
Electoral Area H Official Community Plan Review

Community Engagement Summary

September 2, 2016



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Executive Summary

The Regional District of Nanaimo is updating the Electoral Area ‘H’ Official Community Plan. In Phase 1 the project was initiated with an online survey asking community members to describe what has changed and what has stayed the same in their community since the last OCP Review, and what is the most important issue for the community right now. First Nations and stakeholders were contacted to inform them of the review and ask how they would like to be involved. A community meeting was held with discussion groups on 5 key topic areas identified through the survey.

In Phase 2 a Community Working Group of approximately 30 volunteers met 6 times to further explore six key topic areas to narrow down the nature of changes needed to the OCP. As well, a project website, email subscriber list, and outreach activities at local events aimed to spread the word about the project and invite input via email, letter, and meeting with the lead planner at the Bowser site office on Tuesday mornings. There were two open houses, with the second open house in June presenting a summary of input received so far, and proposing direction for drafting changes to the OCP for community review.

Input in Phase 1 and 2 has been summarized into ten broad statements on direction for the OCP. These statements were presented to the community for review at the June 22 Open House and on the project website. Some specific requests for changes were also received and these are listed later in the report.

Topic	What the community said
The Development Strategy	1. Encourage growth in village centres and keep rural lands rural but consider some development outside Village Centres in key locations and that meet specific conditions
Natural and Cultural Assets	2. Maintain a healthy environment and protect cultural history 3. Support recreation and tourism that has a low impact on the environment and takes advantage of the area’s natural assets
Economy and Services	4. Grow the local economy and create local jobs 5. Attract more services to the area, particularly health services like a doctor and pharmacy
Affordable and Diverse Housing	6. Create affordable and diverse housing but maintain the rural, single family neighbourhoods we moved here for
Climate Change and Hazards	7. Provide education about climate change 8. Improve wildfire preparedness and adapt to future sea level rise 9. Reduce greenhouse gas emissions
Transportation	10. Improve local and regional transportation

Introduction

Overview

The Regional District of Nanaimo (RDN) is updating the Electoral Area ‘H’ Official Community Plan. An OCP describes a long-term vision for the future of a community and a course of actions to achieve it. The course of actions is described in objectives and policies to guide land use, servicing, and physical, social and economic changes in the community over the long term. An OCP has legal status which requires that all development and use of land be consistent with the policies of the Plan. Implementing the vision of the OCP occurs through zoning and other detailed development-related tools.

Process

The project terms of reference was endorsed by the RDN Board in November 2015 and public consultation began in January 2016 with a community survey. The first community meeting was held on February 3, 2016 where participants were asked how they would like their community to grow and develop into the future. The input received in the survey and the first community meeting shaped the topic areas to be covered in the next phase.

The project is now nearing the completion of Phase 2 “Explore Issues” which so far included 6 Community Working Group meetings on specific topics and two general open houses, one of which was co-promoted with the Bowser Parent Advisory Council and was aimed at attracting the younger adults and families with young children.



Engagement Events and Outreach

The approach to community engagement for this project involves information sharing, online consultation, live events, outreach, and establishment of a Working Group.

Outreach and Promotion:

- Newspaper ads - in Eyes on BC (January) and Parksville Qualicum News (June)
- Project website launched (January)
- Postcard mailed to all addresses who haven't opted out of junk mail (January)
- News Release resulting in article in Parksville Qualicum News and The Beach 88.5 (January)
- Mention in Director Veenhof's monthly report in Eyes on BC (January – June)
- Social media - approximately 20 posts on Facebook and Twitter
- Community Planning office in Bowser opened with weekly half-day office hours (February – present)
- Presence at community events – tables at Lighthouse Country Business Association (March) Second Sunday Market (April) and Magnolia Court Summer Market (June)
- Email subscriber list created with 60 subscribers as of the time of writing of this report

- First Nations invited to participate in the project
- Relevant local, provincial and federal agencies invited to participate in the project

Engagement Events and Online Consultation

From January to July, 2016 community members were invited to complete an online survey, attend the kick-off community meeting and two open houses, and register for the Working Group. Throughout this period the project website was kept up to date with meeting posters, agendas, minutes, Working Group pre-reading materials, reports on input received, and survey results. Presentations and posters at meetings are on the website so that anyone who could not attend can view them. There is an online comment form on the website, so comments can be sent at any time.

