



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

Tuesday, July 5, 2016 at 6:30 pm  
Lighthouse Community Hall

**Members present:**

Dave Bartram	Steve Biro	Tony Botica
Candace Cowan	Jim Crawford	Theresa Crawford
Dianne Eddy	Nelson Eddy	Bill Friesen
Doug Harrison	Margaret Healey	Ed Hughes
Bob Leggett	Lee Melnychuk	Shirley Petrie
Keith Reid	Ted Seaman	Mac Snobelen
John Stathers	Dick Stubbs	Laurel Webster

**Guests present:** There were three members of the public present.

**RDN representatives present:**

Bill Veenhof, Electoral Area 'H' Director  
Courtney Simpson, Senior Planner, Long Range Planning  
Jamai Schile, Planner, Current Planning

**1. WELCOME AND INTRODUCTION OF NEW WORKING GROUP MEMBERS, REVIEW OF AGENDA**

The meeting convened at 6:33pm. Director Veenhof welcomed everyone. C. Simpson asked new Working Group members who were present to introduce themselves.

**2. APPROVAL OF DRAFT MEETING RECORDS OF MAY 26 AND JUNE 7, 2016**

C. Simpson displayed each of the meeting records of May 26, 2016 and June 7, 2016 on the screen and showed where changes were proposed based on corrections already made by Working Group members. The meeting records of May 26, 2016 and June 7, 2016 were approved as amended by general consent

**3. PRESENTATION FROM PLANNING STAFF**

C. Simpson gave a presentation on the project so far and next steps.

A Working Group Member asked if the hydrogeological review will be orientated to aquifer protection or something else. C. Simpson responded that her understanding is that it will focus on understanding aquifer vulnerability.

A Working Group member asked is they can see the drafts for every topic before they are presented publically, and will they see the drafts in July by topic?

C. Simpson answered that a draft is anticipated to be available in September. She said that we will be discussing the process and schedule for the fall in more detail this meeting, and future meeting dates will be finalized over the next few weeks then shared with the group.

A Working Group Member expressed concern about secondary suites permitted within cluster development area and asked to know the details.

A Working Group Member said that so many details are missing about clustered development and that they need more information before they can comment on drafts.

C. Simpson said that where there is not enough clear public preference for on a topic or issue yet, staff can draft policy options for further consideration with the working group.

In response to earlier comments a Working Group Member said that the OCP is meant to have a broad focus about clustered development and is not meant to set out site specific requirements for it or any other type of development forms.

C. Simpson continued with her presentation about meeting location and format in the fall.

On the question of moving meeting dates to Wednesdays, Working Group Members noted possible conflicts with:

- 3<sup>rd</sup> Wednesday of every month Bowser Waterworks meeting
- 1<sup>st</sup> Wednesday of month is Search And Rescue meeting

A Working Group Member expressed concern that their requests for improved protection of archaeological sites hasn't been addressed and there hasn't been specific discussion of the Working Group about it.

C. Simpson responded that further discussion will occur on this topic once there is a draft available. As there doesn't appear to be any disagreement that language about the protection of archaeological sites in the OCP should be strengthened, the discussion about details of OCP content on this topic can occur once a draft is available.

A Working Group Member commented that the RDN's objective for the break out session is unclear.

C. Simpson provided additional commentary on the presentation slide the outlined questions for the break out groups.

#### **4. 1<sup>ST</sup> BREAK OUT SESSION DISCUSSION AND REPORT BACK TO GROUP**

In small groups, Working Group Members discussed questions on the screen related to input received so far and how difficult issues should be approached moving forward. Each group presented what they had recorded on their flip charts and these were put up on the wall.

## **5. REFRESHMENT BREAK**

### **4. 1<sup>ST</sup> BREAK OUT SESSION REPORT BACK CONTINUED**

Working Group Members made the following comments:

- that more details were needed about clustered development.
- that we should know numbers such as how many units, per area of land are needed to achieve zero environmental impact. Can we get an expert in to discuss or determine this?
- What do the BSI & Cooke properties mean to us? Cooke property presentation at the last meeting came as a surprise to some.

John Stathers, representative of the Cooke properties, provided more information about his plans for the properties. He met with RDN staff nine years ago to talk about the concept, so it is not new. He has been waiting for the right time to share the concept, and understands that the OCP review is the right time. Currently there are no specific plans, but would like to create a high standard waterfront community.

