



Official Community Plan for the Electoral Areas Bylaw No. 4373
Schedule B - Local Area Plans
Step 1 Visioning

Report on Engagement & Communication
Appendix A - Summary of Feedback by Local Area Plan

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How this Report is Organized

Appendix A reports local area plan feedback organized into ten parts, each associated with one of the Cowichan Valley Regional District's (CVRD) local plan areas:

- Mill Bay
- Shawnigan Lake
- Cobble Hill
- Combined South Cowichan
- Cowichan Bay
- Eagle Heights/Koksilah Village
- Sahtlam
- Honeymoon Bay/Mesachie Lake
- Saltair
- Diamond & North Oyster
- Youbou/Meade Creek



Mill Bay Local Area Plan

Official Community Plan Goals

Bylaw 4373 – Official Community Plan (OCP) identifies eight goals:

1. Mitigate and adapt to the climate crisis.
2. Manage infrastructure responsibly.
3. Make distinct, complete communities.
4. Expand mobility options.
5. Protect and restore natural assets.
6. Strengthen local food and agriculture.
7. Enhance regional prosperity.
8. Improve governance and implementation.

Summary of Findings

To what extent is your community making progress toward meeting the OCP goals? Rank: strongly disagree, degree, neutral, agree or strongly agree. (survey)

- Some progress has been made toward strengthening local food and agriculture.
- More progress is needed toward protecting and restoring natural assets, enhancing regional prosperity, mitigating and adapting to the climate crisis, and expanding mobility options.
- The least progress has been made toward improving governance and implementation and managing infrastructure responsibly.

Key Changes Based on Findings

Feedback on the OCP goals will be used to assess potential opportunities and identify potential actions in Step 2 Planning of the local area plan development process.

Draft Future Vision

A future vision is a description of what a community hopes to achieve in the future. It inspires action because it is exciting, doable and based on what the community members have said they want.

The draft future vision for Mill Bay, as presented to the community, is:

Mill Bay is rooted in the values of sustainability, community and respect. We aspire to protect our natural environment, nurture our community bonds and honour the history and context that make seaside Mill Bay an extraordinary place to live.

Summary of Findings

Does the draft vision reflect your vision for the future of the community? Rank: strongly disagree, disagree, neutral, agree or strongly agree. (survey)

- While many (44%) agree that the draft future vision is reflective of their future vision of Mill Bay, others (22%) strongly disagree.

What do you like about the draft vision? (survey and workshop)

- **Sustainability, Natural Environment and Resources**
 - Acknowledges the importance of protecting the natural environment and essential resources.
 - Recognizes the risk of losing characteristic features and charm related to the surrounding natural environment.
- **Community Character**
 - Recognizes the community as “seaside” and the significance of the ocean as a defining characteristic.
 - Mentions nurturing community bonds and maintaining what attracted residents to the area in the first place.

What could be changed? (survey and workshop)

- **Community Dynamics**
 - Emphasize the importance of multiple generations, family, inclusion and affordability.
 - Include collaboration with the Malahat First Nation and emphasize honouring history.
- **Sustainability and Resources**
 - Stress the importance of water resource management and the need for improvements to existing infrastructure, such as a water treatment plant.
- **Environmental Protection & Growth Management**
 - Limit growth to sustainable levels.
 - Focus on growth that benefits residents.
 - Emphasize protection of nature.
- **Other**
 - Suggest adding “environmental” before sustainability.
 - Suggest clarification on the term “respect”.
 - Less use of “buzzwords”.
 - Status quo, not reflective of the changing world, seen as colonial.

Key Changes Based on Findings

An updated future vision statement for Mill Bay should reflect the desire of the community to protect nature more, improve how limited resources like water are used and broaden the idea of what the word “community” means. It should also be clearer and easier for everyone to understand.

Draft Local Area Description

The Mill Bay local area description is a way to highlight what makes a place special. It includes details about what the place looks like, what makes it different from other places and what is unique about its history.

The draft local area description of Mill Bay, as presented to the community, is:

Mill Bay is a picturesque marine community located along the west side of the Saanich Inlet with ocean views that are among the best on Vancouver Island. It has a unique small-town

atmosphere made up of residential neighbourhoods, several small commercial nodes and one primary commercial centre (Mill Bay Shopping Centre), which provide many of the community's daily needs, from coffee shops to medical and veterinary clinics, a grocery store and a public library. Mill Bay Nature Park is a local gem. Situated on the northern shore of Mill Bay where Shawnigan Creek joins the ocean, this park features nature trails, lookouts and beach access.

Kerry Park Recreation Centre offers valued programs and provides community meeting space, curling and skating rinks, sports fields and recently added and much-loved pickle ball courts. The community is endowed with plenty of parks and hiking trails, many of which showcase the beauty of Shawnigan and Hollings Creeks. Mill Bay is also home to Brentwood College's oceanfront campus.

Summary of Findings

Does the draft description describe your community? Rank: strongly disagree, disagree, neutral, agree or strongly agree. (survey)

- Many (44%) are neutral while others (39%) agree with the draft description of Mill Bay.

What do you like about the draft description? (survey and workshop)

- Recognition of gorgeous ocean views and mention of creek and parks.
- Acknowledgment of many amenities relative to the area's size.

What could be changed? (survey and workshop)

- **Natural Spaces and Marine Areas**

- Include information about the marine environment, water activities like sailing and kayaking, and ocean life such as seals, salmon runs and birds.
- Clarify the availability of parks and hiking trails throughout the Mill Bay area and the nature park's walkable size.

- **Community Features**

- Emphasize Mill Bay as the first major community from the greater Victoria area and that many choose to live there because of its distance from urban centres.
- Highlight the presence of the marina but clarify that Mill Bay is not just a marine community; it also has a rural area.
- Avoid special treatment for specific institutions like Brentwood College School or mention all schools to provide a comprehensive overview of the educational facilities available.
- Clarify the status of healthcare facilities and their availability to residents.
- Consider and address community sentiments about the quarry expansion and industrial park.

- **Adjacent First Nations**

- Acknowledge the neighbouring Malahat First Nation, recognizing their history and presence in the area.

- **Water Supply and Growth Considerations**

- Address potential challenges related to water supply and impact on community growth, as well as need for a plan to augment the supply and treat wastewater.

Key Changes Based on Findings

The description of Mill Bay should focus on the marine environment and the outdoor recreational opportunities in the parks and along the trails. It should be more specific about what makes Mill Bay special, including the different schools and how close it is to the Malahat First Nation. The description should also mention important concerns such as water availability and the potential impact of this.

See Appendix B for updated Local Area Visions and Descriptions.

Complete Communities

Complete communities have several key elements: diverse housing options, proximity of housing and employment to daily needs, efficient use of infrastructure and a range of transportation options.

Summary of Findings

Housing

How important are the different housing types to the future of your community? Rank: most to least important. (survey)

- Secondary suites were ranked most important to the community, followed by semi-detached houses (duplexes, triplexes, fourplexes), townhouses or rowhouses, single detached houses, low-rise apartments (five storeys or less) and mobile homes.
- The least important was high-rise apartments (six storeys or more).

How important are the different housing tenures to the future of your community? Rank: most to least important. (survey)

- Housing for older adults (+65) was ranked most important to the community, followed by ownership, rental and assisted living housing (to support people with social and physical barriers).
- The least important was cooperative housing.

Are there other considerations for housing that are important to the future of your community? (survey and workshop)

- Diverse housing options to avoid “cookie-cutter” developments.
- Smaller lots for smaller homes.
- Workforce housing to support local businesses.
- Cooperative mobile home parks for affordable housing.
- Improved CVRD permit approvals process and timelines.
- Improved water, sewer and natural gas infrastructure to support community growth.
- No restrictions on energy sources for homes.
- Responsible building practices that restrict clearing all trees on properties.
- Concerns about traffic congestion.

Daily Needs

What services or amenities to meet daily needs do you currently have access to within your community or an adjacent community? Select all that apply. (survey)

- Restaurants & cafés, library, parks, post office, community centre, greenspace, community hub and health facilities are the most selected currently accessed services and amenities in Mill Bay.

- The least selected services and amenities currently accessed in Mill Bay are daycare, followed by offices, corner stores, doctors and “other”.

What are the current challenges to accessing services and daily needs amenities in your community? (survey and workshop)

- Challenges accessing services and amenities in Mill Bay are related to transit and active transportation:
 - The absence of a local shuttle service hinders mobility for the elderly and those without vehicles, impacting access and accessibility to essential services such as medical facilities, health and wellness opportunities, and local businesses.
 - The need to enhance existing commercial areas and establish new nodes, especially in the creation of a centralized Mill Bay village, with active transportation connections.

What services or daily needs amenities should be in your community in the future? Select all that apply. (survey and workshop)

- Doctors, restaurants and cafes, health facilities and parks are the most selected services and amenities needed in Mill Bay.
- The least selected service or amenity was offices, followed by corner stores, daycares, post office, grocery stores, library and greenspace.

Infrastructure

What are the strengths and/or challenges with the existing infrastructure in your community? (survey and workshop)

Strengths:

- **Functionality and Availability**
 - The existing water infrastructure operates effectively.
 - Ample groundwater supply with excellent recovery rates for wells.

Challenges:

- **System Limitations and Uncertainty**
 - Lack of clarity on the status of water sources such as future availability and quality.
 - Desire for a sewer system option instead of relying solely on septic systems.
 - Interest in a public water system (i.e., Sooke reservoir) while some want to keep private water systems.
 - Sense of urgency in accessing federal and provincial grants for water and sewerage infrastructure improvements.
- **Water Conservation**
 - Concerns about early onset and severity of drought conditions each year.
 - Need for better conservation practices and increased public education on water availability and conservation.
 - Advocacy for programs such as reduced-cost rainwater bins for gardening.
 - Lack of centralized water storage.

How important is each type of infrastructure to the future of your community? Rank: highest to lowest. (survey and workshop)

- Water infrastructure ranked higher than sewer infrastructure in terms of importance to the future of Mill Bay.

Transportation

Which modes of transportation are currently relied on most? Select all that apply. (survey)

- Private vehicle (car/van/truck) as driver is currently the most relied on mode of transportation in Mill Bay, followed by public transit, walking and private vehicle as passenger.
- Bikes are currently the least relied on mode of transportation in Mill Bay.

How important is each mode of transportation to the future of your community? Rank: most to least important. (survey)

- Private vehicle (car/van/truck) as driver was identified as the most important for the future of Mill Bay, followed by public transit, walking and private vehicle as passenger.
- Bikes were identified as the least important for the future of Mill Bay.

In terms of transportation, what else is important to the future of your community? (survey and workshop)

- **Marine Transport**
 - Ferry services, especially to Brentwood Bay, with extended operating hours to support commuters, particularly during high-traffic times like long weekends.
 - Availability of kayak rentals and a public boat ramp.
- **Public Transportation**
 - Cost per passenger mile, emphasizing the importance of efficient services and discouraging spending on underutilized routes.
 - Initiatives to shift commuters from private cars to convenient public alternatives such as buses and rail services.
- **Vehicular Infrastructure**
 - Rideshare and enhanced taxi services.
 - Multiple routes connecting Mill Bay to Victoria, including a bridge to Sidney.
 - Consider golf cart usage for emissions reduction and decreased road congestion in specific areas.
- **Active Mode Infrastructure**
 - Safe bike lanes to address the diverse needs of the community.
 - Connected trails between different parts of Mill Bay to minimize reliance on highways for local travel.
- **Traffic Control and Safety Measures**
 - Implementation of traffic control (such as reduced speed limits enforcement), especially on Mill Bay Road.
 - Shared space for pedestrians, cars and cyclists.

Key Changes Based on Findings

The feedback on housing, daily needs, infrastructure and transportation will inform the Complete Communities Assessment. This information will be used to create draft concept plans in Step 2 Planning of developing the local area plans.

Other Comments

Summary of Findings

Do you have any other comments or ideas? (survey and workshop)

- **Unique Characteristics**

- Expression of love for Mill Bay as a unique and lovely place to live.
- Calls for careful consideration of how growth and industry may impact the area's character.

- **Community Facilities/Spaces**

- Interest in a swimming pool and a larger community center.
- Advocacy for community garden spaces near potential higher density developments.
- Proposal for collaboration with Malahat First Nation for a boardwalk/pier.

- **Surrounding Areas**

- Proposed new growth containment boundary around Spectacle Lake.
- Concern about “spill-over” effect from developments like Bear Mountain.

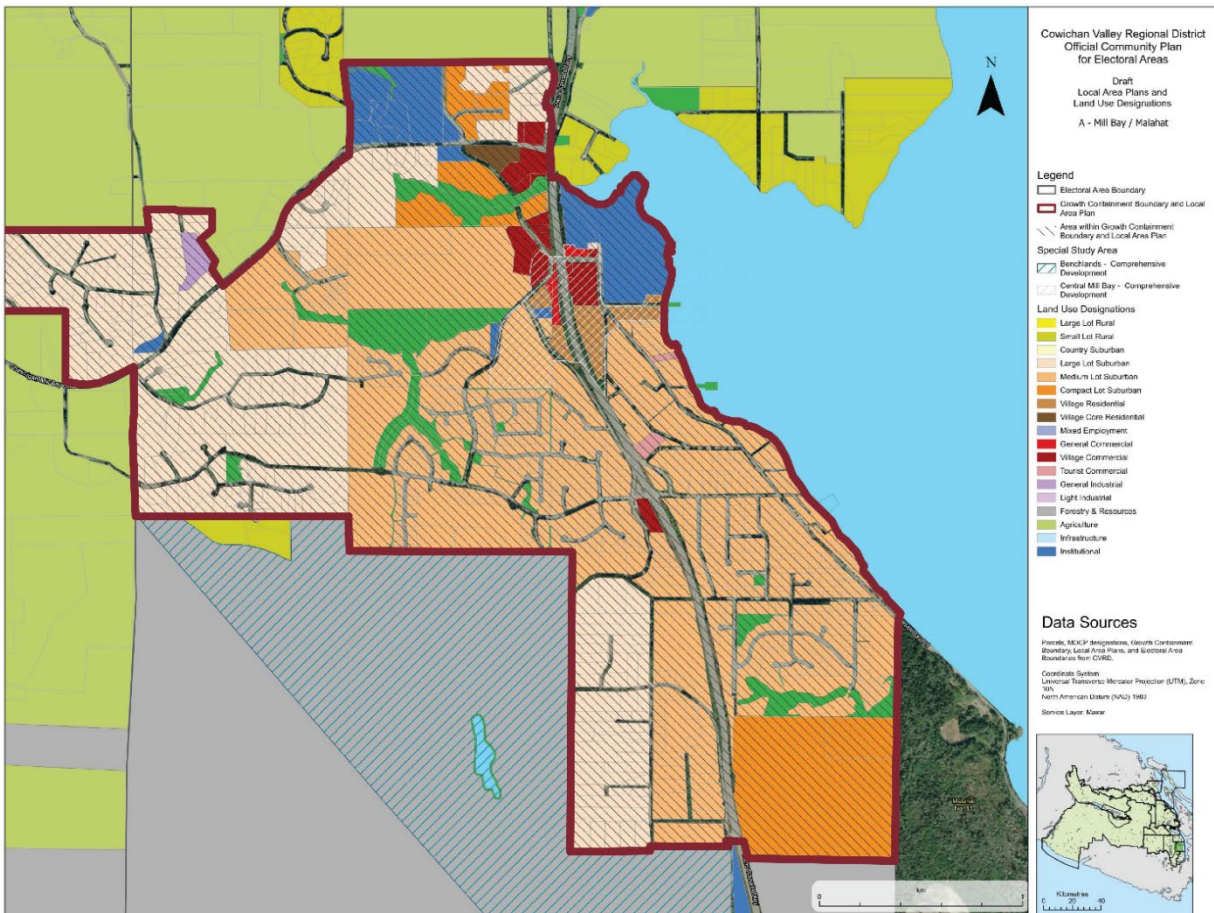
- **Environment**

- Concern about invasive species (spurge laurel, scotch broom, English ivy, rats) and protection of native plants and animals.
- Opposition to industry on the Saanich Inlet, with emphasis on enforcing clean practices and calls for industry (i.e., logging and concrete) to rectify environmental damage.
- Call for protection of watersheds (i.e., 30% by 2023).
- Advocacy for a tree bylaw for new developments.
- Support for enforcing dark nights to benefit pollinators and reduce light pollution.
- Concerns about drive-thru model retail contributing to congestion and pollution.
- Concern about the environmental impact of Brentwood College.

