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EXECUTIVE SUMMARY

OKANAGAN CENTRE: SHARING VALUES AND VISION

In April, 2006 the District of Lake Country established the Okanagan Centre Sector Plan Committee whose aim is to develop a Sector Plan for the Okanagan Centre Ward. One important objective of the Sector Plan is to ensure it accurately reflects Okanagan Centre residents' opinions on issues dealing with future land use and development.

To meet this objective the Okanagan Sector Plan Committee employed a consultant to assist it to conduct a multi-method survey of resident opinions. A questionnaire was designed and specifically addressed issues pertaining to future development of Okanagan Centre. They are: Parks, Infrastructure, the Village, Land Use, the Environment, and Quality of Life.

In addition, group and individual interviews were conducted for the purpose of gathering more in-depth views on what is already valued and should be kept. The interviews utilized an appreciative inquiry approach to garner thematic perspectives on aspects encompassing the history of Okanagan Centre, what constitutes Okanagan Centre now, and what should Okanagan Centre be like in the future.

The results show that Okanagan Centre is rich in history. Okanagan Centre was, and is a community of people who care for others, who care for their environment, and who care about maintaining what is best so it may be carried forth and shared with those of the future. Over and over the paramount principles that are held in esteem are those dealing with a type of lifestyle and types of person-to-person relationships that residents currently fear are being neglected, or discarded as more and more people gain access to a previously "mostly undeveloped" area.

The community, in general, is willing to embrace change, but want this change to be well-managed. A myriad of residents have offered unique and valuable perspectives on important past values, as well as future community needs and priorities. They addressed many of the key future land use and development issues - all of which are mostly interrelated and interdependent.

In essence, through this process, Okanagan Centre has empowered itself. It has explored its core values. It has established a vision for the future, and through this framework, and through the upcoming Sector Plan it should enable informed decision-making for the District of Lake Country Council, and for Okanagan Centre Ward.

The following report is presented in two main parts. It first outlines the research design and second it provides a descriptive synopsis of the results of the questionnaire and the major themes that emanated from the group and individual interviews.

ACKNOWLEDGEMENTS

The District of Lake Country Council, Administrator, and Staff

Sector Plan Committee and Sub-Committee Members

Sector Plan Committee Chair: Peter Nott

Sector Plan Sub-Committees:

Parks

Chair: Susan Bauhart

Members: Penny Gamble, Sky Sigal, Russell Mussio, Rod Derksen

Infrastructure

Chair: Ann Nott

Members: Jake Thiessen, Josh Goode

The Village of Okanagan Centre

Chair: Sally McRoberts

Members: Jim Taylor, Eleanor Geen, Elaine Gibbons

Land Use

Chair: Elaine Gibbons

Members: Madeleine Van Roechoudt, David Geen, Tim Goode, Gary Baird

Environment

Chair: Josh Goode

Members: Toby Smit, Andy Miller, Sky Sigal

Quality of Life

Chair: Penny Harris (resigned); Peter Nott (current)

Members: Tim Goode

Public Communications

Chair: Alice Rees

Members: Jim Taylor, David Geen

Development Variance Applications

Chair: Robert Naden (resigned); Peter Nott (current)

Consultants:

Alan Pattison

Linda Jaine

Interview Participants

Jeannette Buchholz, Heather Houston, Rich Gibbons, Mick Wentworth, Anne Land, Anne Chambers, Larry Chambers, Julie Chambers, Val Regier, Des Regier, Tess Hinchcliffe, Mike Schwartzenruber, Margaret Kyle, Shauna Detjan, Stuart Detjan, Kate Oswald, Kevin Oswald, Reetha Thiessen, Jake Thiessen, Tonette de Vera, Derek Hellyer, Duncan Tough, Bobbie Tough, Bob Chalut, Rich Nicholls, Bob Wilkinson, Deb Richie, Doreen Large, Eleanor Geen, Dave Nightingale, Sharon Laing, Sally Laing, Tom Potts, Helen Potts, Marc Van Roechoudt, Paul Rees, Ash Wentworth, Madeleine Van Roechoudt, George Heiss, Trudy Heiss, Doris Phillips.

All Questionnaire Pre-Test Participants

Facility Donators

District of Lake Country, Okanagan Centre Town Community Hall, Grey Monk Winery, The Store in Okanagan Centre Village, Farmers Fruit and Produce in Winfield.

I. INTRODUCTION

District of Lake Country Official Community Plan: The District of Lake Country adopted its Official Community Plan (OCP) in November 1996 and its revised OCP in February 2002. The purpose of an Official Community Plan is to outline the general vision of a community's future regarding land use and development. It thus provides guidance to Council and municipal staff when making decisions about community development and it enables expenditures and bylaws to be consistent. As well it is a valuable source of information to enable current residents, future residents, and those wanting to invest in the community with a general guide regarding community development, and land use. The District of Lake Country's OCP is required to be reviewed every 5 years to keep pace with changing conditions and to ensure its policies and objectives remain effective.¹

Okanagan Centre Sector Plan: A Sector and Neighborhood Plan complements the Official Community Plan. The Sector Plan utilizes the general land use and development policies of the OCP but defines them more specifically. On April, 2006 the District of Lake Country established an advisory committee, (the Okanagan Centre Sector Plan Committee), to develop a Sector Plan for the Okanagan Centre Neighbourhood Ward. Its purposes are "to guide Council and staff in its decision making and provide the public with a level of certainty respecting the development, form and character of the neighbourhood".²

Okanagan Centre Sector Plan Surveys: One important objective of the Sector Plan is to obtain "broad community involvement and support".³ To meet this objective the Okanagan Sector Plan Committee employed a consultant⁴ to assist the Committee to survey, by questionnaire and other means, Okanagan Centre residents' opinions on what they want Okanagan Centre to be like in the future.

The Survey Process is intended to include as many "voices" as possible. Various groups of Okanagan Centre residents have been interviewed⁵ using an Appreciative Inquiry approach. Appreciative Inquiry focuses on what is valued or appreciated in the community. It looks at what is already good and should be kept opposed to what is wrong and should be changed. The groups interviewed are: 1) People who have lived in Okanagan Centre all their lives; 2) People who have lived in Okanagan Centre for 8-15 years; 3) People who have lived in Okanagan Centre for 1-3 years; 4) People who own large tracts of land in Okanagan Centre; and 5) Young people who have grown up in Okanagan Centre. The interviews took place between August 23 and November 15, 2006.

Individual interviews⁶ were also conducted to gather further information on aspects of the history of Okanagan Centre, what constitutes Okanagan Centre now, and what should Okanagan Centre be like in the future. The interviews took place November 21, 2006.

The Okanagan Centre Ward Sector Plan Resident Survey also included a questionnaire, comprised of six main areas: Parks, Infrastructure, The Village, Land Use, Environment, and

¹ District of Lake Country Official Community Plan, 2001-2021, p.3. District of Lake Country, BC.

² Okanagan Centre Sector Plan Terms of Reference-June 16/06, p. 2. District of Lake Country, BC.

³ Ibid.

⁴ Linda Jaine

⁵ The interviewers were Sally McRoberts, Jim Taylor, Elaine Gibbons, Eleanor Geen.

⁶ The interviewer was Linda Jaine.

Quality of Life. The seventh area contained four questions and was optional to answer or not. In total the questionnaire contained seventy-nine questions. In total, 2098 questionnaires were distributed in February 2007. There were 435 returned.

Okanagan Centre Sector Plan Policy Development: The policy consultant⁷ will utilize the results of the questionnaire augmented by the series of interviews, conduct further data gathering and analysis, and will develop, with the Sector Plan Committee, formal policies for the Okanagan Centre Ward Sector Plan.

II. RESEARCH DESIGN

1. PURPOSE, GOALS, AND OBJECTIVES

The purpose of this research is to gather opinions from the residents of Okanagan Centre Ward on significant issues pertaining to future land and land use development in Okanagan Centre Ward

The goals of the research are fourfold; that is by gaining insight on issues that will affect the future, policy decisions can be formulated and formally established in an Okanagan Centre Sector Plan. This Sector Plan will act as a guide to the District of Lake Country Council and staff in its community development decision making as well as provide the public with a level of certainty respecting the development, form and character of Okanagan Centre Ward.

The information will also be useful for local, regional, and provincial organizations and agencies when addressing development issues related to Okanagan Ward Centre. It is intended to augment planning capacity for local government, developers, regulatory agencies, and for those seeking economic development or residency initiatives.

The objectives of the survey portion of the project are to:

- Design a questionnaire for the purpose of gathering opinions from Okanagan Centre Ward residents on issues pertaining to future aspects of Parks, Infrastructure, The Village, Land Use, Environment, and Quality of Life.
- To gather more in-depth opinions from five specific groups of Okanagan Centre Ward residents on what is currently valued or appreciated in the community
- To gather more in-depth individual opinions on aspects of the history of Okanagan Centre, what constitutes Okanagan Centre now, and what should Okanagan Centre be like in the future.
- To utilize resident opinions to formulate policies on future community development.
- To enable the development of an Okanagan Centre Ward Sector Plan that will complement the District of Lake Country Official Community Plan.

2. METHODOLOGY

The research design is a descriptive survey of Okanagan Centre Ward residents' opinions on what they would envision for Okanagan Centre to be like in the future regarding land use and community development. A multi-method survey was utilized with three opinion gathering methods employed to garner the data that are presented and discussed in this report.

⁷ Alan Pattison.

2.1 Group Interviews

Between August 23, 2006 and November 21, 2006 five group interviews were held. The interviewers were members of the Okanagan Centre Sector Plan Sub-committees.⁸ The participants were all residents of Okanagan Centre Ward. The group interviews were divided into five categories as follows:

- People Who Lived In Okanagan Centre All Their Lives
- People Who Lived In Okanagan Centre For 8-15 Years
- People Who Lived In Okanagan Centre For 1-3 Years
- People Who Own Large Plots Of Land In Okanagan Centre
- Young People Who Grew Up In Okanagan Centre.

To guide this inquiry the interviewers utilized a semi-structured interview method for the purpose of gaining a detailed picture of the residents' opinions on the topic. Further, an Appreciative Inquiry approach was utilized. Then by employing qualitative analyses, rather than quantitative analysis, the "richness" of the themes were allowed to emerge and be captured.

Utilizing an appreciative inquiry approach in this portion of the research is particularly relevant for two reasons. One, is that the future questionnaire would focus on short-answer opinions, albeit an Additional Comments page would be included at the back of the questionnaire. Second, appreciative inquiry engages participants to articulate their views for the future by reviewing the best of the past. Appreciative Inquiry is thus a method of envisioning the positive and affirming the best of the past for the purpose of creating purposeful change for the future. Because Okanagan Centre Ward is changing, and will continue to undergo change it was felt important to gather opinions from groups of residents to determine what has worked well in the past so those positive aspects can be carried into the future when managing inevitable change.

2.2 Individual Interviews

On November 21, 2006 four Okanagan Centre Ward individuals were interviewed.⁹ The interviewer utilized a structured interview method for the purpose of garnering more in-depth opinions and information than would arise from the questionnaire, regarding the past, present, and future of Okanagan Centre.

The first two participants interviewed are seniors in the community. Their views are important because they have lived in Okanagan Centre for decades and have already witnessed major changes, such as when boats were the major source for commerce and transportation, and when the first private telephone was introduced and used in Okanagan Centre.

The second two participants are a husband and wife, chosen because, as visionary business people, they moved to Okanagan Centre decades ago. They totally changed from their past business (hairdressing) to establishing a winery. This business encompasses prominent aspects of what has been an integral part of the past of Okanagan Centre (orchards) and successfully merged this aspect with the inevitable change that would be occurring decades later throughout the Okanagan Valley (award winning wines and wineries).

⁸ Sally McRoberts, Jim Taylor, Elaine Gibbons, Eleanor Geen.

⁹ The interviewer was Linda Jaine, Okanagan Centre Ward Sector Plan Survey Consultant.

2.3 Questionnaire

The questionnaire was employed to gather opinions from the larger sample of Okanagan Centre Ward residents. The questionnaire was divided into six main areas: Parks, Infrastructure, The Village, Land Use, Environment, and Quality of Life. The seventh area contained four questions and was optional to answer or not. In total the questionnaire contained seventy-nine questions. Appended to the questionnaire was an Additional Comments page. This page was intended to encourage residents to provide additional views on the above topics and to add any other opinions that were important to them. The Additional Comments page is another important venue in providing “a whole picture” of and for Okanagan Centre.

The design of the questionnaire underwent many stages from concept to completion. To ensure quality output the Sector Plan Committee held numerous meetings to discuss and refine the questions, and in addition employed a Survey Consultant. Once the basic characteristic parameters and questions were established, the questionnaire was pre-tested on January 27, 2007.

The Pre-test Group was comprised of eight Okanagan Centre Ward residents. There was representation from each of areas of the Ward, A to F, as shown on the map that accompanied the final questionnaire. The Pre-test Group were provided with each section of the then questionnaire and asked for their feedback: what was good, and what could be made better. Specifically the participants were asked the following:

- a) To ensure all questions are clear and understandable.
- b) To ensure the Reference Materials (Water, Roads, Greenspace Plan Summaries) are helpful.
- c) To ensure the map is understandable and helpful.
- d) Are the charts easy to understand?
- e) Which questions need to be reworded for clarity?
- f) Are some questions redundant or not necessary?
- g) Are some questions not asked that obviously should have been asked?

In relation to Section VII of the questionnaire, “Tell Us About Yourself” the participants were asked whether they thought it should be included or excluded because of a diversity of opinion within the Sector Plan Committee. Some Sector Plan Committee members thought it shouldn't matter, for example, whether a questionnaire respondent owns or rents property, or how long one has lived in the community, and accordingly the questions should not be asked. Others thought there was value in the information and the questions should remain. The Pre-test group's advice was to leave the section within the questionnaire and to have it remain as optional to answer or not.

At the end of completing the pre-test session, participants were asked whether they thought an Open House would be important for residents. Its purpose would be to provide assistance and clarification for those residents who might have comments or questions regarding the final questionnaire. The Pre-test Group's recommendation was to proceed with an Open House. The Open House was held on Saturday March 3, from 10 a.m. to 4 p.m. at the Carrs Landing Room, District of Lake Country Municipal Building.

The comments from the Pretest Group were valuable because it provided quality controls and reliability checks on the questionnaire. Second, it further assisted the Sector Plan Committee to gain a deeper understanding of a representative sample of Ward resident perceptions, opinions and attitudes. Third, like the group and individual interviews it provided a supplementary source of information for a multi-method survey such as this.

Subsequently, aspects of the questionnaire were revised to reflect the Okanagan Centre Ward Pre-test Group opinions. The final questionnaire was mailed and/or distributed with two for each civic address. In total there were 2,098 questionnaires sent out (to 1048 addresses). Each envelope delivered to addresses in the Ward and in Canada contained two questionnaires with four reference materials:

1. A Map of Okanagan Centre Ward
2. A Summary of Okanagan Centre Water
3. A Summary of Okanagan Centre Roads
4. A Summary of the Greenspace Plan.

