
Electoral Area H

Official Community Plan Review



Community Input at November 1, 2016 Forum

November 14, 2016

Introduction

A Community Development Forum for the Electoral Area 'H' Official Community Plan (OCP) Review was held on Tuesday, November 1 at the Bowser Legion. The Open House portion ran from 6:00 pm - 6:30 pm to enable attendees to view the displays, which was followed by a series of presentations from 6:30 pm to 9:00 pm. Approximately 50 - 60 people attended the event.

The Forum was an opportunity for property owners with development plans, Electoral Area 'H' residents, and those with an interest in the area to share information and discuss proposed development projects that would require amendment to the Official Community Plan (OCP).

Stationed around the room, each proposed project was provided a display area and each project leader was given 15 minutes for presentation of a brief overview of their project, and questions from the audience.

There were nine development proposals presented as follows:

1. Ed Hughes – *Horne Lake Interchange*
2. Al Grozel / Dick Stubbs – *Crosley Rd Realignment*
3. Michael von Hausen - *Baynes Sound Investments*
4. John Duncan - *Qualicum Landing*
5. Murray Hamilton – *Horne Lake Strata*
6. Christo Kuun – *Faye Road*
7. John Stathers – *Cook Family Properties*
8. Nigel Gray – *Lot Adjacent to Arrowsmith Golf Course*
9. Ron Ryvers – *Magnolia Court area*

Others Present: Bill Veenhof, Electoral Area 'H' Director
Jeremy Holm, RDN Manager of Current Planning
Courtney Simpson, RDN Senior Planner
Jamai Schile, RDN Planner

This report includes input received at the Community Development Forum. Comment forms submitted at the time of the event and afterwards have been compiled separately.

1. Open House – view displays

2. WELCOME from the Regional District of Nanaimo

Director Veenhof called the meeting to order at 6:32 pm.

Planner Simpson introduced the program for the evening.

Presentations

The following comments were made and questions were asked by the attendees:

3. Ed Hughes – Horne Lake Interchange

Project proposal: mixed use commercial development, potentially including a petrol station.

- The type and number of proposed commercial uses was a concern, specifically with regard to distracting business away from the Bowser Village Center, which has been designed as a mixed-use, pedestrian-scale village center.
- Preference given to residential use, but not commercial uses at the proposed location.
- The lands were removed from ALR in 2003.
- Current zoning supports 5 houses plus secondary suites
- Would there be a rest stop?
- Need marine gas services in the area, not as certain about the need for a petrol station at that location.
- Concerned about water supply and potential fire risk resulting from intensive residential development.

4. Al Grozel/Dick Stubbs – Crosley Road Re-alignment

Project proposal: To develop a safer intersection at Crosley and 19A and construct road access to the Bowser Seniors Housing Society – property to be included in village core to facilitate a mixed use commercial development.

- What size will the parcels be? Currently the property is 6 acres; estimated to produce 5 lots with an approximate size of 1 acre. There is a possibility that existing building(s) can be re-purposed from residential use to other uses.
- Concerned about the community water supply in terms of capacity to support new development.

5. Michael von Hausen – Baynes Sound Investment

Project proposal: to create residential development using integrated community design, including a variety of housing types, pocket development which is integrated into the existing forest-scape. Additional community amenities include: a second access to Deep Bay; estimated 40% public accessible lands (trails and open spaces); additional overflow marine parking for boat & trailers.

- Is there going to be condos? No, the type of housing proposed are single or attached units, maximum two stories, a variety of high quality housing eg. courtyard cottage housing.
- Concerned about fire risk associated with dwellings placed closer together.

- Apply Fire Smart Best Practices
- Discussed current community design based on ½ acres minimum parcel size and how the proposal would fit with the community's vision as well as proposed additional community amenities including: a second access to Deep Bay; estimated 40% public accessible lands (trails and open spaces); additional overflow marine parking for boat & trailers.
- Confirmed that the intent is to apply cluster development patterns; no ½ acre parcel. Yes.
- Confirmed roads are to be designed based on a rural standard.
- Preliminary baseline studies associated with previous application have been done, but would require updates to satisfy current standards and regulations.
- Confirmed that the current proposal is for 300 units on Parcel A has changed from the previous development application.
- Concern that this type of proposal is not integrated into the community, but would takeover of the community? How do you plan to achieve this integration? What about affordable housing?
- Heard that young families can't afford to live here. By providing a variety of different types of housing people have more choices that can better meet their needs. Considers the design complements the existing area.

6. John Duncan – Qualicum Landing

Project proposal: To permit year-round residential occupancy of the dwellings within the development known as Qualicum Landing. This would require the removal of the 180 day limit on residential occupancy.

- Discussion on would there be a road re-alignment to accommodate left turn onto 19A out of the driveway. Not heard of this as an issue before. Highway alignment not within their jurisdiction, but open to suggestions.
- Discussion on sewage system and is it designed to handle full-time residency? Will it need to be upgraded? Answer: no issues at present and full-times residents easier on septic then partial or holiday users.
- Discussion on tax implications and market value. Qualicum Landing residents consider the 180-day restriction to be an unenforceable rule. Many residents were unaware of it until they received a letter from RDN in 2013. Currently many properties are used year-round, lifting the rule would not change current usage, but would increase the real estate value of the properties.
- The community roads where built to recreational standards, so the cost to the developer was less. Confirmed not looking for any upgrades of roads, etc.
- 180-day rule used up and down the Island. Some places eg. Parksville are looking to take it out.
- Comment that if the real estate agent and developer mis-represented the 180 days then you are talking to the wrong people. You should have done your due diligence. Seems this request is mis-directed.
- Comment that Qualicum Landing has improved the quality of the area from the previous mobile home park. However, you can't "cherry pick" the zoning. You go with what's there. It was created at a recreational standard. I don't think that you have a good case.