- **Government**

- Criticism of the 15-minute city concept, carbon tax, incentives for green technology, short-term rentals and strata age restrictions bylaw, which tend to be initiatives introduced at the provincial government level.
- Interest in lower cost for essential services such as water, electricity and power.
- Mention that high property taxes and overvalued assessments are leading to interest in incorporation, which is a separate planning process from the local area planning process.

Map 1 Draft Mill Bay local area plan boundary.





Shawnigan Lake Local Area Plan

Official Community Plan Goals

Bylaw 4373 – Official Community Plan (OCP) identifies eight goals:

1. Mitigate and adapt to the climate crisis.
2. Manage infrastructure responsibly.
3. Make distinct, complete communities.
4. Expand mobility options.
5. Protect and restore natural assets.
6. Strengthen local food and agriculture.
7. Enhance regional prosperity.
8. Improve governance and implementation.

Summary of Findings

To what extent is your community making progress toward meeting the OCP goals? Rank: strongly disagree, degree, neutral, agree or strongly agree. (survey)

- Some progress has been made toward strengthening local food and agriculture.
- More progress is needed toward expanding mobility options, improving governance and implementation, protecting and restoring natural assets, enhancing regional prosperity and mitigating and adapting to the climate crisis.
- The least amount of progress has been made toward managing infrastructure responsibly.

Key Changes Based on Findings

Feedback on the OCP goals will be used to assess potential opportunities and identify potential actions in Step 2 Planning of the local area plan development process.

Draft Future Vision

A future vision is a description of what a community hopes to achieve in the future. It inspires action because it is exciting, doable and based on what the community members have said they want.

The draft future vision for Shawnigan Lake, as presented to the community, is:

In Shawnigan Lake, we aspire to strike a balance between progress and preservation. Together, we are committed to sustaining the area's natural beauty, fostering community spirit and supporting environmental stewardship for all who call Shawnigan Lake home.

Summary of Findings

Does the draft vision reflect your vision for the future of the community? Rank: strongly disagree, disagree, neutral, agree or strongly agree. (survey)

- Many (42%) agree that the draft future vision is reflective of their future vision of Shawnigan Lake while others (19%) disagree.

What do you like about the draft vision? (survey and workshop)

- **Character**
 - Emphasis on preservation and keeping the rural character and natural beauty intact.
- **Environmental Stewardship**
 - Strong support for environmental stewardship and preservation of nature (including the lake and water sources).
- **Sense of Community**
 - Articulates core community values and reflects intent.
 - Sense of community, expressed as a collective “we”.
 - Emphasis on unique community identity and spirit.
 - Reference to all who call Shawnigan Lake home.

What could be changed? (survey and workshop)

- **Distinct Qualities**
 - Reference the lake and its connecting waterways.
 - Include the term “rural”.
 - Add more specificity and reflect unique features of Shawnigan Lake (i.e. Kinsol Trestle).
- **Inclusive Definition of “We”**
 - Clarify who “we” includes (i.e., seasonal residents, students, commuters, businesses or recreational visitors, etc.).
 - Include values of diversity, reconciliation and care for human and non-human community members.
- **Environment, Natural Resources and Climate**
 - Management of resources, forests and capacity needs more attention.
 - Reflect improvement, enhancement, protection and active stewardship of the water supply.
 - Emphasize the fragility of the local ecosystem and habitats.
 - Change “supporting” to “leading” environmental stewardship.
 - Suggestion to add reference to importance to biodiversity and habitat protection.
- **Development and Infrastructure**
 - Call for less development, better infrastructure and more accessibility.
 - Desire for responsible and sustainable development to support a more complete community with more housing, better affordability, improved community infrastructure and economic development.
 - Tension between rural charm and urban amenities needs consideration.
 - Criticism that the vision is too village-centric and tourism-focused.

Key Changes Based on Findings

An updated future vision statement for Shawnigan Lake should emphasize the unique natural area, its rural beauty and the importance of water as a limited resource. Overall, it should focus

more on environmental sustainability. Comments about more specific references to features and places can be addressed in the draft description.

Think Shawnigan Design Charrette

In 2020, the community participated in a design charrette, a collaborative process where community members shared their aspirations for the design of their community, and this resulted in the Think Shawnigan Design Charrette vision:

Conserve the unique identity of Shawnigan Lake Village while improving the quality of life, safety, environment and resilience for residents, businesses and visitors.

Summary of Findings

Does the Think Shawnigan Design Charrette vision reflect your vision for the future of the community? Rank: strongly disagree, degree, neutral, agree or strongly agree. (survey)

- Many (36%) agree that the Think Shawnigan Design Charrette vision reflects their vision for the future of the community while others (19%) are neutral or disagree.

What do you like about the Think Shawnigan Design Charrette vision? (survey)

- Emphasis on safety and conservation of the unique rural identity of Shawnigan Lake Village.
- Focus on improving the quality of life for community members and the commitment to incremental design and environmental sensitivity are also positively acknowledged.

What could be changed from the Think Shawnigan Design Charrette vision? (survey)

- Concerns about the lack of clarity in certain aspects of the vision, such as the specific improvements and the need for infrastructure development.
- Some feel that the charrette, while reflecting the desires and values of the community, may have been influenced by urban planning ideas that don't entirely align with the rural character of Shawnigan.
- Overall, the vision could be more comprehensive, inclusive and responsive to the needs and concerns of the community.

The Think Shawnigan Design Charrette vision is not being updated as part of the local area plan development process. The feedback on the design charrette vision will be used to help refine the draft vision statement for the local area plan.

Draft Local Area Description

The local area description is a way to highlight what makes a place special. It includes details about what the place looks like, what makes it different from other places and what is unique about its history.

The Shawnigan Lake draft local area description, as presented to the community, is:

Shawnigan Lake village is located on the northeastern shore of Shawnigan Lake. The proximity to the lake has shaped a community ethic of environmental stewardship.

The commercial village core has a unique, rustic appeal. For community members, the many small shops, including post office, barber, general store, coffee shop and restaurants, meet daily needs and provide opportunities for social connection. The arts community is strong, with a museum as well as yoga, dance and art studios. As identified in the Think Shawnigan Design Charrette, the community seeks to protect village character, integrity and authenticity, and build economic prosperity and resilience. For visitors, Shawnigan Village is a desirable

destination, providing opportunities for music, art, theatre or dance lessons. Tourists and residents alike can enjoy activities such as swimming, waterskiing or fishing, or simply soak up one of the most peaceful and picturesque places on southern Vancouver Island.

Summary of Findings

Does the draft description describe your community? Rank: strongly disagree, disagree, neutral, agree or strongly agree. (survey)

- Many (36%) agree that the draft description describes Shawnigan Lake while others (28%) are neutral.

What do you like about the draft description? (survey and workshop)

- Comprehensive, clear, factual and accurate.
- Detailed portrayal of the village core and focus on cultural institutions.
- Acknowledges First Nations perspective.

What could be changed? (survey and workshop)

- **Character**
 - Incorporate residential character of the village.
 - Emphasize seasonality in the local economy.
- **Area of Focus**
 - Broaden focus on the whole electoral area, considering the larger economic and environmental context around Shawnigan Lake.
 - Clarify areas within the village area and nearby or surrounding areas such as Cowichan Station, Riverside Road and forestry lands.
- **Development Pressure**
 - Recognize significant development pressure on the south end of the lake.
- **Educational Facilities**
 - Include mention of well-regarded private schools and emphasizing Shawnigan Lake as an educational hub supporting the local economy.

Key Changes Based on Findings

A revised local area description for Shawnigan Lake should better emphasize the local character as a residential village, the seasonality of the economy, and the growing development pressures and impact on the entire lake area. It could also reference surrounding areas within the electoral area, clarifying that although these destinations are outside the local area plan boundary, they are important destinations for the community. The description should also include the schools in the area.

See Appendix B for updated Local Area Visions and Descriptions.

Complete Communities

Complete communities have several key elements: diverse housing options, proximity of housing and employment to daily needs, efficient use of infrastructure and a range of transportation options.

Summary of Findings

Housing

How important are the different housing types to the future of your community? Rank: most to least important. (survey)

- Secondary suites were ranked most important to the community, followed by single-detached, semi-detached (duplexes, triplexes, fourplexes), townhouses or rowhouses, mobile homes and low-rise apartments (five storeys or less).
- The least important was high-rise apartments (six storeys or more)

How important are the different housing tenures to the future of your community? Rank: most to least important. (survey)

- Ownership was ranked most important to the community, followed by rental, housing for older adults (+65) and cooperative housing.
- The least important was assisted living housing (to support people with social and physical barriers).

Are there other considerations for housing that are important to the future of your community? (survey and workshop)

- Water availability, quality and sewer capacity.
- Preference for infill and densification within existing growth boundaries.
- Guidelines on septic system maintenance.
- Streamlined development processes and opposition to restrictive zoning regulations.
- Secondary suites, three-bedroom units, tiny homes and RVs, as well as accessible housing for seniors.
- Low-income housing and BC Housing subsidies.
- Private sector involvement for affordable and diverse housing options.

Daily Needs

What services and amenities to meet daily needs do you currently have access to within your community or an adjacent community? Select all that apply. (survey)

- Greenspaces, parks, restaurants and cafes, community centre, corner store, post office, doctor and commercial hub are the most selected daily needs currently accessed in Shawnigan Lake.
- The least selected daily needs amenities currently accessed are library, daycare, health facilities, office and “other”.

What are the current challenges to accessing services and daily needs amenities in your community? (survey and workshop)

Challenges accessing services or amenities in Shawnigan Lake are related to transit, safety and limited options:

- Insufficient and infrequent bus schedules impacting those who cannot drive.
- Unsafe roads with inadequate shoulders and no sidewalks and lack of accessible pathways hindering walking and biking.
- Lack of services already located within the community.

What services or daily needs amenities should be in your community in the future? Select all that apply. (survey and workshop)

- Greenspace, park, restaurant and café, community centre, corner store and post office are the most selected services or amenities needed in Shawnigan Lake, followed by doctor and commercial hub.
- The least selected service or amenity was offices, followed by health facilities, daycare, library and “other”.

Infrastructure

What are the strengths and/or challenges with the existing infrastructure in your community? (survey and workshop)

Challenges:

- Lack of communal water supply and sewer service, with homeowners managing their own aging well and septic systems.
- Unclear capacity to support future development.
- Permitting and regulatory issues and need for updated liquid waste management plan.
- Dependence on Shawnigan Lake for water and concerns with potential watershed contamination.
- Concern about expenses.
- Need for collaboration with First Nations and private landowners.
- Expansion needed for fire flow.

How important are each of the types of infrastructure to the future of your community? Rank: highest to lowest. (survey and workshop)

- Water infrastructure ranked higher than sewer infrastructure in terms of importance to the future of Shawnigan Lake.

Transportation

Which modes of transportation are currently relied on most? Select all that apply. (survey)

- Private vehicle (car/van/truck) as driver is currently the most relied on mode of transportation in Shawnigan Lake, followed by walking, private vehicle as passenger and bikes.
- Public transit is currently the least relied on mode of transportation in Shawnigan Lake.

How important is each mode of transportation to the future of your community? Rank: most to least important. (survey)

- Private vehicle (car/van/truck) as driver is identified as the most important for the future of Shawnigan Lake, followed by public transit, biking and walking.
- Private vehicle as passenger is identified as the least important for the future of Shawnigan Lake.

In terms of transportation, what else is important to the future of your community? (survey and workshop)

- **Comprehensive Transportation Plan**
 - Implement a comprehensive and coordinated transportation plan to avoid piecemeal efforts.
 - Integration with land use planning.

- Improvements may require CVRD coordination with other levels of government who have jurisdiction over roads.
- **Active and Alternative Transportation**
 - Safe routes for bikes and pedestrians.
 - Implementation of rapid transit or a train on the old E&N line to reduce highway traffic and provide commuting options.
 - Rail trail on the old E&N line for commuting and tourism.
 - Electric vehicles, shared driving, and electric bikes and charging stations.
- **Road Maintenance**
 - Priority on better road maintenance, addressing potholes.
- **Integrated and Strategic Development**
 - Emphasize locating new homes near transportation routes.

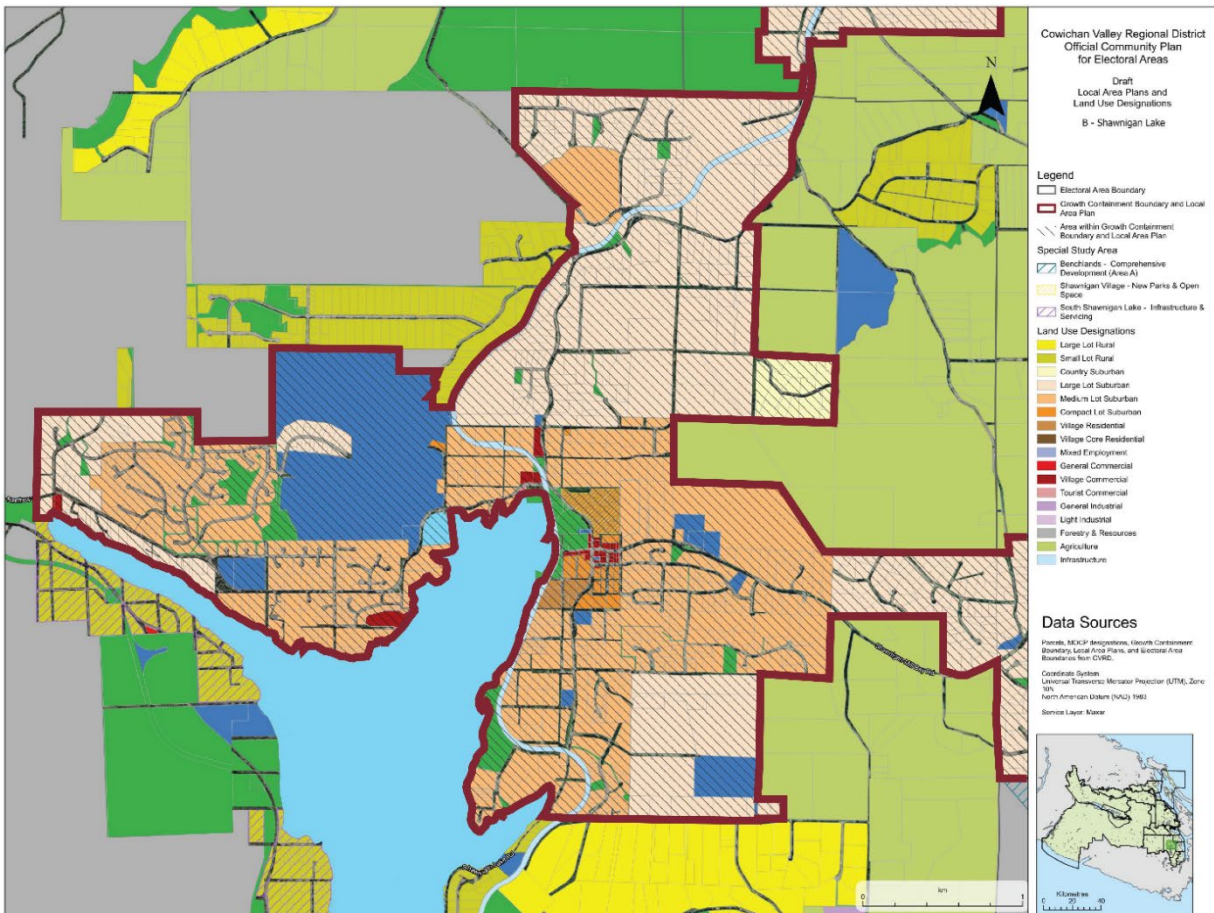
Key Changes Based on Findings

The feedback on housing, daily needs, infrastructure and transportation will inform the Complete Communities Assessment. This information will be used to create draft concept plans in Step 2 Planning of developing the local area plans.

