

WHAT WE HEARD REPORT

Thompson-Nicola Regional District

Tobiano

Prepared by ARC Engagement

February 7, 2025

Version. 1.2



THOMPSON-NICOLA
REGIONAL DISTRICT



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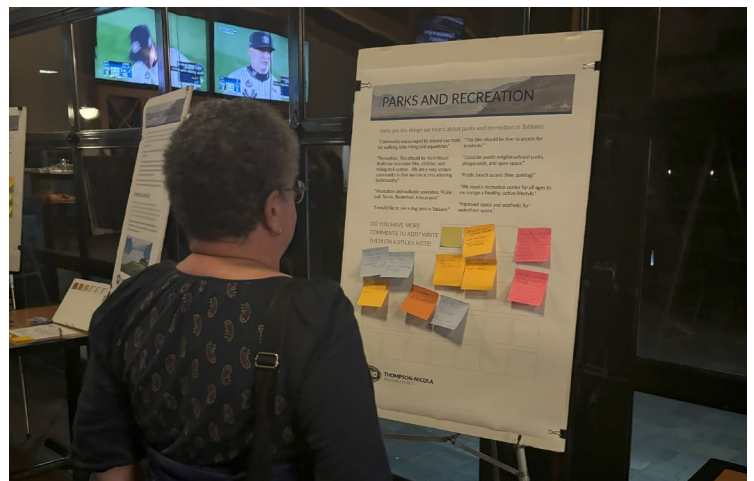
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1. BACKGROUND

In recent years, the TNRD has been receiving an increasing number of zoning / land use inquiries questioning whether Tobiano is a residential community or a comprehensive resort. Common questions include “can I live year-round in a resort home?” “Is short-term rental permitted?” “Why doesn’t zoning specifically list ‘Single-family Residential’ use?” To help us understand the current and future direction for Tobiano, the Thompson-Nicola Regional District conducted public engagement to get feedback from residents and property owners about their neighbourhood and what they see as the vision for their community.

Prior to what we know today as Tobiano, the first zoning amendments and Cherry Creek – Savona Official Community Plan (OCP) bylaw amendments were approved in 1993, to enable the Kamloops Lake Ranch & Country Club development. Subsequent core zoning and OCP amendments for “Kamloops on the Lake” were approved in November 1998. Separate and distinct land use zones, definitions, and parking standards were developed for this resort area project, and these land use standards remain virtually unchanged in the Tobiano zoning bylaw today. The Cherry Creek – Savona OCP was significantly updated in 2014, and sections about Tobiano were updated to reflect a mix of land uses with one *Residential* zoning policy. Since this time, Tobiano has continued to significantly evolve from its early plans as a destination resort into a suburban residential neighbourhood.

Engagement was conducted to check in with the community and included a community survey in August and September 2024, followed by an open house on October 30, 2024. The outcomes from both engagement opportunities have been compiled into this report to help determine whether there is a need to update zoning or land use policies for Tobiano.



2. COMMUNITY OPEN HOUSE: OVERVIEW

Approximately 100 people attended the open house at the Tobiano open house event on October 30, 2024 from 5:00 – 8:00 p.m. The open house included two components: the first part of the meeting included an update about Tobiano fire protection and proposed fire protection service for Cherry Creek, followed by an overview of the history of Tobiano and the type of feedback the TNRD was looking to hear at the event. The second part of the event was an open house style event to seek residents feedback about land use in Tobiano and to understand the future vision for the community. Stations were set up around the room to focus on several key topics, including: Parks & Recreation; Community Amenities; and Housing. Two additional stations (welcome / visioning and exit / next steps) collected open-ended “visioning” feedback to better understand whether the original vision for Tobiano was still a draw for residents, and an exit station was an opportunity for last feedback and to complete an exit survey.

When asked what their vision is for the future of Tobiano, participants at the event were in strong support of the original equestrian resort plan and are eager to see more amenities built out. The words uncrowded, quiet, safe, nature, trails, low density, country living, serenity, and open space are a few of the values of those living in the Tobiano area. Several participants were in favour of seeing more family-friendly amenities, while others preferred to stay with the original vision of Tobiano being primarily a retirement community. While many expressed that they did not want to see changes to the original vision, many were also in favour of revisiting zoning to review and possibly update where suites should and should not be allowed, updating definitions, and reviewing specific policies to determine where updates may be required. Participants indicated support for the TNRD to help drive the developer’s vision forward to see more completion of the promised amenities.

3. COMMUNITY OPEN HOUSE: FEEDBACK

3.1 Parks & Recreation

Feedback included a desire for more outdoor recreation facilities while ensuring they do not conflict with the surrounding residences. We heard:

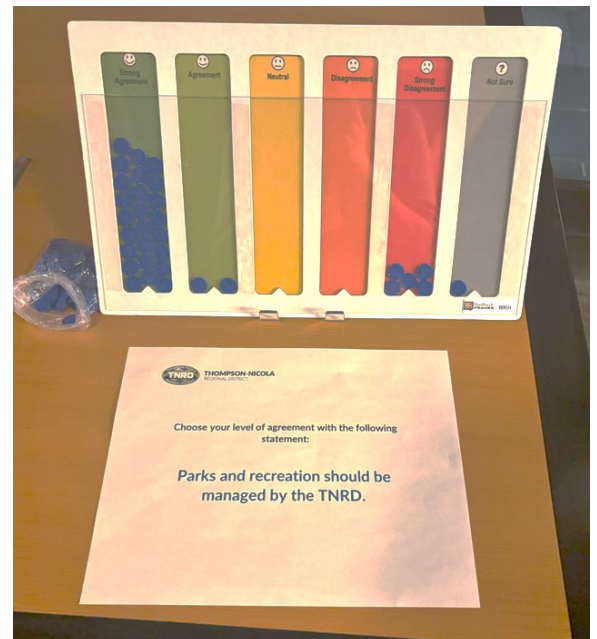
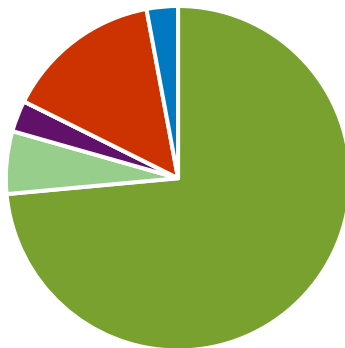
- Desire for outdoor activities including tennis courts, pickleball courts, and a recreation centre/gym
 - Some participants indicated they did not want tennis/pickleball courts
- Increased/free lake access and enhanced lake and beach trails
 - More amenities including parking and changerooms/bathrooms
- No dog parks as there is plenty of land for walking
- Community clubhouse, pool
- Agricultural barn
- More bike trails (using the Okanagan rail trail as an example)

Participants were asked if the TNRD should manage parks and recreation. Here is how you responded:

The majority of participants indicated strong/agreement (80%) for the TNRD to manage parks and recreation in Tobiano.

Parks and recreation should be managed by the TNRD

- Strong agreement (74%)
- Agreement (6%)
- Neutral (3%)
- Disagreement (0%)
- Strong disagreement (15%)
- Not sure (3%)



3.2 Community Amenities

Participants expressed a desire for more amenities such as small commercial and recreation amenities. Many want to ensure that the parklands are preserved as is without adding picnic tables, playgrounds, or other park structures – however these could be well suited to another community gathering space. We heard:

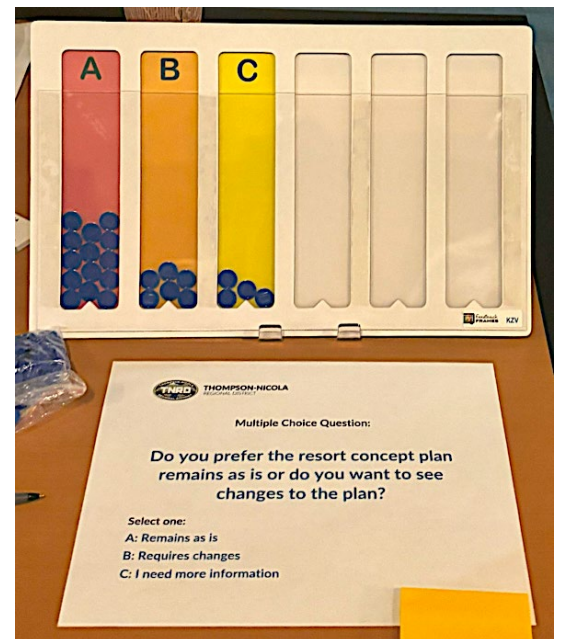
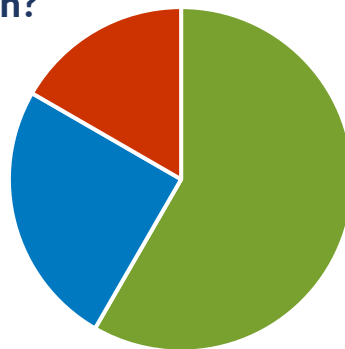
- A desire for a village centre / community gathering space / proper community park
- A need for small commercial amenities such as a coffee shop, gas station, gym, spa, and hotel
- More sports opportunities for all ages, including youth (pickleball, basketball, etc.)
- Centre for events
- Safe access to and from Highway 1, including a proper left hand turn lane
- Maintaining the exclusivity of Tobiano

Participants were asked if the resort concept plan should remain as is or change. Here is how you responded:

58% of respondents supported the resort concept plan as is while 25% wanted to see changes and 17% needed more information.

Do you prefer the resort concept plan remains as is or do you want to see changes to the plan?

