



Meeting Record

Electoral Area 'H' Official Community Plan Review Community Working Group Meeting

Tuesday, November 29, 2016 at 6:30 pm

Bowser Legion

Members Present:

Steve Biro	Candace Cowan	Jim Crawford
Theresa Crawford	George Dussault	Bill Friesen
Margie Healey	Ed Hughes	Christo Kuun
Bob Leggett	Don Milburn	Joe Nelson
John Stathers	Dick Stubbs	Laurel Webster

Guests Present: Monica Kunn, Lesley Ferris, John Ferris

Others Present: Bill Veenhof, Electoral Area 'H' Director
Courtney Simpson, RDN Senior Planner
Jamai Schile, RDN Senior Planner

1. WELCOME AND INTRODUCTIONS, REVIEW OF AGENDA

Director Veenhof welcomed everyone and introduced staff before turning the meeting over to Planner Simpson.

Planner Simpson began by asking everyone for a one-word check-in.

2. APPROVAL OF DRAFT MEETING RECORD OF NOVEMBER 15, 2016

It was noted that Christo Kuun's name was missing from the Members Present list. With that addition, the November 15, 2016 meeting record was accepted as presented.

3. INTRODUCTION FROM PLANNER

Planner Simpson provided a brief overview of the purpose of the meeting and general proceedings to follow.

4. DISCUSSION DRAFT SECTION 1 – INTRODUCTION

The information for Section 1 was provided to the Working Group prior to the meeting, but no further discussion on this Section took place at the meeting.

5. DISCUSSION DRAFT SECTION 5 – DEVELOPMENT STRATEGY

Planner Simpson provided an overview of the proposed changes for Section 5 – The Development Strategy. She highlighted areas where policy has been drafted to accommodate a few of the known proposals such as the Cook property, Horne Lake Interchange and Baynes Sound Investments. In addition, she highlighted that a section specific to Deep Bay has been added and a section allowing the use of temporary use permits within the Plan area.

With reference to the existing background reports, Planner Simpson made a presentation regarding build out potential based on the current zoning provisions for outside of the Village Center and inside the Village Center. Planner Simpson further discussed population growth trends, and projections. Other factors mentioned were average number of building permits issued and a breakdown of potential residential lots/units, and estimated additional units resulting for the proposed development for Cook property, Faye Road and Baynes Sound Investments.

The following comments were made and questions asked by Working Group members.

- Discussion that Bowser has historically been a slow growth area. People don't necessarily live in the Village and prefer sea views, which attracts buyers/ developers to areas outside of the Village Center. It was also confirmed that a sewage system is essential to support any growth within the Village Center.
- Acknowledging the importance of a sewer system, Director Veenhof confirmed that the RDN has recently submitted an application to the federal government to partially fund the sewage infrastructure in Bowser. The Director confirmed that the cost would be shared between the federal government and the RDN, that only properties within the area receiving sewer service would see an increase in their property taxes, and that before a decision a referendum would be held.
- Planner Simpson confirmed that the projected residential numbers in her presentation for Bowser Village Centre assume sewer is provided.
- There was further discussion on the relationship between the Village Centers and future growth of the area. It was generally agreed that providing the businesses and services within Village Centers would attract new residents and other economic opportunities.
- General discussion on inclusion of the proposed policies regarding the known proposals and what happens if a new proposal comes to light in the future, such as the Fort Nelson property.
- There was a discussion about the Official Community Plan (OCP) policies contingent of amendment to the Regional Growth Strategy. Planner Simpson explained that once the OCP bylaw has been adopted by the RDN Board, staff will prepare an amendment to the Regional Growth Strategy for the minor amendment process, to implement the changes to the OCP that are not consistent with the current Regional Growth Strategy.

The following comments were made and questions asked by Working Group members regarding specific pages/section within the draft document:

- Page 5 - Planner Simpson explained the 4 options being considered for the Cook property, ranging from unspecified density that would require future amendment to the OCP once the

property owners developed a development plan, to more specific that would be implemented in this current OCP review. Initial discussion indicated a preference for Option 1, as it provides more flexibility since the Working group has not received any information regarding the proposed density for the property to date.

