

Electoral Area 'H' Official Community Plan

Background Report

PART 2: LAND, BUILDINGS & SPACES



INTRODUCTION

An Official Community Plan describes the long-term vision for the future of a community and a course of action to achieve it. This background report provides a snapshot of the current community in four parts: **People & Work; Land, Buildings & Spaces; Streets & Movement; and Environment & Climate Change**. This information will help inform a community discussion around the goals and policies for an updated Official Community Plan.

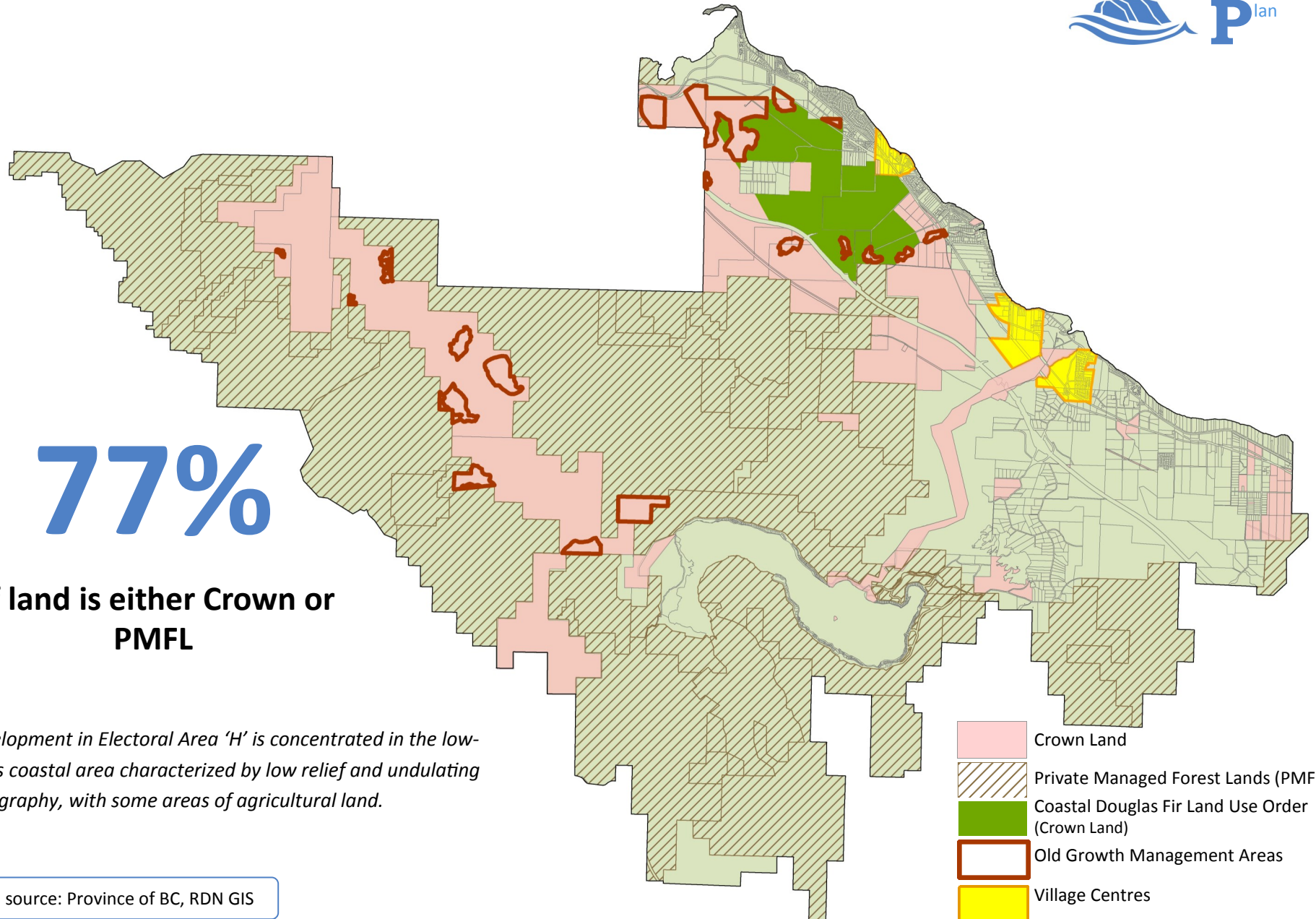


Part 2: Land, Buildings & Spaces presents data about land use and the potential build out of the community based on current policy and regulation. The next several pages cover the following topics:

- Crown and Private Managed Forest Land
- Agriculture and aquaculture
- Water systems, wells and aquifers
- Land use designations
- Housing type
- Subdivision and dwelling potential
- Density comparison inside and outside village centres
- New construction trends

The last page of **Part 2: Land, Buildings & Spaces** lists observations about land use and future development, based on the data presented here. The purpose of these observations is to start a discussion about what direction the community would like to go in the future, and how to get there.

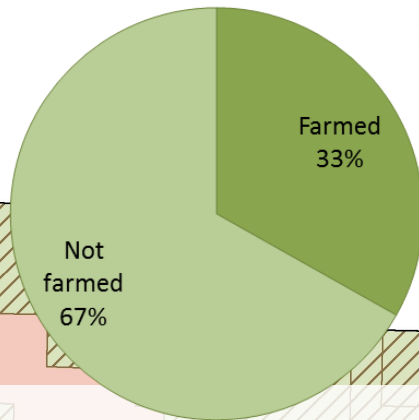
Crown and Private Managed Forest Land



Data source: Province of BC, RDN GIS

Agriculture

Farmed lands within the Agricultural Land Reserve



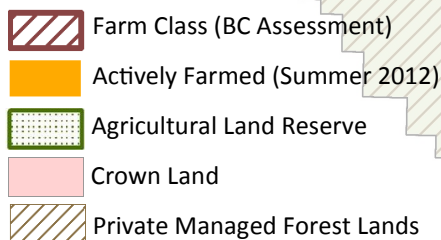
Of the land outside of Crown or PMFL

37%

is in the ALR

Agriculture Facts:

