
Electoral Area H

Official Community Plan Review



Report on June 28, 2017 Open House

Introduction

An Open House to present the OCP Draft Version 2 was held on Wednesday, June 28, 2017 at the Lighthouse Community Hall from 2:00 pm to 7:30 pm. A presentation from staff was given at both 3:00 pm and 5:30 pm, followed by a question and answer period. Approximately 91 members of the public attended.

The Open House included presentation boards for each of the OCP sections with handouts and reference material. Also attending was Ian Moule of the Wildlife Tree Service who is undertaking eagle nest mapping for Electoral Area 'H', and he was there to seek local knowledge of nest sites and conditions from attendees.

On an individual basis, Regional District of Nanaimo (RDN) staff answered questions about a number of topics. Six written feedback forms were submitted and their comments are transcribed below.

Feedback forms:

Lyle Campbell, Chair, Spider Lake Community Association:

Re 5.3.

No alternate rural development at Spider Lake Area. Remain at 5 acre subdivision size. No commercial development other than 5 acre minimum at Horn Lake Intersection.

Jacque Pipes, Past Chair, Spider Lake Community Association:

5.3 Rural.

No alternate rural development in Spider Lake Community area. Remain at 5 acre minimum subdivision size. The Plan that the association fought for in 1996 is the way it should remain.

Barbara Rycourt

Section 4. Any plans to put an alternate exit road from the Spider Lake development there is one exit at the moment.

Margaret Healey

Re Density Transfer

The working Group Has not been discussed in depth the pros + cons. Density transfer can make development prohibitive in cost as unless you can get all the density you need at one time. More time is needed on density transfer. Thank you.

Barry + Tracy Bartzan

No alternate forms of Rural Development in the Spider Lake area as per Spider Lake Association AGM. Lot size to remain at 5 acre (2 H) not 10 acre (4 H) minimum in Spider Lake Area. No new nodes. As per conversation with Courtney – change to Map #7 for 860 Spider Lake Rd.

Thomas Plensky

South West Development Area

1. Having small lot sizes plus lots of green spaces is great for the environment and is important to prevent demise of the clean shellfish industry.
2. The proposed development calls for a sewage plant which would eventually allow rest of the area to join that would enhance survival of shellfish industry + workers as well as being good for environment as well.
3. For safety during a disaster and every day deliver of goods + services during construction a second access road as mentioned in the development plan would be a huge benefit to community.
4. Improvement District requires a new fire hall more households would help finance this necessity.
5. The aquifer will handle the water supply for the development.

Because of these first 4 reasons I feel support is deserved from RDN representative + staff.