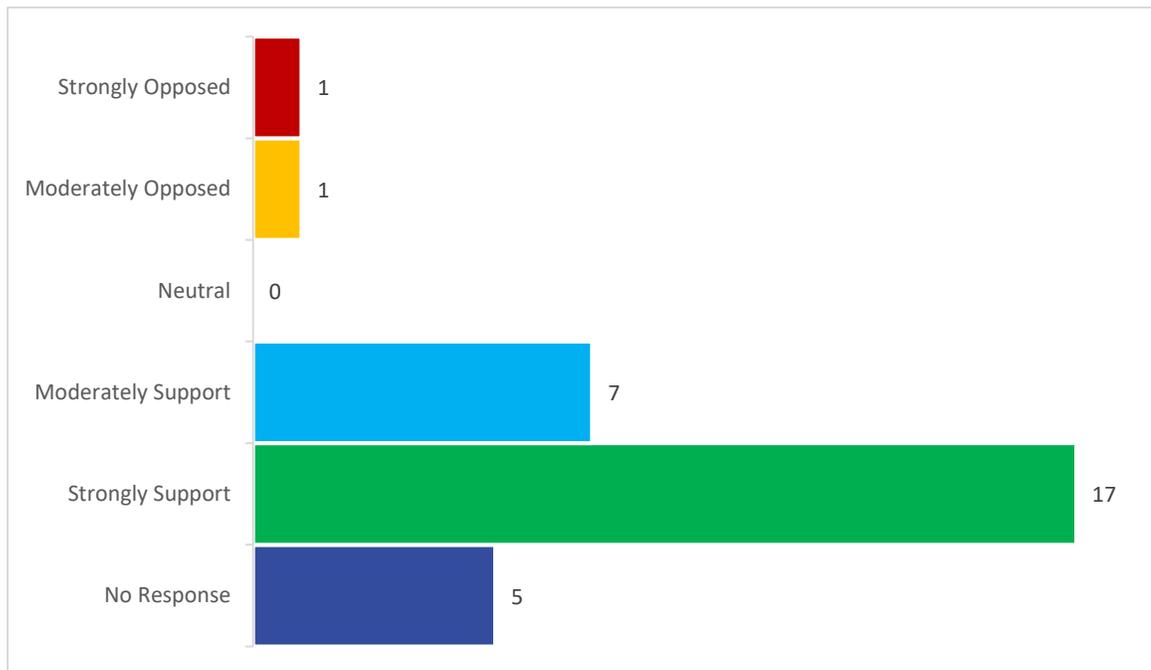
- 2 hectare lots should be the minimum residential lot size to maintain the current rural property atmosphere. This neighbourhood historically and currently, has livestock on range, horses reside here, mine included.
- is the slrd planning on making money available for wildfire mitigation.
- Like to see the ranching/mining heritage of this neighbourhood recognized and reflected.
- Dissuade tourist/commercial accommodation e.g. hotels, resorts etc. Let us not disturb the tranquility of the place, please.
- Not sure what this means in practice? " Supporting larger residential lots and commercial uses"
- Yup

Gold Bridge

We envision a future in which Gold Bridge is:

- *A Community Hub: Offering a wide array of services for locals and visitors alike.*
- *A Place to Celebrate History: A community that maintains its heritage resources in perpetuity through effective management and planning, and encourages new development to respect the historic context;*
- *A Place to Recreate: With a perimeter trail around the community, and a sanctioned and well-maintained trails system; and*
- *Sustainable: Home to improved infrastructure that supports the community into the future.*

Please indicate your level of support for this neighbourhood vision and explain your answer (include anything that you feel should be changed).



Comments we heard on this topic:

- Agree with all except no need to service visitors. This should be focused on making it a community hub for locals.
- This is difficult to answer: we support some but not others. We do not support an increase in services because the cost of more services to our quality of life (loss of wilderness, increased human density) would be far too great.
- So are we celebrating the historical condition that Gold Bridge was the "Red Light" district?
- is this what the people of gold bridge want, a perimeter trail around their homes.

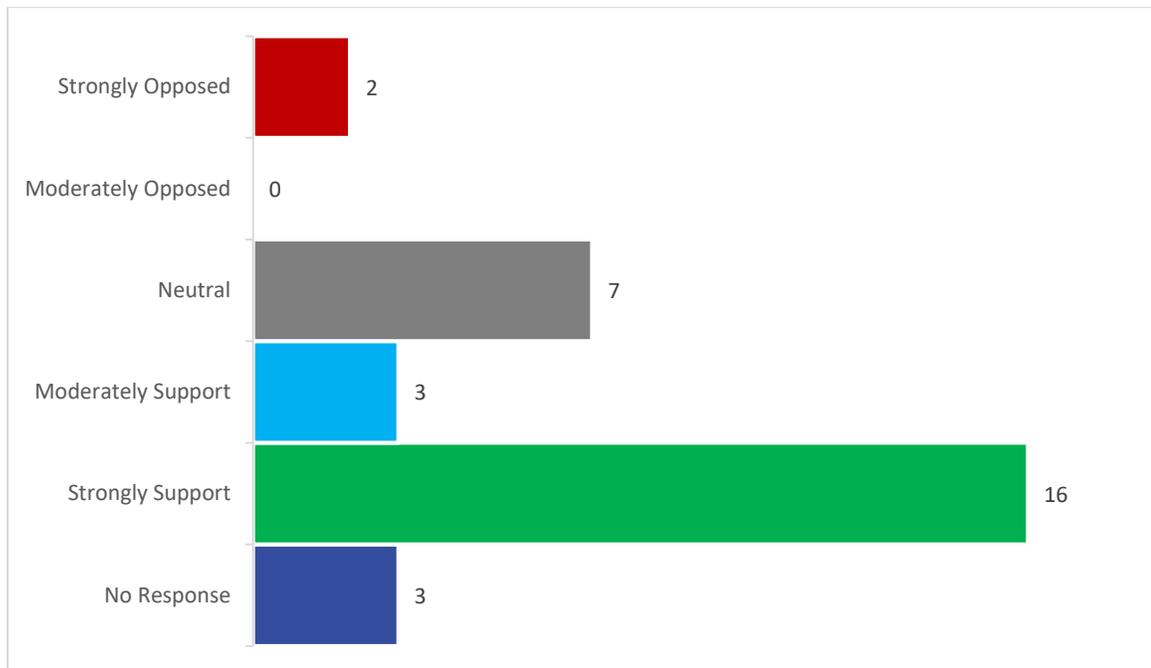
- Policy needs to proactively strongly encourage that form and character of housing fit the previous/existing form and character. Densification on small properties and other smaller forms of housing, such as tiny houses, should be kept away from the main roads of the community particularly frontage rds.
- I would like to see affordable, accessible tiny homes in Gold Bridge for seniors and young people alike
- Would very much like to see Gold Bridge cleaned up and by-laws put in place to prevent people from using their properties as junk yards. In particular, commercial businesses should be required to maintain and beautify their properties, fencing in unsightly materials such as tires. If Gold Bridge is to be the commercial hub, it should be attractive. Kudos to the Gold Bridge Hotel for making that property more attractive.
- preserving history is great as long as women's history is included and primary focus on the future

Bralorne

We envision a future in which Bralorne is:

- *Welcoming: With an array of community spaces that have programming for locals and visitors alike;*
- *A Place to Recreate: With a sanctioned and well-maintained trails system that supports responsible recreation, and access to sustainable backcountry recreation opportunities;*
- *A Place to Celebrate History: A community with unique homes and community gathering spaces that respect and maintain the history of the region; and*
- *Sustainable: Home to improved infrastructure that supports the community into the future.*

Please indicate your level of support for this neighbourhood vision and explain your answer (include anything that you feel should be changed).



