

Official Community Plan Review



Electoral Area 'H'
Working Group Meeting
May 26, 2016
Lighthouse Community Hall



Agenda for Tonight

Welcome and Introductions, Review of Agenda	6:30 – 6:35
Approval of draft meeting record of April 19, 2016	6:35 – 6:40
Presentation on: <ul style="list-style-type: none">• May 3 Open House with PAC• Growth & Development background – <i>further information on topics in pre-meeting survey</i>	6:40 – 7:05
Discussion	7:05 – 7:45
Refreshment Break	7:45 – 8:00
Discussion continued	8:00 – 8:40
Preparation for June 7th Deep Bay Working Group meeting	8:40 – 8:55
Summary and closing	8:55 – 9:00

April 19 Draft Meeting Record

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

Open House with Parent Advisory Council

- Great turnout of people not engaged in project so far
- Appreciation for children's activities to allow parents to attend
- Increased awareness of the project and what an OCP can do for a community
- THANK YOU to volunteers Don Milburn, Theresa Crawford, Margie Healey, and Lynette Twigge (plus her two BBQ helpers)

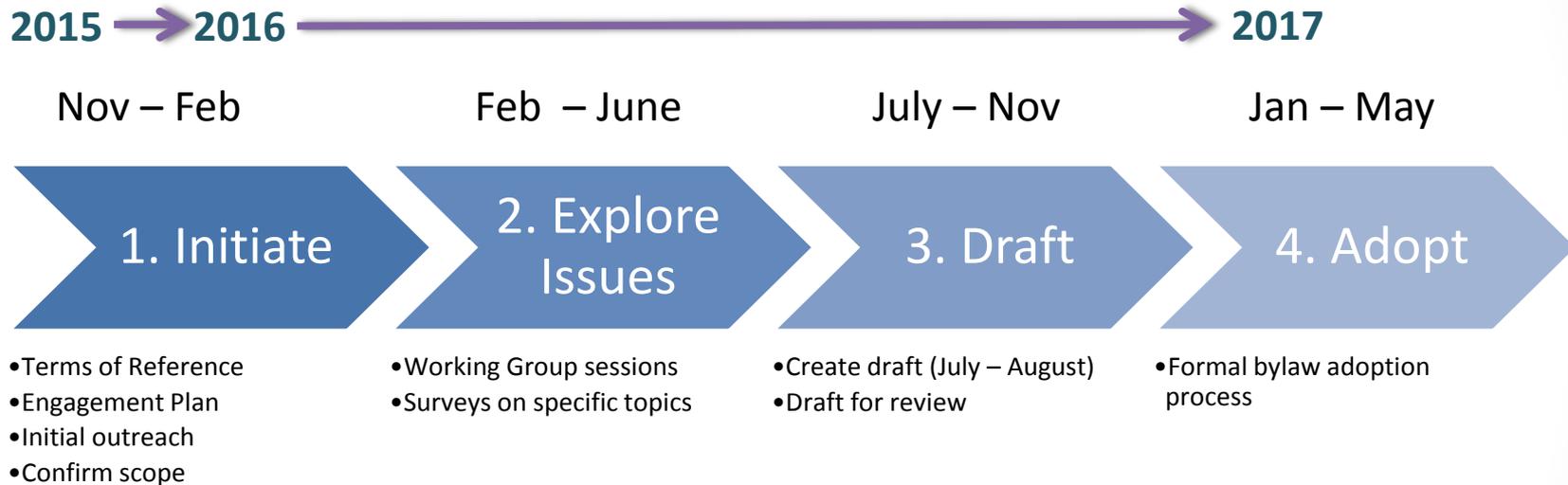
Open House with Parent Advisory Council

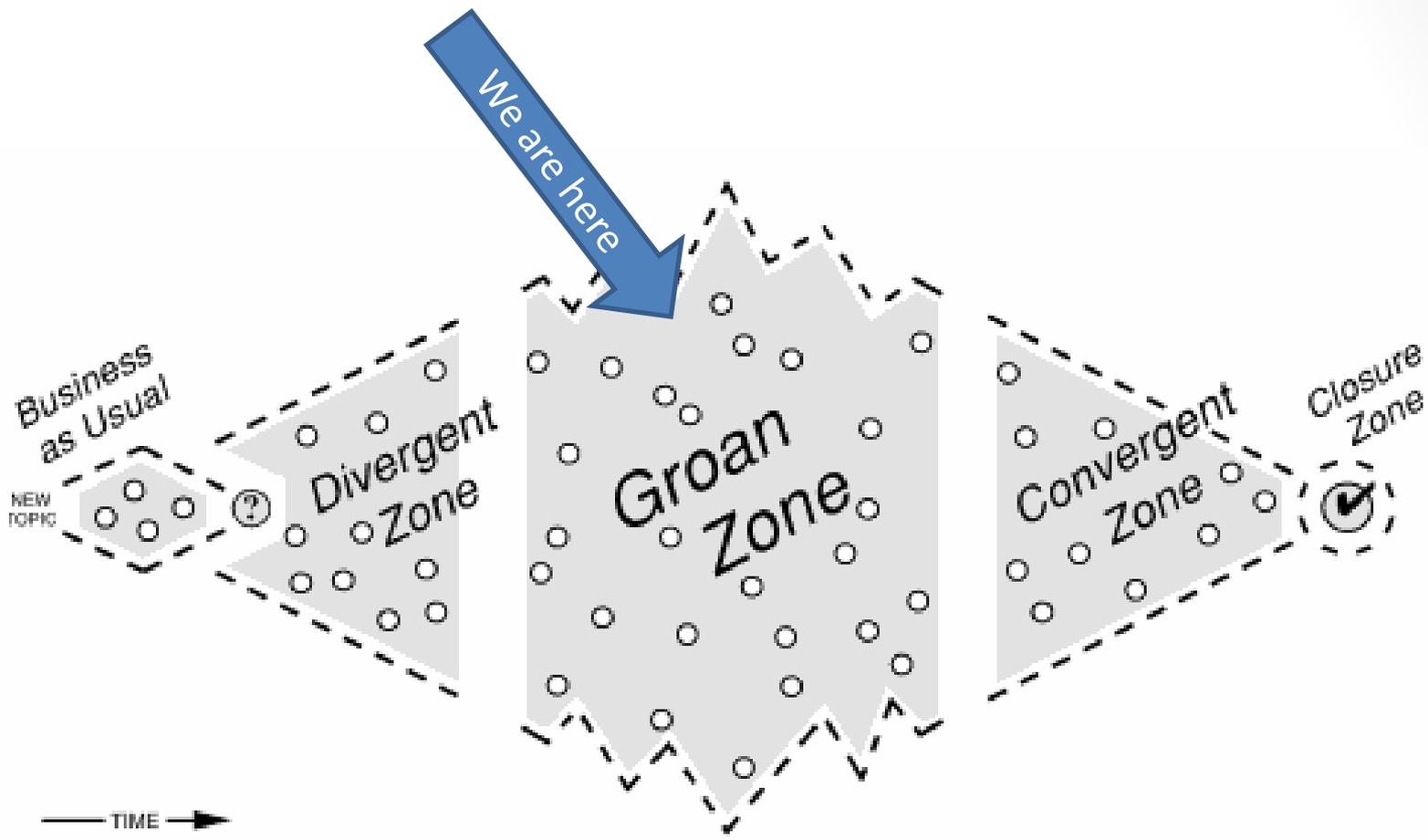
Notable input:

- Focus on safe walking and cycling for children to school and around community
- Desire for cluster housing with green space close to amenities so people can walk and bike
- Need to educate the community about climate change
- Want investment on tech & home based business support (ie business centres / shared work space)
- Under 40's place higher importance on economy than all survey respondents combined (January survey)



