

## AREA 'H' VILLAGE PLANNING PROJECT ADVISORY GROUP MEETING #3

January 7th, 2009 7-9 pm, Lighthouse Community Centre

### SUMMARY OF THE MEETING

In attendance:

Sally Barton  
David Heenan  
Dick Stubbs  
George Williamson  
Murray Hamilton  
Angelika Quint  
Christo Kuun

Diane Sampson  
Sharon Waugh  
Rod Gentry  
Patty Biro  
Theresa Crawford  
Jim Crawford  
Bill King

Els King  
Bob Hunt  
Lisa Verbicky  
Catherine Watson  
Josianne Seguin  
Mac Snobelen

Ginny Cosgrove (RDN Senior Planner) and Elaine Leung (RDN Planner)  
Dave Bartram, Area 'H' Director



*Participants were asked to indicate on a map where they lived, worked or had property interests. Similar to previous meetings, those who attended came from a variety of geographical areas in the community.*

## **1. Introductions & Review of Agenda**

After welcoming the group back after a holiday break, Dave Bartram went over the agenda for the evening.

## **2. Summary Notes from November 26, 2008 Advisory Group meeting (#2)**

No changes were requested to the November 26, 2008 Advisory Group meeting summary notes as presented.

Dave B. noted that the summary notes reflected a request made by one of the Advisory Group participants at the end of the last meeting (after the plenary session) to add additional comments related to the Group #2 small group discussion that evening (shown in the summary notes by an \*). Those in attendance from Group #2 commented that not all of the additional comments were raised during their small group discussion, however, they did not have any concerns including this information as part of the summary notes.

## **3. Small Group Exercise: Clarifying/Refining Village Centre Planning Goals**

The group broke into three smaller groups to discuss and carry out the following task:

*To continue working with the outcomes of the first two Advisory group meetings to help refine/clarify a draft set of planning goals for the following topics:*

- Rural integrity/character/atmosphere
- Density & urban containment
- Economic diversity

To assist with the discussions, the following questions were posed for each group to consider. The group was also free to amend the questions or explore questions of their own.

TOPIC	QUESTIONS
<b>Protecting Rural Character/ Atmosphere</b>	<p>Protecting the rural character of the area continues to be an important goal for Area 'H' residents. What exactly does that mean, and what does it have to do with village centres?</p> <ul style="list-style-type: none"> <li>• What does “rural character” and “rural atmosphere” mean? <i>Does it differ depending on where you live in Area 'H'? (e.g. Spider Lake, Shaw Hill, village nodes, Deep Bay)</i></li> <li>• What does “rural character” mean for a village node area?</li> <li>• Would it be helpful to think about “village character” vs. “rural character”?</li> </ul>
<b>Density</b>	<ul style="list-style-type: none"> <li>• Why is density in the village node important for? In what ways is it important?</li> <li>• Who is density in village nodes important for?</li> <li>• How does density in village nodes help to protect the rural character outside of the nodes?</li> <li>• Given our desire to maintain “rural” or “village” character, what types of density are important in village nodes?</li> </ul> <p>Note: OCP Values Statement: “Protect rural character and contain urban development to village nodes”.</p>
<b>Economic Diversity</b>	<ul style="list-style-type: none"> <li>• What do we mean by “economic diversity” Why is this important?</li> </ul> <p>Note: OCP Values Statement: “Support for a diversified economy, focusing on small scale commercial, human service sectors and tourism within the village nodes”.</p> <ul style="list-style-type: none"> <li>• From the OCP Values Statement, is there anything else regarding economic diversity that we are missing?</li> <li>• What role do home based business play in the economic diversity of village nodes?</li> <li>• Arts co-operatives have been mentioned as a possible emerging opportunity related to arts &amp; culture, tourism &amp; education. Are there other opportunities?</li> <li>• How do the shellfish aquaculture industry and the deep Bay harbour contribute to the economic diversity of the village nodes?</li> </ul>

Once again, thanks to all who helped as a facilitator, recorder and or reporter for your group. Wonderful jobs yet again. The flipchart information by group is included at the end of these notes in table format.

#### 4. Plenary Session – Summary of Small Group Discussions

Participants returned together to share the outcomes of their small group discussions. The following provides a summary of the 3 groups findings combined, along with discussion notes (in italics).