C. Simpson stated that there are a lot of opportunities and ideas in front the Working Group, and that we have to be careful as we move forward to avoid rural sprawl. She suggested that the discussion needs to come back to the regional context of sustainable growth and the direction already provided in the Regional Growth Strategy.

A Working Group Member said that people should have a chance to look at the Cooke property. It is quite unique with a lot of ecological potential. Need to take a good, hard look at the whole bay.

A Working Group Member said that we need more information about the Cooke property, and it should not necessarily be kept without development.

### **6. 2<sup>ND</sup> BREAK OUT SESSION AND REPORT BACK TO GROUP**

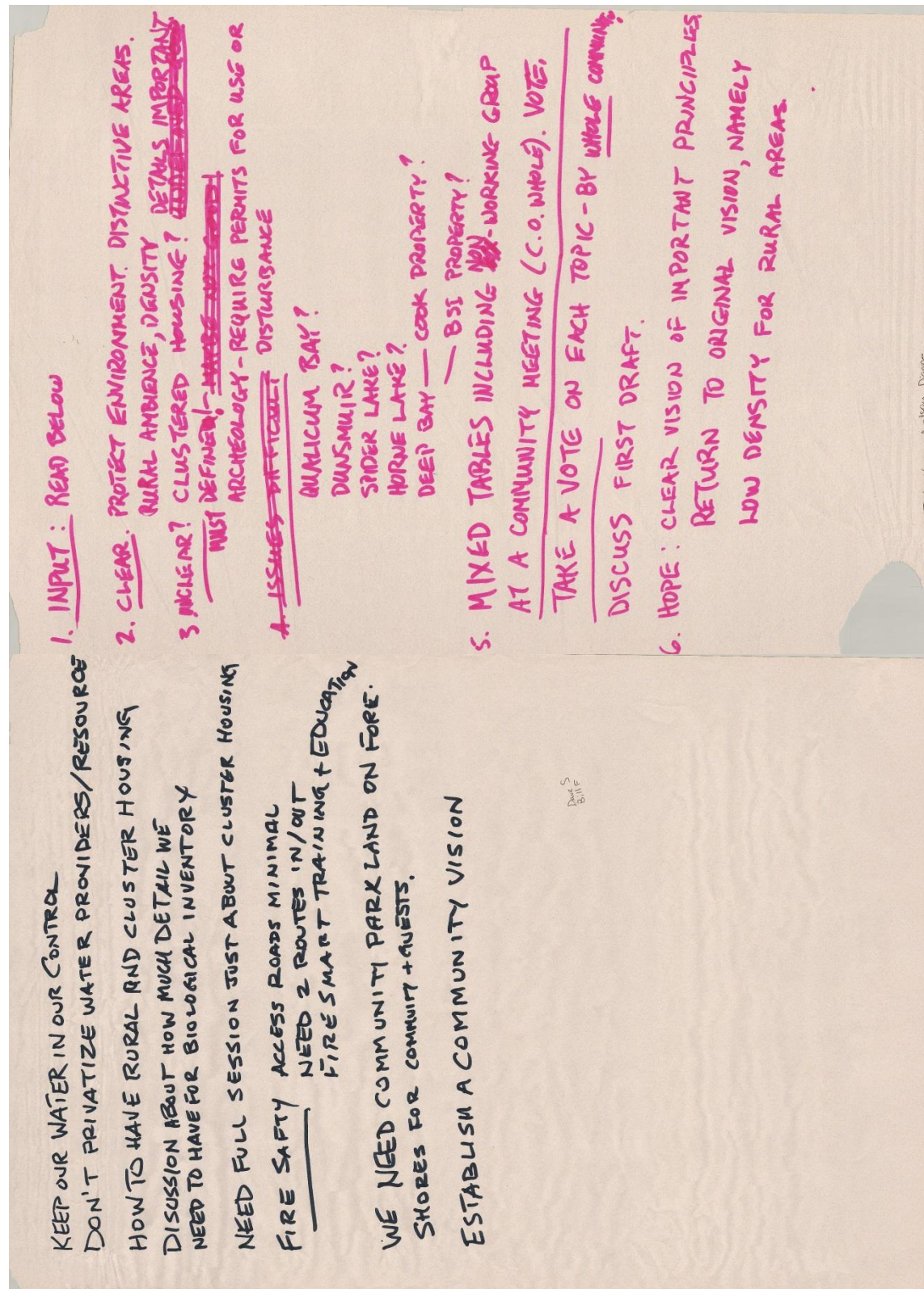
Working Group Members discussed questions on the screen related the format, location and schedule of Working Group meetings in the fall. There was a brief discussion about the topics.