Table 1 List of Engagement Events and Online Consultation

Phase 1 <i>Initiate</i>	<ul style="list-style-type: none"> • Survey (January 14 – February 10) • Community Meeting (February 3)
Phase 2 <i>Explore Issues</i>	<ul style="list-style-type: none"> • Working Group Meeting #1 – Natural Environment (March 1) • Working Group Meeting #2 – A Community of All Ages (March 15) • Working Group Meeting #3 – Growth & Development (April 19) • Open House with Bowser PAC (May 3) • Working Group Meeting #4 – Growth & Development (May 26) • Working Group Meeting #5 – Deep Bay (June 7) • Open House – Confirmation of Direction (June 22) • Active Transportation Plan Open House (June 22) • Working Group Meeting #6 – Review of Open House (July 5) • Website updated and email comments invited throughout

Community Survey

Between January 14 and February 10, 2016 an online survey was live and advertised to community members in Electoral Area ‘H’. The purpose of the survey was to gain an understanding of how the community has changed and how it has stayed the same over the past 12 years since the current OCP was adopted, to gain a preliminary understanding of what the community values about the area, and to learn how people would like to be engaged and informed about the project as it moves forward. There were 205 survey responses.

Next Steps:

Input from the survey was used to design the topic areas for the Community Meeting that followed, and to inform the methods of outreach and advertising as well as format of future engagement events.

Community Meeting

A Community Meeting was held on February 3, 2016 from 6:30 – 9:00 pm at the Lighthouse Community Hall. Approximately 160 people attended. After introductions and a presentation on the project, participants divided into five separate groups for facilitated discussions on the following topics:

- Growth and development
- A community of all ages

- Streets and movement
- Natural environment
- Anything else

On each of these topics, discussion was around the following questions:

- How do you want your community to grow into the future?
- What do you want to see?
- What is needed?
- What are the challenges to getting where we want to go?

Next Steps:

Input received was used to design the topics and pre-reading materials for the Community Working Group meetings. Responses to an evaluation form were used to inform the design of future engagement events.

Open House with Bowser Parents Advisory Council

An Open House was held on Tuesday, May 3 at the Lighthouse Community Hall from 5:00 pm – 7:30 pm with a hot dog BBQ and children’s activities. The target audience was parents of children at Bowser Elementary School, anyone else with young children who would have an easier time attending an event with childcare and dinner. It was advertised as a Facebook Event, on posters around the area, and a flier went home with every student at Bowser Elementary School. Approximately 40 adults and 12 children attended.

There were a series of posters with information about the project, and the following topics: Streets and Movement, Environment and Climate Change, and Growth and Development. For each topic there was a blank poster beside for comments to be added via sticky note, and with prompting questions. Three Working Group members volunteered to engage in conversation with participants to encourage and prompt them to provide input via sticky notes.

Next Steps:

Comments were compared with comments already received on these topics as well as Working Group discussion so far to identify where the views of this demographic may differ from those already heard, or where new issues were raised. This analysis informed discussion at the Working Group, and the information at the June 22 Open House.

Community Working Group Meetings

A request for volunteers for the Community Working Group was advertised in January and February, 2016. The purpose of the Working Group is to confirm and prioritize local issues, and act as an information source for both the community as a whole and for RDN planning staff.

There is no selection process, so all who volunteer are welcomed with a request that they commit to attending most if not all meetings. The door is open to the public who wish to drop in to just one meeting on a topic of interest, but they may be asked to observe rather than participate. As of the first meeting 30 people had registered for the Working Group. As the project progressed 10 additional people asked to join and were welcomed to the group, and were offered an orientation session from the planner to get them up to speed.

Five meetings were held on the following topic areas, with a sixth meeting after the June 22 Open House to review feedback from that event and plan for the format of Working Group meetings in the next phase of the project.

- Natural environment (March 1)
- A community of all ages (March 15)
- Growth and Development (April 19 and May 26)
- Deep Bay (June 7)

The format of Working Group meetings was varied with some using the break-out group and report back format, and others as more of a “townhall” format with a facilitated discussion. A record of each meeting was drafted and approved as final by the members at the following meeting, and are posted to the project website.

Next Steps:

Input from each of the Working Group meetings informed subsequent meetings, and informed the content of the June 22 Open House.

Open House – Confirmation of Direction

An Open House was held on Wednesday, June 22 at the Bowser Legion from 3:30 pm – 7:30 pm and was attended by approximately 80-100 people. The Open House was also the “kick off” consultation event for the Active Transportation Plan being developed concurrent with the OCP.

