

Electoral Area H Official Community Plan Review



Preliminary Report on Community Survey #1

January 28, 2016

Introduction

On January 14, 2016 an online survey was opened and advertised to community members in Electoral Area 'H'. This is a report of preliminary results to present at the Community Meeting on February 3. The purpose of the survey is 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.

Results

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

Almost 50% 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 20%. Figure 1 shows the neighbourhood distribution of respondents.

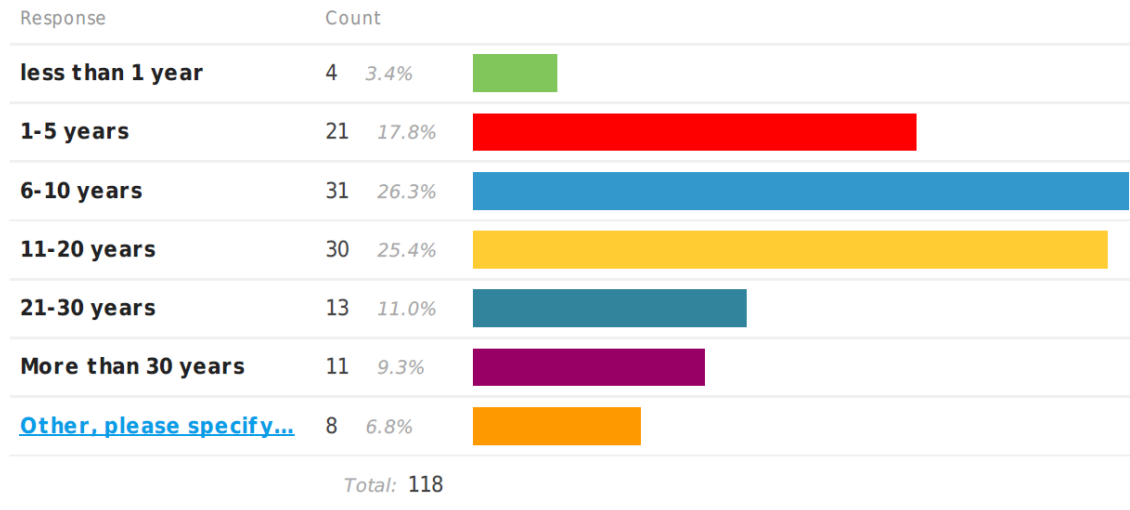
Figure 1 Respondents' neighbourhood

Response	Count	
Deep Bay	15 12.5%	
Bowser	25 20.8%	
Qualicum Bay	14 11.7%	
Dunsmuir	2 1.7%	
Horne Lake	58 48.3%	
Spider Lake	4 3.3%	
Corcan-Fowler	2 1.7%	
Total: 120		

Question: How long have you lived in Electoral Area H?

The majority of respondents (52%) have lived in Electoral Area H between 6 and 20 years. Surveys have been completed by a range of community members including both full time and seasonal residents. Figure 2 shows the length of residence of respondents in the area. Most of the written responses in the “other” category related to owning property in the area but having a full time residence elsewhere.

Figure 2 Length of time respondents have lived in Electoral Area H







Question: Understanding that all of these issues are important to planning for a community’s future, of the following, which would you say is the most important issue for this community right now?

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 choices in this question were derived from grouping issues that the RDN Director and staff had been hearing about or working with over the past several years in Electoral Area ‘H’.

The responses to this question tell us that environmental protection is most highly valued by survey respondents, followed by economy, transportation and affordable housing. The answers do not tell us what specific issues are most important and specifically what needs to be addressed in the Official Community Plan Review. Some of that information will be gathered at the February 3 Community Meeting.

Figure 3 Responses to question about the most important issue for the community right now

Response	Count	
Economy	25 23.8%	
Affordable Housing	9 8.6%	
Environmental Protection	51 48.6%	
Transportation	20 19.0%	
<i>Total: 105</i>		

The survey next asked respondents to list any other issues they feel are important to the community that don't fit into one of the above four topics. Other topics mentioned include seniors housing and services, that development be sensitive to water and sewage disposal limitations, and that environmental protection goes hand in hand with the economy.

Looking at the response from Horne Lake separately, issues mentioned include: allowing full time residency at Horne Lake, poor condition of roads, overly restrictive building regulations, and desire for hydro.

The Appendix contains the full list of responses.