There was general agreement that:

- drafts should be available a minimum of two weeks before Working Group meetings.
- review of drafts at Working Group meetings should be done in small groups with reporting back where every group is reviewing the same section, and that it would be helpful to have a staff member facilitate at each group as they will be familiar with the document.
- The Legion may be a preferred location but the Lighthouse Community Hall is fine. Both locations are workable.
- The second Wednesday of the month works for all Working Group members present. Having some meetings on Wednesdays and some on Tuesdays is fine.

There were questions about the Regional Growth Strategy and how it influences the OCP Review. C. Simpson said it would be good for Working Group members to read it and will circulate a link to the document.

Meeting adjourned at 9:05pm





## COMMON GROUND

- ROAD SIDE TRAILS/SAFETY
- MAINTAIN RURAL AMBIANCE
- SAFE PEDESTRIAN CROSSING (SCHOOL)
- JOBS - NEED FOR JOBS/ECONOMY
- EACH AREA HAS UNIQUE NEEDS
- TRANSIT CONNECTIONS → MANAGING & COURTEOUS
- AFFORDABLE HOUSING.
- SMALLER MORE AFFORDABLE HOMES
- D.B. SECOND ACCESS, MARINA PARKING TRAILS
- DOCTORS/DENTISTS/PHARMA
- PROTECTION OF GREEN SPACE/ARCS
- <sup>MEDICAL</sup> CROBLEY RE-AUGMENT.
- SENIORS HOUSING.
- PROTECTION OF AQUAFERS
- ~~LEAST~~ SUPPORT TO TOURISM

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Table 1

## UNCLEAR

- CLUSTERED HOUSING
- HOW TO SUPPORT ECONOMIC DEV
- WHAT IS ECONOMIC DEVELOPMENT
- HOW MUCH DENSITY WILL WE SUPPORT FOR BSI + COOK PROPERTIES ???
- TRAIN SERVICE ???
- WHAT IS HIGH INDUSTRIAL?
- MOST DIFFICULT ISSUE

## DEEP BAY

## APPROACH TO DIFFICULT ISSUES

- DEEP BAY AS A RURAL VILLAGE CENTER
- MAKE SURE WHOLE COMMUNITY ENGAGED.

## HOPES & CONCERNS

- FALSE INFORMATION

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Table 1

- 1- Input - encouragement for growth if it supports community
  - protect environmental areas
- 2 - pedestrian traffic - safety requirements
  - mapping for walking trails
  - Supporting jobs + servicing (medical, restaurants etc.)
  - " Senior Centre.
  - protecting existing stone + shellfish industry
  - medium heavy commercial usage not supported
  - Home Lake Cabin access, request year round occupancy

- 3 - Cluster development <sup>Guidelines</sup>
  - # of dwellings per acre (density)
  - definition of light industrial / commercial outside village centre

4- what is the long-term growth for all parts of Area 'H'

5. A process. like sticky well + voting
  - options included in early drafts + ask working group members their preferences as to most important issues.

6. - hope for DB - <sup>gim</sup> all encompassing plan to include major split + would close plan + development.
  - we currently have an opportunity to create a vision for the future

Conc - the OCP group will not come to consensus + no plan will be produced.

## INPUT SO FAR -

- TALK ABOUT DENSITY IN SPECIFIC AREAS
- WASTE WATER VS ENVIRONMENT. VS COST
- NEED EDUCATION TO MAKE GOOD DECISIONS.

## WHERE ARE WE CLEAR -

- UPLAND PROPERTIES WILL HAVE DIRECT INFLUENCE ON WATER QUALITY (MARINE)
- NO TO CONFLICTING AGRICULTURAL ACTIVITY.

## UNCLEAR -

- WHAT MIGHT CLUSTERING MEAN IN VARIOUS ZONINGS.

## ID COMMUNITY PREFERENCE - WHICH ARE DIFFICULT

- DENSITY VS AREAS

Table 3

with  
Date  
for  
Kurt  
Date  
Drs.

## ADDRESSING DIFFICULTIES

- EDUCATION + LEADERSHIP

## HOPES/CONCERNS RE DB WORK SHIP.

RECOGNIZE THE BENEFIT OF DENSITY + GREENBELT  
NO SEPTIC FIELDS  
REACH FOR SOMETHING BETTER - IN LONG TERM

(Plot)