Final/Other Comments

- **Local Services & Government**
 - Public garbage cans, waste management and power outages.
 - Importance of ongoing tree maintenance programs and road repairs.
 - Criticism of the Shawnigan Village Rail Trail phase 3 project's cost and potential risks.
 - Quicker solutions to housing and sewer issues.
 - Interest in incorporation of Shawnigan Lake.
 - Concerns about taxes for services.
- **Character**
 - Preference for preserving the village and rural character.
 - Opposition to 15-minute cities.
- **Other Regulations**
 - Concerns about provincial limitations on short-term rentals impacting community revenue.
- **Collaboration**
 - Recognition of the need to address multiple levels of government in jurisdictional planning.

Map 2 Draft Shawnigan Lake local area plan boundary.





Cobble Hill Local Area Plan

Official Community Plan Goals

Bylaw 4373 – Official Community Plan (OCP) identifies eight goals:

1. Mitigate and adapt to the climate crisis.
2. Manage infrastructure responsibly.
3. Make distinct, complete communities.
4. Expand mobility options.
5. Protect and restore natural assets.
6. Strengthen local food and agriculture.
7. Enhance regional prosperity.
8. Improve governance and implementation.

Summary of Findings

To what extent is your community making progress toward meeting the OCP goals? Rank: strongly disagree, degree, neutral, agree or strongly agree. (survey)

- Some progress has been made toward strengthening local food and agriculture, protecting and restoring natural assets and enhancing regional prosperity.
- More progress is needed toward mitigating and adapting to the climate crisis, managing infrastructure responsibly, and improving governance and implementation.
- The least amount of progress has been made toward expanding mobility options.

Key Changes Based on Findings

Feedback on the OCP goals will be used to assess potential opportunities and identify potential actions in Step 2 Planning of the local area plan development process.

Draft Future Vision

A future vision is a description of what a community hopes to achieve in the future. It inspires action because it is exciting, doable and based on what the community members have said they want.

The draft future vision for Cobble Hill, as presented to the community is:

Cobble Hill is unique in its natural abundance, productive agricultural industry and rural traditions. We welcome sustainable growth that respects the village character and cultural heritage while supporting economic prosperity and enabling a high quality of life for residents.

Summary of Findings

Does the draft vision reflect your vision for the future of the community? Rank: strongly disagree, disagree, neutral, agree or strongly agree. (survey)

- Many (50%) agree that the draft future vision is reflective of their future vision of Cobble Hill while others (17%) are neutral or disagree.

What do you like about the draft vision? (survey and workshop)

- **Rural Lifestyle**
 - Desire to maintain a rural, farming lifestyle.
 - Emphasis on protecting and supporting agricultural traditions and local production.
- **Village Culture and Character**
 - Emphasis on maintaining and continuing the village culture and character of the area.
 - Emphasis on aligning growth with improving the quality of life for all residents.
- **Sustainable Growth**
 - Acknowledgement that growth is going to happen, and a sustainable growth approach should protect the character of Cobble Hill.
 - Sustainable growth relative to water and infrastructure.
- **Natural Abundance**
 - Continued reverence for natural areas.

What could be changed? (survey and workshop)

- **Sustainable Growth**
 - Define sustainable growth within the vision.
 - Emphasis on sustainability and environmental protection to proactively manage the effects of climate change.
- **Accessibility and Mobility**
 - Reference to accessibility and mobility objectives are missing.
- **Local Economic Prosperity**
 - Support for economic prosperity through unique, small, locally/family-owned businesses (i.e., opposition to franchise businesses or big box).
- **Other**
 - Described as “fluffy”.

Key Changes Based on Findings

A revised future vision statement for Cobble Hill should prioritize sustainability and environmental protection, and better incorporate considerations around accessibility and mobility as part of better defining sustainable growth and highlighting impacts to overall quality of life for residents. Additionally, it should express preference for small and locally-specific economic prosperity with the aim of providing more substantive and specific content.

Cobble Hill Village Design Charrette

Summary of Findings

To what extent do you agree with the Cobble Hill Village Design Charrette mantra “keep it rural”?

Rank: strongly disagree, disagree, neutral, agree or strongly agree. (survey)

- Most (42%) agree or strongly agree (33%) with the Cobble Hill Village Design Charrette mantra.

What do you like about the mantra? (survey)

- Commitment to parks.
- Acknowledges rustic and rural character.

What could be changed? (survey and workshop)

- Concern about goals that limit development and economic prosperity, advocating for property owners to develop as they see fit.
- Suggestion to densify the village area with small apartments and shops to accommodate growth while maintaining the rural character.
- Emphasize the importance of balancing development pressures with preserving rural land for agriculture and animal husbandry.
- Need for improved access, mobility and active transportation despite rustic objectives.
- Need to address the aging population’s healthcare needs and recommend revisiting the “keep it” component.
- Call for increased focus on the core Cobble Hill village, enabling residential-commercial conversions that support small business owners and contribute to the area's unique needs.

The Cobble Hill Village Design Charrette mantra is not being updated as part of the local area plan development process. The feedback on the mantra will be used to help refine the draft vision statement for the local area plan.

Draft Local Area Description

The Cobble Hill local area description is a way to highlight what makes a place special. It includes details about what the place looks like, what makes it different from other places and what is unique about its history.

The draft local area description, as presented to the community, is:

Rural nature, plentiful greenspace and agricultural heritage are defining characteristics of Cobble Hill. While the population in the outlying areas of Cobble Hill has grown steadily, the village remains small, with a quiet, peaceful atmosphere and an abundance of open space and public institutions including Shawnigan/Cobble Hill Farmers Institute, Cobble Hill Commons and the Cobble Hill Cenotaph. In the summer, Music in the Park is a Thursday evening tradition. The proximity of Cobble Hill Mountain and Quarry Nature Park is an undeniable community asset. As identified in the Cobble Hill Village Design Charrette, the community’s mantra is “keep it rural”.

Cobble Hill has highly valued employment lands drawing skilled tradespeople. Beyond the village, rural residential neighbourhoods, many of which are hobby farms or wooded acreages, are surrounded by agricultural lands. The seaside community of Arbutus Ridge is valued for its ocean views and recreational opportunities.

Summary of Findings

Does the draft description describe your community? Rank: strongly disagree, disagree, neutral, agree or strongly agree. (survey)

- Most (83%) agree with the draft description of Cobble Hill.

What do you like about the draft description? (survey and workshop)

- Appreciation of the varied densification, recognition of diversity and acknowledgment of Indigenous peoples.
- Positive aspects highlighted include the inclusion of community institutions like the Farmers Institute and Music in the Park, as well as the quiet and peaceful atmosphere.
- The green spaces and agricultural lands are seen as rare assets.

What could be changed? (survey and workshop)

- Lacks emphasis on connection or interaction.
- Caution against a heavy emphasis on maintaining the village's quiet and rural nature.

Key Changes Based on Findings

An updated local area description for Cobble Hill should more actively reflect the vibrant community life through interactions facilitated by local events or at local facilities and the balance between rural charm and economic activity.

See Appendix B for updated Local Area Visions and Descriptions.

Complete Communities

Complete communities have several key elements including diverse housing options, proximity of housing and employment to daily needs, efficient use of infrastructure and a range of transportation options.

Summary of Findings

Housing

How important are the different housing types to the future of your community? Rank: most to least important. (survey)

- Secondary suites were ranked most important to the community, followed by semi-detached houses (duplexes, triplexes, fourplexes), single detached houses, townhouses or rowhouses, mobile homes and low-rise apartments (five storeys or less).
- The least important was high-rise apartments (six storeys or more).

How important are the different housing tenures to the future of your community? Rank: most to least important. (survey)

- Ownership was ranked most important to the community, followed by rental and housing for older adults (+65), and cooperative housing.
- The least important was assisted living housing (to support people with social and physical barriers).

Are there other considerations for housing that are important to the future of your community? (survey and workshop)

- Addressing challenges in the current housing situation in British Columbia.
- Encouraging modest-sized home construction, implementing secondary buildings for accommodation, and developing strategies for both upward and outward growth.
- Bare land strata mobile parks and options for tiny home communities.
- Some comments about apartments or townhouses not being suitable in a rural community.
- Importance of active transportation connections in housing development to prevent sprawl, traffic congestion and loss of community feel.
- Seniors' housing, including innovative models like senior care villages within the community, to support independence and dignity.
- Incorporate home offices to address the needs of remote workers and promote multi-generational living with in-law suites to support seniors staying at home.

Daily Needs

What services and amenities to meet daily needs do you currently have access to within your community or an adjacent community? Select all that apply. (survey)

- Restaurants & cafés, park, post office, greenspace, commercial are the most selected currently accessed services and amenities in Cobble Hill.
- The least selected services and amenities in Cobble Hill are office, daycare, library, doctor, corner store, health facilities, community centre and “other”.

What are the current challenges to accessing services or daily needs amenities in your community? (survey and workshop)

- Shortage of doctors, health and veterinary services.
- Limited transportation options such as safe walking or cycling paths and bus services contribute to the dependence on cars.
- Overall reliance on cars poses challenges for low-income residents, youth and seniors.
- Some express the view that living in a rural area involves a deliberate choice to be away from city amenities and are willing to travel to Duncan or Mill Bay.
- Recent closure of a corner store has impacted access to basic groceries in the village core.
- Public transit options are seen as more supportive of urban commuters rather than meeting the needs of the Cobble Hill area.

What services or daily needs amenities should be in your community in the future? Select all that apply. (survey and workshop)

- Corner store, health facilities, restaurants and café, greenspace, park, post office, post office, commercial hub and doctor are the most selected services or amenities needed in Cobble Hill.
- The least selected services or amenities were community centre, office, library, grocery store, daycare and other.

Infrastructure

What are the strengths and/or challenges with the existing infrastructure in your community? (survey and workshop)

Challenges:

- Lack of alignment between property taxes and the use of municipal water or sewer systems, leading to concerns of unfair subsidization.
- Need for water system upgrades and the replacement of old infrastructure.
- High connection costs.
- Maintenance requirements for septic and well systems.
- Insufficient water storage is leading to increased groundwater use and water restrictions.

Strengths:

- Positive experiences with staff contribute to the dependability of services.
- Water use management through incentives for conservation, promoting suitable crops in agricultural lands and addressing the impact of climate change on water resources.
- Good underground aquifer and reliable well systems.

How important are each of the types of infrastructure to the future of your community? Rank: highest to lowest. (survey and workshop)

- Water infrastructure ranked higher than sewer infrastructure in terms of importance to the future of Cobble Hill.

Transportation

Which modes of transportation are currently relied on most? Select all that apply. (survey)

- Private vehicle (car/van/truck) as driver is currently the most relied on mode of transportation in Cobble Hill, followed by private vehicle as passenger, walking and biking.
- Public transit is currently the least relied on mode of transportation in Cobble Hill.

How important is each mode of transportation to the future of your community? Rank: most to least important. (survey)

- Private vehicle (car/van/truck) as driver is identified as the most important for the future of Cobble Hill, followed by biking, walking and public transit.
- Private vehicle as passenger was identified as the least important for the future of Cobble Hill.

In terms of transportation, what else is important to the future of your community? (survey and workshop)

- Improved public transit and active transportation options and a trail on the E&N rail corridor are desired, along with central services or enhanced delivery options to reduce individual travel.
- Continuous trails for cyclists, sidewalks and charging stations for vehicles are seen as important infrastructure elements.
- Concerns are raised about the poor condition of roads, including narrow, dangerous shoulders and the absence of center lines, and desire for practical solutions such as reflective paint for side roads without lighting.
- Focus on increased independence for seniors, reduced traffic and safer streets for children.
- Local transit accessibility, reaching shopping areas and connecting to nearby cities.
- Redirecting large industrial vehicles away from the village core is suggested for air quality, pedestrian safety and enhancing walkability.

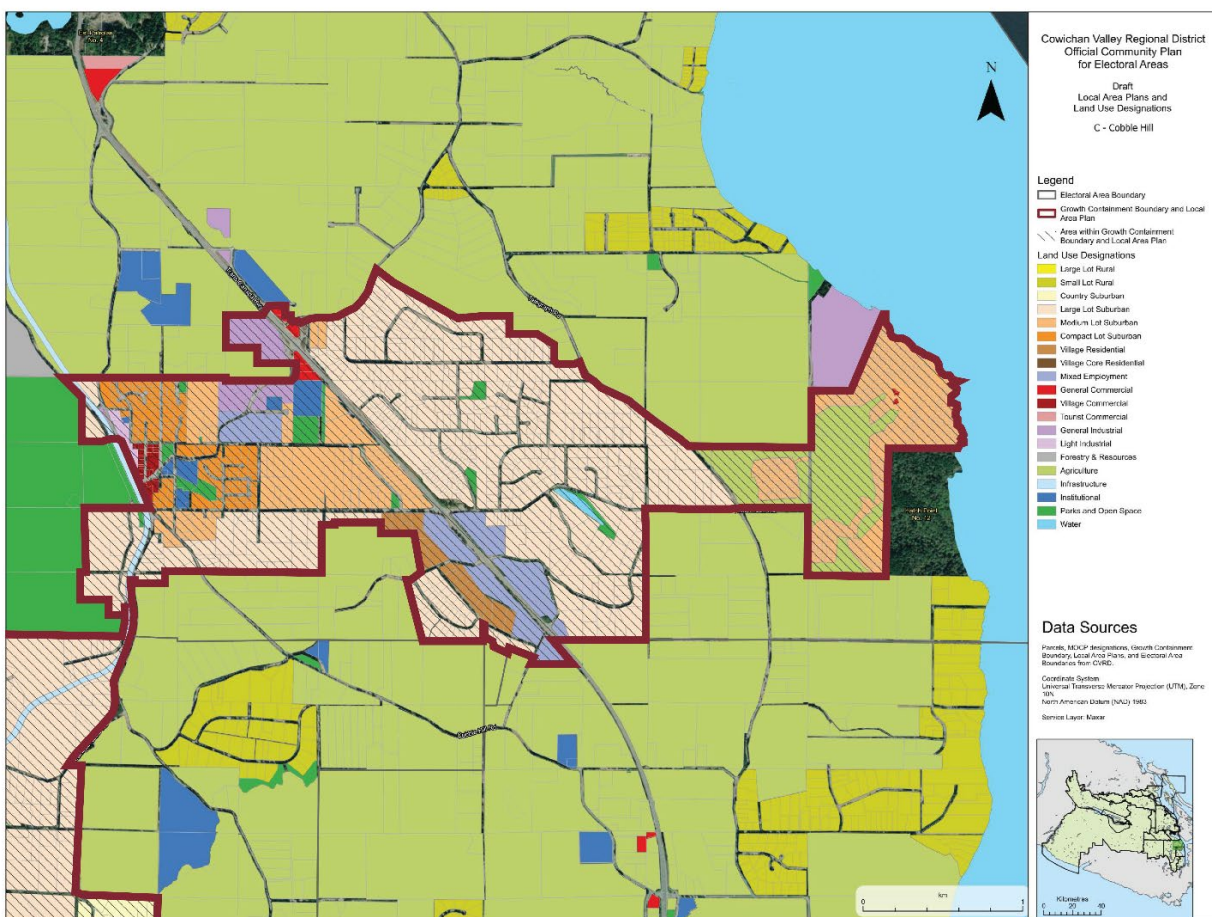
Key Changes Based on Findings

The feedback on housing, daily needs, infrastructure and transportation will inform the Complete Communities Assessment. This information will be used to create draft concept plans in Step 2 Planning of developing the local area plans.

