

Official Community Plan Review

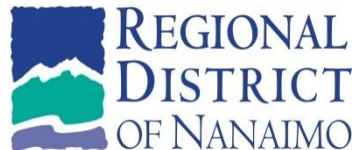


Electoral Area 'H'

Working Group Meeting

April 19, 2016 – GROWTH & DEVELOPMENT

Lighthouse Community Hall



Goal of the project

- GOAL:
 - *To revise identified topic areas of the Electoral Area 'H' Official Community Plan so it continues to be a relevant and effective plan able to achieve the community vision.*
- Understand how the community would like to grow and develop into the future
- Update OCP

OCP Events Schedule

Date	Topic
March 1	Natural Environment
March 15	Community of all Ages
April 10	Second Sunday Market
April 16	Horne Lake AGM
April 19	Growth & Development
May 3	OPEN HOUSE / MEETING WITH PAC
May 17	Streets & Movement
June 7	Deep Bay
June ____	Active Transportation Plan Consultation
June 21	GENERAL COMMUNITY MEETING
July 5	Review of Community Meeting

Development
Permit Areas or?



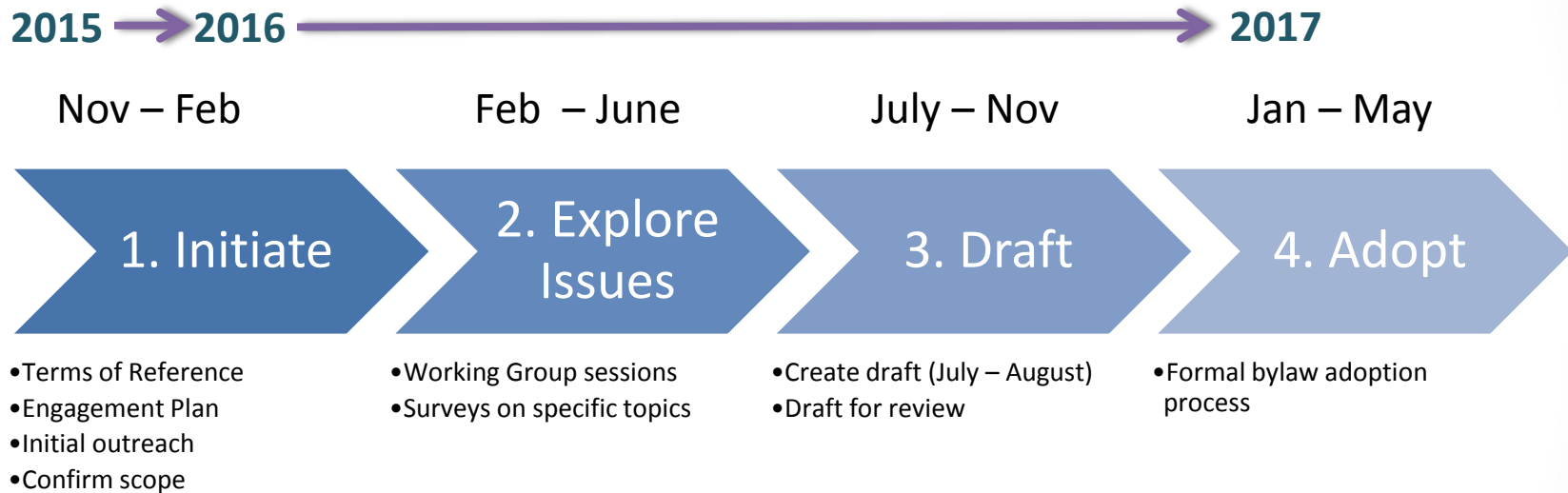
...see you in September / October

OCP Background Studies

- Active Transportation Plan
- Coastal elevation mapping (LiDAR)
- Agricultural Land Reserve Boundary Review

