



# North Peace Fringe Area Official Community Plan (NPFA – OCP)

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## Questionnaire Summary Report February 2006

Peace River Regional District

## North Peace Fringe Area – OCP Community Questionnaire

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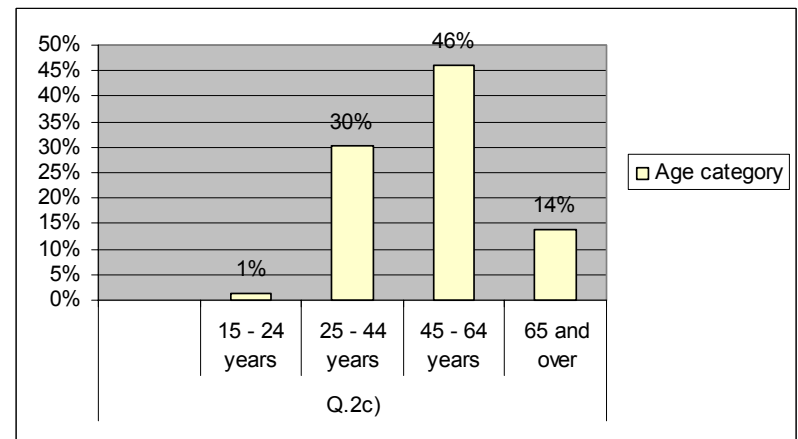
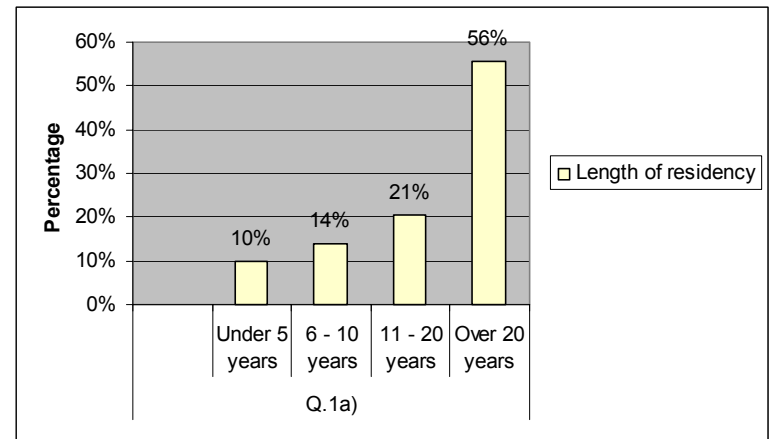
- ❑ The NPFA – OCP will assist in guiding growth for a period of approximately 5 years. A community questionnaire designed by the Advisory Committee is one of a number of public consultation activities designed to seek public involvement.
- ❑ Of the 2,697 estimated households in fringe planning area, 500 addresses were randomly selected and questionnaires were directly mailed out.
- ❑ Residents had an opportunity to respond to questionnaire between February 6 – March 7 (4 weeks).
- ❑ Survey were available on RD website, at branch office, at Charlie Lake Store. Newspaper and radio advertisement in Alaska News & NorthEast News and on Moose 101.1 FM.
- ❑ **31% return rate** achieved with a total of 160 completed questionnaires received from a total of 510 circulated.

# North Peace Fringe Area – OCP Community Questionnaire Results

**Respondent Profile** – To get a feel for the people who are living within the NP Fringe area.

Majority of respondents:

- 1 a) Live in plan area over 20 years
- b) Are property owners (80%)
- 2 a) Similar number of respondents are female (47%) as are males (49%)
- b) Largest % of persons per household is 2 (48%) followed by 3 persons/household (20%)
- c) Are between the ages of 45 – 64 years.