Question: Thinking of the past 10 years (since approximately 2005), how would you say the community has changed?

Themes emerging from responses to this question include:

- Commercial development in Bowser has been a welcome addition
- New and renovated housing has been built at a moderate pace
- Increase in seniors moving to the area
- Population increase overall
- Bowser school has a healthy population
- More traffic
- More pedestrians and cyclists on the highway
- More tourists
- Loss of waterfront tourist rental cottages with increase in camping/trailer accommodation
- Fishing is not as good as it used to be
- Beach landscapes changing with construction of breakwaters or retaining walls

From Horne Lake respondents, the following issues were mentioned:

- Greater investment in cabins through new construction and renovation
- More traffic
- Better lake level control
- Generally busier

The Appendix contains the full list of responses.

Question: And how has the community stayed the same?

Themes emerging from responses to this question include:

- Not many new businesses or much commercial development
- Little economic development
- Little growth
- Not much new housing
- Still a community of retirees
- Still tough for a young family to find work and stay local
- Strong sense of community and sense of place, small town feel
- People love and appreciate living here
- Friendly, caring place to raise a family
- Beautiful and peaceful
- People appreciate the environment and clean air and water

From Horne Lake respondents, the following items were mentioned:

- Poor road conditions
- Rustic lifestyle due to no hydro or paved roads
- No young people moving to the area
- Lack of business development
- Horne Lake is still a beautiful, family oriented area
- Laid back community
- Environmental focus is maintained

The Appendix contains the full list of responses.

Question: Please indicate how likely you are to participate in or use the following opportunities to be involved in the OCP review.

Asking how likely people are to participate in or use a variety of opportunities to be involved in this OCP Review helps us decide where to focus our communication and engagement efforts. Of the options given, responding to future surveys had the highest positive response. Writing to the RDN, attending community meetings, and speaking with a planner during Bowser office hours all had an overall moderately positive response.

For responses from Horne Lake residents only, there was a very strong interest in responding to future surveys compared to the other options. Given that many Horne Lake property owners' full time residence is outside of Electoral Area 'H', it is expected that their interest in travelling to an in-person meeting is lower.

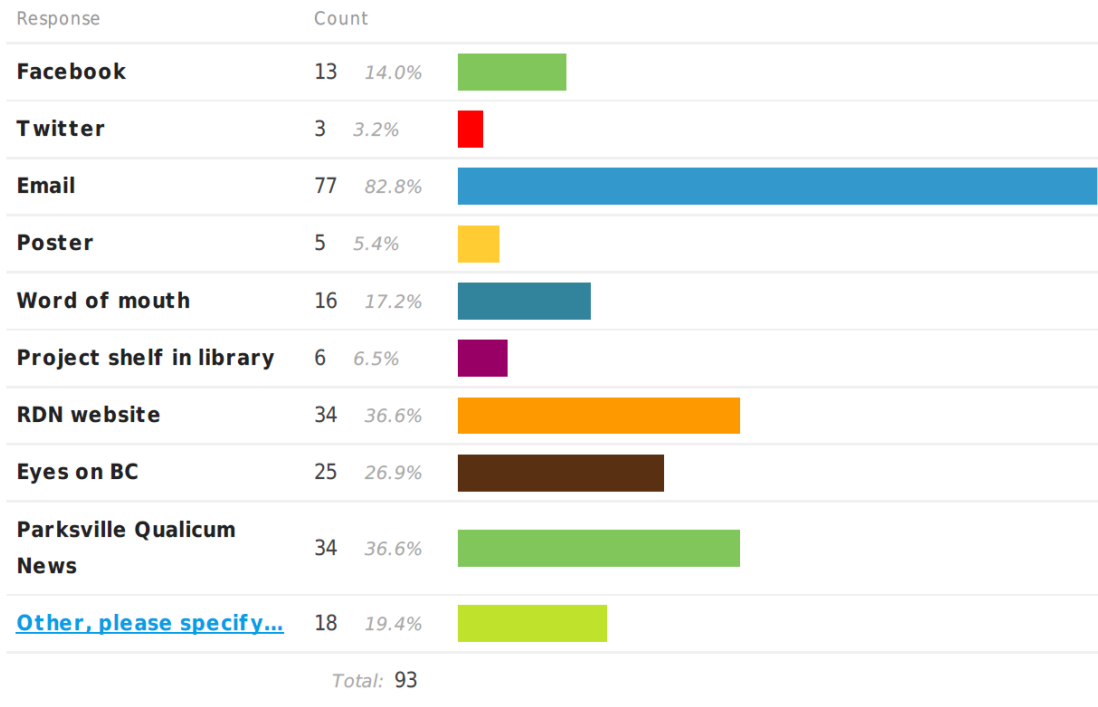
Figure 4 Respondents' likelihood of future participation in the project