Project Timeline

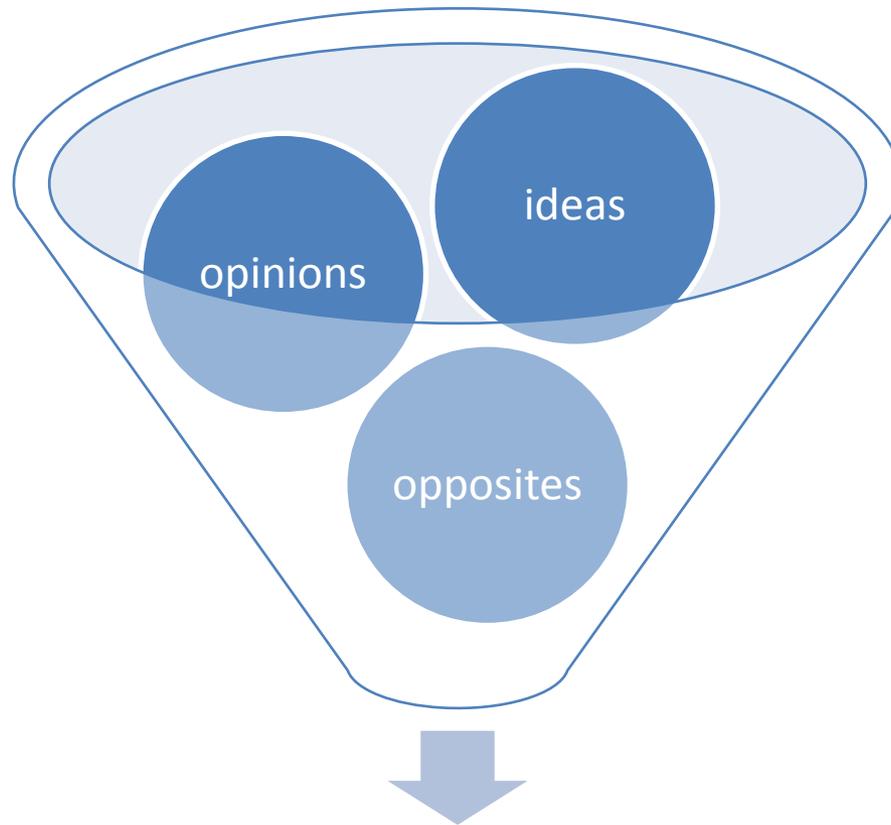






Topics for Tonight

1. Commercial / light industrial outside village centres
2. Development permit areas for form and character
3. Clustered residential development
4. More info on a few topics
5. Planning for Deep Bay Working Group meeting



Clarity for drafting OCP

Development outside Village Centres

Why is this being discussed?

Identified in Terms of Reference for the project to discuss need for *community services in the Horne Lake area and Aquaculture processing*



January Community Survey input:

Things that have stayed the same:

- Little economic growth
- Not many new businesses or commercial development
- Still tough for a young family to find work and stay local
- Lack of business development in the Horne Lake area



February 3 Community Meeting input:

there is a need for industrial and light industrial land both to grow the economy and to provide jobs for younger adults who currently have to commute out of the area for work.

Development outside Village Centres

Why is this being discussed? ...continued



March 15 Working Group Meeting comments:

- Zone lands industrial for Bowser businesses to expand
- More light industrial land use designation – opportunities available



April 19 Working Group Meeting comments:

- That some light industrial, akin to commercial is appropriate for Village Centres
- Some industrial, like autobody repair may not appropriate in Village Centres be due to noise.
- There may be a need for a transfer station outside Village Centres

Development outside Village Centres

Key input so far:

- Shellfish processing is supported in Area H and could or should be located outside village centres
- Commercial development should be located in Village Centres, but there might be some exceptions.
- Light industrial should be located in Village Centres if complementary to the residential and commercial uses envisioned, but there is some confusion about what light industrial includes.
- Some Horne Lake residents would like commercial services in their area and some would not.
- Aside from only a few mentions of a possible transfer station / recycling facility, services to Horne Lake / Spider Lake, services for those driving the Inland Island Highway, and autobody repair, few examples are given of a need for this outside Village Centres.
- There are a range of opinions on commercial / industrial development in the Deep Bay area, and that's a topic for the next meeting.

DPAs for Form and Character

- **A.2 Village Centres**
- **A.3 Highway Corridors**
- **A.6 Resort Commercial and Recreational Lands**
- **Bowser Village Centre DPA (in the Bowser Village Centre Plan)**

DPAs for Form and Character

Pre – May 26 Working Group meeting comments

- Need more details
- “The process should be simplified...”
- “Excessive red tape is definitely a hindrance to start-up business”
- Important to keep regulations place otherwise “defeats the purpose of planning”
- Would like to discuss growth of other Village Centres not just Bowser

DPAs for Form and Character

What's next?