The Appendix contains the survey questionnaire and reference materials that were utilized.

III. RESULTS

OKANAGAN CENTRE: SHARING VALUES AND VISION

1 QUESTIONNAIRE

An exact population figure for Okanagan Centre is not known. One reason is that Statistics Canada displays its data for Lake Country as a whole and not by Wards. Second, the District of Lake Country files reflect civic addresses and not the number of persons who reside at them. For the purpose of this questionnaire a resident was considered to be a person who was registered with the District of Lake Country as having a civic address. It is estimated that the Okanagan Centre Ward population that actually lives in Lake Country at this time, is comprised of approximately 2,000 persons.

In total approximately 1807 questionnaires were distributed within Okanagan Centre Ward plus 11 questionnaires were mailed to Okanagan Centre property owners outside Canada; and 280 questionnaires were mailed inside Canada, but outside of Okanagan Centre Ward for a total distribution of 2099 questionnaires. The number of questionnaires that were returned was 435. Thus, the response rate is 20.73 or 21 percent. This is considered to be average.

The questionnaire was designed to garner the opinions of adults (and was not distributed to schools for example). Although the number of adults, nineteen years and older, is unknown, it is clear that when children and youth are not counted for the purpose of this questionnaire only, the response rate may hover around 40 percent and would be considered higher than average.

Data are open to various types of analyses and interpretations. This report is intended to be viewed as the first attempt to present the overall findings. Accordingly, each table will be presented and only the highlight findings of each section will be presented. It is envisaged that subsequent secondary analyses of the study data will provide further insights. Specifically the research results were intended to be, and will be utilized and integrated into the future Okanagan Centre Ward Sector Plan. The Sector Plan will act as a guide to the District of Lake Country Council and staff in its community development decision making as well as provide the public with a level of certainty respecting the development, form and character of Okanagan Centre Ward.

1.1 PARKS

Park Amenities

Name	Address	Park Benches	Playground	Beach	Picnic Facilities	Parking	Washrooms	Concession	Trails	Sports Fields (i.e. Soccer, Ball)	Skate park	Boat launch	Hard Surface Sports	Dogs permitted
1. Okanagan Centre Park (museum)	Okanagan Centre Road West	X	X	n/a	X	X	X	13	6	X	1	n/a	23	33
2. Lang	Lang Court	41	10	n/a	6	9	4		18	1	1	n/a	1	28
3. Camp Walkway	Camp Road	n/a	n/a	n/a	n/a	n/a	n/a	n/a	33	n/a	n/a	n/a	n/a	53
4. Dewar	Hallam Road	29	15	n/a	3	2	3		15	1	1	n/a	X	21
5. Okanagan Centre Foreshore	Okanagan Centre Road	99	9	X	58	X	106	10	X	2	1	22	4	99
6. Jack Seaton	Camp/Tyndall Road	X	X	n/a	X	X	X	X	X	X	6	n/a	X	67
7. Saldin Park	Saldin Court/Camp Road	34	12	n/a	6	2	2		16	1	4	n/a	2	28
8. Cemetery Road Park	Cemetery Road	54	11	n/a	12	13	16		38	4	3	n/a	8	49
9. Heritage Court Park	Heritage Drive	40	15	n/a	8	6	5		17	2		n/a	5	32
10. Road End	3 rd Street Road end	39	8	17	14	22	31		14			5	1	40
11. Road End	4 th Street Road end	38	9	21	17	21	26	1	13			4	1	39

The responses generated from this chart seem to indicate that the community is generally satisfied with the parks' amenities as they are. There is indication that in particular for #5, the Okanagan Centre Foreshore, amenities such as park benches, picnic facilities, washroom facilities, and the permitting of dogs may be considered for the future when further amenities are added or improved.

Public Access	YES	NO	Total
12. Waterfront parks and road ends provide access to the lakeshore. Should they be further developed to improve access?	218	207	425
13. Should unapproved structures on the foreshore, road ends, and parks be removed?	310	98	408
14. Should a fee be charged to use the boat launch at the Safe Harbor?	117	292	409

Question #12 responses are almost evenly divided between those in favour of and those against further development of waterfront parks and road ends to improve access to the lakeshore. This is consistent with responses to questions 1-11 where the community seems to be generally satisfied with the parks' amenities as they are.

Question #13 responses are highly in favour of unapproved structures on the foreshore being removed. This is consistent with question #57 in which respondents indicated they are mostly in favour of adopting the Greenspace Plan.

Question #14 responses indicated that a fee should not be charged for use of the boat launch at the Safe Harbour.

Okanagan Centre Ward Parks	Important	Not Important	No Opinion	Total
15. The District of Lake Country should develop parks in residential neighborhoods (i.e. corner of Camp and Tyndall) as opposed to leaving them in their natural states.	108	264	53	425
16. Okanagan Centre Museum Park should continue to be a focal area for our cultural heritage and community activities.	346	37	43	426
17. The District of Lake Country should designate areas along the foreshore as swimming beaches (with buoys to keep boats out, with washrooms, etc.).	323	93	13	429

Question #15 opinions indicate that it is not important that the District of Lake Country develop parks in residential neighbourhoods. Leaving Okanagan Centre parks in their natural states would be consistent with the general opinions expressed in questions 1-11.

Questions #16 and 17 indicate the importance of the foreshore area being advanced as an integral factor pertaining to the cultural heritage of Okanagan Centre Ward and that community activities such as designated swimming beaches with amenities such as washrooms are important.

New Parks	Important	Not Important	No Opinion	Total
18. The District of Lake Country should develop a boat access park.	186	203	36	425
19. The District of Lake Country should develop trails that connect with the Regional Trail network.	278	103	37	418
20. The District of Lake Country should acquire additional parkland within the Okanagan Centre Ward.	239	130	56	425

Questions #18, 19 and 20 indicate that the community does not think that developing a boat access park is important. However the community does desire trails that connect with the Regional Trail network and would like additional parkland acquired.

21. The Committee would like your help to advise District Council and Staff on which issues would need the most immediate attention, given that, with their limited budgets, not everything can be dealt with at once. In what order would you recommend the following issues be addressed? 1= most immediate, 2= very soon, 3= soon, 4= later.

	1	2	3	4	Total
Park Amenities	72	90	114	117	393
Public Access	123	97	89	87	396
Ok. Centre Ward Parks	80	99	144	70	393
New Parks	78	58	71	184	391

The community has indicated that the 3 important areas needing immediate attention are Public Access to the waterfront parks and road ends, Okanagan Centre Ward Parks, and Park Amenities.

In summary, the responses generated from the Parks section indicate that the community is generally satisfied with many of the current park amenities, However, the foreshore area should be advanced as integral to the cultural heritage of Okanagan Centre Ward, and community activities such as designated swimming beaches with amenities such as park benches, picnic facilities, washroom facilities, and allowing dogs in some parks should be considered, while unapproved structures on the foreshore should be removed. The development of a boat launch access park is not important and a fee should not be charged for use of the current boat launch at the Safe Harbour. Trails that connect with the Regional Trail network and additional parkland are important and should be acquired in the future.

1.2 INFRASTRUCTURE

Wastewater (Sewer)	Very Concerned	Concerned	Slightly Concerned	Not Concerned	No Opinion	Total
22. How concerned are you with the lack of community sewer services to clusters of existing homes in Okanagan Centre Ward?	134	127	85	82	6	434
23. How concerned are you that septic systems near the foreshore may be having a negative impact on lake water quality?	255	90	55	23	11	434
Water (For Reference See Attached Water Summary)						
24. How concerned are you with the quality of drinking water in Okanagan Centre Ward?	227	100	53	38	12	430
25. How concerned are you with the capacity of the water system?	167	127	65	48	17	424
26. How concerned are you that water conservation measures should be encouraged?	181	136	63	34	9	423
27. Are you concerned that people should pay for excessive water use?	142	131	67	75	13	428
28. How concerned are you with storm water causing erosion to property and road side ditches?	83	129	131	78	11	432
Transportation (For Reference See Attached Road Summary)						
29. How concerned are you with the current quality of roads in Okanagan Centre Ward?	153	136	95	47	2	433
30. How concerned are you with the speed at which vehicles travel on Okanagan Centre Road along the lakeshore?	167	93	112	44	18	434
31. How concerned are you about the current enforcement of speed limits in Okanagan Centre Ward?	157	76	94	83	22	432
32. How concerned are you about the current lack of sidewalks provided in Okanagan Centre Ward?	95	78	91	156	14	434

Questions #22 and 23 indicate that in the area of wastewater (sewer) the community is very concerned regarding the lack of community sewer services to clusters of existing homes in Okanagan Centre Ward, and that the septic systems near the foreshore may be having a negative impact on lake water quality

Questions #24- 28 indicate that the community is very concerned about the quality of drinking water, the capacity of the water system, that water conservation measures should be encouraged, and that people should pay for excessive water use. Storm water causing erosion to property and side ditches is also an important concern.

Questions #29- 32 indicate that the community is very concerned about the current quality of roads, the speed at which vehicles travel along the lakeshore and the current enforcement of speed limits. The community is generally not concerned about the current lack of sidewalks in the Ward.

	YES	NO	Total
33. Would you be in favour of automatic towing of illegally parked vehicles?	220	193	413
34. Would you use a minibus to connect with the current bus services?	155	230	385
35. Are you in favour of bicycle lanes being provided on major connecting roads?	324	78	402

36. The current speed limit throughout Okanagan Centre is 50 kms, except near the museum, where 30 km is posted. Which speed limit would you prefer for the road along the lakeshore?

179 50 kms 223 30 kms 9 15 kms **Total = 411**

Questions #33- 36 responses indicate that automatically towing illegally parked vehicles could be a divisive issue. Although the majority of respondents indicated that they would not use a minibus to connect with current bus services, there are a significant number of respondents who indicated they would use this service. The majority of respondents are in favour of bicycle lanes being provided on major connecting roads. Additionally, respondents indicated that they would prefer a speed limit of 30 kms. per hour along the lakeshore road.

37. To assist Council and Staff with their planning and budgeting, in what order would you recommend the following issues be addressed? 1= the most immediate, 2= soon; 3= later.

	1	2	3	Total
Wastewater (sewer)	130	201	96	427
Water	231	136	56	423
Transportation	73	77	275	425

The community has indicated that the in order of importance the issues to be addressed are: water, wastewater (sewer) and transportation.

1.3 THE VILLAGE OF OKANAGAN CENTRE

38. How would you define the Village of Okanagan Centre? I would define the Village of Okanagan Centre as:

77 The entire Ward - everything west of Bond and Chase Roads.

140 Everything from the junction of Okanagan Centre Road West and Carr's Landing Road, South to the Serwa property, (where Okanagan Centre Road starts to climb away from the lake), and below Camp and Tyndall Roads.

73 Everything from Camp Road to just south of the Safe Harbour, and below Hare Road.

60 Only the flat land along Okanagan Centre Road and Maddock Road, from Camp Road to 10th Street.

Total = 350

Regardless of my response to #38, I think that	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion	Total
39. The rural residential/rural agricultural atmosphere of the Village of Okanagan Centre should be maintained.	255	108	44	7	15	429
40. The foreshore along the Village should be kept natural, undeveloped, and for public use.	280	98	30	16	5	429
41. It is important to restrict development to individual, single family homes in the Village.	214	85	86	26	18	429
42. There is a need for a Senior's Housing facility in the Village of Okanagan Centre.	72	146	96	42	72	428
43. It is important to more strictly enforce bylaws pertaining to the Village (i.e. parking, foreshore, Safe Harbour).	129	192	67	14	26	428
44. It is important to more strictly enforce bylaws pertaining to the Village (i.e. parking, foreshore, Safe Harbour).	201	157	32	5	32	427
45. As a means of easing congestion along the foreshore, parking areas should be designated and parking bylaws should be strictly enforced.	170	186	44	11	16	427
46. Some buildings in the Village of Okanagan Centre could be designated as "Heritage" buildings.	115	166	74	17	56	428
47. Limited commercial development should be encouraged in the Village of Okanagan Centre.	112	175	83	40	19	429
48. There are property boundary discrepancies within the Village of Okanagan Centre. To resolve these discrepancies the lots in the Village should be resurveyed by the appropriate provincial authority.	81	173	49	25	100	428

Questions #39- 47 indicate that the community is highly in favour of maintaining the rural residential/rural agricultural atmosphere of the Village of Okanagan Centre. Further, the foreshore along the Village should be kept natural, undeveloped, and for public use (consistent with responses to questions #15, 16, 17). Additionally, it is important to restrict development to individual, single family homes in the Village. Limited commercial development should be encouraged in the Village. However, there is a need for a senior's housing facility. Bylaws should be more strictly enforced (i.e. parking, foreshore, Safe Harbour), and as a means of easing congestion along the foreshore, parking areas should be designated and parking bylaws should be strictly enforced. Concurrently, some buildings in the Village of Okanagan Centre could be designated as "Heritage" buildings.

Question #48 indicates that although there is agreement that property boundaries should be resurveyed by the appropriate provincial authority, there are many who either disagree or have no opinion.

1.4 LAND USE

This Land Use Section sought 2 opinions for each of questions #50-56. Question #49 asked for the area in which the respondent resided or owned property, and then asked for an opinion for each question regarding that area. Second, the respondent was asked for an opinion for each question but in relation to the Ward.

49. With reference to the map in which area do you reside or own property?

37 A 117 B 132 C 69 D 10 E 51 F Total = 416

Future Land Use/ Zoning

	YOUR AREA			WITHIN WARD			Total
	No Opinion	Yes	No	Yes	No	No Opinion	
51. Currently zoning restrictions significantly restrict the availability of legal secondary suites. Do you support decreasing these restrictions to allow more secondary suites?	A=2 B=3 C=3 D=3 E=0 F=1	A=17 B=56 C=74 D=38 E=7 F=22	A=18 B=58 C=55 D=28 E=3 F=28	235	139	48	422
52. Residential housing is becoming increasingly unaffordable for many of our citizens. Would you support a requirement that new developments supply a significant number of affordable (below market) housing units?	A=2 B=6 C=4 D=3 E=1 F=4	A=11 B=54 C=55 D=30 E=2 F=19	A=24 B=57 C=73 D=36 E=7 F=28	219	166	46	431
50. Currently there are no multi-family units in Okanagan Centre Ward (although some are planned in the 20/20 developments). Should zoning changes be made to accommodate more multi-family residences?	A=0 B=3 C=1 D=4 E=0 F=1	A=6 B=16 C=23 D=24 E=3 F=18	A=31 B=98 C=108 D=41 E=7 F=32	158	200	71	429
53. Currently there are no elderly care or assisted living facilities in the Okanagan Centre Ward. Should zoning changes be made to allow for elderly care and assisted living facilities.	A=6 B=11 C=7 D=3 E=2 F=6	A=14 B=70 C=61 D=39 E=3 F=19	A=7 B=36 C=64 D=27 E=5 F=26	263	97	62	422

	YOUR AREA			WITHIN WARD			Total
	No Opinion	Yes	No	Yes	No	No Opinion	
54. Do you support continued protection of Agricultural Land Reserve lands against encroachment from other land uses?	A=0 B=2 C=3 D=4 E=2 F=2	A=31 B=94 C=112 D=46 E=7 F=43	A=6 B=21 C=17 D=19 E=1 F=6	324	72	33	429
55. Do you support zoning changes to allow for more commercial amenities in Okanagan Centre Ward?	A=1 B=3 C=5 D=3 E=1 F=4	A=8 B=26 C=34 D=24 E=1 F=17	A=28 B=86 C=93 D=42 E=8 F=30	177	216	36	429
56. Do you support the District of Lake Country using taxation revenues to purchase larger park areas?	A=2 B=5 C=3 D=3 E=2 F=4	A=17 B=66 C=70 D=35 E=3 F=25	A=18 B=47 C=59 D=31 E=5 F=22	242	146	33	421

Question #50 indicates that the majority of residents are not in favour of zoning changes being made to accommodate more multi-family residences either in their area or within the Ward.