Variable	Very unlikely	Somewhat unlikely	Not sure	Somewhat likely	Very likely	
Writing email or letter to the RDN	7 7.9%	11 12.4%	11 12.4%	35 39.3%	25 28.1%	Total: 89
Responding to future surveys	3 3.2%	1 1.1%	2 2.2%	28 30.1%	59 63.4%	Total: 93
Attending community meetings	7 7.6%	9 9.8%	20 21.7%	30 32.6%	26 28.3%	Total: 92
Speaking with a planner during office hours in Bowser	9 9.8%	10 10.9%	22 23.9%	32 34.8%	19 20.7%	Total: 92
Joining the Community Working Group	13 14.1%	17 18.5%	24 26.1%	22 23.9%	16 17.4%	Total: 92

Question: Outside of organized meetings, how do you like to receive information to stay informed about this project? (check all that apply)

Responses to this question show that email is the most popular way respondents would like to stay informed with this project (83%) followed by the RDN website (37%) and the Parksville Qualicum News (37%). In the "other" category, several Horne Lake respondents indicated the "Horne Lake Hooter" monthly publication, and Horne Lake Strata emails. Two respondents indicated they like to receive information via mail, and others mentioned Director Veenhof's email updates and Area H Newsletter.

Figure 5 Preference for receiving information about the project



Question: Are you likely to use a smart phone to access information about the project online?

We asked respondents to indicate whether or not they are likely to use a smart phone to access information about the project online. Slightly less than half (47%) said they were likely, and the rest were not. This tells us that it is important to ensure our online communication is optimized for mobile use.

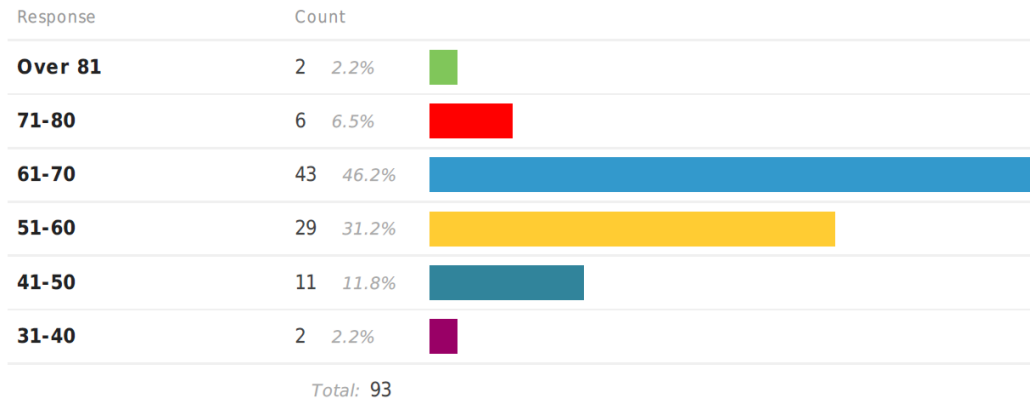
Figure 6 Likelihood of using smart phone to access information about the project



Question: This last question asks what is your age. Knowing the age of respondents helps us understand if we have a good cross section of ages of people responding, or if one age class is over-represented. Answers are anonymous.

The 61-70 year old age group represented 46% of respondents, and the under 50 age groups represented only 14% of respondents. It is important for us to understand that the survey responses do not equally represent the views of all age groups of residents, and we need to seek other ways of engaging community members under 50 years old.

Figure 7 Respondents' age



Appendix

The appendix contains full responses to questions requiring a written answer. The answers in the appendix have been manually sorted into categories to help identify commonalities, and the written responses from Horne Lake have been separated.

If there are other issues you feel are important to the community that don't fit into one of the above four topics, please list them below.

