
Electoral Area H

Official Community Plan Review



Community Input at June 22, 2016 Open House

June 27, 2016

Introduction

An Open House for the Electoral Area 'H' Official Community Plan (OCP) Review was held on Wednesday, June 22 at the Bowser Legion. The Open House ran from 3:30 pm – 7:30 pm and approximately 80-100 people attended.

As part of the OCP Review, the RDN contracted with consultants to create an Active Transportation Plan, and this Open House was also the kick off for their public consultation. This report does not include all input received on the Active Transportation Plan, as that will be presented separately. It does include input on comment forms that address active transportation, as a combined form was used for the Open House instead of two separate forms.

For the OCP Review portion of the Open House, there were six presentation boards on the following topic areas:

- Economy & Services
- Climate Change & Hazards
- Development Strategy
- Natural & Cultural Assets
- Affordable & Diverse Housing

Each presentation board summarized what the community had said so far on each topic, and what the next steps with this input would be. For each topic there were blank areas for comments on sticky notes in the following categories:

- 1. Thumbs Up:**
 - I agree with... because...
 - I support... because...
 - ...is especially important because.
- 2. Thumbs Down:**
 - I disagree with _____ because...
 - _____ is missing and should be here too.
- 3. I want to know more about”...**

There were also individual comment forms for participants to write longer comments. This report lists the comments received on both sticky notes and individual comments sheets.

Comments on sticky notes

Development Strategy

Thumbs Up

Clustered housing has a lot of advantages but the “covenant” process needs to be stronger to ensure that the freed up land is used for recreation not additional housing.

2 hectare properties with 2 dwellings should be allowed to be subdivided into 2 separate parcels

I support clustered housing and the use of green space around it.

Existing beaver dams should be protected – if you know where they are!

Cook property must be reviewed and RDN support ALC review

Cluster housing, affordable, perhaps tiny homes

High density in Bowser only

If rural/residential uses change it needs to be for all these properties not just some select ones!!

Make a deal on the Cook Creek property. Bowser needs beach front. They are looking to sell.

Cluster housing promotes green space

BSI sewage to be disposed of on property not into the ocean.

I agree with cluster housing on BSI lands. It allows for more green space and lodge and trails

Cluster housing is the way to go on BSI lands. Plus trails + lodge accommodation – need marina parking

Thumbs Down

I disagree with the idea that we should develop areas outside of the Village Centres. Businesses in Magnolia Court have a hard enough time staying in business and there are still spaces for lease. We need to focus on the business areas that we already have before trying to create more.

Want to support slower traffic. Put in speed bumps through main drag areas. They do even in Mexico.

Concern about the use of covenants to protect green space

I am against cluster housing because high density

ALR is ALR use it for ALR or leave it for someone who wants to.

Cluster NO!!! Housing only makes way for greater densification in the future with no real protection of anything!

Not a fan of high density anything. Promotes: criminal activity, parking issues, long term rental ☹ Enter big box stores bye bye local businesses.

I am against cluster house. Build on 1 acre lots if it rural.

What happens when property changes hands? Covenants have not been honoured in the past.

Arrowsmith Area: to be changed to country living or 2 acres to give the area a loving country home.

Build sewers for all of Bowser from Nile Creek to Deep bay. It is already urban!

Cluster housing is a bad idea and inappropriate for a rural area!

Re: Spider Lake. I am not in favour of retail or other services in this area.

Arrowsmith area: we the land owners want support from the RDN to help us get out of the ALC control!

Clustered housing is a means to bypass the current OCP. Density belongs in Bowser.

Understand that Agricultural Land is really the largest pollution offender why not allow to sub-divide?

Rocks and Sand do not a field of grain make!!

Cluster housing is a sham! High density in rural areas!

want to know more about...

Define clustered housing. Put it on website

Affordable & Diverse Housing

Thumbs Up

Affordable housing for fixed income seniors

Tiny homes support. Add this.

Agree = ageing population needs lower income housing. Disagree = I don't know if I want a younger lower income people in my neighbourhood ☹️ I don't want lower income housing to be the reason for people to not be active income earners.

Thumbs Down

\$ disagree fixed income seniors today earn more than the working families that need their houses

No one can build unless you put in a sewer system

We need to be excluded from the ALR in order to create more housing + low cost

Economy & Services

Thumbs Up

Services: needed yes! Correct about pop. Density! Attraction of people to fill these facilities – doctors – closest doctor I could find accepting new patients was in Qualicum. Jobs: P/T jobs usually will appeal to people who are going to move on to bigger life objectives + may not survive without the higher education needed to maintain them. Fabulous idea needs more though. Ecotourism ☺️ !! Best idea.

