

Area H OCP May 26 Growth & Development

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Working Group Pre-Meeting Survey

Thank you for working through this survey prior to the May 26 Working Group meeting. This is an opportunity for Working Group members to review more information about the topics on the agenda for the next meeting and to provide comments. The survey will be open until 9:00 am on Tuesday, May 24, after which we will distribute the comments received to Working Group members.

Please refer to the Growth & Development pre-reading document for background as well.

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14%

Commercial / light industrial in the Horne Lake / Spider Lake area

- There has been some but not a lot of input so far expressing a desire for commercial/light industrial use in the Horne Lake/Spider Lake area.
- The growth management framework in the Regional Growth Strategy and current OCP does not support this kind of development in this area as it is outside the three designated Village Centres.
- If there is not a need for these additional uses in this area, the OCP can remain the same, but if there is a need we have to understand what the need is and have a conversation about the advantages and disadvantages.
- The primary disadvantage could be the potential to dilute the customer base for businesses in Bowser, thus working against the goal of growing Bowser Village Centre.

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Need for light industrial use and if it can be located within Village Centres

- At the last Working Group meeting this topic was discussed, and there was some discussion about the need for a transfer station in Area H and that one may not be appropriate in a Village Centre.
- "recycling facilities" are listed as an example of light industrial in the Bowser Village Centre Plan.
- Shellfish processing facilities was mentioned as an industrial use that may be desired in Area H, but there was not much more discussion of that topic.

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Development permit areas for form and character

- The topic of development permit areas (DPAs) was not discussed at the last meeting. However, input so far has indicated that the development process should be simplified, and costly and time consuming requirements should be reduced or eliminated wherever possible while at the same time effectively protecting the values that the DPA is meant to protect. We can work with this direction to draft changes to many of the DPAs, in particular those meant to protect the natural environment.
- For the form and character DPAs, we are looking for more input on what changes should or should not be made.
- The form and character DPAs are: ([click here to get to the OCP](#))
 - A.2 Village Centres DPA
 - A.3 Highway Corridors DPA
 - A.6 Resort Commercial and Recreational Lands DPA
 - Bowser Village Centre DPA (in the Bowser Village Centre Plan)
- Although this OCP Review was not intended to make significant changes to the Bowser Village Centre Plan, changes to the DPA can be considered if necessary.
- Significant community work went into developing the Bowser Village Centre DPA and identifying the look and feel (form and character) that should be achieved with new development. Input so far indicates that there may be some cases where these requirements are too onerous and are unduly stifling development.

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Clustered Residential Development

- Discussion at the last meeting indicated good support for the concept of clustered residential development. Since that meeting, input has been received that indicates fears that clustered development would encourage strata subdivision taking the form of gated communities, and including shared septic systems that become problematic for property owners.
- Allowing clustered residential development would apply to the Rural Residential designation in the Regional Growth Strategy, which includes the Rural and Rural Residential designations in the OCP. See the Regional Growth Strategy land use designation map for the applicable area.
- The direction for this comes from the Regional Growth Strategy policy 5.13, and is informed by the Alternative Forms of Rural Development study.
- We will have more information for the next Working Group meeting that show where and how many potential new lots this would apply to.

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More information on a few topics

We have heard a number of things discussed in the community recently that could benefit from some clarification. We would like to address these at the Working Group meeting to help make sure that accurate information is informing this OCP Review.

1. Land clearing on Horne Lake Road

There is a property on Horne Lake Road just north of the intersection with the Inland Island Hwy where there has been a lot of land clearing in recent months. There has been talk in the community that the land is being cleared for some kind of development.

The property is in the "Rural" OCP designation, is zoned "Rural 1", and is partially within the Agricultural Land Reserve. The permitted uses are residential and agricultural (see the zoning bylaw for the full list). If there were to be any other uses, the owner would have to apply to rezone and the RDN hasn't received any application to date.

Some of the land clearing on the property is due to the clean up of stored material visible from Horne Lake Road, pursuant to the RDN's Unsightly Premises bylaw.

Any further questions on the land clearing on Horne Lake Road?

2. Bowser Village Wastewater Study Area

Information on the Bowser Village Wastewater Study can be found on the website for that project. The area being studied is the Bowser Village Centre, and does not extend beyond. The decision to only study feasibility of sewer in Bowser Village is based on the Bowser Village Centre Plan.

Any further questions on the Bowser Village Wastewater Study?

3. Concern about future Village Centre in Deep Bay

The discussion around the future of Deep Bay as part of this OCP Review will include discussion about the Baynes Sound Investment (BSI) properties and if they could be appropriate for more lots and dwellings than is already allowed, and if they could be appropriate for other uses besides residential. The aim is to have a broad discussion about these topics without getting into the details of designing a future development which is up to the owners to propose and to eventually apply for rezoning.

The 2011 BSI development proposal that was ultimately turned down was to designate a new Village Centre in Deep Bay. At this point we see little support either in the community or in the Village Centre Study for establishing a new mixed-use centre in Deep Bay. It is more likely that what could be supported is limited land uses that support existing development in Deep Bay and do not compete with the viability of continued development in Bowser as the service centre for the area.

Concern has been expressed that the options are "all or nothing" meaning either a full Village Centre in Deep Bay or no change, and this is not true. It would be possible to designate an area for limited growth and services and to be specific about what uses would be permitted.

Any further questions about Deep Bay?

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Planning for June 7 Working Group meeting on Deep Bay

The June 7 Working Group meeting will take place at the Deep Bay Marine Station and will be on the topic of Deep Bay. There may be a high turn out of non-Working Group members at this meeting, so some thought needs to be put into how the meeting will be formatted.

The current plan is to hold a Working Group meeting as normal and set up chairs at the back for any non-Working Group members who would be invited to observe. We will have comment sheets so that observers can provide written comments, and we could have an opportunity for online comment in a format like this "survey" as well. The downside of this format is that non-Working Group members may feel frustrated that they aren't invited to speak if they expected that they would at this meeting. We will be sure to advertise the upcoming June 22 Open House where all are welcome to fully participate.

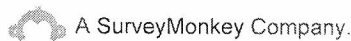
By bringing this up to the Working Group now, we are looking for your feedback on this proposed format for the June 7 Working Group meeting. We also want to make sure that you're aware of the format so that you can communicate it to non-Working Group members you are speaking with who may want to attend.

Any comments on the planned format for the June 7 Working Group meeting?

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