- Remains as is (58%)
- Requires changes (25%)
- I need more information (17%)



3.3 Housing

Participants were strongly opposed to secondary suites and short-term rentals in Tobiano. Many expressed they do not want to see more density in any forms including multifamily unit developments.

We heard:

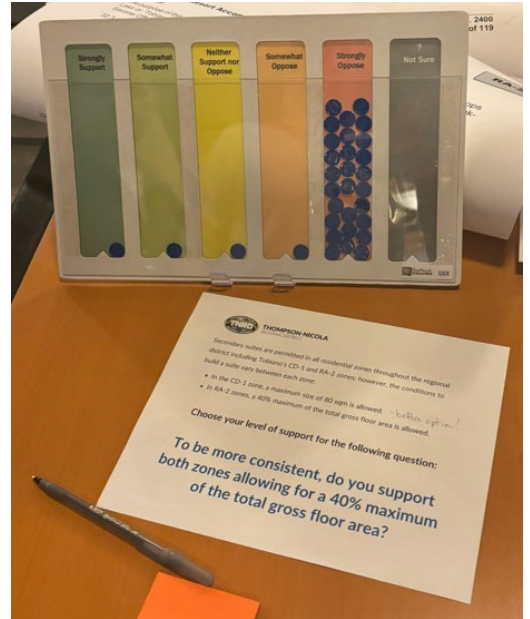
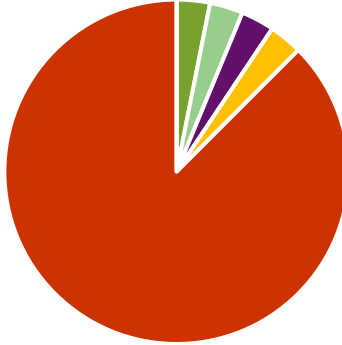
- Parking is becoming an issue (especially trucks) and there may be a need for overflow areas
- Secondary suites can result in too many cars
 - Need to provide parking for at least three vehicles
 - Secondary suites could be allowed for family
- Requests for the TNRD to lobby the government to reverse mandatory density in rural areas
- No short-term rentals, they are too difficult to regulate
 - Do not want a transient community
 - Some support from participants for Airbnb
- Keep the zoning as is / do not increase density
 - If suites are allowed, the maximum allowable space should be 80 sq m. (this is the better option)
 - 80 sq m. should be the maximum allowable space for some properties, not all
- Safe access to and from Highway 1, including a proper left hand turn lane
- Maintain the exclusivity of Tobiano

Participants were asked if the TNRD should change the zoning regulations for CD-1 and RA-2 zones, to align them for consistency. Here is how you responded:

A large majority (88%) were opposed to changing the zoning regulations for CD-1 and RA-2 zones so both zones would allow for a 40% maximum of the total gross floor area for secondary suites. Open house participants expressed opposition to secondary suites, and it is possible that a preference towards an 80 sq. ft. maximum for secondary suites shows that if suites are allowed, their size is regulated to be smaller.

To be more consistent, do you support both zones allowing for a 40% maximum of the total gross floor area?

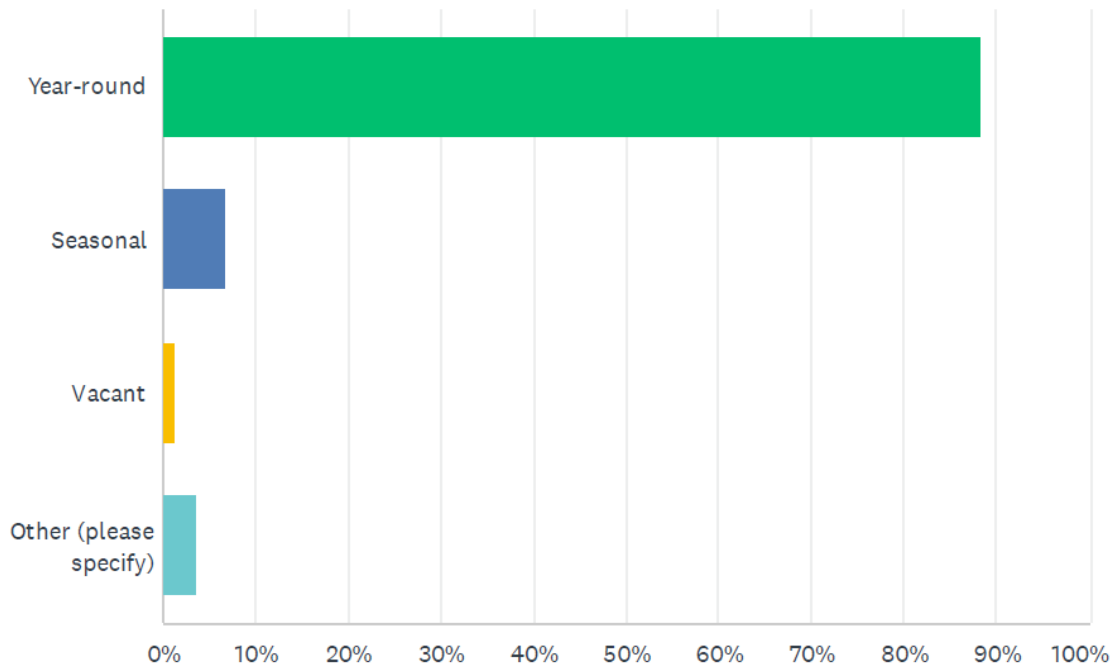
- Strongly support (3%)
- Somewhat support (3%)
- Neither support nor oppose (3%)
- Somewhat oppose (3%)
- Strongly oppose (88%)
- Not sure (0%)



4. SURVEY RESULTS: TOBIANO RESIDENTS

The survey was available online from August 1 to September 20, 2024. There were 165 completed surveys for Tobiano parcel owners. Results are provided with charts, tables and “word clouds.” Word clouds are a visual way to show the results of open-ended questions. Words that were mentioned the most frequently appear larger, unique or less frequent words are smaller.

Q1. What is the current occupancy of your property?



Year-round	88.27%
Seasonal	6.79%
Vacant	1.23%
Other (please specify)	3.70%

Other responses: Cherry Creek; 8 to 10 months of the year; own property but have not built yet; own property waiting to build; bare land only; part time through all seasons.

Q4. What do you like most about living in Tobiano?

All responses were analyzed and placed into common theme areas outlined below. The themes provide further insights into the description and vision answers provided in the two previous questions above.

Uncrowded & Quiet Lifestyle

- Uncrowded, peaceful, and serene environment
- Quiet and laid-back atmosphere
- Quiet and relaxing with friendly neighbours
- Peaceful, mostly quiet, family-oriented community
- Quiet, spacious, uncluttered, away from city hustle
- Peaceful retreat-like feel with large lots and open spaces
- Quiet, safe community with minimal traffic
- Tranquil and natural surroundings with little noise pollution
- Serenity, views, and a strong sense of community

Natural Beauty & Scenic Views

- Stunning, breathtaking views of the lake and mountains
- Gorgeous views from homes and golf course
- Beautiful nature, natural landscape surrounding the community
- Scenic views of the desert, lakes, and trails
- Uncluttered landscape with gorgeous vistas
- Beauty of the area with picturesque landscapes
- The view from my home is breathtaking

Outdoor Recreation & Activities

- Access to hiking, dog walking, biking, boating, and paddleboarding
- Golf, lake, and trails for outdoor enthusiasts
- Outdoor lifestyle with easy access to nature and recreation
- Boating, fishing, golf, and trails all in one community
- Great access to lake, backcountry, and natural resources
- Enjoy outdoor activities like biking, hiking, and golf
- Easy access to backcountry for quads, hiking, and more

Community & Sense of Belonging

- A strong sense of community with friendly neighbours
- People take care of each other, with a high standard of living
- Community of like-minded people in a peaceful setting

- Safe environment with neighbours looking out for each other
- The community feels secure and supportive
- Neighbourhood is clean, upscale, and well-maintained
- The neighbourhood encourages a clean and natural environment
- A family-friendly atmosphere with peaceful surroundings

Proximity to Kamloops & Amenities

- Close to Kamloops for shopping, dining, and amenities
- Quiet and rural, but still close to city conveniences
- Close enough to Kamloops, yet far enough to remain peaceful
- Proximity to Kamloops offers convenience without urban sprawl
- Kamloops nearby offers shopping, Costco, and restaurants

Privacy & Space

- Spacious homes with large lot sizes
- Personal space and large properties for comfort
- Large yards, open spaces, and room to move freely
- Peaceful and private, without the congestion of city living
- Properties offer a sense of privacy and space

Future Growth & Development

- Excitement over future development plans, including a business district
- Observing the growth towards an official community plan
- The potential for development while maintaining peaceful atmosphere

Relaxed, Resort-Style Living

- Resort-style living with a peaceful, natural environment
- Feels like living in a resort with scenic views and recreational activities
- Resort feel with a focus on nature and tranquility
- A relaxed and laid-back lifestyle with scenic landscapes
- The community maintains a resort-like charm with low traffic and peaceful surroundings
- Ideal place for families seeking natural beauty and a peaceful lifestyle

Safety & Low Crime

- Low crime rate compared to Kamloops
- Safe environment with no concerns about homelessness
- Peaceful, safe community with a strong sense of security

Q5. What do you dislike most about living in Tobiano?