##### TOPIC 1: PRESERVE RURAL CHARACTER/ATMOSPHERE

###### “Rural character/atmosphere” means:

- larger lots
- lower density/less density than node
- stay the way they are
- utilization of the land (e.g. gardening/agriculture, chicken farming)
- lower noise levels, but accept that there will be agricultural noises
- access to water – ocean & rivers, lakes, streams
- less traffic

- *“most people came here because of what it’s like here”*

###### For a village node, “rural character” means:

- oxymoron!
  - building design/construction guidelines eg less than 3 levels
  - lower density – 2 storey business/residential
  - design specifications for buildings – reflecting “rural character”
  - walking/pedestrian centre
  - parking in perimeter/underground
  - pedestrian friendly, open spaces, park, then walk
  - integrate nature in design – include green space
  - central green area/gathering point
  - space within node to include natural/green space
  - development off highway
  - small businesses. agricultural businesses
  - farmers & craft market
  - limit on size of businesses (sq. footage)
  - residential included
- *some confusion about the “words” and their meaning, general agreement about lower levels of density (outside nodes) and more green space*
- *images were brought in showing central green space-surrounded by shops, denser housing, and then reducing density outwards*

**In terms of whether it would be useful to think about using the term “village character” for the village nodes and “rural character” for areas outside of the village nodes:**

- character has to do with identity; e.g. coastal community (Deep Bay/Bowser/QBay), history, artisans; look at assets within community
  - one of the groups indicated a need to have more information about the demographics of Area 'H' and further information on the boundaries of the village nodes and Area 'H'.
  - one of the groups indicated that there was value in thinking about “village character” for the village node areas and “rural character” outside of the nodes, noting as well that village characteristics may be different for each node (i.e. tourist/resort vs. commercial); theme to suit local focus; designed to prevent sprawl
- *look at assets to identify characteristics*
  - *each community and their needs may be different based on their shape, size, etc...*

Ginny asked if there was general consensus about using the term “village character” to describe the village nodes and “rural character” to describe the areas outside of the nodes. While some indicated that these terms made sense, others were not as sure and various comments were made:

- *rural properties were rural, separate than villages*
- *villages should have more density than rural communities but should support them*
- *there should be ‘village character’ in the village nodes and ‘rural character’ outside – reflecting the outside and surrounding areas*
- *we should clarify the language of a village. In other communities typically, the ‘centre’ has been where several roads come in and connect together, however it is difficult to accomplish that here on the coast; further discussion that in time, additional roads could be built; but agreed that using the terms “village character” for nodes and “rural character” outside of nodes makes sense*
- *you can’t have a ‘rural’ area if you do not have a ‘village’ and vice versa – a village will reflect the rural lifestyle*
- *in Greece, there are complete villages miles away from one another*
- *are there design specifications- is it defined in villages; maybe we need another way to describe villages in the rural area/node? “rural village node”?*
- *are we trying to define the rural areas outside nodes? focus is on village nodes but what goes on outside of the nodes influences what happens inside*

## **TOPIC 2: DENSITY**

### **Density (in the nodes) is important because...**

- Density in the nodes helps to retain the rural surroundings. We need higher density in the village nodes. Do not subdivide everywhere.

- Density in the nodes helps to keep rural integrity with lower density to prevent urban sprawl
- Density in the nodes prevents sprawl, supports business, and attracts professional services
- Density provides different housing options to residents
- Seniors require services close by /seniors independence
- Higher densities can lead to greener living. Less travel
- Densities helps with more efficient infrastructure
- Densities help with services/more efficient delivery – transportation terminal
- It supports social/cultural interaction
- It encourages centralization of development
- Creates a population base to support business
- More affordable for services
- Transit ease

**Density is important for...**

- Village residents, local rural residents
- Local business, services
- Seniors require services close by

**Density in village nodes helps to protect the rural character outside of the nodes by...**

- Retaining the rural surroundings – we need higher density in the village nodes. Do not subdivide everywhere.
- Density requires green spaces as well within the village node
- Drive thru & tourist business
- Village definition
- Allows a higher % of property to remain rural

**Given our desire to maintain ‘rural’ or ‘village’ character, the following kinds of are important in village nodes...**