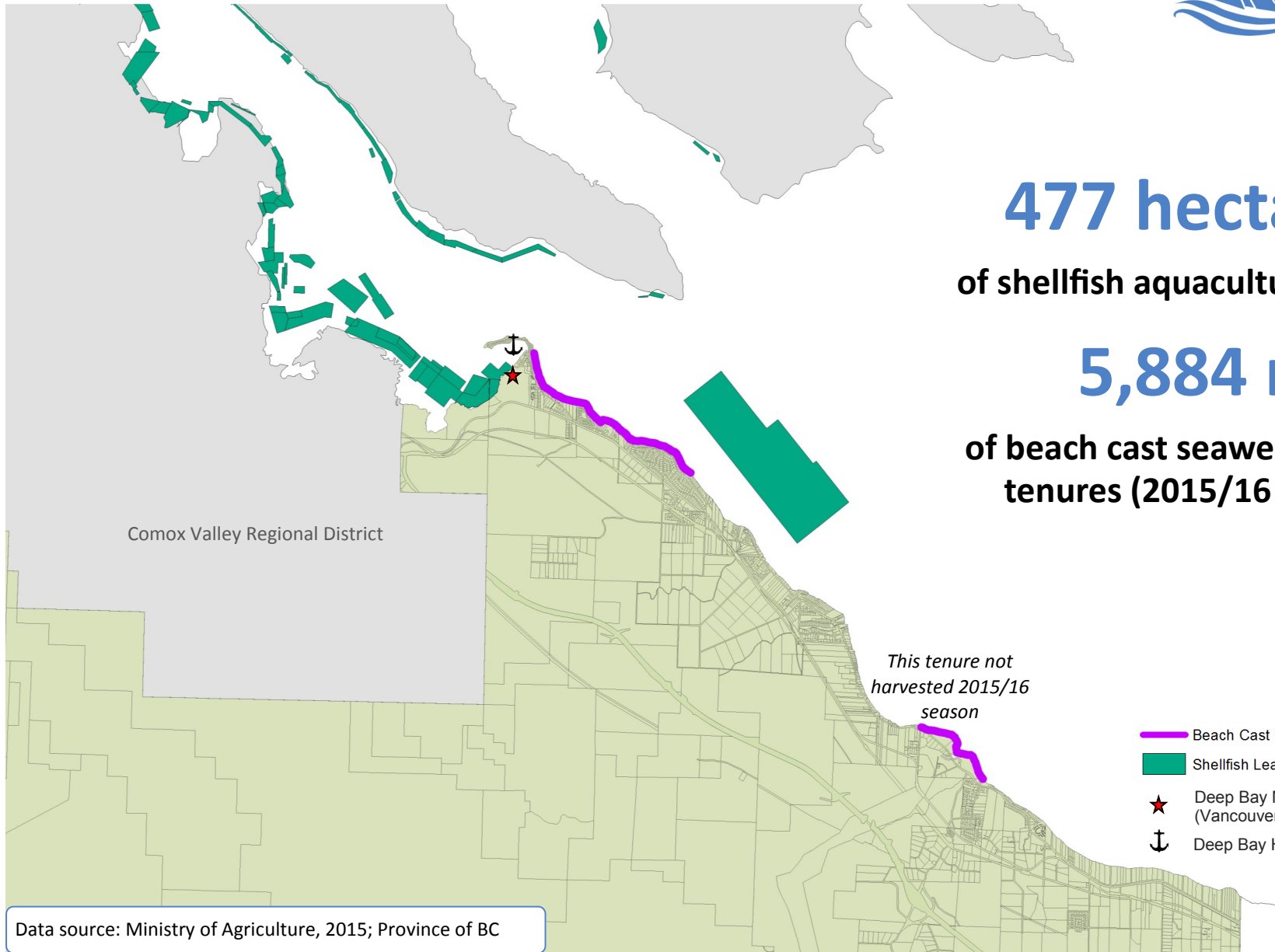
- Of land within the Agricultural Land Reserve, the 33% identified as being “farmed” in the chart above means it is Farm Class according to BC Assessment data in 2015, was visually identified as being farmed in a windshield survey in 2012, or both.
- 42 hectares of land outside the Agricultural Land Reserve was identified as being actively farmed in 2012 or has Farm Class for taxation purposes or both.
- There are 907 hectares of Crown or PMFL land within the Agricultural Land Reserve.
- There are 299 hectares of Crown land that is Farm Class.



Data source: Agricultural Land Use Inventory, Ministry of Agriculture, 2012; BC Assessment 2015; RDN GIS



Aquaculture and Seaweed Harvest

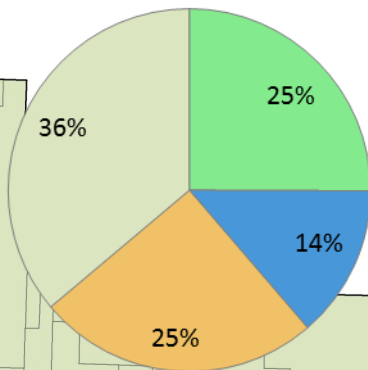


477 hectares
of shellfish aquaculture tenures

5,884 m
of beach cast seaweed harvest
tenures (2015/16 season)

Water Systems, Wells & Aquifers

Potable Water Sources to Dwellings



Water Improvement Districts provide water to

64%

of dwellings

(1,540 connections)