There were six presentation boards on the following topic areas that summarized what the community had said so far on each topic, and how OCP updates could address the issues raised:

- Economy & Services
- Climate Change & Hazards
- Development Strategy
- Natural & Cultural Assets
- Affordable & Diverse Housing

For each topic there was a blank poster for comments on sticky notes in the following categories:

Thumbs Up:

- I agree with... because...
- I support... because...
- ...is especially important because

Thumbs Down:

- I disagree with _____ because...
- _____ is missing and should be here too.

I want to know more about”...

Next Steps:

The direction proposed for updating the OCP that was presented at this meeting and the comments received will lead directly into a first draft of the OCP.

Participants

Each live event included a sign in sheet and / or a count of the number of people present, and the February 3 Community Meeting and June 22 Open House had a map for people to put a sticker on where they live. The survey asked for respondents’ neighbourhood, age and length of time living in the area.

Neighbourhood

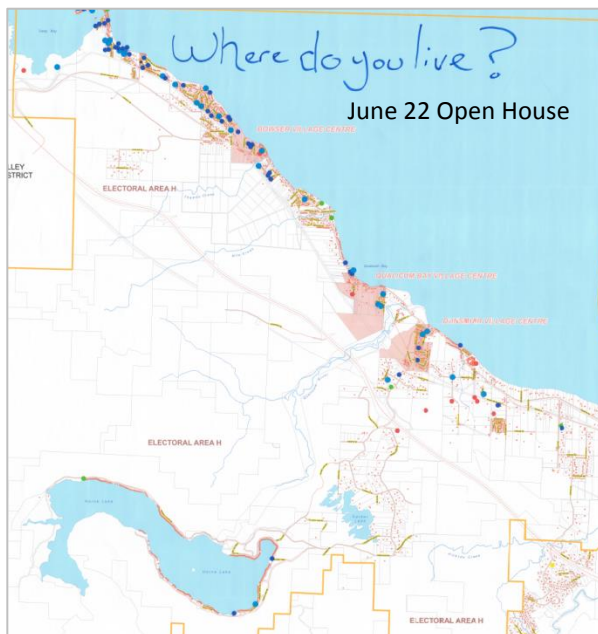
From the survey, approximately 30% of respondents are property owners at Horne Lake and the rest are from the other neighbourhoods in Electoral Area 'H', with the second highest response rate from Bowser at 22%. Figure 1 shows the neighbourhood distribution of respondents. The Working Group has representation from Deep Bay, Bowser, Qualicum Bay and Horne Lake, but a relatively high representation from Deep Bay, and no members from Dunsmuir, Spider Lake, or Corcan-Fowler areas.

Response	Count	Percentage
Deep Bay	31	16.7%
Bowser	41	22.0%
Qualicum Bay	29	15.6%
Dunsmuir	13	7.0%
Horne Lake	62	33.3%
Spider Lake	6	3.2%
Corcan-Fowler	4	2.2%
Total:		186

Figure 1 Survey Respondents' Neighbourhood

The open house maps where attendees were asked to put a sticker shows a relatively wide geographic distribution on February 3, but on June 22 there were no stickers from anyone living south of the Qualicum Bay. Not everyone who attended added a sticker, but this response is consistent with observations that there appears to be much greater interest from those living in Bowser and Deep Bay than those further south and east. There is high interest from Horne Lake, but on a narrow set of topics related to their area.