Comments we heard on this topic:

- A community that serves itself and the valley, not visitors. There should be a limit to the number of commercial lots/opportunities (same as Gun, Marshall)
- A place where you can drive down the road without breaking your axles. A place where residents are allowed to use the church, not just open it for visitors.
- Bralorne already has multiple community spaces that are not fully utilized. Priority should remain on keeping current residences as residences, rather than displacing long-term locals in the name of creating "community spaces".
- Difficult to answer. We do not support more development or increased access to backcountry around Bralorne. We should be working to limit access to protect wildlife, wildlife habitat, and wilderness values and wilderness. There is already a lot of access to backcountry around Bralorne - instead of increasing it, restrictions (especially to

motorized recreation) should be implemented to protect the wilderness adjacent to this population center.

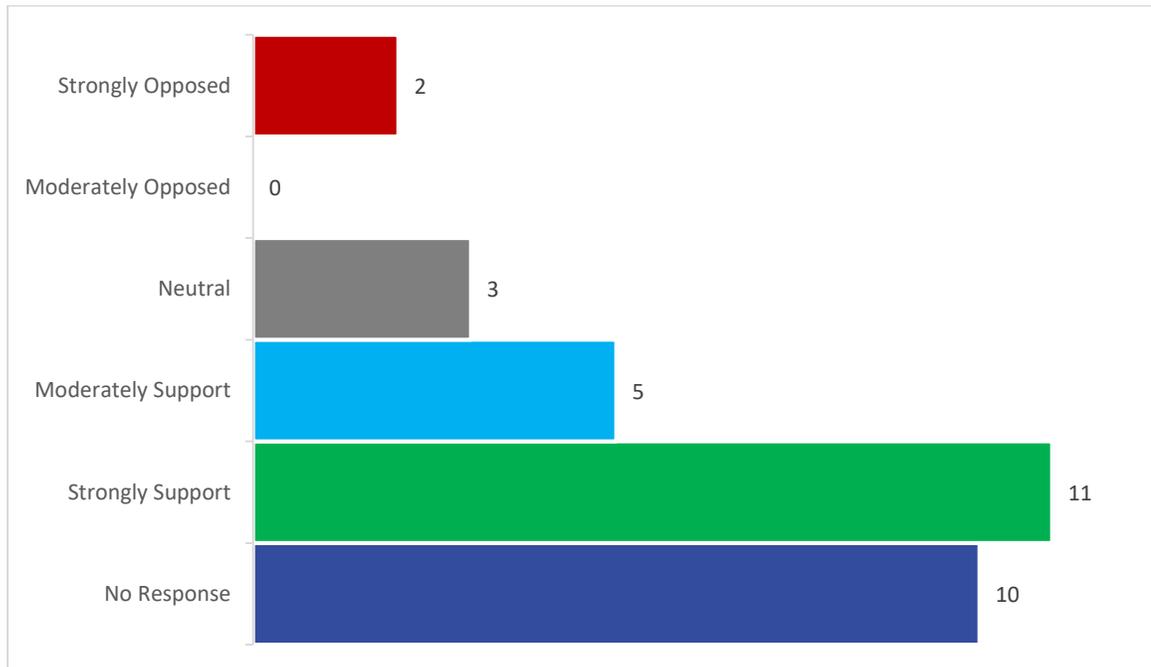
- there is still the possibility of a mine being re-opened. how will that fit in with the options above
- Policy needs to proactively strongly encourage that form and character of housing fit the previous/existing form and character, mostly from the 1930's- 1950's. Some parts of the community, residences need to be designated as heritage properties. Additional housing objectives could be met by creating opportunities for revitalization through grants for heritage homes.
- Too late to mitigate effects of logging and mine exploration, I guess. Between areas already cut, and currently marked cut blocks, there aren't many unaffected/unspoiled trails within easy walking distance of Bralorne, reducing their appeal.
- I believe Bralorne should also have affordable housing for seniors and folks making a start in community
- There appears more pride of ownership in Bralorne than in Gold Bridge. This should be encouraged.
- Locally Funded spaces and programming should be managed to meet the needs of residents, not tourists. All infrastructure improvements should be treated case by case. The people directly affected by such activity should have the ultimate say in what happens. Maintenance/improvements to existing infrastructure (sewer, roads, water, etc.) should be prioritized over adding convenience for tourists.

Tyaughton Lake

We envision a future in which Tyaughton Lake is:

- *A Sustainable Place to Recreate: Balancing the needs of motorized and non-motorized users, and improving public water access while ensuring that environmental impacts are mitigated and ongoing maintenance is carried out;*
- *Mixed-Use: Home to residential properties and tourist accommodation; and*
- *Environmentally Sustainable: Water quality is maintained and effective wildfire mitigation efforts are carried out on an ongoing basis.*

Please indicate your level of support for this neighbourhood vision and explain your answer (include anything that you feel should be changed).



Comments we heard on this topic:

- where is the money for fire mitigation going to come from
- Recognize the heritage and history of guiding people in and around the South Chilcotin Mountains.
- I did not check a box, as the "Mixed-Use" definition isn't clear. I have no issue with existing tourist accommodation (i.e. Tyax lodge), but do not agree with additional tourist accommodations being rezoned or built on such a small lake. Also, the greatly increasing number of short-term rentals is concerning. I also don't understand why "limited commercial development" is not included like it is for Gun Lake and Marshall?
- Dissuade tourist/commercial accommodation e.g. hotels, resorts etc. Let us not disturb the tranquility of the place, please.
- It would also be great if the beaver dam was protected

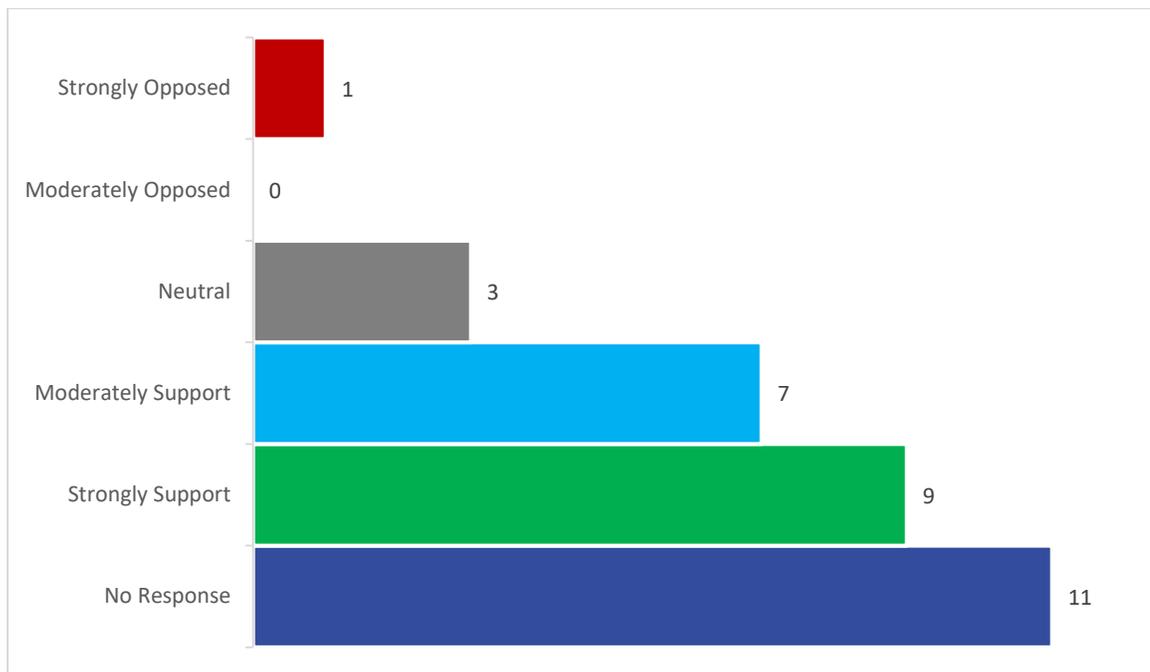
- I like the idea of managing the campsite on Tyaughton as well as Mowson Pond. These sites are heavily used and should have local support