Question #51 indicates that, in general, respondents are in favour of allowing more secondary suites within the Ward, and within area's C, D and E.

Question #52 indicates that, in general, respondents are in favour of new developments being required to supply a significant number of affordable (below market) housing units within the Ward, but not within area's A, C, E and F. Area B and D may be considered to be equally divided on the issue.

Question #53 indicates that respondents are in favour of elderly care and assisted living facilities being built within the Ward and within areas A, B, and D. Area C and E is generally divided on the issue and area F is opposed. Note that question # 42 asked whether respondents thought there is a need for a senior's housing facility in the Village of Okanagan Centre (Area C) and the response was favourable. Further inquiry, or clarification may be required should a seniors facilities be proposed in Area C.

Question #54 indicates that respondents are highly in favour of protecting Agricultural Land Reserve land against encroachment in each of areas A to F as well as within the Ward.

Question #55 indicates that respondents are not in favour of supporting zoning changes to allow for more commercial amenities in Okanagan Centre Ward

Question #56 indicates that respondents are in favour of the District of Lake Country using taxation revenues to purchase larger parks within the Ward and especially within areas B and C.

1.5 ENVIRONMENT

57. Are you in favour of adopting the Greenspace Plan? 252 Yes 82 No **Total =334.**

Okanagan Lake	Extremely Concerned	Very Concerned	Concerned	Slightly Concerned	Not Concerned	Total
58. How concerned are you with the overall environmental quality of Okanagan Lake in Lake Country?	170	117	95	40	11	433
59. How concerned are you with the development of any kind (roads, buildings, structures) in close proximity to the lake or any fish bearing creek or wetland?	201	110	81	23	18	433
Streams, Watercourses, and Wetlands						
60. How concerned are you with the deterioration of our current streams, watercourses, and wetlands?	196	106	82	36	14	434
Water Quality and Conservation						
61. How concerned are you with water pollution from local sources?	218	123	63	26	4	434
62. How concerned are with the misuse of water for landscaping purposes?	134	119	92	61	21	427
Wildlife						
63. How concerned are you with the current level of protection for wildlife and their habitats/corridors?	147	78	109	53	43	430
Geography and Natural Resources						
64. How concerned are you with mining and extraction of sand and gravel in Okanagan Centre Ward?	200	80	73	48	33	434
65. How concerned are you with the development of, or around, steep slopes and ravines?	175	79	72	59	40	425
Plant Life						
66. How concerned are you with the pine beetle situation and its adverse effects?	263	78	64	17	10	432

Questions # 58-62 deal with issues concerning Okanagan Lake, streams, watercourses, and wetlands as well as water quality and conservation. Respondents are highly concerned with the overall environmental quality of Okanagan Lake and with development of any kind in close proximity to the lake or any fish bearing creek or wetland. They are also highly concerned about the deterioration of streams, watercourses and wetlands, with water pollution from local sources, and with the misuse of water for landscaping purposes.

Questions # 63 respondents are, in general, concerned about the current level of protection for wildlife and habitats /corridors.

Questions # 64, 65 and 66 respondents are highly concerned about the mining extraction of sand and gravel in the Ward, with development of, or around, steep slopes and ravines, and with the pine beetle situation and its adverse effects.

67. In order to preserve and enhance the current environment in Okanagan Centre Ward, in what order would you recommend the following issues be addressed? 1= the most immediate, 2= very soon; 3= soon, 4= later.

	1	2	3	4	5	6	Total
Okanagan Lake	192	106	70	26	11	14	419
Streams, Watercourses, and Wetlands	106	119	121	42	20	7	415
Water Quality & Conservation	211	118	60	32	6	5	432
Wildlife	60	66	93	111	39	33	402
Geography & Natural Resources	57	80	87	106	29	45	404
Plant Life	84	66	75	72	50	61	408

Question #67 responses indicate that the 3 most important areas to address are water quality and conservation, issues concerning Okanagan Lake, and streams watercourses and wetlands.

1.6 QUALITY OF LIFE

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion	Total
68. It is important that the District manage development in a fiscally responsible manner to minimize tax burdens to residents.	289	134	0	2	8	433
69. It is important to preserve the dark night sky while providing minimal, but adequate lighting for safety.	248	149	15	7	15	434
70. It is important that new development should protect the scenic quality and character of Okanagan Centre and be as unobtrusive as possible.	319	90	9	1	8	427
71. It is important to continue the development of the public walking trail system.	191	176	25	6	28	426
72. It is important that the pace of development be managed for sustained long term growth (experts suggest about 3% per year) and be consistent with the growth of supporting infrastructure.	212	163	25	15	7	422
73. The District should cooperate with the Regional District and neighbouring municipalities to improve the road system to accommodate increased traffic due to future growth.	210	190	23	3	6	432
74. The District should cooperate with the Regional District and neighbouring municipalities to enact and enforce new noise reduction bylaws.	192	171	22	2	39	426

Questions #68-74 indicate that the community highly agrees that the District should manage development in a fiscally responsible manner to minimize tax burdens to residents, should cooperate with the Regional District and neighbouring municipalities to improve the road system to accommodate increased traffic due to future growth as well as enact and enforce new noise reduction bylaws.

Further, it is important to preserve the dark night sky while providing minimal, but adequate lighting for safety, that new development should protect the scenic quality and character of Okanagan Centre and be as unobtrusive as possible. The development of the public walking trail system should be continued, and the pace of development should be managed for sustained long term growth and be consistent with the growth of supporting infrastructure.

75. If you were able to preserve the following 5 characteristics of life in Okanagan Centre now, in what order would you recommend each be addressed? 1= the most immediate; 2= very soon, 3= soon, 4= later, 5= last.

	1	2	3	4	5	Total
Rural Residential/Agricultural Atmosphere	181	74	61	50	47	413
Preservation of Existing Community Spirit	64	76	81	80	116	417
Calmer Pace of Life in OK Centre	132	113	110	43	25	423
Access to the Lake	133	68	62	84	79	426
The Quality of the Scenic Views	97	95	88	73	66	419

Question #75 responses recommend that the 3 most important areas to preserve are the rural residential/rural agricultural atmosphere, the calmer pace of life in Okanagan Centre Ward, and access to Okanagan Lake.

1.7 TELL US ABOUT YOURSELF (Answering the following questions was optional).

76. What is your age range?

 2 less than 20 years

 5 20-29 years

 25 30-39 years

 92 40-49 years

147 50-59 years

 91 60-69 years

 58 70+ years

Total = 420

77. Do you own or rent property within the Okanagan Centre Ward?

 387 Own

 19 Rent

 13 Own and Rent

Total = 419

78. How many years have you lived in the Okanagan Centre Ward?

 21 less than 1 year

 189 1-10 years

 103 11-20 years

 98 21+ years

Total = 411

79. How familiar are you with the District of Lake Country's Official Community Plan (OCP)?

 53 Very familiar

 254 Somewhat familiar

 109 Not at all familiar

Total = 416

Of those that answered, the majority of respondents were 50-59 years of age and the majority group are between the ages of 40-70 plus years. Most respondents own property and have lived in Okanagan centre Ward for 1-10 years.

Question #79 indicates that the majority of respondents are somewhat familiar or not at all familiar with the District of Lake Country's Official Community Plan.

1.8 ADDITIONAL COMMENTS

Attached to the back of the questionnaire was a page for additional comments. This page was intended to encourage residents to provide additional views on each section, and to add any other opinions that were important to them. The Additional Comments page is another important venue in providing "a whole picture" of and for Okanagan Centre. Each Sector Plan Sub committee chair condensed the additional comments for their respective section and provided a summary as follows:

GENERAL COMMENTS FROM RESPONDENTS

Of the 435 residents that completed the survey over 250 took the time to add their comments. The large numbers of completed surveys and the number of additional comments suggests that many residents of Okanagan Centre care deeply for their community.

The great majority of residents and owners responded positively to the survey and the opportunity to have input into the Sector Plan development. It is gratifying to note that the most common general comment was to thank the Committee for asking residents for their opinions, even though a couple of respondents wondered whether anyone would be paying attention to the results of the survey.

A few respondents were critical of the survey. They felt that some of the questions were biased and slanted to achieve the answers that the Committee wanted. A similar number felt that some of the questions could have been more specific. One person even commented that the survey was an attempt by Council to justify spending lots of money on upgrades, and, of course, justifying the increases in taxes that would result!

PARKS: SUMMARY COMMENTS

A number of written comments were received that were related to Parks in Okanagan Centre Ward. Some of these comments overlap with other sections of the questionnaire and may also be included in the summaries of other sections, but are reported here as they concern Parks issues. Note that this summary does separate comments that are related to the Lake/Foreshore from other general submissions.

It should be noted that the numbers in this report relate to the additional comments made by respondents. These additional comments were made to reinforce replies to questions in the survey, or, in some cases, to make comments on issues that respondents felt were not adequately covered by the survey questions. Therefore the numbers in this report may vary from those in the survey analysis.

- The largest number of comments (36) expressed the desire for more walking/hiking trails that connect with trails in neighboring wards and beyond (Regional Trail Network). While there were two (2) additional comments that felt trails were disruptive to wildlife, many indicated that better trail signage and better parking for trail access is needed. Further to the expressed desire for more trails, ten (10) individuals desire more bike paths; two (2) desire more horse trails; and one (1) requested dirt bike trails.
- A number of respondents (32) prefer that parks in our ward be left in their natural, undeveloped state. Two (2) respondents mentioned all fire pits should be removed from existing parks.

- A number of respondents (29) would like to see the current parks developed more. This includes tennis courts (5), park benches (5), washrooms at all parks, garbage cans, more amenities for kids (e.g. Baseball, Basketball), community gardens with composting, drip watering systems for trees, and replanting of new trees to replace the loss of pine trees should begin right away (2).
- Nineteen (19) respondents felt our ward needed more parks. Further to this, three (3) felt Area A needed more parks, and two (2) felt every subdivision should have playgrounds and common family areas.
- Eleven (11) respondents commented that developers should provide the ward with new parks.
- Ten (10) respondents felt that better maintenance of current parks was necessary, including regular clean up, having garbage cans provided and cleared regularly, and dog waste receptacles being provided and cleared regularly as well.
- Eight (8) respondents felt there were more important matters that needed to be dealt with within the ward than parks. Seven (7) other respondents felt no more money should be spent on parks. And six (6) respondents felt that some of the ward's smaller parks should be sold to get the funds necessary to improve amenities at larger parks such as Jack Seaton, and/or the Foreshore. Two (2) others wanted no parks sold.
- Two (2) respondents pointed out Heritage Court Park's location was identified incorrectly on the survey map.
- A total of seventeen (17) respondents dealt with dogs: seven (7) felt there was a need within the ward for an off-leash dog park; six (6) felt there should be no dogs in any parks, especially along the foreshore; two (2) felt all existing parks should be dog friendly with off-leash areas; and one (1) comment each for dogs in all parks should be leashed, and there should be a dog designated swimming area within the ward.

Lake/Foreshore Comments

- A total of twenty-seven (27) respondents felt that public access to the lake within the ward was a priority.
- A total of twenty-seven (27) respondents felt that the Foreshore beach areas need improvement. Improvements mentioned included improved parking (mentioned by most), public beach signage, washrooms, benches, garbage cans, dog waste receptacles, trails, steps to lakeshore from road, reforestation, cleaning up poison ivy, and another swimming platform.
- Twenty-one (21) respondents felt docks and other structures on the foreshore must be removed, although there were seven (7) respondents who felt the structures should be left. There were comments here concerning which structures should be removed – some agreeing with grandfathering structures built prior to 1993, and others feeling no grandfathering should be applied. On this, there was no consensus.
- Fifteen (15) respondents commented that all land along the foreshore was for everyone to share – that it was not owned by people residing across the road from the lake.
- Ten (10) respondents felt Lake Country should be purchasing land on Okanagan Lake for a new park (the Serwa property was mentioned often here).
- Boat related comments came from twenty-two (22) respondents, but these comments were varied: five (5) felt boat access along the foreshore in the “village” area should be limited, with one (1) wanting no boat access; five (5) felt the boat launch and Safe Harbor needed

improvements, including more docks, better boat landing facilities and more sidewalks; three (3) felt a marine or boat access park was needed, and one (1) felt a boat storage facility was needed; two (2) felt there needed to be another boat launch at the Safe Harbor to allow for better access by the public; two (2) felt swimming should be disallowed at the boat launch for safety; and three (3) comments on boat launching/parking fees were made – one wanting paid parking, one wanting no charge for residents who put up with all the traffic, and one wanting seasons-pass type options for launching fees.

- On enforcing the Greenspace Plan, respondents were split evenly – three (3) in favor of, and three (3) opposed to.
- Six (6) respondents felt there was a need for visible police presence along the foreshore and at the Safe Harbor.
- Five (5) respondents felt parking and dog bylaws need to be regularly enforced along the foreshore.

INFRASTRUCTURE: SUMMARY COMMENTS

A number of written comments were received that were related to infrastructure in Okanagan Centre Ward. For clarity, these comments have been divided into 4 subject areas.

Roads

Most of the comments were related to the condition of the roads in the ward. It was felt that maintenance should be improved particularly in light of the increased truck traffic as a result of the development in the area. Some of the respondents wanted sidewalks provided on most roads, while an equal number would be happy to see the gravel shoulders widened to make walking safer, particularly for the students going to Davidson Road School. A small number of respondents wanted the section of Tyndall Road to Nighthawk paved.

Speed was of great concern, especially in the village corridor. While people were asked which speed would be appropriate in the village, 30k was considered to be too slow, while 50k too fast, 40k was the majority choice. Many respondents would favour speed bumps through the village, while others wanted existing laws governing speed and parking to be more rigorously enforced.