Final/Other Comments

- Public transit tax on gasoline sales in the CVRD to improve transit options.
- Importance of modernizing agricultural practices to address water needs is highlighted.
- Concerns about disregard for speed limits in travel between commercial areas.
- A call to change while balancing community preferences.
- Surrounding agriculture industry allows for self-sufficiency in growing food and raising meat for some farming families.
- Development of an artisan community village within Cobble Hill is proposed, offering affordable spaces for artists to create and sell their work.
- Housing units on public property for employees.

Map 3 Draft Cobble Hill local area plan boundary.





Cowichan Bay Area Plan

Official Community Plan Goals

Bylaw 4373 – Official Community Plan (OCP) identifies eight goals:

1. Mitigate and adapt to the climate crisis.
2. Manage infrastructure responsibly.
3. Make distinct, complete communities.
4. Expand mobility options.
5. Protect and restore natural assets.
6. Strengthen local food and agriculture.
7. Enhance regional prosperity.
8. Improve governance and implementation.

Summary of Findings

To what extent is your community making progress toward meeting the OCP goals? Rank: strongly disagree, degree, neutral, agree or strongly agree. (survey)

- Some progress has been made toward strengthening local food and agriculture and protecting and restoring natural assets.
- More progress is needed toward mitigating and adapting to the climate crisis, managing infrastructure responsibly, improving governance and implementation and enhancing regional prosperity.
- The least amount of progress has been made toward expanding mobility options.

Key Changes Based on Findings

Feedback on the OCP goals will be used to assess potential opportunities and identify potential actions in Step 2 Planning of the local area plan development process.

Draft Future Vision

A future vision is a description of what a community hopes to achieve in the future. It inspires action because it is exciting, doable and based on what the community members have said they want.

The draft future vision for Cowichan Bay, as presented to the community, is:

In Cowichan Bay, we are stewards of a rich culinary, arts and maritime legacy. We cherish our cultural diversity, nurture our natural and built heritage, and savor the unhurried pace of life.

Cowichan Bay is a place where nature and culture are intertwined, inspiring both residents and visitors to embrace a spirit of sustainable growth and community vitality.

Summary of Findings

Does the draft vision reflect your vision for the future of the community? Rank: strongly disagree, disagree, neutral, agree or strongly agree. (survey)

- Many agree (46%) that the draft future vision is reflective of their future vision of Cowichan Bay while others (23%) disagree.

What do you like about the draft vision? (survey and workshop)

- **Stewardship**
 - Emphasis on responsible management of natural resources.
 - Acknowledgment of the value of fertile lands and the products derived from them.
- **Character & Identity**
 - Recognition and preservation of the area's historical importance.
 - Commitment to preserving the unique character and cultural identity of Cowichan Bay.
 - Consideration of cultural diversity and the intertwined nature of natural and built heritage.
 - Appreciation for the envisioned unhurried pace of life in Cowichan Bay.
 - Focus on fostering community vitality.
- **Aspirational and sustainable growth**
 - Aspirational nature of the vision.
 - Recognition that the vision is people-oriented with a good balance between nature and community.
 - Commitment to embrace a spirit of sustainable growth.
- **General**
 - Describes Cowichan Bay well, especially in terms of community vitality.
 - Highlights the fun and positive aspects of the envisioned future.

What could be changed? (survey and workshop)

- **Sustainable Growth:**
 - Make less aspirational and more focused on embracing change and a growth mindset, especially in the context of addressing climate change.
 - Specify sustainable growth within ecological limits.
 - Include mention of infrastructure improvement to address the needs of a growing community.
 - Acknowledge that sustainable growth is not necessarily a universally positive concept and that growth for its own sake may be undesirable.
 - Highlight that growth should not compromise the quality of the community's current slow, laid-back pace of living.
- **Community Connection**
 - Emphasize inclusivity by welcoming and including diverse races, cultures, ages, gender identities, expressions and abilities.
 - Highlight the importance of community connection and vitality.
- **Emphasize and Honour Indigenous History**

- Explicitly mention honoring and respecting the Hul'q'umi'num' speaking Peoples, with specific mention of Cowichan Tribes.
- Incorporate more content on Indigenous history to better reflect the community's cultural richness.
- **Structure and Language**
 - Streamline the language and make vision more concise.
 - List natural environments (air, land, water) before culinary and maritime reference.
- **Implementation**
 - Emphasize the importance of translating the vision into practical actions.
 - Highlight the need for safer streets and sidewalks, addressing drivers' disregard for safety, particularly in areas with children and caregivers with strollers.
 - Add the idea of increasing walking/hiking/biking trails to enhance connectivity, especially for those without cars.
 - Encourage activities like walking, biking and kayaking for community well-being.
 - Emphasize affordable housing as a major point of community concern.
 - Propose streamlining the permit process, removing restrictions and incentivizing the construction of smaller affordable housing units.
 - Address the bottleneck of water supply for infrastructure development.
 - Explore options like the construction of larger reservoirs and consider investigating the feasibility of a large-scale desalination facility.
 - Address the bottleneck of water supply for infrastructure development.

Key Changes Based on Findings

An updated future vision statement for Cowichan Bay should have stronger emphasis on environmental sustainability and proactive conservation efforts, reflect a more dynamic approach to preserving the area's unique maritime and ecological heritage, and support local businesses and economic growth in a way that aligns with Cowichan Bay's values. It should honor the Hul'q'umi'num' speaking Peoples, especially the Cowichan Tribes.

Cowichan Bay Village Design Charrette

To what extent do you agree that the intention of the Cowichan Bay Village Design Charrette reflects the future of the community? Rank: strongly disagree, disagree, neutral, agree or strongly agree. (survey)

- Many (38%) agree that the intention of the Cowichan Bay Village Design Charrette reflects the future of the community while others (23%) are neutral.

What do you like about the intention of the charrette? (survey)

- Commitment to preserving the unique cultural identity of the community.
- Aspiration to create a livable environment.
- Clear, explicit goals.
- Acknowledgment of the current community's value, incorporation of necessary changes, and practical enhancements like village toilets and special attractions align with vision for a stable yet evolving and improved living environment.

What could be changed? (survey and workshop)

- Enhance by inviting responsible change, prioritizing active transportation and addressing environmental challenges.
- Greater involvement of marina owners.

- Emphasize Cittaslow community values.
- Stress the importance of implementation to ensure a unique, environmentally conscious and prosperous future for the village.

The Cowichan Bay Village Design Charrette is not being updated as part of the local area plan development process. The feedback on the design charrette vision will be used to help refine the draft vision statement for the local area plan.

Draft Local Area Description

The local area description is a way to show what makes a place special. It includes details about what the place looks like, what makes it different from other places and what is unique about its history.

The Cowichan Bay draft local area description, as presented to the community, is:

Cowichan Bay is a place to enjoy local food, wine, art and recreation. Its residents celebrate and steward the natural and cultural environment in a friendly, slow-paced community. Cowichan Bay is North America's first Cittaslow designated community, joining an international network of communities committed to building relationships and enjoying a quality of life blessed with quality spaces, historic buildings, farms, nature and unspoiled landscapes.

Cowichan Bay village is located on the edge of the ocean. The colourful presence of stilt homes, wharfs and houseboats define the transition between the land and water. Cowichan Bay village remains a working marine community, as evidenced by numerous fishing boats and a growing eco-tourism sector. Residential neighbourhoods above the waterfront enjoy ocean views, with Mt. Prevost and Mt. Tzouhalem as background anchors. As identified in the Cowichan Bay Village Design Charrette, the community seeks to celebrate, protect and enhance the unique character of Cowichan Bay long into the future. Cowichan Bay is a "dark skies" community, seeking to preserve and protect dark skies through responsible lighting policies.

At the outlet of the Koksilah and Cowichan Rivers, the Cowichan estuary is a defining feature of Cowichan Bay. The Cowichan River is a designated heritage river, and its estuary is recognized as one of the world's most biologically important areas for fish, waterfowl and wildlife.

Summary of Findings

Does the draft description describe your community? Rank: strongly disagree, disagree, neutral, agree or strongly agree. (survey)

- Most (54%) agree with the draft description of Cowichan Bay.

What do you like about the draft description? (survey and workshop)

- Clear portrayal of the current culture, heritage, environment and marine activities.
- All-encompassing nature of the description, including references to Cittaslow, the Dark Sky community, and landmarks like Mount Tzouhalem, adequately captures the essence of Cowichan Bay.

What could be changed? (survey and workshop)

- Emphasize the daily ebb and flow of the tide as a defining feature of the transition between land and water.
- Consider adding information about the community's commitment to its restoration and care, supporting habitat for various wildlife and sustainable practices.
- Address the absence of First Nations involvement or representation.
- Consider incorporating details about the home to sea lions during certain seasons.

Key Changes Based on Findings

An updated local area description for Cowichan Bay should better address the area's cultural and historical significance by acknowledging the traditional territories of the Hul'qumi'num Treaty Group and the Cowichan Tribes. It should also enhance the portrayal of the community's marine context, specifically noting the seasonal presence of sea lions and add focus on ecological preservation.

Complete Communities

Complete communities have several key elements including diverse housing options, proximity of housing and employment to daily needs, efficient use of infrastructure and a range of transportation options.

Summary of Findings

Housing

How important are the different housing types to the future of your community? Rank from most to least important. (survey)

- Semi-detached houses (duplexes, triplexes, fourplexes) were ranked most important to the community, followed by secondary suites, townhouses or rowhouses, single detached houses, low-rise apartments (five storeys or less) and mobile homes.
- The least important was high-rise apartments (six storeys or more).

How important are the different housing tenures to the future of your community? Rank from most to least important. (survey)

- Ownership was ranked most important to the community, followed by rental, housing for older adults (+65) and cooperative housing.
- The least important was assisted living housing (to support people with social and physical barriers).

Are there other considerations for housing that are important to the future of your community? (survey and workshop)

- Promote diverse and visually interesting housing by incorporating multi-family buildings that resemble large single-family homes, accommodating various income levels within shared structures.
- Prioritize making the process of building new homes easier while preserving farmland and agricultural land, aligning with the principles of a Cittaslow community.
- Maintain reasonable taxes to support senior residents and endorse co-housing alongside cooperative housing initiatives.
- Ensure that any community expansion is contingent upon the improvement of regional sewage disposal within a comprehensive water management plan.

- Address the housing needs of individuals living in boats and houseboats, while exploring investigations into desalination for water usage.
- Maintain a low rise/no rise approach to preserve views and prevent shading, ensuring that infrastructure supports any future builds.
- Address road safety for both vehicles and pedestrians.
- Consider housing solutions for homeless individuals through supported housing situations.

Daily Needs

What services and amenities to meet daily needs do you currently have access to within your community or an adjacent community? Select all that apply. (survey)

- Greenspace, park, post office, restaurants and café, corner store and commercial hub are the most accessed services and amenities in Cowichan Bay.
- The least selected service or amenity accessed in Cowichan Bay is office, followed by library, daycare, community centre, health facilities, doctor and “other”.

What are the current challenges to accessing services and daily needs amenities in your community? (survey and workshop)

- Inadequate and unsafe pedestrian linkages, particularly when crossing Main Street poses risks for older adults and those with young children, absence of sidewalks and the lack of a safe route for walking or cycling to amenities, such as the village and Valley View Centre.
- The delay in constructing a stairway from Pritchard Road to Cowichan Bay Village has resulted in increased reliance on cars, especially on Wilmot Road’s hill.
- Parking in Cowichan Bay, while contributing to the community’s unique charm, poses difficulties, especially during peak times.
- Public transportation is inconveniently located more than one kilometer away, and infrequent bus routes compound the challenges of accessibility.

What services or daily needs amenities should be in your community in the future? Select all that apply. (survey and workshop)

- Greenspace, health facilities, park, doctor, grocery store, library and post office are the most selected services and amenities needed in Cowichan Bay.
- The least selected service or amenity was offices, followed by daycare, commercial hub, restaurants and cafes, corner store, community centre and other.

Infrastructure

What are the strengths and/or challenges with the existing infrastructure in your community? (survey and workshop)

Challenges:

- Increasing droughts and hotter and drier weather.
- Concerns with Cowichan Bay Water Works quality of service provided.
- Insufficient water supply for future development.
- Increasing costs of service delivery and limited access to grants.
- The control of roads and drainage by the Ministry of Transportation and Infrastructure poses challenges in stormwater management, which affects homes and properties.
- Issues with drainage and wastewater planning for green spaces.

Strengths:

- High quality of water is acknowledged as a strength.

How important are each of the types of infrastructure to the future of your community? Rank: highest to lowest. (survey and workshop)

- **Water infrastructure** ranked higher than sewer infrastructure in terms of importance to the future of Cowichan Bay.

Transportation

Which modes of transportation are currently relied on most? Select all that apply. (survey)

- Private vehicle (car/van/truck) as driver is currently the most relied on mode of transportation in Cowichan Bay, followed by walking, private vehicle as passenger and biking.
- Public transit is currently the least relied on mode of transportation in Cowichan Bay.

How important is each mode of transportation to the future of your community? Rank: most to least important. (survey)

- Walking was identified as the most important for the future of Cowichan Bay, followed by private vehicle (car/van/truck) as driver.
- Biking, private vehicle as passenger and public transit were equally identified as the least important for the future of Cowichan Bay.

In terms of transportation, what else is important to the future of your community? (survey and workshop)

- Emphasis on Triple A (all ages and abilities) active transportation options, including well-connected trail and sidewalk linkages to shops and services.
- Priorities include the development of sidewalks, lower speed limits around parks and trails frequented by children, and safer, wider walking paths that can accommodate strollers and individuals with walking aids.
- Call for broader shoulders on roads or designated bike paths for biking and an increased presence of electric vehicle charging stations.
- Future parking plans, more extensive recreational paths and trails, as well as public boat launch and marina facilities.
- Public transportation accessibility for all subdivisions, old and new, is emphasized, with a specific need for better connectivity and a pedestrian bridge over the highway from Koksilah Road.

