

## Comparison of Four Deep Bay Southwest Development Scenarios

For Discussion at OCP Review Working Group meeting of May 24, 2017

	# dwelling units	Residential area ha (ac)	Dwelling Density upha (upac)	Public / Park land ha (ac)	Secondary Suites	Tourist Commercial	Access	Servicing	Amenities – scaled with level of development	Other	RGS amendment?
<b>Scenario 1</b> Smaller lots	50	10 ha (25 ac)	5 upha (2 upac)	29 ha (72 ac)	50	NO	<ul style="list-style-type: none"> <li>New road to Gainsburg</li> <li>road dedication to 19A, constructed for emergency access</li> </ul>	High standard wastewater treatment, may be individual onsite or shared	<ul style="list-style-type: none"> <li>Boat trailer parking</li> <li>Trail / park construction</li> <li>Affordable housing</li> </ul>	Makes use of proposed OCP policies allowing smaller lots in exchange for protecting significant lands from development available to all Rural and Rural Residential designated lands. No increase in overall number of dwellings.	NO
<b>Scenario 2</b> Smaller lots + Tourist & Service Commercial	50	10 ha (25 ac)	5 upha (2 upac)	Less than 29 ha (72 ac) to allow for tourist commercial space	50	Yes	<ul style="list-style-type: none"> <li>New road to Gainsburg</li> <li>road dedication to 19A, constructed for emergency access</li> </ul>	High standard wastewater treatment, may be individual onsite or shared	<ul style="list-style-type: none"> <li>Boat trailer parking</li> <li>Trail / park construction</li> <li>Affordable housing</li> </ul>	Makes use of proposed OCP policies allowing smaller lots in exchange for protecting significant lands from development. Also makes use of proposed OCP policy supporting rezoning to tourist commercial use in Rural designation. No increase in overall number of dwellings.	NO
<b>Scenario 3</b> Smaller lots + Tourist & Service Commercial + dwelling transfer  Based on BSI proposed layout	300	21 ha (52 ac)	14 upha (5.5 upac)	18 ha (44 ac)	150	Yes	<ul style="list-style-type: none"> <li>New road to Gainsburg</li> <li>Emergency road dedication to 19A</li> <li>&gt;50 dwellings, road constructed to construction vehicle access</li> <li>&gt;150 dwellings, road constructed to public standards</li> </ul>	Wastewater treatment plant capable of being expanded	<ul style="list-style-type: none"> <li>Boat trailer parking</li> <li>Trail / park construction</li> <li>Affordable housing</li> </ul>	Increase in dwellings on this lot made possible through reduction of potential dwellings on other lots that can help protect aquifers, sensitive ecosystems, farmland, and forestry land. Transfer of potential dwellings at cost of developer.	NO
<b>Scenario 4</b> Smaller lots + tourist commercial + additional 250 dwellings without transfer  Based on BSI proposed layout	300	21 ha (52 ac)	14 upha (5.5 upac)	18 ha (44 ac)	150	Yes	<ul style="list-style-type: none"> <li>New road to Gainsburg</li> <li>Public road to 19A constructed prior to development</li> </ul>	Wastewater treatment plant capable of being expanded	<ul style="list-style-type: none"> <li>Boat trailer parking</li> <li>Trail / park construction</li> <li>Affordable housing</li> </ul>	Subject to RGS amendment as overall number of potential dwellings outside Village Centres would increase by approximately 250.	YES

Note: the numbers in these scenarios are approximate for comparison purpose.