- |   |                                      |
|---|--------------------------------------|
| • Smaller lots  | • Co-op housing? Other alternatives? |
| • Multi-family  | • Live/work buildings (up/down)      |
| • Granny suites                                       | • Business                           |
| • Small size businesses                               | • Multi-residential(affordable)      |
| • Senior residences                                   | • Mixed-population                   |
| • Affordable housing – smaller houses on smaller lots |                                      |

*Idea of density defines and supports the idea of village  
Density can enhance villages*

*Controlling development out, not up*  
*Traffic flow:safety; enjoy it as a whole*  
*Definition of 'village'would have boundaries*  
*Better balance if more people lived in the centre*  
*Better balance of housing- not just one type, but offering a mix, affordable housing choices, options*  
*Permit pedestrian traffic; seniors safety; without having to move out of the area*  
*Hard to dictate what would happen but would like to keep options open*  
*Only strive for your density in the village nodes, encourage growth within: don't subdivide everywhere*

### **TOPIC 3: ECONOMIC DIVERSITY**

#### **Economic diversity means...**

- Year round
- Complimentary (within & outside community)
- Ocean-based businesses-shellfish, fishing
- Artisans/artists
- Retired
- Home-based businesses-builders, health products, agriculture
- Tourism – 'eco'
- Recreation – golf
- Don't forget 2<sup>nd</sup> income workers (PT, teenagers, retired workers)
- Incoming \$ - earned elsewhere but coming back (forest workers, oil workers)

#### **Why economic diversity is important...**

- To be an attractant to more types of professions & residents
- Creates a variety of employment options
- Succession will keep schools
- Vibrancy, growth, sustainability
- Creates sustainability/resilience
- Creates stability in economy
- Attracts tourists
- Better able to adapt/react to changes in economic situations
- Helps to create a cross-section of population
- Need young families, mature families and seniors
- Need 'first earner' incomes

**Given the OCP Values Statement : 'support for a diversified economy, focusing on small scale commercial, human service sectors and tourism within the village nodes', other thoughts ...**

- Utilize local talent and explore new opportunities

- Serve local needs first and then serve others e.g. tourism
- Identify ‘incoming \$ opportunities’ absentee workers (e.g. oil field workers, e.g. construction of new houses)
- Value added to local business e.g. ‘breaded oysters’ or ‘finishing wood products’
- Concentrate on our strengths/resources
- Enhance businesses that we have and encourage business that protects/supports the preservation of the environment
- Health services – walk-in clinic; pharmacy

### **The role of home businesses in the economic diversity of village nodes...**

- Home based/computer based home business
- Cottage industry – starts small (in basement) but expands and needs exposure in village node
- Feeders for businesses in village nodes businesses (e.g. fly tier for fly shop; services (accounting or PR)
- Village node is a communication centre & advertising location. Tourist info centre
- Large role
- More opportunity for business with greater population density
- Contributes to character of community
- Allows expression of cultural talents and freedom to work at home
- Allows people to choose this life
- Provides larger diversity of services/products

### **Arts co-operatives were mentioned as a possible emerging opportunity (related to arts & culture, tourism & education). Other opportunities could include...**

- Use of vacant buildings for display of arts
- Expand current initiatives
- Guilds – e.g. furniture, crafts, jewelry
- Pool resources to enable multiple businesses
- Community info centre (not just tourism – example TOSH)

### **The role of the shellfish aquaculture industry and the Deep Bay harbour in the economic diversity of the village nodes...**

- **Business growth**
- **Demand for services**
- **Employment of younger sector**
- **Research, application of new technologies**
- **Expand knowledge of what this industry brings to our economy**
- **Protection of our eco-tourism businesses**

- **How does it preserve our ‘rural character’?**
- **Suggestions:**
  - Aqua culture festival
  - Seafood chefs
  - Incoming \$
  - Jobs
  - One of the many diverse businesses

*We boom in summer- seasonal with absentee owners in the off season  
Businesses should compliment each other, not compete- we don't need 4 grocery stores*

*Employment option – succession*

*Encourage businesses to adopt ecological techniques, practices, priorities that exist in our village communities*

*Environment is a big concern*

*Diversifying opportunities for home-based businesses;provides stability in economy*

*Health services: part-time, day to day services so people don't have to leave the community to find elsewhere*

