

# Official Community Plan Review

## *AREA H*

### *Proposed Development Opportunities: Inland Island Highway and Horne Lake Road Intersection/Interchange*

*November 1, 2016*

*Presentation by: Rachel Hamling (Sims Associates Land Surveying)  
Ed Hughes and Mike Larock (landowners)*

# ***Our Community Future***

- 1. Property Description*
- 2. A short history of the land area*
- 3. Implementation and Landowner goals*
- 4. Future and Options*
- 5. What is Next?*

# *1. Property Description*

- Air photo and legal plan
- The property is 32 ac (12.8ha)
- No buildings or development on the property
- Isolated pieces of land
- The land is generally flat

# *Property Description*



*Before*



*After*

# *Property Description*



*Separate*

*Distinct*



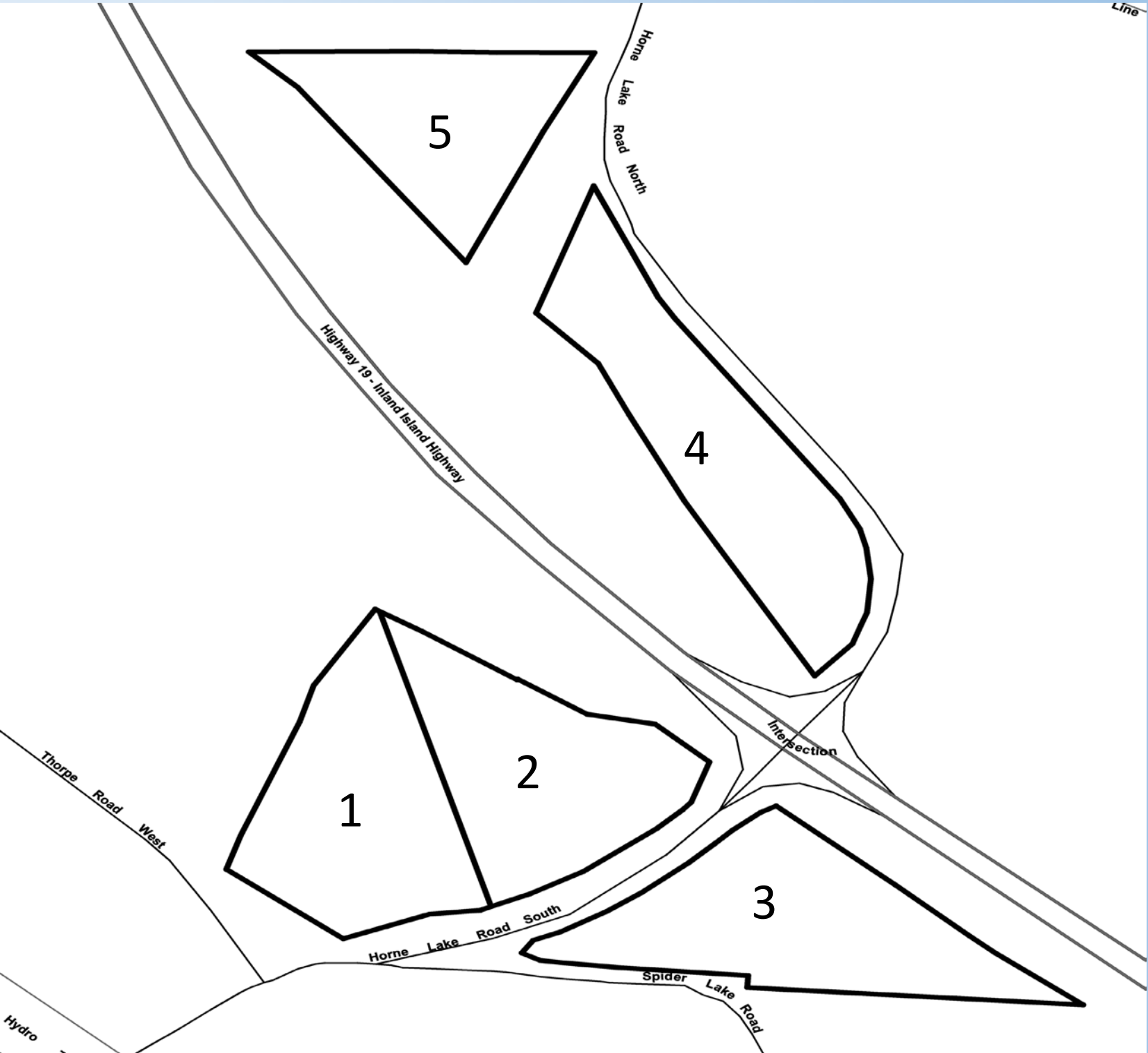
## *2. History of Lot 1*

- Ed and Mike foresters for Walker Addison Sr
- 30 year history with the property
- Private land previously part of larger woodlot
- Land expropriated for Inland Island Highway
- No development has been done since.

