

# Official Community Plan Review

Electoral Area 'H'

Working Group Meeting

*June 7, 2016*

Deep Bay Marine Field Station



# Tonight's Agenda

|      |                                       |
|------|---------------------------------------|
| 6:30 | <i>Welcome and Introductions</i>      |
|      | Approval of May 26 Meeting Record     |
|      | Presentation by Planning Staff        |
|      | Opening Comments from Working Group   |
|      | Question and Answer Period            |
|      | Discussion                            |
| 8:00 | <i>Refreshment Break (15 minutes)</i> |
|      | Discussion continued                  |
| 9:00 | <i>Closing</i>                        |

# What is an OCP?



# What is an OCP?

- Manages existing and future use of land – what kind of use is supported where, and how much?
- How will the community grow and develop over time?
- What needs to be protected?
- What kinds of services are needed, and where?
- What are the hazards in the area?
- What are the public transportation needs?
- What community and institutional space is needed?

# The Current Area 'H' OCP

- Adopted in 2004
- Updated in 2010 with Bowser Village Plan



Time for an update...

# Project launch

January 26, 2016 The Parksville Qualicum Beach

## Seeking vision for community

CONTINUED FROM PAGE A1

At the time, Baines told *The NEWS* the new project may include lodge accommodations, a pub style restaurant, affordable housing options, walking trails, lots of green space and a second access point to the highway. BSI has not put forward another development application to the RDN at this point.

RDN chair Bill Veenhof, who represents Bay/Bowser, said the OCP review would be an appropriate time for BSI to pitch their vision to the community. The current OCP was adopted in 2004.

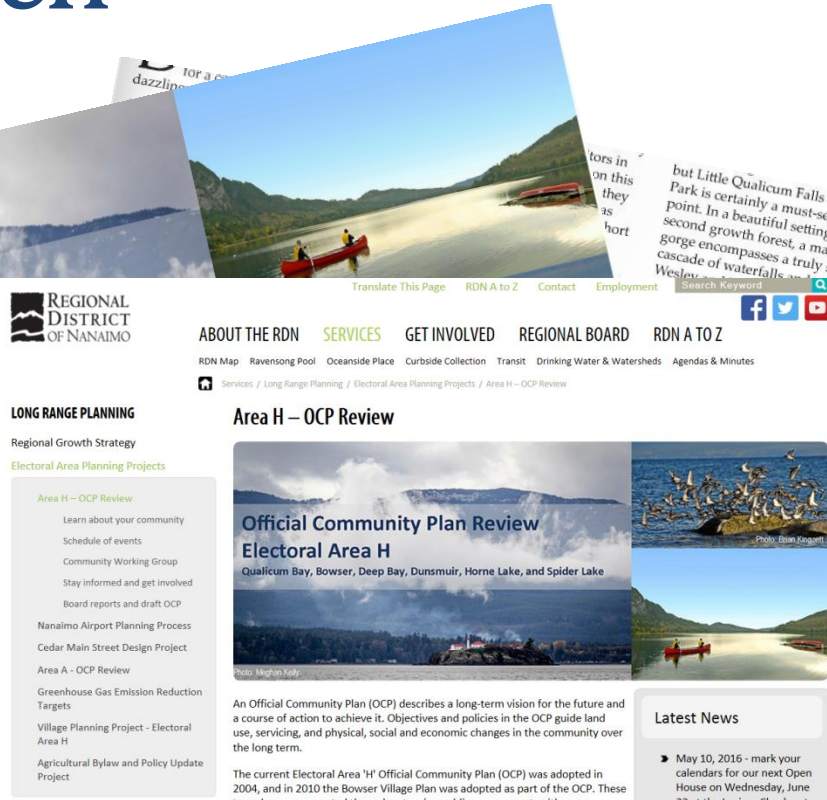
"A lot has changed in the past 11 years. It is a great opportunity to hear directly from the community about the topics and issues that are important to us," said Veenhof.



The project will include public meetings and discussions on identified topics. You are invited to attend the project presentations at the Community Hall on Wednesday, February 3, from 6:30 to 9:00 pm. The presentations will begin at 7:00 pm. This meeting will be held at the Community Hall, located at 1000 Qualicum Bay.

## AREA H OCP REVIEW SET TO START

The first Community Plan for the Area H OCP will be held on Wednesday, February 3 from 6:30 - 9:00 pm at the Lighthouse Community Hall, with presentation to begin at 7:00 pm. This meeting will be held at the Community Hall, located at 1000 Qualicum Bay.



