In attendance:

George Dussault  Keith Brown  Dianne Sampson
Marilyn Dussault  Bob Hunt  Keith Reid
Theresa Crawford  Jim Crawford  Sharon Waugh
Dianne Eddy  Gerry Quinn  Jonathan Stathers
David Heenan  Bill King  Margie Healey
Els King  John Lyotier  Christo Kuun
Bill King  Patty Biro  Sally Barton
Angelika Quint  Josianne Séguin  Nick Bush
Mac Snobelen  Sharon Waugh  Jim Deds
Wayne Osborne  Rod Gentry  Leah Willott
Gordon Webb  Lynette Twigge
Catherine Watson  Michael Walker

Lisa Bhopalsingh (RDN Senior Planner), Elaine Leung (RDN Planner)
Dave Bartram, Area ‘H’ Director

1. Review of Agenda

Dave B. reviewed the Agenda. Asked if the group could proceed to item number 3 on the agenda, and asked each speaker from the last meeting to speak about their experience at the June 17th Open House.

2. Summary Notes from June 10th & Open House

Lisa noted that the hard copy of the Open House notes are available however the June 10th draft summary notes still need to be circulated. Requested that everyone provide comments via e-mail.

3. Feedback and comments received from the June 17th Open House

Comments on Topic A: Planning Process - David Heenan:

- 2 people approached him
- 1 older gentleman wanted to know where seniors housing was going
- Spot behind Magnolia Court
- Another person was very impressed with the information provided at the Open House and recognized all the work put into everything

Patty Biro:
- important to know where senior’s housing would be located: not shoved up in a corner
- keep seniors in a central area, not isolated

Bob Hunt:
- How many people attended [the Open House] that aren’t on the regular Advisory Group committee?

Lisa:
- approximately 47 people, many did not attend the Charette
- Introduced Don Milburn (a Bowser resident who came to the Open House) and asked him to speak to his experience working on the OCP for the Town of Qualicum Beach 29 years ago. Noted that much of what makes up Qualicum Beach today was due to plans laid out by the OCP. Qualicum Beach developed over time and was filled in gradually to work towards an overall vision in the OCP.

Don Milburn:
- moved to the area in the 80’s
- at the time, Qualicum [Beach] was going through the same process as Bowser is now
- they needed to figure out what to do to: keep the town liveable, and keep people and businesses in the community
- it was the Chamber of Commerce that hired a planner to come up with a long term goal
- people living in the outlining areas could come to the city centre
- to talk about 50 years in the future, it’s not that far off
- we didn’t think plan would come to fruition, but it did
- looked at City of Parksville: strip malls, unorganized
- “Kudos to you all. I liked what I saw at the last meeting.”

Comments on Linking Regionally - Gordon Webb & Margie Healey:
- received mostly positive comments
- we don’t want to take too big of a bite to chew
- concept of having community square, Magnolia Court to Tomm’s
- supportive of Legion going for seniors housing
- support for secondary suites, affordable housing
- support for green space to Crown land lots, away from Thames Creek
- support moving the building supply store away to a more industrial area

Margie:
- many people happy [with what they saw at the Open House]
- wanted to connect trails from one area to the other
- people happy with roads proposed
- supportive of cottage industry (home based businesses)
- want doctors, walk in clinics, dentists
- we forgot to include space for a fire department

Gord:
- traffic calming was major item people supported

Comments on Topic B: Economic Goals Jim & Patty:
- economy: 2 ladies approached, but did not want to talk about economy : wanted to talk about gym facilities
- seniors issues: recreation, housing
- roundabouts: people wondered if they are possible and how can we do it

Patty:
- Roads supported
- Alternative ways into Bowser: expanding Mapleguard Drive?
- Ring road around Bowser coming down Thames Creek?
- Tourist accommodation?