Marshall Valley

We envision a future in which Marshall Valley is:

- *A Sustainable Place to Recreate: Offering recreational opportunities for hunting, fishing, and hiking to residents and visitors alike, while ensuring trails are designated and maintained;*
- *Environmentally Sustainable: Water quality is maintained, effective wildfire mitigation efforts are carried out on an ongoing basis, and impacts of forestry activities are mitigated;*
- *A Residential Community: Home to primarily residential properties, with limited commercial development.*

Please indicate your level of support for this neighbourhood vision and explain your answer (include anything that you feel should be changed).



Comments we heard on this topic:

- No to visitors
- wildfire mitigation
- Recognize, validate and seek input on the use of this area by the St'at'imc up to and including today.
- Why is "Limited Commercial Development" listed here but not for Tyaughton Lake?

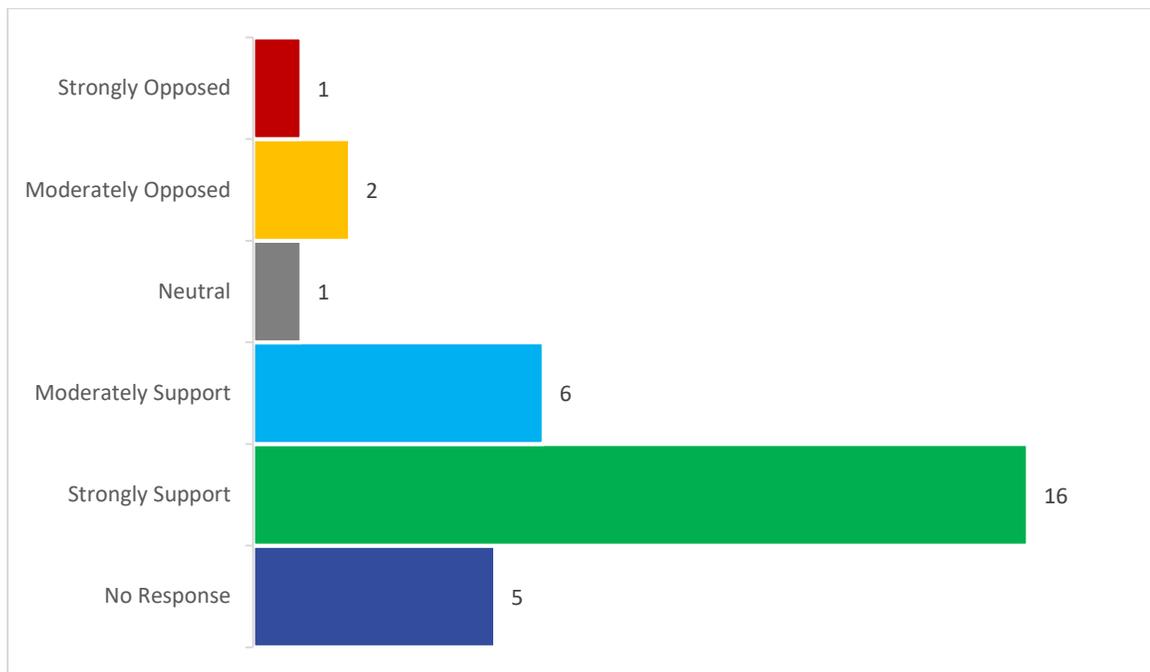
- Dissuade tourist/commercial accommodation e.g. hotels, resorts etc. Let us not disturb the tranquility of the place, please.

Gun Lake

We envision a future in which Gun Lake is:

- *A Sustainable Place to Recreate: Offering recreational opportunities for hunting, fishing, and hiking to residents and visitors alike, while ensuring trails are designated and maintained;*
- *Environmentally Sustainable: Water quality is maintained, effective wildfire mitigation efforts are carried out on an ongoing basis, and impacts of forestry activities are mitigated;*
- *A Residential Community: Home to primarily residential properties, with limited commercial development.*

Please indicate your level of support for this neighbourhood vision and explain your answer (include anything that you feel should be changed).



Comments we heard on this topic:

- Better lake access for swimming and boating for locals of the other valley communities.
- I believe there should be much more commercial/residential development at Gun Lake and more business opportunities offered
- There needs to be better defined public access to the lake. All of the public access right of ways have been incorporated into adjoining properties, making them difficult if not impossible for people to access, except for the boat launch and the forest service campsite.
- Should include, like Tyaughton Lake "improving public water access".

- It seems motorized sports have been left out. Do not wish to see these activities banned from areas where they are currently allowed. Trails should not be designated to one specific activity. No commercial development.
- Water quality & quantities will also potentially be affected by Mining, Hydro-Electric and water commerce (sale of our water commercially) and thought should be given to effects on Walker Creek
- Very cautious, if any, commercial development
- This should not be a place for hunting (no discharge zone already in place)
- Water quality, water quality, water quality
- we dont feel there should be commercial development on Gun Lake or any other lake
- Gun Lake should include Lajoie Lake and be referred to as the Gun Lake Watershed. no hunting (WRT no firearms discharge areas)
- what do you mean by "impacts of forestry activities are mitigated"?
- Identify locations and landscapes that have heritage value. See previous comment re cemetery at West side lookout.
- Why is "Limited Commercial Development" listed here but not for Tyaughton Lake?
- Dissuade tourist/commercial accommodation e.g. hotels, resorts etc. Let us not disturb the tranquility of the place, please.
- Add: Commitment to recognizing & maintaining watershed status. Recognize Gun Lake as a residential watershed resource.

Policy Areas

Policy Area 1 - Housing

The following outlines the direction that housing policy will take in the new OCP document. Final policies and objectives will be developed based on this direction and any and all community feedback received.

- *Improve policies around supporting Crown land disposition, where there is community support*
- *Include policies that encourage industry to invest in housing legacy projects, as opposed to camp housing (where appropriate)
Explore opportunities for more flexible residential use (vacation rentals, smaller homes, increasing density on smaller lots)*

Comments we heard on this topic:

- Absolutely do not support transitioning crown land to anything residential/commercial. Do not support short-term rentals or AirBnBs, these houses should be available for locals to rent.
- Airbnb should be allowed and more residential/commercial development allowed around Gun Lake
- All governments need to make it easier for people to build the kind of housing they need, where they need it, including allowing more homes on larger lots.