Key Changes Based on Findings

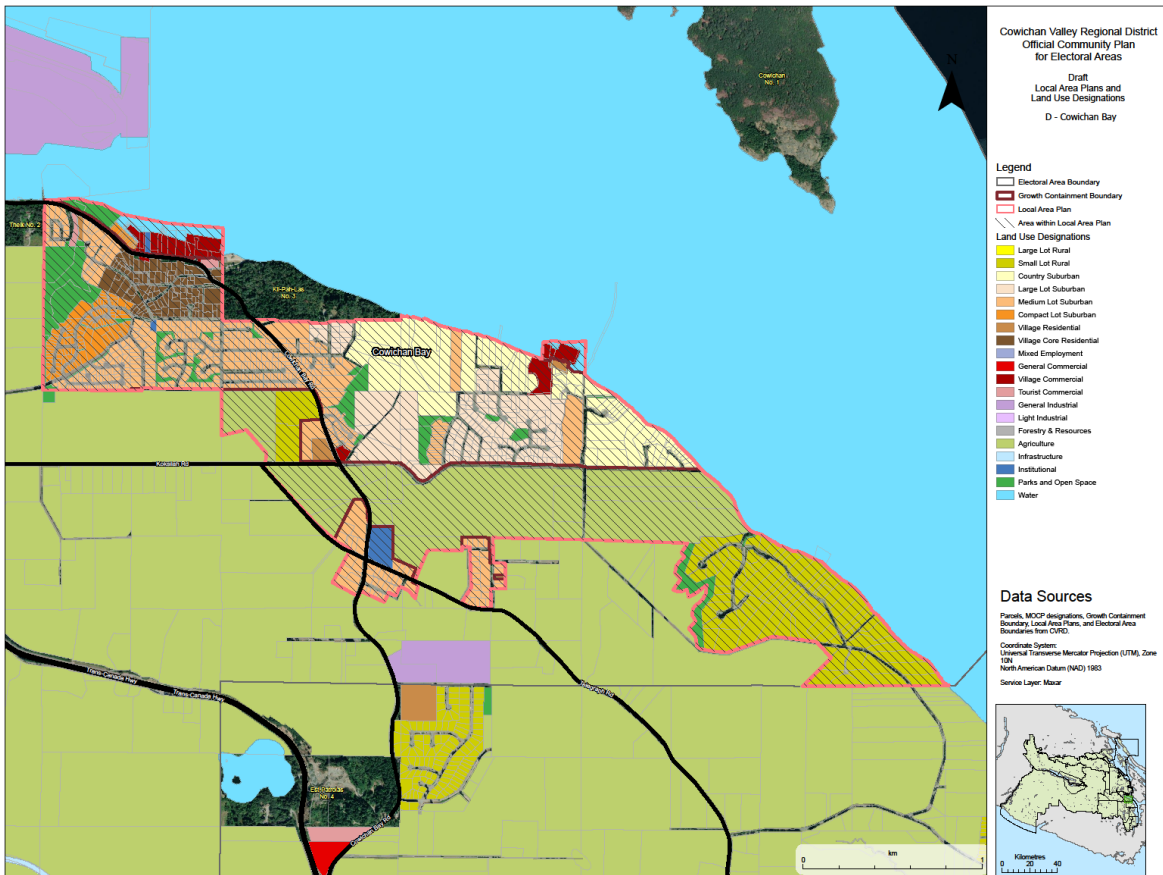
The feedback on housing, daily needs, infrastructure, and transportation will help us make decisions for the Complete Communities Assessment. This information will be used to create draft concept plans in Step 2 of developing the LAPs (Local Area Plans).

Final Other/Comments

- Concerns about the effort to flood the entire estuary and farmlands may warrant further clarification.
- Suggestion to purchase the space across from the Rock Cod and build an amphitheater and green space on top of a 300-car parkade.
- Provide safer access to the upper village through ramps and stairs and a pedestrian bridge over the road to the water side.
- Remove waterside parking in the entire village (except for short drop-offs or business deliveries).

- Call to assess whether community population growth is desired, emphasizing the importance of maintaining the existing slow pace and lifestyle.
- Encourage and enhance Cittaslow initiatives.
- Fostering rewilding in residential properties and public spaces.
- Improve the efficiency of bus routes, consider smaller buses for more frequent service.
- Acknowledge residents' wonderful sense of community and that Cowichan Bay is a great place to raise children.

Map 4 Draft Cowichan Bay local area plan boundary.





Eagle Heights/Koksilah Village Local Area Plan

Official Community Plan Goals

Bylaw 4373 – Official Community Plan (OCP) identifies eight goals:

1. Mitigate and adapt to the climate crisis.
2. Manage infrastructure responsibly.
3. Make distinct, complete communities.
4. Expand mobility options.
5. Protect and restore natural assets.
6. Strengthen local food and agriculture.
7. Enhance regional prosperity.
8. Improve governance and implementation.

Summary of Findings

To what extent is your community making progress toward meeting the OCP goals? Rank: strongly disagree, degree, neutral, agree or strongly agree. (survey)

- Some progress has been made toward mitigating and adapting to the climate crisis, protecting and restoring natural assets, and strengthening local food and agriculture.
- More progress is needed toward expanding mobility options, managing infrastructure responsibly and enhancing regional prosperity.
- The least amount of progress has been made toward improving governance and implementation.

Key Changes Based on Findings

Feedback on the OCP goals will be used to assess potential opportunities and identify potential actions in Step 2 Planning of the local area plan development process.

Draft Future Vision

A future vision is a description of what a community hopes to achieve in the future. It inspires action because it is exciting, doable and based on what community members have said they want.

The draft future vision for Eagle Heights/Koksilah Village, as presented to the community, is:

Together, the Eagle Heights neighbourhood and Koksilah Village business area foster strong community connections, enable industry and economic prosperity, and serve daily needs of residents and visitors.

Growth in Koksilah Village will be flood resilient and enabled through efficient use of existing infrastructure.

Summary of Findings

Does the draft vision reflect your vision for the future of the community? Rank: strongly disagree, disagree, neutral, agree or strongly agree. (survey)

- Most (67%) agree that the draft future vision is reflective of their future vision of Eagle Heights/Koksilah Village while others (33%) are neutral.

What do you like about the draft vision? (survey and workshop)

- **Achievability**
 - The vision is perceived as achievable and realistic.
- **Food Production**
 - The vision recognizes the importance of local food production, indicating a commitment to sustainability and self-sufficiency.
- **Strong Community**
 - Commitment to fostering a strong sense of community, indicating a recognition of the importance of social connections.
 - Highlighted as a positive aspect, reinforcing the importance of social ties in the envisioned future.
- **Stability**
 - Desire for a secure and consistent environment in the community.
- **Local Perspective/Context**
 - The inclusion of a local perspective and context is highlighted.
 - Appreciation for the unique characteristics of the area.
- **Safety**
 - Safety is recognized as a positive aspect of the vision.
- **Residential versus Commercial/Industrial**
 - The distinction between residential and commercial/industrial areas is appreciated, indicating a desire for a well-balanced community.
 - The concept of balance and the creation of a harmonious community is well-received.

What could be changed? (survey and workshop)

- **Connectivity Improvements**
 - There is a concern about the poor transit system. Consider incorporating enhanced public transportation.
 - Highlight the need for increased pathways to facilitate safe walking and cycling. This not only promotes safety but also contributes to community health and longevity.
 - Address concerns about the accessibility of pathways, especially for residents in areas like Glenora.
 - Acknowledge concerns of Glenora residents about feeling possibly forgotten and ensure that the needs and perspectives are considered and integrated into the vision.
- **Emphasize Scenic Views**

- Incorporate the historical significance of the site overlooking the Cowichan Valley and the importance of preserving and enhancing the scenic views of the surrounding areas.

Key Changes Based on Findings

An updated future vision statement for Eagle Heights/Koksilah Village should address improved connectivity and a desire to focus on preserving and enhancing the scenic views of the surrounding natural environment.

Draft Local Area Description

The local area description is a way to highlight what makes a place special. It includes details about what the place looks like, what makes it different from other place and what is unique about its history.

The draft local area description for Eagle Heights/Koksilah Village, as presented to the community, is:

Eagle Heights is a residential neighbourhood perched on the plateau above Koksilah Village. It is a relatively compact neighbourhood near the City of Duncan.

Koksilah Village is located on the shared floodplain of the Cowichan and Koksilah Rivers. Historically, the Cowichan River branched into many channels on the floodplain and one of those channels met and joined the Koksilah River at Sh-hwuykwselu (Busy Place). Sh-hwuykwselu was an important meeting place for First Nations trade and exchanges.

In the 1960s, Koksilah Village was established as an industrial park, which has evolved into a mixed-use area with easy access to the Trans-Canada Highway, and with water and sewer infrastructure. Local business priorities and economic development are important considerations in this local plan area.

Summary of Findings

Does the draft description describe your community? Rank: strongly disagree, disagree, neutral, agree or strongly agree. (survey)

- Most (67%) agree with the draft description of Eagle Heights/Koksilah Village while others (33%) are neutral.

What do you like about the draft description? (survey and workshop)

- Provides an accurate portrayal and representation of the community.

What could be changed? (survey and workshop)

- Need for a stronger focus on Eagle Heights, including its views, topography and history, emphasizing the distinctiveness of Eagle Heights.
- Recommend addressing the impact of the village on the river system.

Key Changes Based on Findings

An updated local area description for Eagle Heights/Koksilah Village should have a stronger focus on the unique features of the Eagle Heights community including views, topography and history and should reflect the influence of the river system on the area.

Complete Communities

Complete communities have several key elements including diverse housing options, proximity of housing and employment to daily needs, efficient use of infrastructure and a range of transportation options.

Summary of Findings

Housing

How important are the different housing types to the future of your community? Rank from most to least important. (survey)

- Semi-detached house (duplexes, triplexes, fourplexes) were ranked most important to the community, followed by secondary suites, single detached, low-rise apartments (five storeys or less), townhouses or rowhouses and high-rise apartments (six storeys or more).
- The least important were mobile homes.

How important are the different housing tenures to the future of your community? Rank from most to least important. (survey)

- Ownership was ranked most important to the community, followed by rental, cooperative and housing for older adults (+65).
- The least important was assisted living housing (to support people with social and physical barriers).

Are there other considerations for housing that are important to the future of your community? (survey and workshop)

- Variety of housing options, including mobile homes, to acknowledge challenges with affordability.
- Create living spaces like suites or converting homes into triplexes or fourplexes.
- Explore mixed-use developments in the industrial village.

Daily Needs

What services and amenities to meet daily needs do you currently have access to within your community or an adjacent community? Select all that apply. (survey)

- Community centre, greenspace, park, restaurants and café, and “other” are the most selected currently accessed services or amenities in Eagle Heights/Koksilah Village.
- The least selected services or amenities currently accessed in Eagle Heights/Koksilah Village are health facilities, followed by post office, office, library, doctor, daycare, corner store and commercial hub.

What are the current challenges to accessing services and daily needs amenities in your community? (survey and workshop)

- Inadequate walking and cycling paths, noting that the road system is unfriendly to pedestrians, particularly due to water-filled paths in the winter, which discourage their use.
- The steep Miller Road hill poses access and safety concerns.

What services and daily needs amenities should be in your community in the future? Select all that apply. (survey and workshop)

- Corner store, community centre, grocery store, library, park, post office, and restaurant and cafe are the most selected services or amenities needed in Eagle Heights/Koksilah.

- The least selected services or amenities are commercial hub, daycare, doctor, greenspace, health facility, office and “other”.

Infrastructure

What are the strengths and/or challenges with the existing infrastructure in your community? (survey and workshop)

- Lack of water infrastructure.
- Pressing concern about the existing water tower on Miller Road and the risk of it bursting.
- Critical need for attention and potential improvements in water infrastructure for the community’s well-being and safety.

How important is each of type of infrastructure to the future of your community? Rank: highest to lowest. (survey and workshop)

- Water infrastructure and sewer infrastructure were ranked equal in terms of importance to the future of Eagle Heights/Koksilah Village.

Transportation

Which modes of transportation are currently relied on most? Select all that apply. (survey)

- Private vehicle (car/van/truck) as driver is currently the most relied on mode of transportation in Eagle Heights/Koksilah Village, followed by biking, walking and private vehicle as passenger.
- Public transit is currently the least relied on mode of transportation in Eagle Heights/Koksilah Village.

How important is each mode of transportation to the future of your community? Rank: most to least important. (survey)

- Private vehicle (car/van/truck) as driver is identified as the most important for the future of Eagle Heights/Koksilah Village, followed by biking, walking and public transit.
- Private vehicle as passenger was identified as the least important for the future of Eagle Heights/Koksilah Village.

In terms of transportation, what else is important to the future of your community? (survey and workshop)

- Creating continuous and pedestrian-friendly paths in the community, expressing a need to avoid paths that abruptly end, forcing pedestrians onto the road or necessitating multiple crossings.
- Issue with the Glenora trail filling with water in the winter.
- Significance of transit hubs and shelters.

Key Changes Based on Findings

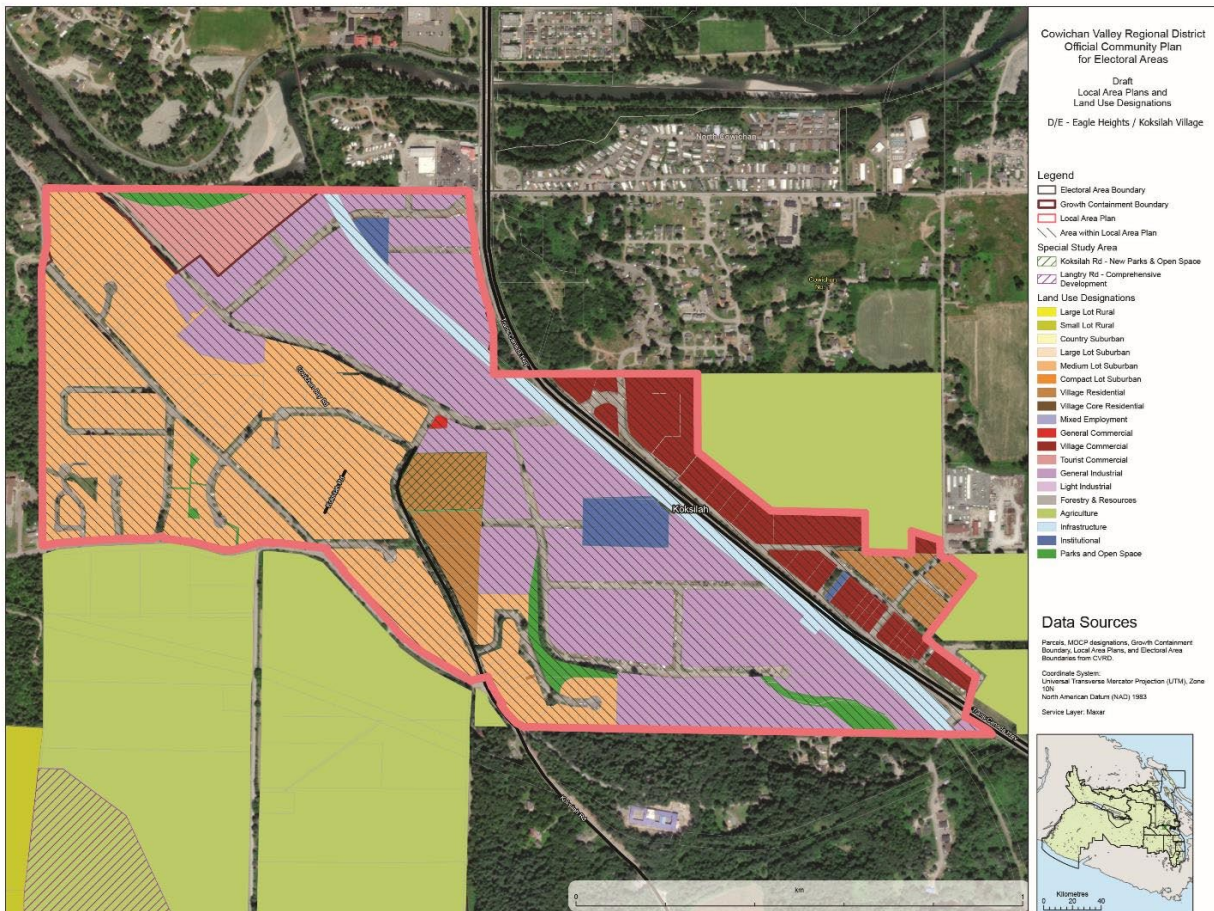
The feedback on housing, daily needs, infrastructure and transportation will inform the Complete Communities Assessment. This information will be used to create draft concept plans in Step 2 Planning of developing the local area plans.

Final/Other Comments

- Criticism of water meters on wells, citing increased bureaucracy and rising living costs.
- Concern about the inconsistent treatment of water usage, noting that farms face restrictions while others, like hay fields, are seemingly exempt.

- Support for local agriculture and community gardens.
- Call for a tree bylaw.
- Need for assistance with drainage and stormwater management.

Map 5 Draft Eagle Heights/Koksilah Village local area plan boundary.





