



# Electoral Area H OCP Review

Community Development Forum— November 1, 2016

## Comment Form

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Name of Proposed Development:

HORNE LAKE INTERCHANGE

What is it about the development that you like and/or dislike?

THIS IS A GOOD LOCATION FOR TRAVELLING PUBLIC AND HORNE LAKE RESIDENTS .  
SERVICES WOULD NOT IMPACT LOCAL BUSINESSES.  
LIGHT INDUSTRIAL USES O.K.

What would you like to see more of/or less of in the development?



What opportunities do you see this development bringing to the community?

MAYBE SOME EMPLOYMENT.

Please use this space to provide any other comments



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Name of Proposed Development:

*RD HUGHES - HORNE W/ Intchange*

What is it about the development that you like and/or dislike?

*opportunity to serve  
- domestic residents  
& travellers*

What would you like to see more of/or less of in the development?

- CONTINUE GREEN SPACE + FORESTED AREA*
- STORAGE FACILITY (COULD WORK WELL W/ LARGE RESIDENTS)*
- GAS + CONVENIENCE STORE ACCESS FOR TRAVELLERS +*



What opportunities do you see this development bringing to the community?

[Empty response box for community development opportunities]

Please use this space to provide any other comments

[Empty response box for other comments]



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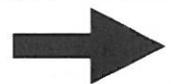
*HORN LAKE INTERCOMMERCIAL*

What is it about the development that you like and/or dislike?

*THE CONCEPT OF RURAL COMMUNITIES WITH VILLAGE CENTERS WHERE THERE ARE EXISTING DEVELOPMENTS TO MAINTAIN THE RURAL ATMOSPHERE IS A SUSTAINABLE PLAN TO ALLOW COMMERCIAL AND OR LIGHT INDUSTRIAL DEVELOPMENT WOULD SEEM CONTRADICTORY TO THIS CONCEPT. THIS HAS THE POTENTIAL TO DRAW AWAY FROM THE VILLAGE CENTERS*

What would you like to see more of/less of in the development?

*DUNSMUIR IS A VILLAGE CENTRE CLOSE TO THIS SITE AND WOULD BE A MORE APPROPRIATE LOCATION FOR THIS KIND OF DEVELOPMENT IF THERE IS DEMAND.*



What opportunities do you see this development bringing to the community?

IF APPROPRIATE LARGE RURAL LOTS FOR  
SINGLE FAMILY HOMES

Please use this space to provide any other comments

AT THIS TIME IN AREA H DEVELOPMENT  
THIS IS AHEAD OF ITS TIME. PROVIDES MORE  
FOR TRAFFIC PASSING THROUGH THE COMMUNITY  
WOULD HAVE AN OPPOSITE EFFECT BY NOT DRAWING  
PEOPLE INTO OUR COMMUNITY



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Name of Proposed Development:

CROSLEY RD. REALIGNMENT.

What is it about the development that you like and/or dislike?

NOT ENOUGH RELATIVE INFORMATION.  
NOT CLEAR WHAT IS GOING TO BE DEVELOPED.  
ARE THE TREES ON THE OLD RIGHT-OF-WAY ALL GOING TO BE REMOVED!

What would you like to see more of/or less of in the development?



What opportunities do you see this development bringing to the community?

Please use this space to provide any other comments

THERE SHOULD BE A ROUND-ABOUT AT THE END OF THE HI-WAY.  
THIS WOULD SLOW TRAFFIC FOR THE REGION AND VILLAGE.  
RE-ALIGNMENT WOULDN'T BE NEEDED.



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Name of Proposed Development:

CROSLY RD.

What is it about the development that you like and/or dislike?

-LEFT & RIGHT HAND TURNS SEPARATED  
-ACCESS TO SENIORS RESIDENCE

What would you like to see more of/or less of in the development?



What opportunities do you see this development bringing to the community?

- SAFETY ISSUES
- More control at intersection
- future easy access to rear of Magnolia Court

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Name of Proposed Development:

BAYNES SOUND INVESTMENTS

What is it about the development that you like and/or dislike?

THIS HAS BEEN IMPROVING SLOWLY!  
THEY ARE NOT ADDRESSING THE COMMUNITY VALUES STATEMENT.

What would you like to see more of/or less of in the development?

HOUSES FURTHER APART. NO DUPLEXES.  
THE ONLY ACCESS SHOULD BE FROM THE HI-WAY, NOT  
DOWN GAINSBURG — ALREADY CONGESTED!  
UNITS PROPOSED ON GAINSBURG NOT PERMITTED — THIS  
AREA CAN BE USED FOR BOAT TRAILERS.  
GATE FROM DEY. TO HARBOUR — ONLY TO BE USED  
FOR PEOPLE WITH BOATS.



What opportunities do you see this development bringing to the community?

IF MOST WORK WAS LOCAL, THAT WOULD BE POSITIVE, BUT DEVELOPERS BRING PEOPLE FROM OUTSIDE THE COMMUNITY, THUS NO LOCAL OPPORTUNITIES.