7. Murray Hamilton – Horne Lake Strata

Project proposal: To permit year-round residential occupancy of the dwellings within the Horne Lake Strata.

- Concern that the current septic services would have to be upgraded to accommodate year round occupancy.
- Confirmed all cottages required to have pump-and-haul systems. The installation of such systems was phased in over a few years and is now complete.

8. Christo Kunn – Faye Road

Project proposal: a conservation development consisting of single residential homes, open space design including the preservation and protection of the existing wetland area. Proposing to change zoning R-2 to a CD zone.

- Confirmed the property is 10 acres and the proposal is for a maximum of 16 dwellings.
- Discussion about the existing trail that run through the property and desire to provide trail connecting existing public accessible lands and for the school.
- Confirmed that any new trails would meet the RDN trail standards, including permeable surfaces.
- Confirmed that the proposed sewage system design would be gravity filtration and would exceed required standards.

9. John Stathers – Cook Family Properties

Project proposal: conservation designed development with possible uses relating to resort accommodations, eco-tourism activities intended to attract global tourism. Seeking public input into the vision for the Cook Family lands.

- Confirmed that the proposed density would be consistent with rural residential – ½ acres. The overall available developable area will be reduced due to RAR, setback, foreshore, etc.
- Discussion regarding proposed sewage system. Confirm the system would be the same as what VIU uses; the standard is 3 times the swimming standards-almost potable; tertiary treatment, no release into the sound.
- Discussion about road access in relation to the proposed development. Possibly extend Rose Well Creek Park; existing access via VIU.
- Confirmed that the property is within the Agricultural Land Reserve and there is a current application requesting to exclude one of the parcels from the ALR.
- Discussed compatibility of aquaculture and agriculture.
- Confirm that conservation design will be included in the design of the buildings, such as rainwater harvesting.
- Concerned that the proposal would require two types of zoning to accommodate unique eco-tourism attractions such as Free Spirit Spheres.

10. Nigel Gray – Lot adjacent to Arrowsmith Golf Course

Project proposal: to expand the existing golf course facilities by adding an RV park on an adjacent property to diversify operations and create new business opportunities.

- Confirmed the size of the parcel is 28 acres and that ½ of the subject property is within the ALR. Further to this, non-farm uses such as golf courses and campgrounds are supported.
- Discussed need for further road infrastructure. Confirm there is an existing road dedication not necessarily need to support this development, but would be determined by MOTI as to whether the road dedication was opened. It may or may not come into this proposal.
- Discussed the intent is for tourist accommodations, but still open to other opportunities that would support the golf course as a four-season, viable enterprise.
- Confirmed that the applicable water supply requirements have been taken into consideration and would be adequate for the proposed RV park.
- Discussion on if the property owner would agree to a 180 day residency clause. Doesn't see clause appropriate because all of the servicing would meet all of the requirements for a residential zoned area.
- Comment that there is a need for tourist commercial in Deep Bay and Bowser.
- Confirmed that the existing course is 18 holes and there is no desire to expand the course as they would not be able to maintain a larger course to the same high standards.
- Discussion on the overlap of the golf and RV season being the same and the implications on the proposal. The demand and desire for year-round tourist accommodation is high on the island, which is demonstrated by existing RV parks being occupied year round.

11. Ron Ryvers – Magnolia Court

Project proposal: to rezone the subject property to allow for Park Model development consisting of 50 units each approximately 540sqft. with a separate block of garage/ storage units.

- Discussion on property ownership. It was confirmed that each unit would be independently owned and the owner would be responsible for a rental fee.
- Discussion on traffic flow and road access. Concern was raised that there is already enough traffic at Magnolia Court, road access not wide enough and more traffic may have a negative impact on ambulance services as well as access from the highway. It was confirmed that a traffic study has been completed and it shows that the current traffic volume at Magnolia Court is low. The report also confirmed the current road system is adequate to accommodate the current uses and proposed new residential use.
- It was noted that it is better to slow down traffic to attract passersby into Magnolia Court and the services offered there.
- There is a possibly second access point via an existing road dedication. However, MOTI has not indicated that will be opened as part of this development or for other future uses.
- Discussion on sewage system provisions. It was confirmed that sewage services would be provided on-site.
- Discussion on if any future development is planned for the vacant lands adjacent to Magnolia Court (referenced as parking lot). No current demand for further commercial development, so no immediate plans for this area.
- Discussion on what is meant by Park Model in terms of design. Confirm that the proposed Park Model is not an RV Park, but is permanent, self-contained cabins designed for four-season use with easy access to the Bowser Village Center.
- Confirmed each unit is designed with 1 bedroom with parking for two vehicles. In addition there will be 30 separate garages, which are leased separately to residents of the Park.
- Discussion on who the target market for this type of residential development is, concern it would be predominantly seniors. It was confirmed that the Park Model provides people with

more choices and can attract a broad range of buyers including single people or young couple as first time buyers. This type of development is considered more affordable option.

- Confirmed that the proposed development doesn't require an OCP amendment only a zoning amendment. A rezoning application has already been submitted to the RDN and the RDN will hold a Public Information Meeting in the future.

12. Closure from the Regional District of Nanaimo

Planner Simpson closed the presentation section of the Forum and invited attendees to use the remaining time to continue with the Open House and use this opportunity to speak directly to the project leaders.

13. Open House continues with remaining time