- ...Bowser sewer study

Project Timeline



Agenda

1. Welcome and Introductions, Review of Agenda	6:30 – 6:45
2. Approval of draft meeting record of March 15, 2016	6:45 – 6:50
3. Presentation of Topic of Growth & Development	6:50 – 7:00
4. Group Discussion	7:00 – 7:45
5. Refreshment Break	7:45 – 8:00
6. Group Discussion	8:00 – 8:45
7. Summary and closing	8:45 – 9:00

GROWTH & DEVELOPMENT IN THE OCP

Survey Results

	Low	Medium	High	Total Responses
Clustered residential development	3 (20.0%)	3 (20.0%)	9 (60.0%)	15
Road access to future home of Lighthouse Villa for Seniors	2 (13.3%)	5 (33.3%)	8 (53.3%)	15
Tourist accommodation	5 (33.3%)	6 (40.0%)	4 (26.7%)	15
Revision of development permit areas	2 (13.3%)	3 (20.0%)	10 (66.7%)	15
Industrial / light industrial land	4 (26.7%)	7 (46.7%)	4 (26.7%)	15
Other development outside village centres	2 (13.3%)	0 (0.0%)	13 (86.7%)	15
Renewable energy generation and sustainability	5 (33.3%)	9 (60.0%)	1 (6.7%)	15

