



Official Community Plan for Green/Watch Lake and 70 Mile House Area

Public Meeting #1 – Workshop Comments

April 25, 2009

Flip charts with different topics were posted on the wall. Participants were encouraged to write comments related to each topic. Participants also placed dots on comments they supported. Each bullet below represents an idea put forth during the session. The numbers in brackets represent the number of “dots” on the comments. Items under each heading are listed in order of these ratings, otherwise in random order. The dot ratings need to be used with caution, since comments posted later in the meeting would not have the chance of receiving as many dots.

Vision	<ul style="list-style-type: none"> • Protection of lakes, streams, wetlands that wildlife depend on (12) • Green and Watch Lake shoreline – recognize values of undeveloped crown land (9) • Sustain values and attributes that brought us here (8) • Consider infill housing along existing routes (5) • Make zoning regulations between the Regional Districts (TNRD & CRD) more consistent. Likely move South Green and adjacent areas to CRD (5) • OCP should be developed in the spirit of Green/Watch Lake being “resort” area (2) • Land should be used according to its best potential – this should be the main objective of the OCP (2) • OCP should include long term vision for the area (2) • Sense of rural character – trees, lakes • Reduce solid waste to zero • Grass root values – family, laid back • Recreation – summer vs winter • Home based attractions, businesses – country cottage – and how to package info about these • Could make a museum – so much history - Cariboo families for 100 years – long history, encourage and educate what people have here
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Residential	<ul style="list-style-type: none"> • Continue to assist GLARA to do water testing on Green/Watch Lakes (5) • Allow higher density - rural – residential along routes (4) • Abbeyfield Clinton Non-Profit Society (3) • Higher residential density along 83 Mile Road (3) • Trend to more year-round use – concern re: water quality impacts (2) • Need more residential development opportunities around 70 Mile House - mixed sizes (2) • Concerns: re Green Lake Area – 1) I am aware of at least 1 lot that will not be able to put in a well or septic field because of where the adjoining lots have their wells and septic fields, is this concern being considered in the larger picture?, 2) what considerations are being made for those living off shore (south side of Green Lake) having access to and enjoyment of the Lake? There is only 1 public park on the South side, will these offshore people be permitted to put their own docks out from the access (this has been done) and/or bring their picnics/chairs etc and “camp” on beaches in front of existing homes?? (2) • Allow subdivision of very large parcels of land that already have road access and all services and are sitting idle (2) • Strata (cluster) development – not ready for that here (1) • At 59 Mile a supportive living seniors home is open, new development may include “green independent living units” • Build out of straw bales with solar power and geothermal heating, developers invited to bring this dream to reality (250-459-2755) • No more development on the lakes • More density = opportunity for better sewage treatment, type 2 can be used to irrigate grass • There are no more lodges on Green Lake, making public use challenging – there is just a boy scout camp with a community tenure, not used much now • All the 1 acre lots were never intended to be year-round • Need to balance development
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Community Centre – 70 Mile House	<ul style="list-style-type: none"> • Great place to live – scenery, the people, 4 seasons, fishing, wildlife (2) • 70 Mile – B & B opportunity – mechanic (1) • Tim Hortons (1) • Community very supportive of each other when things are tough (1) • Need more people to bring a school back – kids go to 100 Mile now (1) • Seniors complex – use Star tek site? (1) • 70 Mile pub – social hub, “special” nights • Independent streak – people like to do what they want, don’t want restrictions • Development would be at odds with the independent streak, would result in more restrictions • Shopping at 70 Mile more expensive, therefore people save up to go to 100 Mile to shop
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Commercial and Industrial	<ul style="list-style-type: none"> • Bring jobs and young people will come (3) • Include golf courses along the shores of Green/Watch Lake – OCP (2) • Make it easier for small businesses (farms) – its hard enough against the Giants! Think! (2) • Drug rehab centre? (2) • Prison ? (1) • Need industry to make use of Beetle Pine - big or cottage industry (1) • Commercial and industrial – Rally River (exploration), Rail road land and gas line, recognition of old growth, Rayfield crater lake (Class A Provincial park), Moose Island • Coffee shop badly needed
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Local Economy	<ul style="list-style-type: none"> • Trail system – mark trails, map for trails, trail maintenance for tourism (7) • Small food processing and regulations that support it (2) • Consider infill housing where environmentally sustainable (2) • Allow land use that will bring more people and business to the area (2) • Need new heavy industry – not forestry (2) • Need some tourism support services, however too seasonal (2) • Maintenance of private resorts and recreational (riding) opportunities • Economy is all forestry based, business and mills are shutting down • Sea-doos part of local economy • Star-tek truck trailer construction – bad management, business closed – the lot is available for a new industry
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Utilities and Transportation	<ul style="list-style-type: none"> • Natural gas to 70 Mile (10) • North Green Lake Road maintenance – repaving (4) • Controlling ATVs and snowmobiles on roads – Pressy Lake (4) • Repave the roads! (4) • Internet access in outlying areas – Pressy Lake and Green Lake (3) • Why are they 4 laning the highway north? (3) • Repave Moose Point Drive (3) • Telus lines, etc, need to be updated “big time” – we might be able to get high speed (3) • Green Lake – ATVs down road at night are a problem (2) • Wildlife fencing like the Coquihalla Hwy along Hwy 97 with bridges and tunnels to cross – for both recreation and wildlife (2) • Extend paved road from W. Lake Lodge to W. Lake Community Hall, include Eden Rd (2) • Litter pick up – promote and adopt a street/road program, adopt a park? (1) • Will road improvement help the local economy? (1) • Slow down speed limit through 70 Mile to 70 km • Pave Eden Road
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Hazards and Emergencies	<ul style="list-style-type: none"> • Pressy Lake – condition of Bonaparte Road to Bridge Lake is terrible!!! This is a potential evacuation route (4) • The condition of North Bonaparte Road from South Green Lake to Bridge Lake (3) • Are there any plans for the government to cut down the dead pines on Crown land around Pressy Lake? (3) • Pressy Lake – emergency forest fire evacuation procedures/protocols, especially considering there is no TV reception, no cell phone reception and limited/unreliable radio reception to receive any public broadcasts; plus limited road access, how do you know which way to go (east or west); is there a “reverse 911” system to get fanned out instructions via landline telephone? Is there an identified Pressy Lake “muster station” if evacuation routes are blocked? Also what are the considerations to evacuate pets if emergency personnel are needed to assist with an evacuation. Would helicopters be used for an evacuation if the fire was out of control? How are those of us in remote areas with limited access roads informed as to directions? (3) • Pressy Lake – any plans for cellphone reception for this area? (3) • Fuel management on Crown/hydro lands – especially those areas accessible to the public and adjacent to private property • The dead pines should not be the problem of the property owners now! You’ve had your nap...
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Rural Resource and Agriculture	<ul style="list-style-type: none"> • “Farmland” that is not suitable for farming should be used for other purposes (3) • Protection of farmland for farming (3) • Ranchers having a hard time – need to work off the ranch (3) • Add 83 Mile Lake once in OCP (3) • Promote subdivision of the waterfront properties in ALR (3) • Keep cows and fertilizer away from the lakes – runoff = pollution (3) • Promote block exclusions of land from ALR that due to lot area, location, etc. are not suitable for agricultural production (3) • Waterfront should only be Crown land or residential or commercial and not agricultural (2) • Mow road sides and ditches for weed control and to beautify our area (2) • Why are all the little lots on Green Lake in ALR? • Convention centre/hotel 150 rooms, Destination resort with a Spruce Meadows type facility, equestrian centre, etc.
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**Natural
Areas,
Parks
Recreation
and
Culture**