Development & Planning Issues

- Lack of consistency in development, changing from adult-oriented to family-focused community
- Homes not meeting development standards, with similar-looking homes lowering property value
- Unfinished development plans and slow progress
- Inconsistent architectural controls and development vision
- Lack of clear, cohesive planning from multiple developers
- Empty promises about amenities and infrastructure
- Unregulated all-terrain vehicles in the area
- Spec homes and poorly maintained yards affecting community aesthetics
- The change in the development's focus has disappointed many original buyers
- Unclear plans for future development, leaving the community feeling unfinished
- Restrictions on homeowners' use of their own property
- Property maintenance and aesthetic standards not being enforced consistently
- Increasing number of short-term rentals creating tensions
- Lack of accountability from developers and management
- Residents unable to voice opinions about new developments near their homes

Future Development & Potential

- Desire for development to meet original promises and not shift focus
- Hope for a higher-end community with facilities like Predator Ridge or Sun Peaks
- Concerns that the uniqueness of the community will be lost due to overdevelopment
- Residents hoping for more diverse commercial and recreational developments
- Calls for better long-term planning and adherence to the initial vision

Lack of Amenities

- No nearby convenience store, grocery, or gas station
- Absence of basic community amenities like coffee shops, restaurants, and a market
- No community center, gym, or rec center for residents
- Lack of playgrounds, parks, dog parks, and sports courts for families
- No designated pet-friendly areas or dog parks
- No corner store or essential services like childcare or a gas station
- Residents frustrated by slow development of promised amenities
- Empty promises about creating a business district, and lack of retail options
- No facilities for winter recreation or kids' sports activities
- Absence of essential stores and commercial spaces

Lack of Public Spaces & Recreation

- No public spaces or places to gather, like a community center or common areas
- Lack of outdoor recreation spaces, with few trails and limited kid-friendly activities
- Limited walking trails, and no designated areas to rest during walks
- No designated areas for families to engage in outdoor sports or group activities

Weather Challenges

- Persistent, disruptive windstorms affecting daily life
- Extreme wind conditions making outdoor activities difficult
- Wind and dust causing discomfort in daily living
- The wind, especially in winter, creates hazardous driving conditions
- Windstorms causing disruptions and adding to the overall discomfort

Traffic & Safety Concerns

- Speeding trucks in the area, creating unsafe conditions for kids
- Excessive traffic, especially with the growing population and construction
- No designated areas for parking large vehicles, causing congestion
- Lack of traffic control and unsafe driving speeds

Community & Social Issues

- Negativity within the community
- Lack of a strong sense of community or warmth among residents
- Residents frustrated with overbearing homeowner associations and restrictive rules
- Some residents complain about others' property choices or uses, creating division
- Cliques social environment, not very family or pet-friendly
- The absence of a welcoming and supportive community atmosphere
- Complaints about the political handling of community development and management

Construction & Infrastructure

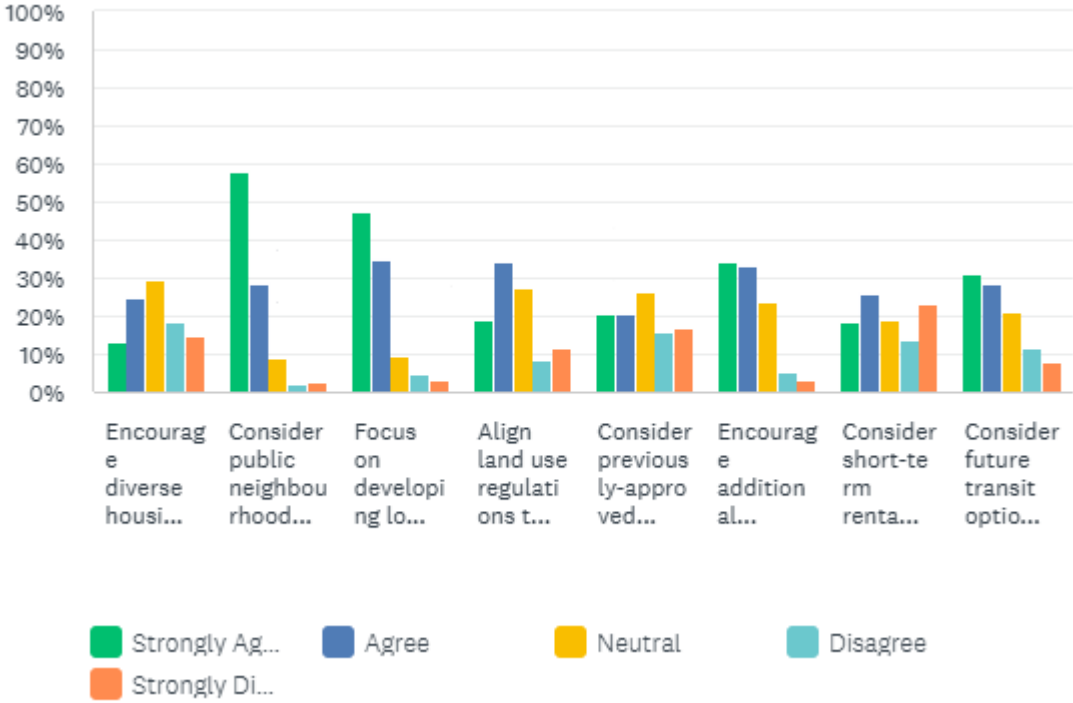
- Ongoing construction disrupting daily life and creating unfinished spaces
- Slow construction and lack of progress on promised infrastructure projects
- The state of the marina and beach area, which is run down and not well maintained
- Construction of park areas too close to homes, disrupting privacy and enjoyment

Inconsistent Governance & Management

- Disorganized leadership with a lack of coordination between developers and the community
- Lack of accountability from developers and management, causing frustration

- Political issues surrounding the transition of governance from TNRD to TRA
- Management’s focus on trivial issues rather than completing development
- The sense of living in a place without clear leadership or a unified direction

Q6. In your opinion, what should be the purpose of Land Use Policies?



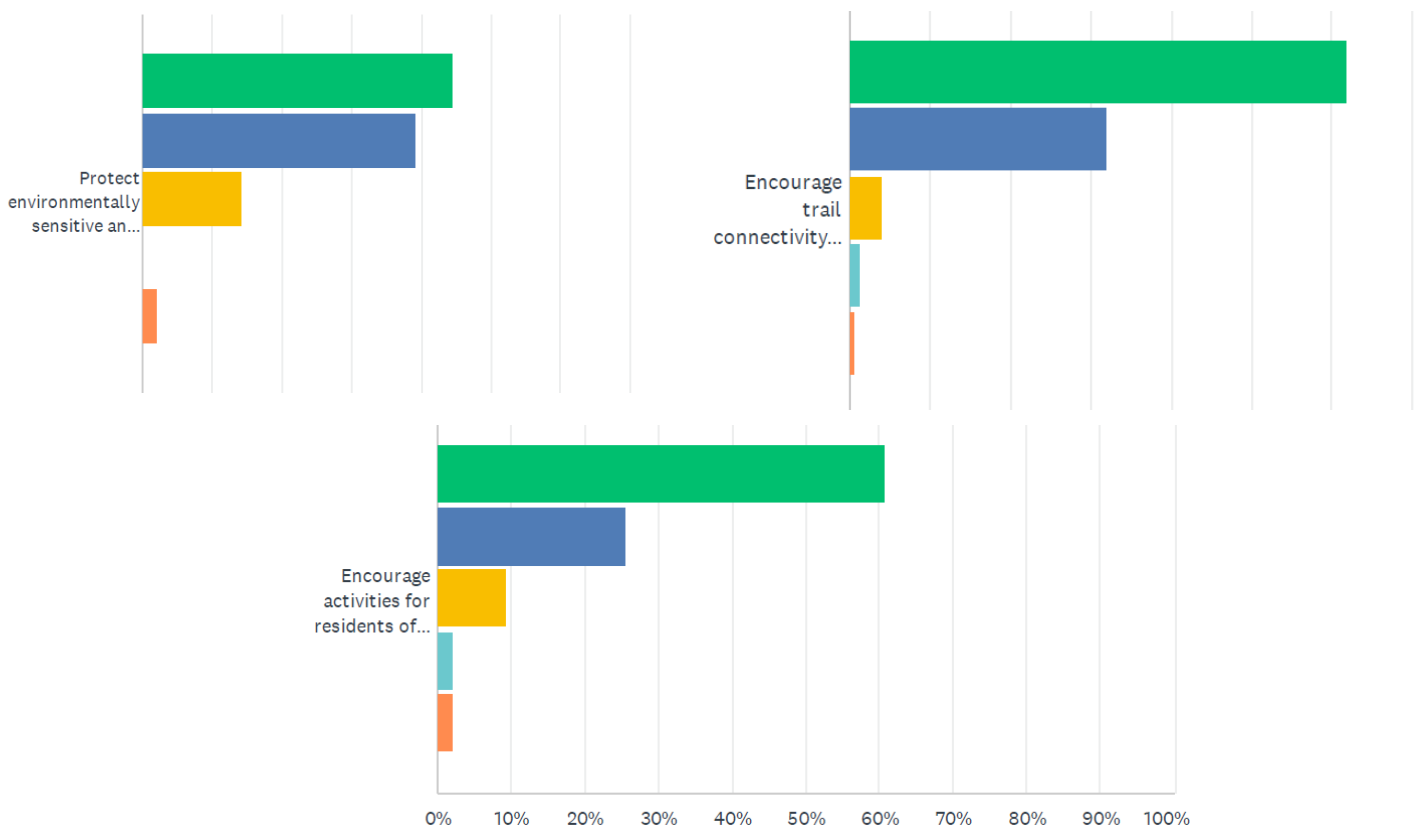
Land Use Policy	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Encourage diverse housing options to meet current and future needs	12.93%	24.49%	29.25%	14.97%	14.97%
Consider public neighbourhood parks, playgrounds, and open space	57.82%	28.57%	8.84%	2.04%	2.72%
Focus on developing local commercial uses that cater to residents and visitors	47.62%	34.69%	9.52%	4.76%	3.40%
Align land use regulations to reflect a suburban residential use	19.05%	34.01%	27.21%	8.16%	11.56%
Consider previously approved commercial equestrian facility and horse-riding trails	20.41%	20.41%	26.53%	15.65%	17.01%

Encourage additional foreshore activities	34.01%	33.33%	23.81%	5.44%	3.40%
Consider short-term rental/ resort accommodation use	18.37%	25.85%	19.05%	13.61%	23.13%
Consider future transit options to and from Kamloops	31.08%	28.38%	20.95%	11.49%	8.11%

The land use topics that received the highest levels of support include:

Consider public neighbourhood parks, playgrounds and open space (86%) and focus on developing local commercial uses that cater to residents and visitors (82%). The ability to provide commercial uses already exists in the zoning for Tobiano. It will require a willing developer and business operator to make this happen. For parks, playgrounds and open space, the TNRD is working with the resort developer to evolve how this is implemented.