Comments on Composting, Recycling and Sewage Management - Gerry:
- not many specific questions
- 5 people: impressed with all of the work done for the Open House
- Composting: so new to people, no opinions given
- Comment given: “Developers must pay for their own roads, sewer systems”

**Comments on Rain/Storm water Management - Dick:**
- not many comments
- several personal questions [related to Bowser Water]: about the cost
- concern for people on fixed incomes; who don’t want to pay for change
- aside: friend from Australia visited and walked the area along the banks of Thames Creek, impressed, claimed better than the gorges of Australia
- we don’t enjoy what we have right here: Thames Creek is a jewel we have

Margie:
- a question: seniors whose septic tanks are failing, what will that cost to replace compared to hooking up to sewer? They may have to take out a second mortgage, they’ll be paying for the rest of their life

**Comments on Topic C: Plan and Design with Nature in Mind - Catherine & Sharon:**
- 1 lady reiterated identification of species at risk was important to her
- Multi-use greenspace is separate from a wildlife corridor
- Testing for soil quality, permeability should be done prior to development

Wayne Osborne:
- what is the greenspace in the middle?

Sharon:
- a gully, inland highway had changed the flow of the watercourse
- Ministry of Highways [Transportation] wants the water re-routed between Midland Road and Bowser Road area
- Residents wanted to see a public bulletin board so they could be better informed

Dave Bartram:
- highways did work 2 years ago to divert water [in that area]

**Comments on Topic D: Population, Mobility and Safety - Sally:**
- received many unrelated comments
- safety? Lane for bikes, pedestrians
- addition for traffic calming within residential areas
- if put in roundabouts, we need education on how to use them
- need to be specific on land use designations: e.g. What is included in light industrial
- can we see on map what streets are included in boundary of Bowser?

**Comments on Topic E: Community Pride, Arts and Culture - John L:**
- 1. traffic calming important at the top of the hill before the Legion area
- 2. move traffic calming near Nickolini’s (please consider)
- vested interest: Many neighbours in Wildwood subdivision do not support an alternate highway access using McColl Road
- Was aware when he bought his property that there was an existing road right of way that could be developed.

**Comments on Emergency Services - Gerry:**
- no other comments
Further comments from the Open House:

- Dave H: noted people wanted a fire hall
- Dick: how many people know McColl is the only area that is surveyed for alternate highway access?
- Lisa: was there much public involvement [in decision to consider McColl an alternate highway access]?
- Diane Eddy: used as a public access
- Margie: originally people wanted the highway access at McColl but was considered too expensive, but people using it anyway
- Dave B: Corcan Road also being used
- Gordon: Horne Lake Road used as well
  - Must be worked on as well
  - Not good for water
- Keith: Corcan landing was originally planned
- Lisa: Ministry of Transportation was invited to charette but no one was able to come however they did come to Information Event and will be engaged to review the charette road ideas
- John: there was a gazetted road through the property at McColl
- Mac: wandered around
  - People just ‘got’ the plan
  - People understood and were impressed
  - Walkways important, need to be good enough for seniors’ motorized vehicles, have walkways located where the seniors are
  - Second access to commercial area needed
  - Traffic calming important
  - One business owner asked if a zoning change would affect him. Got Mac thinking about his own business
- Sally: had questions about the land use designations
- John Stathers: one lady felt the proposed plans were ‘too rigid’
  - Wondered if this was leading to building inspection
  - May lead to inspection only in the village centre
- Dave B: these discussions came up in the implementation discussions at the charette
  - We want to make sure that a developer does what he says he’s going to do.
  - Idea of bonding?
  - Advisory Group needs to ask the RDN how we can do this. What are the options? There can’t be only 2 options (bonding and building inspection)
- Sally: land already designated in Dunsmuir for light industrial
- Jim: as a developer, we like building inspection. It keeps the trades in line.
- Don: spoke to someone who was upset at his neighbour, doing construction on his waterfront property that he shouldn’t be doing
- Jim: spoke to a lady who noted seniors like to walk; they want a Road from the Jamieson area to Bowser area.
- Bob: has anyone discussed gated communities?
- Dave B: OCP is against this
- Margie: in the community a recently approved subdivision [in Deep Bay] said there would be public walking trails through the property, however sign says it’s for residents only
- Patty: there is access further down
Rather walk on the trail instead of someone’s backyard

John Stathers: trail from Bowser to Deep Bay: a horse trail
  • More tourist areas

Dave H: it’s nice to go through this exercise without being ‘red carded’

Sharon: have we talked about housing?
  • In conversations, someone had asked if in the subdivision process, we have the ability to have parkland or money in lieu, to go towards seniors housing?