Deep Bay Waterworks Improvement District

Service Area

Wells

Bowser Waterworks Improvement District

Service Area

Wells

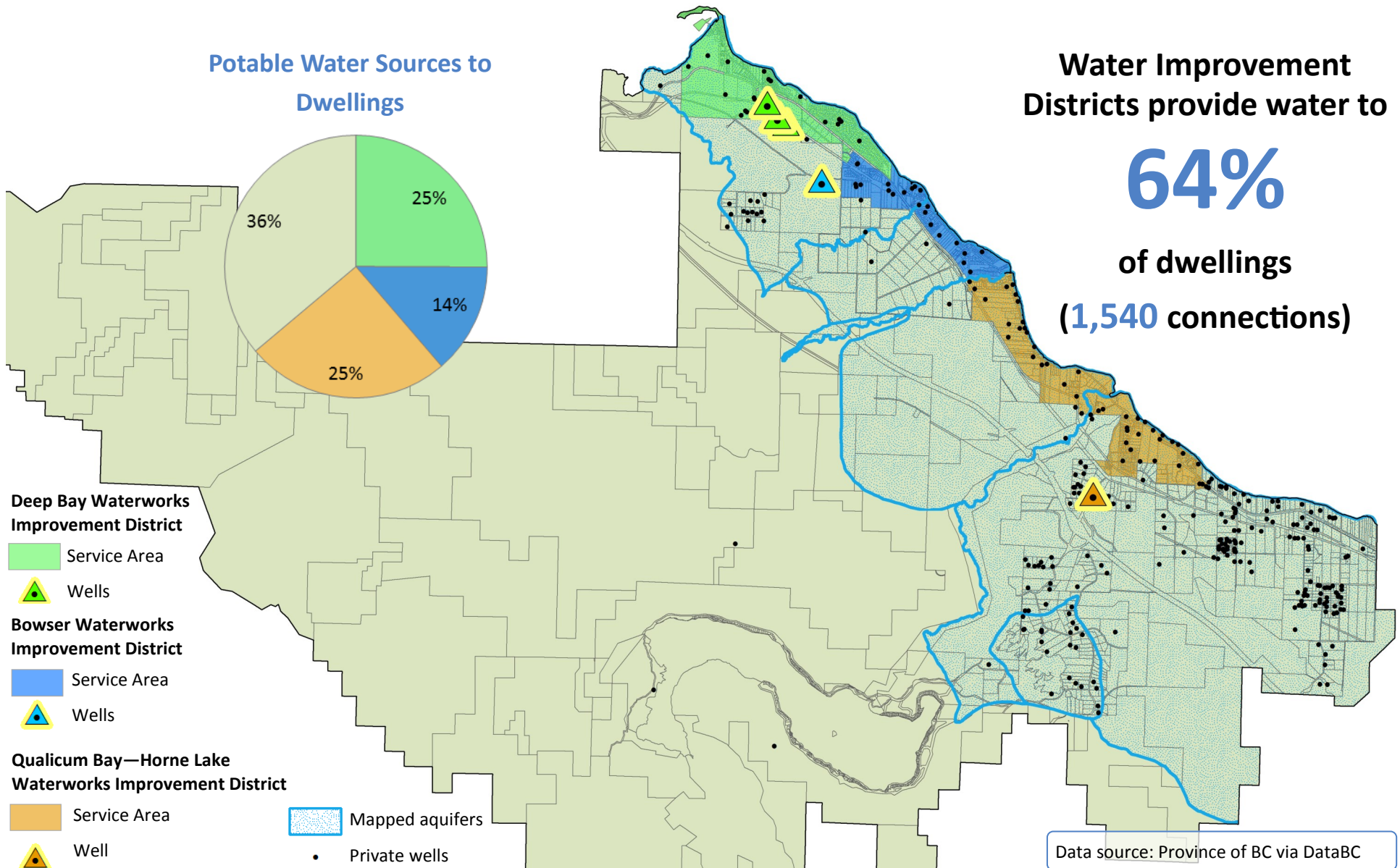
Qualicum Bay—Horne Lake Waterworks Improvement District