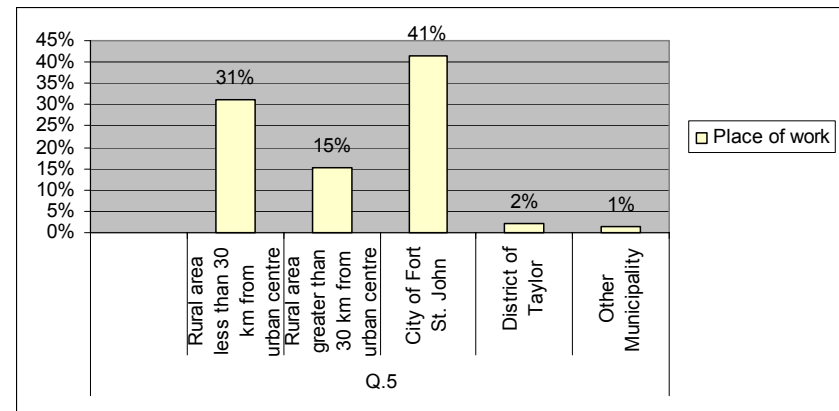
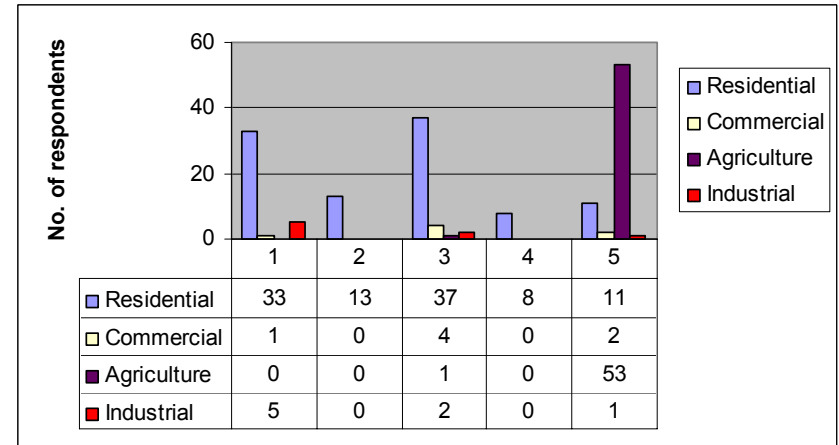
# North Peace Fringe Area – OCP Community Questionnaire Results

- 3) Most common places of residency are Charlie Lake, McLeod Sub. and Airport Sub., reflecting actual population density and corresponds to randomness of sample chosen.
- 4) Total amount of recorded land owned by respondents is 33,687 acres, representing 14% (136 sq.km) of the total land base of plan area being 990 sq. km.

Respondents own majority type/size of:

- Residential lots  $\geq 4.5$  and  $\leq 10$  acres
- Commercial lots  $\geq 4.5$  and  $\leq 10$  acres
- Agricultural lots  $> 20$  acres
- Industrial parcels on lots 2.2 acres & less

- 5) The most common place of work for rural area respondents is within the City of Fort St. John (41%) and 2<sup>nd</sup> common place of work is in rural area  $< 30$  km from urban area.



# North Peace Fringe Area – OCP Community Questionnaire Results

## Community – Land Use Issues

To seek out respondents feelings about

- their community and its assets
- preferred residential parcel size
- preferred housing types
- what is known about the ALR
- what improvements are needed in community.

6) Preferred lot size for new residential use:

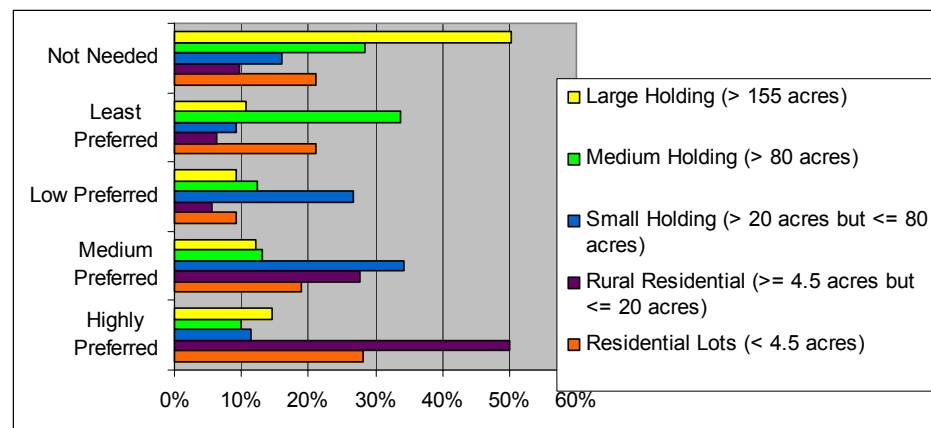
Rural Residential (from 4.5 to 20 acres)

