Area ‘H’ Village Planning Advisory Group Meeting #15  
October 21st, 2009 6:30-9:30 pm Lighthouse Community Centre  
FINAL MEETING SUMMARY

In attendance:
Bob Hunt   Theresa Crawford  Jim Crawford
Margie Healey   Gerry Quinn  Jonathan Stathers
John Lyotier   Christo Kuun  Sally Barton
Angelika Quint  Mac Snobelen  Wayne Osborne
Gordon Webb  Dick Stubbs  Keith Brown
David Evans  Ron Ryvers  Fred Ryvers
Bill King  Els King  Roy Nex
Michael Recalma  Don Milburn  Josianne Seguin
Lynette Twigge  Wendy Scott  Al Grozell

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

1. Review of Agenda
Lisa B. reviewed the agenda. No changes to the agenda were made.

2. Summary Notes from October 15th
There were no amendments to the draft October 15th meeting notes.

3. Christo Kuun – Presentation of Land Use Scenario for Consideration
Christo presented and explained his suggested land use scenario. Please see attached notes and map that reflect Christo’s discussion on an alternate land use scenario to be considered by the Group.

4. Discussion of ‘Future Use’ Area – Wayne Osborne
Wayne asked the Group to consider leaving the Future Use Area without land use designations and provided his rationale for that. Please see attached notes.

Discussion followed Wayne’s presentation:
- We want to protect the aquifer and developing the future use area will further impact aquifer. Need to keep development concentrated and maximize use of the 126 acres of land in existing Village Centre boundary first.
- Black top and development have big impacts on the aquifer and environment.
- New standards for asphalt require porous asphalt which has less impact on the environment so impacts of developing land on Crosley Road could be reduced.
- Discussion on nature of the aquifer and different layers.
- Concern was expressed that there is no space for light industrial as existing land owners have other plans.
- Industrial traffic would be difficult to accommodate in the existing Village Centre boundary due to access and egress to Highway 19A and it would be easier along Crosley Road.
- There was general discussion about access onto Highway 19 A for industrial traffic.
There are aquifers and well intake areas to take into consideration along the Crosley Road. We do not understand the exact locations of the unconfined aquifer.

Discussion about need for more Service Commercial/Light Industrial Land along Crosley Road.

Lisa noted that there has been no commercial or industrial inventory, capacity or demand analysis for Area ‘H’ and there is no study showing what the anticipated demand is for industrial land in Bowser. Draft plan speaks to the need to do one and the plan can then be updated if necessary to reflect this.

Like the way commercial use is shown either side of the Highway (near Magnolia Court and Legion) as this is similar to what Randall Arendt envisioned.

5. Discussion of proposed Land Use Designations for the ‘Preferred Option’

The Group continued its discussion from the Oct 15<sup>th</sup> meeting on focussing on areas not yet agreed upon to present in the Group’s ‘preferred option’.

It was noted that people at the Open House are going to want to know what the cost is to taxpayers for all the improvements like water and sewer.

Triangular section north of the Highway 19A and south of Railway (where Legion and Feedstore are located).

Discussion on Legion lots and whether to show as Civic or Commercial Mixed Use. It was noted that many Legions are in areas ‘zoned’ as commercial. Text for Commercial Mixed Use should allow for the Legion. It was agreed that the Legion lots and other lots in the triangle would be shown as Commercial Mixed Use.

Crown Land Lots near Magnolia Court

Concern was raised about clearing land on the two Crown land lots within the original Bowser Village Centre Boundary due to significant trees. Trees should be protected in some way.

Noted that the Crown Lands may be a good location for community wastewater treatment including a drip septic system.

Fundamental to have area set aside for sewerage use. Drip irrigation can take place in trees.

Any septic system would have to be a class “A” treatment facility.

Storm water flows would need to be managed.

Noted that Bowser Senior Society has put in an application for seniors housing on these lots however do not need all the land – rest could be park.

It was agreed that land would be shown as civic with a park symbol over top.

Commercial Service area behind Magnolia Court area and near the railway

There was discussion about the space and size of area shown on the draft map (‘A’).

Need for employment lands close in the Village Center

Concern about having uses that might negatively impact residential with 24 hour noise.

Debate about commercial versus manufacturing type activities.

Proposal made to change Commercial Service area to Commercial Mixed Use.

Currently there is a lot of commercial space available in Bowser and a lack of people to support the existing commercial and, a lack of people living in the Village Centre to
work in and buy from existing businesses. Need more people living in the core. Need to create demand for more commercial. Currently existing businesses are very fragile and need more people living within walking distance to support them. Need to utilize the core area first.

BREAK

- After the break there was a suggestion to merge the classifications of Commercial Mixed Use and Commercial Service but drop some of the ‘heavier’ industrial type uses out of the Commercial Service category.
- In a show of hands 11 people voted in favour of keeping the current Commercial Mixed use designation and 11 voted in favour of merging the Commercial Mixed Use designation with Commercial Service.
- Lisa suggested asking the wider community for further comment.
- After further discussion there was another vote where the majority (20) agreed that “light industrial repair and service manufacturing” would be removed from the list of appropriate Commercial Service uses and the rest of the uses would be added to the Commercial Mixed Use.
- Agreed that the following text be inserted in the Commercial Mixed Use designation “There will be an emphasis on uses that are compatible with rural village life and that do not negatively impact the environment, especially ground and surface water.” from Commercial Service section.
- Agreed that the following text from Commercial Service be inserted in Commercial Mixed Use “Businesses/ uses are only permitted under the following conditions: Noise, odour, vibration, heat, high illumination levels or waste generated by the …”
- Noted that need to look at limit in building size differences between Commercial Mixed Use and Commercial Service.