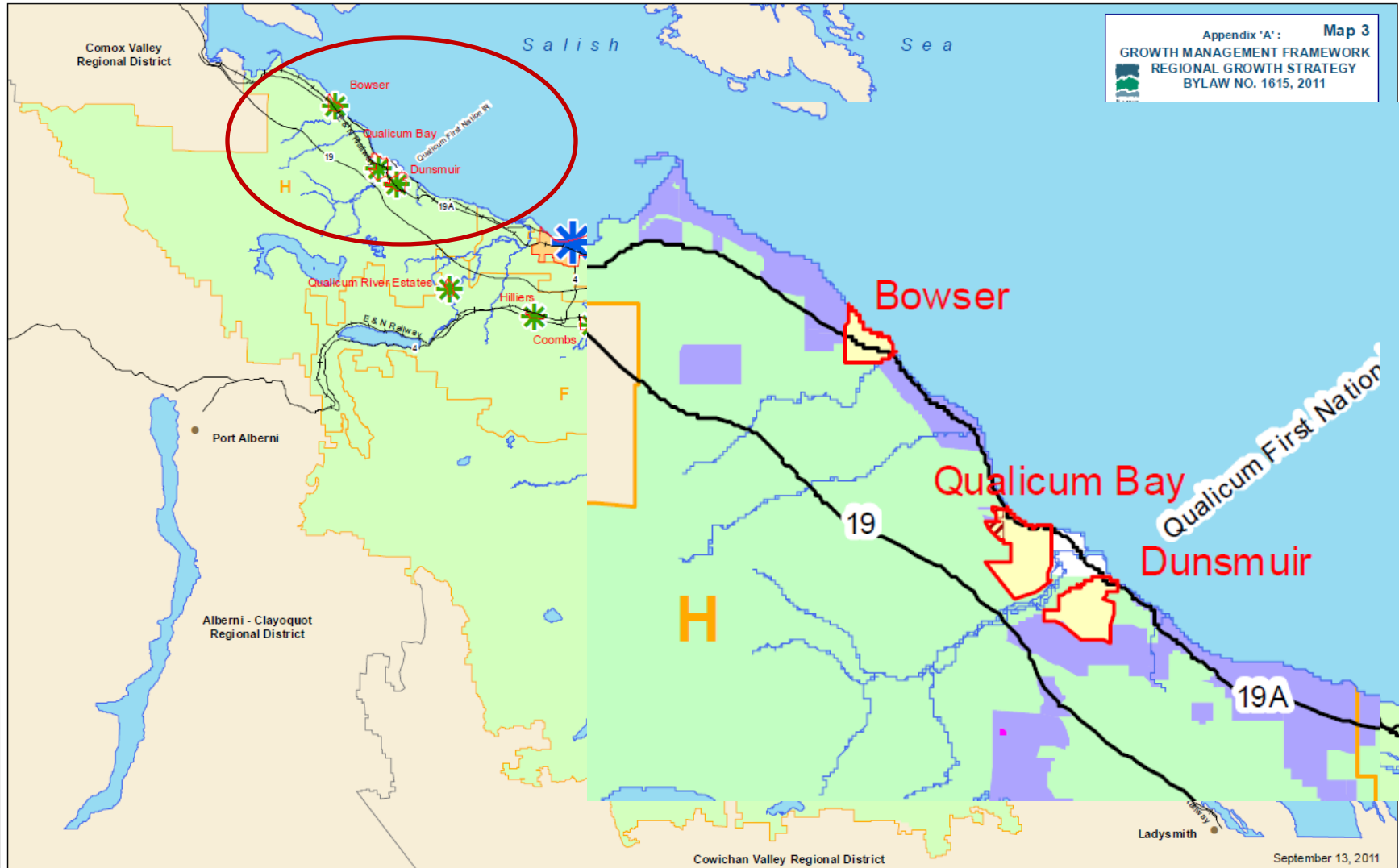
Topics for Tonight

1. Development outside Village Centres
 - Industrial / light industrial land
 - Tourist accommodation
2. Road access to future home of Lighthouse Villa for Seniors
3. Clustered residential development

Next meeting:

- Revision of development permit areas
- Renewable energy generation and sustainability
- Review of 3 previous Working Group meetings

Village Centres



Development outside Village Centres

What is the purpose of Village Centres?

- **Regional Growth Strategy:**
 - Concentrate housing and jobs in Rural Village Centres
 - Enhance Rural Integrity
- **Official Community Plan**
 - Community Values Statement #1 – *Protect rural character and contain urban development to village nodes*
 - Section 5.5 – Village Centres