No needed for new residential use on lots:

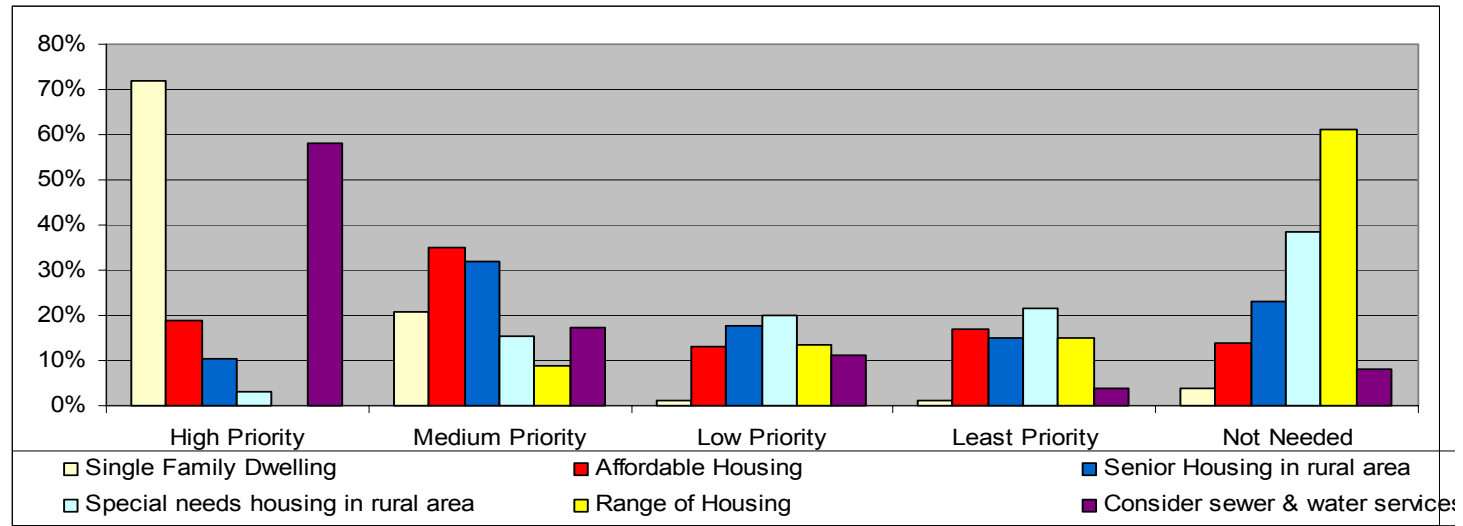
Large Holding (greater than 155 acres)

7) Respondents knowledge about the ALR

is evenly distributed across the scale from Highly Familiar (26%) to Not familiar(18%). With a great percent of land in fringe area being within ALR, more information about the ALR is needed.



# North Peace Fringe Area – OCP Community Questionnaire Results



8) "Single Family Dwelling" (72%) is the Highest Priority given to 'housing type', next to affordable and senior housing in the rural fringe area.

**58%** of respondents placed a High Priority on consideration for 'sewer and water' services for the rural fringe area.

# North Peace Fringe Area – OCP Community Questionnaire Results

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9) Respondents felt the type of land use development that will **promote a healthy community** are summarized as follows:

- Provide more sewer services (26) (No. in bracket indicate frequency of topic addressed by different respondents)
- Allow for more residential development (22)
- Preserve/protect agricultural productive lands (21)
- Provide for water services (18)
- Maintain and enhance public facilities, such as trails, parks & arenas (15)
- Retain the rural character; quiet family living (11)
- Restrict the amount of oil and gas development (9)
- Separate industrial development from residential areas (9)

10) Majority of respondents indicated the **3 most important assets** wanted added or enhanced in the rural fringe area are:

1. Water and Sewer Services
2. Road improvements and maintenance
3. Recreational facilities, ie trails

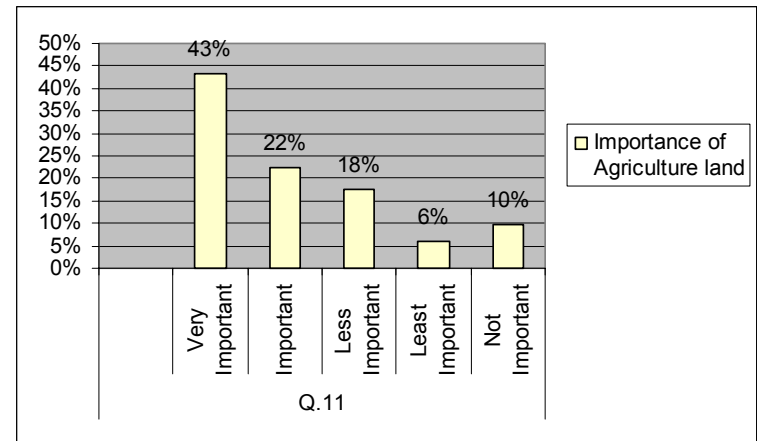
# North Peace Fringe Area – OCP Community Questionnaire Results

## Economy

11) **65%** of respondents felt the preservation of agriculture land is Very important - Important

Common areas of concern are:

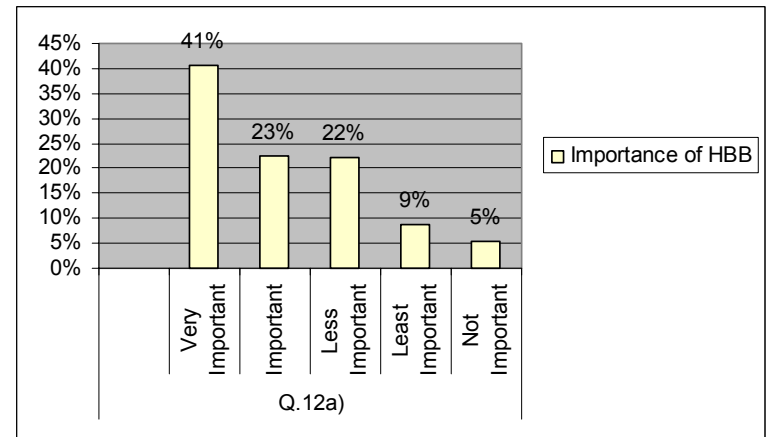
- Preserve the land for agriculture (25)
- Find balance between (24)  
agriculture/residential development
- Provide for small lots 5 to 20 acres (16)
- Protect the farming industry (6)



12) **64%** of respondents felt Home Based Businesses are Very important - Important

Types and Size HBB NOT wanted:

- Heavy Trucks/Equipment - Max.3 trucks, limited employees, on lots > 5 acres (34)
- Noise polluting – Sawmills/decibel level (24)
- Business causing air pollution, high emissions, danger to environment (22)
- Heavy traffic /parking – residential areas cannot handle extra traffic (21)
- No Auto wreckers or welding shops (10)

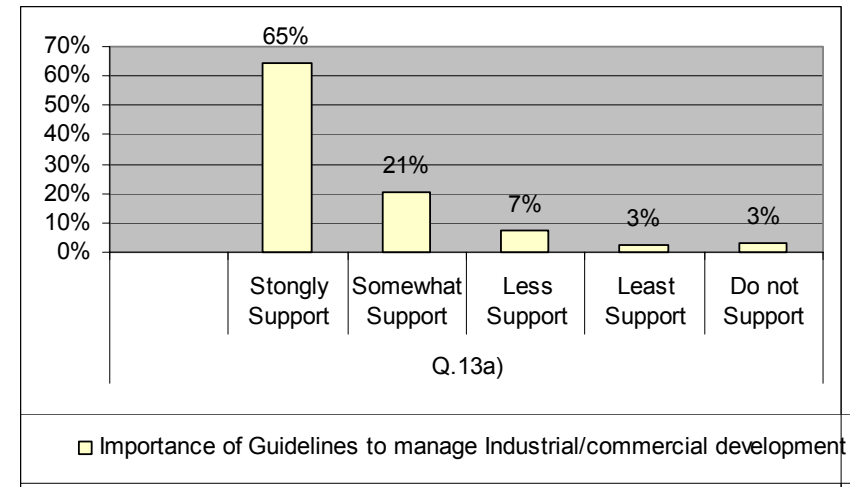


# North Peace Fringe Area – OCP Community Questionnaire Results

13) **65%** of respondents felt that guidelines should be established to manage the form and character of commercial and industrial development, while 6% least supported or did not support the establishment of guidelines.

