



HOW does the draft OCP address requested changes for specific properties? Follow the * symbol on this map to find out.



...at the "Draft Version 2 Explained: Property Specific Development Requests" document for more details...
... and to read about Working Group and community input so far

Deep Bay Southwest (Baynes Sound Investments)

Request: master planned community of 300 dwellings and lodge building with tourist accommodation, second road access to Deep Bay from Highway 19A, boat trailer parking, sewage treatment, parks, trails and sensitive ecosystem protection.
Draft OCP: supportive policies if the approximately 250 additional dwellings are obtained through use of Alternative Forms of Rural Development policies for transfer so there is no overall increase in dwelling potential outside the Growth Containment Boundary.

Two lots on Faye Road

Request: subdivision of 16 lots where 2 currently permitted, with conservation of wetland area, trail connection from school to Thompson Clark/Ocean Trail, and some portion of dwellings as affordable housing.
Draft OCP: Alternative Forms of Rural Development policies including transfer of potential dwellings would enable this proposal without increasing the overall potential number of dwellings outside the Growth Containment Boundary.

Horne Lake Strata

Request: That the OCP support residential use instead of the current Recreational designation that allows seasonal use of the 400-lot strata property.
Draft OCP: policy that supports changing the land use designation to Residential subject to the outcome of a study to review the community, servicing and environmental impacts. This change would require amendment to the Regional Growth Strategy.
The outcome of the study could be used to inform future consideration to amend the Regional Growth Strategy.

Crosley Road Realignment

Request: that the lot between Magnolia Court and Crosley Road be moved from the Bowser Village Plan "Future Use Area" to the Bowser Village Commercial Mixed Use designation, in exchange for realignment of Crosley Road and construction of road access to the future home of Bowser Seniors Housing.
Draft OCP: this change is included in the draft Bowser Village Plan

