

# Trepanier Road Survey Results

## Summary

- On February 14, 2011, the Regional District of Central Okanagan mailed out surveys to 135 properties in the Brent Road and Trepanier Road areas. The surveys asked questions about future directions for the community to guide the Official Community Planning process.
- 14 total surveys completed from the Brent Road area and 46 surveys were completed from the Trepanier area. These surveys were analysed separately, to better reflect the unique issues in these areas.
- This is a summary of the Trepanier area results only. 46 total surveys completed
  - 33 online surveys completed,
    - 8 were partially completed
    - 4 were completed from Vancouver, Westbank, Salmo, and Alberta who did not write in a local address on the survey.
  - 13 paper surveys submitted

### 1. “Residential Growth: What rate of rural residential growth should the OCP support within the Brent Road Trepanier Valley?”

For all responses, 42% marked “A) Slow Down.” The remainder marked “B) Maintain” (30%) and “C) Speed Up” (28%). This question received a 93% response rate.

### 1. “Growth: Where should most growth occur in Brent Road and Trepanier Valley?”

Responses show a split between “A) Little growth – All growth should be concentrated in adjacent municipal areas, like the adjacent Peachland neighbourhoods” (39%) and “C) Growth should be allowed in various areas through subdivision of rural lots” (36%). This question received a 96% response rate.

Written in comments include:

- No subdivision of larger rural lots
- Growth should happen slowly and with good planning

### 2. “Economic Development: Which economic activities should be encouraged to expand and diversify the economy in Brent Road and Trepanier Valley?”

This question allowed respondents to pick multiple options. The most popular responses were “D) Encourage agriculture (crops and livestock) and related activities ” (52%), “B) Encouraging home based business”(52%). “ A) Attracting tourism and resort based businesses” (33%) and “F) Other” (26%) also received support. “C) Encouraging rural resource extraction (timber, and gravel)” only received 2 votes.

Written in comments included:

- Community growth through subdividing to at least RU3. This will facilitate services like municipal water and fire protection.
- Greenhouses
- Hobby farms, no intensive agriculture
- None of the above
- Hobby farms – no intensive agriculture
- No gravel pits please!
- Encourage rural resource extraction under controlled regulations (i.e. Strict)
- Attract tourism, not resorts. Do not encourage resource extraction!
- Hobby farms
- Leave as it is

### **3. “Community Services: Which of the following community services should the Regional district investigate?”**

This question allowed participants to select multiple answers. The most support was for “E)Community fire protection servicing” (61%). “D)Community potable water supply and distribution systems” (41%) and “A)None keep the rural area self-servicing” (24%) also received substantial support.

Written in comments include:

- No chlorinated or metered water
- Sewage collection, potable water and distribution
- No amalgamation
- Transit
- Soccer fields
- Fire Hall
- Fire Hall
- Hall/Fire Hall
- Highway access to the west
- Community hall would be good. No sewage collection or potable water

### **4. “Land Use Contract: Should Land Use Contract #277 in Trepanier be discharged?”**

No one marked on the map where they live and 61% of respondents answered this question.

“B)Discharge the Land Use Contract with owners that are in agreement.” received 54% support, and “A) Do nothing – leave Land Use Contract No. 277 in place as it” received 36% support.

There were two written in comments:

- “I am not informed enough to say either way”

- “Discharge LUC 277 and allow for RU3 zoning and subdivision. This would the make water and sewer more economical. Water should be implemented immediately.”

## 5. “Transportation: How important is it to see improvements in the following areas?”

This question averaged 84% participation.

The highest ranking responses were “C) Road Safety” (176 total points), “A) Road Travel Surfaces” (166 total points), and “D) Maintenance and Operations” (150 total points). “B) Intersection improvements” was prioritized the least (103 total points).