Suggested guidelines most commonly felt to be beneficial are:

- Separate residential from industrial/commercial development using buffer zones (27)
- Limit location/size of businesses which pollute environment (air/noise) (15)
- Limit size of businesses, shop size, No. of employees, traffic volume (7)
- Locate businesses on highway corridors, do not overdevelop (6)



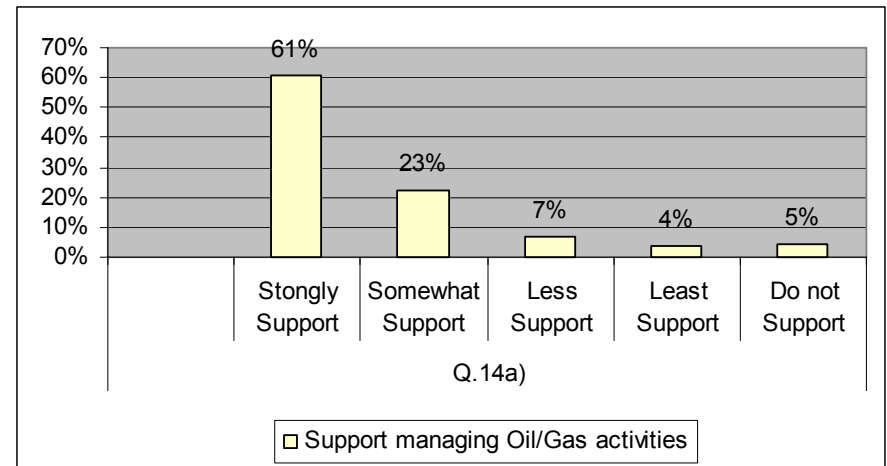
# North Peace Fringe Area – OCP Community Questionnaire Results

14) **61%** of respondents strongly supported the idea that the Regional District work with other authorities to manage oil and gas activities in rural area.

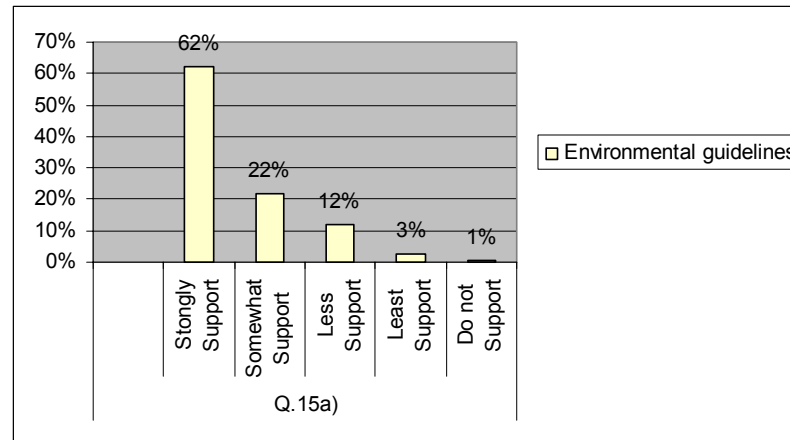
Two most common suggested management approaches focused on: restricting oil and gas activities next to residential areas (41) and protect human health and air quality (14).