Environment	Specifically, preserving our water sheds. Protection of the limited supply of water available in Deep Bay from over exploitation / development. need more salmon that are easier to catch! Environmental Protection should go hand in hand with the Economy Ensuring protected adequate High quality potable water supply.
Seniors	Seniors housing, medical services Housing for seniors Affordable housing for seniors
Agricultural Land Reserve	ALR exclusion. smaller property limits still staying with hobby farming To get out of the ALC control they are unfair.
Development and Growth	A continued influx of people that would put a strain on the community's current resources, including water and sewer- an increase in population to the point that too much land was developed and the quality of life as a community became compromised Sustainable development Sewage treatment for Bowser, A plan for Deep Bay [A very sensitive area and a very special area] Parking in Deep Bay especially for the boating community, Infrastructure upgrades, and the funding for them, Sidewalks and trails linking the community to the shopping areas, Fire hall on lake side of highway Reasonable sustainable slow growth, maintaining 5 lots per hectare. NIMBYISM No building permits Non-intrusive (incremental) development WATER SUPPLY LIMITATIONS ON FUTURE DEVELOPMENT: changing climate, global warming effects
Transportation and Roads	safe highways: shoulders, speed, ability to walk and cycle safely Speed control for highway 19A (lower speed in and between Bay/Bowser - more

	professional offices (dentist/doctor/pharmacy) road lighting, shoulder width, safety, uniformity of address identification (vs reflectors)
Other	Employment and a mixed demographic Getting RCMP more involved in cracking down on grow-operations
Horne Lake	Allow full time residency at Horne Lake, which will free up city homes for others (1) Becoming more Age Friendly (2) The recreation zoning at Horne lake has served it's time. Like others we hope to retire to Horne Lake in the next few years, yet the recreational zoning restricts how long we can stay. The zoning no longer fits the community. INFRASTRUCTURE: Hard surfacing of Horne Lake Rd. and Horne Lake Caves Road all the way to the Rdn Campsite. I would hope that full time residency by strata owners at Horne Lake will be discussed and approved. conditions of roads Rustic lifestyle sustainability overly restrictive land use bylaws at Horne Lake Full time residency, power, communication, and fire services Power and roads Hydro and Allowable Square footage of new builds. At horne lake, in the strata, we would like to be able to legally live there year round, we need work done on the roads as they are rough gravel roads and we need RDN's support in this Better maintenance of Horne Lake Caves Rd The existing seasonal use fits the land use approval for the area surrounding Horne Lake at this time. Hydro No corridor between Port Alberni thru Horne Lake, leaving Horne Lake recreational not year round residences Roads, Building Restrictions, Hydro electricity, ability to live at Horne lake year round

Thinking of the past 10 years (since approximately 2005), how would you say the community has changed?

Development and Growth

Lots of relatively small subdivisions developed.
not much --- a bit more organised
One of the biggest changes is the growth with the construction of Qualicum Landing and homes along the water. The expansion of Magnolia Court is exciting and offers an opportunity for those services to

relocate to our area. Bowser school is full, so there are families in the area. These families need local employment opportunities so that they remain in the community. Westjet flying in and out of Comox and the building of a new hospital in Courtenay are both positive expansions.

Comox Airport (Westjet) growth opens up area for local flyout jobs and flyin weekenders.

Build up of Bowser commercial space (Mag Court) is a positive change.

Bowser village is a little more vibrant.

Magnolia Court

Development of Qualicum Landing both +/- with gentrification of Cost-A-Lotta trailer park.

Every year more properties appear to get visible improvements. Area is looking better.

Well more population, more shops,

Having just moved back full time in the past 4 years, the biggest change would be the influx of new residents from the Mainland and Alberta to the area. Lots of new housing starts, but not sure whether this has benefited the community, not being a local business owner. Some of those people get involved in the community, but a lot don't. Never sure how to reach those people to draw them in.

We have had not a lot of development in our community. Our community hall is really starting to take shape and of course the Bowser Node is really starting to take more shape.

More housing that is larger and a higher quality.

built up

Reasonable amount of new homes and families moving into the area.