Q7. In your opinion, what should be the purpose of Environmental Protection?



Environmental Protection	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Protect environmentally sensitive and hazardous lands	44.59%	39.19%	14.19%	0%	2.03%
Encourage trail connectivity and walkability	61.90%	31.97%	4.08%	1.36%	0.68%
Encourage activities for residents of all ages	60.81%	25.68%	9.46%	2.03%	2.03%

Trail connectivity and walkability are indicated to be the priority from survey respondents. Activities for residents for all ages is indicated to be the second priority.

Q8. How do you envision the social future of Tobiano? (Think family make-up, safety, recreation, community associations, health, education)

All answers to this question have been organized into themes that include:

- Trails and recreation
- Family and community focus
- Identity
- Health and services
- Commercial and social amenities
- Transportation and accessibility

It is important for readers to note, some of the items identified for the social future of Tobiano require a population density to achieve these outcomes (i.e. transit, commercial amenities). It will be challenging to balance what community members value about Tobiano today with the amenities they would like to have.

Trails & Recreation

- Shared use trails for walking, bike riding, and equestrian; ATV and dirt bikes hinder shared use.
- Recreation should be a focus with mountain biking, dirt bike, and hiking trail systems.
- Focus on outdoor recreation such as pickleball, tennis, basketball, and water parks.
- Include spaces for fitness and outdoor activities (sensory parks, walking trails, bike paths).
- Develop more parks, playgrounds, and open spaces for all ages and abilities.
- Build a diverse recreation center offering year-round facilities (gym, lap pool, indoor track).

- Ensure public accessibility to the lakefront, and develop water activities (beach park, boat storage). Ensure that waterfront areas are accessible and well-maintained for residents.
- Build a dog park and designated off-leash areas for pet owners to gather and socialize.
- Ensure recreational options remain accessible to all residents, including seniors, families, and individuals with different needs.
- Focus on developing public spaces that foster a sense of community and connection.

Family & Community Focus

- Promote a family-friendly community with safe, fun spaces for all ages.
- Develop a mix of age groups, from young families to retirees, with activities catering to everyone.
- Build a community center with spaces for meetings, events, and social activities like book clubs and potlucks.
- Support community activities, such as Easter hunts, Christmas events, and summer social gatherings.
- Enhance green spaces and create family-oriented recreational areas (playgrounds, picnic areas, courts).
- Encourage multi-generational living with activities for children, teens, and seniors.
- Create spaces for socialization and connection, including a community clubhouse and parks.
- Plan for a long-term vision of Tobiano as a thriving, year-round community that supports families, retirees, and tourists alike.

Identity

- Maintain Tobiano's identity as a family-oriented community, rather than solely a resort or retirement destination.
- Avoid turning Tobiano into an urban-style development; preserve its rural, peaceful, and scenic feel.
- Rebrand Tobiano as a model community, balancing recreation, family life, and tourism.
- Focus on developing infrastructure before increasing residential units to avoid overgrowth and traffic problems.

Health & Services

- More health services needed, including primary care and a health clinic office staffed on a regular basis to address community health needs.
- Need daycare options for young families.
- Develop a fire hall.
- Ensure easy access to medical, dental, and fitness services for residents.
- Ensure neighbourhood safety with programs like block watch, security cameras, and increased law

enforcement.

Commercial & Social Amenities

- Need for essential services such as a grocery store, coffee shop, and gas station.
- Develop small businesses to support the community, including cafes, restaurants, and boutique shops.
- Reintroduce family-friendly restaurants, including social spaces like happy hours and ice cream shops.
- Create a hotel or boutique accommodations to attract visitors and support tourism.

Transportation & Accessibility

- Provide more transportation options, such as a shuttle service to key locations (restaurant, shops, marina).
- Improve bus routes and schedules, especially for school children.
- Address parking and traffic issues as the community grows to avoid overcrowding.

Q9. How do you envision the economic future of Tobiano? (Think employment, income, industry, tourist accommodation, diversity, security)

Themes identified for the economic future of Tobiano are outlined below. Most comments point back to a tourism focused economy for Tobiano while some respondents indicated a desire to focus more on the existing community members and not so much on tourism.

Tourism and Recreation Focus

- Beach access is critical to expand local and tourist use of the lakeshore; current access is severely restricted.
- Tourism is a key economic driver due to the golf course, marina, and other outdoor activities.
- Need for more attractions and accommodation options to keep tourists longer, such as hotels, resorts, and spas.
- Promoting outdoor activities like hiking, sailing, and paddleboarding to enhance tourism.
- Encourage responsible tourism and promote local businesses through events, food services, and cultural activities.
- Focus on the success of other golf courses and marinas; get these facilities running well before expanding.
- A restaurant at the marina could complement golf facilities and boost tourism.
- High costs for green fees, memberships, and moorage fees need to be addressed to ensure accessibility while maintaining an upscale feel.

- Encourage tourist accommodation options like short-term rentals or boutique hotels to attract visitors.
- Small hotels and vacation rentals could provide year-round options for tourists and support the golf course and marina.
- Hotel development should align with the resort feel of Tobiano, avoiding large-scale industrial-style accommodations.
- A resort-style community focusing on upscale living with added amenities like tennis courts, a gym, and small shops.
- Emphasize Tobiano as a vacation destination with a focus on golf, marina, and leisure activities.
- A hotel and spa, along with supporting infrastructure like grocery stores and coffee shops, would enhance the resort atmosphere.

Commercial Development

- Commercial development should include small shops, a coffee shop, bakery, bike rentals, and a few restaurants to cater to both locals and tourists.
- Avoid industrial use; focus on tourism-oriented businesses such as small retail stores, boutique hotels, and service stations.
- A small retail hub with a convenience store, gas station, and local shops could bring more businesses and employment opportunities.

Employment and Local Jobs

- Job creation should center around tourism and commercial ventures such as restaurants, hotels, and local services.
- Provide employment opportunities for local teens and residents, ensuring a strong community workforce.
- Establishing a community center and public spaces for events and activities would strengthen social ties.

Balancing Development with Community Needs

- Tobiano should not become just a "bedroom community." It needs to evolve into a "work/play/live" community, offering necessary amenities like daycare, medical centers, and educational facilities.
- Keep development aligned with the village's unique character, focusing on tourism, recreation, and local needs.
- Tobiano should remain focused on maintaining its charm and not overdevelop into a commercialized area.
- A balance between residential life and tourism is crucial for sustainable growth.

- Maintain a cohesive aesthetic and avoid disrupting the area's natural beauty or increasing traffic congestion.
- More infrastructure is needed to make Tobiano a year-round community, especially during the off-seasons, when more permanent amenities are necessary for residents' well-being.
- Long-term development should focus on quality over quantity, creating a thriving but small, community-driven environment

Q10. How do you envision the environmental future of Tobiano? (Think health, air quality, water quality, food supply, waste reduction, energy)

For the environmental future of Tobiano, several themes emerged ranging from ideas about local food production to environmental stewardship. These link back to preserving how people describe Tobiano – beautiful and peaceful.

Sustainable Transportation and Walkability

- Create a multi-use path, including a valley path, accessible to all, including kids and seniors, for walking, biking, etc.
- Introduce a shuttle service to reduce car use within the community.
- Provide bike stations and bike parking to encourage biking to destinations such as restaurants and the beach.

Local Amenities and Infrastructure

- Establish a local store for necessities to support families and residents.
- Ensure that infrastructure can handle additional housing; only build when infrastructure is expanded.
- Consider enhanced human waste treatment facilities and compost waste pickup options.
- Expand community gardens to promote local food production and sustainability.
- Continue to develop parks, green spaces, and recreational facilities, emphasizing sustainability and minimal water use.
- Establish a farmers' market to support local producers and reduce carbon footprints.
- Focus on ensuring essential services such as grocery stores, fruit stands, and homemade goods are available locally.

Renewable Energy and Eco-Friendly Solutions

- Implement wind and solar energy solutions to reduce carbon footprint.
- Encourage homes to build with energy-efficient designs, include solar panels, and explore alternative energy sources like wind power.

Water and Resource Management

- Water Conservation: Prioritize water conservation and ensure a healthy, continuous water supply for the community.
- Use of Untreated Water: Use untreated lake water for irrigation to conserve resources.
- Wastewater Treatment: Explore options for better wastewater treatment to protect water quality.
- Xeriscaping and artificial turf should be limited; water is precious in the area.

Environmental Stewardship

- Encourage residents to minimize their environmental footprint and support local agriculture.
- Implement fire prevention measures, including limiting the use of flammable plants and trees.
- Protect natural spaces and maintain the community's natural beauty while accommodating growth.
- Address fire safety concerns, including maintaining green spaces and reducing the use of fire-prone plants.
- Monitor air quality regularly, especially considering nearby industrial emissions, such as the pulp mill.
- Ensure infrastructure can handle growth without compromising environmental quality, including water and air quality.