Service Area

Well

Mapped aquifers

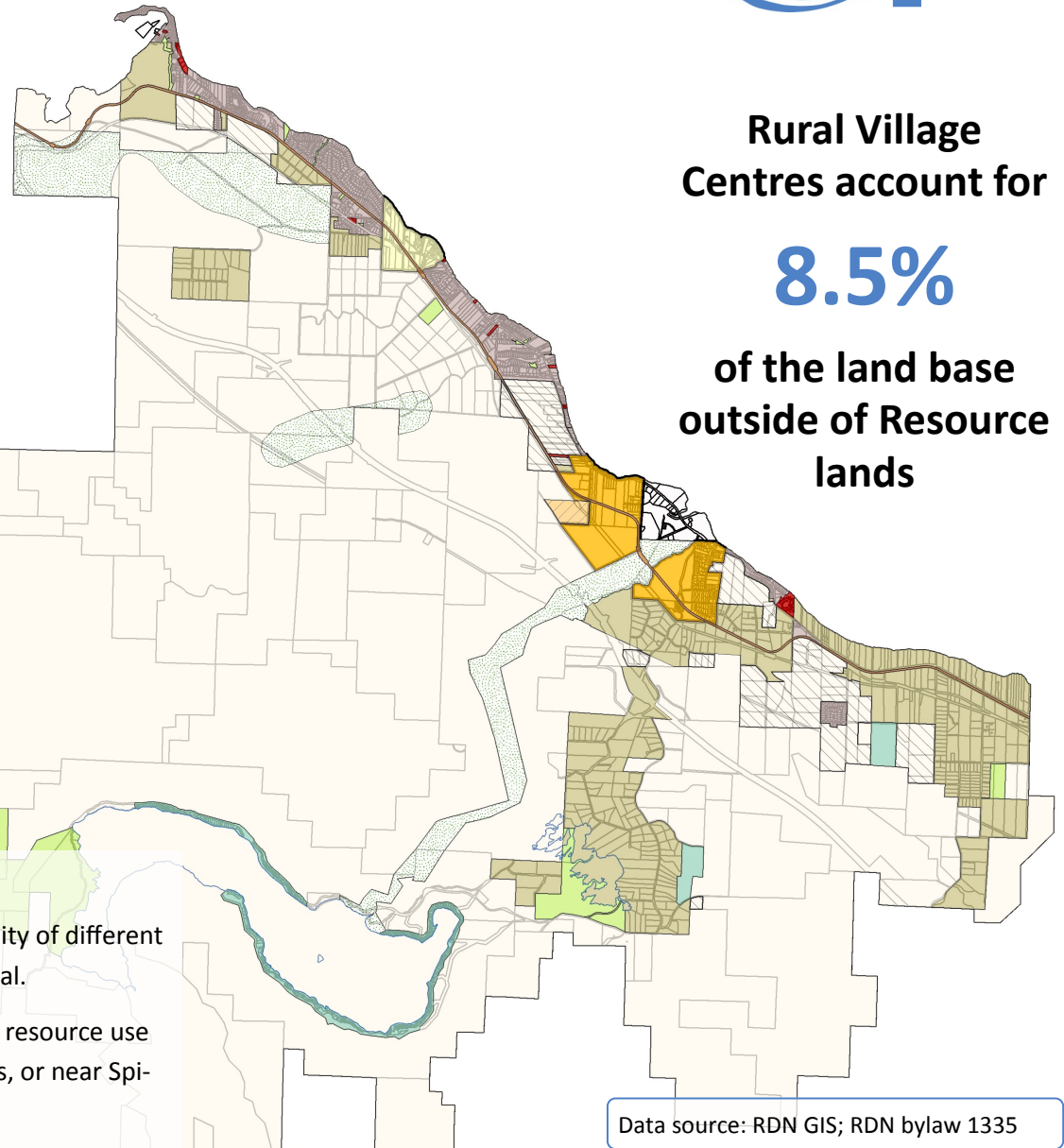
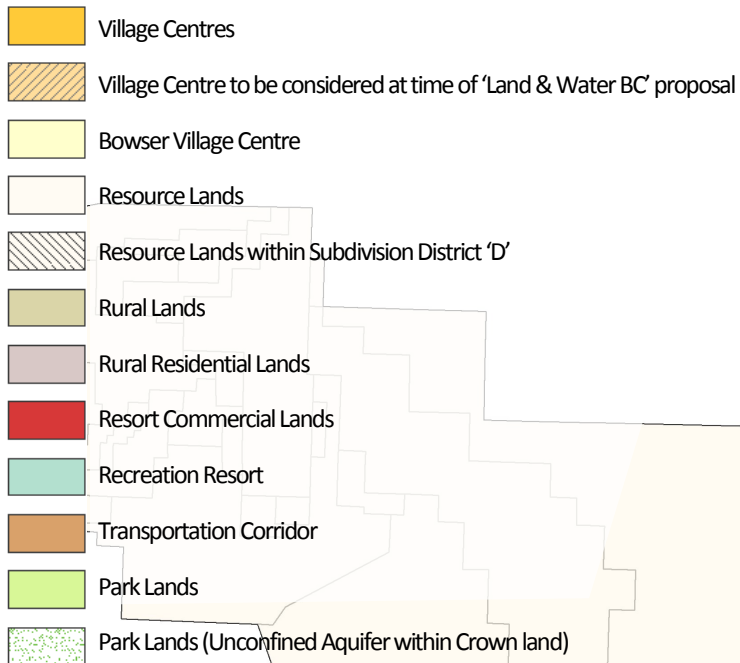
Private wells



