

Electoral Area H Official Community Plan Review



Community Development Forum – November 1, 2016

Information and Guidelines

Date and Location:

Tuesday, November 1, 2016

6:30 pm – 9:00 pm

Bowser Legion, 7035 Island Highway West

Purpose of the Forum

The Community Development Forum is an opportunity for property owners with development plans, Electoral Area 'H' residents, and those with an interest in the area to share information and discuss proposed development projects that would require amendment to the Official Community Plan (OCP). It is being held as part of the OCP Review, and the changes to the OCP proposed at this meeting could be made as part of this project.

In addition, this is an opportunity for presenters to obtain valuable community input on their projects.

The Regional District of Nanaimo is the organizer of the event and has arranged for a venue and will act as the host. The project presenters are responsible for providing information on their projects.

Format and room setup

The Legion Hall will be set up with tables at the two sides, where presenters will be able to set up their materials. Easels will also be available. The middle of the room will be set up with rows of chairs as well as a laptop, projector, and screen.

The Regional District of Nanaimo will open the forum with a summary of the Official Community Plan review process as well as an overview of the agenda. Each project leader will be given 10-15 minutes to present a brief overview of their project, and 10 minutes for questions.

Following the presentations, participants will be free to roam the room to have conversations, ask additional questions, and learn about the various projects in an open house type format.



Presentation Guidelines

Your presentation can include PowerPoint slides or large posters or both. The following information should be included:

- Map of the property showing location within the surrounding area
- General description of the project (what is on the property now, what you would like to do, what use(s) is permitted now, what changes to the OCP (and zoning) are needed, and other challenges or opportunities)
- A general overview of the status of the project, the history of the project, and your general project timeline
- How your project is consistent with the Community Values Statement in section 1.2 of the current OCP, (attached) and how the changes required to the OCP to allow your proposed development would benefit the area

You will be allowed a maximum of 15 minutes for your presentation.

Supporting Materials

Along with your presentation, we recommend that you provide a short handout (suggest 1 page) containing a summary of your project that participants can take away with them.

Evaluation and feedback

It is our intent and hope that the Forum will add value to both the Area 'H' Official Community Plan review process and to your project. As such there will be evaluation forms at each table where participants can provide input that will be shared with you and the public once compiled at a later date.

The Working Group will have a discussion at its next regularly scheduled meeting to make recommendations on which projects should be accommodated in the draft Official Community Plan. Please note that all Working Group meetings are open to the general public and you are encouraged to attend. In addition, there will be further opportunities to provide comments on the various drafts of the new Official Community Plan.

Suggested materials

It is suggested that you come to the Forum with the following materials:

- Project plans (site plan, building elevations)
- Any supporting documents (professional reports, approvals, etc)
- Notebook
- Display, if you have one
- Power bar/extension cord if you need power at your table
- A project summary handout
- Business card/contact info



Suggested preparation

Participants will ask you questions about your project. Depending on the status of your project you may or may not be in a position to answer specific questions. However, either way it is recommended that prior to the forum, you give some consideration to questions you think might be asked of you such as:

- How are you protecting/enhancing the environment and groundwater?
- How is the property proposed to be serviced (water and sewer)?
- How tall is/are the building(s)?
- Where is the parking?
- What are you planning for landscaping?
- How is drainage being handled on site?
- Are you proposing any community amenities?
- Do you feel there is a need for the project in the community?
- How is traffic being handled on site?
- How are pedestrians and cyclists being accommodated?

It is okay if you don't have the answers to everyone's questions. However; it is suggested that you record the questions and contact information of the person asking the question and get back to them when you have an appropriate answer. Regional District of Nanaimo staff will assist you if you have process-related questions.

For More information on the Official Community Plan review

Please visit the project website www.rdn.bc.ca/areahocp, email to Courtney Simpson at simpsonplan@rdn.bc.ca, or call me at (250) 390-6510.



Community Values Statement

From current OCP, section 1.2

Area 'H' is made up of distinct neighbourhoods that have a diverse range of activities and interests but share many common values. Over the years, the area has developed to accommodate a broad mix of rural, residential, recreational, tourist, small scale commercial, and resource uses with an emphasis on mutual respect and diversity. The combination of climate, spectacular natural environment, outdoor recreation opportunities, water resources, entrepreneurial spirit, and the progressive attitude of residents have resulted in a highly desirable and vibrant community.

Given the attributes of the area, the residents of Area 'H' recognize that there will be pressure for change and development in their neighbourhoods. As the future unfolds, the residents of Area 'H' will embrace compatible development, while at the same time maintaining the values that are fundamental to the health and prosperity of the community. These values have been formed based on the input and priorities of the residents who make up the neighbourhoods of Electoral Area 'H' and will be used to help guide future decisions on development proposals, environmental protection initiatives, and infrastructure development for the community, the Regional District of Nanaimo and senior government agencies. These values include:

1. Protect rural character and contain urban development to village nodes;
2. Identify and protect watersheds and aquifers from degradation, inappropriate development and pollution to ensure a continued safe water supply;
3. Recognition that the sustainable development of the area must be linked to groundwater quality and quantity for all residents;
4. Protection and promotion of natural, environmental, and geographic features;
5. Support for development regulations to protect environmentally sensitive areas, natural hazard lands, the marine/freshwater foreshores, and aquifer recharge areas;
6. Recognition that a comprehensive approach to managing sewage/septage is required;
7. Recognition that a comprehensive approach to stormwater management is required;
8. Support for a diversified economy, focusing on small scale commercial, human service sectors, and tourism within the village nodes;
9. Support for economic diversity in new and existing developments that compliment the rural integrity of Area 'H';
10. Recognition of the importance of home based businesses in the growth and diversification of the area;
11. Consultation with First Nations to develop approaches to issues of mutual interest;
12. Protection of resource lands for suitable resource uses;
13. Minimize the encroachment of incompatible land uses;
14. Recognition of Horne Lake as a unique recreational opportunity;
15. Support for environmentally responsible shellfish aquaculture, recreational and commercial fishery, and salmon enhancement;



16. Recognize and support Deep Bay Harbour as a viable commercial and recreational port;
17. Preservation and enhancement of green space, access to public lands, integrated trails and beaches;
18. Recognize the need for and continued support for Electoral Area 'H' local schools and community centres;
19. Promotion of a mixed community providing economic opportunities, affordable housing, and services for all residents;
20. Recognition and support for enhanced transportation corridors; and
21. Require comprehensive public consultation with respect to decisions about the future development of all lands and services within our communities.