- Staff to review recent Form and Character DP applications
- Develop recommended changes for Working Group review:
 - Looking for ways to reduce requirements for minor developments where practical while maintaining the objectives in the DPA
 - Looking for other way of reducing “red tape” outside of development permit areas
 - Looking at all DPAs not just Bowser Village Centre

Clustered Residential Development

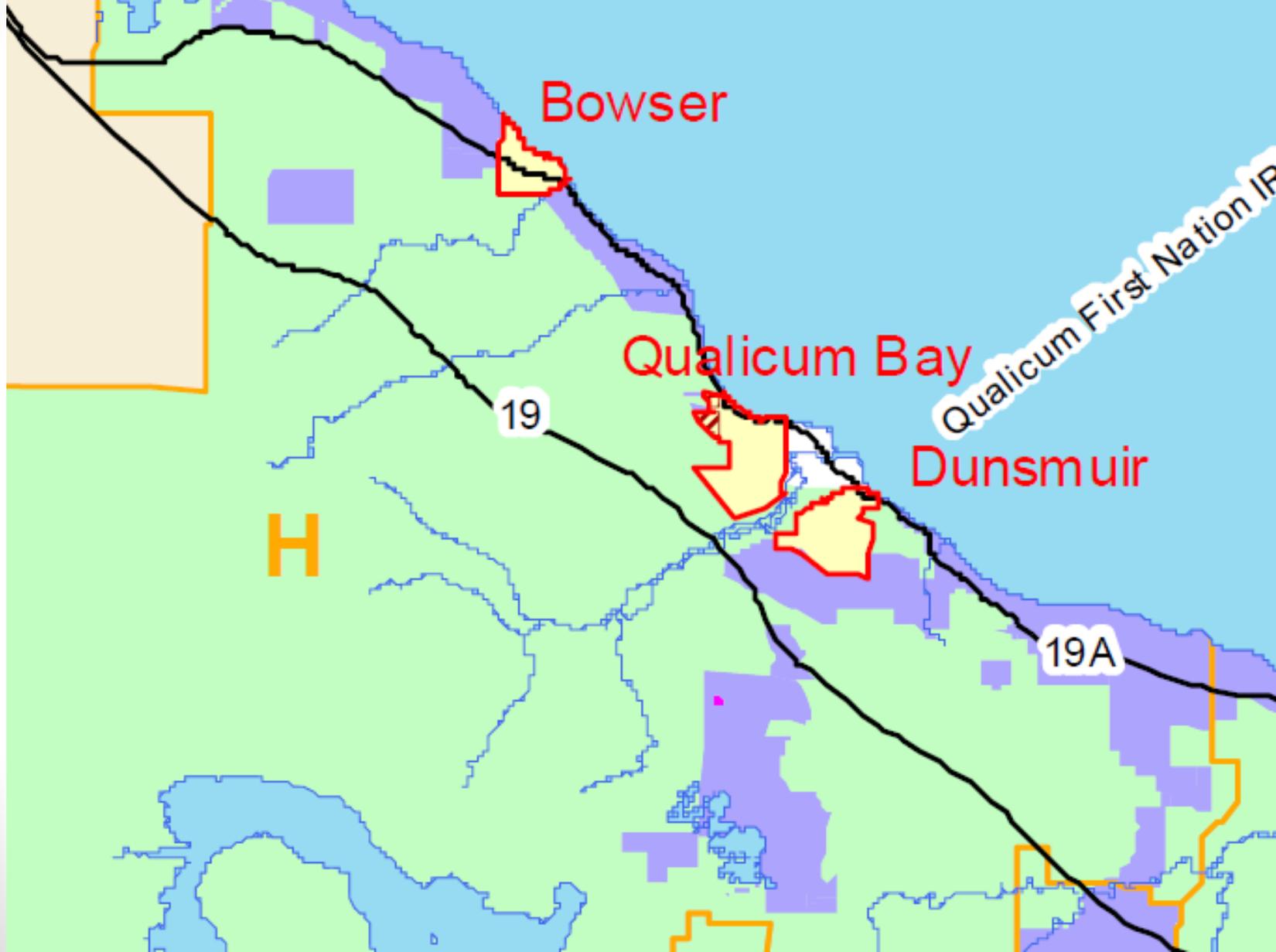


*Traditional Layout
Bird's Eye View*

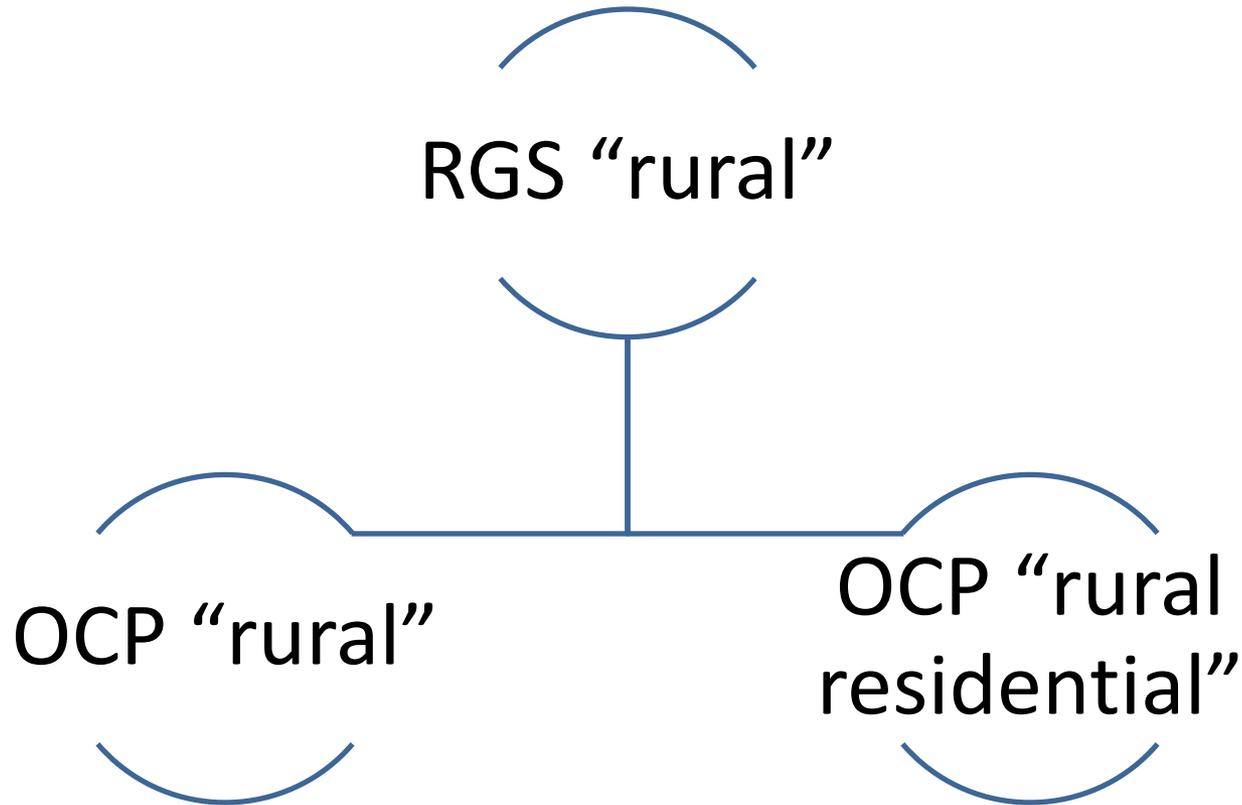


*OSCAR Layout
Bird's Eye View*

RGS Rural Designation



Clustered residential development



- 4 ha (10 acres) minimum
- Can go to 2 ha (5 acres) under conditions

- Less than 2 ha (5 acres)
- 5 units per ha maximum density (about 2 per acre)

Clustered residential development

Pre – May 26 Working Group meeting comments

- Fear that even if regulations today protect the large remainder lot from further development, that rules will change in the future to allow it.
- Opposition to any new policy that may encourage bare land strata subdivision
- Concern that clustered residential development will require shared septic systems that have proven to be problematic for at least one local strata.
- If designed and installed properly shared septic systems should function.
- Cluster housing creates sense of community and more public and green space
- “Contrary to the very reason people move here and inconsistent with quality of life here”.