Sahtlam

Official Community Plan Goals

Bylaw 4373 – Official Community Plan (OCP) identifies eight goals:

1. Mitigate and adapt to the climate crisis.
2. Manage infrastructure responsibly.
3. Make distinct, complete communities.
4. Expand mobility options.
5. Protect and restore natural assets.
6. Strengthen local food and agriculture.
7. Enhance regional prosperity.
8. Improve governance and implementation.

Summary of Findings

To what extent is your community making progress toward meeting the OCP goals? Rank: strongly disagree, degree, neutral, agree or strongly agree. (survey)

- Some progress has been made toward strengthening local food and agriculture.
- More progress is needed toward expanding mobility options, protecting and restoring natural assets, improving governance and implementation, and mitigating and adapting to the climate crisis.
- The least amount of progress has been made toward managing infrastructure responsibly and enhancing regional prosperity.

Key Changes Based on Findings

Feedback on the OCP goals will be used to assess potential opportunities and identify potential actions in Step 2 Planning of the local area plan development process.

Draft Future Vision

A future vision is a description of what a community hopes to achieve in the future. It inspires action because it is exciting, doable and based on what the community members have said they want.

The draft future vision for Sahtlam, as presented to the community, is:

Sahtlam is a place where rural community values, stewardship of the land and a rich diversity of settler heritage intersect. We resolve to preserve the essence of Sahtlam through responsible, locally appropriate and resilient growth.

Summary of Findings

Does the draft vision reflect your vision for the future of the community? Rank: strongly disagree, disagree, neutral, agree or strongly agree. (survey)

- Many (29%) disagree or strongly disagree (29%) that the draft future vision is reflective of their future vision of Sahtlam while others (43%) are neutral.

What do you like about the draft vision? (survey and workshop)

- **Community Values**

- Emphasis on rural community values.
- Alignment with stewardship of the land and importance of the community's connection to its surroundings.
- Desire for to support walkability and safety.
- Priority to keep the area rural and maintain a connection to nature.

- **Community Growth**

- Recognize the need for some growth while maintaining identity.
- Alignment of goals to keep it rural, preserve land and ensure access to nature.
- Desire for opportunities without compromising the environment.
- Focus on being thoughtful about water and addressing climate change (resilient growth).
- Balancing growth to be responsible, locally appropriate and resilient.
- Acknowledging the importance of the environment and highlighting the need to address water and climate change issues.

What could be changed? (survey and workshop)

- **Inclusivity and Cultural Representation**

- Question the focus solely on “settler heritage” and advocate for a more inclusive representation, acknowledging the adaptation of a Hul’q’umi’num’ name.
- Reflect the Quw’utsun neighbours in the vision to better encompass the diverse cultural landscape.
- Express discomfort with the term ‘settler’ and advocate for alternative language that reflects residents living in conjunction with all peoples.
- Reference the principle of Q’ushintul, emphasizing walking together side by side with Cowichan Tribes and respecting the cultural significance of the area.

- **Infrastructure and Safety**

- Call for improvements like road repairs, the addition of water and sewer infrastructure.
- Highlight the need for safer transportation options for children, including wider shoulders for biking and improved bus access.
- Emphasize the importance of clear street signs for safety.

- **Concerns about Climate Change Focus**

- Advocate for less emphasis on climate change, emphasizing the need for a more balanced approach.
- Highlight the importance of considering all areas, not just Sahtlam, and understanding diverse perspectives on rural values.

Key Changes Based on Findings

An updated future vision statement for Sahtlam should focus on fostering inclusivity and cultural representation by recognizing Hul’q’umi’num’ heritage and the Quw’utsun neighbours, embracing the principle of Q’ushintul with the Cowichan Tribes. It should also reflect infrastructure needs. It should reflect a balance of rural values with environmental perspectives.

Draft Local Area Description

The local area description is a way to highlight what makes a place special. It includes details about what the place looks like now, what makes it different from other places and what is unique about its history.

The Sahtlam draft local area description, as presented to the community, is:

The name Sahtlam is derived from Ts'alha'um, a First Nations village site close to the Cowichan River. Recent history has Sahtlam rooted in the forest industry. Today it is characterized by a mix of small and large rural acreages on which many residents farm or operate home-based businesses. The area features forests and wetlands and agricultural lands in the east. The village centre is the Sahtlam Fire Hall and well-loved Currie Park.

Lands within the plan area are within the traditional territory of First Nations represented by the Hul'qumi'num Treaty Group: Cowichan Tribes, Penelakut Tribe, Halalt, Lyackson and Ts'uubaa-asatx First Nations.

Sahtlam has rich settler heritage, represented by the Paldi and Chinese cemeteries and the Sikh temple at Paldi.

Summary of Findings

Does the draft description describe your community? Rank: strongly disagree, disagree, neutral, agree or strongly agree. (survey)

- Most (71%) agree with the draft description of Sahtlam.

What do you like about the draft description? (survey and workshop)

- Appreciation for the Sahtlam draft description, its inclusion of Indigenous groups, recognition of agriculture/hobby farms, and overall thoroughness and accuracy.

What could be changed? (survey and workshop)

- Question regarding characterization of Ts'alha'um as a "First Nations village site" instead of a Quw'utsun village site.
- Desire for more information about the rural nature of the area, as the current description mainly focuses on Sahtlam.

Key Changes Based on Findings

An updated local area description for Sahtlam should clarify terminology relative to First Nations. It should also focus on the rural nature of the area.

Complete Communities

Complete communities have several key elements including diverse housing options, proximity of housing and employment to daily needs, efficient use of infrastructure and a range of transportation options.

Summary of Findings

Housing

How important are the different housing types to the future of your community? Rank from most to least important. (survey)

- Secondary suites were ranked most important to the community, followed by single detached houses, semi-detached houses (duplexes, triplexes, fourplexes), townhouses or rowhouses, mobile homes and low-rise apartments (five storeys or less).
- The least important was high-rise apartments (six storeys or more).

How important are the different housing tenures to the future of your community? Rank from most to least important. (survey)

- Ownership was ranked most important to the community, followed by rental, cooperative and housing for older adults (+65).
- The least important was assisted living housing (to support people with social and physical barriers).

Are there other considerations for housing that are important to the future of your community? (survey and workshop)

- Fewer regulations to allow RVs/trailers and tiny homes, secondary suites, second residences and carriage houses for higher density.
- Opposition to large developments due to water and traffic concerns.
- Housing affordability for seniors and young families, particularly in terms of assisted living housing.

Daily Needs

What services and amenities to meet daily needs do you currently have access to within your community or an adjacent community? Select all that apply. (survey)

- Greenspaces and parks, commercial hub, community centre, corner store, library, office, post office, restaurants and cafés were the most selected currently accessed services or amenities in Sahtlam.
- The least selected services and amenities currently accessed in Sahtlam are daycare, followed by healthcare facilities, doctor and “other”.

What are the current challenges to accessing services or daily needs amenities in your community? (survey and workshop)

- Reliance on driving to reach amenities, concerns about roads conditions with no shoulders, and maintenance.
- Housing crisis affects staff availability and business hours.
- Glenora residents note proximity to downtown Duncan for necessary services.

What services and daily needs amenities should be in your community in the future? Select all that apply. (survey and workshop)

- Greenspaces and parks are the most selected services and amenities needed in Sahtlam.
- The least selected services and amenities were office, library, doctor, commercial hub, followed by restaurant, post office, health facilities, daycare, community hub, grocery store and corner store.

Infrastructure

What are the strengths and/or challenges with the existing infrastructure in your community? (survey and workshop)

Challenges:

- Lack of water infrastructure and water limitations, especially during droughts.

- Concerns about the quality of city water and the need for sewer services.
- Issues raised include slow issuance of water licenses for drilling new wells.
- Old, unregistered septic systems and the suggestion of upgrading to efficient septic technologies.

Strengths:

- Some residents indicate satisfaction with well and rainwater catchment systems, stating they have all the water they need.

How important is each type of infrastructure to the future of your community? Rank: highest to lowest. (survey and workshop)

- Water infrastructure ranked higher than sewer infrastructure in terms of importance to the future of Sahtlam.

Transportation

Which modes of transportation are currently relied on most? Select all that apply. (survey)

- Private vehicle (car/van/truck) as driver is currently the most relied on mode of transportation in Sahtlam, followed by private vehicle as passenger, biking and walking.
- Public transit is currently the least relied on mode of transportation in Sahtlam.

How important is each mode of transportation to the future of your community? Rank: most to least important. (survey)

- Private vehicle (car/van/truck) as driver or passenger was identified as the most important for the future of Sahtlam, followed by biking and public transit.
- Walking was identified as the least important for the future of Sahtlam.

In terms of transportation, what else is important to the future of your community? (survey and workshop)

- Improving walking and cycling infrastructure.
- Residents appreciate the Cowichan Valley trail and propose revitalizing passenger train services, connecting areas with buses and promoting micro-mobility methods.
- Freedom to make individual choices without imposing additional taxes.
- Enhanced bus routes and free busing, especially for children and college students.
- Concerns include repairing deteriorating roads.

Key Changes Based on Findings

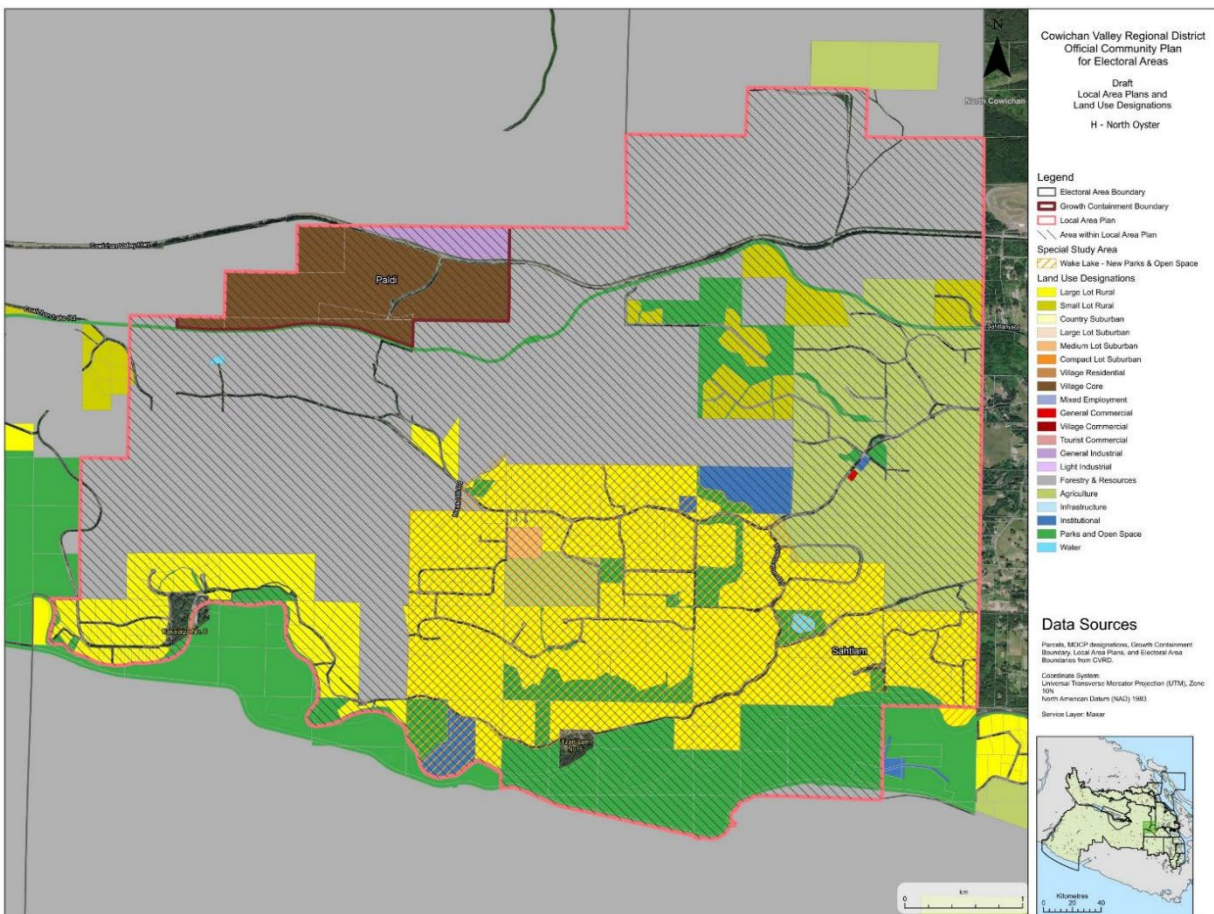
The feedback on housing, daily needs, infrastructure and transportation will inform the Complete Communities Assessment. This information will be used to create draft concept plans in Step 2 Planning of developing the local area plans.

Final/Other Comments

- Reservations about the OCP goals and concern that they could result in higher taxes.
- Improved addressing for homes.
- Perceived gaps in the plan, including considerations for wildfire management/public safety infrastructure, communication infrastructure expansion for remote work, and support for small to medium businesses and electric vehicle charging stations.
- Questions oversight of not including Cowichan Lake as a local plan area and suggests comprehensive planning for the lake's surrounding areas as well as inclusion of other parts of electoral area E.

- Emphasize a preference for the local government to focus on providing services rather than engaging in political issues.

Map 6 Sahtlam local area plan boundary.





Honeymoon Bay/Mesachie Lake Local Area Plan

Official Community Plan Goals

Bylaw 4373 – Official Community Plan (OCP) identifies eight goals:

1. Mitigate and adapt to the climate crisis.
2. Manage infrastructure responsibly.
3. Make distinct, complete communities.
4. Expand mobility options.
5. Protect and restore natural assets.
6. Strengthen local food and agriculture.
7. Enhance regional prosperity.
8. Improve governance and implementation.

Summary of Findings

To what extent is your community making progress toward meeting the OCP goals? Rank: strongly disagree, degree, neutral, agree or strongly agree. (survey)

- More progress is needed toward managing infrastructure responsibly, protecting and restoring natural assets, improving governance and implementation, and strengthening local food and agriculture.
- The least amount of progress has been made toward enhancing regional prosperity, expanding mobility options, and mitigating and adapting to the climate crisis.

Key Changes Based on Findings

Feedback on the OCP goals will be used to assess potential opportunities and identify potential actions in Step 2 Planning of the local area plan development process.

Draft Future Vision

A future vision is a description of what a community hopes to achieve in the future. It inspires action because it is exciting, doable, and based on what the community members have said they want.

The draft future vision of Honeymoon Bay/Mesachie Lake, as presented to the community, is:

The natural environment in Honeymoon Bay and Mesachie Lake underpins our quality of life. We respect the surrounding forests, wetlands, lakeshores, rivers, bluffs and lowlands, protect our heritage buildings, support local industry and encourage community services to enable our ongoing community vitality.

Summary of Findings

Does the draft vision reflect your vision for the future of the community? Rank: strongly disagree, disagree, neutral, agree, or strongly agree. (survey)

- Most (67%) strongly disagree that the draft future vision is reflective of their future vision of Honeymoon Bay/Mesachie Lake.

What do you like about the draft vision? (survey and workshop)

- **Character**
 - Appreciate the focus on preserving the semi-rural nature of the area.
- **Support for Local Industry**
 - Supportive of local industry and encouraging community services.
- **Respect for Natural Environment**
 - Acknowledges need to respect and conserve the surrounding forests, wetlands, lakeshores, rivers, bluffs and lowlands.