Subdivision potential

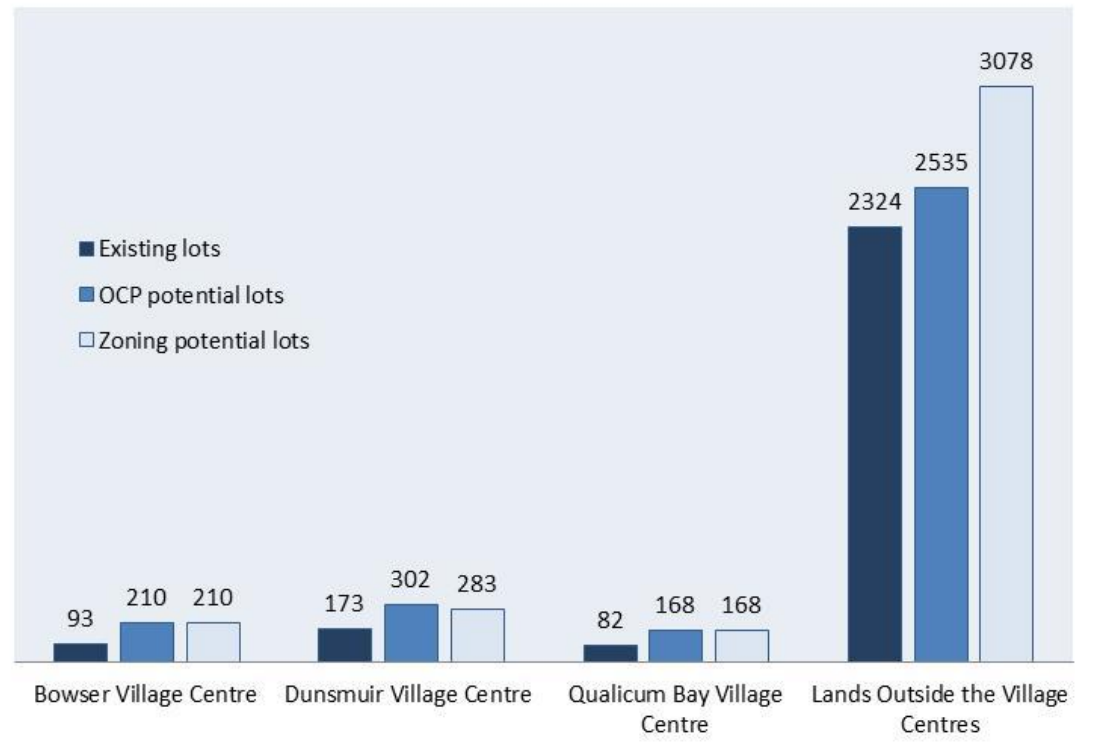
There are currently

2,672

lots and the OCP envisions a future total of

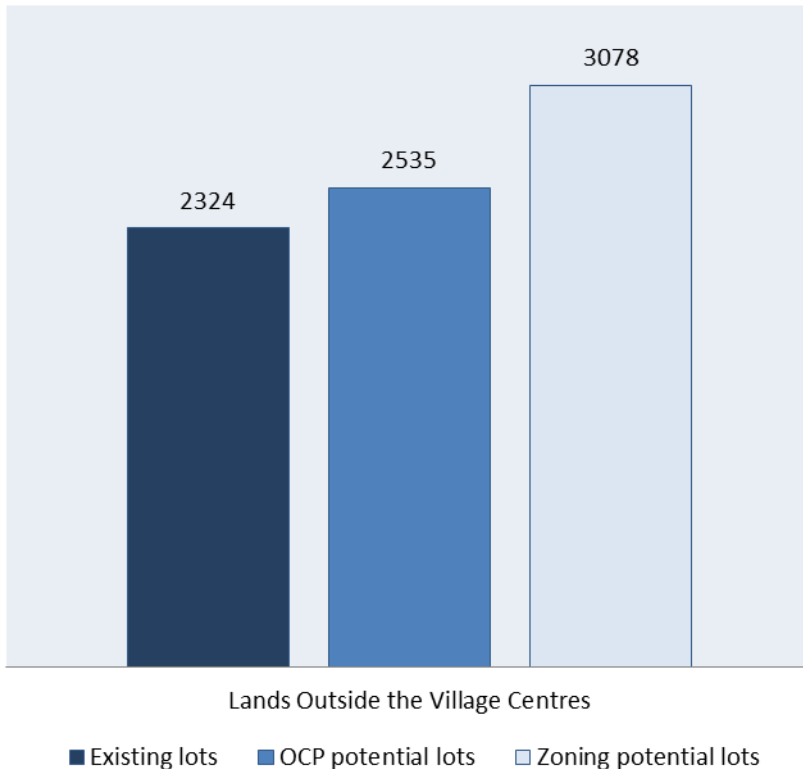
4,008

lots



There is potential for **754** new lots outside village centres representing a **32% increase**, and **313** new lots within village centres representing a **90% increase**.