Waste Reduction and Recycling

- Focus on waste reduction with a greater emphasis on recycling and composting services.
- Implement organic waste collection to reduce landfill waste and promote sustainability.
- Expand recycling services to include glass and other materials.
- Develop a local composting program to reduce waste and provide residents with composted soil for gardens.

Long-Term Sustainability Goals

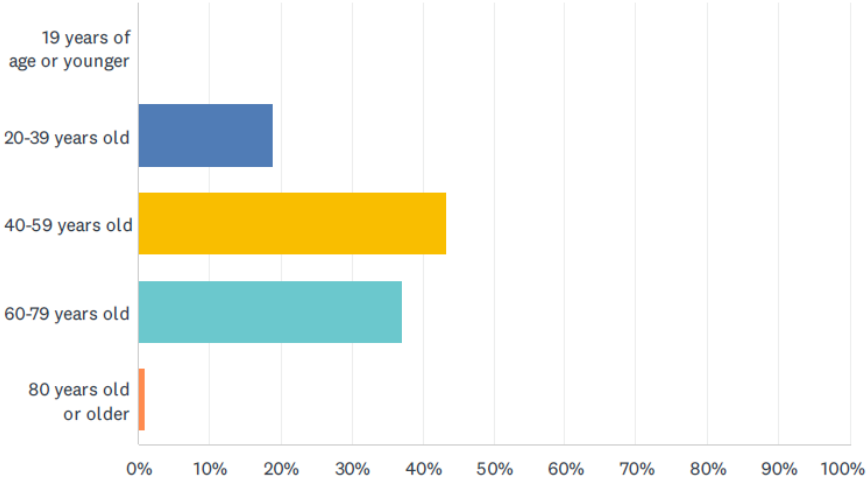
- Prevent overdevelopment by maintaining the current size and infrastructure capabilities of the community.
- Keep light pollution minimal to preserve the natural night sky.
- Encourage better communication through a local board to address concerns, instead of relying solely on the developer.

Q11. What do you think will be the biggest challenge that Tobiano will face in the future? In what ways do you think this challenge can be overcome?

- **Access to Lake Shore:** The biggest challenge will be facilitating access to the lake shore for everyone while controlling off-road vehicles in community areas.
- **Community Aesthetic & Growth Issues:** A hodgepodge of trailers, boats, and cars in driveways is undermining the area's prestige. Excessive tree growth is obstructing spectacular views.
- **Balancing Rural and Urban Needs:** Water and city-dwelling individuals expect full amenities despite being just 12 minutes from town.
- **Lack of Vision from Developers:** Current developers are building without a long-term vision for Tobiano. A shift to TNRD ownership could foster tourism and a unique community identity.
- **Cost of Living:** Rising living costs and taxes are a concern for residents, making it unaffordable for many.
- **Planned Balanced Growth:** There is a need for balanced, thoughtful growth with a focus on the village development to enhance community appeal and economic vitality. The community needs to plan for sustainable growth to avoid overburdening infrastructure and negatively impacting the quality of life for residents.
- **Growth and Resort Identity:** The perception that Tobiano is only a golf resort limits its growth. Rebranding it as family-friendly with parks, facilities, and transport improvements is key.
- **Equestrian Centre:** The equestrian centre needs to be built as promised, as it was a key reason for some residents purchasing property in the area.
- **Amenities & Commercial Development:** There is a pressing need for amenities (e.g. recreation centre) and commercial venues (e.g. grocery stores) to support the community's growing population. Without more places for social interaction, like coffee shops or parks, the community risks becoming isolated, especially in winter months.
- **Traffic Issues:** The commute to Kamloops can be dangerous, and traffic congestion could increase with further development. Measures like speed bumps and better road signage are needed to protect residents.
- **Community Governance:** Issues with homeownership groups, governance, and the need for clearer leadership and vision are undermining community cohesion.
- **Environmental Concerns & Overdevelopment:** Overdevelopment, traffic, and the environmental impact of increased density are major concerns.
- **Restrictive Property Rules:** Homeowners are frustrated with overly strict property rules that limit personal freedom, such as bans on boats and trailers on properties.
- **Developer vs. Community Goals:** There is tension between developer profit motives and residents' desires for a peaceful lifestyle. Developing with respect to the original vision is crucial.

- **Overcrowding & Quality of Life:** As the community grows, the balance between maintaining quality of life and accommodating more residents must be preserved.
- **Taxes and Financial Sustainability:** High taxes for limited services are a significant concern, and there are fears that future development will lead to higher fees without corresponding benefits.
- **Community Identity & Lifestyle:** The resort-like atmosphere is at risk of being overshadowed by overcrowding, and maintaining this unique lifestyle is vital to community satisfaction.
- **Pressure for Denser Housing:** There is external pressure to add more density, which conflicts with the desire for a more spacious, peaceful community. As development continues, parking and traffic congestion will likely worsen unless proactive measures are taken.
- **Public Safety:** There are concerns about the potential for crime and homelessness affecting the community, particularly as it grows and attracts more people.
- **Sustainability and Environmental Impact:** The need for environmentally sustainable growth and infrastructure is critical to protect the community's character.
- **Infrastructure Development Lag:** The community needs more essential infrastructure, such as grocery stores and public services, to keep up with housing growth.
- **Rural Nature vs. Urban Growth:** Residents value the rural, lakefront feel but face challenges as developers push for more urban-style development.
- **Increased Governance and Accountability:** The introduction of stronger governance, potentially through TNRD involvement, is seen as a way to better manage community growth.
- **Overpopulation and Density Concerns:** Overcrowding and unsustainable density are a concern as the community expands. More careful planning is needed to avoid these issues.
- **Maintaining a Resort Vibe:** The key challenge is to preserve the exclusive, resort-style environment while accommodating growth. The fear is that growth will change the unique character of the community, which was the main draw for many residents.

Q12. What is your age group?



19 years of age or younger	0%
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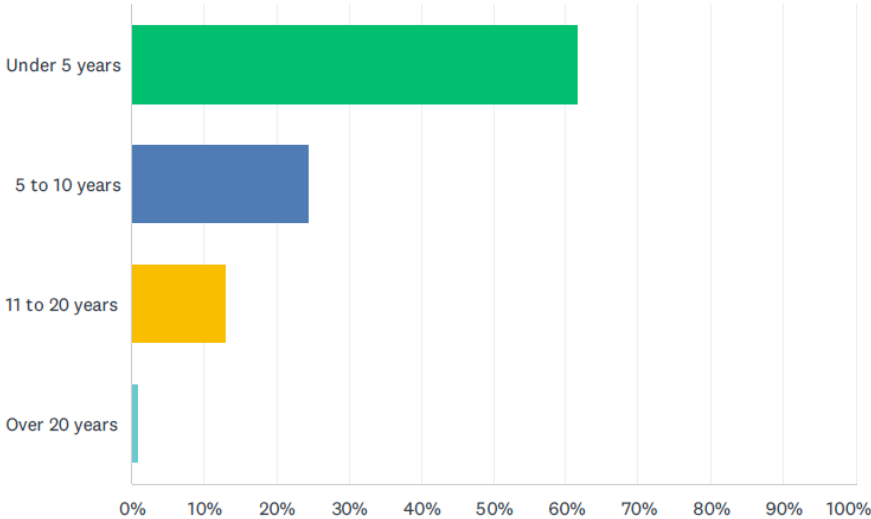
20-39 years old	18.94%
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40-59 years old	41.18%
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60-79 years old	37.12%
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80 years old or older	0.76%
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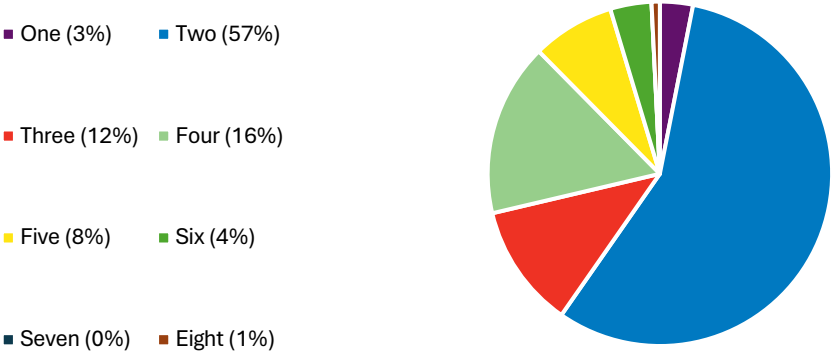
Q13. How long have you lived in, or owned property in, Tobiano?



Under 5 years	61.54%
5 to 10 years	24.62%
11 to 20 years	13.08%
Over 20 years	0.77%

Q14. How many people live in the household?

of people living in a household



- Will move if regulations on freehold land use change or if costs increase significantly.
- Focus on maintaining and improving property through landscaping, gardening, and creating a pleasant outdoor space.
- Plans to enjoy retirement activities such as golf, fishing, swimming, and relaxing in the community.
- Hope to live in Tobiano for a peaceful and fulfilling lifestyle, making the most of recreational activities.
- Considering opening a shop or restaurant in the community.
- Potential to start an Airbnb or bed and breakfast to meet interesting people and engage with the community.
- May sell and move to a different location if amenities are not developed or if costs increase.
- Considering selling due to concerns with development or if building guidelines continue to be ignored.
- Possible move to another location that offers more affordable living or better recreational opportunities.
- Waiting to see how the community and its amenities develop before deciding whether to stay or leave.
- Unsure of plans but are committed to enjoying current home for the time being.