The turnover of neighbors is balanced in that those leaving can generally sell their home within a reasonable time frame. There is also a large diversity of single family homes on 1/2 lots. This is essentially a community standard -- 1/2 acre or larger. We are rural residential at least 40kms from a police station. Effectively there is no mass transit. There is an elementary school. This is not an area for high density development. Rather, Bowser is. Please facilitate the necessary zoning changes for a more urban/higher density development. All business should be centered there rather than in residential areas. Protect the local businesses in Bowser. Expand the commercial area within the Bowser Village Center. There are only about 5 large property owners. They control the growth. It takes only one 7/11 style 24hr food store to destroy a conventional grocery store -- I saw this happen in a rural area we lived in years ago. A family store that hired local residents. It took only about 5 years for this family store to loose the 35 year business trying to compete with a 24hr food store. Don't make Deep Bay and Bower strip malls like Parksville. Grow the village of Bowser.

Better services, library was a great addition need to form a bylaw on property upkeep and address pet issues

Bowser businesses and services have improved. Pleased to see VIRT, ambulance service and bus service.

More development.

Ambulance House placed in the very center of busy downtown Bowser a very stupid place for fast exits to rescue someone in need due to heavy local traffic.

New expansion of the Bowser Mall brought jobs.

Parking by the hardware store and liquor store is just dangerous and AWFUL.

more amenities (ambulance/shops/yoga/activities/trails/coffee shop/library)

We're at war almost constantly against outside efforts to change or develop the area in various ways.

Magnolia Court is a great positive change

The addition of the Deep Bay VIU Marine Research Station has been a major addition to the community.

Moderate growth in residential in some areas with none in others that have land use restrictions.

There has been continuing infill in our neighbourhood which has meant less trees and green space, also more traffic on our streets.

Some small new business/ food providers, in Qualicum bay & pineridge..good for locals and tourism.

Attractive, busy shopping centre in Bowser.

The Magnolia Court Mall has been very beneficial to Bowser Residents, as well as Tom's Market.

Demographics

Probably an increase in retirees settling here. A few families locating here (Bowser) and commuting to work in Qualicum Beach/Parksville or Courtenay. Slight increase in new housing.

There are more tourists and the population seem older.

Not much...those here got a bit older and we have had a number of newly retired arrivals.

We are seeing more people moving in that are younger retirees - willing to contribute to the community.

In my neighbourhood regentrification is taking place. Older people are moving out as they can no longer look after their properties and more affluent retirees are moving in.

The community is aging and there is a lack of employment opportunities for younger people.

I have seen a boom of seniors in the area who require services and will need them closer as they age.

Well more population, more shops,

Much more community awareness and involvement.

Fewer vacation homes

New people moving into the community are slowly replacing ageing senior. The Ageing Seniors must move because of a loss of drivers license or spouse/partner and are unable to live alone. This has resulted in two diverging community changes. The desire for seniors to live-in-place in the community which will eventually prove difficult without amenities such as healthcare and other seniors health and related facilities. The second is the demand of new residents for amenities they took for granted in their previous communities. The balance will be the challenge during the OCP review.

More people have built homes and began residing in Bowser.

Population increased

Reasonable amount of new homes and families moving into the area.

The community seems to be larger and more affluent.

more full time residences (creating a neighbourhood)

I have seen a boom of seniors in the area who require services and will need them closer as they age.

Bowser school is full, so there are families in the area. These families need local employment opportunities so that they remain in the community.

Bowser school at capacity.

Many seniors in area 10 years ago. More now. Creates untapped opportunity for services.

More traffic, more visitors, an increased awareness of the area, more building and development, too many newcomers relocating to the area bringing with them urban expectations and not really understanding a semi-rural lifestyle.

Many of the young families husbands have had to go out of the area to work leaving the families at home.

Transportation / Roads / Trails

More traffic

Busier highway (the old highway)

More pedestrians and bicycle riders along highway

Georgeous trail improvement from Linx Road to LCC (Lions Rd.). Would like to see more trail improvements for locals and tourists alike.

More traffic along Horne Lake- especially industrial and heavy trucks.
New SPEEDWAY has reduced commercial flow thru downtown Bowser
New VIU campus in Deep Bay and INCREASED flow of traffic on Gainsberg road badly with speed.
Speed radar by the Legion tells you how fast you are speeding in a 60 zone, so does speedometer
Traffic and speed and lack of pathways along lower highway
Good new sign at foot of Horne lake road, although not very visible

Tourism

The biggest change since 1977 has been the loss of all of the tourist facilities and the rezoning of most of their land. We'll never get that back.

There are more tourists and the population seems older.

more tourism/out of area visitors
More homes built, auto use, congestion / traffic, speeding on highway, waste burning. All have negative environmental impacts as a trade off for perceived economic development.

