

Faye Road Conservation Development

Description of property and project: This proposed development is located on 10 acres on Faye Road (across from Bowser School). The property is undeveloped except for a few dirt roads and a pond. The intent of this project is to develop sites for residential housing. The current land zoning is rural 1, therefore a change of zoning to comprehensive development designation is required. The purpose of this development proposal is to demonstrate what can be done when careful planning and consideration for the existing environment is incorporated into a residential development. This development would benefit the area by providing single-unit housing that maintains a rural-residential setting to compliment the surrounding community. This project is currently in the planning stage, with consideration for sustainable green practices (such as effluent treatment systems, stormwater management, predeveloped building sites, and use of pervious concrete and rain gardens).

Compliance with Community Values Statement (section 1.2 of current OCP): Overall, there is a need for new housing in the area, and small-scale developments are consistent with the Community Values Statement. Here are some features of this development that address the Community Values Statement.

- This project will maintain a rural appearance because the homes will not be visible from the road (due to the slope of the property and preservation of existing trees), and the wetland will be left undisturbed.
- This project does not affect the aquifer. The aquifer run-off flows out across the corner of the property (through the pond and wetland towards the ocean). The pond has water year-round and could be used as an emergency water source.
- The use of pervious roads and driveways, as well as rain gardens, can reduce run off and allow slow water infiltration into the ground.
- This project considers the protection and promotion of natural, environmental, and geographical features unique to this property. Pre-developed building sites nestled among existing trees and plants would promote protection of existing landscape.
- This project considers the protection of the environmentally sensitive wetland area by keeping this area undeveloped, and by creating walking trails (which would limit where people can walk-preserving the vegetation). The protected areas could beneficially be used by the Bowser School children for nature study (currently, the students walk to a property at the corner of Jamieson Rd and Faye Rd for outdoor education). The many native plants, nurse trees, and old cedars, as well as the ecosystem of the pond, is a great setting for student exploration and learning.
- This project takes a comprehensive approach to managing sewage by planning for an extensive treatment system.

Features that makes this project a conservation development:

- Keeping the home sites smaller and grouped to suit the geography result in more natural area being retained.
- Using sustainable green practices in layout of development and construction of roadways and homes.
- Emphasize that existing plants and trees will be left wherever possible.

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LEGEND

-  PREDEVELOPED HOUSE SITE
-  WALKING TRAILS
-  WATER FLOWS

PROPOSED CONSERVATION DEVELOPMENT

SCALE: 3/32" TO 50'