- More RR1, RR2, RR3 along paved roads – example 83 Mile Road (5)
- Protection of natural/sensitive areas - 83 Mile and others (4)
- Crater Lake – candidate for protected area, park – should reconsider this (4)
- For 83 Mile Road – range of residential lot sizes (4)
- Public and wildlife access to water – protection of shorelines from private development (4)
- Parks need proper wash facilities/showers to reduce washing in lakes (resorts are disappearing) (4)
- Should be max 10km speed south of Green Lake Park, or extend park to shoreline around south (Hansen Island to south shore of Green Lake) (4)
- Keep and add more trails on trail right away as the area grows – cross country skiing, bicycles, hiking, snowmobile, ATV, horse (3)
- Need more education re: impacts of power boats, etc, don't harass the wildlife (3)
- Stocking of fish in Pressy Lake (2)
- Gold rush trail – invigorate it (2)
- Former fish hatchery on 83 Mile Creek (2)
- On school bus routes promote more residential zoning (2)
- Keep Class "A" designated areas – remove, however, dead bug killed trees to reduce fire hazard (2)
- Restriction of motorized recreational vehicles with consideration of fish and wildlife (2)
- Ensure green belt and park areas (2)
- Educate public re: trail use/wildlife/environment sharing use (2)
- Make owners clean up their yards/junk along scenic routes (2)
- 83 Mile Road – diversified residential preserving natural environment (2)
- Incorporate BC Trails Strategy in the area – maintain safe multi-use trails (2)
- Preserve all trails for multi-use from 70 to 100 Mile – Clearwater, Bonaparte, and 70 Mile (1)
- Get highway and hydro to clean up their mess in the ditches after logging on Crown land (1)
- Consider clusters of housing along 83 Mile Road to encourage bus route (1)
- Every highway access can be used for boating, launching – not great boat launches, lots of litter and human waste left behind (1)
- High power speed boats and sea-doo's should not be allowed on Green Lake – affects birds (1)
- Conflicts between user groups – cross country skiing, snowmobile, responsibility of use
- Trails and responsibility, snowmobile clubs maintained, flying U Land – some lease, some private
- Pressy Lake – any plans to plant new trees to replace dead trees?
- Pressy Lake – keep boating restrictions
- Pressy Lake – fish book (tourism) incorrect - no boat rentals, incorrect fish species
- Like the "wilderness" here, ability to do what you want e.g. snowmobile, ATV
- Don't put any boating restrictions on Green Lake
- No gate (next 10 km?) – Hwy 1 Road gate
- Trails – access and maintenance
- Who will pick up garbage

Environmental Resources	<ul style="list-style-type: none"> • Green Lake designated as “critical” by province – how much loading can it take? (4) • Protect water quality of lake (4) • Consider quality of runoff water (3) • Add Mule Deer winter range (3) • Cariboo-Chilcotin Land use Plans – forest ecosystem networks, protect these and old growth management areas (2) • Maintain F.E.N.s – adhere to and support lake classification, CCLUP (2) • Square off the south boundary to include Hutchinson and Young Lakes (1) • Beaver dam and eagles along 83 Mile Cr. (1) •
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