Dave B: The government says the money has to be spent in the community, on community parks.

Sharon: can you add another option?

Lisa: you can negotiate with developers
  • It is possible, but not done on a regular basis, it is a case by case
  • City of Nanaimo has done it and it is becoming more common to negotiate giving developers increased density in return for creation of affordable, rental housing units or cash in lieu of.
  • It can be done, but cannot be part of park dedications, as that is very specific funding to be used for parks only

Comments on 3 Land Use Option Maps
Lisa then commented on the purple sticky notes on the 3 different maps (read through comments made by the general public - (see attached Open House Feedback Jun 17th)

• Requirements for industrial uses: noise, smell etc
• Recreational residential: one of the groups looked at Bowser Bills as recreational residential, why not link this land use continuously across the waterfront to recreational residential further North?
• Remove rock obstacle near highway and rail intersection and divert water back to Thames Creek
• Els: With regards to industrial, each industrial has residential use permitted on it
  • Would there be residential uses across the street from industrial blasting?
• Lisa: This is the opportunity for you to tell me exactly what you want as permitted uses in the industrial, commercial areas etc.
• Dave B: did anyone ask about the proposed boundary extension area?
• Lisa: lots of people asking if development in this area is imminent.
  • How does the group want to show the proposed area in the plan?
  • It can be left as a ‘future use’ area to be decided once the core village area gets built out. Alternately we can show land use designations on it – for example combination of residential/multi-family (map #3)
  • As a group we get to decide how to tackle it
• Dave B: any other feedback?
  • Asked if the group wished to take a 10 minute break or continue on.
  • The majority of people raised their hands wishing to keep going

4. Discussion of next steps towards creating a draft Village Plan

• Dave:
  • Lisa has to leave to attend to an emergency family matter
  • extension to the end of October [based on time Lisa takes off over the summer]
    • But she has enough information to work on a draft that she can come back with at the end of Aug, or early Sept.
She is a professional, she can write a draft plan; hope everyone is happy with this.

- Dick: there is an underlying theme: Dunsmuir, Qualicum Bay, Deep Bay
- John S: just to clarify, what are we coming back in September to do?
- Dave B: we’ll come back and see what Lisa’s written, we’ll review it, take it to the community
  - then we’ll have a formal government meeting
- Lisa: we would have open house(s) to provide opportunity for input, comments on the draft
  - we need to get something on paper to start working with
- John L: “working on a draft until such time again to meet”