Horne Lake Rd & Highway 19 Intersection

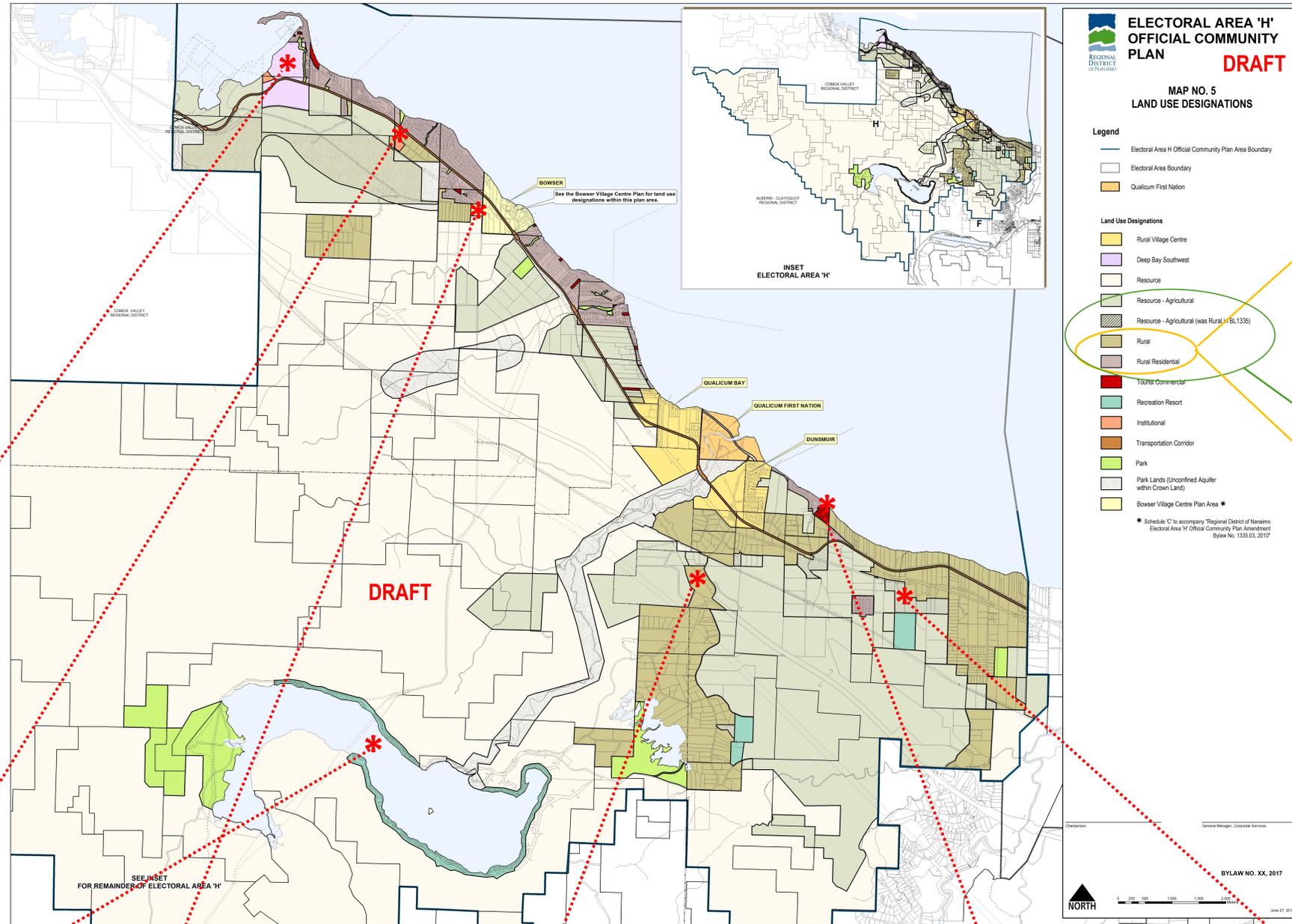
Request: that this 32 acre lot in the Rural designation be designed for mixed-use commercial development.
Draft OCP: the new policies supporting rezoning to Tourist Commercial or Service Commercial in the Rural designation could be used to achieve some low-intensity development, subject to other considerations through rezoning such as the RDN—Ministry of Transportation and Infrastructure "Vancouver Island Highways Agreement", without requiring an amendment to the Regional Growth Strategy.

Qualicum Landing

Request: That the OCP support residential use instead of the current Tourist Commercial designation that supports short term commercial rental and seasonal occupancy.
Draft OCP: does not include any change for Qualicum Landing, however the existing OCP policies could support conversion to a creative form of use that combine residential and tourism as long as opportunities for tourism are not lost.

Lot adjacent to Arrowsmith Golf Course

Request: to change the designation from Rural to Tourist Commercial to expand their facilities and add tourist accommodation.
Draft OCP: supports a rezoning such as this through new Rural Policy supporting rezoning to tourist commercial use under certain conditions.



Where would smaller lot sizes and transfer of potential dwellings take place? (Alternative Forms of Rural Development policies)

Smaller lot sizes supported in Rural and Rural Residential designations.

- No overall increase in number of dwellings
- Area of significance protected
- Lots are large enough for wastewater disposal and potable water (if not on water system)

Transfer of potential dwellings can be:

Donor (FROM): Resource, Resource-Agricultural, Rural or Rural Residential and
Receiver (TO): Rural and Rural Residential.

? Working Group feedback is that receiver areas for potential dwellings should not be all of the Rural and Rural Residential areas.

- Policy drafted says receiver parcel should be where increased number of dwellings would be compatible with surrounding neighbourhood.
- ⇒ Should it be further limited?
- ⇒ What about receiver areas being only those served by community water?
- ⇒ Other ideas?

Keep in mind that in Village Centres, increased number of dwellings is already supported, so the transfer of dwelling potential is only meant to occur outside Village Centres.