Written in comments include:

- “Road surfaces, maintenance, and intersections improvement on Trepanier Rd to be improved - unsafe because of gravel trucks”
- “Improve road surfaces on Maxwell Road (Hill).”
- “Improve surface of Maxwell road. The road is too narrow and too steep. “
- “Improve Mackinnon and Trepanier intersection. Curve on Trepanier where death occurred. Better snow removal on Trepanier.”
- “Maxwell road is too steep and too narrow. “
- “Road maintenance. Paradise Valley Drive road to be re-surfaced properly.”
- “sidewalks along Trepanier Road, post speed signs along upper Trepanier Road”
- “I would like to see Maxwell Road widened and resurfaced up the hill. Right now it is dangerous in winter conditions.”
- “better roadway to and from Maxwell rd alternate route”

## 6. “Parks: What are the priorities for parks and open space in the Brent Road and Trepanier Valley?”

This question averaged 91% participation.

By far, the most popular response was “F)Protection and Conservation of sensitive habitat and species at risk,” which received 186 total points. “B) Acquiring new linear trails and greenways” and “C) Connect existing parks” received 100 point. “A) Acquiring new park spaces,” “D) Improving Amenities,” and “E) Active Recreation” were tied for lowest support with 94 points each and overwhelmingly received negative responses.

Written in responses include:

- “No public access to or through private property for trails.”

## 7. “Environment: How important is it that the Regional District do the following?”

This question averaged 91% participation.

“F)Protect from wildfires” ranked the highest with 182 points. “D)Protect lake, shoreline habitat and streamside environment, (166 points) and ” E)Protect from hazardous conditions” (153 points) also scored highly. “ C) Improve air quality” received the lowest support with 103 votes.

Written in comments include:

- “In Trepanier Valley do not acquire new park spaces, linear trails, greenways or improve park amenities or add active recreation in parks. But, protect and conserve area within parks. Do not increase land for parks and trails.”
- “Restrict government open burning, but don't restrict private burning because it is very minimal.”
- “Protect shoreline by not allowing walking trails along streamside.”

## **8. “Housing: Brent Road/Trepanier OCP should allow more of the following types of housing:”**

This question averaged 87% participation.

The question elicited strong reactions for and against:

- “B)Separate accessory dwelling units on lots” received 137 points.
- “A)Single family residential homes through subdivision” received 120 points, with most respondents voting either “1 strongly against” or “5 strongly support.”
- “C)Seasonal cabins/recreational buildings” received 113 points

Written in comments include:

- “Subdivide larger 10 acre parcels.”

## **Characteristics about Brent Road/Trepanier that people value**

- Rural character:
  - “Rural aspects of Trepanier”
  - “The rural uncluttered acreage lifestyle”
  - “The rural way of life”
  - “The remote, quiet, moderately developed, lifestyle, with an abundance of natural landscape and wildlife.”
  - “Rural lifestyle. The year round creek flowing through our property The limited number of trespassers 5-10 per weekend March-Nov. The Resident moose that winters in the hollows below my home.”
  - “Rural living with low housing, little traffic, ability to have farm animals. We moved out here to be out of the city environment.”
  - “Rural setting with min 5 acre lots, privacy and peaceful setting”
  - “Rural, natural, wildlife, quaint & quiet setting”
  - “The rural, private living”
  - “Rural, country, quiet, spacious living with all the amenities nearby”

- “Natural environment, not developed, clean air, water, little traffic, quiet”
- Proximity to West Kelowna / Peachland
  - “The semi rural setting ideal for small acreage living yet only 8 to 10 minutes from West Kelowna or Peachland”
  - “I enjoy the fact we are isolated from West Kelowna.”
  - “semi-rural aspect of Trepanier”
  - “Outdoors, park-like, Proximity to Peachland and Westbank amenities. Non Industrial, ( except gravel pits )”
  - “The rural aspect of Trepanier. Convenient location. Easy access to West Kelowna.”
  - “The rural setting with a creek and maintain a view without the long drive from main center i.e. Peachland or West Kelowna”
  - “The semi-rural neighbourhood”
  - “Rural setting, quiet, only minutes to Westbank and Peachland”
- Nature, peace, serenity
  - “We enjoy the peace, serenity, forests, Trepanier Creel, wildlife and the low population.”
  - “I enjoy the year-round creek passing through my property, the limited trespassing (5 to 10 people per weekend, March through November) and the resident moose that winters in the hollow below my home.”
  - “Peacefulness, space between homes, homes are unique, nature, trees”
  - “the answer is more what I did value, peace and quiet, wildlife and scenery”
  - “Trepanier area had a quiet peaceful feel to it. A great place for small acreage homes. This peacefulness has been destroyed by gravel pit activity being granted in the middle of a residential area. The regional district has been and currently is powerless to control or disallow this kind of activity because the ministry of mines has total say on the matter. There needs to be some bylaw put into the OCP to give the District say in this matter. If the properties were smaller such as RU3 it would remove the economic viability of gravel extraction as the cost to acquire mineable property would be too expensive to mine. It would then help transform the area back to a quiet residential area.”
  - “Peace and quiet. Nice country living.”
  - “Peace and quiet.”
  - “Quiet low key, low noise Rural area --- Quality of life -- Acreages create living space Etc”
  - “quiet non polluted and wildlife activity”
  - “Trepanier: Peace and quiet, wildlife, space, privacy, small community feel.”
- Back country, wilderness, isolation, recreation
  - “The timberline and rural character of this area is the reason we decided move to this area. This area is about as close to the back country as you can get without being totally isolated. This community fiercely supports the use of snow shoes, log splitters, chainsaws, wood stoves, ATVs and dirt bikes. This is not like the walled cities that you might find in town. Sorry those rules don’t apply here. There is kind of feeling of

