Bowser Village Planning Open House
October 28th, 2009 6:30-89:30 pm Lighthouse Community Centre
DRAFT MEETING SUMMARY & RECORDED FEEDBACK

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
Ron Ryvers   Fred Ryvers   Roy Nex
Michael Recalma   Don Milburn   Josianne Seguin
Lynette Twigge   Catherine Watson   Dianne Eddy
Sharon Waugh   George Dussault   Marlene Dussault
Jack Pipes   Loyd Dearlow   Nancy Dearlow
Dawn Osborne   Dennis Erickson   Cholette Lelond
Shawn Meason   Helmut   Joyce Bartram
Rob Lelond   Doug Prizeman   Betsy Poel
Cynthia Neidebrand   Brian Field   Evan Popoff
Jack Popoff   Dave Twigge   Foster Boles
Rita Boles   Lynne ?   Philip Merick
Kerry Mason   Bon Thorburn   Peter Mason
Diane Quinn   Len Paisley   Cheryl Paisley
Elizabeth Hieronym   Bob Clazie

Lisa Bhopalsingh, RDN Senior Planner
Paul Thorkelsson, RDN GM Development Services
Stephen Boogaards, RDN Planner
Dave Bartram, Area ‘H’ Director

1. 6:30 pm – Open House Start
   In between short presentations members of the Advisory Group talked to other
   community members about the Draft Village Plan and recorded their feedback.
   Please see attached feedback that was recorded. Also attached is a map illustrating
   the various comments.

2. 7:00 pm – 7:10 Introduction to Open House and Brief Overview of Bowser
   Village Planning Process
   Lisa gave an introduction to the Open House. See Attached PowerPoint Summary.

3. 8:00 pm – 8:15 Repeat of above presentation to a smaller group.

The Open House ended at 9:00 p.m.

Next Steps

Please refer to the attached sheet for a summary of next steps for the Bowser Village
Centre Plan and contacts.
Recorded Comments/Feedback
Bowser Village Centre Plan, Open House October 28th 2009

- Road easement on medium density triangle (bottom right) should become access road – land owner in triangle.
- Catherine Watson – reconsider the ratio of commercial/residential designation in the commercial mixed-use area.
- Catherine Watson - Include land designated for commercial tourist to provide access to the ocean shoreline.
- Rox Nex – our bylaws are fine. NO FAST TRACKING! LEAVE US ALONE!
- Roy Nex - Do we know what we have for water?
- Helmut – Crown lot lines not correct
- Do not include crown lands in the village boundary
- Do not build close to the bluffs
- Do not increase density along the waterfront – the area is very ecologically sensitive
- Historical map that notes vegetation “vegetation map #092F047 May 28/2004 [does not show the Crown lands as subdivided].
- Do not want to see ‘trailer park’ type development
- Need to have viable affordable housing and trailer parks may be the only way to do it in Bowser.
- The stream exiting north under 19A at Midland Road should be directed to run straight down Midland Road and discharge into ocean.
- A Village Core needs a community sewage treatment facility.
- There is not enough area for Commercial Service
- There is too much Tourist Commercial
- Tourism will not develop in Bowser – the foreshore is dominated by aqua culture farms. High embankment areas and lack of access.
- Tourism is a no go in Bowser – no beaches with sand or parkland at shoreline. Remember low cost housing and young people to work aqua culture and work in service sector and seniors who want to stay in community. Good Work.
- Support for Commercial Mixed Use to accommodate local area businesses in need of expansion down Bowser Road.
- The immediate local area businesses must be provided/accommodated in the local area plan as per alternative designation.
- Post office & Liquor store could move to Magnolia Court. Land from Bowser Builders to Georgia Park could be utilized for cottage industries and view properties.
- There should be a light industrial zone separate from mixed use commercial. This light industrial zone should go in the future use area behind Magnolia Court.
- Commercial mixed use should be also located where existing bus. [businesses] are operating. E.g. Bowser Builders, Georgia Park Etc. They are supporting the area now. Tourist Commercial is slow growth!
- The area behind Tomm’s & Magnolia Court should be for high density housing to increase a core (town).
- 6.71 acre Tourist Commercial Lot on Coburn Road should be put in the Residential Medium Zone.
- Bowser Builders, Georgia Park and lots in front should be designated Residential Medium Density.
- I think there is too much Commercial Tourism – it should just be commercial which then allow for both options. I don’t think land use designation should be changed where viable businesses are now operating.
- High consideration should be given to traffic & people using the roads – impact of large trucks and loading-unloading need to be taken into consideration.
<table>
<thead>
<tr>
<th>Comments/Feedback from Oct 28th  Open House - Organized</th>
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<tbody>
<tr>
<td><strong>General Comments</strong></td>
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<td><strong>Ocean/Beach Access</strong></td>
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<td><strong>Comments in Support of Designating Georgia Park being designated Commercial</strong></td>
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Mixed Use

- Support for Commercial Mixed Use to accommodate local area businesses in need of expansion down Bowser Road.

- The immediate local area businesses must be provided/accommodated in the local area plan as per alternative designation.

- Post office & Liquor store could move to Magnolia Court.
  - Land from Bowser Builders to Georgia Park could be utilized for cottage industries and view properties.

- I think there is too much Commercial Tourism – it should just be commercial which then allow for both options. I don’t think land use designation should be changed where viable businesses are now operating.

- Commercial mixed use should be also located where existing bus. [businesses] are operating. E.g. Bowser Builders, Georgia Park Etc. They are supporting the area now. Tourist Commercial is slow growth!

Comments in support of Reducing Tourist Commercial

- 6.71 acre Tourist Commercial Lot on Coburn Road should be put in the Residential Medium Zone.

- Bowser Builders, Georgia Park and lots in front should be designated Residential Medium Density.

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- Tourism will not develop in Bowser – the foreshore is dominated by aqua culture farms. High embankment areas and lack of access.

- Tourism is a no go in Bowser – no beaches with sand nor parkland at shoreline. Remember low cost housing and young people to work aqua culture and work in service sector and seniors who want to stay in community. Good Work.

Increase High Density Housing

- The area behind Tomm’s & Magnolia Court should be for high density housing to increase a core (town).

Light Industrial Zone

- There should be a light industrial zone separate from mixed use commercial. This light industrial zone should go in the future use area behind Magnolia Court.

- There is not enough area for Commercial Service

Traffic & Loading

- High consideration should be given to traffic & people using the roads – impact of large trucks and loading-unloading need to be taken