## Other suggest approaches included:

- Directional drilling near homes
- Establish setback distances (500 metres / 4 – 50 miles)
- Independent monitoring of activities
- No development near schools
- Importance of Emergency Response Plans
- Protect water sources
- Minimize health risk relating to safety of people.
- Better remediation practices



# North Peace Fringe Area – OCP Community Questionnaire Results



## Environment

15) **62%** of respondents strongly support the establishment of guidelines to protect the natural environment. The most common idea (27) was to set guidelines to protect water resources, inclusive of lakes, streams, rivers, creeks, wetlands, and watersheds, ie. Charlie Lake, Fish Creek, Peace River and Cecil Lake. Next important areas to benefit from guidelines are, around oil/gas activities (9) avoid clearing trees (7) protect wildlife (7)

16) The 3 most important environmental concerns or issues in the fringe area are:

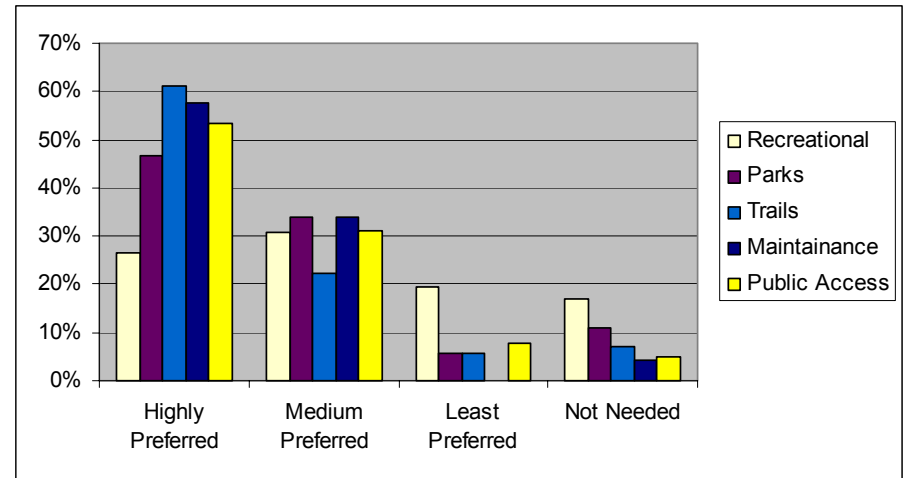
1. Oil and gas contamination (ie. Drilling, spills, H2S, flaring, sour gas wells, etc)
2. Air pollution (ie. Spraying, industrial emissions, ashes, air traffic control)
3. Water (ie. Protection of water, quality and quantity and watersheds)

# North Peace Fringe Area – OCP Community Questionnaire Results

17) The largest number of respondents felt that recreational facilities and opportunity are Highly Preferred and would improved their rural community.

Highest Preferred group indicated:

- Trails, walking, riding or motorize (61%)
- Maintenance and upgrading of existing facilities (58%)
- Public Access to parks & water bodies (53%)
- Parks, playgrounds & open space (47%)
- Recreation facilities, new or addition to existing (26%)



Smaller group of respondents felt recreational facilities or opportunity were not needed.

# North Peace Fringe Area – OCP Community Questionnaire Results

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## **Other Issues or Concerns:** (open ended question)

The following main themes summarize respondents concerns and issues that were felt as being important to the rural fringe area:

- Environmental Protection
- Recreation facilities – more trails and arenas (ice and horseback)
- Road maintenance /upgrades and safety issues
- More services to residential areas (sewer and water)
- Plan for more residential development in the rural fringe area
- Restrict oil and gas activities near residential areas
- Direct industrial/commercial development to highway corridors with established development guidelines
- Lack of enforcement by Regional District
- Protection of the agricultural industry

# North Peace Fringe Area – OCP Community Questionnaire Results

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## **Prizes winners for participating questionnaire respondents:**

12 Pass Swim Punch Card – Bruce Kosugi  
Muskwa Kechika, by Wayne Sawchuck – Daryl Hosker  
Tickets for Two - NP Cultural Centre Performance - Jim and Marion Sodergren

## **Acknowledgements**

Thanks goes out to all the following people for advice and assistance given to making this a successful community questionnaire:

### Advisory Committee of the NPFA – OCP

Rhona Born, Trish Brousson, Kathy Klassen, Chuck Stewart, Arleen Boon, George Tyler, Rick Koechl, Lloyd Gibson, Kim Phillips, Blane Meek, Murray Bennett, Director Larry Houley and Director Karen Goodings.

### PRRD Staff

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And

All area residents who took the time to respond to the questionnaire.

- ❑ *A full copy of the Questionnaire Report Results can be obtained at the Regional District office in Fort St. John.*