Dave B. called for a 10 minute break

BREAK

4. Discussion of next steps towards creating a draft Village Plan continued........

- Sally spoke, she wanted to go back to ‘next steps’
  - wanted to know if people are interested in continuing to meet while Lisa works
  - “there is more content to discuss”
- John L.: we can do it online
- Dick: our time and money, we can see closure in the fall, but our group has time, energy
  - we can set an example
  - I’ve learned a lot, we’re just scratching the surface
  - It doesn’t have to be here in this hall [meetings]
- Sally: we have only just discovered ‘bubble diagrams’
- John S: if we don’t have formal representation, we might be spinning our wheels
  - we don’t want a smaller group excluding others and setting policies
- Sally: just more discussion, it’s part of content
- Wayne: concerned with discussions on agriculture
  - when Lisa starts writing, not good to send new, more ideas, disrupt her process
- Margie: it will make it difficult for Lisa, and people who are working in the summer won’t have the time to participate
  - we can email Lisa
  - there should be one person where the information goes to
  - not fair to working people in the summer [to continue meeting]
- Patty: asking Sally: “Do you have examples of something you want to address?”
- Sally: The bubble diagram
- Lisa: can work on draft policies without touching the maps and arrangements of the different land use designations.
  - further discussion can take place in September
  - there’s still more time for discussion
  - plan to have meetings with Ministry of Highways and others to discuss the Road networks that came out of the charette
  - it is possible to quietly work on policies in the meantime
- Dave Heenan:
  - Do you have enough material to keep busy?
  - its not the whole community anymore
• Patty: maybe if we have specific ideas the group can work on it
• Dave B: there’s nothing to stop the group from meeting, but Lisa will not be here
• Lisa: this is your process, don’t want to ‘squash’ the momentum and enthusiasm
• Jim: RDN should extend your contract
  o There’s a feeling we are unfinished
• Lisa: there will be no extension, there is a set budget. Want to remind everyone that what I will be putting together will be a draft that can be reviewed and amended – it is not set in stone.
• Sally: if anyone wants to communicate, I’m willing to be the central person
• Lisa: one of my goals is to help you get a plan on paper that can be supported by the wider community and adopted before the existing funding runs out. Once we get a basic plan in place, you can then review and add to it.
  o If I leave you without at least a basic plan in place then there is the danger that it may take a long time to get a plan adopted. Until a plan is adopted, you will have limited influence on development that can take place in Bowser outside of the requirements of existing OCP, zoning and other bylaws.
  o If we get a plan adopted it will enable you to have more influence on future development.
  o You can amend it and add to it as you get more information. My concern is that if it takes a long time to draft and adopt a village plan then you will have limited ability to influence how that development should work towards an overall village plan.
  o you should be proud of your contributions in the charette
  o it important to get something on paper that reflects all the work you’ve done and how you want to see Bowser evolve in the future
• Catherine: likes Sally’s idea, without bombarding Lisa with ideas
  o nobody will make decisions that are concrete
• Gordon: get ideas put together for a draft
• Don: it’s important to have a filter without people with their own agenda
• Dianne E: agriculture is still a concern
  o happy to receive emails with suggestions, and a working paper
• Lisa: need to think carefully about what goes into the Village Plan.
  o 1. What is the role of the Village Plan? The plan is not intended to be a re-write of the OCP. It cannot address everything
  o 2. there are many things that can be implementation items in the Plan – especially where we need to get further information
• Dianne Sampson: a proposal: Sally should be the main person to communicate to, and filter comments
  o act as a liason
• Sally: I don’t mind I don’t have holidays planned
  o People would have to be ok with me getting their e-mails
• Lisa: roughly 60+ people on a private email list
  o There are other electronic methods that can be used for communication like online websites or blogs.
  o Will e-mail those on the private e-mail list to request permission to share their e-mails with Sally.
• John: community volunteers
  o people could be anonymous
• Mac: supportive of what Sally’s is proposing
  o nice to go somewhere without it getting lost [work done so far]
• Gerry: important for bodies to get together in addition to email
  o if enough people can commit, we could plan meetings
  o different discussions in an open meeting
  o meaningful sessions of more than 10 people
• Jim: this hall probably doesn’t cost much to rent
  o people could toss in some money to rent it
  o someone should set an agenda
  o maybe people can continue with their categories
• Margie: maybe we can meet at the Beacon
• Bob: we can spend this time [over the summer] talking to friends and neighbours about the planning process
  o ease fears of what isn’t true: like Building inspection

5. What are the General Policies for each of the proposed land use categories?

• Lisa: asks group if they have the handout, let’s discuss the land use designations
  o think about what the land use designations mean to Bowser (don’t think about Nanaimo, Parksville or Qualicum – think about what you want for Bowser)

Commercial Mixed Use:
- Idea of mixed use has been raised in relationship to sustainability with more liveable, walkable villages with people living close to where they work and shop.….  
- Think about what mixed use means to you? What types of businesses would you see in a Commercial mixed use area of Bowser?