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Name of Proposed Development:

BSI

What is it about the development that you like and/or dislike?

Open spaces  
Community Access  
Variable housing types.  
2nd Road access  
Overflow parking  
This developer has been listening

What would you like to see more of/or less of in the development?

to the community



What opportunities do you see this development bringing to the community?

[Empty response box for community development opportunities]

Please use this space to provide any other comments

[Empty response box for other comments]



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Name of Proposed Development:

BS1

What is it about the development that you like and/or dislike?

Protecting aquaculture through responsible wastewater mgmt.

What would you like to see more of/or less of in the development?

Change road access towards the Cook Creek interchange  
- lower density - rural character.



What opportunities do you see this development bringing to the community?

- jobs

-

Please use this space to provide any other comments

- Don't like the townhouse ideas.

- Don't like the multi cluster housing.



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Name of Proposed Development:

*Baynes Sound Investments*

What is it about the development that you like and/or dislike?

- 2nd Access to town/Deep Bay
- environmental protection
- large - phase in?

What would you like to see more of/or less of in the development?

Empty box for additional comments.



What opportunities do you see this development bringing to the community?

my children (20's) don't want or need lg lots  
- smaller cluster smaller units  
allow lower cost options

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Name of Proposed Development:

QUALICUM LANDING

What is it about the development that you like and/or dislike?

THIS DEV. WAS BASED ON 6 MONTH USE - THAT'S HOW THEY CRAMMED SO MANY MOUSES IN THAT AREA.  
CUT DOWN ALL THE TREES.  
THE SEPTIC SYSTEM WAS DESIGNED FOR 6 MONTH WATER FLOWS. TO MAKE IT YEAR ROUND THAT WOULD NEED TO BE CHANGED - IF THEY HAVE THE AREA NEEDED.

What would you like to see more of/or less of in the development?

CHECKING HYDRO METERING WOULD SHOW USAGE!  
HYDRO BILLS COULD BE ACCESSED BY RDN. LET THEM KNOW!!



What opportunities do you see this development bringing to the community?

NONE.

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Name of Proposed Development:

*Qualicum Landing*

What is it about the development that you like and/or dislike?

*Dislike very much retroactively asking to change "part" of the zoning requirement of the proposed "Qualicum" development. The development is too bad. There are gated communities not open to all the community. These densities here are way to dense. It is not face lots - roads substandard.*

What would you like to see more of/or less of in the development?

*not open to public. This property was built to serve tourist commercial use. No public space, no waste water, no road standard. This proposal is pure slight of hand. Questions were raised when the property was redeveloped re today, to now tourist*



What opportunities do you see this development bringing to the community?

Very little

except to make our zoning regulations  
a laughing stock of 180 days  
is not enforceable doesn't make  
it a bad standard. To have  
180 days means we will entertain  
this retroactivity in future  
Standards are standards, it  
behaves as if they were.

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Name of Proposed Development:

*Quarries on Landside*

What is it about the development that you like and/or dislike?

*I THINK THE DEVELOPER TOOK ADVANTAGE OF THE ZONING  
THIS CHANGE COULD OPEN THE DOOR TO OTHER LAND DEVELOPMENTS LIKE THIS  
WE NEED TOURIST ACCOMMODATION IN THIS AREA.  
THAT IS WHAT THIS USEAGE WAS THERE FOR.*

What would you like to see more of/or less of in the development?

*USE FOR ITS INTENDED USE*



What opportunities do you see this development bringing to the community?

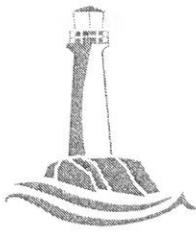
TOURIST ACCOMMODATION

Please use this space to provide any other comments

Garage RD

THE DEVELOPMENT IN BOWSER WAS PART OF  
A OCP PROJECT AND THE FUTURE USE CHANGE  
IN THE BOWSER VILLAGE PLAN - THIS WAS A  
APPROPRIATE APPLICATION AND CHANGE

I FEEL FOR THE OWNERS BUT THIS IS TOURIST COMMERCIAL  
LAND



**O**fficial  
**C**ommunity  
**P**lan

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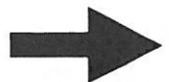
Name of Proposed Development:

*Avalium Landing*

What is it about the development that you like and/or dislike?

*-Recreational site  
maintain existing standard*

What would you like to see more of/or less of in the development?



What opportunities do you see this development bringing to the community?

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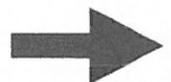
Name of Proposed Development:

HORNE LAKE STRATA

What is it about the development that you like and/or dislike?

SHOULD STAY AT 6 MONTHS!  
TO MANY HOUSES AROUND LAKE.  
POND & HAUL IS NOT SUSTAINABLE.  
SOME PEOPLE RUN THEIR GREY WATER INTO THE GROUND  
BESIDE THE TANK, TO CUT DOWN ON PUMPING.

What would you like to see more of/or less of in the development?



What opportunities do you see this development bringing to the community?