- I would like to know what Crown land disposition looks like and who are the beneficiaries.
- Absolutely no Crown land should be converted into private ownership! There are over 1000 titled properties in the valley and only 300-some residents. If we wish to provide more opportunities for land ownership, focus should be on heavily taxing vacant housing and properties to encourage turnover, rather than permanently eliminating recreational land or green spaces to create even more vacant lots with absentee owners. Vacation rentals should not be allowed in residential areas such as Bralorne and Gold Bridge where the existing accommodations (motels) are not being fully utilized to their capacities. There is not enough housing for all of the individuals who would like to live here - avoid encouraging absentee ownership. Encouraging development of smaller, eco-friendly homes should be encouraged to both reduce the impact on the land and infrastructure and reduce reliance on natural resources.
- We do not support increasing housing and increasing population growth. We have lived in this area for 30 years because we love the way it is. It is peaceful, relatively unpopulated, and relatively wild. We live here because we love it like this, not because we want it to be different. Although we can't prevent increasing visitor use, we have some control over our population base. We support taking control to keep our communities from becoming overrun like many other small communities in beautiful settings in Canada. Increasing housing would be the beginning of a snowball effect that will lead to ever increasing cycles of growth. Any increased housing should be only in already established centers, to avoid creating an over-settled environment and continued fragmentation of wildlife habitats.
- Strongly disagree. Do not want to see vacation rentals or high density lots. I do not believe the area can support more population, if we want to keep the pristine nature of this place. Camp housing for projects would be preferred.
- These visions would have to be done with a long term view and potential impact on the community
- Increased density on smaller lots should not be considered as it would put a strain on this community with little infrastructure, along with the sensitive environment. Crown land disposition should not be an option as a rule. We need to preserve the existing natural lands.
- No to short term rentals! More flexibility on cabin construction not every cabin needs to be a "House"
- We strongly support a variance application opportunity for new sub-division on a case by case basis. There are existing lots that already satisfy 99% of the requirements and would likely qualify if the opportunity for variance existed.
- Not an appropriate direction for Gun Lake Watershed
- it has to start with the Province releasing more land in suitable areas. how does one control the new dispositions from being bought and becoming part time recreational use.
- In terms of smaller homes and increasing density, we do not support this on frontage and other areas where different style of building would not fit/match the form and character of the existing buildings, often of a heritage nature. Policies re densification on properties and other types of smaller form housing are of concern in terms of the heritage nature of much of the housing in Bralorne and Gold Bridge. We would support some homes in both Bralorne and Gold Bridge be designated as heritage properties. To offset the restriction this

might cause, we would encourage meeting housing objectives by creating opportunities for revitalization through grants/forgiveness/low cost loans for heritage, funded through a combination of local government and other trusts/other programs. This is a sustainable approach.

- Understanding the diversity in Area A, I would not support more vacation rentals or increasing density at Tyaughton lake, but feel this would be appropriate for more populated areas.
- Dissuade tourist/commercial accommodation e.g. hotels, resorts etc. Let us not disturb the tranquility of the place, please.
- All three sound good
- Address concerns regarding historical practices for lack of transparency around land development & bureaucratic solutions which are exorbitantly expensive. Find practical solutions to achieve best consensus given inescapable conflicts of interest. Suggest multiple solutions tailored to situations by level of controversy or conflict of interests rather than one astronomical, exorbitant, impractical size fits all policy.
- In today's world, it would be great if we could offer an opportunity to have an additional tiny home on our properties to allow our children to enjoy the benefits of living and working in the community. I could allow young people the ability to live, work and give to the community they grew up in.
- Generally agree. The inclusion of Air BNB in the Gun Lake area is not desirable.
- as long as it included strict environmental values
- This all sounds reasonable on the surface, the hidden aspects should come to light upon implementation.
- Changes to land use should be decided case by case, with those directly effected by the changes to have the ultimate say. Legacy housing via Industry could be a wonderful way to use existing lots with existing appropriate zoning. Any changes to Land use for the purpose of industry-to-legacy housing should be examined case by case, with those effected having the ultimate say. Accessory dwelling units on appropriately sized lots, when not used for nightly rentals, are a great way to reduce housing stress and support a local economy. It is important to keep nightly rentals (Air B&B) away from the valley so that the people who want to be here all the time can still afford to live here.

Policy Area 2 - Arts, Culture, and Heritage Protection

The following outlines the direction that arts, culture, and heritage protection policy will take in the new OCP document. Final policies and objectives will be developed based on this direction and any and all community feedback received.

- *Continue to include policies to support the development and preservation of heritage assets*
- *Include policies that will enable the rich mining history to be shared with visitors and locals alike*
- *Improve policies and guidelines to preserve the history and bring historic buildings up to today's standard while respecting heritage values*
- *Include policies that encourage the preservation and use of heritage buildings*

Comments we heard on this topic:

- The heritage buildings in Bralorne should be preserved and never torn down.
- Save what we can, but don't pour money buildings which are beyond saving or going to cost more than what is reasonable
- Policies are not required to preserve the buildings. Fair and transparent participation of the local residents and homeowners should decide on what and how buildings are preserved. At this time only a few people on the BRVCA board determine what happens in the area which is preposterous.
- Again, kind of late. Most of our buildings are beyond saving, especially at the cost of bringing them up to today's standards. It shouldn't be as difficult as it is to build or renovate, but government never makes anything simpler, just more complex and expensive.
- I don't believe we need any further development of heritage assets. Preservation and encouragement of use is acceptable, we should not be "developing" heritage assets at this point in time.
- We support this as long as our taxes do not go towards it, and that these actions do not support peoples self interests or gains.
- Strongly support
- Time to move forward saving some of these heritage buildings is just a money pit.
- We have a strong sense of community and history. Preservation of heritage assets should definitely be a priority.
- Not relevant to Gun Lake Watershed at this time.
- Great job on this!
- Whole heartedly support all the above goals
- We think the current efforts are great (Haylmore Heritage site etc) and would warmly welcome more.
- There already exists in Bralorne, a building covenant, that new buildings resemble the original buildings. But this covenant has been ignored. What is the use of yet another policy, if the first has not been honoured?
- Agreed
- Strongly agree.
- again as long as it includes information about women's lives and acknowledges the environmental damage of mining
- Agreed.
- I'm here for what the valley is NOW and think policy should focus on preserving and protecting what currently makes our home so unique.

Policy Area 3 - Parks, Trails, and Outdoor Recreation

The following outlines the direction that parks, trails, and outdoor recreation policy will take in the new OCP document. Final policies and objectives will be developed based on this direction and any and all community feedback received.