What could be changed? (survey and workshop)

- **Building Community Prosperity**
 - Improved safety such as better access to Gordon Bay Provincial Park from Walton Road.
 - Address immediate community needs by providing sidewalks or safe edges to roadways.
 - Attract new industry for employment opportunities.
 - Embrace diversity and consider the perspectives of all community members.
 - Describe the transition from forestry to diverse economic sectors.
 - Prioritize people over structures, emphasizing the importance of community identity.
- **Comprehensive Lake-Centric Approach**
 - Acknowledge the integral role of Cowichan Lake and its surroundings.
 - Advocate for an approach that addresses the entire lake circumference.
- **Housing and Affordability**
 - Acknowledge and address the housing crisis and affordability crisis.
- **Sustainability and the Environment**
 - Prioritize sustainable water plans and responsible forestry management.
 - Considering the impact of septic installation.

Key Changes Based on Findings

An updated future vision statement should consider emphasizing community identity and a lake-centric approach focused on sustainability and responsible environmental management. It should also reflect aspirations relative to safety, accessibility, inclusivity and affordability.

Draft Local Area Description

The local area description is a way to highlight what makes a place special. It includes details about what the place looks like, what makes it different from other places and what is unique about its history.

The Honeymoon Bay/Mesachie Lake draft local area description, as presented to the community, is:

The Honeymoon Bay/Mesachie Lake area has a diverse natural environment that encompasses wetlands, streams and rivers, rocky bluffs, agricultural lowlands, diverse lakeshores and steep, mountainous areas. These areas provide habitat for many plants and

wildlife, as well as a community for the residents who live interconnected with the natural environment.

In Honeymoon Bay, the Honeymoon Bay Community Hall proudly sits above Central Park. The post office within serves the roles of mail service and conversational exchange. From the well-tended character homes, Cowichan Lake provides a stunning backdrop. The history of Honeymoon Bay is embedded in both the surrounding nature and buildings. During the summer, Gordon Bay Provincial Park and the Honeymoon Bay Outdoor Market overflow with local residents and tourists. In the spring, the wildflowers burst from the soil in the Honeymoon Bay Ecological Reserve.

In Mesachie Lake, the community park provides a gathering place for organized sport or spontaneous recreational activities. The tree-lined streets and cottage style homes are unique to the community.

Lands within the plan area are within the traditional territory of Ditidaht First Nation, as well as First Nations represented by the Hul'qumi'num Treaty Group: Cowichan Tribes, Penelakut Tribe, Halalt, Lyackson and Ts'uubaa-asatx First Nations.

Summary of Findings

Does the draft description describe your community? Rank: strongly disagree, disagree, neutral, agree or strongly agree. (survey)

- Most (60%) strongly disagree with the draft description of Honeymoon Bay/Mesachie Lake.

What do you like about the draft description? (survey and workshop)

- Despite some positive aspects, such as acknowledging community hall as a gathering place, the overall sentiment is that the description lacks substance and inclusivity. The call is for a more comprehensive and inclusive draft that considers the diverse needs of the entire electoral area F community.

What could be changed? (survey and workshop)

- Dissatisfaction with its lack of inclusivity, especially regarding the omission of areas like Caycuse and the broader electorate of electoral area F beyond Gordon Bay.
- The draft is criticized for its vagueness and potential negative impact on First Nations reconciliation efforts.
- There is sentiment within the community that many are struggling, and there is a lack of sense of community and meaningful jobs and services for those who live there now.
- Recommended to include positive aspects of summer residents and acknowledge the presence of numerous mobile home parks.
- Address infrastructure limitations.
- Integrate First Nations perspectives to recognize them as essential partners in the planning process.

Key Changes Based on Findings

An updated local area description should be more comprehensive and inclusive. It should consider the entire population and the various communities within electoral area F including the First Nations. It should reflect the concerns relative to housing and infrastructure, as well as positive aspects such as summer residents.

Complete Communities

Complete communities have several key elements including a diversity of housing options, proximity of housing and employment to daily needs, efficient use of infrastructure and a range of transportation options.

Summary of Findings

Housing

How important are the different housing types to the future of your community? Rank from most to least important. (survey)

- Secondary suites were ranked most important to the community, followed by semi-detached houses (duplexes, triplexes, fourplexes), townhouses or rowhouses, single detached houses, low-rise apartments (five storeys or less) and mobile homes.
- The least important were high-rise apartments (six storeys or more).

How important are the different housing tenures to the future of your community? Rank from most to least important. (survey)

- Ownership was ranked most important to the community, followed by rental, cooperative and housing for older adults (+65).
- The least important was assisted living housing (to support people with social and physical barriers).

Are there other considerations for housing that are important to the future of your community? (survey and workshop)

- Need for faster permit approvals, affordable housing and recognition of the potential development of privately owned forest land.
- Call to control and regulate short-term rentals to address housing instability with proactive enforcement and penalties for non-compliance.
- Promote regulated seasonal housing and camp sites to support local businesses.
- Focus on adding more density with purposeful infrastructure planning.

Daily Needs

What services and amenities to meet daily needs do you currently have access to within your community or an adjacent community? Select all that apply. (survey)

- Corner store, park and post office are the most selected currently accessed services and amenities in Honeymoon Bay/Mesachie Lake, followed by community centre, greenspace, restaurants and cafés, commercial hub and library.
- The least selected service or amenity currently accessed in Honeymoon Bay/Mesachie Lake was offices, followed by health facilities, doctor, daycare and “other”.

What are the current challenges to accessing services and daily needs amenities in your community? (survey and workshop)

- Lack of local access to a general practitioner, requiring residents to travel to Lake Cowichan for medical services.
- While bus service is deemed good, the need for a car is highlighted.
- Access to merchants is generally good, but businesses struggle, and there’s a call for more diverse business models and support.
- Concerns about road infrastructure and safety.

- The South Shore Road maintenance and upgrades are identified as crucial, especially for the First Nations, Nitnat Lake and Caycuse residents.
- Issues with cell communication and internet service.
- Other suggestions include encouraging local food production and supporting local cafés and businesses.

What services and daily needs amenities should be in your community in the future? Select all that apply. (survey and workshop)

- Commercial hub, community centre, daycare, doctor, grocery store, park, and restaurants and cafés are the most selected services and amenities needed in Honeymoon Bay/Mesachie Lake.
- The least selected services and amenities were offices, library and health facilities, followed by post office, greenspace and corner store.

Infrastructure

What are the strengths and/or challenges with the existing infrastructure in your community? (survey and workshop)

Challenges:

- Lack of access to water and sewer infrastructure in certain areas.
- Aging septic systems, advocating for the need for community sewers.
- Need for a robust, long-term plan that addresses population growth and climate change while protecting the environment.
- Weir is critical for water retention, abundance and quality, with a specific concern about the current ownership.

Strengths:

- Appreciation for the existing water and sewer systems, with a call to protect and build the necessary infrastructure, specifically the weir.

How important is each type of infrastructure to the future of your community? Rank: highest to lowest. (survey and workshop)

- Sewer infrastructure ranked higher than water infrastructure in terms of importance to the future of Honeymoon Bay/Mesachie Lake.

Transportation

Which modes of transportation are currently relied on most? Select all that apply. (survey)

- Private vehicle (car/van/truck) as driver is currently the most relied on mode of transportation in Honeymoon Bay/Mesachie Lake, followed by public transit and walking.
- Bikes are currently the least relied on mode of transportation in Honeymoon Bay/Mesachie Lake.

How important is each mode of transportation to the future of your community? Rank: most to least important. (survey)

- Private vehicle (car/van/truck) as driver was identified as the most important for the future of Honeymoon Bay/Mesachie Lake, followed by public transit, private vehicle as passenger and walking.
- Bikes were identified as the least important for the future of Honeymoon Bay/Mesachie Lake.

In terms of transportation, what else is important to the future of your community? (survey and workshop)

- Safer roadways, improved road surfaces and maintenance for all communities, and a paved road to Caycuse and Nitnat Lake to enhance security and reliability during climate change-related challenges.
- Disaster resilience planning, alternative routes and completion of a thorough road around the lake for emergency evacuations.
- A comprehensive vision for electric vehicle infrastructure.
- Need for public transit to cater to the community's evolving demographics.

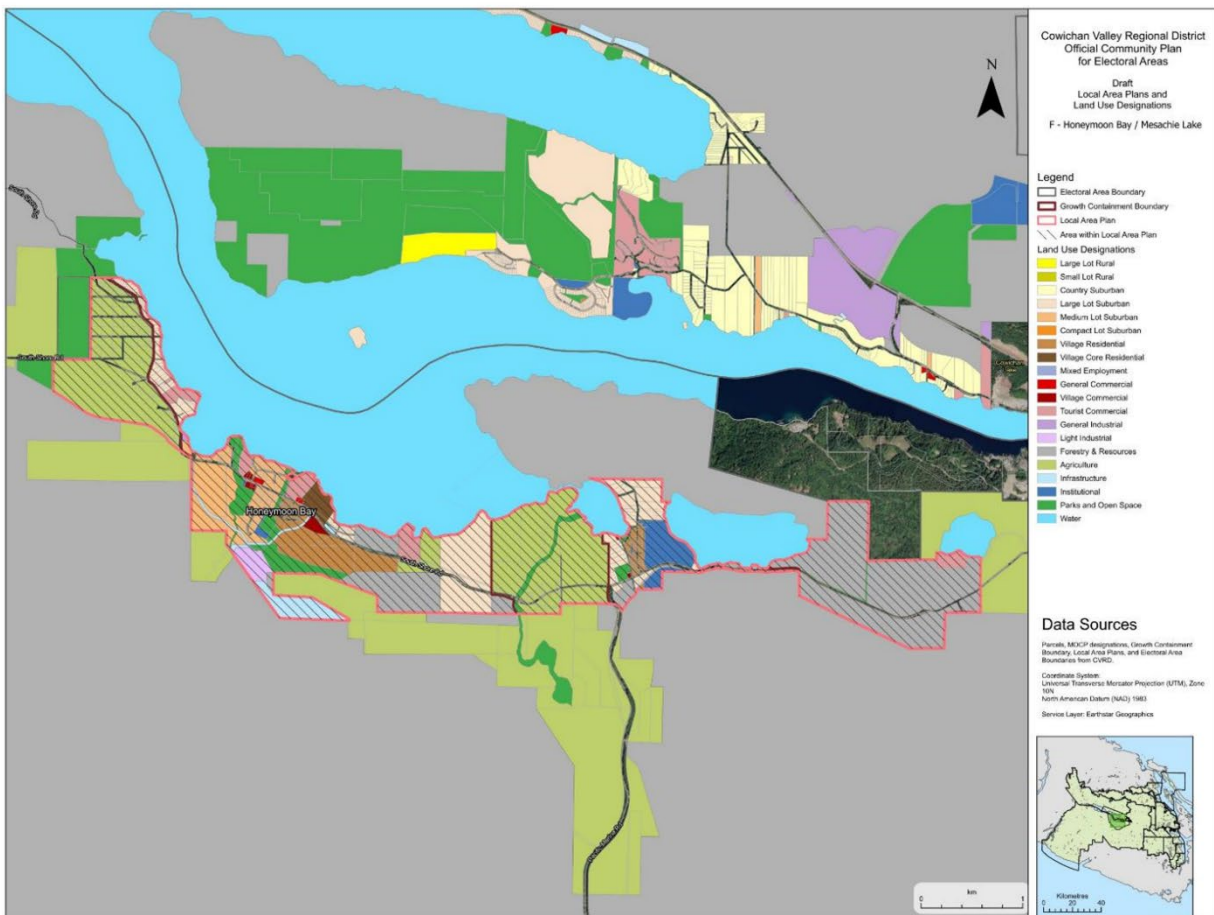
Key Changes Based on Findings

The feedback on housing, daily needs, infrastructure and transportation will inform the Complete Communities Assessment. This information will be used to create draft concept plans in Step 2 Planning of developing the local area plans.

Final/Other Comments

- Affordability concerns and request for CVRD to consider existing budgets for changes.
- Interconnected nature of housing, infrastructure and employment is stressed and there is a need for a unified approach to managing the entire lake circumference.
- Wildfire preparedness, environmental considerations and lake access are highlighted as critical points often overlooked.
- Transparency and accountability concerns lead to a call for new leadership and more inclusive decision-making processes.
- Responsible and mixed-use development to address housing issues and promote thriving communities.

Map 7 Draft Honeymoon Bay/Mesachie Lake local area plan boundary.





Saltair Local Area Plan

Official Community Plan Goals

Bylaw 4373 – Official Community Plan (OCP) identifies eight goals:

1. Mitigate and adapt to the climate crisis.
2. Manage infrastructure responsibly.
3. Make distinct, complete communities.
4. Expand mobility options.
5. Protect and restore natural assets.
6. Strengthen local food and agriculture.
7. Enhance regional prosperity.
8. Improve governance and implementation.

Summary of Findings

To what extent is your community making progress toward meeting the OCP goals? Rank: strongly disagree, degree, neutral, agree or strongly agree. (survey)

- Some progress has been made toward protecting and restoring natural assets, improving governance and implementation, and expanding mobility options.
- More progress is needed toward managing infrastructure responsibly, strengthening local food and agriculture and enhancing regional prosperity.
- The least amount of progress has been made toward mitigating and adapting to the climate crisis.

Key Changes Based on Findings

Feedback on the OCP goals will be used to assess potential opportunities and identify potential actions in Step 2 Planning of the local area plan development process.

Draft Future Vision

A future vision is a description of what a community hopes to achieve in the future. It inspires action because it is exciting, doable and based on what the community members have said they want.

The draft future vision for Saltair, as presented to the community, is:

Coastal living and connected daily conveniences are the cornerstones of Saltair. The community supports healthy lifestyles for all residents through community connection and access to the surrounding coastline, parks, natural features, gathering places and supportive amenities.

Summary of Findings

Does the draft vision reflect your vision for the future of the community? Rank: strongly disagree, disagree, neutral, agree, or strongly agree. (survey)

- Many (48%) agree or strongly agree (17%) that the draft vision is reflective of their vision for the future of Saltair.

What do you like about the draft vision? (survey and workshop)

- **Healthy Lifestyle and Community Connections**
 - Emphasizes healthy lifestyles through community connections.
 - Supports healthy lifestyles for all residents.
 - Characterized as family oriented.
- **Community Assessment**
 - Reflects the current state of the community as well as future impacts and changing needs.
- **Access to Natural Assets**
 - Identifies access to natural areas as crucial.
 - Includes provisions for access to the coastline, parks and natural features.
 - Acknowledges the importance of surrounding wildness, animals and trees.
 - Acknowledges the need to be climate sensitive.
- **Infrastructure Concerns**
 - Lacks sufficient emphasis on infrastructure, particularly regarding water and sewage removal.
 - Noted importance of transitioning from septic to a community water sewage program.
- **Employment Opportunities**
 - Supports increased opportunities for employment, especially centered around connected daily conveniences.

What could be changed? (survey and workshop)

- **Concerns about Expansion**
 - Strong opposition to more housing and town expansion.
 - Preference for maintaining the current state for the surrounding wildness and quietness.
 - Emphasis on nurturing harmony between nature and community.
- **Realistic Focus**
 - Advocacy for achievable and realistic goals for a community of 2,000.
 - Considering the proximity of Saltair to neighboring centers like Ladysmith and Chemainus.
- **Climate and Natural Areas**
 - Emphasis on dealing with the effects of climate change.
 - Focus on protecting and enhancing natural areas.
 - Addressing invasive species, planting more trees and supporting local agriculture.
- **Infrastructure Improvement**

- Priority on clean, safe drinking water and addressing drainage challenges.
- Ensuring a connection to conveniences aligns with available services in nearby towns.
- Improving infrastructure, including sidewalks and lighting, for better mobility.
- Focus on adding and improving walkable options in the community.
- Desire for the development of previously removed beach access points on Seacloud Road and Whitecap Place.
- Investing in walking trails for accessibility, including gravel paths for wheelchairs and strollers.
- **Housing Flexibility**
 - Support for increased density in Saltair.
 - Support for homeowners and tenants through secondary suites and second dwellings.
- **Preservation of Rural Areas**
 - Desire to leave rural areas untouched and avoid multi-lot properties impacting flora and fauna.