Data source: Province of BC via DataBC



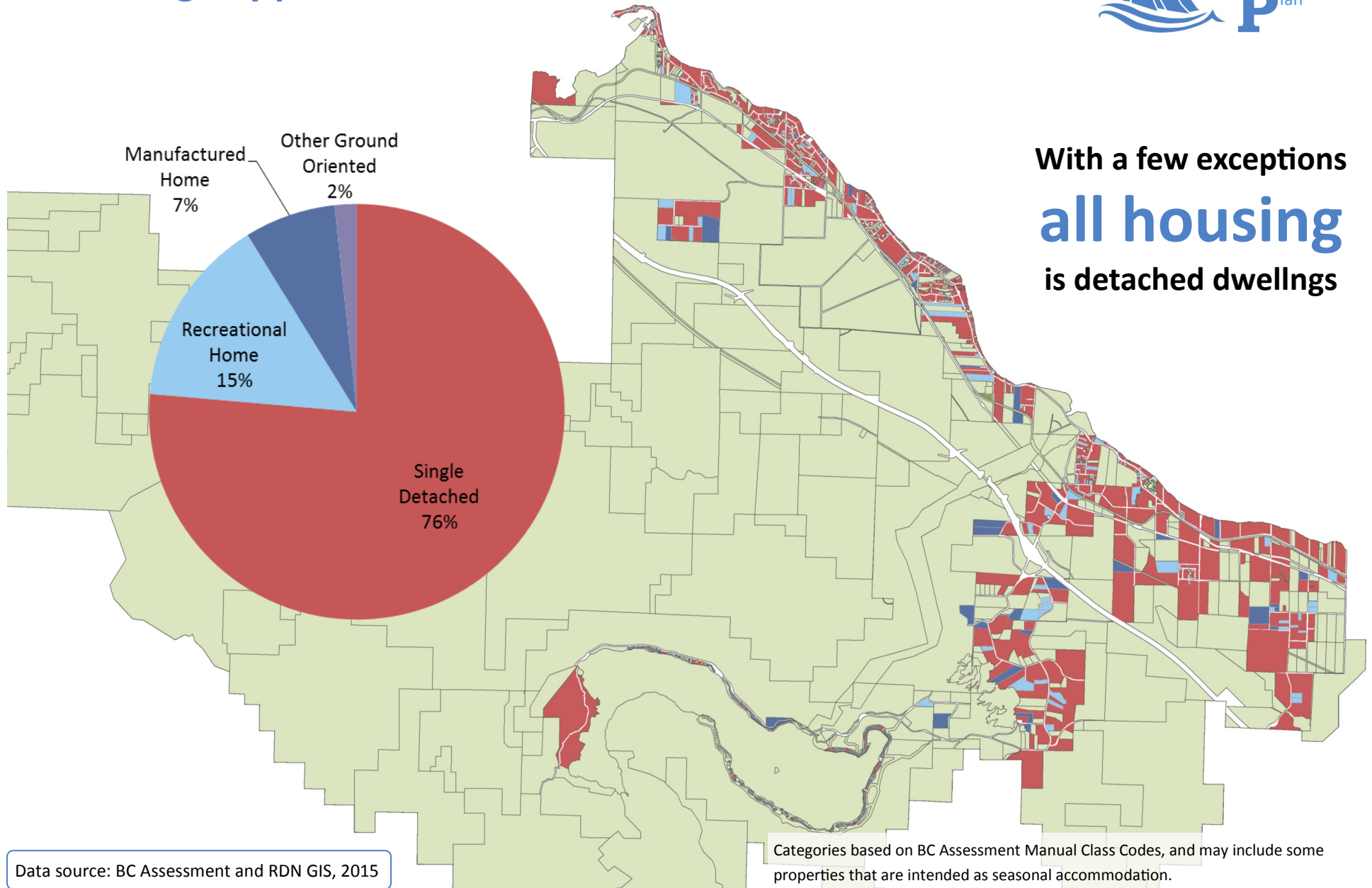
Land Use Designations



Land Use Designation Facts:

- An Official Community Plan designates the location and intensity of different uses such as residential, commercial, institutional and industrial.
- In Electoral Area 'H', the majority of the area is designated for resource use (85%), with all other uses concentrated in the coastal lowlands, or near Spider and Horne Lakes.

Housing Type





Subdivision Potential

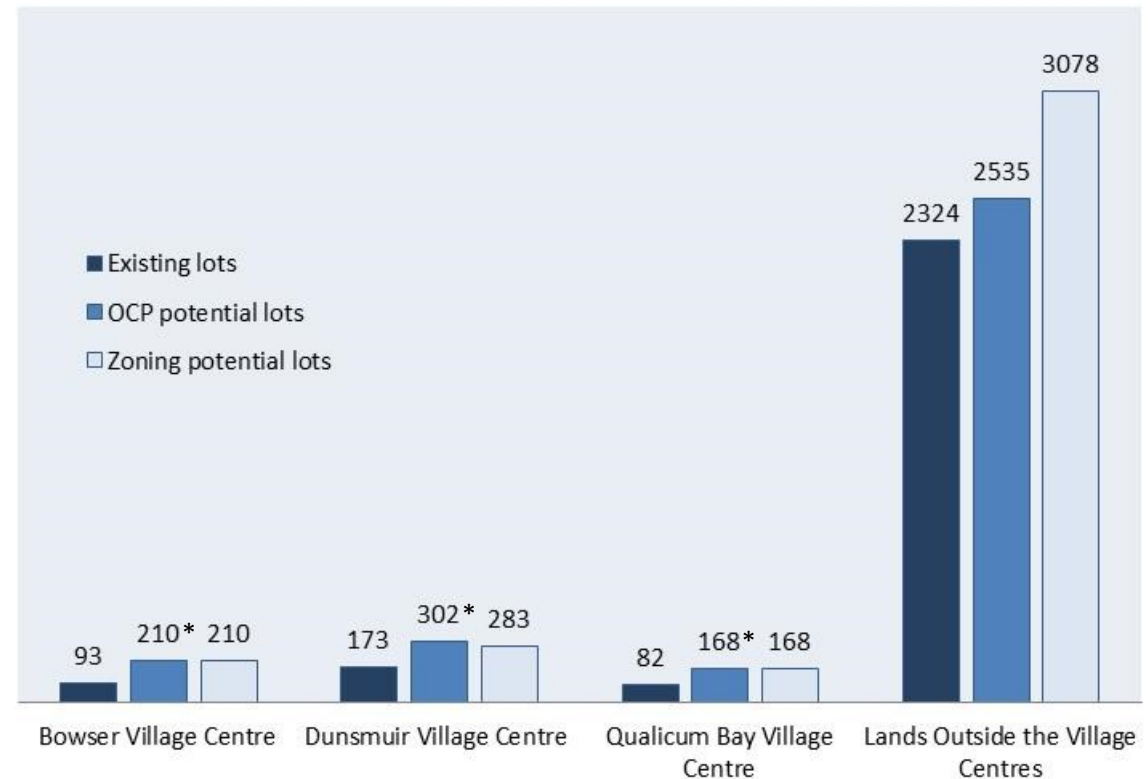
There are currently

2,672

lots and the OCP envisions a future total of

4,008

lots



Subdivision Potential Facts:

- The Official Community Plan (OCP) development strategy sets a framework for focusing future growth into village centres in order to minimize rural sprawl.
- Land use designations in the OCP guide where future growth is to be located, and the zoning bylaw implements this vision through minimum lot size and other subdivision regulations.
- Where the OCP allows more lots or different uses than the zoning bylaw, rezoning of a property would be required to achieve the density or uses identified in the OCP.
- There is potential for **754** new lots outside village centres representing a **32% increase**, and **313** new lots within village centres representing a **90% increase**.

