



Meeting Record

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

Tuesday, April 26 at 6:30 pm – 9:00 pm
Lighthouse Community Hall
240 Lions Way, Qualicum Bay

Members Present:

George Dussault	Christo Kuun	Dave Simpson
Jim Crawford	Ed Hughes	Manfred Winter
George Dussault	Bob Leggett	Isolde Winter
Dianne Eddy	Don Milburn	Dick Stubbs
Nelson Eddy	Shirley Petrie	Laurel Webster
Murray Hamilton	Keith Reid	

Other Guests Presents:

Monica Kuun
Edie McPhedran
Tom Plensky

Others Present: Bill Veenhof, Electoral Area 'H' Director
Courtney Simpson, RDN Senior Planner
Jamai Schile, RDN Senior Planner

1. WELCOME AND INTRODUCTIONS, REVIEW OF AGENDA

Director Veenhof welcomed everyone before turning the meeting over to Planner Simpson.

2. APPROVAL OF DRAFT MEETING RECORD OF MARCH 22, 2017 AND APRIL 4, 2017

Carried over until to next meeting.

3. PRESENTATION FROM PLANNING STAFF

Planner Simpson provided a brief overview including an outline of the planning hierarchy – OCP, zoning then discussed the updated development strategy section, including the RDN initiative of alternative forms of rural development.

Planner Simpson explained that her objective for the evening was to gain input regarding specific areas as identified in the documents provided. She acknowledged that there was a lot of material to cover and asked if the group would like to prioritizing what development strategy items in case there wasn't time within this session to cover them all.

The Working Group supported this approach. In order of priority, the following items/ sections were selected: Horne Lake Interchange, Horn Lake Strata and Faye Road.

4. QUESTIONS AND DISCUSSION REGARDING SECTION 5 – DEVELOPMENT STRATEGY

The following comments were made and questions asked by Working Group members and others in attendance:

- Comment that not enough information regarding cluster housing has been provided for the group to make any recommendations.
- Comment that RDN staff may not understand what types of properties will/are selling in the area. It was noted that the current vacant 700 lots are not selling and this may because some people are not interested in properties with a well or on-site septic system.
- Planner Simpson acknowledge that there are a few different conversation that can be had around that; philosophical and market forces.
- Comment that the RDN should not be a barrier to development.
- Comment that it appears staff has not drafted changes for the development proposals for which there was no support at the Working Group such as Qualicum Landing, but also is not necessarily recommending those things that the Working Group has appeared to support.

Horne Lake Intersection

- Comment that many members of the Working Group are in support of development within Horne Lake Interchange area that is limited in nature acknowledging the OCP policy can be more general in terms of land uses, since the specific land uses are better addressed at the zoning stage. Further discussion, on what limits on development means. It was generally agreed that any future development should aim to avoid commercial sprawl; the vision for this area does not include “box stores” or the creation of another village node. The property owner commented that he generally supported the policies drafted in the November 21st draft for the interchange area and would also consider a few other conditions.
- Comment that a new land use designation could be created to accommodate the limited development intended for this area i.e., “neighbourhood commercial”. The intent of this type of designation is to prohibit “box stores” and to include the opportunity for a gas station. Can also consider limiting maximum floor area of commercial uses to be consistent with a neighbourhood-scaled development.
- Planner Simpson mentioned that staff have also reached out to other members of the community, beyond the working group. Through this process staff have heard that there is some concern that commercial development at the interchange would distract from the commercial businesses in the Bowser Village Centre.
- Some discussions regarding the potential challenges and benefits that commercial development may have on the surrounding area, especially with respect to the Horne Lake community and the

Bowser commercial businesses. It was also mentioned that when Highway 19 was opened there was a decline in businesses located along Highway 19A, but over time, but overtime things gradually improved.

- Comment that the Working Group's function is not to be concerned with whether or not a development such as a gas station will be financially successful. This is the responsibility of the property owner. The Working Group should be focused on the bigger picture.
- Comment that the Interchange could become a gateway for Horne Lake and Bowser and make the area more interesting to visitors.
- Question regarding the OCP update process where Planner Simpson explained that changes to the document can technically be made as far along as the Public Hearing.
- Planner Simpson clarified that the proposed \$5000 amenity towards parks improvement (page 13) is different from the parkland dedication requirement relating to subdivision under the *Local Government Act*. She also confirm that since the Interchange proposal is not for subdivision of three parcels or greater that park dedication requirement doesn't apply to the Interchange proposal. She also explained that the draft OCP section mention the amenities in a general way, while the rezoning process would formalize what specific amenities are required.

Crosley Road Realignment

- Planner Simpson introduced Crosley Road Realignment for discussion. There was no issues/concerns expressed by those in attendance.