Q18. Are there other opportunities or issues in your community that we have missed in this survey that should be considered during this project?

Transportation & Connectivity

- Better access to public transit is needed.
- A multi-use trail between Tobiano and Kamloops would be a great tourist draw.
- The school bus takes too long (1.5 hours) to reach Kamloops; a direct route should be considered.
- Need a transit connection to the outer west end of Kamloops (similar to Heffley Creek service).
- Dangerous East Entrance, needs attention to prevent accidents.
- Encourage a gas station and grocery store for better accessibility.

Community Development & Amenities

- Urgent need for amenities like a gym, pickleball courts, tennis courts, stores, and more playgrounds for children.
- Community center with gym, yoga, tennis, and fitness facilities would be ideal.
- Strong support for equestrian center but not trails through residential areas; instead, use space for a community park or activity center.
- A marina, beach area, and boardwalk would greatly enhance community enjoyment and access to

the shoreline.

- Need for daycare, recreational spaces, and youth-focused facilities to support growing year-round population.
- Expand commercial space but separate golf course and marina from commercial development.
- Need for better resident street parking and dedicated recreational vehicle storage.
- Addition of a dog park and improved walking trails.
- Creation of a small business center in the village to provide healthcare services and support local professionals.
- Build a fire hall and focus on emergency response infrastructure.

Land Use & Housing

- Developers must comply with the community's design guidelines, including restrictions on home aesthetics and construction quality.
- Concern over developments not adhering to original plans, including height restrictions for buildings and adherence to residential parking and storage rules.
- Encourage residents to live within their means to prevent overcrowding and excessive demand on amenities and resources.
- Need to address concerns about increasing traffic in the area and the potential impact on the surrounding Cherry Creek area.
- Need to ensure housing plans maintain the natural beauty of the land while promoting social cohesion.

Safety & Environmental Concerns

- Address fire safety concerns with fire-smart community practices, especially regarding landscaping and grasses that may pose fire hazards.
- A growing concern over construction debris, including rogue deck screws, affecting residents' properties.
- Need for better policing of roads and stricter regulations for dog and pet management.
- Concerns about large and small families and adequate infrastructure to support their needs, such as water and parking issues.

Development & Growth

- Support for further development but with attention to maintaining the community's character and ensuring adequate infrastructure is in place first.
- Interest in additional facilities to cater to a younger demographic, with a focus on year-round residents.
- Support for maintaining open backcountry trails for mountain biking and ORV access, while

protecting the natural environment.

Resident Feedback & Community Engagement

- Desire for a more open, less restrictive online community, with rules that are more flexible.
- Strong interest in providing more opportunities for community-based events to strengthen social connections.
- General frustration with the current level of communication and development progress, especially when it comes to promised amenities and infrastructure.

Concerns Over Commercialization

- Concerns about commercial developers prioritizing profit over community interests, leading to potential disconnects between development and resident needs.
- Ongoing frustration over inconsistent application of community standards by developers, including issues with fencing, landscaping, and construction quality.

Outdoor & Rural Living

- Love the outdoor lifestyle, backcountry access, and scenic vistas
- The country living vibe is great, especially with golf and open space
- There's something special about a serene countryside setting

Indifference / Lack of Impact

- Some things don't impact lifestyle at all
- Some respondents are indifferent or unaffected by certain changes
- Some respondents feel that Tobiano does not really change or benefit Cherry Creek
- The two communities should stay separate – that's how it works best

Support for Cherry Creek

- Tobiano puts Cherry Creek on the map for politicians, something that wasn't happening before
- Tobiano residents support local farms
- Provides amenities for the community

Q4. What do you dislike most, or consider the highest priority for change, in Tobiano?

Amenities & Services

- More lake access – Bruker Marina shouldn't be so exclusive
- A local store would be nice
- The boat launch should be free for Cherry Creek residents
- Public beach access (free parking) would be great
- Would be nice to have gas, shops, convenience store, café, etc.
- Fire services and commercial development need more attention
- Tobiano needs to pay for its own firehall
- Missing employment opportunities from facilities that have not been built (equestrian centre, village/retail centre, hotels, restaurants & meeting rooms)

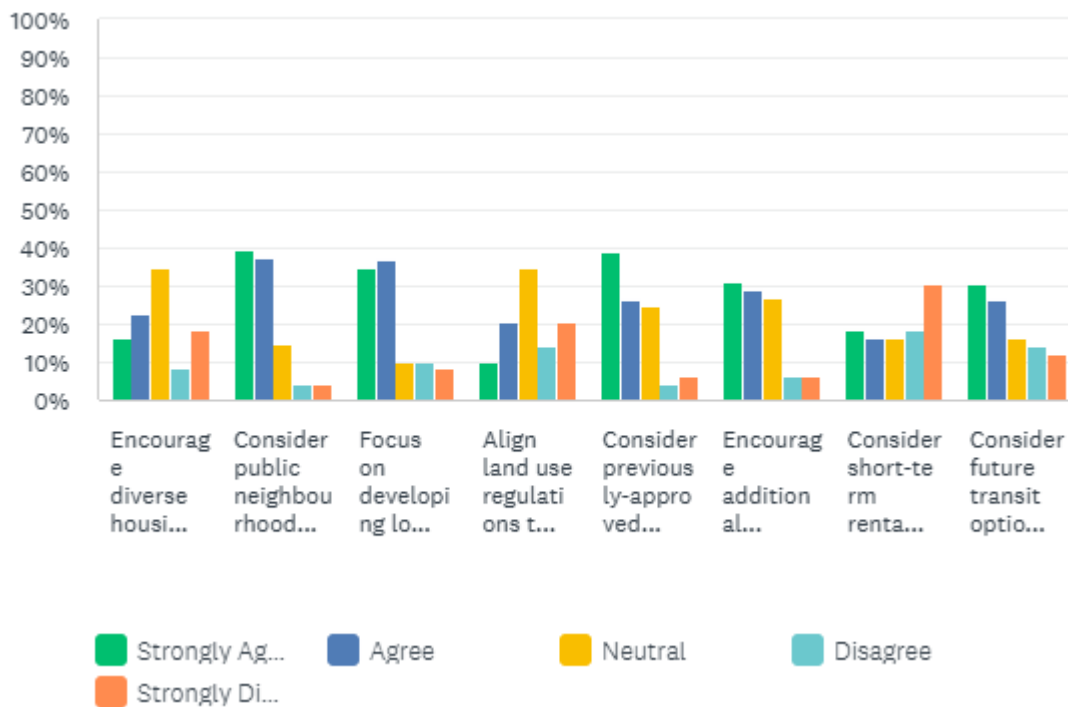
Traffic

- Traffic is bad, poor drivers and lots of accidents.
- The highway to Kamloops is way busier now, with no improvements
- The highway is getting crowded – need more lanes
- Need a second entry/exit to Tobiano to help with traffic

Development & Growth

- Don't want too many homes, it's impacting the water
- There's too much growth happening, it doesn't fit with the rural feel
- The high-density residential areas don't belong in the rural community
- There should be design guidelines that apply to everyone
- The community guidelines are way too strict – no chickens, restricted home exteriors, etc.
- Tobiano feels like an anomaly among the ranch lands with its urban design
- There's no real community feel, it's not connected, and people are disconnected

Q5. In your opinion, what should be the purpose of Land Use Policies?