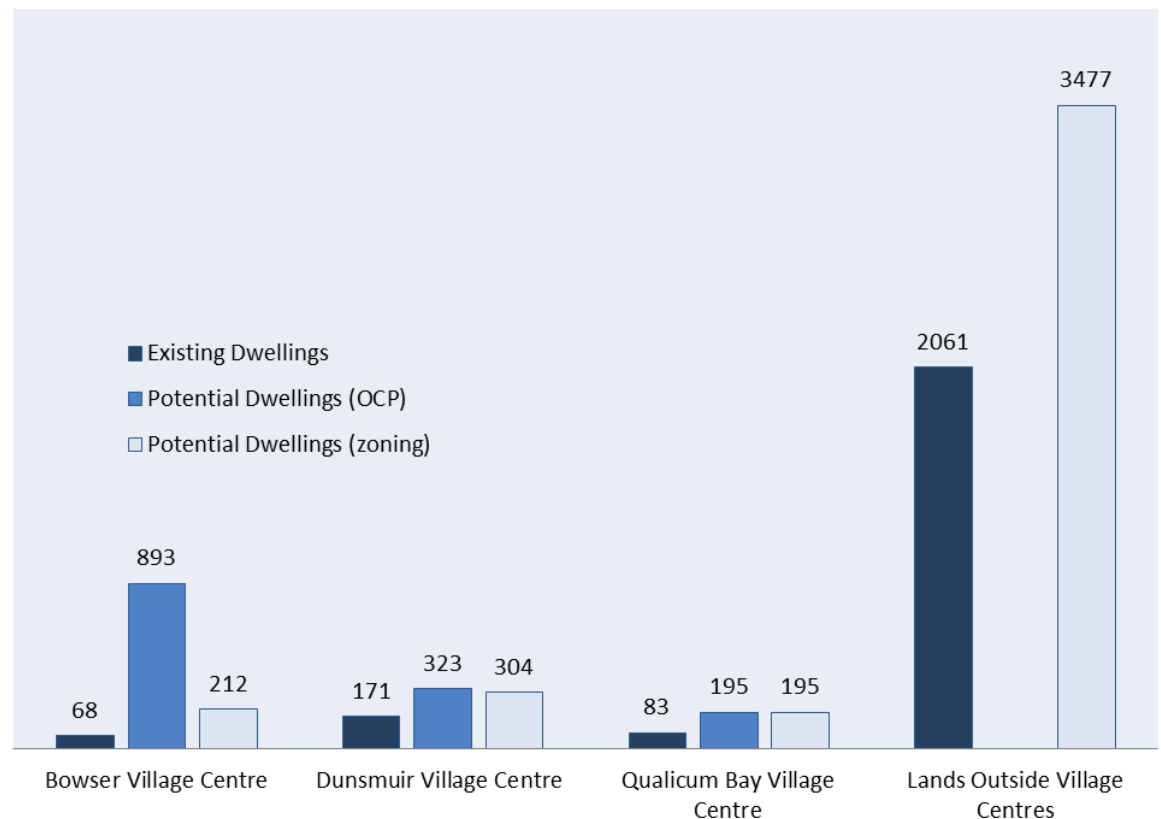
**For Village Centres, the OCP does not specifically set targets for higher numbers of lots than are currently permitted in the zoning bylaw, but anticipates that more subdivision will occur in these areas through rezoning application.*

Data source: RDN GIS and Electoral Area H OCP



Dwelling Potential

There are currently
2,383
 dwellings with potential of
1,805
 additional dwellings based on
 zoning



Dwelling Potential Facts:

- The Official Community Plan does not set specific dwelling unit density targets, instead this is set in the zoning bylaw. Exceptions are the Bowser Village Centre Plan adopted in 2010, and a maximum density for rural residential land serviced by community water and/or sewer.
- There is a potential for **3,196** secondary suites, bringing the total additional dwelling units to **4,281**.
- To achieve the dwelling density of the Bowser Village Plan, property-specific rezoning will be required to amend the zoning bylaw to meet that which is envisioned in the OCP.

Complete data tables are included in the Appendix

Data source: RDN GIS and RDN Bylaw 500, 2015



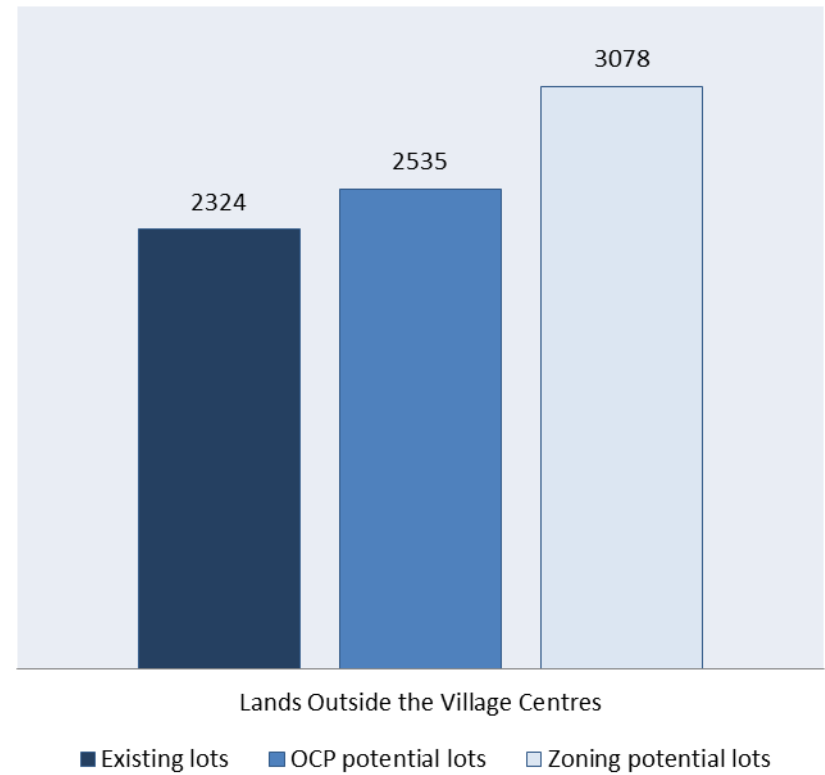
The zoning bylaw allows for

543

more new lots outside village centres than the OCP

Development Potential Outside Village Centres Facts:

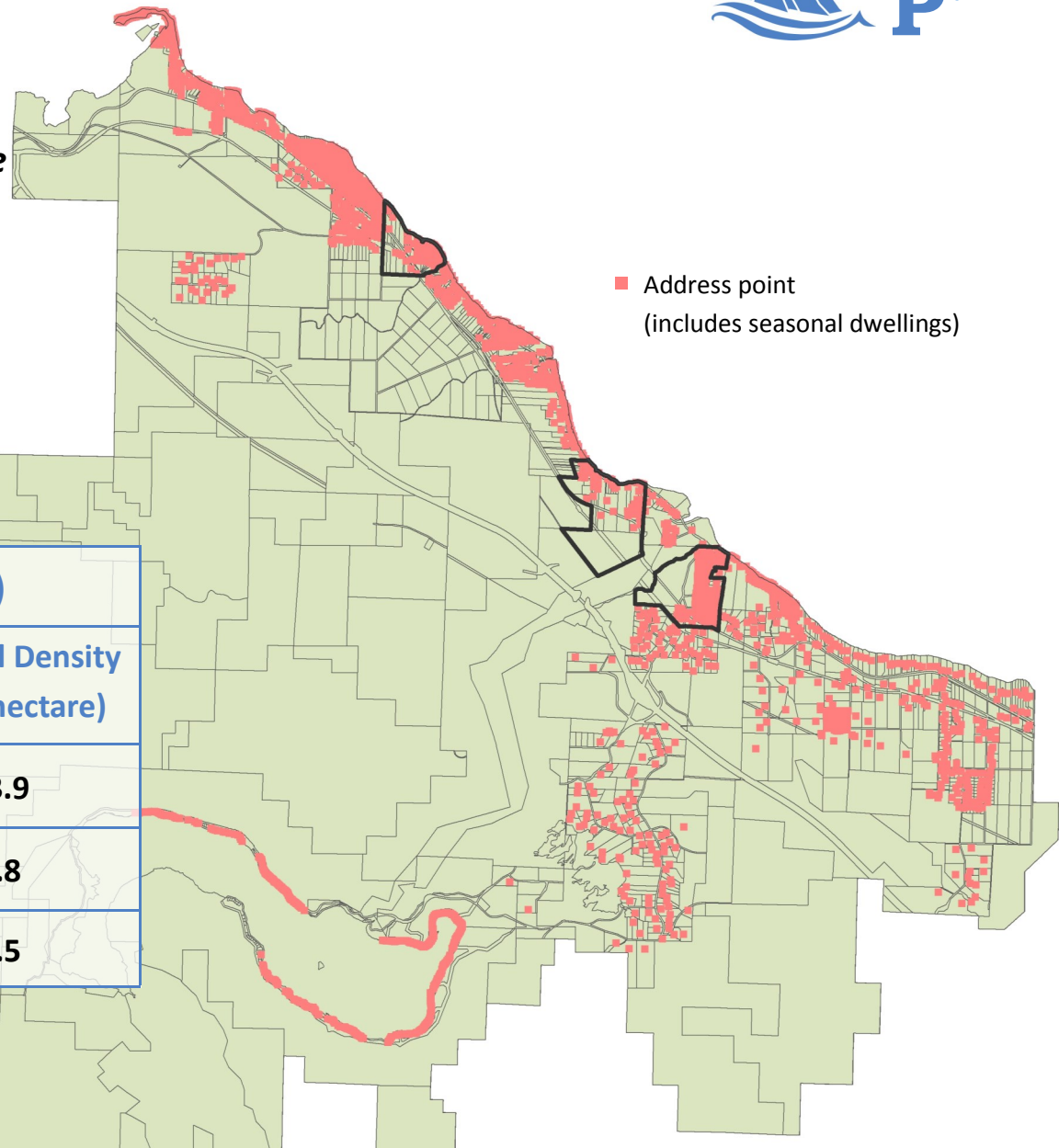
- The OCP sets a minimum parcel size for different land use designations, with several exceptions including:
 - In the Resource designation, the minimum lot size is 50.0 hectares, except for lands in the Agricultural Land Reserve where lots can be 8.0 hectares
 - In the Rural designation, the minimum lot size is 4.0 hectares, except rezoning can be considered to 2.0 hectares under certain conditions.
- In both the Resource and Rural designations, the OCP recognizes that where zoning already allows smaller lots, those lots may retain that zoning. This accounts for the 543 additional lots that are permitted in zoning beyond that envisioned by the OCP's minimum lot sizes.



