



## Meeting Record

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

Tuesday, March 15, 2016 at 6:30 pm  
Lighthouse Community Hall

#### Members Present:

Dave Bartram	Steve Biro	Candace Cowan
Jim Crawford	Theresa Crawford	Diane Eddy
Nelson Eddy	Bill Friesen	Murray Hamilton
Margaret Healey	Ed Hughes	Bob Hunt
Marci Katz	Lee Melnychuk	Don Milburn
Shirley Petri	Keith Reid	Jeanette Runions
Ted Seaman	Dave Simpson	Mac Snobelen
Dick Stubbs	Greta Taylor	Lynette Twigge
Len Walker	Laurel Webster	

**Guests Present:** Carol Cannon, Bowser Seniors Housing Society

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

#### 1. WELCOME AND INTRODUCTIONS, REVIEW OF AGENDA

Director Veenhof called the meeting to order at 6:33 pm.

Planner Simpson covered general housekeeping, ground rules and introduction of other staff.

Questions from the group included: Can we discuss other topics other than the topic of the meeting?  
Can additional meetings if the group feels a topic hasn't been covered or covered in depth?

Planner Simpson responded that the topics are related so some cross-topic discussion can't be avoided, and that it is hoped that more Working Group meetings in addition to those already scheduled before the summer break will not be needed.

## **2. APPROVAL OF DRAFT MEETING RECORD OF MARCH 1, 2016**

There was a comment that the meeting record should include a need for advocacy against herbicide spraying on beaches. This is related to the spraying to eradicate the invasive plant *Spartina*.

The March 1 Working Group meeting record was adopted amended, by general consent.

## **3. BREAK OUT GROUP ACTIVITIES AND DISCUSSION**

By way of introducing the group activity and discussion, Planner Simpson provided an overview of the "A Community of All Ages" Working Group pre-reading document. She also advised the Working Group that an Active Transportation Plan was going to be undertaken by a consultant as part of this Official Community Plan as well.

The following questions and comments came from Working Group members:

- death and dying has not been mentioned as a topic yet, and the community could have a green cemetery like the Denman Island community recently established.
- How can the OCP promote Bowser as a community to attract people to?
- The RDN has done studies on affordable housing already completed but not a lot has been accomplished in the 7 years since, are we just spinning our wheels? Planner Simpson commented that allowance for secondary suites and publication of information about shelters and supportive housing are two initiatives of the RDN resulting from the affordable housing study.
- Who is responsible for installing new/ additional sewer system – RDN should assume risk.
- There is not enough sewer capacity to attract more businesses in Bowser Village Centre. Currently growth is at a standstill. Planner Simpson commented that the RDN would be hosting a public meeting later in the spring to present the Bowser Sewer Study.
- Seniors housing is planned for Bowser, but sewer and road access are a big challenge.

Director Veenhof provided an update on the Bowser Sewer Study and there were a number of questions from the Working Group.

Planner Simpson asked everyone to first, individually write their ideas of how the Official Community Plan can better address the needs of all age groups. Then asked everyone to discuss in their tables and write ideas on index cards to put on the "sticky wall" at the front of the room. The question for discussion was from the Community Values Statement in the Official Community Plan and was: how can the Official Community Plan promote a "mixed community providing economic activities, affordable housing, and services for all residents"?

## **4. REFRESHMENT BREAK**

## 5. BREAK OUT GROUP ACTIVITIES AND DISCUSSION CONTINUED

The index cards were sorted into themes on the sticky wall and are transcribed at the end of these meeting notes. There was not time during this meeting to prioritize the ideas.

There was a short discussion including the following points:

- Area 'H' includes 5-7 communities that may have very different concerns/ issues/ needs. Can't we focus on "neighborhoods" instead on the proposed topic areas?
- Transportation seems to be a theme that resonates across "neighborhoods" and transcends age/ neighborhood boundaries.
- Request for further direction – how do we write our ideas into the OCP? Can you condense the cards further to summary statements?