Water

Water was another major concern, and respondents wanted the water quality to be greatly improved. Half of those commenting felt that water conservation needs more attention and thought that water meters should be installed throughout the ward, with people paying for the water they used rather than the present system of charging a flat rate. A small number wanted xeriscape gardening to be encouraged.

Sewer and septic systems

There were many comments suggesting a real concern about existing and new septic systems close to the lake causing pollution of the lake. This concern led to a number of suggestions. A number of respondents want to see the sewer system extended into the village, although concerns were expressed about the cost and the fear that it would mean uncontrolled development. The concern that introduction of the sewer would lead to uncontrolled development led some people to oppose bringing the sewer to the village.

Some respondents wanted a by-law enacted which would ensure strict controls on the septic systems in the village. They stated that septic systems should be inspected frequently and pumped out on a regular basis.

Transportation

To help reduce traffic in the ward a number of respondents would like to have a mini bus service which would connect to the main bus system in Winfield

THE VILLAGE OF OKANAGAN CENTRE: SUMMARY COMMENTS

A great number of comments were received that were related to The Village of Okanagan Centre. Some of these comments overlap with other sections of the questionnaire and may also be included in the summaries of other sections, but are reported here as they concern The Village of Okanagan Centre issues.

- By far the majority of comments centered on retaining the current rural charm of the community. Comments included:
 - small, quiet, quaint,
 - slow change, slow down development
 - minimal lighting
 - preserve the history, Museum and Hall
 - make it a unique BC legacy
 - keep houses small and appropriate to lot size with height restrictions
 - encourage full-time residents as opposed to absentee home owners/seasonal residents
 - no high density development
 - council must rigorously defend its current character
- Some people are concerned about proximity of septic fields to the Lake. The majority of those that commented think that sewer is the way to go, but do not want increased development in the area just because sewer is available.
- A few people commented that they would like to see, perhaps, a small 'apartment-style' housing complex for seniors and families with children in the Ward but not in the Village.
- A few people objected to the use of the term "Village" and felt that Okanagan Centre belongs to all of Lake Country.
- The issue about the foreshore belonging to everyone received the second greatest number of comments. Public Beach signs were suggested and most people commented that all structures, including fire pits and privately owned furniture, should be removed, except working pump houses. Those that commented believe all recently constructed docks should be removed immediately, at the owner's expense. 'Grandfathered' docks should be removed when the owner sells the home. Some suggested that those owners pay an annual fee.
- Some people suggest that public benches and picnic tables could dot the foreshore, as well as more garbage cans, washroom facilities and plastic bag dispensers for dog owners. Others suggest the footpath could be upgraded.
- Many would like to see more designated and marked swimming areas between 4th Street and the Safe Harbour.

- Nearly the same number of people commented on the need for some type of “calming bumps”, widening to allow some type of walking/cycling lane, as well as a reduced speed limit, along Okanagan Centre Road West. The issue of parking for vehicles and boat trailers during boating season is seen as critical (before a tragedy occurs). Suggestions include:
 - signs to welcome people to our community, thereby drawing attention to the fact that this is a community
 - expand/enhance the Safe Harbour, although some are also opposed to this
 - charge to park, install meters
 - charge to launch boats
 - park and ride option
 - permanent marine facility for boat moorage/storage.
- There was a very strong voice to see increased enforcement of by-laws and increased policing. A suggestion was made that the by-law enforcement officer’s phone number be posted. A number of residents also commented on wanting to keep heavy non-local trucks out of the ‘Village’.
- There were many comments regarding commercial development in the ‘Village’. Many said no commercial development, but comments were slightly more in favor of “restricted” development that would be unique and enhance the community, such as:
 - a tea room/bakery
 - organic café/lunch patio
 - Farmers’ Market
 - artisan’s/artist’s studios/gallery.
- Some also suggested a mini-bus service to connect to public transit in Winfield, and a desire to see a change in use of the packing house.
- Many people are concerned with the predicted pine beetle infestation and want assistance to protect our trees.
- A few people suggested that there is a need for a separate survey to be done regarding the ‘Village’.
- One resident queried why there were no questions with regard to the 20/20 development, indicating that some people in the community are unaware that zoning for this development had been approved by Council before this committee was formed. There were 5 comments opposed to the development of 20/20’s proposed marina.

LAND USE: SUMMARY COMMENTS

Approximately 13% of the submitted surveys had comments written in the Land Use section. Of that percentage a number of comments were specific to other areas such as Parks and Infrastructure. The general tenor of the actual Land Use comments is that respondents wish to maintain the status quo of “rural” or “country” within the Okanagan Centre Ward. There is a considerable overlapping of comments between the “Village” and “Land Use” sections.

- The tone of the majority of respondents suggested that the attraction of Okanagan Centre was because of the “green” agricultural and rural nature of the area.

- Development is inevitable, however most respondents expressed the view that responsible zoning must control development, and the rate of development must be slowed down.
- The majority of respondents indicated a preference for single-family zoning, and there was a general concern about the number of larger homes being built on existing lot sizes.
- Of those who commented on secondary suites the indication was that this does not necessarily provide ‘affordable’ housing, and often creates more concerns re: parking, noise and “summer use only” problems. There was limited support for multi-family housing development in the “Village” area of Okanagan Centre. Two respondents expressed an interest in secondary suites in the Village. There was more support for this type of housing in other areas of Lake Country.
- With regard to facilities for the Elderly or Seniors, the majority of respondents indicated that these types of facilities are better suited to areas such as the Town Center where amenities are already in place, i.e.: shopping, medical and dental facilities, bus routes etc.
- There was overall support for continuing the ALR; with no encroachments on agricultural land; and adequate buffering.
- On comments regarding gravel pits, there was general consensus that there be no more of them. It was suggested that owners/operators of gravel extraction pits could enhance and buffer the working area of these pits i.e. to make them more esthetically pleasing to neighbours and residents of Lake Country.
- There was limited support for small commercial enterprises such as a coffee shop and/or small restaurant. It was suggested that a “tea room” within the “Village” area would be attractive to both locals and visitors. Large commercial ventures were not desired as respondents felt that these types of businesses should be within the Winfield core.
- Several respondents expressed concern that if infrastructure such as sewer, wider roads, sidewalks and streetlights was developed or improved that the Ward would lose its “rural” quality, particularly along the foreshore.
- A number of respondents expressed the desire to maintain unimpeded access to Okanagan Lake, keeping the foreshore in its natural state.

ENVIROMNENT: SUMMARY COMMENTS

Numerous comments were received from residents expressing their concerns, interests, and suggestions about various environmental issues in Okanagan Centre Ward. Some of the comments received overlap with other sections of the questionnaire and may also be included in the summaries of other sections, but are reported here as they concern environmental issues.

These additional comments were made to express concern about environmental issues, and to make comments on issues that respondents felt were not adequately covered by the survey questions. Therefore, the numbers in this report may vary from those in the survey analysis.

These comments are presented in the eight categories or bullet points below:

- The most mentioned environmental concern dealt with the Pine Beetle situation. Of the 20 comments received, most (19) expressed various concerns and would like the situation dealt with immediately. Many comments suggested removing the dead trees, replacing trees with native or shade trees, and obtaining financial assistance. One comment suggested that nature should take its course and we should not interfere.

- Water quality and conservation was the second most mentioned topic. There were 8 respondents that specifically expressed the importance of conserving water. Three (3) respondents suggested better landscape and gardening practices; 3 comments mentioned orchard/farming watering habits as a concern. Another 2 comments indicated the importance for clean, quality water.
- Okanagan Lake was number three on the most mentioned list of environmental concerns: 5 comments were for the protection and maintenance of Okanagan Lake and/or foreshore; 4 comments indicated an opinion to keep the foreshore undeveloped and natural; 1 respondent stated that the water and foreshore are quite clean, and 1 suggested rehabilitating the foreshore.
- 11 comments were received that pertained to the geography and natural resources in Okanagan Centre Ward. Six (6) respondents stated that ravines, gullies and steep slopes should be protected and not developed. Gravel pits were the subject of 3 comments; 2 requested that all pits be reclaimed when no longer in use, and 1 suggested no gravel pits altogether. The last 2 comments dealt with protecting resources from erosion and to avoid clear cutting and over excavation.
- Pollution and air quality was the subject of 10 responses: 4 were related to chemicals (3 concerned about pesticides, fertilizers and sprays while 1 requested a complete ban on them). There were 2 concerns for transportation pollution: one for vehicles and the other for boats. Another 2 comments wanted open burning discontinued, and 2 respondent's desire better pollution control.
- Eight (8) respondents commented on plant life. Four (4) comments were focused on planting: (three stating a desire for native or natural plantings and one suggesting that pine trees be replaced with a different variety of trees). Three (3) respondents requested that all plant life be preserved. One respondent indicated there is poison ivy along the foreshore that needs to be addressed.
- Wildlife issues were mentioned by 7 respondents: 6 stated that wildlife, including fish, and their habitats should be preserved, protected or maintained. There was 1 respondent that suggested hunters should be allowed to get rid of the deer problem.
- Streams, watercourses, and wetlands were mentioned in 7 comments. The preservation, maintenance, and protection of creeks and wetlands were indicated as important by 5 respondents. There were also 2 comments that suggested the rehabilitation of creeks and wetlands was very important.

There were a number of responses that did not fit into the previous categories. They are mentioned below:

- A significant number of respondents wrote general comments stating that the environment should be protected/preserved.
- There were a few respondents that desired more green space or conservation land.
- Other respondents suggest the government get involved, some indicating that money be spent by the municipality on public education and a best practices policy, while one stated that all levels of government must pay significant attention to the environment.
- There was one respondent who indicated he/she is not currently concerned, but is uncertain about the future.

QUALITY OF LIFE: SUMMARY COMMENTS

A number of comments are related to the quality of life in Okanagan Centre Ward. Many respondents state that the quality of life in the Ward is closely linked to the rural nature of the Ward, and the charm of the “village”. Since quality of life issues occur in all areas, some of these comments overlap with other sections of the questionnaire and may also be included in the summaries of other sections, and they are reported here as they concern quality of life issues.

- The largest number of comments concerned Okanagan Centre “village”. While a few people expressed concern about the lack of amenities and the need for further development, the majority want the village to remain as it is at present. Some respondents also stated that limited commercial development, such as coffee shops and artists studios, would be acceptable.
- A large number of respondents mention the importance of maintaining the calm life style, or the rural atmosphere that initially attracted them to the Ward.
- A number of respondents expressed concern about the pace of development and the need to control development within the Ward. A few expressed the view that development should be encouraged to increase the tax base.
- Street lighting was the subject of a number of comments. While a small number expressed concerns that street lighting in the village and the Ward is inadequate to ensure safety, a larger number wanted to minimize street lighting to preserve the dark night sky and thus the ability to enjoy starlit nights. These views are not opposed, since it is possible to provide lighting that does not impact the night sky.
- Noise issues and the lack of controls or enforcement, primarily, but not exclusively, concerning boats is also mentioned by many respondents.
- A small number of respondents want to see heritage buildings in the Village, including the museum and the Community Hall, preserved as a means to preserve the community of the Village.

OKANAGAN CENTRE: SHARING VALUES AND VISION

2. INTERVIEWS: GROUP

Because Okanagan Centre Ward is changing, and will continue to undergo change it was felt important to gather opinions from groups of residents to determine what has worked well, in the past, for Okanagan Centre residents, and to carry those positive aspects into the future when managing inevitable change.

To guide this inquiry the interviewers utilized a semi-structured interview method for the purpose of gaining more in-depth opinions. Further, an appreciative inquiry approach was utilized. Utilizing an appreciative inquiry approach in this portion of the research is particularly relevant for two reasons. One is that the questionnaire focused on short-answer opinions, albeit an Additional Comments page was included at the back. Second, appreciative inquiry engages participants to articulate their views for the future by reviewing the best of the past. Appreciative Inquiry is thus a method of envisioning the positive and affirming the best of the past for the purpose of creating purposeful change for the future.

By employing qualitative analyses, rather than quantitative analysis, the “richness” of the themes are allowed to emerge and be captured. It is evident that the residents who participated in the interviews embrace the importance of maintaining a values-based culture for Okanagan Centre Ward.

The following is a synopsis of the key themes that emerged.

2.1 FROM PEOPLE WHO LIVED IN OKANAGAN CENTRE ALL THEIR LIVES

August 23, 2006

Important Past Values:

- Friendliness, knowing ones neighbours, Small town atmosphere (Jeannette, Heather).
- Children and families enjoying the water: My most tangible recollection always were of summer fun on the water. You always heard children splashing and laughing (Rich).
- We used to do a lot of rafting (Eleanor).
- Being on the lake, your imagination could take you pretty much anywhere (Rich).
- A sense of community involvement, of people pulling together (Mick).
- Many people walking, far more than would normally be the case (Rich).
- Safety-you never had to lock your doors (Jeannette).
- The store at that time was a meeting place (Rich).
- The packinghouse- there was a heart to the place (Heather).

Turning Points In The Community:

- When the packing house closed (Jeannette).
- When the Post Office closed in the Gabel’s store, and the post-office moved up the street. Then we had mailboxes set up on the street instead of the Post Office. You could still go to

the post office when it was up the street, but you didn't get together quite the same way. People don't visit any more (Anne). It wasn't a gathering place like it used to be (Mick).

- Losing the old store by fire (Eleanor).

Views On Changes:

- We're not as cohesive as we once were. You don't know everybody any more. Even if you didn't see them very often, you knew where they lived, and you knew their names (Anne). And their cat and their dog too (Jeannette).
- For the first time, when I go walking, I've run across people who do not respond when I say "good morning" to them. I now find that most of the people I stop and talk with are people of my generation who have been here for a long time. I greet everyone that I meet, but now I find that quite often I don't get any response at all (Rich).
- I think that one of the things we have lost is a sense of harmony and cooperation....people were very friendly...people pretty much tended to live and let live...respectful of others, and most of that is now gone, and I regret it deeply (Rich).
- One of the things that I see happening is that we are getting people coming here who want division rather than cohesion. They acquire some property and they want to put 8 or 10 or 15 houses on it. Because it's financially advantageous. And then you've got the people who are opposed to that development. They like things the way they were, and the way they are. And so you're getting a natural rift that never existed in this community before. We never had these pressures before. We had someone who sold a lot or built a house, but it was one at a time. So now I think we have some new divisions in our community (Rich).
- I don't think you can stop development, I think you have to preserve what you have (Julie).
- I think we have changed very gradually up until now. But in the last 5-10 years the rate of change has been extraordinary. I think that unless we can find ways of providing safeguards, the vision I have of this community 25 years from now is that very little of the present community will be left. I don't think most of us will be comfortable with the traffic. There will be a tremendous amount of pressure for commercial development, and there will be people with huge amounts of money wanting to come here for a few months of the year (Rich).