- Further discussion on the 4 options revealed that Option 1 is not ideal for the property owner as they are unable to secure financial support from the banks when there is no way to demonstrate the community's support and level of density that would be acceptable. It was further explained that financial institutions will lend on a percentage of the overall proposal such as 50 lots as part of phase one development.
 - Discussion on size of Cook properties within RDN and the lands within the Comox Valley Regional District (CVRD). John Stathers said that they are looking at potential size of lots in CVRD as 5 acres compared to ½ acre lots in RDN.
 - Some concern was expressed that a density of 400 lots/units or more is too much for that property.
 - It was noted that if you use density transfer you can create smaller lots and retain the same density – 400 or more.
 - It was confirmed that the type of liquid waste management system would be determined by future studies. Individual or shared septic systems are most likely.
 - It was confirmed that 100-year floodplain effects would be included in the environmental study phase of the project.
 - Regarding Option 1 there were questions around the meaning for item (g). Not much support for dependence on market analysis as an indicator.
 - Discussed the application status of the Agricultural Land Commission (ALC) exclusion application. It was confirmed that it was supported by the Agricultural Advisory Committee on Friday (Nov.25) and would now be submitted to the ALC for decision.
 - Some support for option 3 as includes alternative subdivision design, however it was clarified that option 4 would also require alternative subdivision design.
 - Some support for larger lots – 5 acres similar to the CVRD. Also, some concern not feasible from a developers prospective. Large lots are more expensive to purchase.
- Page 8 - Discussion on opportunity to consider a designation between rural and resource. Confirmed already exists under the Agriculture designation. ALR lands 8.0 ha.

Refreshment Break

- Page 9 – Horne Lake Interchange - Comment regarding light industrial and potential for noise. General support that Horne Lake intersection good area for this type of light industrial use. It was also noted that light industrial can include a wide array of uses such as offices, gyms, etc. Not necessarily traditional uses associated with industrial (heavy) uses.
 - Discussion on a transfer station as to whether this is a light or industrial use.

- Planner Schile confirmed that part of the distinction between light and heavy industrial uses can depend on scale, frequency and type of operation. More often a transfer station (med-large scale) would be located within a heavy industrial zone.
- Support to include policy in favour of a transfer station, green waste collection.
- General comment as to why can't Deep Bay become a Village Center. Planner Simpson explained that it depends on what the objective for Deep Bay are with respect to densifying, increase commercial, etc.
- Some discussion on RGS minor or major amendment difference and how its related to the OCP review and approvals process. Discussion on potential implication to proposed rezoning applications. Planner Simpson confirmed that any rezoning applications would have to be considered after the adoption of the RGS minor amendment.
- Policy 7b – the owner is concerned with the language with respect to “secure agreement management of such areas”. Also, concern with language “agreement secure” and last sentence. It was discussed that they may not be able to achieve this.
- Planner Simpson explained that this type of arrange could all be worked out as part of the rezoning package. This would also include a public consultation process where the community may be able to facilitate solutions and preference to suitable scale.
- Concern on the scale of the development proposal. Comment that the discussion involves all five properties and would it be possible for the owner to limit the commercial use to one or two lots.
- Page 10, Policy 8 – generally supported, especially the proposed rail crossing and trail access.
- Page 11, Policy 9 – Baynes Sound Investments – confirmed that based on previous studies and application, the policies are feasible. Cost to the developer is a key consideration.
- Discussion on road access, specifically Gainsberg Road. Challenges associated with crossing Deep Bay Creek.
 - It was discussed that an important consideration is that the community is concerned about current amount of traffic from VIU and the impact due to further development in relation to Crome Point Road. Traffic study may identify further options. Essential that any future development does not impact this area.

Planner Simpson wrapped up the evening and invited the Working Group to continue the conversation at next meeting Scheduled for December 13th.

Adjourned meeting at 9:15 pm.