**REGIONAL DISTRICT OF NANAIMO**

Translate This Page RDN A to Z Contact Employment

ABOUT THE RDN SERVICES GET INVOLVED REGIONAL BOARD RDN A TO Z

RDN Map Ravensong Pool Oceanside Place Curbside Collection Transit Drinking Water & Watersheds Agendas & Minutes

Services / Long Range Planning / Electoral Area Planning Projects / Area H - OCP Review

### LONG RANGE PLANNING

Regional Growth Strategy

Electoral Area Planning Projects

- Area H - OCP Review
  - Learn about your community
  - Schedule of events
  - Community Working Group
  - Stay informed and get involved
  - Board reports and draft OCP
  - Nanaimo Airport Planning Process
  - Cedar Main Street Design Project
  - Area A - OCP Review
  - Greenhouse Gas Emission Reduction Targets
  - Village Planning Project - Electoral Area H
  - Agricultural Bylaw and Policy Update Project
- Affordable Housing
- Community Plans
- Environmental Protection
- Growing Our Future

### Area H - OCP Review

#### Official Community Plan Review Electoral Area H

Qualicum Bay, Bowser, Deep Bay, Dunsuir, Horne Lake, and Spider Lake

An Official Community Plan (OCP) describes a long-term vision for the future and a course of action to achieve it. Objectives and policies in the OCP guide land use, servicing, and physical, social and economic changes in the community over the long term.

The current Electoral Area 'H' Official Community Plan (OCP) was adopted in 2004, and in 2010 the Bowser Village Plan was adopted as part of the OCP. These two plans were created through extensive public engagement, with many community members volunteering their time to provide input and to help achieve a unified community vision.

In the 11 years since the OCP was adopted the pace of development has been slower than anticipated and notable changes have occurred in the area including: establishment of the VU Deep Bay

Latest News

- May 10, 2016 - mark your calendars for our next Open House on Wednesday, June 22 at the Legion. Check out our Schedule of Events page for details. [More >>>](#)
- April 25, 2016 - details of May 3 open house with kids activities are posted. [More >>>](#)

can contact Courtney to schedule an appointment either during these hours or at another time, at csimpson@rdn.bc.ca or 250-390-6563.

1. As it becomes more expensive to travel in the US, more Canadian residents will take their vacations locally, in the same manner, for Americans it will be a lot cheaper to come to Canada. This would suggest that we will see increased tourism in our area. If this is true...

# Referral Letters

- Deep Bay Waterworks
- Bowser Waterworks
- Qualicum Bay-Horne Lake Waterworks
- Little Qualicum Waterworks
- Bow Horn Bay Fire Protection
- Dashwood Fire Protection
- Deep Bay Harbour Authority
- Lighthouse Country Business Association
- Qualicum Beach Chamber of Commerce
- School District No. 69
- Deep Bay Marine Field Station / V
- Fisheries and Oceans Canada
- Island Health
- Agricultural Land Commission
- Ministry of Agriculture



# First Nations Engagement

- Qualicum First Nation
- K'omoks First Nation
- We Wai Kai First Nation
- Sna'Naw'As Nation
- We Wai Kum First Nation
- Tseshaht First Nation
- Homalco First Nation
- Sliammon First Nation
- Hupacaseh First Nation



# January Survey

## Electoral Area H Official Community Plan Review Report on Community Survey #1



February 22, 2016

### Introduction

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 Official Community Plan was adopted, to gain a preliminary understanding of what are 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.

### Results

Question: "What neighbourhood best describes where you live?"

Approximately 30% of respondents are property owners at Home 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.

Figure 1 Respondents' neighbourhood

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



## Electoral Area 'H' Official Community Plan Review

### Community Survey

The Official Community Plan describes a the long-term vision for the future of a community and describes a course of action to achieve it. The [current Official Community Plan](#) for Electoral Area H was adopted in 2004, and in 2010 the Bowser Village Plan was adopted as part of it. The RDN is now undertaking a review of the Official Community Plan.

Responses to this survey will help us gain a preliminary understanding of the views of the community and led to the [first community meeting](#) on Wednesday, February 3, 2016. We will be presenting a summary of the responses at that meeting, so that everyone can see what people had to say. Survey responses are anonymous.