Clustered residential development

Some further information

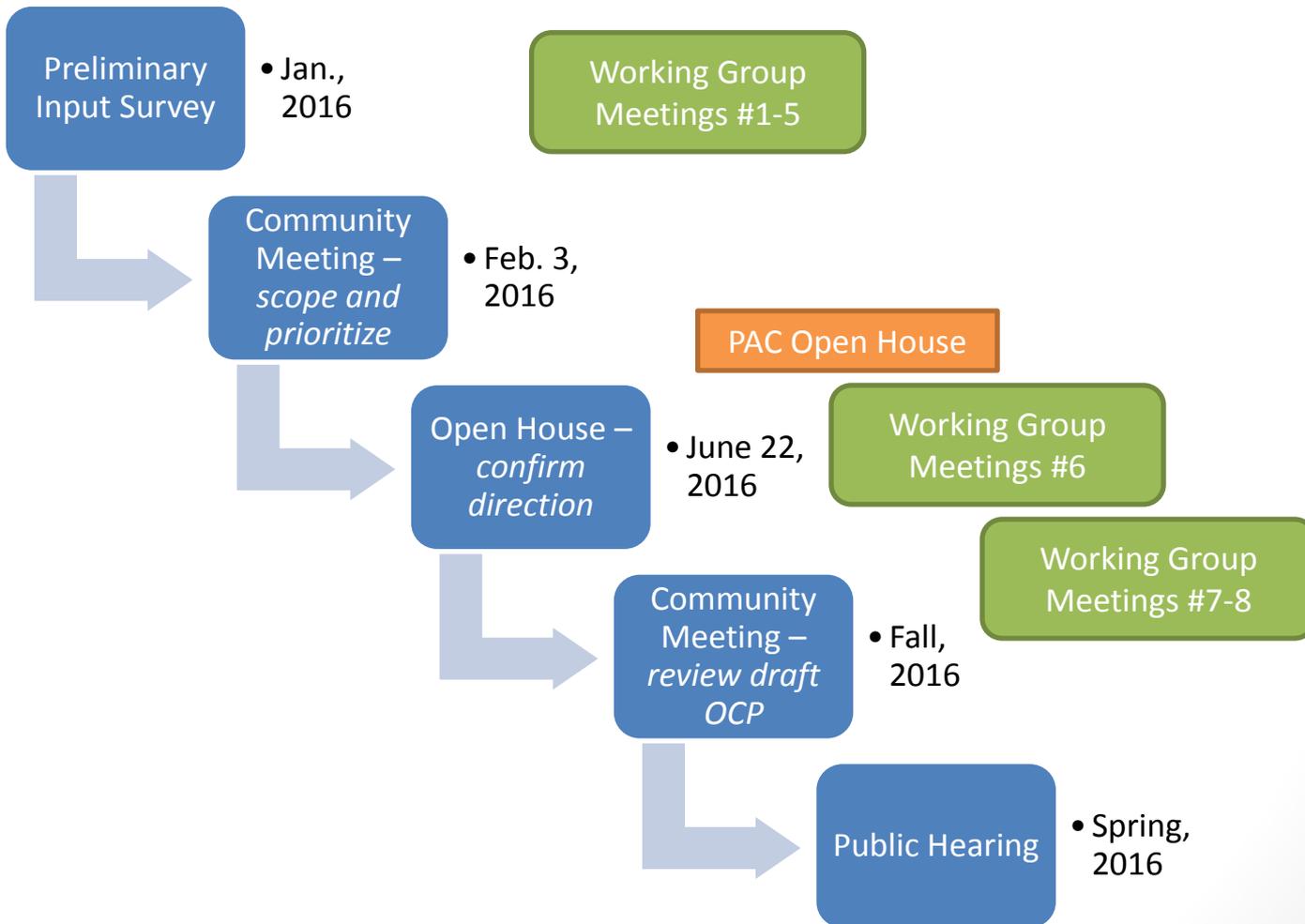
- The purpose of encouraging clustered residential development in the Rural and Rural Residential OCP designations are to:
 - Limit sprawl
 - Reduce fragmentation of ecological systems
 - Encourage more sustainable forms of subdivision
- How can the OCP support these goals while addressing the concerns expressed?
- “I can support clustered residential development if _____”

Deep Bay Working Group Meeting

- Desire by some Working Group members for the June 7 meeting to be an open forum
- Current plan is for general public to provide input:
 - At June 22 Open House
 - Online or by email at June 22 “virtual open house” (online beyond June 22)
 - Provide email or written comments any time
 - Request a meeting any time
- Working Group meetings advertised from the beginning as open to the public but non-members may be asked to observe and not participate. Respects the volunteer effort and dedication of Working Group members.

Any questions in general?

Community Engagement



Thank you!