*We concentrate on strengths, what we've got*

*Small business needs exposure*

*Bring groups together*

*Community info centre*

*Encourage home based business-working from home*

*Seafood centre – incoming dollars – diverse businesses*

*Home business provide more choice*

*Working on what we already have, making businesses stronger, not creating new ones*

*Take advantage of aquaculture industry here – learn more about the industry and potential spinoffs – is it complimentary ? what does it bring back ?*

*Protecting basis of ecotourism and resources – ocean/fishing*

*Aquaculture industry – constantly monitoring water quality of the area*

## **5. WHAT WE LEARNED**

Based on the group work and discussion, the following was learned by staff:

### **Regarding protecting ‘rural character’ and density within village nodes...**

- Protecting the ‘rural character’ of the areas outside of the village nodes remains an important value to participants. In the areas outside of the village nodes, rural character is associated with larger lots, lower densities than in the nodes, rural use of the land (e.g. gardening/agriculture, chicken farming), lower levels of noise (with exception of agricultural noises), lower levels of

traffic, and rural areas also have access to the ocean & rivers, lakes and streams.

- The group indicated that there are/should be distinguishable differences between the village nodes and the surrounding areas, and density was referred to a key difference. But in thinking about using the term “village character” to describe the village node areas and then using the term ‘rural’ to describe the areas outside of the village nodes, there were mixed views. Some expressed that village nodes could/should also have ‘rural character’. The term ‘rural village’ came up. The group also indicated that different nodes might have unique character, depending on their context.
- Participants would like to see future density/population concentrated in village nodes, rather than continued to be dispersed throughout the area. (*only strive for your density in village nodes, encourage growth within; don't subdivide everywhere*) Locating most of the future growth in village nodes means less change outside of the village nodes, and better protection of the current rural character outside of the nodes (allows a greater % of property outside of nodes to remain rural). In addition to protecting the rural integrity of the areas outside of the village nodes, density within the village centres is associated with a number of benefits including:
  - providing different housing options /better balance of housing choice
  - helping to address the needs of seniors/seniors independence/aging in place
  - higher densities can lead to greener living. Less travel
  - densities helps with more efficient infrastructure
  - Densities help with services/more efficient delivery – transportation terminal/Transit ease
  - it supports social/cultural interaction
  - it encourages centralization of development
  - creates a population base to support business
  - more affordable for services
  - better balance if more people lived in the centre
- Participants indicated that density in the village nodes was important for village residents and local rural residents, local business, services and seniors
- In beginning to think about what ‘rural character’ meant for village nodes, the groups focused on the following characteristics:
  - Pedestrian friendly/walkable centre (related to this are development off highway)
  - Less than 3 levels/2storey business/residential
  - Limit on size of businesses (sq. footage)/small businesses, agricultural businesses
  - Farmers & craft market opportunities
  - Central green space/open space
  - Design – integrates nature & building design specifications reflect ‘rural character’
  - Residential included

- Given that maintaining ‘rural’ or ‘village’ character is important, the kinds of densities that were seen as important in village nodes included:
  - Residential – small lots, affordable housing (smaller houses on small lots, multi-residential), multi-family, granny suits, senior residences, co-op housing?/Other alternatives?
  - Business – small size businesses, live/work buildings
  - Mixed-population

Follow-up item for discussion at the January 28th meeting:

Based on the above discussion, is it agreeable to use the term ‘rural village’ as a term to describe the characteristics of the village nodes in EA H, in contrast with the term ‘rural’ to describe the characteristics outside village nodes in area H? In essence, that there are differences between the village nodes and the surrounding areas in terms of density, economic characteristics, servicing, etc...

### **Regarding economic diversity generally...**

- Economic diversity means that there are a variety of jobs and industries that Area ‘H’ residents are involved in so that the local economy is not heavily dependent on one type of business. In this way, the community is economically more resilient/stable and better able to adapt (or storm) evolving/changing economic climates.
- Economic diversity is also important because it can help to support a broader population base, and the community would like to have a more mixed-population base. Community demographics show an aging population in Area ‘H’ and the community would like to look at opportunities to attract younger families to the area. Succession will help to keep schools.
- As the local economy diversifies, there are more opportunities and attractants for other types of professions & residents.
- It was mentioned that the local economy is seasonal and there is an interest in considering ways to support more year round employment opportunities. Having said this, economic diversity helps to attract/support the tourism industry, which is a part of the local economy.
- It is important to the community however to make sure that the jobs that are created fit in and support the way the residents would like to see the community develop over time. The natural environment is very important and the community wants to ensure that economic activities do not degrade the environment and potentially affect other economic opportunities such as eco-tourism activities. *“enhance the businesses that we have and encourage business that protects/supports the preservation of the environment”*.
- the types of opportunities should be complimentary (within and outside of the community). *Businesses should compliment each other, not compete- we don’t need 4 grocery stores*