Development Potential outside Village Centres



The zoning bylaw allows for

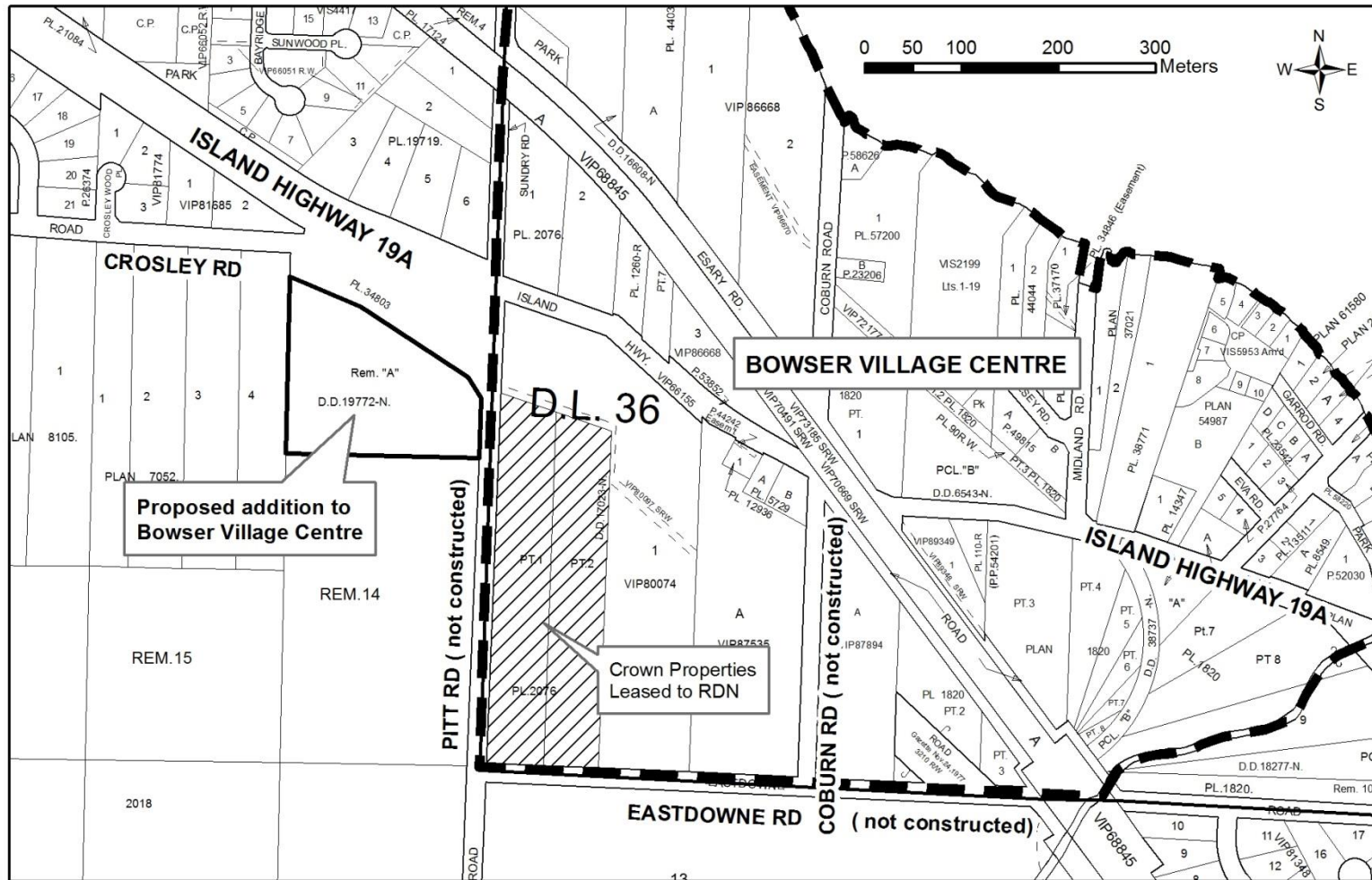
543

more new lots outside village centres than the OCP

Non-residential outside Village Centres

- Need for tourist accommodation?
- Need for light industrial?
 - Bowser Village Plan suggests:
 - Woodworking
 - Hardware stores/building supply centres
 - High technology research and manufacturing
 - Printing, publishing and distribution
 - Recycling facilities
 - Garden Centres
 - Equipment rentals

Road Access to Seniors Housing



Clustered Residential Development



*Traditional Layout
Bird's Eye View*



*OSCAR Layout
Bird's Eye View*

GROUP DISCUSSION

Next Steps

- Record of this meeting posted to website
 - Opportunity for comment at next Working Group meeting, or call or email
- May 3 meeting with Bowser PAC
- May 17 Working Group Meeting – Development Permit Areas?
- June 7 Working Group Meeting - Deep Bay
- June ? Active Transportation Plan Consultation
- June ? Bowser Sewer Study release and meeting
- General Community Meeting – June 21