• Sally: Businesses like Tomm’s, coffee, shops
  o But mixed use: residential on top of retail
• Wayne: retail
  o Restaurants
  o Surveyors
  o Personal services, small scale, limited scale, fitness centres
  o Where artisans can live and work
  o Cottage industries in mixed use types
• Jim: limit size to 10,000 square feet
  o Grocery stores are bigger
  o Mass as smaller building types
  o Shouldn’t include: concrete wall décor
  o No late night industrial use
  o Neon signs – low wattage
• Don: listening to CBC news, proposal from Courtenay for no drive throughs
• John: L: no drive throughs in the central core
• Lisa: is this applicable here?
• Gordon: Qualicum Beach is sit down service only
• Theresa: North Vancouver just banned drive-throughs
  o Want to get people out of cars and walking
• Dick: ‘table service only’
• Lisa: what about in any other designations?
• Keith Brown: late night bars
  o Qualicum Beach insists on suites upstairs
• Lisa: do people support no drive throughs?
• Catherine: are we going to get this specific?
• Lisa: right now these details help me clarify what you want when drafting policies for the different designations
• John: outdoor to include extended patio dining
  o Market areas
• Dick: on Salt Spring: huge Saturday market but hard for businesses to participate because held in an area separate to existing businesses
  o Businesses should be covered, be able to participate in markets
• Mac: layout mostly along the highway
  o Service station?
  o Think we need one in area
• John: no industrial
  o Covered storefronts, covered for elements
• Jim: drive throughs
  o Los Angeles has drive through funerals
• Dianne S: gas station
  o Designed to have rural character
  o Not right in centre
• Jim: “gas stations are gas stations forever”
  o Tanks leak
• Gordon: can be refurbished
• Don: secondary suites
  o Commercial mixed uses
• Lisa: what about residential?
  o Side by side to commercial?
  o Not just on top?
  o What uses work well together? What don’t?
• Gordon: certain uses not compatible
  o Traffic coming in and out
  o Demands on garbage
  o Hair salons, convenience stores, clothing stores
  o Have to be careful what we include
• John: asks Lisa: your experience? What are we missing?
• Sally: are gas stations in or out?
• Lisa: what type of use do you want allowed?
  o Other than where existing gas station is, do we want another?
• Keith Brown: doesn’t have to be high volume place, but we need a place in village to get gas; in can be on the edge
• Jim: don’t want to scare people; put restrictions in bylaw
• Lisa: I’m going to put more thought into this, let’s move on to tourist commercial

Tourist Commercial

- Different than mixed use commercial. Idea generated by one of the groups in the charette. What types of businesses would you see in a tourist commercial area of Bowser?
  • Patty: hotel
  • John: retail, tourist are there to buy, retail should be accommodated
    o Tourist related
  • Mac: liquor store
    o Ecotourism, boat rentals, convenience store
  • Mac: “accommodation” limits use - allow for residential use
  • John: what if someone wants to develop: tourist suites?
• Keith Brown: Qualicum River; ecotourism lodging
  o Let’s build on that
  o Ecotourism, educational tourism

**Heavy Commercial**

Term ‘heavy commercial’ used by one of the Advisory Group members – very similar to light industrial type uses and it may make sense to combine the two and use zoning to distinguish more specific differences in use.  What types of businesses would you see in a ‘heavy commercial’ area of Bowser?  How is this different to ‘light industrial’?