- Utilize local talent (build on what you have) and explore new opportunities. For instance, consider value added to local business e.g. ‘breaded oysters’ or finishing wood products’. Concentrate on our strengths/resources.

### **Regarding economic diversity and village nodes...**

- There is an OCP Values Statement which indicates “support for a diversified economy, focusing on small scale commercial, human service sectors and tourism within the village nodes”. This statement still seems relevant, given the groups earlier discussion regarding ‘rural character’ and the types of density that are important (i.e. small scale commercial), however the group explored other ideas too.
- In addition to the OCP statement, it was commented that the nodes should support local needs first and then serve others e.g. tourism.
- In addition to small scale commercial, human service sectors and tourism in the nodes, the health services sector was identified – walk-in clinic;pharmacy. Part-time day to day services so people don’t have to leave the community to find elsewhere
- Arts co-operatives were mentioned at a previous meeting as a possible emerging opportunity. The notion of pooling resources to enable multiple businesses was mentioned. Building on what the community is already engaged in. Using vacant buildings for display of arts, guilds for furniture, crafts, jewellery.
- There is recognition that other economic activities, while perhaps not located in a village mixed-use core have spin-offs and/or relate to the economic opportunities in village nodes.

#### *Home based business/Cottage industry*

Home based business is perceived to play a large role. It helps to create a larger diversity of services & products, allows for expression of cultural talents and the freedom to work at home and contributes to the character of the community. It allows folks to choose to live in a more rural setting and yet not have to leave the community to work everyday. Computer based/home business also identified as a key opportunity.

Village nodes can help home based businesses. There are more opportunities for business with a greater population density. Cottage industry often starts small (e.g. in basement) but expands and needs exposure and the village node can offer a place for this expansion to occur. Feeders for businesses in village nodes was also suggested (e.g. fly tier for fly shop , accounting PR). The village node can act as a communication centre and advertising location. The idea of a community information centre in the village node was mentioned (not just for tourism – example TOSH).

#### *Shellfish Aquaculture*

The group was asked to consider what the role of the shellfish aquaculture was in the local economy and how it might relate to the economic diversity of the village nodes. Participants indicated that the industry played an important role in terms of business and job growth, demand for services, employment of younger people, research and application of new technologies.

The group indicated that it wanted to learn more about the industry. Some wondered about potential spin off-s from VIUs activities (e.g. culinary school). Ideas such as an “aqua culture festival” and seafood chefs were mentioned. Some wondered in what ways the industry was complimentary. What does it bring back? Protection of the eco-tourism activities and the environment are considered important, and it was noted that the industry is monitoring water quality on an ongoing basis.

*Note: at time of writing, we have arranged for VIU staff to come talk to the Advisory Group about the industry and the VIU Shellfish Research Station at the January 28<sup>th</sup> Advisory Group meeting.*

## 6. Advisory Group Update & Workbook Information

Further to the update and workbook documents mailed to Advisory Group participants in December, Dave Bartram asked for the group to forward completed workbooks to Ginny by **January 21<sup>st</sup>** and Ginny will then summarize the feedback and draft a set of planning goals for the January 28<sup>th</sup> meeting.

## 7. Suggested Seminar Series

Dave Bartram also suggested that the group could hold a series of seminars to look at specific village node planning subjects, including the following list:

- RDN Transit
- MOT – Village node/centre road network
- Island Corridor Foundation – rail
- Services strategies – RDN Liquid Waste Management Planning
- Community Trail network
- Waste Management Strategies
- Watershed Management – Water Districts – water from well to tap
- Randall Arendt – Village design & Planning – design by Nature
- Local history – presentation on local history & what it means for village nodes/village planning
- Climate change – what it means for village nodes
- Vancouver Island University – Shellfish Research Station/Green Infrastructure
- Affordable housing
- Others???