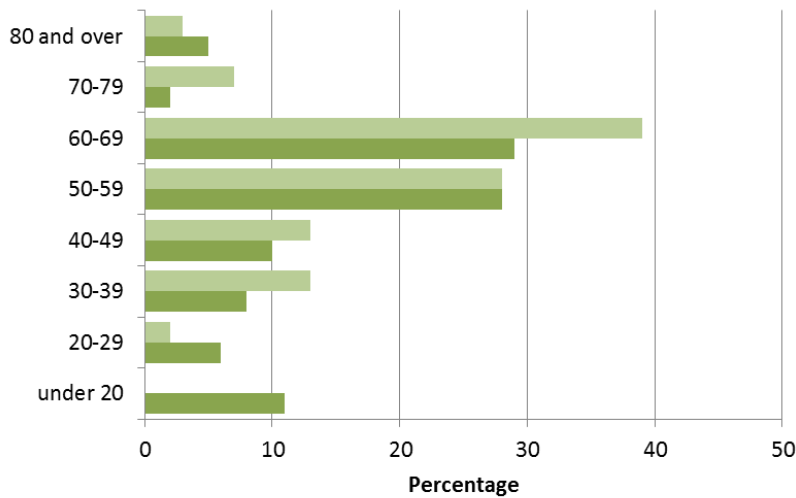
February 3
Community Meeting



Age

Figure 2 shows the percentage of survey respondents in each age category compared to the percentage of the population in that age category based on the 2011 census. The 60-69 age category represents the highest percentage of the population by decade, and the highest response rate of the survey. Although the survey had a relatively low response rate from those between the ages of 30 and 50, it was slightly higher than the percentage of the population. The lowest response rate compared to population is from people under 30. In summary, the age profile of survey respondents is similar to the age profile of the population, with notably few responses from those under the age of 30, and higher representations of survey responses from those between 60 and 80 years old. Participants were not asked for their age at any live events.

Figure 2 Age by % of survey respondents and 2011 census¹



Number

The online and live events had good participation numbers from the community. The table below shows these numbers. Reports on live events are available on the project website as are copies of email and letter correspondence received.

Preliminary Input Survey	205 responses
Community Meeting (February 3)	160 attendees (approximate)
Open House (June 22)	90 attendees (approximate)
Active Transportation Plan Survey	116 responses
Email and letter submissions (January – August)	50 email/letters (approximate)
Total number of visits to Bowser Office Hours	64 visits
Number of individuals to Bowser Office Hours	38 people

¹ The age categories for the survey and census are slightly different so this is an approximation

What the Community Said

The following core ideas are summarized from the feedback received from January to June, 2016. These ideas were presented to the community on posters with additional information at the June 22 Open House.

Topic	What the community said
The Development Strategy	1. Encourage growth in village centres and keep rural lands rural but consider some development outside Village Centres in key locations and that meet specific conditions
Natural and Cultural Assets	2. Maintain a healthy environment and protect cultural history 3. Support recreation and tourism that has a low impact on the environment and takes advantage of the area's natural assets
Economy and Services	4. Grow the local economy and create local jobs 5. Attract more services to the area, particularly health services like a doctor and pharmacy
Affordable and Diverse Housing	6. Create affordable and diverse housing but maintain the rural, single family neighbourhoods we moved here for
Climate Change and Hazards	7. Provide education about climate change 8. Improve wildfire preparedness and adapt to future sea level rise 9. Reduce greenhouse gas emissions
Transportation	10. Improve local and regional transportation

Overall the feedback at the June 22 Open House confirmed that the list captured the essence of community comments well, and covered all the main topics that were raised.

Each topic and the feedback received is described in further detail in the sections following.

The Development Strategy

Input at all stages of the project so far is that the community would like to see Bowser Village Centre grow and provide more services. Some disappointment or frustration is expressed at the slow growth of Bowser,

particularly from those who were involved with the Bowser Village Plan completed 5 years ago. Directing growth to Village Centres is a guiding principle of the current OCP. It is a way for development to be more sustainable through more efficient servicing, supporting viable economic centres, and encouraging different forms of housing type than are found in surrounding rural areas.

THE COMMUNITY SAID...

Encourage growth in Village Centres and keep rural lands rural

BUT

Consider some development outside of Village Centres in key locations and that meet specific conditions

Input mentions a number of areas outside designated Village Centres where there may be an opportunity for growth that could be of benefit to the community and should be explored. The challenge will be weighing the benefit of allowing growth in other areas with the potential cost of taking away from future development in the current Village Centres, particularly Bowser.

Area	Reason for potential growth or change of use
Deep Bay:	<p>During the creation of the Bowser Village Centre Plan the need for a vision and plan for Deep Bay was identified. Opportunities to develop a service and tourism node related to the harbour and aquaculture industry need to be further explored, as does interest in allowing additional residential development on the large, undeveloped properties owned by Baynes Sound Investments and the Cooke Family.</p> <p><i>A workshop is scheduled for September 17, 2016 to further engage the community on changes to the OCP for Deep Bay.</i></p>
Horne Lake Cabins:	<p>The community of lakefront properties around Horne Lake is designated as “Recreation Lands” in the current OCP and only seasonal use is allowed. Some owners would like the OCP to allow full time occupancy. With 400 lots this would be a significant new node in Area ‘H’ if full-time use was permitted.</p>
Horne Lake / Spider Lake Services:	<p>The OCP currently supports residential, recreation, and resource uses in this area. Some residents would like to see retail or other services, and believe that being close to the Inland Island Highway an opportunity to locate service-related development, thus growing the economy and providing jobs.</p>
Agricultural Land Reserve:	<p>Some owners of land in the Agricultural Land Reserve (ALR) would like their properties removed in order to subdivide. The RDN is doing a preliminary analysis of ALR lands as part of this OCP Review, which will be completed in the Fall of 2016.</p>

