

AREA 'H' VILLAGE PLANNING PROJECT ADVISORY GROUP MEETING #4

January 28th, 2009 7-9 pm, Lighthouse Community Centre

SUMMARY OF THE MEETING

In attendance:

Bob Hunt
Christo Kuun
M Dussault
G Dussault
David Evans
Roy Nex
David heenan
Dennis Erickson

Dick Stubbs
Lynette Twigge
Pati Biro
Sharon Waugh
Angelika Quint
Dianne Eddy
Diane Sampson
Jo Williamson

Ken Harris
Mac Snobelen
Jim Crawford
Theresa Crawford
Rod Gentry
Sean Reid
George Williamson
Catherine Watson

Guests: Don Tillapaugh and Brian Kingzett, Vancouver Island University
Ginny Cosgrove (RDN Senior Planner), Lisa Bhopalsingh (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

Dave Bartram reviewed Agenda and introduced Lisa Bhopalsingh who will be filling Ginny Cosgrove's Senior Planning position when she leaves the RDN towards the end of February 2009.

2. Summary Notes from January 7th, 2009 Advisory Group meeting (#3)

Els King requested clarification on what others in the Advisory Group meant during its discussions on protecting rural character when the phrase "do not subdivide everywhere" was used, her concern being that they have purchased property which they understand to be capable of further subdivision under the current zoning provisions. Diane Sampson indicated that she thought by that phrase it was intended to mean no further rezoning to enable further subdivision outside of the nodes. The group expressed various views on the topic, including the need to acknowledge existing property rights, concerns regarding continued sprawl along the highway, and whether there was a way to address both concerns (Dick Stubbs suggested perhaps transferable development rights might be an option).

Dave Bartram noted the group should be aware that in other parts of the region (where communities have requested community sewer services through a Provincial grant process), the RDN was informed that it is not eligible for the grants because zoning allows subdivision of lots less than 1 ha in size in some RDN areas that are not intended to be serviced by community sewers. Ginny noted that the group could be provided with more information on this at an upcoming meeting.

Els also noted that the summary notes did not express her group's questions regarding the benefits that the shellfish industry bring to the community (e.g. they were unsure of what the benefits were). Dave noted that there was interest from the group at the January 7th meeting to have more information on this topic, and hence the reason for inviting VIU staff to the meeting.

We did not have specific direction from the group to amend the summary notes. It is suggested that the above notes be added as an addendum to the January 7th 2009 summary notes.

3. Presentation: Vancouver Island University Shellfish Aquaculture Research Station

Brian Kingzett gave a presentation on the VIU Shellfish Aquaculture Research Station that is being planned at a site in Deep Bay with targeted opening in May/June 2010. He gave an overview of VIU's goals for the project along with details about the design and programming of the Research Station building and site. He indicated that he has attended prior Village planning meetings and that he intends to continue to follow the planning process.

Goals for Shellfish Aquaculture Program include:

- Helping supply world demand for Aquaculture in a way that is sustainable. This includes working collaboratively with local industry to improve productivity and reduce environmental impacts.
- Working with communities to protect water quality in Bayne Sound. Water quality is a big concern for Shellfish Aquaculture as the industry is dependent on clean water. It is projected that 20,000 people will move into the Watershed area draining into Bayne Sound. Given that Bayne Sound is already considered 'at risk' this added population will put further pressure on watersheds and marine waters.

VIU has land for a Field Research Station in Deep Bay along with two Shellfish Tenure sites all located in a key ecological area for Shellfish Aquaculture. There will be 4 lines pumping seawater to marine research tanks onsite.

The Research Station design is intended to be sympathetic to the natural landscape and is aiming for LEED Platinum standards for the buildings onsite. There will be tertiary sewage treatment onsite, onsite rainwater tanks will be used for fire protection. Light pollution will be addressed using LEED standards and noise pollution will be minimal with 4 seawater pumps housed underground in a concrete vault.

VIU has consulted with and received support from the Qualicum First Nation in the development of the project and undertaken archaeological investigations to preserve First Nations values. The Station will be a multi-purpose facility used for research, training, community outreach and tourism and marketing. This will involve partnerships with VIU's Culinary Arts Program, First Nations summer camps, K-12 educational programs and Professional Development for teachers. Opportunities for cross-promotion with the local wine and agriculture industries will be pursued and the Station will be used for events and conferences similar to VIU's Milner Gardens. It is anticipated that the Station will attract tourists and researchers who will boost demand for accommodation in the area.

The construction Manager for the project is from Vancouver Island. The aim is to use as many local services as possible during the construction and operation of the Station. It is estimated that the building of the Research Station will generate 60 FTEs during construction and then 14 FTEs within 3 years of operation.

Bayne Sound supports 300-400 jobs in the Shellfish Aquaculture Industry much focussed around Deep Bay.