- *Support the development of a Regional Trails Master Plan*

- *Include policies to support improvements to/development of recreation sites and water access points, including more effective enforcement*
- *Include policies around balancing the needs of motorized and non-motorized users, and multi-use trails*
- *Include policies around sanctioning trails and creating ongoing approaches to trail maintenance*
- *Include policies around improved staging points for trail users (parking, signage)*
- *Include policies that would support the development of a future small-scale bike park*

Comments we heard on this topic:

- ABSOLUTELY do not support a future bike park. The sunshine area becoming a recreation site has already become detrimental to the community. We are picking up garbage and cans already, even though the rec site is supposed to be day use only there are no signs to tell visitors this and multiple parties have been camping. The facilities are not sufficient to sustain this activity. Last weekend there were 10 people sleeping in Sunshine Cabin. No to developing more rec sites. Any trail development should be primarily focused on benefiting the local community only and not advertised to tourists. They will never share the same respect for our environment as we do.
- Not sure if this area is considered part of our region, but would like to see expanded parking at the Semaphore lakes trailhead. This hike draws people close to the BRV and can lead to trips up and over the Hurley FSR to explore further. Bringing more people to the BRV is good for local businesses and can lead to more residence.
Also, often during the busy season the road is filled with vehicles which makes passing more difficult.
- Local residents/ homeowners should decide on these types of issues
- All good things, but trails really get built in spite of the government, not because of it.
- Mostly agree
- Suggest including restrictions on snowmobile use which we see as an increasing problem. Not only are snowmobiles disturbing to wildlife (this is well-recognized in managed park systems), they are not compatible with skiing (snowmobiles are extremely noisy and smelly, both of which destroys the atmosphere of peaceful beauty many skiers are seeking; the smell lingers for a long time, the noise travels great distances; further, sky tracks are destroyed by snowmobile tracks that run over them)
-note that snowmobiles aren't restricted to trails (can go anywhere) and so entire areas need to be designated snowmobile free to be fair to wildlife and non-motorized winter recreational users - i.e., not enough to designate trails with or without snowmobiles; snowmobiles go throughout alpine and subalpine areas;
-snowmobilers also leave garbage behind in these areas, including machine parts and general litter.
-snowmobiles are extremely polluting, and encouraging snowmobile use counters efforts addressing climate change impacts (see Climate Action and Adaptation below).
- Gun Creek Road should be recognized as a known horse community. Both commercial tourism operators and residents own horses here. The trails in this area have horses on them, including horses on range tenure.

The end of Gun Creek Road sees lots of vehicles parked during peak use of the South Chilcotin's Mountain Park.

There needs to be a public beach on gun lake Crown Land so that boat launches are not used as beaches. I believe the trails should be inclusive not exclusive. Forcing closure of trails to motorized sports will only force them onto the roads.

- moderately support
- There is no need for a bike park in this natural environment. This is for Whistler
- Not an area I support. Trails are built and trails disappear it's a constant evolution
- We support trail maintenance and sustainably built trails. We have done some maintenance on local trails and would note that signage to differentiate between motorized and non-motorized would be a clear improvement. A small bike park in the Bralorne area would also be welcome.
- Strongly oppose "further development" as proposed in bullet two. Do, however, fully support making improvements to existing sites within existing boundaries in consultation with GLRA.
- Where will all the money come from. Will there be a user pay. will there be an adverse impact on mining and forestry. what routes will the rec users use to get here.
- Whole heartedly support all the above goals
- Sounds great!
- We also need a Northern SLRD Trail Strategy prior to developing an Area A Trails Master Plan. This will be a part of reconciliation with the Northern St'at'imc and will help with the Trails Master Plan as all of the trails will have to have a Cultural and Heritage studies performed. We now have six trails in the valley that have had the studies completed.
- I support this, but, would like to see development included in the park area rather than our front door step
- Strongly agree.
- a few more signs would be nice, but lets not lose wilderness feel.
- Agreed.
- I do not support the development of additional recreation sites or water access points in our community. Promote the area less to minimize the number of visitors and do not make it convenient to visit here. Trail use conflicts can also be minimized by minimizing the number of tourists we invite. Any trail development should be done with the needs and wants of locals in mind. Trails should not be used as tourist bait. Only a few independent business owners and a handful of their employees benefit from tourism, it is not a positive for most of us who live here.

Policy Area 4 - Community Well-Being

The following outlines the direction that policies around education, health, and access to social services will take in the new OCP document. Final policies and objectives will be developed based on this direction and any and all community feedback received.

- *Include policies to support local education opportunities*
- *Explore opportunities for policies that will make the local school sustainable in the longer term*

Comments we heard on this topic:

- Anything that benefits the local community is worth it.
- Better road access = more people moving to the area. Highway 40 and the Hurley need to continue to be improved upon to show those who are thinking of buying in the area that there is a future here.
- No need for this
- Very important. People also need to understand that the quality of education in our local school is as good or better than any other school in the province. I'm not sure why this isn't understood by some people, who think enrolling their kids in Gold Bridge will somehow hold them back.
- Define "local education opportunities". Many educational opportunities are now available online. I support continued practical and relevant on-site training opportunities, such as chainsaw safety, food safe, wildfire courses, etc.
- Strongly agree
- If there are kids there should be a school but you can't force this
- yes to both
- Outside our purview
- there has been very little new commercial investment in the last 40 years. will only need schools if we can attract young families to live here.
- Fully support these goals
- Would be fantastic to have a small community, learning in such a heritage rich location.
- Has anyone considered making it a "destination school" that would have outdoors / environmental / sustainability programming? And would automatically be open to local pupils. Has anyone considered using the second room in the school as a learning base for high school age students?
- Absolutely
- Strongly agree.
- only way to sustain school is more kids, young families.
- Agreed.

Policy Area 5 - Economic Development and Employment

The following outlines the direction that economic development and employment policies will take in the new OCP document. Final policies and objectives will be developed based on this direction and any and all community feedback received.

- *Improve policies that support commercial development and service provision in community hubs (Gold Bridge, Bralorne)*
- *Include policies that support improved access to commercial rental space*
- *Include policies that continue to support responsible tourism as an economic generator*

Comments we heard on this topic:

- NO. Why is Bralorne considered a hub? We strongly oppose commercial development and tourism in this area. The reason this area is special is because it's quiet, with few tourists. The very thing that is being promoted will be ruined. Most people we know moved here to remove themselves from the business of the sea to sky or similarly busy towns. Why are people now trying to make the valley into one of those busy places we ran from? Promotion of this area is not needed or wanted.
- Better road access = more people moving to the area
- The SLRD should not be placing any "policies" in place for any individual hub without consulting with each of the areas independently. What Bralorne may want for example may not suit other areas. Right now there are a few people determining the direction "they" feel is best without any meaningful oversight and accountability
- Commercial development catering to tourism should not be encouraged in Bralorne. Bralorne is a residential community and the needs of full-time residents should always be prioritized over the desires of tourists. This is not Whistler - an increase in tourism only benefits a few individuals at the expense of the rest of the community. The recreational opportunities in Bralorne, particularly in winter, are not able to sustain huge amounts of traffic and will quickly degrade if tourism is heavily promoted.
- We do not support increasing growth in this area.
- As long as the tourism does not include unsupervised rentals of private residences.
- Neutral
- Commercial rental space? I don't get it
- Yes to all three
- Outside our purview
- Service industries, construction, landscaping, engine repairs should also be considered as an economic generator. I believe we spend more time attracting rec users than tourists.
- Agree with further commercial development in community hubs such as Gold Bridge, but do not support further commercial development on Tyaughton Lake.
- Strongly oppose. These communities are the very few in B.C that have have a built-in resilience and serene balance. Let us invest to sustain this community not pollute it. We do not why commercial housing and tourism should be actively promoted. Why is there a need to push the economy in this area. There is a good economic local balance.
- Badly needed.
- ...improved access to commercial rental space...what commercial rental space?