Although it is clear there is interest in these changes from a number of people, there is not clear direction on exactly what would be supported, and a number of comments have been made opposing some or all of these ideas. The most commonly expressed comment against additional development outside Village Centres is that the focus should be on growing Bowser as the commercial centre before trying to create more development elsewhere.

Where do we go from here?

⇒ **Draft policy options** to support limited development in identified locations outside Village Centres

⇒ **Seek further input** on the type of development and conditions under which it would be supported—*Nothing is decided yet*

More detailed options and conditions under which changes could be implemented are needed on which to engage further with community members.

Natural and Cultural Assets

Aquifers, forests, shorelines, streams, oceans, forests, eagles and herons are all mentioned as natural assets to be protected. Proliferation of sea walls, dumping on the beach, derelict vessels, and seaweed harvest are mentioned as issues that need to be addressed. Some of these topics and issues are already addressed in the OCP, but can be strengthened.

THE COMMUNITY SAID...

Maintain a healthy environment and protect cultural history

Support recreation and tourism that has a low impact on the environment and takes advantage of the area's natural assets

There are a number of comments about better acknowledgement for First Nations archaeological sites in the OCP, and improving their protection wherever possible. Staff is working with the Qualicum First Nation on drafting updates related to First Nations archaeology in the area. Archaeological sites are protected under the *Heritage Conservation Act* which is administered by the BC Archaeology Branch and not by local governments, but strong content in an OCP can assist in their protection.

Where do we go from here?

- ⇒ Draft policy to **improve protection** of shoreline ecosystems, forests, eagle and heron nests
- ⇒ Draft policy to better acknowledge the **significant First Nations archaeological sites** in the area, and support their protection
- ⇒ Draft policy to support **alternative rural subdivision**, with conditions and criteria for community review

The concept of alternative rural subdivision has raised a significant volume of discussion at the Community Working Group with mixed views. Some support the idea and see a benefit to the region when subdivisions can be

designed with protection of green space or sensitive ecosystems. Others have concerns related to the long-term protection of the remainder lot from development, strata subdivision, and that smaller lot sizes will be inappropriate for a rural area. The draft OCP could include policies to support alternative rural subdivision with conditions and criteria aimed at addressing community concerns.

Topic	OCP updates
Aquifers	Update information – the RDN Drinking Water and Watershed Protection Program actively seeks to improve our understanding of significant recharge areas and capacity of the aquifers
Shorelines	Protection of natural coastline ecosystems and processes can be strengthened Future sea level rise and increasing frequency and intensity of storms due to climate change needs to be taken into consideration
Forests	Look at ways to strengthen policies on protection of forest lands Consider how the OCP can encourage a working forest landscape Improved attention to wildfire prevention and preparedness
Eagle and heron nests	OCP should include current mapped nests Can improve policies for protecting these sites

Alternative subdivision design	<p>The Regional Growth Strategy (RGS) supports alternative subdivision design on lands designated Rural Residential in the (RGS). The premise is that there would be no increase in the total number of lots, but that there would be flexibility for lots to vary in lot size, and requiring that the remainder area provide greenspace or protect an environmentally sensitive feature in perpetuity. Providing this flexibility in subdivision design is considered a more sustainable form of development and is a best practice around the world.</p> <p>The OCP could include policies that apply at the time of rezoning similar to the policies contained in the Bowser Village Plan. Policies could apply to lands located in Rural Village Centres and to lands located outside of Rural Village Centres where alternative subdivision design is supported by the RGS.</p>
First Nations Archaeological Sites	<p>There are significant sites throughout this area such as a village site at Deep Bay including a system of constructed fish trap lagoons. The OCP can better recognize that Area H is within the traditional territory of Coast Salish First Nations, and that there are significant archaeological sites that need to be protected.</p>
Relationships with First Nations	<p>The Qualicum First Nation reserve is between the Village Centres of Qualicum Bay and Dunsmuir, and the OCP could better acknowledge opportunities for the Qualicum First Nation and the surrounding community of Area ‘H’ to work together on the growth and development of the area.</p>

Economy and Services

Input about the economy includes a desire for more local jobs particularly to keep young families in the area, growing the tourism sector, and supporting local businesses. Input from a small number of people was that this is a community of retirees so more jobs are not needed.