Horne Lake Strata

- Some discussion regarding the staff recommendation that the OCP policy support a further study and outline what such a study would include. Planner Simpson explained that there are unanswered questions, such as pressures on other residential properties.
- Comment that it appears that the RDN is creating barriers to allowing full-time, year-round residential properties at Horne Lake.
- Comment that the zoning "Tourist Accommodation", which limits the duration to seasonal residency is unenforceable.
- Planner Simpson acknowledged that the last sentence of the recommendation (page 24) needs to be worded better to clarify that the OCP policy would require a study and set out what items are to be included in the study. She also confirmed that as the policy is drafted, the RDN would undertake the study not necessarily the property owners.
- Planner Simpson acknowledged that to permit year-round residential status to lands previously intended only for recreational use is a significant change to the OCP and if approved may have implications for the entire region, which the RDN has to take into consideration before making any changes.
- Some discussion regarding the Regional Growth Strategy in terms of minor verses major amendment. Director Veenhof explained that a major amendment is open to political challenge from other Electoral Areas, member municipalities, adjacent regional districts and possibly even the province, so significant consideration must be given before embarking on a major amendment.

- Some discussion regarding changing the designation for Horne Lake would then reduce the amount of recreational accommodation/ stock from Area 'H'. Mixed opinions. It was noted that there are a number of properties in Qualicum Landing currently for sale and they seem to be slow to sell. This is possible because buyers don't want to be limited by part-time occupancy.
- Comment that Horne Lake is an off-grid community and that can be a difficult place to live in the winter. Most owners go south for the winter as a result it's not anticipated this will change, but would it make a few of the people who do stay legal.
- Concern that full-time residency would add pressures on emergency services, such as fire services or that services would have to be expanded to include Horne Lake resulting in increased taxes.
- The representative clarified that fire services has been explored and there is support to expand, which would also then include Spider Lake.

Refreshment Break

Continued discussion. The following comments were made and questions asked by Working Group members and others in attendance:

Two Faye Road Lots near Bowser Elementary

- Planner Simpson outlined what is currently permitted; what is proposed and the proposed OCP policy.
- Some agreement among the Working Group that smaller lots and smaller houses would make property ownership more affordable, which this community needs.
- The landowner confirmed that a 16 lot, bare land strata is proposed.
- Planner Simpson asked if there is any concern that increased residential development outside of the Bowser Village Centre would distract from or create competition for development to take place in the intended growth area being the Village Centre. Some agreement. It was also noted that the proximity to the school and the potential for attracting young families makes it easier to support this development on Faye Road, but they would not necessarily support it anywhere else.
- Comment that creating higher density in Bowser Village Centre is fine, but also have to consider that there are opportunities for lower density outside of the Village Centre.
- Planner Simpson mentioned that affordable housing as an amenity at rezoning can be required and there are a number of legal tools/controls that can be used to ensure that the affordable housing remains as affordable housing.
- Planner Simpson acknowledged the time (8:50pm) and asked the group if they wished to start discussing the Baynes Sound Investments (BSI) proposal or carry it over until the next meeting. The Group decided to start the discussion and adjourn meeting at 9 pm as scheduled.

Baynes Sound Investment Lands "Deep Bay Southwest"

- Planner Simpson explained the RDN staff would like to facilitate further discussion about different scenarios for development of Deep Bay Southwest, such as thorough use of Alternative Form of Rural Development to enable development without increasing the overall number of new

dwelling outside of the Village Centre. The intent is to balance the community's interests in additional amenities, road way and sewer versus the density that the developer is currently seeking (300 residential units for Lot A). She also noted that a draft OCP policy in support of this approach is not complete, and that she did not intend to discuss Deep Bay Southwest tonight, but to focus on it at the next Working Group meeting.

- Comment that the Baynes Sound Investment (BSI) proposal meets community desires (i.e., second road, sewer) and they don't want to miss out on the opportunity by changing the proposal.
- Comment that landowner wants more certainty to be able to create a master planned community.
- Comment that there has been some sort of retraction from what was considered satisfactory densities. This may be because people weren't thinking of both Lots A & B. The concept for Lot A is clear at 300 lots, while Lot B is still undefined. It may have been premature for the landowner to put forward the concept of an additional 200 lots for Lot B when they are uncertain of their plans for this area.
- Comment will clustering be permitted Area wide? Will secondary suites be included in "clustering"? Planner Simpson confirmed that "clustering" would be permitted throughout Area 'H', that secondary suites were considered in addition to the number of principal dwellings, and that she would follow up with the number of single dwellings that BSI is proposing, as secondary suites would only be permitted with respect to each single dwelling.

5. SUMMARY AND CLOSING

Planner Simpson suggested that based on what she has heard further discussion is needed and she suggested two additional meeting dates. Possibly May 24 and May 25, if necessary.

Meeting adjourned at 9:06 pm