Future Use Area

- It was agreed that the Group would show the additional area added to the original Bowser Village Centre boundary as “Future Use” (as shown in the current draft) and to add ‘light industrial’ as a one of the uses in the text to be considered in this area.

Please see attached a map summarizing the Advisory Group’s ‘preferred’ land use concept map to present at the Oct 28th Open House. Note that this includes a suggested amendment based on e-mail discussion following our meeting on Oct 21st about the designation of lands in the Georgia Park area as Commercial Mixed Use.

Density

- It was noted that some people do not want to see additional density in Bowser because they moved to the area because it was rural.
- Lisa noted that a key reason for focussing density in the Village Centres is to provide sustainable alternatives (walkable, compact communities with greater choices for housing and employment) in order to help preserve rural and environmental values outside of Village Centres.
- Concern was expressed about giving developers more density and giving them Crown Land to use for their sewerage.
6. Format & Preparation for the Open House

- The Open House is from 6:30-8:30.
- The room will be set up with different stations with copies of the ‘preferred’ land use concept map. It was agreed that members of the Advisory Group would help staff these stations and discuss the plan with the wider community and record feedback.
- It was agreed that Lisa would do a brief (5 min) presentation at 7:00 and 8:00 pm to explain why we are doing the Bowser Village Plan and to direct people to the various Advisory Group members to review and provide comments on the draft plan and land use concept.
- A central area will be set up with tables with copies of the draft plan and comment sheets for people to fill in.

7. Next steps after the Open House

- Lisa gave a brief overview of the next steps following the open house. Following the open house, feedback from the wider community will be reviewed and used to make amendments to the plan as necessary.
- A summary of this feedback and the changes will be given to the Advisory Group.
- The next step will be to take the final plan forward as an amendment to the Electoral Area ‘H’ OCP through steps required by the Local Government Act. This will include further formal opportunities for public comment including a review by the RDN Electoral Area Planning Committee which is open to the public and a public hearing.
- It was agreed that Lisa would have information on these next steps available to the public at the Open House.
- The formal steps will be taken forward by another RDN staff person.
- It was noted that there have been a number of opportunities for the public to provide comment on the planning process and be aware of the Draft Plan including advertising and a mail out to all land owners in the Bowser Village Centre Boundary Area.

8. Next Meetings

- OPEN HOUSE October 28th, 2009 6:30 – 8:30 p.m. Lighthouse Community Hall.

The meeting ended at 9:30 p.m.
Notes from Christo

* Commercial Mixed use (Red)
  - Stores living above with views
  - parking off road underground/hidden - height 10 ft (built up)
  - Open Space (park at waterfront
  - restaurant - view- patio
  - across highway - height above road - park under - views

* Civic & Cultural (Blue)
  - Already clinic/arts/offices etc
  - Farm market opposite park

* Wildlife corridors along watercourses-parks

* Tourist commercial (Pink)
  - Kelsey Road - Max

* Other Park - Eagle Tree
  - Bank Less Steep
* Other Commercial Mixed

  - Magnolia, Tom’s etc. Not much space remaining

* Commercial Service (Purple)

  - Off highway - good access

* Future Growth - Crown Land (Grey)

  - Ring Road - Cost of buying- use to purchase parks
  - Grants for seniors housing

* Look at some of lots sizes for uses - small!

  - assess how many units can fit
  - Also only if sewerage in place
  - swamp-wet land that direction
  - Storm water drainage - ditches! - use existing watercourses
  - filter water
Right from the moment we started this project of determining the direction of growth within Area H, we have been very clear about our deepest heartfelt concern. We want to protect our treasured aquifer, above all else.

Not only does it provide us with clean untreated drinking water second to none, it has a direct impact on much of this region's economy. Especially the shellfish farms and their supporting industry. Well, I was recently at a food safety workshop and sat next to a fella investing millions into an oyster farm at the north end of the island. I kidded around suggesting he must like his privacy being so far north but he explained that he initially focussed on this general region. His investigation revealed two "deal killers". First, the waters off our coast are now a degree warmer than they used to be, creating disease concerns. Second, the water quality is becoming questionable with the increase in septic fields.

The need to protect our aquifer isn't just a value or slogan, it's a reality that we need to start living, breathing and taking into consideration with each and every land use decision. I believe we forgot this when we started carving up our future use area. Much of it sits over an unconfined aquifer, if we would like to recall. Now, the line separating confined and unconfined isn't precise, it is a very fuzzy line. Since our aquifer is such a high priority for this community, we may wish to consider a much more cautious approach than we did last week. Besides, what is the rush to carve the land up.

Lisa's spreadsheets were very useful in putting things into perspective. Her third scenario allowed for the Commercial Service Land Use within the original Bowser boundary. That scenario allows for a target population of over 3000 people! That is a lot of people and a lot of growth! Maybe we should consider working with this and just focus on filling the 126 acres with a vibrant community. I'm pretty confident that as the process gets under way, we will discover all kinds of details that we missed. Our understanding of the aquifer will improve. Needs will arise that will call for more land. This is what the future use area is for. Basically, the future area gives us an escape option to fix our mistakes.

Besides, there is wisdom in concentrating development on the 126 acres first. It concentrates development in a way allowing for a more efficient growth of infrastructure such as sewage and storm water runoff. It even makes the building of roads more efficient. If we stretch the development over too big of an area, we may find that developers will be less interested in sharing infrastructure costs.

Let's live by the sustainability goals we came up with and leave the future area alone. Let's focus on concentrating development within the original 126 acres. 3000 people is alot of development and more than enough keep this community busy. Let's see where it takes us first.