freedom that one gets when you move out of town. Room to breathe and nary a bureaucrat.”

- “Immediate access to trails i.e. Lacoma Lake and Silver lake”
- “Trepanier Rd: The wildlife parks that are already there.”
- Other
  - “Privacy, relatively low taxes”
  - “Location, climate, services e.g. Waste collection (do we get anything else?)”
  - “Rural, which has been compromised with gravel pits!”
  - “Peaceful rural setting which has been scarred by multiple gravel pits”

## Improvements people would like to see

- Land use, multiple issues
  - “Municipal water, Fire protection. The control of gravel pits in proximity of existing houses. There should not be a gravel pit within 1 km of an existing house. I strongly recommend that the west end of Trepanier Rd be connected to 97C at the existing U turn route. This would remove heavy truck traffic from the residential area greatly improving the safety of the road and restoring the quality of the living experience of the area. The connection of Trepanier would also creates a fire egress. Allow for RU3 subdivision to increase feasibility of services like water and fire protection.”
  - “Do not allow gravel extraction! No burning at wrong time enforced. All development should be slow and good planning. Do not wish to be incorporated into Peachland. No more gravel extraction. No chlorinated water and let each house treat its own water.”
  - “Personally we should have been absorbed by Peachland. The idea of regional districts in some areas should have come to an end long ago”
  - “To leave as natural as possible (do not allow reduced lot sizes)”
  - “The ability to subdivide 1 acre lots off existing property if the home owner already owns over 5 acres”
  - “Subdivision of larger properties to allow for 2 1/2 rural lots.”
- Community centre
  - “More pathways ,Some sense of community like a soccer field , small hall etc.”
- Water and fire protection
  - “Community Water and fire protection”
  - “We are not against growth, but we feel, in order for growth to continue, we need a reliable water system able to support the population ALREADY here, as well as further growth. We have been members of the Trepanier Ditch Water Users Community for over 30 years and have been watching growth continue without regulations being followed further up Trepanier Valley. There are several residences which draw water from Trepanier Creek without licenses or support for the creek, either financially or environmentally. As the municipality of Peachland is planning to decommission their water systems on Trepanier Creek, would it not be possible for the Regional District to take over that system and supply water to Trepanier residents, as well as Peachland if necessary?”