More tourists

Increased retail in Bowser brings more visitors

In the past 10 years, ALL of the Resorts that had cottages and boats and Motor Rentals have been Strata Titled and are individually owned, There is NO place for people to stay in Area H in a rental cottage on the Ocean....Individuals are now putting suites in and renting them to tourists. We can invite the tourists here, but they have to stay somewhere else unless they are campers. I am not sure what amenities are, but in the past 2 years, Qualicum Bay has opened a number of sites. BUT there are no cottages and many people do not camp so we lose the business of their accommodation. In Bowser, Bella Vista is not more, Seacroft Resort is Strata Titled, Viking Resort is individually owned. There is a tiny Motel in Qualicum Bay. The Harbor has expanded.

There are more tourists, and there is more competition for the remaining resources in the area.

more tourists (people are 'discovering' the Bay)

Less tourism related businesses.

Fishing does not seem to be as good as it used to, but ecotourism, simply showing tourists our lovely Baynes Sound is popular. But...the tourists have to go to Courtenay or Qualicum to stay overnight.

We are fortunate to have Vancouver Island Shellfish Research Station in Deep Bay, it brings tourists from all over, but they have to leave Area H to find accommodation .

Environment

Beach landscapes and access is changing with breakwaters or property retention put in place. ie increased erosion on adjoining properties and decreased access for the public (to get around the barriers at high tide)

The Oyster leases have expanded.

People are now allowed to drive machines all over Bowser Beaches and harm the environment.

More people trying to survive on bad land

Other

Very little has changed at all.

i do not think there has been any economic changes since i got here .

It has not changed

Horne Lake

Increased traffic, the popularity of the Horne Lake and Spider Lake parks has increased traffic significantly on less than adequate access roads.

More land use regulations from local (building permit) and provincial (Riparian Area Regulations) governments.

I think there are more people retiring to the area and there will be even more people retiring in the next 10 years.

There are more cabin owners on the 400 lot Strata development at Horne Lake now. Much more traffic on dusty, pot-hole filled gravel roads going to the RDN Campground and Provincial Caves Park.

Infrastructure has gone down hill. Area representation has otherwise been excellent.

Expectations are becoming greater from the community at large.

more people from out of town, more traffic.

At Horne Lake cabins, lots. roads ingress and regress, Traffic Demographic Lifestyles Peoples Attitudes, Protection of Public Domain has drastically changed with the modern day times, And of course higher taxes and Political influx is now at our door step

Certainly more construction and traffic.

More long term building done

(Horne Lake Cabin Owners) Area has changed from a rustic, minimally developed area into an area where owners are willing and able to invest in the value of their recreational property and want things like better road access, ability to build and use "normal" accessory buildings like a small garage or shop for storage of boats, vehicles, solar power system infrastructure etc. More owners are wanting access to hydro power.

Only a few baby boomers have renovated or built in the area, which does help the economy

- more permanent residences at Horne Lake
- building inspection required at Horne Lake which is good
- better lake level control
- more, newer buildings at HL

There has been more sales in the area so it has become busier.

More traffic but deteriorating roads.

population growth.

Cabins have become more substantial, generally better built. Solar lights have become predominant, thus the night sky isn't the same as it used to be.

More recreational traffic on Cave Rd and less maintenance and upkeep of that road

Not much

A lot of new construction of cabins.

Main Road has not been oiled and maintained. Owners of recreational property have increased their pride and use of the lake, as has the use of the Campsite and Caves.

More people & more new building happening

More people and construction of higher class cabins. More development

The existing cabins have been improved, new larger more efficient cabins have been built. Security around the lake has improved.

Not much since I've been there

Horne Lake has become more well known as a recreational destination. The lake seems busier during

the summer than in previous years. There has been discussion about bringing a highway through the area, which is disturbing and of great concern.

More people living at the lake on a regular basis.

The Horne Lake community has become busier and the "cabins" that are being built are more elaborate. Whereas I do agree that it is not necessarily a bad thing for people to be allowed to live here (better security), we need to remember that these places are not supposed to be grand residences. The road all the way from the highway to the caves has become worse and worse over the years and is dangerous because of the increased traffic.

In the past five years, there has been little change besides the development of additional lots around Horne Lake. There has been discussion of a road through the area connecting to Port Alberni. As far as I know, this plan has been moved to the back burner.