The meeting was adjourned at 9:05 pm

### Notes from Sticky Wall

#### PROMOTE AREA

RDN to advocate /promote Area H as a centre for excellence in Area H aquaculture / VIU –forestry to encourage further jobs / employment  
map trails, open up beach access  
incentives

Is our tax money coming back to the community? Is enough of the \$1.5 million generated annually by Area H property taxes to the RDN being returned to Area H for the development of local community for the services?

Are we fairly serviced now? 43% of all Area H tax monies currently go for servicing recreational services in Parksville and Qualicum Beach

I don't think so!

Build tourism facilities to generate funds for parks, playgrounds, trails and sidewalks.

Mapping trails for users.

Promote 'Lighthouse Country'

Identify:

- Ocean
- What do we want to be known for

Lighthouse Country

- What does that mean to us?
- What is the focus/emphasis to draw people here?
- How can we enhance our beach identity?
- Thinks already happening:
  - Magnolia Summer Market
  - Chainsaw Carving Art

Community Garden (Crown Land?)

---

Community solar projects  
Work toward food security  
Covered Farmers market

Permanent facility to provide outlet for local farmers producing local food. For example 'hard' roof – timber frame and out of the mud

Economic Affordable Services

In the Bowser Village Plan we were to create a 'commercial centre'.

With all the steps, costs etc the commercial centre has not grown. So no increase in jobs - no growth in the centre which means no higher density housing for affordable housing.

Also true when it comes to attracting services. If the procedures and cost to developer are too high and take too long then services will go elsewhere. RDN need to zone with OCP cut down on all the steps.

---

## LAND USE / HOUSING

1. Encourage different housing types, ie, cluster housing co-op housing with community gardens.
2. To encourage aging in place small regular localized transit
3. Large employers be encouraged to provide employee housing – use DCC fees or developer fees could be used

Allow smart development to encourage employers to locate to the area with environmentally sustainable housing and businesses to locate to the area.

To ensure the OCP land uses promote seniors housing and commercial uses to co-exist in the village centres and encourage walkable routes of access to all

Strata development not supported without Public (RDN managed) sewage – strata development creates pockets of densification that may not be properly serviced under the variable management of strata groups with a common sewage system.

Allow tiny houses, food trucks, rental at the dock (kayaks etc), user prisoners to build trails

Give incentives to developers to develop lands for housing and contribute \$ to community services eg

- Land for parks
- Sewer system
- Trails

Not just senior housing but assisted housing

Stable ratio should be maintained between population and rate of housing development

Age in place include:

Housing for seniors that is affordable

Include independent or assisted care

Densification restricted to OCP designated village containment boundaries; no densification of rural residential areas as directed by the Regional Growth Strategy.

Retain 'slow growth' development philosophy in rural residential area

- Property values are protected
- No indication that more growth is necessary or desirable in Area H
- Insufficient RDN services to support additional growth

RDN: A higher percentage of property owners in Area H than the RDN average have a primary residence outside of this area. This supports local knowledge that the area is a popular seasonal residence and vacation destination.

---

- 
- The RDN created this problem by designating areas as ‘tourist residential’ allowing owners of properties to only live in the home for 6 months of the year. The replacement of Costa Lota is an example.

In addition the following should be considered:

- *It should be remembered that part of the preparation for retirement may be purchasing a retirement home 3 to 5 years to retiring*
    - *By renting the home during this time there are tax benefits by making improvements to the home or repairs*
    - *Others forgo renting and use the home intermittently until retiring*
- 

## EMPLOYMENT

Turn around the 300 <50 yr old population loss over the last 10 yrs by supporting compatible business in Forestry, aquaculture (ie green business), eco-tourism

Don't think OCP will do it. You must have jobs to provide taxes to pay for a community of all ages, affordable housing, transit etc sewer you must allow (smart) development to get businesses to Deep Bay and Nile Creek

More attention should be paid to long term population projection (United Nations)

Less seems to be the acceptable direction

- With declining school enrolment we run the risks of losing out elementary school. We need to encourage low impact industry and eco-tourism.
- To accomplish all of the above we need to encourage development not hinder it
- Find a way to say yes rather than no
- Sewers will be the key