• Mac: larger retail, not small, boutique, that only requires 1-2 acres
  o It requires space, but not manufacturing
  o Autobody shop, garden centre, rentals
• Jim: to me ‘heavy commercial’ means heavy industry
  o “heavy” - typically on Vancouver Island, deals with logging
• Mac: when I think of industrial, think of something tucked away
• Sharon: put a square footage limit?
  o How do you limit?
• Lisa: do we allow Mac to expand his store, but not a larger outfit like ‘Home Depot’?
  o What type of business do you want?  Local service? Wider area?
  o Limiting signage?
• Mac: what is the difference between manufacturing and retail?
• Sally: noise?
• Dianne E: non polluting
  o Should be a major statement in the polices [non-polluting industry]
  o Pollutions goes even further: air, smell, vibration, noise
• Lisa: will look at wording for this
  o Subtleties of two that Mac spoke of
  o What are your thoughts of having residential uses in light industrial areas?
  o Welder/ tradesperson/artisan living on the same site as their shop?
• Jim: likes things delineated
  o Keep residential separate
  o Light industrial can mean almost anything
  o The line varies
  o More careful you can be, the better
• Lisa: What about examples like Tin Town, Granville Island?
• John: in Squamish, company Silverfoot: manufacturing plant
• Mac: you should be able to live above your business
• John: concern with light industrial; shops with chainsaws
  o Is this light industrial?
• Christo: light industry: recycling? Paint?
• Lisa: one of the groups [in the charette] touched on waste, energy plant and allocated light industrial land near the railway to accommodate that
• Bob: rather than someone living above shop, have them live on acreage
  o Most people in this area would rather settle outside the core and have their businesses on larger lots where they can also have a house
• Theresa: make sure there is enough parking, limit number of employees
• John S: public storages - some allow one suite on the property
• Wayne: when I had my storage buildings: I did my suite illegally and lived in it.  The crime rate dropped after I started living there and the other owners were really happy.
• Dick: we’re talking about 50 acre village, community
  o We have to encourage mixed uses
  o Like Bob says, that welding guy doesn’t want to be in the village centre anyway
• Lisa: eyes on the street when people live close to employment areas
  o You don’t have dead zones where there is activity after businesses are closed.
  o One thing to add for implementation (we haven’t done properly) is:
    commercial/industrial inventory: this is something that needs to be done on a
    regional level to see where Bowser and Area H fit in
  o To see what the demand is for retail and industrial space
  o Elaine has done an informal inventory of businesses in Bowser
  o For some types of businesses demand is decreasing
  o Residential study has been done for the Regional District.
• Keith Brown: respects comments that people have a say, ‘may not want this in Bowser’
  o We have to see what’s in town to serve the community at large
  o If too much low density, not enough room
  o Idea of ‘town centre’ is to limit sprawl
  o Limit number of low density
• Sally: we should change to ‘medium’ to ‘high density’
• Bob: this centre should be a service centre
  o Changing the dynamic of village by adding a few duplexes, we won’t notice
• Lisa: In addition to seniors, we have said that we want to provide affordable options for
  families and low income people other than single family lots
• Dick: don’t have low density in the village
  o Not part of the equation
• Sally: suggest this is something we can contribute, discuss electronically [given that it
  is 9:30 pm]

Group decided to continue discussion past 9:30 to cover the next agenda item.