- Responsible tourism.....Perhaps Operators should have an element of "giving back" to the community in some small way. As most come in from outside the community....make enough money to sustain themselves through the low seasons, but, don't always, put their children in the school, shop at the store or use local accommodations for their clients and staff
- Strongly agree.
- how many people do we want
- Agreed.
- I am not in support of any development of Bralorne into a community hub. Why do we need to develop commercial rental space? The businesses that are already here can barely find employees. Tourism is the importing of customers for the economic benefit of a few. It is a net negative for the community. There is no such thing as responsible tourism here. People drive around and maybe buy a sandwich and/or a beer. Maybe they go for a rip on a dirt bike or a sled, make a bunch of noise and ruin the trails for the people who live here. If we're lucky, they leave no trace and vanish. Why would we be inviting that? I like Bralorne just the way it is. Any significant change to the way this town feels would be a really big shame. Please keep toxic "progress" out of our neighborhood.

Policy Area 6 - Local Food Systems and Agriculture

The following outlines the direction that policies supporting local food and agriculture will take in the new OCP document. Final policies and objectives will be developed based on this direction and any and all community feedback received.

- *Develop and include policies around food security and access to local foods*
- *Designate land within the ALR as agricultural land and develop policies that apply to that land specifically (new land use designation)*
- *Include policies to encourage community garden facilities and/or green space for any new multi-family development, where appropriate.*

Comments we heard on this topic:

- Do not support opening any land up for farming for profit. Every lot in the valley has space for a vegetable garden, and lots do. The community garden is a great initiative and resource for those who do not have a garden.
- Would love to eventually see community gardens in all the communities IF there is enough interest to support. If there is, it would be great to see that expanded eventually into year round green houses that are heated with geo thermal.
- Not needed
- Doesn't much apply to the BRV. All our best arable land is under Carpenter reservoir.
- Agrees
- Does not seem relevant
- Moderately agree
- ?
- Strongly Agree
- Outside our purview

- Fully agree with these goals
- Sounds great!
- It would be great to see a Coop Farm developed on one of the ALR lands so make sure there is a policy for this.
- Yes
- Generally agree.
- I think this plan is really overbuilt for such a small population...still good to build a foundation for activity/population that will probably be decades in the future
- Agreed.
- I'm not sure I understand what policies around food security and local food access would look like. We have a grocery store and people have gardens. We're not a food desert in an urban environment. Any changes in land use should be reviewed case by case and decided by those who are directly effected by the changes. There should be no new multifamily developments in our valley. But when they get developed anyway, I would support garden/green space policies.

Policy Area 7 - Infrastructure and Assets

The following outlines the direction that infrastructure policies, including water resource policies, will take in the new OCP document. Final policies and objectives will be developed based on this direction and any and all community feedback received.

- *Improve policies around communications systems (particularly important for emergency management)*
- *Explore the inclusion of policies around creating more safe, designated landing areas for helicopters to respond to emergency situations*
- *Improve policies around ongoing water testing and ensuring access to potable water*

Comments we heard on this topic:

- Agree, but we do not want cell phone service here.
- This seems reasonable
- Right - Gold Bridge was on boil alert for 15 years so it shouldn't be too hard to improve on this.
- I support the second and third bullet points completely.
I do not support the addition of cell phone towers in the valley. Nearly anyone who needs access to communication has it in the form of wifi, thanks to Minto. Having access to easy cell communication will encourage unprepared and uninformed tourists to take risks in the backcountry, thinking that help is just a phone call away. This will put an even greater strain on limited SAR resources, as in this location an ambulance would not be able to access all the areas that would be served by a cell tower.
- I believe water is the most important asset in the area. Wells are unreliable as to water quality and quantity and the more population brought in equals more use on lakes as drinking water. But the increased population brings increased pollution. More public consultation needs to take place before landing areas and communication towers are

decided on. Consultations should not take place solely on Facebook or email as some people do not have access or wish not to use these forms of communication.

- Strongly agree
- Encourage Telus to Dual Path comms into the valley. Heli pads don't need to be designated but some maintenance is require in winter. Are we talking treated water? Get a pot and boil some if you are worried.
- Yes to all three
- Strongly support all points
- the 25 km of gravel between Gold Bridge and Lillooet are still poorly maintained. those sections being improved would help with economic development in the communities.
- Fully support these goals
- Looks like we continue to develop in this area, impressive to see strides already made.
- When the roads, phone, and internet were cut off earlier this year, and there was next to no outgoing communication, it was about a week before the "local" radio station (CBC Kamloops) had anything to say about us, having just realized that we had an issue, and offered no information that we didn't already have. There needs to be some mode of outgoing communication, than just Telus cables, so that we can likewise receive useful and timely information, by the same route.
- A Policy to update infrastructure condition on a time based program (Asset Management Program). Infrastructure such as Water Services, Wastewater Services, Septic and Septage Systems, Parks/Trails etc.
- Ongoing water testing for Gold Bridge and Bralorne community systems
- Strongly agree. The Hurley Road requires constant upkeep to allow for a means of emergency exit, which now appears well in hand with the recent granting of funds to improve.
- remove man-made obstructions to water flow at Tyax include Lillooet RCMP re communicating with major facilities in the valley
- Agreed.
- I am in favor of all policies around improving emergency response and access. Our water resources in the valley are quite vulnerable. Industry activity needs to be heavily scrutinized and tourism should minimized to keep our drinking water safe.

Policy Area 8 - Climate Action and Adaptation

The following outlines the direction that policies around climate action will take in the new OCP document. Final policies and objectives will be developed based on this direction and any and all community feedback received.

- *Include policies that recognize the interconnectedness of environmental protection, hazard planning and climate adaptation*
- *Anticipate areas that will be impacted by excess snowmelt/rainfall, and include policies to address areas subject to erosion/shoring up areas subject to hazard*

Comments we heard on this topic:

- Agree, emphasis on environmental protection.

- No Need
- How about not logging the steep slopes above and below our roads? That should be a no-brainer but it has been allowed to happen on every single road in this valley.
- Agree
- Suggest that climate action involves education (e.g., greenhouse gases emitted by motorized vehicles, especially two-stroke engines) and encouragement of non-motorized recreation through education and access restrictions.
- Agree
- Strongly agree
- Given the demand on recreation properties at Gun lake and Tyaughton Lake, the SLRD should require site development permits. There has been a lot of destruction of forest and riparian zones that could have been mitigated had there been a guideline/bylaw in place. It would also be beneficial to provide all new landowners with a set of guidelines on how to be good stewards of the land, and what the laws are around it.
- While climate change is a fact road hazards are part of where we live.
- Strongly agree
- Unsure of the title and feel it should include "mitigation". Should include warmer water temperatures and drier forest in bullet two and include policies to address those. Reassess existing infrastructure WRT to maintain the health of the watershed.
- is this a local gov't issue?
- Fully support these goals and am willing to actively contribute toward their realization.
- I think last year's atmospheric river was a good example of needing to be prepared, food and fuel resources.
- sooner is better than later
- There needs to be a policy where we work with Provincial Ministries related to Wildfire and Transportation related to Climate Action.
- Yes
- Strongly agree.
- again, tyax outlet needs to be unblocked, perhaps there's other areas as well. Problem with many unmaintained forestry roads. cabin owners need help with firesmaring and logging industry must be forced to clean up better
- Agreed.
- The Valley's biggest short term environmental concern should be the dry, dead wood that thickly blankets our forest floors. The roads we use to access our community are falling off of themselves. It is important to manage this critical lifeline with future environmental conditions and hazards in mind.