It was suggested that some of these topics could be grouped together.

The question was posed as to whether such seminars could be held during the day, and a number of participants indicated that day time events (e.g. held on a Saturday) would be fine with enough advanced notice.

Dave B. also asked the group to give some thought as to when it might be appropriate to go back out to the larger community to share its ideas to date.

## **8. RDN Staffing**

Dave announced that Ginny and her family will be moving to the east coast (New Brunswick). A recruitment process is underway for a Senior Planner to continue working with the Advisory Group on this project.

## **9. Mapping**

In response to comments at the last meeting regarding the need for Advisory group participants to better understand the boundaries of the existing village node areas, areal maps of each of the existing village nodes (and the boundaries) were provided as handouts. *For those who were not in attendance, please let Ginny know if you would like copies of these handouts prior to the January 28<sup>th</sup> meeting. Otherwise, Ginny will bring the extra copies to that meeting.*

Wall maps, with various background information were also displayed at the meeting, and can be referred to and/or expanded upon as the project proceeds. Most of the maps are based on the current information contained on the OCP maps.

*Also, please note that the RDN website ([www.rdn.bc.ca](http://www.rdn.bc.ca)) has a mapping function which can be explored over the internet, where various layers of information can be accessed for individual properties or a larger area. Feel free to explore the website or contact Ginny for further details.*

## **10. Next meeting**

January 28, 2009, 7-9 p.m. at the Lighthouse Community Centre.  
The meeting ended shortly after at 9 p.m.

**Record of Small Group Flipchart Information– January 8<sup>th</sup>, 2009**

Question	Group 3 (Catherine Watson)	Group 4 (Patty Biro)	Group 6 (Sally Barton)
<p><b>What does ‘rural character’ and ‘rural atmosphere’ mean? Does it differ depending on where you live?</b></p>		<p>Less density than node Less traffic</p>	<p>Larger lots Lower density Stay the way they are Utilization of the land (e.g. gardening/agriculture, chicken farming) Lower noise levels, but accept that there will be agricultural noises Access to water – ocean &amp; rivers, lakes, streams</p>
<p><b>What does rural character mean for a village node area?</b></p>	<p>Space within node to include natural/green space Lower density – 2 storey business/residential Design specifications for buildings – reflecting “rural character”</p>	<p>Central green area/gathering point Walking/pedestrian centre Parking in perimeter/underground Residential included</p>	<p>Oxymoron! Building design/construction guidelines eg less than 3 levels Pedestrian friendly.open spaces. Park then walk Integrate nature in design – include greenspace Development off-highway Small businesses. Agricultural businesses Farmers &amp; Craft Market Limit on the size of businesses (square footage)</p>
<p><b>Would it be helpful to think about ‘village character’ vs. ‘rural character’?</b></p>	<p>Needed: What are the demographics now?  Urban containment/village node boundary map  Area ‘H’ what is it?</p>	<p>Yes (“village character”)  - village characteristics may be different for each node i.e. tourist/resort vs. commercial - theme to suit local focus - designed to prevent sprawl</p>	<p>Character – identity e.g. coastal community (Deep Bay, Bowser, QBay) - history (fishing, logging, ?) - artisans - Look at assets within community</p>
<p><b>Why is density important (in nodes)? In what ways is it</b></p>	<p>Keeping rural integrity with lower density to prevent urban sprawl.</p>	<p>Prevents sprawl Supports business To attract professional services</p>	<p>To retain the rural surroundings, we need higher density in the village nodes.</p>