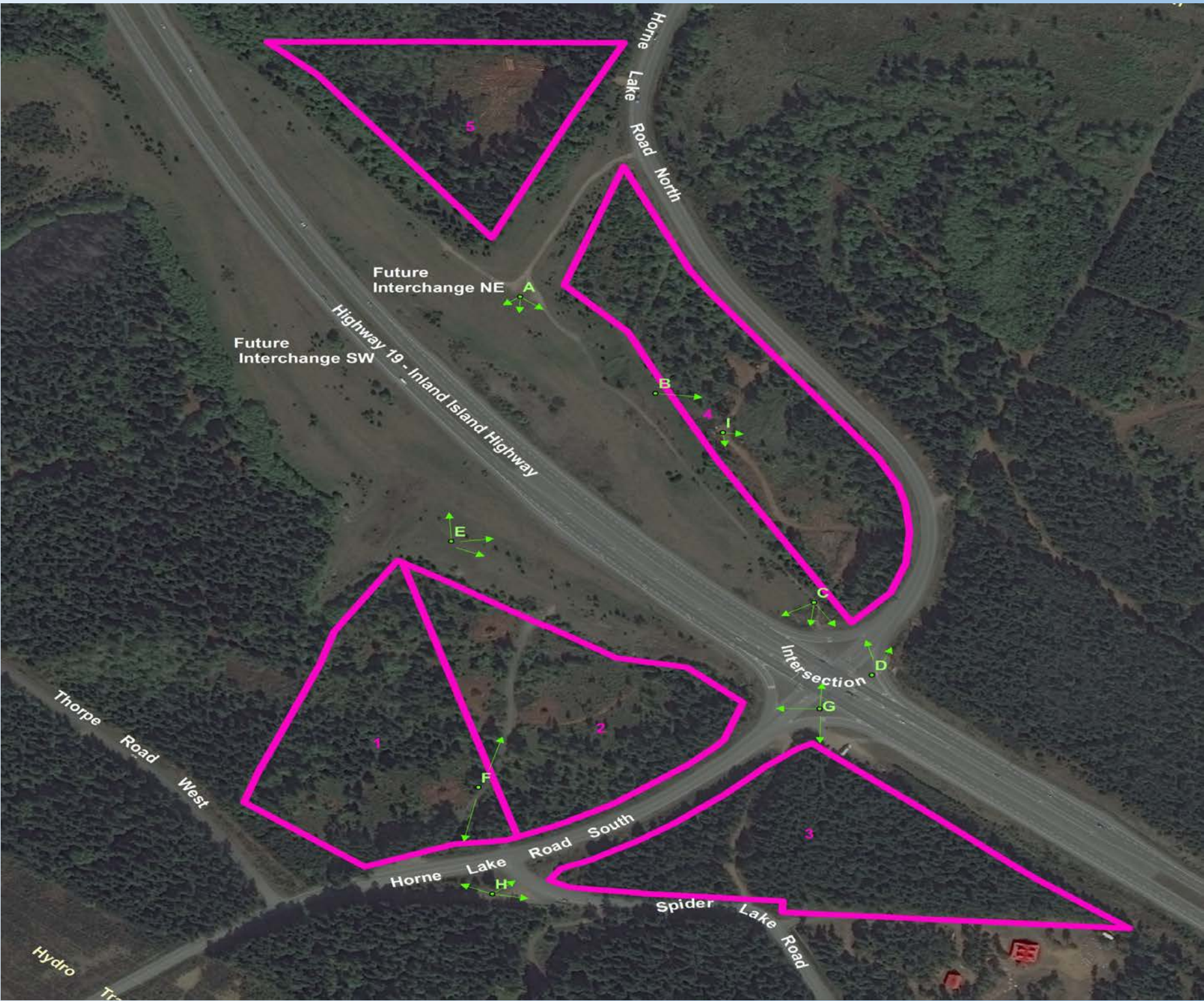
### *3. Implemented to Date*

- ✓ 151 acre parcel
- ✓ current zoning and highway location divides the parent parcel

- ✓ Lot 1 is 32 acres and located on three of the highway corners
- ✓ Lot 1 is being divided 5 logical segments







# *Landowner Goals*

- ✓ To obtain the community input
- ✓ To support economic development opportunities that are compatible with Area H planning priorities
- ✓ To plan for future land use opportunities
- ✓ To support the local areas businesses and services
- ✓ To provide for the safety and services of the local and travelling public

## *What should the future look like?*

Highway corners that provide services to residents and travelling public, such as,

- ✓ Promotes businesses that are complimentary to Area H e.g. secure heated storage, recycling centre
- ✓ Incorporates natural grounds with some forest cover
- ✓ Support economic growth for businesses e.g. light industrial building, parking
- ✓ Encourage travelling public to local businesses
- ✓ Provides services to local and travelling public e.g. convenience store, restroom facilities

# *What is next?*

*We need to articulate our desired future state in the Official Community Plan.*

*The best option is to create a statement that keeps options open and encourages conservative development of specific land areas.*

# *OCP Supporting Statement*

Mike and Ed propose the following:

*“The Area H community supports the development of services for the local public and the travelling public at the Horne Lake Rd and Inland Island Highway Intersection/Interchange. The community envisions services that improve the economic diversity of Area H by encouraging multi-use, commercial/light industrial zoning.”*

*Questions for  
Rachel, Ed and Mike?*

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