[Empty response box for community opportunities]

Please use this space to provide any other comments

[Empty response box for other comments]



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Name of Proposed Development:

*Fraser Rd. Christian*

What is it about the development that you like and/or dislike?

- yes - Site Access to school*
- yes - green space*
- ✓ - inviting families to live closer to elementary K-7 school*
- ✓ - student educational options*

What would you like to see more of/or less of in the development?

Empty box for additional comments.



What opportunities do you see this development bringing to the community?

- homes for families of school age children
- love the option available for environmental education  
trails open to the public

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Name of Proposed Development:

COOK FAMILY PROPERTIES

What is it about the development that you like and/or dislike?

LIKE IDEA OF RETAINING LARGE NATURAL AREA.  
NEEDS TO BE CAREFULLY PLANNED.

What would you like to see more of/or less of in the development?



What opportunities do you see this development bringing to the community?

COULD HAVE SOME ECO TOURISM OPPORTUNITIES.  
TRAIL NETWORK FROM DEEP BAY TO COOK CREEK - GREAT!

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Name of Proposed Development:

Cook property

✓ What is it about the development that you like and/or dislike?

I like the whole concept of conservation based Residential & light commercial land use based on 1/2 acre lot density.

The property must have a comprehensive topographic survey to identify the buildable areas for residences and other uses.

The property must be removed from the HR to protect the shellfish industry. The property should be classified as a

What would you like to see more of/or less of in the development? "development permit area"

where the property ~~and~~ owner ~~can~~ can engage the professional technologists & engineers to prepare a vision for the community. subject to a public hearing and Rezoning Applications.



What opportunities do you see this development bringing to the community?

I see the opportunity to use the latest technology for smart use of <sup>underground</sup> hydro, water, septic, water collection for recycling and much more.

AND to showcase the marine environment at the waterline out into the beach area for Bird watching, salmon spawn watching and just being able to access the waterfront and the trail systems.

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Name of Proposed Development:

ARROWSMITH GOLF COURSE.

What is it about the development that you like and/or dislike?

THIS WOULD HELP THE GOLF COURSE TO KEEP OPERATING.  
IS A GOOD LOCATION FOR DEVELOPMENT.  
NOT MUCH ACCOMODATION IN THIS AREA.

What would you like to see more of/or less of in the development?



What opportunities do you see this development bringing to the community?

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I HAVE FAMILY WHO TRAVEL, STAY, AND PLAY GOLF.  
THIS WOULD WORK HERE.



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Name of Proposed Development: ARROW SMITH

What is it about the development that you like and/or dislike?

I LIKE, THAT IT WOULD SUPPORT A EXISTING ASSET TO THE COMMUNITY AND WOULD HELP TO INSURE THAT THE COMMUNITY WILL HAVE THE COURSE INTO THE FUTURE

What would you like to see more of/or less of in the development?

[Empty box for additional comments]

What opportunities do you see this development bringing to the community?

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Name of Proposed Development:

MAGNOLIA GARDENS

What is it about the development that you like and/or dislike?

- residences in Village Centre
- opportunity for residents to remain in community if they have to downsize
- ability for residents to walk to access businesses and transportation if they can no longer drive.

What would you like to see more of/or less of in the development?

Empty box for additional comments.

What opportunities do you see this development bringing to the community?

- people to remain in the community as they age
- for young people to remain in community
- 

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Name of Proposed Development:

MAGNOLIA COURT DEVELOPMENT AREA

What is it about the development that you like and/or dislike?

GOOD IDEA TO PROVIDE AFFORDABLE SITES

What would you like to see more of/or less of in the development?

ISSUES IN REGARDS TO TRAFFIC AND ACCESS ON TO HWY 19A. THE ONLY ROAD ALREADY IS VERY BUSY AND HAS AMBULANCE ACCESS TO HWY 19A. COULD NEED GOOD SIGHT LINE / AND OR LIGHTS NEED ALTERNATE ACCESS VIA PITT RD TO CROSLY RD.

What opportunities do you see this development bringing to the community?

AFFORDABLE SENIOR HOUSING

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*Margie Healey*

Name of Proposed Development:

What is it about the development that you like and/or dislike?

*Home Lake Exchange - Good idea we need a gas station & an area for people to shop & perhaps build a house.*  
*Brosley Road Realignment - Good idea*  
*Laynes Sound - we need a tourist destination in Deep Bay so people can holiday in a nice place by the sea.*  
*We need cluster housing so people can downsize.*

What would you like to see more of/or less of in the development?

*Qualicum Landing: It is in their agreements of sale 180 days. It is possible that they are having trouble re-selling. The development permit gave them permission as a resort not permanent living.*  
*Home Lake Strata - same as above.*  
*Book Property - sounds good need to see more - re wetlands etc.*  
*Arrowsmith Golf Course - good idea as long as streams protected*  
*Magnolia Court - possible good idea for seniors & young families. Could evolve into a community that will hopefully be cohesive.*



What opportunities do you see this development bringing to the community?

*[Faint, illegible handwritten text]*

Please use this space to provide any other comments

*[Faint, illegible handwritten text]*