- “I would like to see a potable water supply distribution system for Trepanier, Paradise Valley and Maxwell Rds. Specifically I would favour any improvement to the width and surface condition of Maxwell Rd.”
- “roads, water, fire protection in Trepanier”
- “Provide fire guard around housing areas, help property owners with fire protection, clear cutting dead trees, replant with new ones, cheaper programs for purchasing insect repellent (pine beetle) for acreages”
- “The supply of municipal water needs to be addressed and implemented immediately. This will safeguard the valuable resources of water the Trepanier area has. Ru3 zoning will benefit the area greatly as this will make the water and fire protection more cost effective. The area would then transform back into a great residential area with some services that will help protect the resources and environment. This also fits perfectly with the Regional Growth Strategy.”
- “Potable water and fire protection”
- “Water services -- Fire protection --- Moratorium on Gravel pit extraction --“
- “Fire protection and protect the creek. An official community plan allowing for increased development for residential”
- “Potable water supply, sewage collection and disposal, fire protection, a road that is accommodating to foot, bike, horse traffic. Possible a foot/bike path”
- A second exit, diversion of truck traffic
  - “The bridge at Paradise Valley is a concern. This bridge was probably never designed for the heavy equipment and frequency of use. It is the only exit for residence on paradise valley drive. A second exit, as once existed towards the west would or could provide residence with an emergency exit in the event the existing bridge was compromised.”
  - “I would like to see an access for gravel trucks onto the connector built where the connector intersects with the power line and have the pit owners pay for these upgrades and be forced away from the residential neighbourhood”
  - “Roads West access on to the Coquihalla”
  - “fire protection, alternate road out of our neighbourhood (Maxwell Road), safer road & possibility of potable water”
- No gravel pits, More regulation of gravel pits
  - “Some kind of reasonable control over the gravel pits. Better snow removal in the winter”
  - “Road safety and air quality - crushers in gravel pits make this worse”
  - “No gravel pit operations”
  - “Stop Gravel pits and Commercial Rv parks no more development taking away our water.”
  - “Reclamation of existing gravel pits”
  - “Maxwell Road. No new gravel pits. No adding on to existing gravel pits.”
  - “Fire protection, improved road maintenance, eliminate gravel pits in residential areas and gravel truck traffic”

- “Get rid of the gravel trucks and gravel mining operations and start reclaiming the damaged areas. West access to the Coquinalla Hwy. Water service including fire protection by way of hydrants”
- “Access to underpass that takes you to silver lake has been blocked by gravel pit. Require new trail over Trepanier creek”

## Additional comments

- Other
  - “Need clarification when calling 911. Peachland does not respond but our mailing address is Peachland. Precious minutes can be lost trying to explain JUST where we live!!!”
  - “Thank you for last years consideration and works in the fuel mitigation for the upper Trepanier valley and equally important tussock moth spray programme”
- Gravel pits
  - “Land use wordings to mitigate further damage to the area by gravel pits. Policy to protect the residents from existing gravel pits. There is huge gravel reserves to the west of the existing residential properties that could be utilized by the connection of Trepanier to 97C.”
  - “With all the new gravel pits in Trepanier Valley, we think it is necessary that Trepanier Road be widened, especially in some corners, with shoulders or walking areas for cyclists, horses and walkers. Trepanier Road should be paved according to truck traffic standards to accommodate the heavy traffic.”
  - "Jack Creek Ranch LTD - Property Owners, Maxwell Road, Peachland: Are prepared to work with the Ministry of Transportation to improve Maxwell Road and bring it up to specification. Are prepared to provide the necessary road right-of-way on Maxwell Road. Are prepared to supply raw materials needed to construct Maxwell Road. Are prepared to agree that no gravel processing will occur on site. "
  - "I was born in Kelowna in 1959 have waited many years to live in the valley that my family and I hunted and enjoyed. Only to be slapped in the face with too many gravel pits , an RV park with permanent modular homes, with 250 nlb propane tanks at one end and fire pits at the other. not to mention the forest is bone dry and when a fire starts 8-10 homes will be cut off. Thanks"
  - "We already have 4 gravel pits operating in the area -- and we understand Bruce Pratt is proceeding with Westbank aggregates to start his pit -- I hope there is no back scratching between the RDCO and Bruce Pratt re the land sale for the park and possibly the gravel he has offered to fix Maxwell rd .. Should be very interesting."
  - "Trepanier: Improve road surface on Maxwell Road, improve school bus stops, minimize gravel truck hauling and remove gravel pits and proposed sites to a minimum of 10km from residential properties. Improve snow lowing and safety barriers on roads. Prohibit gravel pits"
- No more trails