Suggestions To Preserve Important Values For The Future

- Enshrine the greenspace. That is probably the most substantial thing that is still within the control of the government. The greenspace is still public, and it is the last frontier (Rich).
- Just having the ALR. It prevents some of the larger developments coming in (Mick).
- More community events, more picnics, get newer residents meeting with people who've been here for a long time (Sally).
- Could we have a party? (Anne).
- Would you suggest going door to door to make contacts? (Mick).
- I've wondered about a website (Sally).
- You need to set up some kind of introductions. Make your self known to someone who's been here for ten years or longer, and to some older person (Anne).
- Introduce yourself to someone you don't know already (Sally).
- We used to have a Welcome Wagon, perhaps we could have something like that again (Sally).
- We need a coffee house or something, a place where people can gather (Sally).

- I think that the way to get people involved in the community is to get them to work on an event. There are people who don't just want to be part of an organization, but they're willing to take part in some kind of event (Mick).
- It's not something you can positively build on, but one of the things that can connect people in a community is adversity. I remember quite a few of us sitting around a table when the possibility of a gravel pit going in up above was an issue. Our ratepayers association was originally formed because of concerns that a 15 foot wide paved walking trail might be going in along the entire foreshore, and people in the community did not necessarily see that as appropriate. So sometimes an event that isn't necessarily a positive one can build some bridges (Rich).
- We have two groups here, right now. We're here because we have something that we want to preserve. You came here because you liked something that you saw. So we should use that, possibly, as an issue to try to get people together (Mick).
- There is a certain responsibility on the part of people in a community to make themselves open to intervention by the neighbours. For example, some folks near us sold their home. And when the new people bought it, we invited everyone around to come and meet them. All those people got quite friendly. We all have a responsibility to try a little harder (Rich).
- So I think what we want to say is that we would like to meet with them, and hopefully they'll get interested in meeting with us (Mick).
- We had opportunities to move away and to stay away, and we always figured we're coming back! We're coming back! We are fortunate to have had all that we have had all these years (Heather).
- And aren't we lucky. There's a lot of people that have not experienced anything like this kind of life. They can mess up our future, but they can't take away our past! (Heather).

2.2 FROM PEOPLE WHO LIVED IN OKANAGAN CENTRE FOR 8-15 YEARS

September 6, 2006

Important Values

- Small town atmosphere (Kate).
- Quiet (Shauna).
- The animals (Shauna). We had a whole family of deer. (Kate).
- It's a rural area (Stuart).
- Dark skies, lots of light (Des).
- I can send my daughter down to Ted's for butter, and feel confident that if she falls, she can go to a neighbor's. She's safe (Tess).
- The lake (Marg). The clear water (Shauna). I like the gravel. It's so nice not to have to shake the sand off your shoes (Stu).
- A working community, with a nice mix of people and tasks (Kate).
- An intergenerational community, with various ages (Mike).
- We're all here because we love this environment, regardless of our background (Val). I would resonate with that. We chose the lot we did because of the view, big trees, the birds in our trees, and the hikes that I can take up onto the ridge. We come down to swim, and we bring the grandkids (Jake).
- I wanted to live in the country, but to be near a city (Kate).

- On the street there is no sense of exclusion. Social interactions are very free and open. I've not felt any exclusion (Mike). You certainly get to know everybody by the dog's name (Kate).
- I feel really privileged to live here, and we have a sense of pride in who we are and what we have (Val).
- This place is the best kept secret (Kate).

Okanagan Centre Memories: What have been the high points?

- For me, it's turning off highway 97 after I've been away on a trip (Jake).
- When I walk or jog along the foreshore, I have to pinch myself that it's there (Marg).
- We live on Hare road, a long way from the lake, but we can hear the loons (Stu). We hear the seagulls partying in the middle of the night, out there on the lake (Tess).
- On an October morning, it can be so quiet it's hard to believe (Kate).
- Some of my best memories come from the last ten years. We used to come over the hill to swim. Now I take my kids down to the pebble beach. It's usually the same kids, same people, but we share a lot. It will be a great memory for my kids (Tess).
- We used to have a ten-foot flat bottom boat on the shoreline. Anne allowed us to keep our motor and rods in her shed. Coming back with a 5 pound trout was a great memory, and that was every year (Des).
- One of my fun times, aside from hiking, is canoeing and kayaking. I've explored the shoreline both ways, I've been all the way past Lake Country to Vernon, and to come along from the water side and see a doe drinking from the water, we have something here that's unique and magnificent (Jake).

Views on Changes

- It's sad that everyone wants to have their own piece of paradise and then change it, whether it's a mansion or a cabin. The question is how to preserve sections of paradise in all this madness to develop. We need to preserve pockets for the future (Jake).
- When we moved out to Langley, people were literally riding their horses down the highway. It went from that to the madhouse that it is today. I don't know that we can stop what's happening here, but we can try (Stu).
- I'd like to see people who will stay and put down roots (Kevin).
- I think we have to recognize that other people have the same right to come here that we did (Jake).
- Okanagan Centre has a history of growing very slowly, now suddenly it is going to grow very fast, and now our history is going to change. Change is good, but it doesn't have to be a huge big thing all at once (Tess).
- I like the current density. It's broken up. The village has smaller lots, other places have larger lots. I don't like the idea of higher density along the waterfront. There's a place for an urban quality of life. (Kate).
- It depends on what you want. The lakeshore in Kelowna is like Mardi Gras, and if you like that energy and intensity, it's great. But coming out here, you turn the corner and feel the peacefulness occur. We're at high risk of losing that and becoming like the lakeshore in Kelowna. Of course, that may be what some people want (Kevin).
- I don't know about new growth, but things happened so fast. It's been too fast, so far. Change is hard for people. Everyone hates change. We all have our own idea of what Okanagan Centre is, but now we're having change forced on us. Either we didn't know what was going

on, or we didn't pay attention. So now what I chose to have when I moved here is being threatened (Tess).

- Change is necessary, but we need to mold it (Tess).

Suggestions to Preserve Important Values for the Future

- Right now the quality of life here is wholesome (Des).
- I like it just fine that way it is (Des).
- Keep the history alive. If you don't do that, you don't have a foundation for a community. It just falls apart (Kate).
- One of the things is to make sure that we have a safe water supply (Reetha).
- We need affordable housing. Young people can't afford to buy if there's no affordable housing. Unless we're going to split all our places into suites (Kate).
- I'd like to have the community keep public access to the lake (Reetha).
- Maintain and expand the number of trails around here. Trails are a great way to keep people interacting (Stu).
- We were on holiday in Italy, where we just came back from a place that had five villages. To preserve them, they turned them into a national park, with no cars permitted into the cores of any of these villages. People live there, but it's a park (Mike).
- At one of the meetings, there was discussion of minibuses etc. moving people from various points to get them to where the district buses are. You can't ever expect to have full transit service, but minibuses might be a possibility (Jake).
- How about a valet boat launch service? You bring your boat but you park up top, where you can't see the parking lot from the water. And someone brings your boat down to the water and launches it, and you just get into it and go (Kate).
- There needs to be a better synergy between pedestrians and automobiles. There is that path, and that's all we have, and a very narrow road, and speeding with relatively dangerous drivers. Why not enhance, encourage the bikers and the walkers, rather than penalizing the drivers? (Des).
- I want to preserve the natural beauty. Preserve the water front (Jake).
- The solution has to stem from love of the community. It has to be a uniquely tailored solution to each of these problems. It can't just be the same as everyone else is doing. We don't need to follow along like sheep (Kate).
- Maybe congestion is our savior. It makes people frustrated enough to stay away (Des).
- What would I like to see happen, is that I'd like people who come here to have the same experience that I had. If we want to recreate that experience, we want a space for our kids to have their kids here. I want them to be able to ride their bikes, walk down the street, that's what I would like to see, to see it the way it was when I came here. Not the way it is now (Des).
- Some newcomers don't feel they're part of Okanagan Centre at all. They think that Okanagan Centre is just this little park down here (Reetha).
- How about having a page in the local paper? (Kate).
- Or a website (Kevin).
- Another way would be to have bulletin boards (Elaine).
- When I moved here from Toronto, the values of the community weren't communicated by any bulletin board or newspaper, but by walking down the street. You communicate by what you do, not by what you say. I don't say that it has to be one or the other, but that we need

both. It's like teaching your kids. How do you communicate your values? You do it by living them (Mike).

- Each of us chose to come here for a reason. We're part of the solution, setting the stage for who is going to choose to come to live here (Kate).
- As for newcomers, it's important that we treat them respect. Because that's what they will give back to us (Val).
- A teacher said, I can always tell if people have been here for a while. If I say good morning, and they look down, or look away, they're new. And so I keep on saying good morning, and eventually they reply. That's her way of bringing someone into the community (Elaine).
- The ambassador role (Marg).
- The best defense is an offence. When people come for their summer vacations, we want to convince them to live here for the rest of their lives (Kate).
- Okanagan Centre attracts a certain sort of person. It's got narrow roads, terrible water, and no sewer - and those are all positive things (Stu).

2.3 FROM PEOPLE WHO LIVED IN OKANAGAN CENTRE FOR 1-3 YEARS

September 18, 2006

Important Values

- Tonette and I moved her from Ontario 2 1/2 years ago. In driving around the areas, we came to Okanagan Centre very early, and what struck us was the drive along the little road, so close to the water, and the feeling of a nice quaint community. The fact that there wasn't a lot of development around. Water was clean, and could put your kayak or canoe in the water anywhere. We spent a year driving around finding a place where we could live, a sense of community, where it wasn't too large, and where it felt like we could retain that for some time (Derek).
- We were particularly struck with the foreshore. Apart from a few minor blemishes, it's probably the only piece of foreshore that remains as it was when the first settlers arrived here. The only thing that I would see that needs to be done is to make it more accessible to handicapped (Bob).
- I feel a very spiritual connection to the land around here. It has a peaceful and serene feeling when I'm home. We travel all over this country for business, and I can't tell you how happy I am when we get home (Tonette).
- This has only been home for two years, and I'd rather be here than anywhere else (Rick).
- I picked up on the word quaintness. That's Okanagan Centre for me (Bobby).
- I like lying on my back at night and looking up at the stars, with no street lights (Rick).
- I like the fact that it is so quiet (Derek).

Is Okanagan Centre A Welcoming Community?

- Very much so. Compared to back east, where the pace is hectic, everyone had their own agenda. Here it's very friendly, laid back. First day in the house a neighbor comes over with a bottle of wine and couple of glasses (Rick.).
- I really enjoyed the first community picnic. Sitting at a table with people we didn't know, watching the kids have fun. That kind of thing doesn't happen in big cities (Derek). The sense

of community was so evident at that picnic, and everybody seems to care about contributing. There was also the dinner at the hall, the anniversary celebration. A lot of people who knew each other and new people getting to know each other. We had fun breaking bread with people we didn't know, and made new friends (Tonette).

- We experienced the same thing, when we came here. We came from the big city too, had a lot of ideas about the area, but being attracted to a small community, we reached out and the community reached back. Some people are drawn to this kind of community, and this kind of beauty, and we all share something and have something in common. And it grows on us, and that's why we have this sense of community, of compassion and openness. I think that's why people are coming here now, for that. And that's why this is important, to find a way to maintain the essence so that those who are here now and those who are still coming can experience that core feeling. We can't stop development, so hopefully we can keep that balance, and keep that something that's very hard to identify (Derek).
- Something happens to you in this area. Very difficult to explain it. Some people may not ever get it, but the ones that do really know it (Tonette).

Suggestions to Preserve Important Values for the Future

- I would like to see the waterfront unchanged. I can accept that there will be bigger houses, townhouses, close to each other. I can accept that, if we can maintain this little road, keep it from becoming a bigger road, and maintain the shoreline, the path along it which we all walk along. If that can maintain itself without big bright lights shining all over the mountainside there, we would have done a good job. There are going to be more houses, and bigger houses. We can't stop that. It's just maintaining the core. I do think that it is possible (Derek).
- That would be my major thing as well. Maybe it would be a little more ambitious, but maybe we could have a sidewalk through the village, and a few more signs to get people to slow down, because we are going to get more traffic. I hope something can be done about it before somebody gets run over (Bob).
- There needs to be some policing, especially in the summertime, because it's not happening, and it's really bad (Bob).
- You need to get together everything that's planned for this community. If you know what's planned, you can create something that will work. It's nice to talk about these things that you would like to have, but you have to know what everyone else plans for your area. That would mean getting together with the planners for the District. Their plans for this might be a lot different from what your ideas are (Bob).
- You have to be tenacious about getting after the people in this community, and relentless about getting feedback. It's so much easier for someone to say, Oh, well, it will all work out... You have to take responsibility, as we all have by showing up here tonight (Tonette).
- If you speak up there's a chance of getting things changed. If you don't, there's no hope (Rick).
- I think it's also important to be precise about what you want. You have to really define it for people. You have to say this is exactly what we want; this is exactly how we want to get it (Bob).
- I think we should have a huge street party and dance and barbecue. Close the street, and have everyone come (Tonette).
- Also we could be getting a phone tree involved, to invite people to a meeting, a street dance, CentrePiece, whatever. I think we have to reach out to newcomers when they come into the

community, otherwise they will want to come to paradise and change it immediately. And the other thing that we've talked about is having a website. We have also been thinking about a brochure. (Sally).

- It's important to discuss and to widen this out a bit. People need to realize that the more things that happen like this, the better, otherwise people are going to sit back and say there's nothing that they can do (Bob).
- I'll be talking to my neighbors about this. I like the idea of talking about the positive things (Rick).

2.4 FROM PEOPLE WHO OWN LARGE PLOTS OF LAND IN OKANAGAN CENTRE

October 4, 2006

Important Values

- Peaceful, outdoorsy (Deb).
- Quaint (Sandy).
- A sense of history (Marc).
- Rural, agriculture. Also athletic (Deb).
- Scenic. There are not many places in the Okanagan that are so sloping on the lake, so relatively undeveloped (Marc).
- An undeveloped beach (Dave).
- The lake, always. Rafting, swimming, whatever we did (Sharon).
- Lots of family time (Doreen).
- I think of Okanagan Centre as being lucky to be undiscovered and sort of locked in time. For us, it is generations of family memories; it is a special place (Helen).

Views On Changes

- In those days, the neighbors all worked in farms or in fruit business, or associated with the business, so you got to know them that way. They could help you with this or that. Now you have a lot of people with totally different interests (Marc).
- You got to know them through community activities. A party or dance was your weekend entertainment, as opposed to going into town (Elaine).
- There wasn't as much traffic noise, you could get on a horse or take a walk. You could still farm without people mad at you because your farm was up against their housing. (Sandy).
- One of the frustrations is that people come out here and buy a lot, because it's rural surrounded by farms, and then they complain about horse manure and smells. Why did you come and buy here if you wanted to have sidewalks and streetlights and sewer and so on? Just because you move in doesn't mean that you should change everything at once (Elaine).
- Focus has to be on keeping it the way it is, but keep its uniqueness. Then everyone in the whole valley can enjoy it. If you make it just like Kelowna, it's not going to be special to anybody any more (Sandy).