Housing built

The Roads have become worse , and the building sizing and regulations need a complete change as they no longer meet the recreational needs, noise is a problem from generators

Increasing regulation to limit development is quickly eliminating affordable housing and discouraging investment

Older buildings changed to newer construction, some property owners staying at the lake as primary residence. I feel that with even the newer construction taking place, the feel of a retreat/seasonal community remains. With a few people now residing there for most of the year, I feel a greater sense of security, and those same people have been involved in the community watch program assisting in deterring break-ins and vandalism to the community properties.

Grown stronger as a group and have matured as a community with a better idea of the future needs as a community.

And how has the community stayed the same?

Development and Growth

Not many new businesses or commercial developments.

Not much economic development.

Pretty much the same village layout of the past several years, since Magnolia Court was built. I believe the sewage issues keep that contained, though I'm not adverse to seeing it grow and prosper.

No growth.

The services offered in Bowser Village Center have remained about the same since we moved here

Things are much the same as when I purchased my home in 2007. Some of the same real estate is even still for sale. Very few new businesses or development along the highway corridor and some locations are looking rougher and more decrepit because they are not maintained properly.

Little change in infrastructurewe have a village plan which was a giant step....but there needs to be a sewer to make it work..

none I think we need more construction ie houses not just by the water front

Limited growth, lack of sewers.

We have wonderful amenities and good roads to the "big" cities of Nanaimo and Courtenay, though the cost of ferries makes it hard for many to go to the main land.

Number of small businesses appears to be constant. Minimal growth,.

We have not seen much in the way of new housing, some businesses have come and gone so no new

large scale business other than the Marine station.

The community did not stand still over the past 10 years with the development of Magnolia Court, VURL, VIU Facility, and new homes. What has not changed is residents concern for or against any change or growth, depending on which camp you reside. The Community is close-knit which results in any and all sorts of quickly spreading information or misinformation. Communicating with the majority will be the challenge...that has not changed....nor has the mistrust of anything the RDN puts forward.

Some closed down businesses...run down looking buildings...not attractive, welcoming

Slow growth is essential in rural areas. There are few services, police 40kms away, and no community sewage service. While the wealthy with \$400,000-600,000+ homes can well afford sewage service, probably 80% cannot afford it or don't want it. Private septic systems are efficient, effective in reducing waste, and very cost effective long term. I have never smelled a defective septic system here. We have also tested the creek that runs through our property and while not 100% for drinking, the levels are very low. Dog,cat, raccoon, deer, bears and other wild animals affect the surface water quality. Deep Bay has easily 10 creeks that run through private properties. It is where the wealthy as well as the very poor live amiably. We have low cost housing within our community. It works. Walk around and you will see this. Check the evaluations and average family wealth for this area.

The community in general has not changed much. New development is slow, the shellfish industry is still the No. 1 industry, and the cashing of retirement cheques is still the most important banking that goes on.

Georgia Park Store hasn't changed since Jesus was a small boy

Still nothing that represents economic activity. No growth in areas that have land use restrictions imposed. Still a split between long time residents that want jobs so their kids can stay here and rich retirees from elsewhere that do not want any economic activity that might impose on their retirement lifestyle they think is rural living.

New homes being built as needed, which is as it should be.

Lack of affordable housing.

Rotten railway right of way a waste of good space. No access across railway tracks off old highway onto property serving VIU to take traffic away from residential area. No street lights in Deep Bay which is great so we can continue to see the stars at night.

Demographics

We are still a community of retirees and many are reluctant to see anything change.

aging demographic

Young families seem to come and go while seniors stay. Without more employment opportunities, I believe this will continue.

Still tough for a young family to find work and stay local.

This comment is without prejudice. The Community has stayed the same in the manner that the silent majority does not come out to many meetings when we have important things to discuss....they are working people, tired when they get home and need to spend time with their families....they rarely have time for anything else. Consequently when we have Community meetings, at times there are many negative comments made by a handful of people who appear against all development. These people are usually retired and have all the time in the world. On many occasions they get on committees and influence them by their numbers and words. Also many of these people get to the newcomers in our area and scare them with stories that may not be true. On a few occasions they have meetings that

they do not invite all the people in the community to. This to me gives a biased opinion to, say the RDN who does not know the dynamics of the community.