Promote the development of aquaculture

---

## RED TAPE

I oppose the minor amendment process allowing new village centres to be considered/approved by the RDN Board rather than through the public OCP process. It invalidates the OCP process and the vision of residents living in Area H

Increase the population base

Remove the restrictions around full time residency in the recreational zoned properties, eg Horne Lake

The official community plan needs to be amended in order for people to develop an environmentally approved redevelopment in the Community of Deep Bay. Everything costs money – we need developers to contribute to trails, sewer, septic, water, infrastructure upgrades

RD needs to support the implementation of zoning changes as is indicated by the OCP to promote economic growth, in other words, a fast tracking or streaming of paper work and procedures to reduce development costs and make development more attractive for developers

The OCP needs to promote an arena for conscientious and environmentally sensitive development. We have to find a way to increase the population to support the services we desire.

---

## INFRASTRUCTURE (SEWER SYSTEM)

Support densification of OCP designated village centres that have Public sewage services operated by the RDN.

- Provide services and assisted living accommodations for seniors.

Bowser Village needs sewer

where to put sewer

land based not pumping into the sea

want no sewage into wells

senior centre in the Bowser Village

A land based sewer system is needed!

The businesses in the centre could expand and the senior housing could be built

Delay OCP until sewers

Promote the installation of a dual line with the installation of water line – tied into the sewer system to carry gray water for watering

Delay OCP review until sewage issues has been solved for Bowser

Environmentally sustainable sewage treatment which utilizes multi phase bio-filtering , grow food/fish for local consumption/sale while utilizing residual bio/greywater for watering community gardens or landscaping

High density requires public sewers

Will the RDN carry the risk of financing a land based sewage system

## TRANSPORTATION

Traffic calming system through the village

Public transportation with connection to Nanaimo & Courtney/Comox (Fanny Bay)

Implement sidewalks, good lighting, cross walks, etc (signage) between Georgia Port area and Magnolia Court area

Safe pedestrian corridor along highway and railway tracks

Healthy lifestyle / focus – what do we want to be? Cottage life

Stop and shop – walking not easy – Gainsburg / Bowser

Local bus service for residents of the area to pick up passengers and take them to Bowser, back home and pick up other passengers maybe 2 or 3 times a day

Provide ease of access to services we cannot supply to our residents by improving roads, lighting, busing, eg. Swimming pool

Connectivity of different areas, ie. Deep Bay to Bowser Village & Qualicum Bay

Offroad trails for bikes, scooters and walking

Tie in regular bus route from Courtney to Bowser (already to Fanny Bay)

## SERVICES

Good boat ramp

Great motel / hotel

Fantastic bar

Multi use for school properties

- 
- With advent of online learning / teaching K-12 can be accommodated with our current facilities
  - Saves money on transportation to large centres
  - Community / seniors centre

Restore some of our old boat launches on beaches  
Boat trailer parking

---

## MISCELLANEOUS

- Determine what the area wants to emphasize / be known / promote. ie, tourism

Zone lands industrial for Bowser businesses to expand. Keep high density residential inside Bowser.

- Develop some strategies for promoting new business in area H. Incentives
- Look at high tech industries

Create sewerage plant to protect our aquifer

More light industrial land use designation – opportunities available

Mixed use commercial lands

Expand Bowser Village Centre to include Deep Bay to allow densification businesses to flourish and enable sewer and population growth

- The Official Community Plan needs to be amended in order for development to take place to allow cluster housing, student housing etc, in areas where people wish to live
- Historically people retiring to our area went to live near the ocean. This is proven by the major part of population in Area H and in the Deep Bay Water system which is not in the Village Centre

Encourage 'small' rezonings that allow things to start happening - without full blown DP process – that would occur on a large development

- Include Deep Bay as a Village node to allow land to be rezoned
- Change home based business property tax accordingly which would be provincial
- Eliminate resort commercial
- Full time living (6 months)
- Allow rezoning

Local agriculture

---