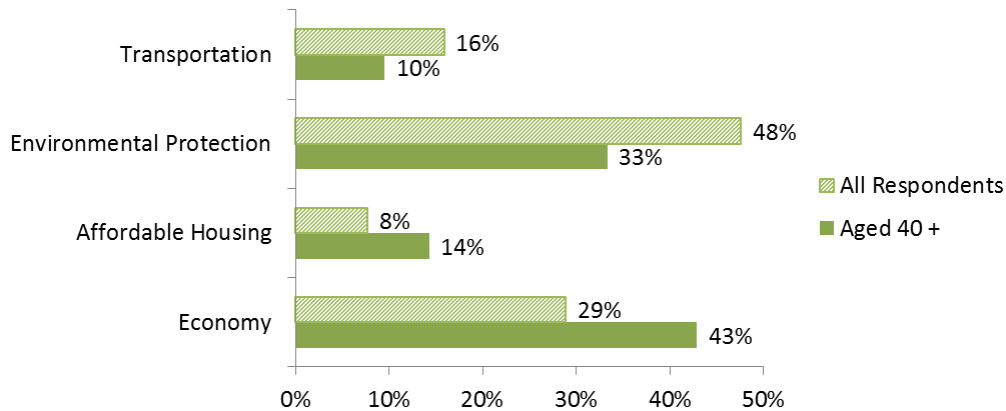
THE COMMUNITY SAID...

Grow the local economy and create local jobs

Attract more services to the area, particularly health services like a doctor and pharmacy

Survey responses revealed an interesting difference in the view of the importance of the economy between age classes. Respondents were asked to choose which of “economy”, “affordable housing”, “environmental protection” and “transportation” is the most important issue for the community right now. The graph below compares responses to this question from those aged 40 and over and all responses combined. It shows that 43% of respondents aged 40 and over chose “economy” as the most important issues, compared to 29% of respondents overall. In contrast 48% of respondents overall chose “environmental protection” compared to only 33% of respondents aged 40 and over. This shows that on average, the under 40 demographic places the highest importance on the economy for this community, and the over 40 demographic places a higher importance on environmental protection.

Figure 3 Survey Responses of respondents aged over 40 compared to all respondents to the question asking which is the most important issue for the community right now



A number of comments mention that onerous requirements for development are limiting economic growth and establishment of new services. One specific issue mentioned is that the requirements of development permit areas may be confusing, or too onerous for small projects.

Where do we go from here?

- ⇒ Draft **changes to development permit areas** to reduce requirements where possible, particularly in Village Centres
- ⇒ While continuing community discussion about supporting some areas outside Village Centres for more development, provide good information to help **weigh the costs and benefits to the local economy**

Creation of jobs is not something an OCP can often directly impact, but can have a significant indirect effect. The forestry and aquaculture industries are mentioned as providing well-paying jobs

that keep younger people in the community, and the OCP can include supportive policies. Aquaculture-related industry near the VIU Marine Research Station in Deep Bay has been mentioned as a new land use the OCP could support that would contribute to creating local jobs.

Some younger adults say they telecommute and are looking for supports such as co-working spaces, a business centre, and improved cellular coverage.

Affordable and Diverse Housing

The issue of road access to the leased Crown lots behind Magnolia Court for the future home of the Lighthouse Villa for Seniors is the primary change brought forward by community

THE COMMUNITY SAID...

Create affordable and diverse housing

BUT

Maintain the rural, single family neighbourhoods we moved here for

members on this topic. The neighbouring property owner proposes to build a new road to access the Crown lots and realign the intersection of Crosley Road with Highway 19A in exchange for their property being added to the Bowser Village Centre, Commercial Mixed Use designation. This has the co-benefit of improving the safety at the Crosley Road – Highway 19A intersection. The property is within an area for future expansion of Bowser Village Centre, is 2.7 hectares in size, currently has 2 houses and cannot be subdivided. Adding it to the Bowser Village Centre would allow a range of residential and commercial uses and potential subdivision, and a specific proposal would be presented to the community with a rezoning

Where do we go from here?