Many seniors living on fixed income.

Community Values

community values are still there, merchants are friendly and approachable,
We have a strong philanthropic interest which feeds a number of groups in the area, which is fantastic. We've retained the same small town feel and uniqueness that I remember growing up, which is why I came back.

People love and appreciate living here so there is a tangible sense of place and community.
This is still the quiet, friendly community we always knew.

People here still appear to be friendly and ready to help one another. A great place to live. A great place to retire.

We are still a rural community with the issues that come with the life style. People like to do things for themselves. Still a pioneer, help your neighbour kind of friendliness

Local shops, local entertainment

Still friendly and caring place to live and raise a family

Friendly, Accessible amenities, good service

It is still crime free and quiet. Good quality of life.

Good sense of neighbours that are willing to support and protect values.

The same small town community feel.

People keep to themselves and don't get involved much in local politics.

Rural Feeling

The community still retains a rural feeling with houses on good-sized lots so their is privacy, and a buffer for noise and visual barrier between neighbours. Also, lots are big enough so parking is usually done off the street. Most of the incomers are active retirees who enjoy the rural lifestyle and natural beauty of the area. Most people enjoy a quiet lifestyle; there are few problems with loud music or late parties
Bowser still has that small town feel which I believe is critical. Indeed it will be lost at some point if development continues.

peaceful & tranquil

quaint local businesses

The slower country feel still remains, let's make sure it is maintained.

Good neighborhoods

Rural living is predominate in the area.

small community feel

It's still beautiful and relatively peaceful

People still appreciate the environment with the clean air and water.

Trails & Greenspace

Trails are still monitored by only a few volunteers, which means some need considerable work.

apart from Lighthouse trail, green spaces have stayed the same

Agriculture

No common sense as to ALR applications

With the ALC control of land that cannot grow anything.

Horne Lake

Dusty, pothole filled gravel roads.

Hospitable

Nothing stays the same.

Being mostly a rural community I do not think most people would expect too much in the way of change, so all is well.

Road conditions are horrendous and the maintenance program has not improved. In fact, it has become much worse over the last few years.

peoples willingness to preserve what we have.

Same of rustic lifestyle due to no hydro Android paved or concrete

We have not paved the parking lot YET

But soon Bowser will become WOWize

The area has been protected by several different Government and Community groups to help preserve the nature beauty of this environmental gem. I know it can be hard work, and more needs to be done.

Size restrictions, water quality restrictions

Some owners at Horne lake that have been there for many years and have comparatively little money invested in their property want everything to stay the same and there to be zero progress for others in the community of around 350 cabin owners

We have no young people moving to our area. No power, communication only by cell and satellite, no water, fire or other services. Our roads are gravel and too expensive to maintain. If you put snow tires on your car for paved roads be prepared to replace them as guaranteed to get rock punctures. We are living in the past, at best. Generators are noisy and pollute the air to generate power when the rest of the province has hydro electric clean power.

-road conditions at Spider Lake and Cave Road not great

Horne Lake is still a beautiful family orientated area.

Lack of business development.

infrastructure has not changed

It is still quiet, the neighbourhood hasn't changed much.

Friendliness and community spirit

Off grid and crappy roads, paying taxes for services not recieved

Still a laid back community perfect for relaxation.

Main Road is still just a gravel road!! Still a community of caring people who make the environment a priority .

Friendly & a wonderful place for families to enjoy the lake

No electrical power supply. Roads are gravel and poorly maintained

The area has been kept for recreational use. Is a wonderful use you will now start seeing more residents live at the lake. Proper sewer and power should be consider for future development in the area(once

power and sewer services are developed around the lake).

The community is still committed to maintaining an environmentally sustainable environment. In my opinion, the community at Horne Lake is not interested in development or bringing more traffic to the lake. We would strongly oppose any development which would alter the lake or the surrounding area in any way. We do NOT want to become another Shawnigan or Okanagan Lake, both of which are highly developed and are full time residential in addition to recreational communities.

Same number of rednecks.

The lake itself is still quite pristine and we need to continue to maintain this.

Building restrictions remain in place, the lake continues to be a lower activity lake with use mainly by strata owners.

Roads

Increasing tax burden on retirees results from continuing lack of new commercial investment.

There is still a vision of small community living with a great respect for nature and protecting the valuable environmental surroundings of Horne Lake

maintained our environmental focus