6. Other Village Centres in Area ‘H’ – When & How should they be addressed?

• Keith: how are we going to take various maps and generate one?
• Lisa: had perceived coming out of charette: 3 or 4 maps, but ended up with one
  ‘bubble diagram’
  o Between Charette and Open House created 3 options based directly on work
    done during the charette however not enough time to go through each option
    with the Advisory Group before hand.
  o At Open House, not enough time to go through each option in detail and many
    members of the Advisory Group did not get a chance to provide comment
  o Review likes, dislikes of each
  o There needs to be more opportunity, debate on pros and cons of the different
    land uses in different locations
• Keith R: problem with proposed train station location, it is currently commercial lands
• Lisa: can continue with an existing use even if designated as something different for
  the future by the Village Plan.
• Keith R: Maybe community should buy that land and use it as a train station
• Dave B: that’s what town of Qualicum Beach did, turned private lands into public use –
  the waterfront parks you see now
• Dick: zoning is the pivotal thing
  o The property owner has rights [based on existing zoning]
  o How do you look after the individual’s rights and the community?
• Dave: we have 2 other village centres in Area ‘H’
  o Not sure we have enough information today [to address them], we don’t know enough about whether they should or should not be a Village node
  o Should we in this document say something about them?
  o Want to talk about it tonight? Address in September?
• Margie: has something to say re: Deep Bay
  o Becoming a thriving place
  o How many people have been there lately?
  o Harbour parking lot is becoming too small
  o Thriving shellfish industry
  o Research station being built
  o In dire need for another road
  o Need for emergency response
  o Baynes Sounds planning a development
  o 30 condo development proposal
  o If put in a sewer system, could be 60 units
  o Currently no designation: propose to designate [Deep Bay] as village centre
  o Need to address if protected, boundary to be considered
  o Would like to propose that “we consider Deep Bay as a Village Node or a Rural Residential Village: Boundaries to be Determined.”
• John L: on March 4, we said we would focus on Bowser, knowing later we’d look at other areas
  o Efforts made by residents
• Keith B: represents Fort Nelson First Nations
  o Planning 160 homes
  o Package he has put together: leaning on greenbelt
  o 1 small commercial centre on Horne Lake Road.
  o Commercial I’m proposing: coffee shop, transfer station, park and ride
  o Extended study not necessary
  o Horne Lake Road: highway linkage
  o Lots have to get services
  o Not taking away from the process
• Lisa: good point: nothing stopping developers from presenting ideas and inviting the community to their own meetings to discuss their ideas and get feedback. The RDN strongly encourages developers to do this.
• Wayne: main reason shelved Dunsmuir, Qualicum Bay: one of our guiding principles, is protection of aquifers
  o Before we can address those communities, need to know how to develop without harming the aquifer
  o People at Horne Lake want to get local services, but don’t want to cross the highway
  o We should also put a pin on the map for the Horne Lake community
  o We need services
• Dave B: we don’t have enough information to make decisions to say whether they should or shouldn’t be a village node
• Marlene: what are the benefits [of Deep Bay becoming a Village Centre]?
  o Look at Royston and Courtenay
  o Don’t want to take away from Bowser
• Patty: one of benefits is we need to be engaging in developers plans
• Don: how do you tie other areas into Bowser village?
• Dick: process
o People of Qualicum Bay, Dunsmuir and Deep Bay, need an evening each for discussion
  o They deserve their own piece too
• Lisa: need to prioritize what goes next
• Gordon: Deep Bay: marine designation, Dunsmuir: residential area, Qualicum Bay: tourist area
  o Don’t think it will take away from other areas at all
• Bob: We cannot do the rest of community in 20 minutes when we have spent all this time on Bowser.
• Theresa: key word is ‘inclusive’
  o Complement each other [Deep Bay Village and Bowser]
• Jim: we’re not trying to do something that will harm Bowser
  o It seems time spent on Bowser has been all spent
  o If we get our development together, Bowser will be where they shop
  o We are looking at a rural residential marine community
• Wayne: put your proposal together for Deep Bay

7. Follow up items

Lisa encouraged the group to continue to communicate with one another throughout the summer using Sally as a liaison. She will continue to work on the draft plan, and will work to a draft done by the end of August, early September.

8. Announcements

Future meeting dates to for September to be decided

The meeting ended shortly after 10:00 p.m.
June 24th Flip Chart Notes – from discussion on Land Use Designations

1. Commercial Mixed Use:
   - Commercial plus residential above
   - Retail vs. wholesale
   - Upstairs suites (where practical and comparable uses)
   - Offices
   - Medical/professional services
   - Restaurants
   - Personal services
   - Size limitation (to exclude Big Box stores)
   - Limited scale/look and feel of small stores
   - Fitness centre
   - Artisans (live above)
   - Cottage industry covered storefronts
   - Outdoor dining/patio areas covered frontage area
   - Outdoor artisan store

**NOT**:  
- ‘concrete block’ décor
- Late night business-bars
- Lighting – not high
- ‘drive through’ (perhaps define ‘sit down’ service only)
- Gas station – only the existing location/existing zoning
- Perhaps in light industrial zoning?
- Perhaps other ways to control it?

2. Tourist Commercial:  
   - Accommodation for visitors
   - Retail related to tourism
   - Tourist support services: kayak rentals, educational tourism, eco tourism services
   - Residential related to tourism

3. Service Commercial [Heavy Commercial]:  
   - Commercial that requires more space e.g. garden centre, hardware store
   - (need to limit size or size of building)
   - Residential for owners – not for rent

**NOT**:  
- Manufacturing