- ⇒ Look at ways to further encourage construction of a **variety of housing types** in Village Centres
- ⇒ Draft changes to OCP for road access to the future **Lighthouse Villa for Seniors**
- ⇒ Maintain **rural neighbourhoods** outside village centres—carefully weigh exceptions

application. This has the support of the Community Working Group, and no comments in opposition have yet been received.

Comments indicated some people would like to see a

variety of housing options close to services such as smaller lots with more green space, and low income family housing. Many comments were made in support of the large lot rural pattern of development, and that more compact development should be kept in Village Centres.

Climate Change and Hazards

Adaptation to the effects of climate change such as sea level rise, increasing frequency and severity of storms, and increased risk of wildfire were mentioned in the consultation by a few people.

Also mentioned was the need to educate the community on these issues.

THE COMMUNITY SAID...

Provide education about climate change

Improve wildfire preparedness and adapt to future sea level rise

Reduce our greenhouse gas emissions

Wildfire preparedness has been raised consistently as a concern for the area, both within and outside of

Where do we go from here?

- ⇒ Strengthen policies on **climate change** mitigation and adaptation
- ⇒ **Map** low lying areas that will be impacted by sea level rise
- ⇒ **Engage** with community on **active transportation** and draft the plan
- ⇒ Draft policy to advocate for **updated Community Wildfire Protection Plans**

the context of climate change, and specifically some residents would like to see the Community Wildfire Protection Plans updated.

Streets and Movement

Many comments have been made about the need to improve road safety for walking and cycling, which are being addressed through an Active Transportation Plan developed concurrently to this OCP. Aside from active transportation, the following issues have been raised by numerous people and the draft OCP will include policies to address them.

- Daily transit service is desired, and there is a desire for a bus to Courtenay
- Parking improvements needed for Deep Bay
- Second access to Deep Bay is needed
- Improved highway signage approaching the Horne Lake exit from the south is needed.

More Information

Detailed summaries of input as well as raw comments are included in separate reports for the survey, community meeting, and two open houses. Detailed summaries of each of the Working Group meetings are included in meeting record documents of each meeting. These documents were created shortly after each event and added to the project website for transparency of the process and free exchange of information.

OCP Updates to Address Input

To address the input received, the following table lists OCP updates that will be drafted. In addition to updates based on community input, the table includes updates identified by RDN staff aimed at clarifying, improving, or changing content to address interpretation issues with the OCP since it was adopted. The table also includes and notes requests received from First Nations and agencies. Early referrals were sent to First Nations and agencies in early 2016 and a few responses were received with specific requests for the OCP.

A number of comments were received about improving walking and cycling in the area, through both trail connections and shoulder improvements on Highway 19A. These comments are being considered as part of the Active Transportation Plan process being conducted as part of this OCP Review.

	Issue/concern	Possible change for updated OCP	Requesting Agency or First Nation
Development Strategy	<i>Encourage growth in Village Centres and keep rural lands rural but consider some development outside of Village Centres in key locations and that meet specific conditions</i>	Draft policy options to support limited development in the following locations outside Village Centres: <ul style="list-style-type: none"> • Deep Bay • Horne Lake Strata • Horne Lake / Spider Lake area for service • Areas of the Agricultural Land Reserve 	
		With the exception of possible changes made in the areas listed above, maintain the current policies that encourage growth in Village Centres and limit growth on rural lands	
		Add content describing unique characteristics of different neighbourhoods in Area H	
		Enable the use of temporary use permits	
		Improve mapping of hazard lands DPA with new contour data	
		Policy to support alternative forms of subdivision, with conditions and criteria for community review	
Natural and Cultural Assets	<i>Maintain a healthy environment and protect cultural history</i>	Policies to improve protection of shoreline ecosystems, forests, eagle and heron nests	
		Policy to better acknowledge significant First Nations archaeological sites in the area and support their protection, and support identification of Bowser Lagoons as an archaeological site	
		Conduct Archaeological Overview Assessment for inclusion in OCP – funding dependent	Qualicum First Nation
		Policy to support alternative forms of subdivision, with conditions and criteria for community review	
		Update OCP with current aquifer data and Coastal Douglas Fir Land Use Order area	