This is the first of many opportunities to voice your opinion and have your say. Your participation throughout this project will help inform revisions to the Official Community Plan's objectives and policies that guide land use, servicing, and physical, social and economic changes in the community in the long term.

For more background information on the Official Community Plan Review Project, please visit the website at [www.rdn.bc.ca/areahocp](http://www.rdn.bc.ca/areahocp).

Thank you for taking the time to complete this survey and hope to see you on February 3.

Sincerely,  
Arlene Simpson, Senior Planner

# February 3 Community Meeting

- 160 people
- Info boards and maps
- Presentation on project
- Break out discussions on
  - Growth and Development
  - A Community of all Ages
  - Transportation
  - Natural Environment
  - Anything Else?

## Electoral Area H



## Official Community Plan Review

### Summary of Community Input at February 3, 2016 Community Meeting

February 22, 2016

#### Introduction

A Community Meeting for the Electoral Area 'H' Official Community Plan (OCP) Review was held on the evening of February 3, 2016 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

An RDN planner facilitated the discussion at each of these groups and recorded comments on flip charts. There was also paper and pens at each group for participants to record their individual comments. After 20 minutes participants were asked to move to another discussion group, and again after another 20 minutes, so that each person could participate at three tables. People were also encouraged to move between tables at their own pace if they wished.

This report is a summary of what was said and recorded at this meeting. The raw transcription of the flip charts and individual comments is included as an appendix.

#### Next Steps

Now that the comments from the Community Meeting are summarized and categorized, the next step is to confirm what was said, and to further explore the issues that were identified in order to develop options for addressing them in the OCP. Some of the issues noted in this summary report cannot be addressed in the OCP, or only in part. More information will be provided on the tools available to address the identified issues as the project moves forward.

# May 3 Open House with Bowser Parent Advisory Council



Electoral Area 'H'  
**Official Community Plan Review**  
Qualicum Bay, Bowser, Deep Bay, Dunsmuir, Home Lake and Spider Lake

**I love where I live!**  
Kids! Map your community  
with an RDN Recreation Leader

**Lighthouse Community Hall**  
Tuesday, May 3, 2016  
5:00 pm - 7:30 pm  
**Hot Dog BBQ 5:00 - 5:45**  
Everyone Welcome

**Adults!** Come to  
the OPEN HOUSE and  
help shape your  
community's future

Find out more @  
[www.rdn.bc.ca/areaahocp](http://www.rdn.bc.ca/areaahocp)

 Official  
Community  
Plan

**Door prizes!**  
Win a week at the  
Qualicum First Nation  
Summer Camp

 REGIONAL  
DISTRICT  
OF NANAIMO

# May 3 Open House with Bowser Parent Advisory Council

- Approximately 40 adults
- 12 children
- New faces and new input
- 45 hotdogs
- Lots of thanks for making it easy for parents with small children to attend

# Community Working Group

*“positive and engaged community members with a community vision and who are willing to work respectfully together through constructive dialogue with a goal of an invigorated and updated Official Community Plan”*

- 32 members
- No selection process – all accepted
- Request for continuity of membership
- No decision-making authority – provide advice