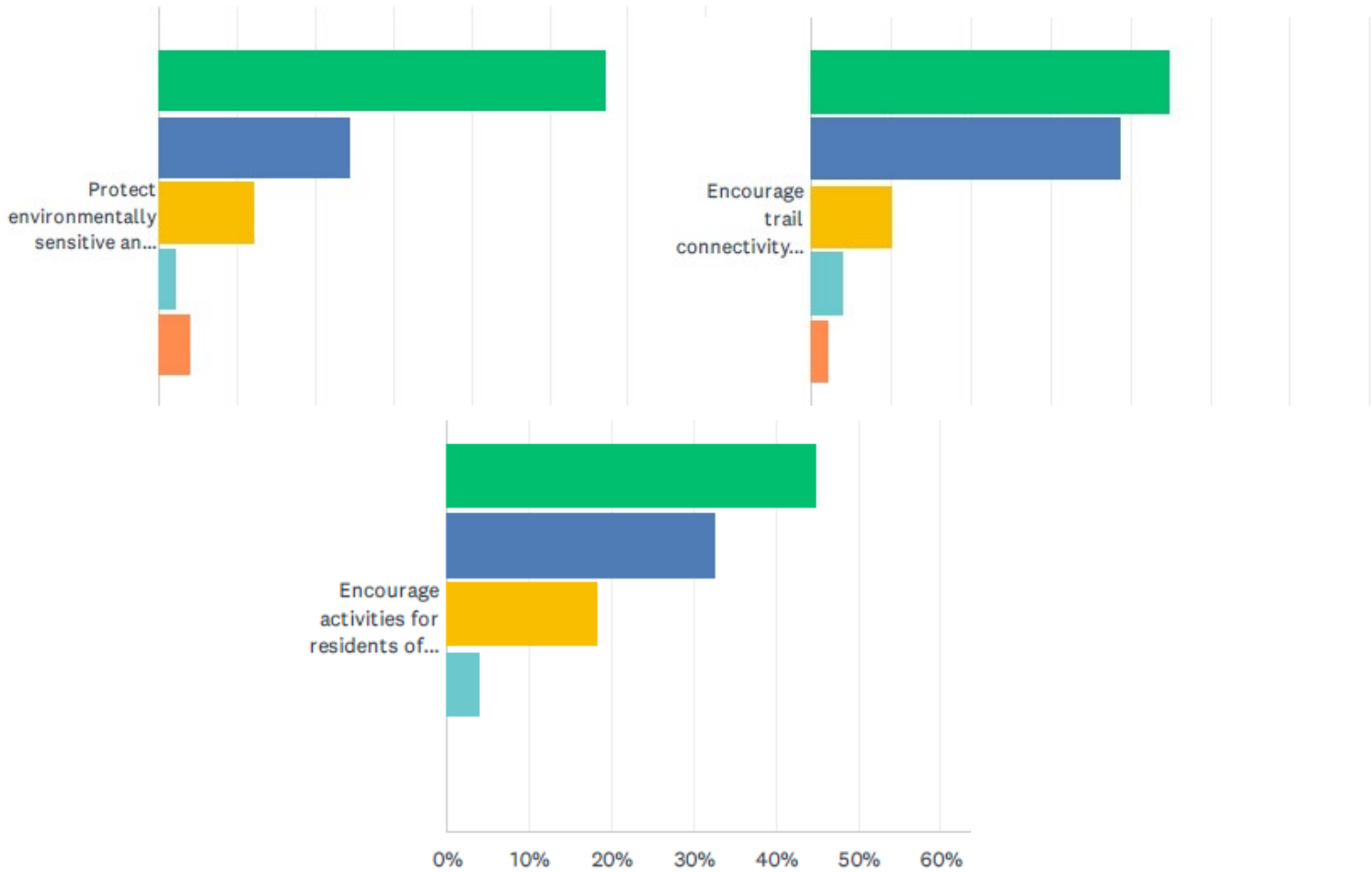


Land Use Policy	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Encourage diverse housing options to meet current and future needs	16.33%	22.45%	34.69%	8.16%	18.37%
Consider public neighbourhood parks, playgrounds, and open space	39.58%	37.50%	14.58%	4.17%	4.17%
Focus on developing local commercial uses that cater to residents and visitors	34.69%	36.73%	10.20%	10.20%	8.16%
Align land use regulations to reflect a suburban residential use	10.20%	20.41%	34.69%	14.29%	20.41%
Consider previously approved commercial equestrian facility and horse-riding trails	38.78%	26.53%	24.49%	4.08%	6.12%
Encourage additional foreshore activities	31.25%	29.17%	27.08%	6.25%	6.25%
Consider short-term rental/ resort accommodation use	18.37%	16.33%	16.33%	18.37%	30.61%
Consider future transit options to and from Kamloops	30.61%	26.53%	16.33%	14.29%	12.24%

The land use topics that received the highest levels of support include:

Consider public neighbourhood parks, playgrounds and open space (77%) and focus on developing local commercial uses that cater to residents and visitors (71%). 65% of respondents strongly agree or agree that the TNRD should consider previously approved commercial equestrian facility and horse-riding trails, which aligns with comments throughout the survey that Tobiano should “stick to the original plan.” Feedback on the Land Use Policies aligns with respondents from Tobiano, however there is slightly more support from Cherry Creek residents to consider commercial equestrian facilities, more neutrality / less support to align with a suburban residential use, and less support for short-term rental / resort accommodation uses.

Q6. In your opinion, what should be the purpose of Environmental Protection?



Environmental Protection	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Protect environmentally sensitive and hazardous lands	57.14%	24.49%	12.24%	2.04%	4.08%
Encourage trail connectivity and walkability	44.90%	38.78%	10.20%	4.08%	2.04%
Encourage activities for residents of all ages	44.90%	32.65%	18.37%	4.08%	0.00%

Protecting environmentally sensitive lands and hazardous lands has the strongest support (57% strongly agree) with a total of 82% agreement. Trail connectivity and walkability has higher overall support (84%), and encouraging activities for residents of all ages is also well supported (78%). This aligns with survey respondents from Tobiano where all three categories of environmental protection were deemed important.

Q7. How do you envision the social future of Tobiano? (Think family make-up, safety, recreation, community associations, health, education)

Themes for the social future of Tobiano are identified below. Similar to Tobiano residents, there is a strong desire to see more community and recreational amenities developed, while still maintaining a rural feel.

Community Spaces & Amenities

- A community hall would be great for socials, dances, and events, inclusive for Cherry Creek residents
- Golf cart access to amenities
- A community space for local growers/farmers and a food hub would be awesome
- We need basic services like a school, health center, daycare, and a local store
- A small village vibe with parks and stores would be perfect
- Would love to see a hotel, gas station, café, and more essential amenities built here
- We need designated trails for ATVs, motorbikes, and horses, especially to keep motorbike riders off other areas

Planned Development & Growth

- Hopefully, it doesn't get any bigger than it already is
- Growth needs to be carefully planned, with infrastructure and recreation facilities included
- I'm really disappointed that the original plans for an equestrian center and larger lot sizes never happened – felt misled by how this was sold

Community Identity

- Keep it small, family-friendly, and focused on a recreational lifestyle
- It's a great place for young families, but some amenities would be nice as long as it doesn't disrupt the quiet living
- A relaxed, family-oriented atmosphere where everyone has access to amenities
- Promote rural living, not city living – that's what the area should be about
- A well-rounded resort community with a mix of housing, hotels, and tons of recreational options

(golf, equestrian, trails, etc.) would be perfect

- Tobiano should stay its own community and not merge with other areas
- I want to keep the residential area with a rural feel, but the development's not living up to the promises made
- Keep this area for homeowners
- It would be nice to see more diversity, not just homeowners, and have a community that includes everyone
- Let's make sure Cherry Creek is part of the community and that all residents have a voice

Q8. How do you envision the economic future of Tobiano? (Think employment, income, industry, tourist accommodation, diversity, security)

Themes identified for the economic future of Tobiano are outlined below. There are common responses throughout the entire survey indicating the need for more amenities while still balancing growth and maintaining the rural feel. Capitalizing on the original vision to develop recreational and tourist amenities should be pursued but not at the expense of the community feel.

Commercial Development & Amenities

- A gas station and grocery store would be great. It's nice to see private businesses already happening out of people's homes
- Some basic commercial development, like a wedding venue or small accommodations, could work
- A tourism center would be a great addition, especially since Tobiano was meant to capitalize on its scenic waterfront and tourist highway setting
- It'd be nice to have a local farmers market and independent retailers to make the area feel more like a community

Tourism & Recreation

- Some tourist accommodations are fine, but not at the cost of the community feel
- The original vision of Tobiano had a lot of potential – with an equestrian center, hotels, and recreational amenities like golf and backcountry trails
- Tourism should be a support system for employment but not take over
- More recreational options like golf, water activities, and equestrian facilities would be nice
- There's a worry that residential areas are taking over, and tourism is being left out, which could hurt the area

Growth & Community

- Expansion should be carefully planned so it doesn't get out of hand

- Keep it residential, not just a satellite settlement
- Too many homes are being built too quickly, and it's starting to mess with the rural vibe
- Let's keep it a close community where people know each other and don't turn it into another suburban sprawl
- As the population grows, we'll need things like a school and commercial services to support the residents
- Growth needs to be carefully managed with infrastructure, roads, and recreational facilities considered
- Overdevelopment is a real concern – the charm of this place could get lost if things get too crowded
- If Tobiano turns into just a bedroom community for Kamloops, it'll lose everything that made it special. There needs to be more than just houses

Q9. How do you envision the environmental future of Tobiano? (Think health, air quality, water quality, food supply, waste reduction, energy)

For the environmental future of Tobiano, several concerns emerged including overdevelopment, sustainability of the community, the move away from the original agritourism land use plan, and water access.

Overdevelopment

- Stop building more houses
- Less population means less waste and pollution
- No more high-density buildings until the roads are better – the traffic is dangerous enough as it is
- We need to minimize the environmental impact – stick to the original plan
- The area wasn't planned with fire safety in mind – it's a concern with all the trees
- Let's keep the rural, natural feel intact, with careful growth that doesn't hurt the environment

Agricultural Land Use & Agritourism

- The original plan was to keep agricultural use alive – we need to stick to that
- Some of the land could be turned back into farms or used to grow food sustainably
- This place was supposed to blend agriculture and development in a balanced way
- No stores and limits on backyard gardens impact local food security
- Access to community gardens

Water Access & Quality

- Water access is a big issue. We're so limited with what we have
- Keeping the water quality high is critical for everyone here
- Keeping water quality and environmental standards high is a must

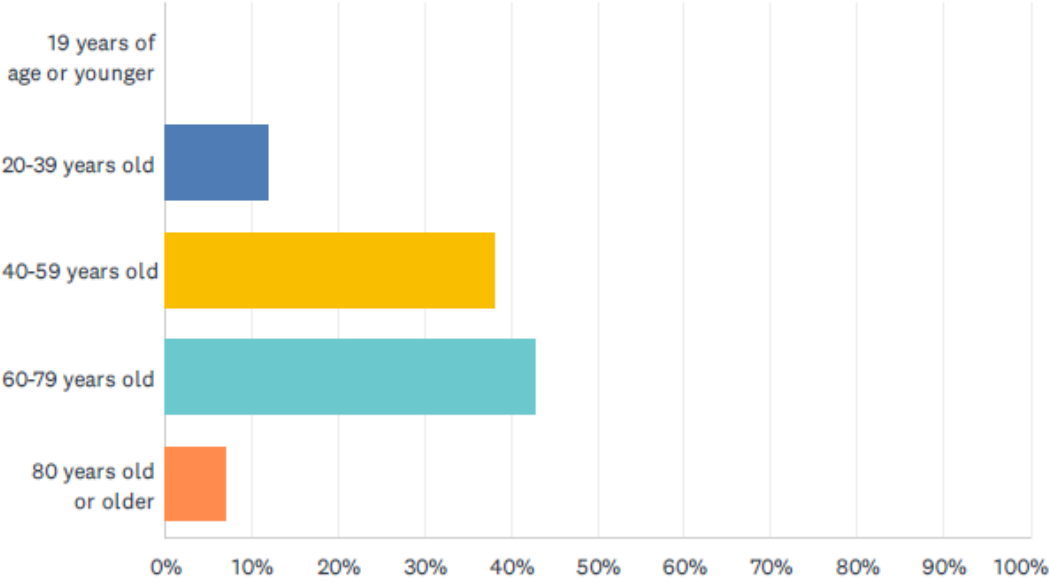
Sustainable Lifestyle & Community

- The idea is to live in a clean, rural setting with a small, tight-knit community
- Let's add things like walking trails, community gardens, and sustainable recreational options
- We don't need environmentally harmful industries here – let's keep it green
- Let's focus on energy-efficient homes, sustainable practices, and keeping light pollution down

Q10. What do you think will be the biggest challenge that Tobiano will face in the future? In what ways do you think this challenge can be overcome?