- "I am not against parks and trails but I feel that are enough in place at this time. I believe that sensitive flora and fauna along creeks is best protected by lack of access. Mans so-called improvement to these areas is bs."
- "I am in favour of parks and trails, but I feel we have enough at this time. The best protection of flora and fauna along creekways is lack of access. Man's so-called improvement to these areas is B.S.""
- "I am against any further plans for developing more public walking trails that would invade private property, streamline, creek side environment damages."
- Subdivision
  - "We are concerned that any subdivision allowed will add more housing, thus more traffic and noise, and will change the rural aspect now enjoyed."
  - "What we really need is water and fire protection. No amalgamation. I would support the subdivision of larger lots."
  - "Lots kept to a minimum of 2 hectares"
  - "I do not want to see the LUC removed, however, if the majority of owners want it removed then I think it should be removed from ALL properties and not done piecemeal."
  - "The Regional District needs to move forward with water or allow RU3 with well and septic. The soils of the area generally have good drainage and lots of ground water. with out progress this area will lose its character and quality and valuable resources. Gravel pit and grow opps are not in the vision of the area."
  - "We don't want any lots smaller than 5 acres. Otherwise we may as well live in a subdivision."
  - "We don't want any lots smaller than 5 acres. Otherwise we may as well live in a subdivision."
  - "Road surfaces in Trepanier damaged caused by gravel trucks yearly. Highway intersection improvements at HWY 97 and Trepanier Rd. Need lights, very dangerous. Increase environmental land for environmental protection, not recreation"
  - "I don't think it would be good to put 1/4 acre lots here in Trepanier for housing, but 1 acre lots would be fine. It is rare to find a nice 1 acre lot to build on anywheres in the regional district. Road surfaces need to be improved wherever gravel trucks are operating and driving on. The gravel trucks drive too fast. Need safe area along the road for walking and cyclists so trucks aren't running you over"
- Road improvement
  - "We purchased in Trepanier area because of the rural setting, we would like this to be left this way with a min of 5 acre lots, especially on Maxwell Rd where the road structure will not allow high volume traffic safely"
  - "OCP survey should clearly separate and indentify each area on its own merits, not be grouped together. We live in Trepanier for the rural setting and do not want additional lots under 5 acres without road improvements"
- Water and fire

- "With the new regulations on water quality which are very costly! As this community grows We will need a water system. Our neighbouring District of Peachland is in the process of building a highly specialized system to the new Provincial standards. Trepanier should join Peachlands system as Water should be more of a regional Utility. Ponderosa Golf Course is within Peachlands boundaries and only 1500 feet away from the water line which feeds upper Peachland North. Trepanier could easily be tied in with this system and it would save Peachland as they would eliminate pumping from the lower areas. Please contact me for a better explanation! Should below the Connector join District of Peachland."
- "Fire protection is extremely important. Why can't we build a volunteer fire department to service the residence in Trepanier"
- "Fire protection is a major concern and should addressed both for residence and the neighbouring communities."
- "fix maxwell rd include alternate route out in case of fire "
- "At the meeting(s)/in writing I would like to better understand our options for fire protection and water. If they are going to happen in the Trepanier area, there is a possibility that we may not get it on Maxwell (getting resources up the hill could be a problem). If this scenario is the case, will our taxes increase too? Als Brent Road going to be part of the same OCP or just sharing the same survey to gather information (the 2 areas have different needs?"
- "Trepanier: city water"
- "Trepanier road improved, bus service, fire protection"
- "Not bike friendly, regulate but not prevent open burning. Further subdivision of existing properties or crown land should not occur without putting in place a potable water supply and distribution system as well as a community sewage collection and disposal"
- Second access, fire escape
  - "There needs to be a plan in place for residents of Star Place. There was a fire at the end of the road last year along Trepanier, and if that is blocked, the residents have no way of getting out, unless we cut through neighboring properties. Along the main roads, dead trees should be taken down and some fire guard safety in place. The costs are quite high for tree removal, and pine beetle repellent. There should be a program in place to help offset those costs."
  - "Western access to Coquinalla Hwy to eliminate illegal turns"
  - "In Trepanier: very important - Fire escape route to the West to access 97c or turn round point'
  - "A second access to Connector to escape a forest fire"
  - "secondary access to connector to escape potential fire"
  - "Need fire protection from West Kelowna full-time fire dept. "
  - "fire protection, another access in and out of Trepanier. At present there is only one way in and out. Access to the connector"