Following the presentation several questions were addressed:

Q: What proportion of the shellfish is exported?

A: 90% of BC Shellfish aquaculture is exported (Odyssey Shellfish located in Deep Bay exports approximately 50%).

Q: What are the issues with shellfish aquaculture and how will the VIU's research help this?

A: VIU is partnering with University of Victoria to develop a raft that will result in less debris and visual impacts. Shellfish are an important indicator of climate change and pollution so they will be used to establish a baseline to help monitor these changes. VIU want to work to improve industry sustainability and community understanding of the industry.

Q: Is VIU supporting more shellfish aquaculture in the area?

A: Aim is to support sustainable economic coastal development so the answer could be yes. However the goal is to see farmers use farms more efficiently and sustainable instead of expansion.

Q: Will VIU be studying exotic organisms?

A: Will be studying existing invasive species (e.g. Purple Varnish clam). However there will be no introduction of invasive species and no Genetically Modified Organisms. Aim is to reduce the number of invasive species.

Q: What are your concerns regarding the use of private lands?

A: Goal is to educate people about the impacts of human development upon water quality.

Q: Will Salmon Farming be researched at the Station?

A: There is no interest in Salmon Farming however the Station is interested in Kelp.

Q: Employment associated?

A: Within 3 yrs, anticipating 14 FT jobs, anticipate working with local caterers, local accommodation; others who will be renting the space, 60 construction jobs (Vancouver Island company); there will be a need for accommodation.

Q: Will there be a need for Deep Bay Fire Protection? No. Design is based on storage of water on-site (on-site tanks).

Q: how are you addressing light pollution?

A: on-site LED lights

Q: What are the operation costs of the Research Station and how will it be funded?

A: The Research Station will be self-funded and no burden on the community.

4. Group Discussion on the Planning Process

The VIU presentation and Discussion was followed by general discussion about the planning process amongst the Advisory Group as summarized below:

- John Lyotier shared his perspective on how a community might evolve over time, using a growth curve as an illustration .He talked about how, as a newcomer, he saw his home, neighbourhood , etc.. as new, but he wondered if other people had different perspectives as to where the community was at.
- There was discussion on the need for services to support and attract younger families to create more mixed community. The area is considered to have a ‘brown envelope’ economy due to existing retirees and anticipation of baby boomers moving into the area.

There were several comments related to wanting to deal with specific issues through the planning process:

- Concern expressed that the Bowser Village Node is not big enough and that growth is taking place along the highway. We have to look at where the Bowser Village Node is and may need to expand the area.
- There are 35 different ideas about what a Village Node is and we need someone to tell us what kind of village we could have – someone with no vested interest.
- It was noted that there are 24 good principles that we need to get back to that will help deal with these issues.
- Royal Roads is willing to take a look at the planning process and provide support/recommendations.
- Do not need three or four village nodes.
- Be careful about Government Grants which may lead to tax increases. Let developers pay the bill for improving infrastructure.
- Like the process and the amount of community involvement.
- Want zoning in the Village Nodes addressed very soon.
- Need to advertise in the Beacon that we are looking at all possibilities for village nodes including Deep Bay.
- Concern was expressed about the process resulting in down zoning of lands and the potential loss of rights to subdivide land. There was discussion about whether the Advisory Group understood that the process would/could result in down zoning of lands outside the Village Nodes or if the intent was not to allow further re-zoning of lands. Dave Bartram said he has gone on record as not supporting down zoning.

Following discussion on the timing between meetings, the group voted to hold meetings every three weeks instead of every two starting from February 11th.

5. Feb 11th 2009 Advisory Group meeting

Dave Bartram gave an overview of the Feb 11th Meeting with presentations from the Water Board. He indicated that Water and Lands BC have done good studies of the watershed and that a copy of their reports will be made available on the project shelf in the Bowser Library. *Please note: The reports have conditions of use, which is pretty standard for consulting reports. Ginny has confirmed that if we want to use the data/information contained in the reports, that we will have to seek permission from the authors first. A note has been put on the cover of the reports to help explain this further.*

Ginny drew attention to the hand-out summarizing water and water uses in the OCP. The OCP will need to be referenced together with the hand out prior to February 11th and it was suggested that this would be a good opportunity for everyone to become more familiar with the OCP.

6. Draft Goals

Ginny received 10 workbooks which were used to create the draft goals distributed via e-mail prior to the meeting. The group were asked to review the goals and provide any comments. Ginny will distribute a summary of the work book comments via e-mail so that the group can see the basis for the draft goals. A request was made for any additional work books to be sent to Ginny as soon as possible.

7. Next meeting

February 11th, 7-9 p.m. at the Lighthouse Community Centre.

The meeting ended shortly after at 9 p.m.