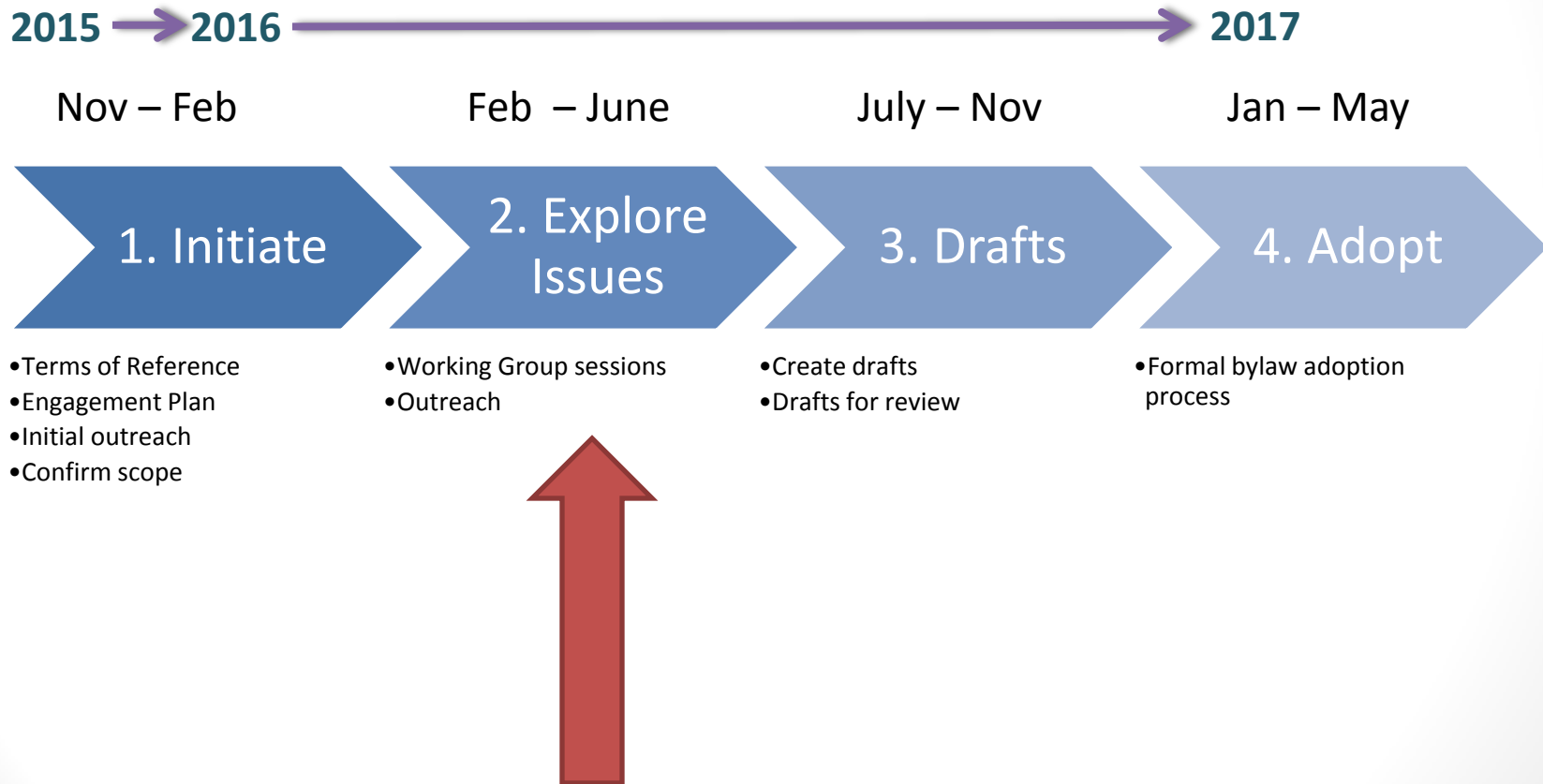


# Personal Contact & Outreach

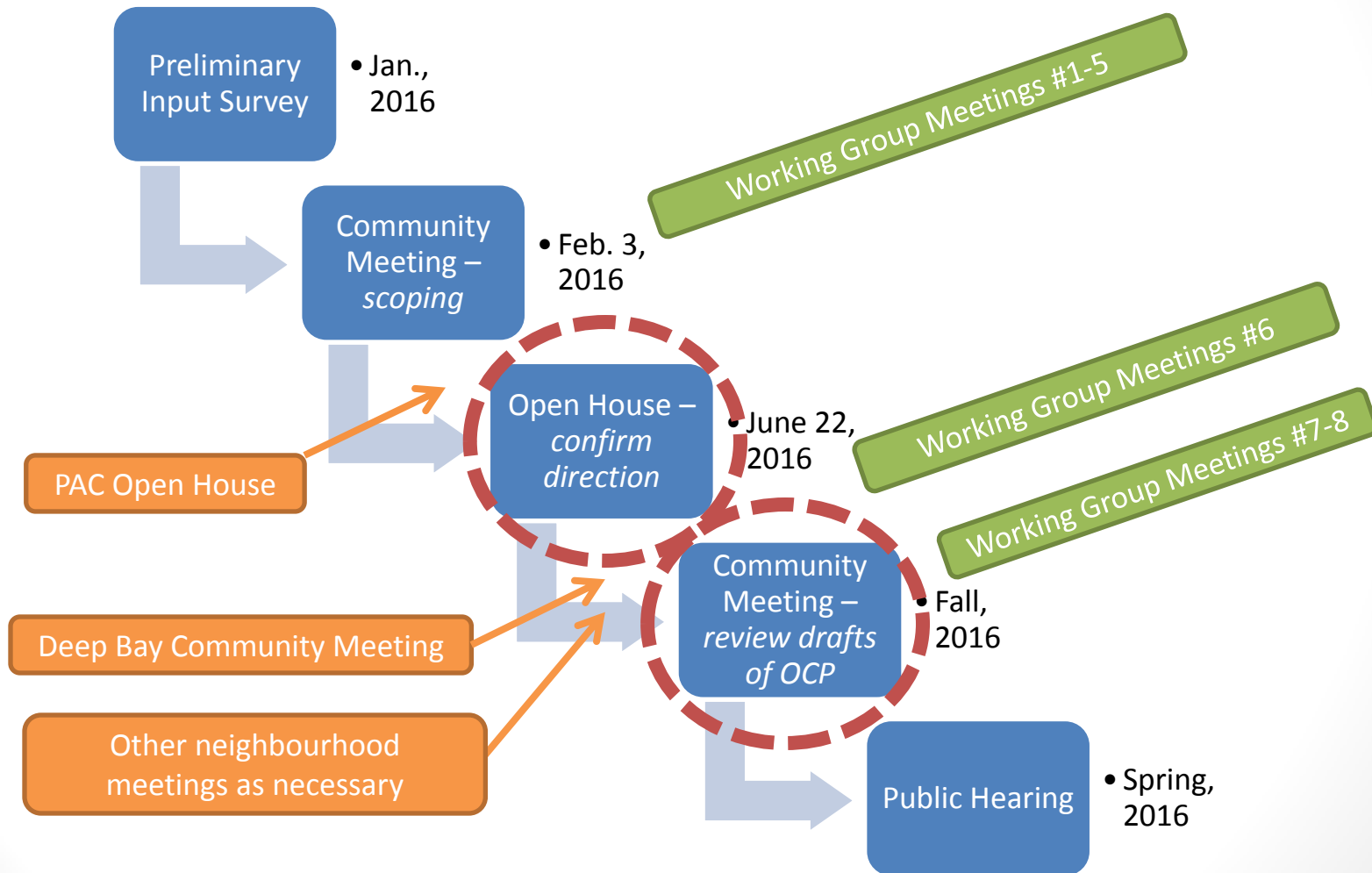
- Bowser Office Hours Tuesday
  - 43 visits
  - 26 different people
- Other personal meetings and phone calls with property owners and citizens
- 50 + email submissions
- Lighthouse Country Business Association AGM