Crosley Rd realignment is important for both existing residents' safety and the safe access it will provide for Lighthouse Villa.

Improving Services: Downtown area needs sidewalks along business front – plus a cross walk somewhere between two main business areas.

Crosley Rd realignment looks like a win/win

Eliminate the 4 lane section from Bowser Village to Gainsberg Rd

Any rules regarding businesses allowed on "main street"? I don't agree with metal drop-off and outside so-called attraction. Tourists do drive through and they have thoughts. In other words clean up and beautify main street area.

Thumbs Down

The CSR research facility that hires Brazilian guy in a \$6 Million building with no real revenue or shellfish Business interest! Ya Great.

Since when is aquaculture a well paying job? It barely supports ½ of my family needs and that is considered a high end in the industry.

Speaking of tracks – how about the railway. Did you see the American and Canadian tourists that came

up with their speeder cars and toured up to Courtenay what a great idea

Actually improving transit to Courtenay + Nanaimo may actually help

Restaurant

fast foods

pizza

ice cream

In order to create jobs you need to support local current shop owners, needing local \$. ie: no box stores!

Development PA/Inspection Services: Need to ensure we don't build in cost and bureaucracy disincentives for the citizens. Cost effective and streamlined.

want to know more about...

What is the latest word on the sewage system cost? Etc.

Natural & Cultural Assets

Thumbs Up

We need to get excluded from ALR in order to put in more housing

A better look @ clustered housing & affordable solutions

A no-brainer. Protect our heritage!

Likely tourism will play a big part in providing jobs in this area – pretty things up and add sidewalks to cater to tourists – harbour area encourage business

Thumbs Down

Yes! Protect the Eco systems! Heritage sites are essential education tools! I do not support conventional subdivision

If archaeological sites are important then why is Deep Bay Fish Sites at the Campground designated a Development Site.

Climate Change & Hazards

Thumbs Up

Agree to more fire resistant design for homes. Maybe could earthquake design too.

Need significantly more renewable energy programs that are affordable. Needs to be included in plan.

Thumbs Down

Ocean acidification appears to be missing from this heading

want to know more about...

...if there is a strategy for mitigating the effect of rising sea levels. Eg what should those people who live on the water front do, or not do?

Is Renewable Energy Generation subsidized by RDN? ie: \$ tax, income break for installing alternatives to Electric use

Comment Forms

ALC Land not good for farming should be removed in RDN Plan

Transport for senior service to Parksville and Qualicum + Bowser on daily 3 time a day

Local bus needed to take people from residential areas (Dunsmuir, Qualicum Bay, Deep Bay) to shops + services

Bus service from Bowser + other local villages in Area H to Fanny Bay to link with bus to Courtenay

More frequent bus service between Bowser & major centres (Daily)

Ex) Bowser – Courtenay

Bowser – Nanaimo (more frequent than once a day once a week!)

Support for train service to Victoria or even Nanaimo. Gradually working its way up island to Courtenay

I would like to see the OCP support the hard surfacing of roads in the Spider / Horne Lake area. Reasons:

1. Reduce dust (health issues, environmental issues)
2. Safety for non-motorized users – dust gets so heavy difficult to see
3. Would reduce the pothole development on the gravel sections

I would like to follow up on planned road additions to Deep Bay Area. Having been blocked off once already due to an accident I would like to see another exit / entrance put in. Thanks for the info! Enlightened already 😊

We need out of the ALR to make better use of land in Area H. Catherine Orban has all the soil test done from our area + is willing to do a power point presentation. Money + time need not to be spent on a preliminary analysis. It's Done.

I need RDN to get involved in helping us to get out of the ALC. ALC allowed a piece of property near us in Area H out of the ALR land and a subdivision is going on. Please Help.

Active Transportation Plan:

- Pedestrian x-ing – median island. Not unless they are treated at a marked x-ing! Otherwise you are promoting J-walking + encouraging people to walk where it is not safe.
- Lighting – not a fan of lights in low traffic areas
- Pathway Yes connection Yes
- Advisory Lanes No people don't know how to drive anyway (have you sat @ a roundabout lately?) too confusing for most ppl.

The wider shoulder, traffic calming pedestrian crossing, etc ideas are all good + should be pursued but in addition to these, the best solution would be convert the rail line to a multi-use trail.