Policy Area 9 - Protection of the Environment

The following outlines the direction that environmental protection policies will take in the new OCP document. This section will also include hazard planning and resource management policies. Final policies and objectives will be developed based on this direction and any and all community feedback received.

- *Strengthen policies around wildlife protection, including illegal poaching/hunting*
- *Include policies around preserving high value wildlife habitat*
- *Strengthen policies around hazard planning, including support for future development of updated hazard area mapping*
- *Strengthen policies around resource management*
- *Improve policies about effective fuel management adjacent to transportation corridors to ensure safe access/egress to and from communities*
- *Include policies around designated areas for legal burning of green waste materials*

Comments we heard on this topic:

- Agree. More attention must be paid to preserving habitat for wildlife in the area and respecting the wildlife.
- Tightening of policy surrounding the ability to log in the valley. The logging is excessive, with much habitat destruction and much waste.
- Adequate laws and policies are already in place, lets work with what we have
- It all sounds good, but poachers aren't much afraid of being caught with the dearth of CO's in this province. So much of these good intentions are really just coming too late for this valley, whose high value wildlife habitats were decimated years ago. I am also curious to know what influence the SLRD has over resource management. Logging companies have told us they will log wherever they want and that certainly seems to be the case. If the SLRD has any sway in this area, why has logging been allowed to continue unabated right up to our fencelines, with no consideration for other values?
- Fuel management and wildfire risk mitigation I feel must be a high priority. I have been working hard to reduce the risk on my own property, even this has cost thousands of dollars, required machinery and hundreds of man hours. And this is only 2 acres. I am surrounded by thousands of acres of high risk, dead fall forest. As written, fuel management adjacent to corridors is a great start, perhaps this could be extended to crown land adjacent to residential areas as has been done with the excellent tree thinning program in Whistler.
- Last bullet - must ensure these policies do not restrict legal burning of green waste on private property when no fire ban is in places
- Some specific suggestions:
 - create more and larger areas that are free from firearms use. We recommend that a 200 m buffer is created around the Lillooet Pioneer Rd (and potentially other roads). There were two poaching events of note close to the Lillooet Pioneer Rd between Gold Bridge and Bralorne in the last two years (female moose in spring 2021 and grizzly bear mom with three cubs in summer 2022). Given the small chance of catching the perpetrators (difficulties of enforcement), if firearms use is prohibited in such easy-access locations, any firearm activity would be illegal and therefore more obvious, creating a deterrent to poaching.
 - increase penalties for poaching; fines should be aligned with probability of being caught (i.e., low risk should be associated with steep fine)
 - require prompt (with specified time-frame) deactivation and restoration (including topography and vegetation) of access roads
 - recognize that both motorized and unmotorized (mountain bikes) vehicles cause substantial damage when they go off trails (e.g., alpine ridges, subalpine areas where

substrates are often soft); suggest restricting all vehicles (including mountain bikes) to trails; many parks already require this (e.g., South Chilcotin Mountain Park, although mountain bikes are damaging alpine ridges just outside of the park)

-recognize that snowmobiles can cause substantial disturbance to wildlife; suggest that they can not go everywhere (create snowmobile free areas - see also response in Parks, Trails, and Outdoor Recreation above)

- Protect the Pearson Pond area.
- Agree. Wildlife areas should not be closed to people without consultation. Responsible burning on private land should be allowed.
- Moderately agree
- Strongly support all of the above except, legal burning of green waste materials. This area has been exposed to smoke due to wildfire almost every year for the past many. Why must we voluntarily burn green waste and contribute to more harmful smoke/air pollution. Composting or chipping should be considered as an alternative. Whatever makes sense to the environment!
- Ok
- Yes to all
- Needs to include measures/policies to safeguard water quality. Unclear what the last bullet means. What is considered "green waste"?
- most of these issues are provincial. is there a problem with current resource management policies? What exactly is legal burning of green waste materials?
- Fully support these goals and am willing to actively contribute toward their realization.
- 100% all of this
- Include Policy for illegal dumping specific to our remote area.
- I get the designated areas for green waste materials. But, I would still like to be able to burn my own limbs and manage my own forest on my own deeded land
- Logging around Gun Lake and Lajoie Lake should be banned. Taking a page from the South Chilcotin/Spruce Lake area, the Gun Lakes watersheds should be declared an environmentally sensitive area and be protected from logging and mining activity.
- no more mining
- Agreed.
- Any change in land use should be treated case by case and the people who are directly affected should have the ultimate say.

Policy Area 10 - Land Use and Built Environment

The following outlines the direction that policies related to land use and development will take in the new OCP document. Final policies and objectives will be developed based on this direction and any and all community feedback received.

- *Update policies around dissolution of Land Use Contracts*
- *Ensure policies consider cumulative effects of development*
- *Ensure policies support development that considers the existing context and character*

Comments we heard on this topic:

- Don't understand point #1 - need an explanation.
- This is reasonable as long as the local residents/homeowners have a legitimate say in what happens
- Not much relevance to the BRV - development isn't really happening here on any level except individual housing. There's no land for significant development.
- Agree
- Suggest being specific when addressing cumulative effects - what would this actually mean/entail? Would overall thresholds be established, such as maximum percent land area impacted (e.g., by everything human, including industrial activities such as logging or mining, as well as any human activities like trails, snowmobile activity, housing)? Or would there be thresholds that differ depending on the type of activity (e.g., industry, housing, motorized recreation, non-motorized recreation)? In our experience, the term cumulative effects is often included in land use statements and assessments but not well defined; thus it often doesn't really mean much because it is not specific enough (e.g., no threshold values are specified, as a general concept without thresholds it isn't very useful because it doesn't provide adequate guidance/requirements. What is meant by existing context and character? This also seems too vague to be useful. Would the baseline of "existing context and character" be the way things are now, or keep shifting as more development occurs over time? Suggest that it is specified what baseline ("existing") refers to.
- Agree
- Strongly agree
- yes, all very important. Context is everything. There are lots of character properties that deserve to be treated each on an individual basis depending on the request.
- In support of bullets two and three as they relate to the Watershed.
- Fully support these goals and am willing to actively contribute toward their realization. Dissuade commercial/tourist motivations.
- Generally support.
- Agreed.
- Any change in land use should be treated case by case and the people who are directly effected should have the ultimate say.

Policy Area 11 - Transportation

The following outlines the direction that housing policy will take in the new OCP document. Final policies and objectives will be developed based on this direction and any and all community feedback received.