Opinions On The ALR

- I'm in the ALR, and I think that was very progressive. It was good foresight in legislation. I can't just sell it for any purpose. I think that is the way it should be (Sandy).

- It can be two edged. We have about 60 acres, and we can only farm about 40 of it. Along Okanagan Centre Road, we don't have water for it. Sometimes your children can't build on the property, because you're not allowed to. You're only allowed one house (Mark).
- People who've been around for 40 years. How many of them were allowed to put on extra houses, and subdivide? We wanted rural, so that our kids could build houses, and it upsets us that we can't (Doreen).
- If it's going to be reserved for agriculture, then you have to be able to make a decent living out of it. Farmers can't even make the price of production. I think the ALR land was capriciously designated at the outset. There's quite a bit that has been locked in as ALR but it was never agriculturally viable: frost pockets, quality of soil too bad, season too short. (Tom).
- But if they could subdivide it, it would be worth five times as much as it's worth as a farm (Mark).
- If there are restrictions, there should be a break on taxes. If you actually farm it, you should get a break. If it's just in the ALR and you're not farming it, you don't get a tax break (Deb).
- For me I think it imperative that there are restrictions and guidelines and plans, otherwise we will be very unhappy with the alternative. If everybody could do whatever they wanted with our land, none of us will like it (Dave).
- The other end is being told you can't do anything with it. In 1998, we bought 100 acres; we could have divided it into 10 acre plots. Last spring, we got a letter saying it is non-parcelable; we can't do a thing with it. They did say they will re-evaluate in 2020 (Deb).

Suggestions To Preserve Important Values For The Future

- You have to look at this thing in two distinct ways. There's the village, this building and a few houses on the flat part, and then as soon as you get out of that where the existing houses are, then you're going to have a completely different feel for that. I don't care if you're in favor of development or against it, in those areas, they're going to be new houses, and they won't have the flavor that you have down here. I'd like that area to have a lot of trails and parks, and keep the ravines, but it's going to require a lot of cluster housing. But the area where it's going to be hard to maintain the character is in the town part down here that we have right now. As people sell, the old houses are being torn down and bigger and more modern houses going in. How do you stop that from happening? I can see not having condos or apartment blocks. But the people who live here already are already changing the character of the community. You can't stop that, and no one wants to go back and live in a 1940 house. So I think there are two different problems that exist. There's the Centre, and outside the Centre. (Dave).
- I don't think you can stop someone from knocking down an old house and rebuilding, but I think you can stop them from coming in and knocking down all the old stuff and just putting up massive mansions. It's not like we're asking them to live in wartime housing (Sandy).
- Preserving the theme works only where it pays to preserve the theme. I'm thinking of Monterey, where it pays them to keep that style. They've turned these old buildings into antiques. Of course, that generates lots of traffic, and that's not what we want here (Marc).
- Unfortunately, a lot of people like us who've lived here for 30-plus will feel that they can't afford to live here any more. It doesn't seem right that because someone else comes in with megabucks that the rest of us have our taxes go up to the point that we can't stay here (Elaine).

- It would be nice to have some kind of a cap on property taxes, so that after a certain number of years, you can't have your property taxes go up more than a certain amount (Deb).
- They have that in Vancouver. Also in Kelowna. If you've been resident there for ten years, they will not raise your taxes until you sell it. But not many people know about that (Doreen).
- I'm in favor of the large parcel being developed as one. I think it addresses a whole range of issues; you get much better roads, parks, and substantial parks rather than small parks being developed here and there. This way you have land being developed in a way that the District can insist on quality control (Dave).
- As a group, with a spokesman, you might have a bit more weight for what you want to accomplish (Marc).
- I think getting the young people involved is a good thing. And I like the idea of continuing with Front Porch meetings (Deb).
- I think what we're looking at is trying to get some communication going. Information is on the DLC website, but that doesn't mean that anyone's actually reading it (Elaine).
- Ultimately everything is temporary. About sharing this vision, there's a scientific principle that the act of measuring changes the thing being measured. You can't have a static vision that you want to share with the newcomers, because the newcomers by their presence have already changed the vision. It's not like trying to convert people to a vision that's a snapshot of a frozen idyllic community, but a matter of incorporating the newcomers into the vision. If there are people that come new, ultimately, their voice will skew that vision (Tom).
- Do you think it is unrealistic to have some sort of vision, plan, whereby people coming in get exposed to something that is in place so that when they come, they know there is a community there, and there are certain standards and values? (Elaine).
- I don't know if an expectation is realistic, in a pluralistic society, where all sorts of people can pursue these things without restriction. Religion, life, leisure – at what point do you compromise those rights that our ancestors died for? Do you have an application process for moving into a neighborhood? Those are the moral and ethical questions that we bump up against. Because people are free to move anywhere in this country, and the freedom to pursue any occupation that they want. In the midst of ensuring that they can optimize those opportunities, we run into some serious consequences (Tom).
- You wish to have a vision, but you have to look at the wish for the vision, and you can wish that they would be respectful of what you have done to take the community this far forward. If you go on that premise of respecting individuals and programs, it will go on. We have to realize that we are not a gated community (Helen).

2.5 FROM YOUNG PEOPLE WHO GREW UP IN OKANAGAN CENTRE

November 15, 2006

Important Values

- I like that everything is not chockablock with houses (Ash).
- And there's the lake, of course. I like that it is rural, with some orchards here still (Ash).
- People know about it, but nobody knows about it. It's like the secret of the valley, very community oriented. When you come out here, there's a feeling of relaxation (Paul).

- It's rural, but you feel close to the city. It's just a 25-minute drive downtown. You can look down the lake, and see the city (Paul). But it doesn't have the big city buzz, with traffic lights and so on (Ash)
- There's a common style throughout the community (Paul).
- Trees are nice. I don't know how I would feel about concrete footpaths. I think I'd rather be walking in the mud (Ash).
- I love those old pilings out in the lake (Paul). Maybe those should come down for safety, but they help to define the shape of the community (Ash).
- One of the things that's unique is that there's a real cross section of people. Not everyone's a farmer, or a business person. Some have really high powered jobs in the city, and you have people who are retired and so on. A real mix of people (Eleanor).
- Compared to Kelowna, it's small, and you feel you have a voice here. If you took that away, it wouldn't be the same (Paul).

Views On Changes

- The trouble is that the change has come in such a short time. If it was over 10 years, it might be okay, but over 3 or 4 years, you double our population, and you can't predict what's going to happen to our community. I think they should put a moratorium on development, other than in the town centre, until these developments are complete and we can see what the effect is going to be on the community (Madeline).
- I think the packing house would be a decent location if we were going to increase our density. Then you could have a small apartment house, with retail on the ground floor (Madeline).
- Another thought for the packing house was to have an art gallery (Sally). That would be cool. And you could have lofts where people had their studios. That would be a good way to attract people who are not just in it for treating the place as a plaything (Madeline).

Suggestions To Preserve Important Values For The Future

- To preserve the feel of this community, visitors need to know that this is part of Lake Country, but make sure they know that this is distinct from the rest of Lake Country. It's a community that people are proud to live here but they're going to welcome you. In some parts of Dilworth, they just have two little columns like a gateway on either side. You know you're coming into a community (Paul).
- In Kelowna, it's a very cliquey town. That's one thing that I like about being out here. Everybody knows everybody. Keep the small town feel (Paul).
- I'd like it to be the same this way. I know people who used to live here, but they've moved and new people have come in. The important thing is to involve people (Ash).
- When I think of Okanagan Centre, I think of going to the beach, going to the store buying candy and ice cream. From a kid's perspective, if you can't drive, it was one of the few places where you could have your own independence. Elsewhere, I would have to get a ride. But here I could ride my bike down the hill, and then my Dad would come down the hill and pick me up (Madeline).

OKANAGAN CENTRE: SHARING VALUES AND VISION

3. INTERVIEWS: INDIVIDUALS

3.1 Anne Land And Doris Phillips: November 21, 2006

Anne Land was born was born Anne Golding in May 1914. She was born in Vernon and came to live in Ok Centre in 1942. At the time of the interview she was 92 1/2 years old.

Anne's parents co-owned the Rainbow Ranch. Her father managed the ranch for two absentee partners, one who lived in London and the other who lived in Toronto.

In the days of Anne's youth the major transportation route was Okanagan Lake. Anne's father had a motor launch and she was thus able to enjoy being around the water.

Anne, as a child suffered from asthma. The long walk to school was difficult so she was able to be taught at home to Grade 8. She also went to a boarding school and later attended Sprott Shaw Business College. As a child Anne remembers that she "had all the room in the world to roam around in" and especially she had "a mother who had good ideas about things to do and encouraged us" As Anne said, "We were quite self-contained we weren't dependent children". Anne remembers that she sometimes, "really didn't see a great deal of other people" but also "it was not unusual to have someone unexpected for the main meal".

Anne married in 1939. Her husband, an army veteran, worked for the Okanagan Land Company. They came to Okanagan Centre in 1942. As Anne relates "In 1942, it was like we knew everyone around, people dropped in morning, noon or night, One could be certain someone might come by for tea or coffee. Now the odd person only drops by".

Anne's memories of Okanagan Centre are that in the earlier days it was friendly. "you went to The Store and you'd see other people. Everybody knew everybody". It was a time to "exchange interesting pieces of news" and to know "what was going on". In addition to Okanagan Centre being friendly, it was a hub of activity. For instance,

There used to be a badminton club. There were 3 tennis courts and Saturday afternoon quite a lot of people would play tennis. There was a hotel that burned down in 1918. There was another hotel that burned down around the late 30s, no early 40s.

Okanagan Centre was a centre. It was one of the stops boats made. In the early days people in Winfield picked up their freight here. All the pipe for the original irrigation system was dropped off here.

The Community Hall was originally built as an Anglican church. It started in 1910 with volunteer labour, and a lot of the money came from England as it was a mission church. Then the war came and the men vanished and the volunteer labour was gone. It was never consecrated. When they made it into a community hall they filled in the arch.

Another landmark in Okanagan Centre was “The Store¹⁰”. Doris Glead Phillips parents James Alfred and Edith Glead, in 1910, bought a house from Mr. Ekins, the manager of the then Grandview Hotel and opened a post-office and then, as needed, stocks of goods. Additions to the house eventually evolved into what was known as “The Store”. Doris’s parents were also the first people to establish other lines of communication in Okanagan Centre. They had the first telephone. People also then came to The Store to get their mail, buy goods and use the telephone.

As a child Doris was immersed in that centre of activity. Accordingly, Doris, like Anne has witnessed tremendous changes in Okanagan Centre.

Anne acknowledges that change is inevitable. But for her, “the main things that have been lost have been knowing everybody; the friendliness” that once abounded. According to Anne this began,

when the post-office moved out of The Store”. Then, when they put the boxes at the end of the road on the street; that really fixed it. You don’t meet people at the mailboxes anymore. People just don’t meet there. Why can’t we have this little old place that has always been like this? It could be unique. Even if it went from the end of the next corner or down from this side of the boat launch and up as far as the end of town before going up the hill. Why not just leave it?

Anne and Doris, being friends, share similar feelings about what changes have occurred and what they would like to keep from the past and bring forward to the future for Okanagan Centre:

It is still a wonderful place to live but it is getting built up and more hemmed in than it used to be. Don’t go any further than this. Just leave it as is. Just protect what is here now. I have great difficulty...you can’t go back and I don’t know how. I would hate to see any four-story buildings go up along the shoreline. And that could easily happen the way things are going.

The people who come to the beach are mostly locals and I understand why they would come. I don’t resent that. In the summertime there are traffic problems. There can be traffic problems. We don’t have parking spaces. The road was widened. It is mostly weekends when people come down for a picnic supper. There is a justifiable complaint about lack of parking especially people whose boats are on trailers. There are people who are parking where they shouldn’t park and there is speeding. I don’t let it [interfere with my life]. It’s only for a couple of months.

Anne and Doris would like to maintain the friendliness of Okanagan Centre. Recognizing that, steadily, new people are moving into Okanagan Centre they both had suggestions to bring people together:

The newcomers to meet the old. I like to meet people. We used to have whist parties at the Community Hall. We had a homecoming. A fundraiser for the

¹⁰ A more detailed article on “The Store” has been written by Sandra Bernardo, 1998, entitled “The Store in Okanagan Centre”. It is available from the Okanagan History 62nd Report of the Okanagan Historical Society. Hucul Printing Ltd., Salmon Arm, BC. pp. 106-108.

hall. Send out a flyer every month letting others know who is moving in or out. Or even just a visiting committee, a couple of people to visit the newcomers or have them come down.

The museum is aiming to have a drop in centre. Meet at the museum and have coffee or tea. The quarters are confined, but we have a full blown kitchen and the weather being fine we could sit outside. I think that the museum could be also sort of a drawing card.

Anne and Doris are truly seniors of Okanagan Centre. They have lived much of its history and witnessed it change over decades. The most fundamental element they see as important to preserve is the friendliness, the people caring for people. Both women are active in the community. Both are willing to do their part to be ambassadors of continuity, of goodwill and friendship among all, for the betterment of Okanagan Centre.

3.2 George And Trudy Heiss: November 21, 2006

George and Trudy Heiss are both European born. George came from Vienna and Trudy from Germany. They met in Edmonton, Alberta. They were, and are entrepreneurs. As they state:

We had two shops there [Edmonton] and 27 staff. We always thought we would like to do something else. We always had good luck growing things so when my father bought 10 acres we said, "Dad if you ever find a nice chunk of land let us know." We looked at chicken, beef and even mushrooms, but after reading the first 4 pages we knew we weren't growing mushrooms in Alberta. Dad said, "why don't you grow grapes?" He said there is 20 acres of land for sale [in Okanagan Centre]." At that time there was no agricultural land reserve. We came down in the 1970's and went back to Edmonton. A year later Dad said, "the land is still for sale." We ended up buying the 20 acres. Out came the German and Austrian grape growing books.

When we came here there were orchards, older houses. It had hotels, schools, tennis courts, and a Japanese Club. It was extremely quiet. We called it Sleepy Hollow. It was nice. I liked the view, the whole aspect of the quiet because we knew what we wanted to do. We pulled all the trees out and started planting. We planted grapes.

We were in our 30's when we started. We are really proud of what we did. The romance lasted about five days; then it was just hard work. We realized we had to get more out of the product we were growing, Ten years after that the winery concept came about.

Before the roads came in all the traffic was on the lake. Our little house had a little loading ramp on it. The little museum used to be a school. Once the roads came in everything kind of went down. Our concern is that the more development there is, the tougher it is to farm. We can't stop progress. We were progress.

If there is new development it is important that they be aware that if they live next to a farm, a vineyard, or orchard that the canons and sprayers are going to go. They say yeah and then forget that. Somehow we've got to get the people to know that there will be canons going off, tractors running. The biggest problem is that people want to have what they call a "romance". The interface between agriculture and sub-division just doesn't work.