- **Overdevelopment:** Too much development in a rural area. The real challenge is adding housing and jobs without destroying the environment and lifestyle. If density keeps increasing without the proper services, it's going to impact the environment and the community.
- **Infrastructure & Amenities:** Lack of traffic infrastructure, basic services, bus services, schools, and family-friendly activities. The amenities promised by the developer have not been built. Key parts of the development, like the equestrian center and boutique village, haven't even been started.
- **Water Quality:** Wastewater pollution is a risk for Kamloops Lake and groundwater. Better water access is needed.
- **Community Safety:** As the community grows, so will crime. There's no police presence here.
- **Taxes:** Taxes are getting ridiculous, especially for households in Cherry Creek. People can't afford homes here unless interest rates drop.
- **Fire Department:** Fire suppression / a fire department is needed.

Q11. What is your age group?



19 years of age or younger	0%
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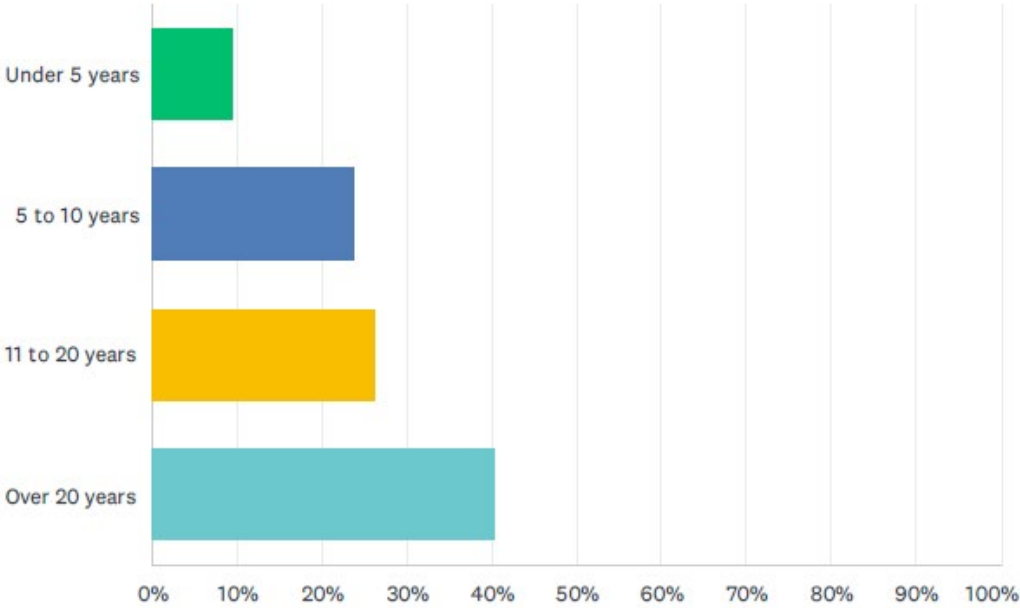
20-39 years old	11.90%
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40-59 years old	38.10%
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60-79 years old	42.86%
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80 years old or older	7.14%
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Q12. How long have you lived in or owned property in the area?



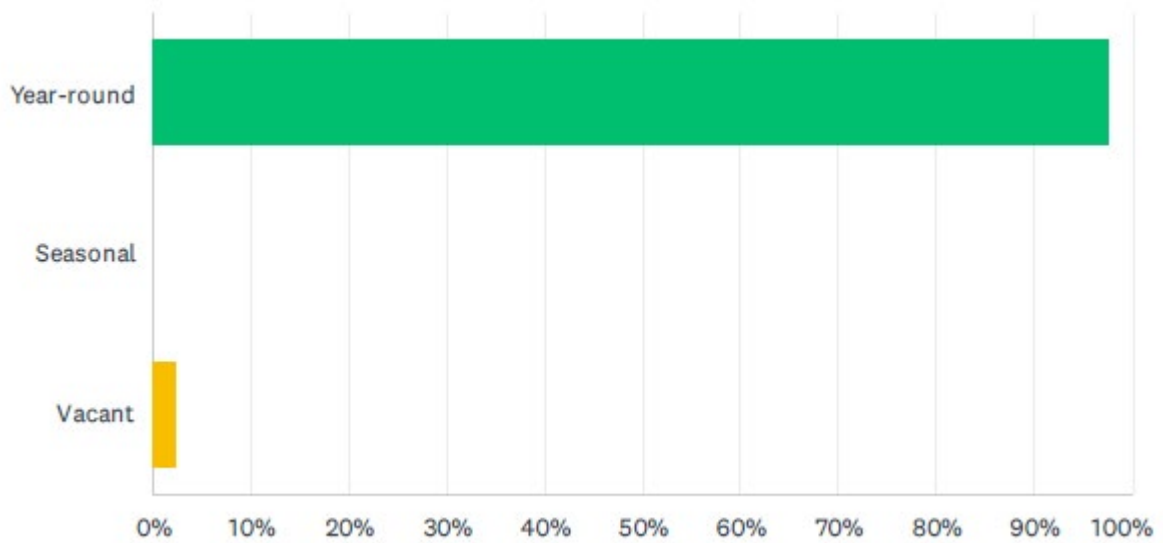
Under 5 years	9.52%
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5 to 10 years	23.81%
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11 to 20 years	26.19%
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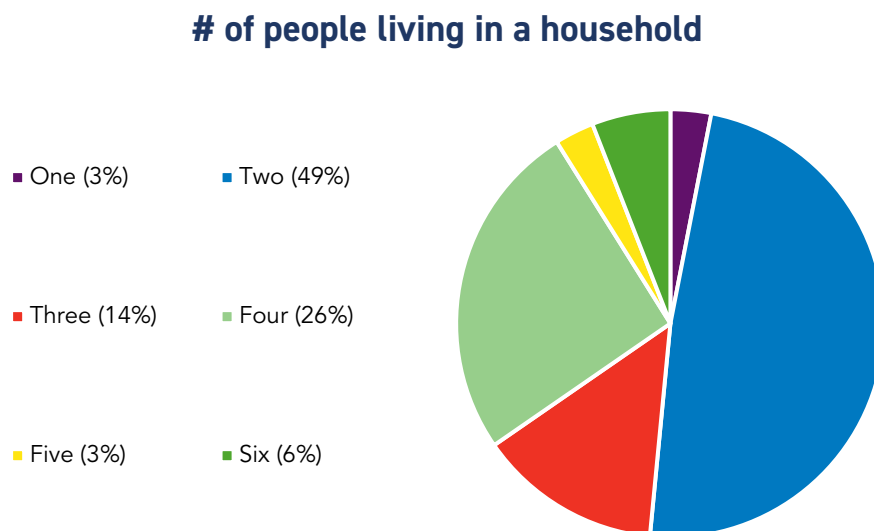
Over 20 years	40.48%
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Q13. What is the current occupancy of your property?



Year-round	97.62%
Seasonal	0.00%
Vacant	2.38%

Q14. How many people live in the household?



- Build new house
- Same. Live rural
- Raise my Grandson, live out my days in my home
- Home
- Live full time
- Plan to stay here
- Probably sell
- No changes
- Farming
- Sell
- Maintain and continue as per usual
- Build and create a sustainable property
- Remain here.
- Weddings and corporate events
- Stay until we can't handle it and maybe move to Tobiano
- Unclear

Q17. Are there other opportunities or issues in your community that we have missed in this survey that should be considered during this project?

Most of the feedback to this question reiterated the importance of the key issues heard throughout the survey. This includes traffic issues, the original development plan being incomplete, the need for community amenities, safety concerns such as increased crime, concerns around overdevelopment, and the need for commercial development to create local jobs. A few additional comments include the need for internet and the creation of an actionable plan to address child and teen social issues.

Conclusion

Overall, there are differing opinions about the future of Tobiano. The majority of participants through this engagement process have indicated that they want to see the original resort vision come to life. There are also newer residents who moved to the community for the beautiful, quiet lifestyle that Tobiano is known for, and envision a more traditional community coming together without equestrian resort amenities being established. It is clear that the residents of Tobiano are all drawn to the area for the same values as stated in this report: beautiful, quiet, and safe living close to nature and recreation. Participants have also expressed that they would like to see the TNRD review policies and land uses, and advocate for (or enable where needed) more amenities to create a more “complete” community. Residents of Cherry Creek are

also of varying opinions, however there is overall alignment with the possible visions stated by Tobiano residents. Those residing in Cherry Creek see the benefit of a complete community which provides amenities for more than just the residents of Tobiano, including those that were part of the original development vision.