Data source: RDN GIS and Electoral Area H OCP

Residential Density

The Official Community Plan provides a framework for the strategy to focus future growth into village centres to minimize rural sprawl



■ Address point
(includes seasonal dwellings)

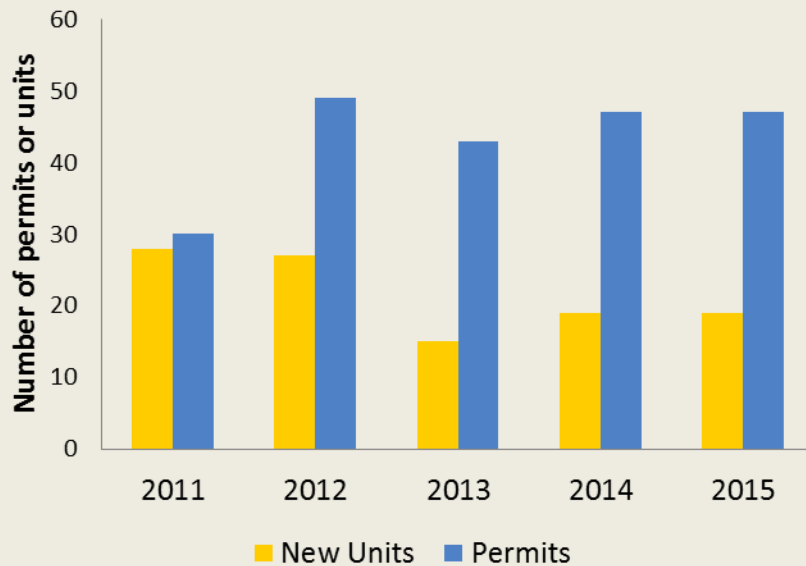
Residential Density in Village Centres (OCP)		
Village Centre	Current Density (units/hectare)	Potential Density (units/hectare)
Bowser	1.1	13.9
Dunsmuir	1.5	2.8
Qualicum Bay	0.23	0.5

Data source: RDN GIS, 2015



Construction Trends

Issued Building Permits



from 2011 to 2015 an average of

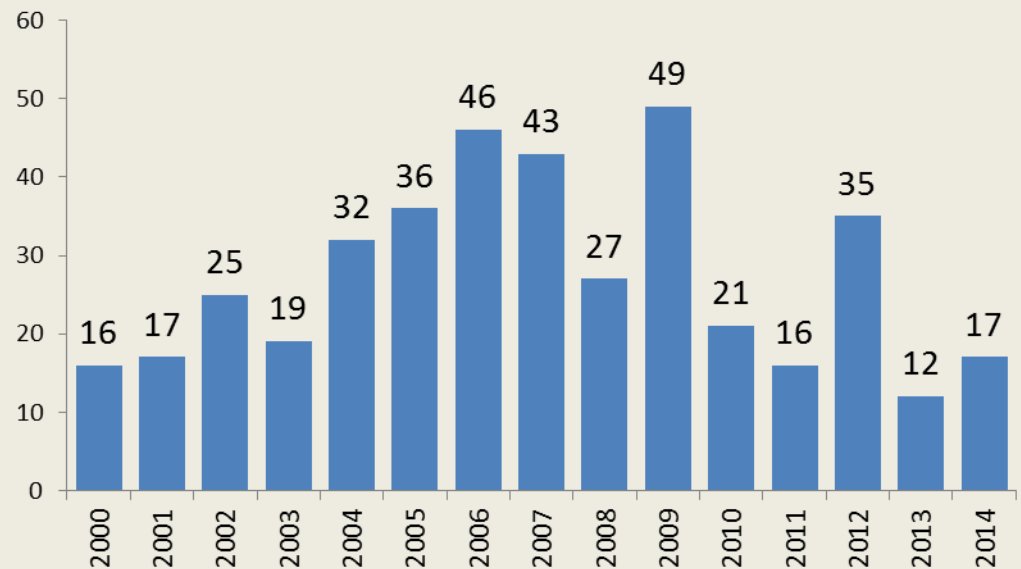
22

building permits per year were issued for new dwellings

Construction Facts:

- Since the building inspection service was introduced to Area H in 2011, 164 building permits have been issued.
- According to addressing records, 411 addresses were assigned in Electoral Area H since 2000 with peaks in 2006, 2007 and 2009.

Number of New Addresses Assigned



Data source: RDN GIS, 2015

Summary & Observations



1. A significant portion of Electoral Area 'H' is Crown land or Private Managed Forest Land and designated as "Resource" in the Official Community Plan, leaving mainly the coastal lowlands for residential development.
2. There is significant development potential envisioned in the existing Official Community Plan, both inside and outside Village Centres, with the density of future development to be greater in Village Centres.
3. The Official Community Plan does not designate any lands for industrial use, although the Bowser Village Centre plan includes supportive policies.



Appendix

Subdivision Potential (Official Community Plan)

	Electoral Area H Total	Inside Village Centres	Bowser Village	Dunsmuir Village	Qualicum Bay Village	Outside Village Centres
Existing Lots	2,672	348	93	173	82	2,324
Potential Additional Lots	543	332	117	129	86	211
Potential Total Lots	3,215	680	210	302	168	2,535

Subdivision Potential (Zoning)

	Electoral Area H Total	Inside Village Centres	Bowser Village	Dunsmuir Village	Qualicum Bay Village	Outside Village Centres
Existing Lots	2,672	348	93	173	82	2,324
Potential Additional Lots	1,067	313	117	110	86	754
Potential Total Lots	3,739	661	210	283	168	3,078

Data source: RDN GIS and RDN Bylaw 500, 2015



Appendix

Potential Number of Dwellings (Official Community Plan)

	Electoral Area H Total	Inside Village Centres	Bowser Village	Dunsmuir Village	Qualicum Bay Village	Outside Village Centres
Existing Dwelling Units	2,383	322	68	171	83	2,061
Potential Additional Dwelling Units	-	1,089	825	152	112	-
Potential Total Dwelling Unit (OCP)	-	1,411	893	323	195	-

Potential Number of Dwellings (Zoning)

	Electoral Area H Total	Inside Village Centres	Bowser Village	Dunsmuir Village	Qualicum Bay Village	Outside Village Centres
Existing Dwelling Units	2,383	322	68	171	83	2,061
Potential Additional Dwelling Units	1,805	389	144	133	112	1,416
Potential Total Units	4,188	711	212	304	195	3,477
Potential Suites	3,196	506	145	277	84	2,690

Data source: RDN GIS and RDN Bylaw 500, 2015