We try to get to know our neighbors. We have a gathering every year. If anything we have probably brought more traffic to this area than anyone else. I like it the way it is. The lakes and flowers draw people here, like it did us.

When George and Trudy were asked what they thought needed to be preserved as important values of Okanagan Centre, they responded:

Keep it more natural rather than have big parking lots. Because it is so sensitive with the lake, we need trails. Keep as much of it green. Keep as much of it in farms. Parks need to be kept, a certain amount set aside for parks for our future people. Keep a tight rein on developments. It should stay rural as much as possible. I wouldn't like to see high rises here. You are never going to have everybody happy.

Roads? They are pretty windy and narrow. A lot of people moving in are not familiar with these types of roads. The roads don't need to be widened. People need to learn how to drive. Speeding is a problem. If roads are widened, it takes up land. One main thing that needs to occur is that the lot lines in Okanagan Centre need to be resurveyed.

Sewage is another problem. Raw sewage is leaking into the lake. It comes from this high up. There is too much bedrock and hardpan here which causes it to not permeate into the soil so instead it runs into the lake.

With any change there are differences of opinion. George and Trudy think that people need to "Sit down and talk about it". They both realize that, "Some people will never change their mind. You might get a majority, the others will be unhappy".

At one time George and Trudy Heiss may have been viewed by persons such as Anne Land and Doris Phillips as "the newcomers". At one time or another, most people coming to Okanagan Centre have been newcomers. It seems obvious from all of the interviews that each newcomer that came and stayed, found a bliss, found extreme value in the way Okanagan Centre was at the time. Why then is there such an expression of concern for the future of Okanagan Centre? The interviews, as a whole, express what George and Trudy so aptly condensed, "We don't own the land. We just borrow it for a short time. It would be a travesty if it went under cement".

IV. CONCLUSION

In light of the questionnaire, the additional comments, and all of the interviews, it is evident that some of the major issues centre on what is needed to ensure the unique vibrancy of Okanagan Centre: These include focusing on: what are the best of the past values, how could these values, be maintained, and what is needed for future development and land use that will compliment, rather than detract from what is currently precious to the majority of residents.

Okanagan Centre is rich in history. Okanagan Centre was, and is a community of people who care for others, who care for the environment, and who care about maintaining what is best so it may be carried forth and shared with those of the future. Over and over the paramount principles that are held in esteem are those dealing with a type of lifestyle and types of person-to-person relationships that residents currently fear are being neglected, or discarded as more and more people gain access to a previously "mostly undeveloped" area.

The community, in general, is willing to embrace change. By the numbers of responses from the questionnaire and the people who gladly donated their time and thoughts for the interviews, and other stages of this opinion gathering process, it is evident that the residents of Okanagan Centre want to participate in planning for the future. A plan based on community vision and goals is an important tool for building capacity in the community. It is part of what makes the "the positive difference".

When a process such as the one undertaken in the past few months is steered by the community for the community, as it has been, it enables the community to establish an effective vision for its future. A myriad of residents have offered unique and valuable perspectives on community needs, values and priorities. They have addressed many of the key areas, all of which are interrelated and interdependent. In essence through this process Okanagan Centre has empowered itself. It has explored its core values, it has established a vision for the future, and through this framework, and the upcoming others, it will cement that vision in its Sector Plan.

Planning such as this benefits the entire community by creating positive change in a proactive way, while also protecting the values of the community. It leads to informed decision-making. It creates a solid framework to coordinate future development. The process should enable the community to protect vulnerable or valuable areas, traditions, or cultural values and practices, while it also identifies the community priorities for the use of its land base, anticipates future infrastructure and development needs, and helps to prevent conflicting developments.

Now that the framework for the future vision of Okanagan Centre has been expressed, it is of fundamental importance to continue on, to ensure implementation of the next steps, to ensure that the vision becomes reality.

APPENDIX

The Appendix contains a sample copy of the questionnaire, and the reference materials that were included in the package distributed to the residents of Okanagan Centre.

SHARING VALUES AND VISION

OKANAGAN CENTRE WARD

SECTOR PLAN COMMITTEE SURVEY

FINAL REPORT

MAY 2007



Prepared For:

The District of Lake Country and the Residents of Okanagan Centre Ward

Prepared By:

The Okanagan Centre Sector Plan Committee and Linda Jaine

OKANAGAN CENTRE WARD

SECTOR PLAN RESIDENT SURVEY

Please complete this survey and mail it in the enclosed envelope to the District of Lake Country offices, or take it to any drop box location by March 9, 2007

COMPLETING THIS SURVEY IS IMPORTANT BECAUSE:

- Your opinions will be used to develop the future Okanagan Centre Ward Sector Plan.
- The Okanagan Centre Ward Sector Plan will complement the District of Lake Country Official Community Plan (OCP) by establishing criteria for the District of Lake Country Council and municipal staff to follow when making future decisions on community development and land use in the Okanagan Centre Ward.

It is your community.

Help decide what Okanagan Centre will be like in the future.

If you have questions, or need assistance to complete this survey:

An Open House to assist residents will be held Saturday March 3, from 10 a.m. to 4 p.m. at the Carrs Landing Room, District of Lake Country, 10150 Bottom Wood Lake Road.

The following documents have also been included for your reference:

1. A Map of Okanagan Centre Ward
2. A Summary of Okanagan Centre Water
3. A Summary of Okanagan Centre Roads
4. A Summary of the Greenspace Plan

The District of Lake Country Official Community Plan (OCP) is available at www.lakecountry.bc.ca.

Please place a check mark / to indicate your opinion for each of the following statements:

Public Access	YES	NO
12. Waterfront parks and road ends provide access to the lakeshore. Should they be further developed to improve access?		
13. Should unapproved structures on the foreshore, road ends, and parks be removed?		
14. Should a fee be charged to use the boat launch at the Safe Harbor?		

Okanagan Centre Ward Parks	Important	Not Important	No Opinion
15. The District of Lake Country should develop parks in residential neighborhoods (i.e. corner of Camp and Tyndall) as opposed to leaving them in their natural states.			
16. Okanagan Centre Museum Park should continue to be a focal area for our cultural heritage and community activities.			
17. The District of Lake Country should designate areas along the foreshore as swimming beaches (with buoys to keep boats out, with washrooms, etc.).			
New Parks			
18. The District of Lake Country should develop a boat access park.			
19. The District of Lake Country should develop trails that connect with the Regional Trail network.			
20. The District of Lake Country should acquire additional parkland within the Okanagan Centre Ward.			

21. The Committee would like your help to advise District Council and Staff on which issues would need the most immediate attention, given that, with their limited budgets, not everything can be dealt with at once. In what order would you recommend the following issues be addressed? 1= most immediate, 2= very soon, 3= soon, 4= later.

_____ Park Amenities (See Chart, #'s 1 to 11)

_____ Public Access (see questions 12 through 14)

_____ Okanagan Centre Ward Parks (see statements 15 through 17)

_____ New Parks (see statements 18 through 20)

II. INFRASTRUCTURE

Please indicate your level of concern by placing a check mark / in the appropriate column.

Wastewater (Sewer)	Very Concerned	Concerned	Slightly Concerned	Not Concerned	No Opinion
22. How concerned are you with the lack of community sewer services to clusters of existing homes in Okanagan Centre Ward?					
23. How concerned are you that septic systems near the foreshore may be having a negative impact on lake water quality?					
Water (For Reference See Attached Water Summary)					
24. How concerned are you with the quality of drinking water in Okanagan Centre Ward?					
25. How concerned are you with the capacity of the water system?					
26. How concerned are you that water conservation measures should be encouraged?					
27. Are you concerned that people should pay for excessive water use?					
28. How concerned are you with storm water causing erosion to property and road side ditches?					
Transportation (For Reference See Attached Road Summary)					
29. How concerned are you with the current quality of roads in Okanagan Centre Ward?					
30. How concerned are you with the speed at which vehicles travel on Okanagan Centre Road along the lakeshore?					
31. How concerned are you about the current enforcement of speed limits in Okanagan Centre Ward?					
32. How concerned are you about the current lack of sidewalks provided in Okanagan Centre Ward?					
				YES	NO
33. Would you be in favour of automatic towing of illegally parked vehicles?					
34. Would you use a minibus to connect with the current bus services?					
35. Are you in favour of bicycle lanes being provided on major connecting roads?					

36. The current speed limit throughout Okanagan Centre is 50 kms, except near the museum, where 30 km is posted. Which speed limit would you prefer for the road along the lakeshore?

Please place a check mark / beside one:

_____ 50 kms _____ 30 kms _____ 15 kms

37. To assist Council and Staff with their planning and budgeting, in what order would you recommend the following issues be addressed? 1= the most immediate, 2= soon; 3= later.

_____ Wastewater (Sewer)

_____ Water

_____ Transportation

III. THE VILLAGE OF OKANAGAN CENTRE

38. How would you define the Village of Okanagan Centre? Please check one box.

I would define the Village of Okanagan Centre as:

- The entire Ward - everything west of Bond and Chase Roads.
- Everything from the junction of Okanagan Centre Road West and Carr's Landing Road, South to the Serwa property, (where Okanagan Centre Road starts to climb away from the lake), and below Camp and Tyndall Roads.
- Everything from Camp Road to just south of the Safe Harbour, and below Hare Road.
- Only the flat land along Okanagan Centre Road and Maddock Road, from Camp Road to 10th Street.

Please place a check mark / to indicate your opinion for each of the following statements:

Regardless of my response to #38, I think that	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
39. The rural residential/rural agricultural atmosphere of the Village of Okanagan Centre should be maintained.					
40. The foreshore along the Village should be kept natural, undeveloped, and for public use.					
41. It is important to restrict development to individual, single family homes in the Village.					
42. There is a need for a Senior's Housing facility in the Village of Okanagan Centre.					
43. It is important to more strictly enforce bylaws pertaining to the Village (i.e. parking, foreshore, Safe Harbour).					
44. The history and culture of the Village of Okanagan Centre should be preserved.					
45. As a means of easing congestion along the foreshore, parking areas should be designated and parking bylaws should be strictly enforced.					
46. Some buildings in the Village of Okanagan Centre could be designated as "Heritage" buildings.					
47. Limited commercial development should be encouraged in the Village of Okanagan Centre.					
48. There are property boundary discrepancies within the Village of Okanagan Centre. To resolve these discrepancies the lots in the Village should be resurveyed by the appropriate provincial authority.					

IV. LAND USE

Okanagan Centre Ward is comprised of approximately 1533 hectares. Of these nearly:

- 32% is designated (zoned) Rural Residential, with many properties undeveloped;
- 30% is designated (zoned) Urban Residential, with many lots undeveloped;
- 24% is in the Agricultural Land Reserve; and
- 12% is designated Rural Reserve. This includes provincially licensed aggregate extraction operations.
- In addition, there are about 75 home business licenses in residential areas, two Agricultural industrial businesses, and two commercial businesses within the Ward.

49. With reference to the map (included in the reference material), in which area do you reside or own property?

___ A ___ B ___ C ___ D ___ E ___ F

Future Land Use/ Zoning

Please answer the questions in the table below by referring to the specific area of the ward in which you reside or own property in the first column ("Your Area"), and to the ward as a whole in the second column ("Within Ward").

	YOUR AREA		WITHIN WARD		
	Yes	No	Yes	No	No Opinion
50. Currently there are no multi-family units in Okanagan Centre Ward (although some are planned in the 20/20 developments). Should zoning changes be made to accommodate more multi-family residences?					
51. Currently zoning restrictions significantly restrict the availability of legal secondary suites. Do you support decreasing these restrictions to allow more secondary suites?					
52. Residential housing is becoming increasingly unaffordable for many of our citizens. Would you support a requirement that new developments supply a significant number of affordable (below market) housing units?					
53. Currently there are no elderly care or assisted living facilities in the Okanagan Centre Ward. Should zoning changes be made to allow for elderly care and assisted living facilities?					
54. Do you support continued protection of Agricultural Land Reserve lands against encroachment from other land uses?					
55. Do you support zoning changes to allow for more commercial amenities in Okanagan Centre Ward?					
56. Do you support the District of Lake Country using taxation revenues to purchase larger park areas?					

V. ENVIRONMENT

57. A Summary of the Greenspace Plan is included in the Reference Materials. The entire document may be viewed at www.lakecountry.bc.ca

Are you in favour of adopting the Greenspace Plan? ___ Yes ___ No

Please indicate your level of concern by placing a check mark in the appropriate column.

	Extremely Concerned	Very Concerned	Concerned	Slightly Concerned	Not Concerned
Okanagan Lake					
58. How concerned are you with the overall environmental quality of Okanagan Lake in Lake Country?					
59. How concerned are you with the development of any kind (roads, buildings, structures) in close proximity to the lake or any fish bearing creek or wetland?					
Streams, Watercourses, and Wetlands					
60. How concerned are you with the deterioration of our current streams, watercourses, and wetlands?					
Water Quality and Conservation					
61. How concerned are you with water pollution from local sources?					
62. How concerned are with the misuse of water for landscaping purposes?					
Wildlife					
63. How concerned are you with the current level of protection for wildlife and their habitats/corridors?					
Geography and Natural Resources					
64. How concerned are you with mining and extraction of sand and gravel in Okanagan Centre Ward?					
65. How concerned are you with the development of, or around, steep slopes and ravines?					
Plant Life					
66. How concerned are you with the pine beetle situation and its adverse effects?					

67. In order to preserve and enhance the current environment in Okanagan Centre Ward, in what order would you recommend the following issues be addressed? 1= the most immediate, 2= very soon; 3= soon, 4= later.

- _____ Okanagan Lake
- _____ Streams, Watercourses, and Wetlands
- _____ Water Quality and Conservation
- _____ Wildlife
- _____ Geography and Natural Resources
- _____ Plant Life

VI. QUALITY OF LIFE

With increased growth comes change. As change will affect you and other residents of Okanagan Centre Ward, please indicate your feelings about the following statements. Please place a check mark / beside any changes that you agree or disagree with.

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
68. It is important that the District manage development in a fiscally responsible manner to minimize tax burdens to residents.					
69. It is important to preserve the dark night sky while providing minimal, but adequate lighting for safety.					
70. It is important that new development should protect the scenic quality and character of Okanagan Centre and be as unobtrusive as possible.					
71. It is important to continue the development of the public walking trail system.					
72. It is important that the pace of development be managed for sustained long term growth (experts suggest about 3% per year) and be consistent with the growth of supporting infrastructure.					
73. The District should cooperate with the Regional District and neighbouring municipalities to improve the road system to accommodate increased traffic due to future growth.					
74. The District should cooperate with the Regional District and neighbouring municipalities to enact and enforce new noise reduction bylaws.					

75. If you were able to preserve the following 5 characteristics of life in Okanagan Centre now, in what order would you recommend each be addressed? 1= the most immediate; 2= very soon, 3= soon, 4= later, 5= last.