<b>important?</b>			Do not subdivide everywhere.
<b>Who is density in village nodes important for?</b>	<ul style="list-style-type: none"> <li>- Village residents, local rural residents</li> <li>- Local business, services</li> <li>- Social/cultural interaction</li> <li>- Encourages centralization of development</li> </ul>	<ul style="list-style-type: none"> <li>- Create base of population to support business</li> <li>- More affordable for services</li> <li>- Senior's independence</li> <li>Transit ease</li> </ul>	<ul style="list-style-type: none"> <li>- Density provides different housing options to residents.</li> <li>- Businesses require density to ensure sufficient customers</li> <li>- Seniors require services close-by</li> <li>- Higher densities can lead to greener living. Less travel.</li> <li>- More efficient infrastructure</li> <li>- More services/more efficient delivery.</li> <li>Transportation 'terminal'</li> </ul>
<b>How does density in village nodes help to protect the rural character outside of the nodes?</b>	Village definition Allows a higher % of property to remain rural	Drive thru & tourist business	To retain the rural surroundings, we need higher density in the village nodes. Do not subdivide everywhere. Density requires green spaces as well within the village node.
<b>Given our desire to maintain 'rural' or 'village' character, what types of density are important in village nodes?</b>	Business Multi-residential (affordable) Mixed-population	Manage traffic flow Encourage safe walking corridors between businesses	Smaller lots. Multi-family Granny suites Small size businesses Senior residences Affordable housing – smaller houses on smaller lots Co-op housing ? Other alternatives Live/work buildings (up/down)
<b>What do we mean by economic diversity? Why is it important?</b>	Ocean-based businesses – shellfish, fishing Artisans/Artists Retired Home-based business Small businesses-builders, health products, agriculture Tourism – “eco” Recreational – golf Creates stability	<ul style="list-style-type: none"> <li>- Year round</li> <li>- Complimentary (within &amp; outside community)</li> <li>to be an attractant to more types of professions &amp; residents</li> <li>- Creates a variety of employment options</li> <li>- Succession will keep schools</li> <li>- Vibrancy, growth,</li> </ul>	<ul style="list-style-type: none"> <li>Don't forget the “2nd income” workers (part-time, teenagers, retired workers)</li> <li>Diversify - sustainability/resilience</li> <li>Better able to adapt/react to changes in economic situations.</li> <li>Good cross-section of population</li> <li>Need young families,</li> </ul>

	<p>in economy</p> <p>Attracts tourists</p>	sustainability	<p>mature families and seniors</p> <p>Need “first earner” incomes.</p>
<p><b>Given the OCP Values Statement (“support for a diversified economy, focusing on small scale commercial, human service sectors and tourism within the village nodes), is there anything else about economic diversity that we are missing?</b></p>	<p>Concentrate on our strengths/resources</p> <p>Enhance businesses that we have and encourage business that</p> <p>Protects/supports the preservation of the environment</p> <p>Health services – walk-in clinic; pharmacy</p>	Residential rental	<p>Utilize local talent and explore new opportunities</p> <p>Serve local needs first and then serve others e.g. tourism</p> <p>Identify “incoming \$ opportunities” e.g. absentee workers (e.g. oil field Workers), e.g. construction of new houses</p> <p>Value added to local business e.g. “breaded oysters” or “finishing wood products”</p>
<p><b>What role do home based businesses play in the economic diversity of village nodes?</b></p>	<p>Contributes to character of community</p> <p>Allows expression of cultural talents and freedom to live at home</p> <p>Allows people to choose this life</p> <p>Provides larger diversity of services/products</p>	<p>Large</p> <p>More opportunity for business with greater population density</p>	<p>Home based/computer based home businesses</p> <p>Cottage industry – starts small (in basement) but expands and needs exposure in village node</p> <p>Feeders for businesses in village nodes</p> <p>businesses e.g. fly tier for fly shop; services (accounting or PR)</p> <p>Village node is a communication centre &amp; advertising location.</p> <p>Tourist info centre.</p>
<p><b>Arts co-operatives have been mentioned as a possible emerging opportunity related to arts &amp; culture, tourism &amp; education. Are there other opportunities?</b></p>	<p>Use of vacant buildings for display of arts</p> <p>Expand current initiatives</p>		<p>Guilds – e.g. furniture, crafts, jewellery</p> <p>Pool resources to enable multiple businesses.</p> <p>Community Info Centre (not just tourism – example TOSH)</p>
<p><b>How do the shellfish</b></p>	<p>Research, application of new technologies</p> <p>Expand knowledge of</p>	<p>Business growth</p> <p>Demand for services</p> <p>Employment of younger</p>	<p>Suggestions - aquaculture festival</p> <p>- seafood chefs</p>

<b>aquaculture industry and the Deep Bay harbour contribute to the economic diversity of the village nodes?</b>	what this industry brings to our economy Protection of our eco-tourism businesses How does it preserve our “rural character “?	sector	- incoming \$ - jobs - one of the many diverse businesses
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