- Second Sunday Market in April
- Horne Lake AGM in April



# Project Timeline



# Community Engagement Events





# June 22 Open House

Bowser Legion












3:30 pm – 7:30 pm

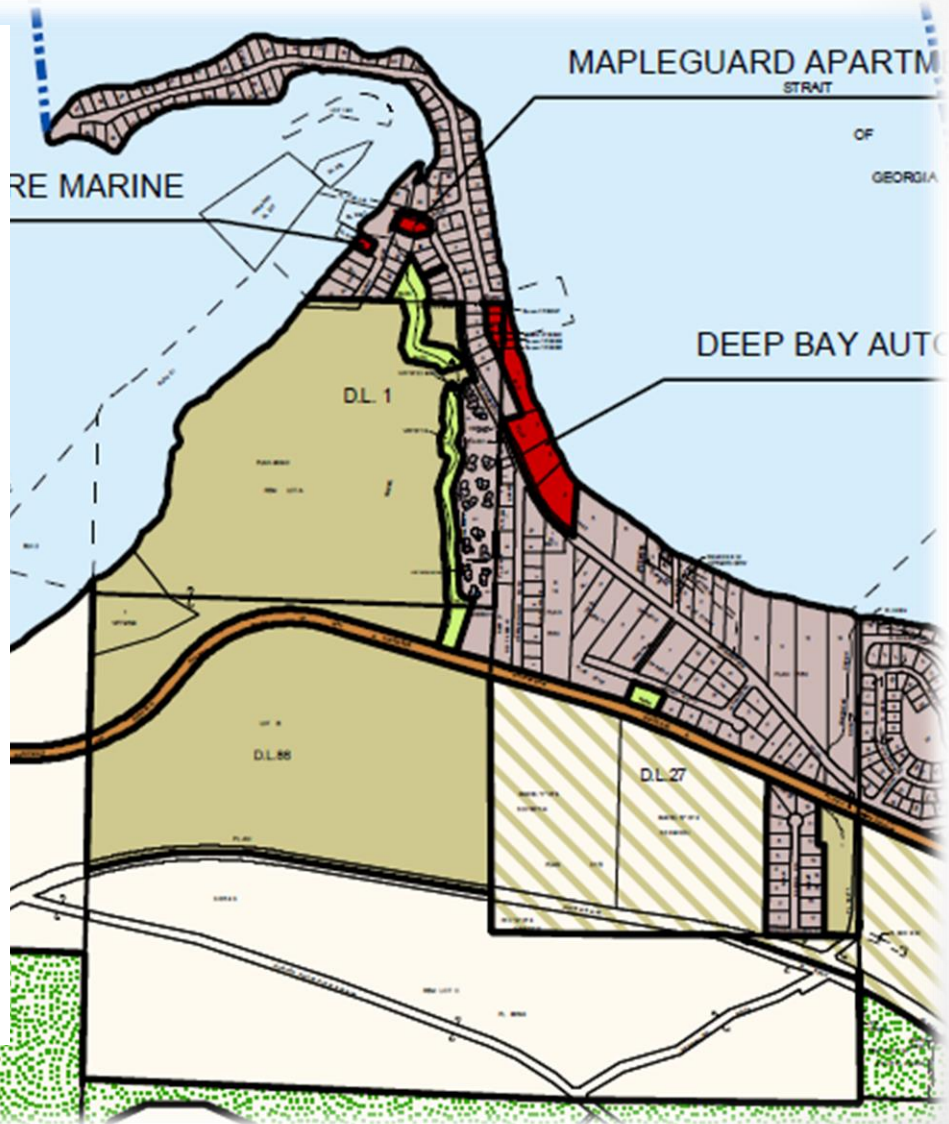
Drop in anytime, stay for as long or as short a time as you want