_____ The rural residential/rural agricultural atmosphere

_____ The preservation of existing community spirit

_____ The calmer pace of life in Okanagan Centre

_____ Access to the lake

_____ The quality of the scenic views

V11. TELL US ABOUT YOURSELF

Answering the following questions is optional.

76. What is your age range?

_____ less than 20 years _____ 20-29 years
_____ 30-39 years _____ 40-49 years
_____ 50-59 years _____ 60-69 years
_____ 70+ years

77. Do you own or rent property within the Okanagan Centre Ward?

_____ Own _____ Rent _____ Own and Rent

78. How many years have you lived in the Okanagan Centre Ward?

_____ less than 1 year
_____ 1-10 years
_____ 11-20 years
_____ 21+ years

79. How familiar are you with the District of Lake Country's Official Community Plan (OCP)?

_____ Very familiar _____ Somewhat familiar _____ Not at all familiar

Thank you for taking the time to complete this survey. Your input is essential if we are to develop a Sector Plan that corresponds to the wishes of current residents.

REFERENCE DOCUMENTS

The following materials are provided as background information to assist you in completing the survey:

1. A map of Okanagan Centre Ward, divided into areas for the Land Use section of the survey. This map also includes the locations of the parks
2. Background Information on Water for the Infrastructure questions
3. Roads and Transportation information for the Infrastructure questions
4. A Summary of The Greenspace Plan.

Okanagan Centre Ward Sector Plan Resident Survey

ADDITIONAL COMMENTS

Please use this page to submit any additional comments you wish to make.

I. Parks

II. Infrastructure

III. The Village of Okanagan Centre

IV. Land Use

V. Environment

VI. Quality of Life

Other

OKANAGAN SECTOR PLAN BACKGROUND INFORMATION ON WATER

Virtually all of the water for the Okanagan Centre Ward in the District of Lake Country is supplied by the Winfield Okanagan Centre Water System (WOCWS). The only exceptions are small private water systems that pump directly from Okanagan Lake. The WOCWS and proposals for improvement are described in an Assessment & Response Plan prepared by Mould Engineering dated April 2004.

The WOCWS receives its water from two sources. The main source is Vernon Creek with storage on Crooked and Swalwell (Beaver) Lakes and the secondary source is Okanagan Lake. Water from Vernon Creek is supplied by gravity, whereas Okanagan Lake water is pumped. The District holds licenses that allow it to annually divert up to 7,650 ac-ft from Vernon Creek and 8,915 ac-ft from Okanagan Lake. In a high demand year such as 1998 the District used 6,400 ac-ft or some 40% of its total licensed allocation. One ac-ft is 1233.5 cubic meters or 43,560 cubic feet.

Domestic water users are increasingly concerned about the issue of water quality. The main source of supply, Vernon Creek, contains high turbidity, colour, and coliforms, particularly during spring runoff and storm events. The water from this source does not meet the Guidelines for Canadian Drinking Water Quality and the Medical Health Officer has issued numerous boil water advisories in the past decade.

The system that diverts water from Vernon Creek was originally designed to supply water for irrigation and received its last major upgrading in the 1960s. Pressure reducing stations are in urgent need of replacement to prevent failures of the 800 mm diameter pressure main that feeds the entire system. A new balancing reservoir has been designed; however it cannot on its own make a significant improvement in water quality. Meanwhile mechanical and electrical components of the Okanagan Lake pump station are being upgraded to allow the station to operate at or near its design capacity.

The Okanagan Lake source could be utilized to supply more of the domestic water needs of the Okanagan Centre Ward, however there are costs involved. Energy costs will increase due to high elevation differences and system modifications, which would require that significant capital investments have to be made. The alternative is to construct a modern water treatment plant to purify all of the water supplied through WOCWS. This also comes with a high cost and significant waste since irrigation water does not require treatment.

Since both options for improving drinking water quality come with high capital and operating costs a strong case can be made for water conservation. There are several practical initiatives for conservation. These include public education, water pricing based on metered volumes of water used, low water use landscaping, recycling grey water, etc.

Residents of the Okanagan Centre Ward have become accustomed to receiving relatively low cost water on demand and many regard this as their right. The question that needs to be addressed is what price are residents willing to pay for safe, clean drinking water supplied to their homes.

OKANAGAN CENTRE SECTOR PLAN BACKGROUND ON ROADS

The District of Lake Country is responsible for the administration of approximately 160 km. of paved roads, 25 km. of gravel roads, and 21 km. of unopened or unmaintained roads. Most of these roads were created through the subdivision of lands.

The B.C. Ministry of Transportation is responsible for the maintenance of Hwy 97 except that the District must maintain the sidewalks, curbs and gutters, and storm sewers through the curb and guttered portion of the Highway (Beaver Lake Road. to Oceola Road).

Most roads in Lake Country were paved with oil based materials in an effort to provide a more dust free environment for orchard production. Few of these roads were designed or constructed to handle anything other than light or intermittent traffic and as such were very expensive to maintain.

Upon the incorporation of the District in 1995, most of these roads were 50 years in age and in need of substantial reconstruction or repairs. Prior to incorporation, capital improvements to roads within the District were prioritized on a South Okanagan (regional) or provincial basis. As a result roads, other than Hwy.97, were seldom selected for capital improvements. Upon Incorporation, the District could access its own taxation revenues and set out its own priorities. This proved to be a challenge as revenues from taxation were very low due to the tax base being predominantly agricultural and residential.

In 1998, the District completed a Roads Inventory Study which developed a series of priority roads for reconstruction and contained recommendations on maintenance practices. This report recommended \$21.37 million (1998 dollars) be spent during the first 10 years on 48 priority sections of road, a length of 47 km., and further that pavement overlays, to extend the life of other roads, be set at \$380,000 / year (6.3 km.). Additionally, to reconstruct and pave the 25 km. of gravel roads would cost a further \$8.45 million. Due to the limited revenues available to the District, few of these priority reconstruction projects have been undertaken to date. The District has managed to increase its annual pavement overlay budget to \$440,000 / year in the 2006 budget.

The District has recently completed its Master Transportation Plan which focuses on a 10 & 20 year capital plan for those roads in the District which form the spine of the network. These network roads are those most influenced by growth, both locally and regionally, and include the Town Centre Road. This plan identifies \$75.64 million (2006 dollars) in road upgrades required to service growth and employment over the period. Of the total, Development Cost Charges or senior government funding will cover \$29.6 million and the District will be responsible for the remaining \$46.04 million. There are projects which appear in both the Road Inventory Study and the Master Transportation Plan which overlap. Each plan is revised as growth proceeds and/or changes pace to more accurately reflect the current conditions.

All new development is required to be constructed to District standards at the developer's cost and the developer is required to post an 18 month maintenance bond and pay development cost charges for each new unit created.

The level of service provided both for operations & maintenance of roads and capital improvements to roads is based on economics and affordability. Recent increases in the growth rate have increased the tax base and revenues for the District and having appropriate planning documents in place allows the District to properly address the servicing of growth.

THE GREENSPACE PLAN

The Greenspace Plan was developed by a sub-committee of the Parks and Recreation Commission (PARC) in 1993 at the request of the Regional District of Central Okanagan, who wanted to ensure that all environmental concerns, recreational opportunities, and public access and convenience in the area were addressed. The plan provides recommendations for the management and development of the foreshore and shoreland of Okanagan Lake along Okanagan Centre Road West and Pixton Road.

At that time the foreshore, (the area from high water mark out into the lake a distance of 200 meters) was controlled and managed by the Province while the shoreland (all publicly owned land above the legal high water mark and below the main Okanagan Centre Road) was controlled by the local authorities. The Greenspace Plan recommendations, although developed with input from local residents have never been officially implemented.

In summary, the recommendations for the **foreshore** are as follows:

- Management and control of the foreshore should be transferred to the local authorities (now the District of Lake Country).
- All existing structures (wharves, docks, pump houses, boat houses) owned by semi-lakefront property owners at that time (May 1993) and in usable condition, should be grandfathered. However, upon change of ownership, these structures would become the property of the local authorities.
- All existing private docks should be licensed, insured and maintained to legal standards, and no new docks, other structures or additions to docks would be permitted.
- Unencumbered public access must be allowed along the lakeshore and on existing structures, with steps constructed as necessary at an owner's expense.

In summary, the recommendations for the **shoreland** are as follows:

- That PARC determine with local input, what should be removed from shoreland, i.e. cleanup, noxious weeds, dead trees etc.
- That no trees or portions of them, or vegetation be removed unless deemed necessary by PARC.
- That all structures on the shoreland be removed, except pumphouses and boathouses. When a pumphouse becomes no longer useable as a pumphouse, it would be removed at the owner's expense. Boathouses would be grandfathered until there was a transfer of a beneficial right of ownership at which time it would be removed at the owner's expense.
- All existing structures greater than 100 square feet in area are required to be examined by an engineer, have a building permit, and be insured.

A **Foreshore Structures Bylaw** was proposed by the sub-committee to include:

- An annual process to ensure that existing structures were licensed and insured.
- Regulations to control any work done on the shoreland to minimize environmental damage.
- Designation of the foreshore and shoreland as Development Permit Areas to control further uses.
- PARC be made a referral agency for any changes to the Plan or Bylaws which affect the area.

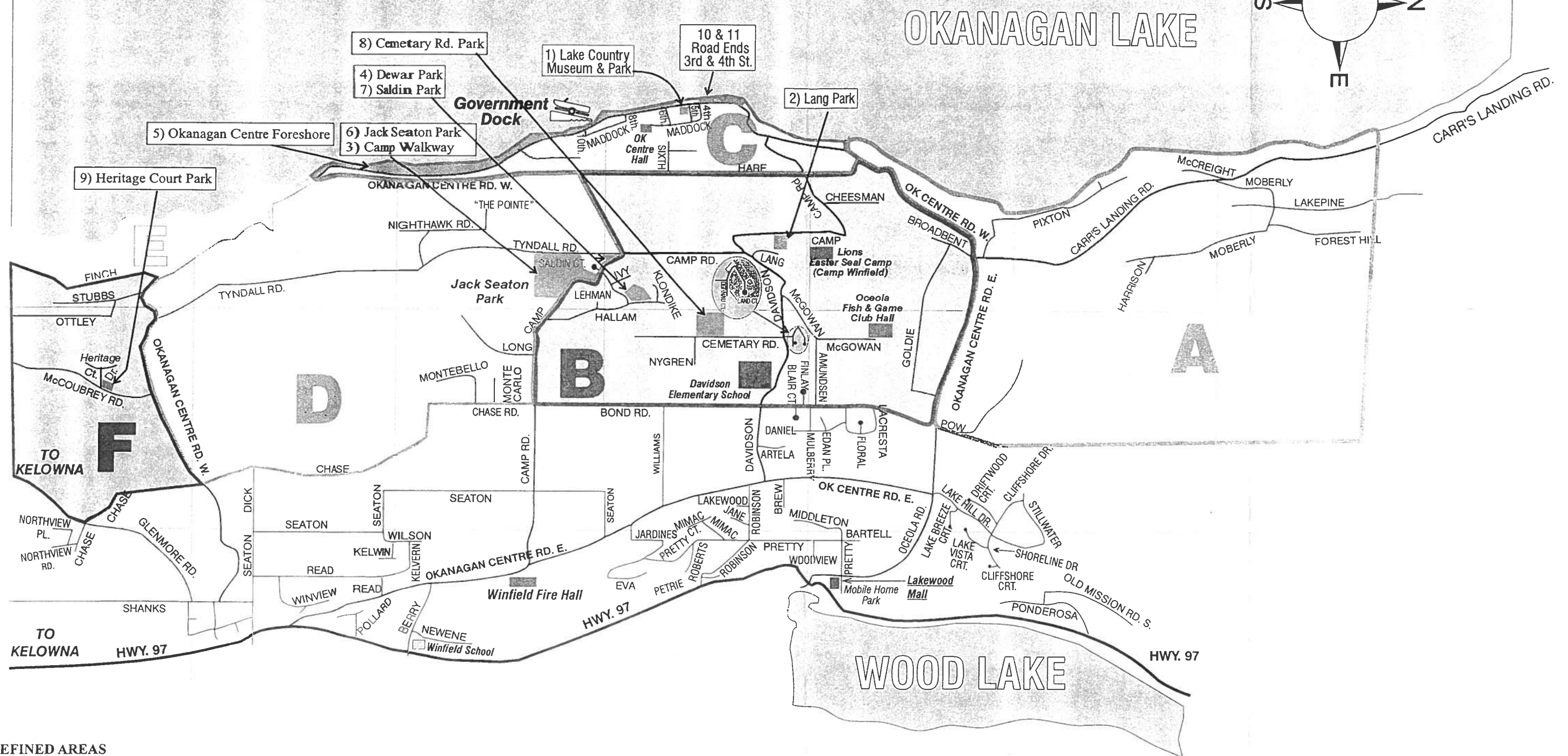
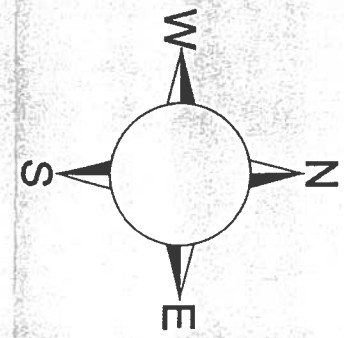
The Foreshore Structures Bylaw was adopted, and it is included in the District of Lake Country Official Community Plan. However, the foreshore and shoreland recommendations have been ignored.

It should be noted that the Safe Harbour area was not a part of the Greenspace Plan.

The complete Greenspace Plan Report is available on The District of Lake Country website at www.lakecountry.bc.ca.

Okanagan Centre Ward

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DEFINED AREAS

- A) North - Ward boundary
East - Ward Boundary
West - to Okanagan Lake
South - OK Centre Rd. West
- B) North - Boundary OK Centre Road West
East - Boundary Bond Road
West - to Hare Road
South - Junction of Camp Road and Tyndall Road

- C) North - OK Centre Rd. West
East - to Hare Rd.
West - to Okanagan Lake
South - to OK Centre Rd. West (vineyard)
- D) North - Boundary Camp Rd. & Bond Rd.
East - Ward Boundary (Chase Road)
West - end of Hare Road & OK Centre Rd. West
South - OK Centre Rd. West

- E) North - OK Centre Rd. West
East - Finch Road
West - Okanagan Lake
South - Ward Boundary
- F) North - OK Centre Rd. West
East - Chase Road
West - Finch Road
South - Ward Boundary

PARKS

- 1) Lake Country Museum & Park
- 2) Lang Park
- 3) Camp Walkway
- 4) Dewar Park
- 5) OK Centre Foreshore
- 6) Jack Seaton Park
- 7) Saldin Park
- 8) Cemetary Road Park
- 9) Heritage Court Park
- 10) Road End (3rd St.)
- 11) Road End (4th St.)