- *Strengthen policies around supporting transportation improvements (both within the communities and highway access)*
- *Strengthen policies around supporting need for more road maintenance in Area A*
- *Look at including policies that support road safety, such as speed limits for large commercial vehicles on Highway 40*

Comments we heard on this topic:

- Do Agree. However, the Hurley should remain unpaved and is fine as is. Highway 40 is the main access to the valley and as such should receive continuous attention.
- A long term plan to pave Hwy 40 would send the message to those who are thinking of buying in the area that there is a future here. Highway 40 should be the priority due to it being usable by both cars and trucks. Improving the Hurley FSR is also important, but not as important as Hwy 40.
- No need, let the ministry of transportation do their job
- There are already speed limits on Road 40 that no one is enforcing. The road is in no way built for the kind of commercial traffic that is using it today. The road needs to be wide enough along its entire length for two vehicles going in opposite directions to pass each other safely, especially when one of those vehicles is a loaded logging truck.
- Agree completely
- Our roads are great considering we live in a remote area (which is where we choose to live). We do not support investing more money into improving them (i.e., current spending is adequate). If there is extra money, we would rather see it used for enforcement of wildlife and nature protection.
- Agree
- Strongly agree
- What about speed limits around recreational areas, Gun Lake for example
- Yes to safety always
- Support this direction, provided it considers the environmental impacts of choices made in policies for transportation improvements.
- you may want to look at speed limits for any traffic within the communities. Large commercial vehicles are not the only problem on Area A roads
- The Hurley most certainly needs a greater maintenance budget. It doesn't need to be a highway, just reasonable maintenance.
- Fully support these goals. There have been far too many accidents/deaths on Highway 40. We need to address safety.
- Include Forest Service Roads such as the Hurley FSR.
- Yes
- problem is trucks drive fast in the middle of the road

- Agreed.
- I support all policies intended to improve safety on our roads.

Policy Area 12 - Reconciliation and Collaboration

The following outlines the direction that housing policy will take in the new OCP document. Final policies and objectives will be developed based on this direction and any and all community feedback received.

- *Improve policies around reconciliation and collaboration, such as supporting partnership opportunities for housing development*

Comments we heard on this topic:

- What does this mean? We don't need joint housing development. The only houses that should be built here are those by individuals that purchase land and choose to build.
- Opposed 100%
- What would the benefit to the community be from such a partnership?
- Need to further understand what a "housing development" would look like. So long as it is true to the character of this area (low density, rural, rugged), it could be an interesting partnership. Collaboration should only be expected if both parties are acting in the best interest of full-time and desired full-time residents of the valley. Absentee ownership or vacation rentals should be heavily discouraged.
- We do not support more housing development. We are greatly saddened by what we see this beautiful and still relatively wild and unpopulated area becoming, based on the focus and questions of this community plan Workbook (including the way the questions are worded). We have written a cover email to our submission of this Workbook that explains what we see as the problems with the questions, the problems with interpretation of community members responses, the tendency for persons to not answer questions they do not agree fully with, and the bias that all of this is creating in the survey results. We suggest that these questions are not so muddled. Here reconciliation and collaboration is mixed together with housing development. Have spoken to some long-timer Pemberton residents recently, who no longer like what their community is becoming (given accelerated development in recent years) and are leaving. This area is going the same way. We had hoped we could be the one community that resists overpopulation and overexploitation and retains a remote, wilderness environment.
- Do not wish to see extensive housing development.
- Neutral
- Strongly agree
- outside our purview
- Partnerships on housing development or any development should be based on a solid business plan, not on racial lines.
- Fully agree. Housing for residential only and under-served community members.
- 100% support
- Need to include education on the past history, UNDRIP, Truth and Reconciliation Commission Report and the TRC Calls to Action.

- Yes
- This is a very deep rabbit hole; proceed cautiously.
- I am against any housing development outside of existing residentially zoned lots. What does a partnership with the first nations on a housing development look like? Why would they want to develop housing here? Who benefits from this? If the people who currently live here won't be the ones benefitting, then I'm not sure I see what's going on here.

APPENDIX B: ADDITIONAL FEEDBACK

We sent a cover email with this Workbook, the opinions within which we would like to submit as additional feedback. The cover email is reproduced in an added page below, to ensure it is included with our comments in this Workbook.

We have two main points to make:

First, both the original questionnaire and this Workbook seem to have accepted as a foregone conclusion the idea that this community wants increased population density and development. Did we miss the process (e.g., questionnaire, referendum) that established this as a fact? I don't believe we were ever explicitly asked for our degree of support for this idea. If this was in fact established, what was the outcome – i.e., how many for and how many against? This statistic should be available for this community plan to be pushing development the way it is. If this has not been established, please send out a questionnaire that asks this question explicitly, in a manner that can be clearly answered by community members and interpreted by you (see below).

Second, we object to the way many of the Workbook questions are worded. This was also identified as a problem in the original questionnaire, but has not been improved upon (if anything, the Workbook is worse). Questions that are asking for your degree of support are either vague, so that we don't know what exactly is meant, and what a particular vote would mean, or there are a number of completely different issues in one question, some of which almost everyone would support and some they may be opposed to. For example, who would be willing to say they are strongly opposed to “diversity” in community members (you would appear racist) or strongly opposed to reconciliation and collaboration even if they are against housing developments (note that housing development has been stuck into this question on reconciliation so that if someone supports one, it appears that they also support the other). The way many of these questions are presented makes it impossible for anyone who doesn't just agree with the whole statements to provide a meaningful vote, and although there is a location for comments below, it is unclear if (or how) these will be considered if there is not a “support” vote (a check-mark) - will the comments be categorized and tallied, will they be considered at all, and if so, how? There is no middle ground either – if someone picks “neutral” because they don't agree with some of it, this will be tallied as if they don't care, not as though they agree with some but not the rest. If you genuinely want to know people's opinions on various topics, are you not concerned about the difficulty in interpreting the responses owing to the way the questions are set up? We suspect that in the original questionnaire, our comments when we were unable to provide a check-mark due to risk of misinterpretation were simply overlooked (didn't end up counting for anything).

The likely consequence of the questions being worded the way they are is that persons who do not feel able to answer the questions, either because they don't agree or disagree with everything or because some of what is meant is unclear, will skip the question or pick something like “neutral” or “moderate support”; these actions either eliminate their voice entirely or misrepresent their opinions. The outcome will be that responses will tend to engender support for the ideas presented

(suggesting good community support), although the opinions of those who had differing opinions could not be expressed and therefore are eliminated. This makes the entire process appear strongly “fixed” and the questionnaire/Workbook highly biased. Overall, the questionnaire and Workbook are pro-development, appear to have been designed to generate the appearance of community support through limited presentation of options, and are set up so that the voices of those with different viewpoints are unrepresented. Quite frankly, we think that this process, which is supposed to be a democratic one, is hugely flawed. We request that the process be improved, with the objective of seeking, without bias, community opinions on distinct and clear issues.

Here is one example to make our point. Question #3 asks us for degree of support related to uniqueness of our area; yet it is phrased in a “pro-development” frame of mind (i.e., do we “support development and land use that reflects eclectic and unique character...”). We think that what is truly unique about our area currently is that it is in a beautiful and wild location but has a very small population base and therefore preserves the remote, wilderness atmosphere. Ironically, although we greatly treasure this uniqueness, we need to vote as “strongly opposed” on this question because the question is phrased in terms of development! In other cases, the way this question is worded may push respondents to appear to support development: they may vote in support of Question #3 because they value our area’s uniqueness, even if they believe our uniqueness is something that already exists and needs to be protected, rather than created through development.

Many other small communities in beautiful settings have been overrun with people and tourists, and original residents are angry and resentful. What used to be truly precious in these communities has been irreversibly lost. Given what we see happening with this community plan, we are headed this way as well.

One final, key comment: We have lived in this area for 30 years because we love the way it is. It is peaceful, relatively unpopulated, and relatively wild. We live here because we love it like this, not because we want it to be different. Presumably there are others like us – have our voices been heard?