# Deep Bay Background

## Land Use Designations

-  Village Centres
-  Village Centre to be considered at time of 'Land & Water BC' Proposal
-  Resource Lands
-  Resource Lands within Subdivision District 'D' (BL 500)
-  Rural Lands
-  Rural Residential Lands
-  Resort Commercial Lands
-  Recreation Lands
-  Transportation Corridor
-  Park Lands
-  Park Lands (Unconfined Aquifer within Crown Land)



# Topics – issues and opportunities

## 1. **New development**

- Rural Lands (BSI)
- Rural Residential Lands

## 2. **Redevelopment**

- Deep Bay Spit
- Resort Commercial Lands
- Large lots in Rural Residential designation
- Other areas?

## 3. **Economy and services**

- Shellfish aquaculture industry
- Deep Bay Marine Field Station
- Support for Bowser as the commercial centre

## 4. **Protection of environment and archaeological sites**

# Deep Bay – Direction so far

- ✓ Need second access to Deep Bay
- ✓ Need to better recognize and protect archaeological sites
- ✓ Need to better protect natural shoreline processes and ecosystems
- ✓ Better walking and cycling trails needed
- ✓ Address concerns related to beach cast seaweed harvest
- ✓ Parking
- ✓ Traffic

# Questions so far

- Has BSI submitted a new application to the RDN?
- How does the OCP ensure there is sufficient water for a new development?
- What if sufficient water cannot be proven for a proposed development?
- How does the OCP ensure that a new development or use does not contaminate or deplete the aquifer?

# Topics – issues and opportunities

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- Rural Lands (BSI)
- Rural Residential Lands

## 2. **Redevelopment**

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- Resort Commercial Lands
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- Other areas?

## 3. **Economy and services**

- Shellfish aquaculture industry
- Deep Bay Marine Field Station
- Support for Bowser as the commercial centre

## 4. **Protection of environment and archaeological sites**

# How to stay informed and involved

http://www.rdn.bc.ca/cms.asp?wpID=3721

File Edit View Favorites Tools Help

Area H - OCP Review Home OnPoint Map Viewer

REGIONAL DISTRICT OF NANAIMO

**LONG RANGE PLAN**

Regional Growth Strategy  
Electoral Area Planning

Area H - OCP Review

- Learn about
- Schedule of
- Community
- Stay informed
- Board reports
- Comment

Nanaimo Airport  
Cedar Main Street  
Area A - OCP Review  
Greenhouse Gas Targets  
Village Planning Area H  
Agricultural Bylaw Project

Affordable Housing  
Community Plans  
Environmental Protection  
Growing Our Future



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ns. Your comments  
public record and be

10:40 AM  
6/3/2016



THANK YOU