		Update Forestry section to support a working landscape ie Woodlots	
		Review the mapped 1000 m from the foreshore area identified as “environmentally sensitive” for its purpose and implications	
	<i>Support recreation and tourism that has a low impact on the environment and takes advantage of the area’s natural assets</i>	Review RDN Parks and Trails Plan (2005-2015) and Community Parks and Trails Strategy (2013) to make any relevant updates to OCP	
		Add policy to support conversion of railway to a trail should the railway cease to exist	
		Add policy to support maintaining natural state and low impact use of Spider Lake	
Economy and Services	<i>Grow the economy and create local jobs</i>	Draft changes to development permit areas to reduce requirements where possible, particularly in Village Centres	
		Strengthen policies to support the aquaculture industry	
		Add policies to support limited light industrial uses outside of village centres	
Affordable and Diverse Housing	<i>Create affordable and diverse housing but maintain the rural, single family neighbourhoods we moved here for</i>	Draft changes to OCP for road access to the future Lighthouse Villa for Seniors	
		Maintain rural neighbourhoods outside Village Centres – carefully weigh exceptions	
Climate Change and Hazards	<i>Provide education about climate change</i>	Add advocacy policies to support education about climate change	
	<i>Improve wildfire preparedness and adapt to future sea level rise</i>	Add policies on climate change mitigation and adaptation	
		Map low lying areas that will be impacted by sea level rise	
		Policy to advocate for updated Community Wildfire Protection Plans	
	<i>Reduce our greenhouse gas emissions</i>	Engage with the community on active transportation and create an Active Transportation Plan	
		Add support for renewable energy generation	
Administrative	<i>Bowser Village Plan</i>	Review Bowser Village Plan for policies that are specific to Bowser but could apply to all of Area H, and draft additions to the OCP	
	<i>Required content of OCP’s</i>	Review <i>Local Government Act</i> for required content to OCPs and update as necessary	

Specific requests	<i>850, 860, 870 Spider Lake Road</i>	Designation should be changed from Resource to Rural as it was excluded from the ALR since the current OCP was adopted.	
	<i>DPA 4 – Enviro. Sensitive Features</i>	Change exemption 11 to add exemption for Rural lands	
	<i>Development Permit Areas</i>	Revise throughout for clarity and functionality. Consultation with RDN staff currently underway	
	<i>Broadband Internet</i>	Policy to support broadband Internet in the Spider Lake area	
	<i>Cemetery</i>	Policy to enable establishment of a cemetery	
	<i>First Nations lands</i>	Add section to support First Nations future treaty settlement lands or future reserve areas	
	<i>VIU Marine Station</i>	Re-designate in OCP to reflect current use	
	<i>Siting of cell towers</i>	Policy regarding siting and community consultation	
	<i>Second road accesses</i>	Policy to support second road accesses as alternates to Gainsburg and Jamieson Roads	
	<i>Bowser Ecological Reserve</i>	Acknowledge this area in OCP and that public access should not be increased due to issues with invasive species and illegal dumping	BC Parks
	<i>Horne Lake Caves Provincial Park</i>	Policy to support having the road through the park become a public road instead of part of the park	BC Parks
	<i>Thames Creek Viewpoint</i>	The Crown lot that is PID 006 882 854 beside Highway 19A just south of Thames Creek was donated by the Elizabeth Thames as a view point and beach access. Add policy to support signage and naming after Elizabeth Thames, and addition to the RDN Parks system	
	<i>Vegetation on BC Hydro Right of way</i>	Advocacy policy to encourage BC Hydro to control invasive species and fire hazard on their right-of-way	
	<i>Bowser Seed Orchard Property</i>	Policy to ensure any future use of this Crown property (no longer used as a seed orchard) does not have the potential to contaminate wells from Bowser or Deep Bay Waterworks.	

Next Steps

The feedback received so far and summarized in this report will be used to create a first draft of a revised OCP. Other updates will be made to the OCP to include new maps and other background information, as well as technical updates to improve clarity or “housekeeping” changes that have been noted over the years to correct small errors or omissions.

The Community Working Group will meet several times in the fall of 2016 to review the draft in detail, and re-drafts will be made. Drafts will be available on the project website for anyone to review, and comments can be made via email and mail, and in person at Bowser Office Hours on Tuesdays. Staff will reach out to stakeholders asking for their review of the draft, such as but not limited to fire departments and improvements districts, First Nations, and the community of builders and developers.