Key Changes Based on Findings

An updated future vision for Saltair should emphasize preserving and protecting the tranquility of the area's natural surroundings and placing an emphasis on sustainability and realistic development goals for a small community. It should reflect desired improvements to support overall quality of life such as walkability, accessibility and better access to the beach.

Draft Local Area Description

The local area description is a way to highlight what makes a place special. It includes details about what the place looks like, what makes it different from other places and what is unique about its history.

The Saltair draft local area description, as presented to the community, is:

Saltair is a coastal community with superb natural beauty. Its location in relation to nearby urban centres, along with its coastal views, allow for a rural lifestyle with close access to shopping and services. The Cowichan Valley Trail provides a healthy and peaceful connector to Ladysmith and Chemainus.

The Saltair Community Centre and Centennial Park are focal points for the community. In addition to the abundance of picturesque farms and ocean views, Saltair residences are fortunate to have access to special places like Diana Princess of Wales and Stocking Creek parks.

Lands within the plan area are within the traditional territory of Snuneymuxw First Nation, as well as First Nations represented by the Hul'qumi'num Treaty Group: Cowichan Tribes, Penelakut Tribe, Halalt, Lyackson and Ts'uubaa-asatx.

Summary of Findings

Does the draft description describe your community? Rank: strongly disagree, disagree, neutral, agree or strongly agree. (survey)

- Most (62%) agree with the draft description of Saltair.

What do you like about the draft description? (survey and workshop)

- References to community focal points and access to special places like parks.

- Acknowledgment and inclusion of local First Nations.
- Comprehensive, with a warm yet independent-minded community ethos.
- Accuracy of the description, including the mention of traditional territories and nearby urban centers.
- Emphasis on nature and the coastal beauty of Saltair, along with its rural lifestyle and proximity to services.

What could be changed? (survey and workshop)

- Consider incorporating more descriptive language, highlighting scenic beaches, flora and fauna and emphasize the rural ambiance.
- Rearrange the paragraphs, moving the “land within the plan” section to the bottom.
- Emphasize the Cowichan Trail as an alternate route for cyclists, walkers and horses, improving connectivity between neighbouring communities.
- Address concerns about the community centre’s role and funding.
- Clarify that access to nearby urban centers is primarily by car and suggest improvements to cycling infrastructure.
- Include both large and small-scale agriculture, hobby farms and wildlife protection.
- Acknowledge Stz’uminus and connection with First Nations neighbours.
- Provide specific details on housing types, land sizes and demographics.

Key Changes Based on Findings

An updated local area description for Saltair should enhance language to spotlight unique features such as the scenic beaches, flora, fauna and rural ambiance. It should highlight the opportunity of Cowichan Trail for better connectivity, address the Community Centre’s role and funding, and clearly acknowledge the Stz’uminus and First Nations. Details such as demographics, land size and housing type should be addressed in other sections of the local area plan.

Complete Communities

Complete communities have several key elements including a diversity of housing options, proximity of housing and employment to daily needs, efficient use of infrastructure and a range of transportation options.

Summary of Findings

Housing

How important are the different housing types to the future of your community? Rank from most to least important. (survey)

- Single detached was ranked most important to the community, followed by secondary suites, semi-detached houses (duplexes, triplexes, fourplexes), townhouses or rowhouses, mobile homes and low-rise apartments (five storeys or less).
- The least important was high-rise apartments (six storeys or more).

How important are the different housing tenures to the future of your community? Rank from most to least important. (survey)

- Ownership was ranked most important to the community, followed by rental, housing for older adults (+65) and cooperative housing.
- The least important was assisted living housing (to support people with social and physical barriers).

Are there other considerations for housing that are important to the future of your community? (survey and workshop)

- Regulation and approvals to facilitate detached accessory dwellings, allowing detached accessory buildings on large lots, permitting detached secondary suites, and the possibility of adding mobile homes or tiny homes for affordability and options for aging-in-place.
- Importance of maintaining largely single-family dwellings due to the absence of a sewer/drainage system is emphasized.
- Appropriateness of short-term holiday rentals.
- Infrastructure improvements, such as sewage systems over septic, community water drainage and landscaping to support housing development.
- Energy poverty is highlighted, with a call for it to be a crucial part of housing considerations.
- Addressing traffic concerns on the narrow Chemainus Road, potential solutions include additional road access in the central area of Saltair or incorporating public transit options.
- Balancing development with the rural nature of Saltair and maintaining green spaces around houses surrounded by nature.

Daily Needs

What services and amenities to meet daily needs do you currently have access to within your community or an adjacent community? Select all that apply. (survey)

- Community centre, corner store, park, and restaurants and café, followed by greenspace, commercial hub, library, post office, daycare, health facilities and doctor are the most selected currently accessed services and amenities in Saltair.
- The least selected services or amenities currently accessed in Saltair are office and “other”.

What are the current challenges to accessing services or daily needs amenities in your community? (survey and workshop)

- Lack of transit options/regular bus service and unreliable taxi service, making the community car-dependent and further hindering accessibility, particularly for seniors and youth.
- While amenities are available in neighboring Ladysmith and Chemainus, the absence of sidewalks on Chemainus Road and unsafe conditions for pedestrians and cyclists create challenges.
- Lack of bike and pedestrian-friendly infrastructure.
- Snow clearance issues and the need for wheelchair and stroller-friendly gravel walking paths that impact community accessibility.

What services and daily needs amenities should be in your community in the future? Select all that apply. (survey and workshop)

- Parks and restaurants and cafes are the most selected services or amenities needed in Saltair.
- The least selected service or amenity was offices, followed by library, post office, commercial hub, health facilities, daycare, grocery store, corner store, doctor, community centre and greenspace.

Infrastructure

What are the strengths and/or challenges with the existing infrastructure in your community? (survey and workshop)

Challenges:

- Slope stability and the impact relative to drainage.
- Education around resilience.
- Cost of infrastructure upgrades.
- Concerns about impacts to infrastructure during extreme weather events.

How important is each type of infrastructure to the future of your community? Rank: highest to lowest. (survey and workshop)

- Water infrastructure ranked higher than sewer infrastructure in terms of importance to the future of Saltair.

Transportation

Which modes of transportation are currently relied on most? Select all that apply. (survey)

- Private vehicle (car/van/truck) as driver is currently the most relied on mode of transportation in Saltair, followed by private vehicle as passenger, walking and biking.
- Public transit is currently the least relied on mode of transportation in Saltair.

How important is each mode of transportation to the future of your community? Rank: most to least important. (survey)

- Private vehicle (car/van/truck) as driver was identified as the most important for the future of Saltair, followed by private vehicle as passenger, walking and biking.
- Public transit was identified as the least important for the future of Saltair.

In terms of transportation, what else is important to the future of your community? (survey and workshop)

- Emphasis on the importance of services like Uber.
- Suggestions include widening Chemainus Road, providing wider shoulders or separated bike lanes on various roads, and lowering speed limits near the bridge.
- Connectivity and improvements to the Cowichan Valley Trail are seen as crucial, with a call for more interconnectivity with other areas and a general need for well-maintained roads and gravel walking paths, particularly around Centennial Park, to improve overall accessibility.
- The absence of public transportation is identified as a limitation, affecting employment opportunities for small businesses, and creating a need for taxi services and regular bus routes.
- Micro-bus service is proposed and a mention of bringing back train services.

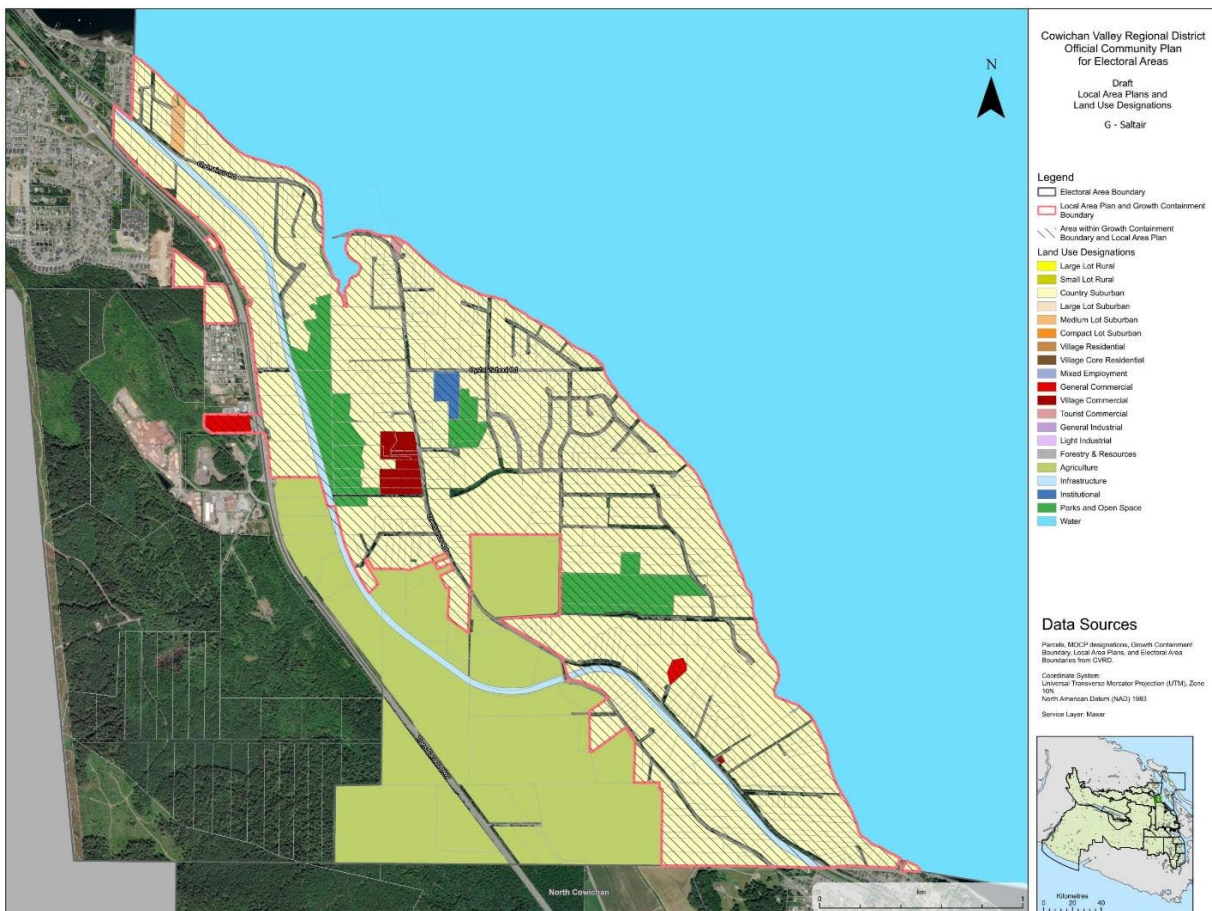
Key Changes Based on Findings

The feedback on housing, daily needs, infrastructure and transportation will inform the Complete Communities Assessment. This information will be used to create draft concept plans in Step 2 Planning of developing the local area plans.

Final/Other Comments

- Complete the Cowichan Valley Trail into Ladysmith, widen Chemainus Road for pedestrian and bike use, invest in water and sewer infrastructure, and create stronger community nodes.
- Focus on supporting local food security, allowing backyard chickens and developing beach access points in south Saltair.
- Addressing zoning for climate change mitigation and supporting homeowners in climate change efforts.
- Importance of maintaining dark skies.

Map 8 Draft Saltair local area plan boundary.





Diamond & North Oyster Local Area Plan

Official Community Plan Goals

Bylaw 4373 – Official Community Plan (OCP) identifies eight goals:

1. Mitigate and adapt to the climate crisis.
2. Manage infrastructure responsibly.
3. Make distinct, complete communities.
4. Expand mobility options.
5. Protect and restore natural assets.
6. Strengthen local food and agriculture.
7. Enhance regional prosperity.
8. Improve governance and implementation.

Summary of Findings

To what extent is your community making progress toward meeting the OCP goals? Rank: strongly disagree, degree, neutral, agree or strongly agree. (survey)

Diamond

- Some progress has been made toward managing infrastructure responsibility and enhancing regional prosperity.
- More progress is needed toward expanding mobility options and improving governance and implementation.
- The least amount of progress has been made toward mitigating and adapting to the climate crisis, protecting and restoring natural assets and strengthening local food and agriculture.

North Oyster

- Some progress has been made toward strengthening local food and agriculture, protecting and restoring natural assets, and enhancing regional prosperity.
- More progress is needed toward expanding mobility options.
- The least amount of progress has been made toward mitigating and adapting to the climate crisis, managing infrastructure responsibility, and improving governance and implementation.

Key Changes Based on Findings

Feedback on the OCP goals will be used to assess potential opportunities and identify potential actions in Step 2 Planning of the local area plan development process.

Draft Future Vision

A future vision is a description of what a community hopes to achieve in the future. It inspires action because it is exciting, doable and based on what the community members have said they want.

The draft future vision for Diamond, as presented to the community, is:

Diamond

Diamond is a place with deep-rooted connections to the land and the people who call it home. Our commitment to fostering community bonds, preserving cultural legacy, and nurturing harmony between nature and development guides our future path forward.

Summary of Findings

Does the draft vision reflect your vision for the future of the community? Rank: strongly disagree, disagree, neutral, agree or strongly agree. (survey)

- Most (50%) agree or strongly agree (50%) that the draft vision is reflective of their vision for the future of Diamond*.

**Note: due to the small number of survey responses from Diamond, these numbers might not reflect the vision of the whole community.*

What is liked about the vision? (survey and workshop)

- **Harmony Between Nature and Development**
 - Emphasis on nurturing harmony between nature and development.
 - Recognition of the importance of preserving the cultural legacy in maintaining this harmony.
- **Historical Significance of “Diamond”**
 - Reference to the incorporation of “Diamond” in the past to preserve cultural and natural elements.
- **Deep-Rooted Connection and Community Bonds**
 - Stresses a deep-rooted connection within the community.
 - Values community bonds as essential elements in the area.
- **Maintaining Green Space**
 - Advocates for the maintenance of green space.
 - Highlights the importance of preserving natural areas within the community.
- **Positive Feedback on Harmony**
 - Appreciation for the emphasis on harmony between the environment and development.
- **Clarification on Electoral Area H**
 - Electoral area H is more extensive than just “Diamond,” encompassing multiple regions west of the highway, including North Oyster and Yellow Point.

What could be changed? (survey and workshop)

- Emphasis on less development and more land protection.

Key Changes Based on Findings

An updated future vision statement for Diamond should include greater emphasis on land protection.

North Oyster

The draft future vision for North Oyster, as presented to the community, is:

North Oyster is proud of our unique blend of natural areas and productive agricultural lands. We nurture the harmony between nature and community, celebrate our rich heritage, and take a modern and sustainable approach to the stewardship of our land.

Summary of Findings

Does the draft vision reflect your vision for the future of the community? Rank: strongly disagree, disagree, neutral, agree or strongly agree. (survey)

- Most (50%) agree or strongly agree (20%) that the draft vision is reflective of their vision for the future of North Oyster.

What is liked about the vision? (survey and workshop)

- **Enhancement and Preservation of Natural Areas**
 - Emphasis on both enhancing and preserving natural areas within the community.
 - Recognition of the importance of protecting freshwater resources.
 - Understanding that preserving forested areas is interconnected with the preservation of water resources.
 - Recognition and value placed on untouched natural spaces within the community.
 - Proud acknowledgment of the community's commitment to the stewardship of both land and water.
- **Broad Definition of Resilience**
 - Reiteration of the importance of maintaining harmony between nature and the community.
 - Preference for maintaining the existing community size rather than expanding for growth.
 - Emphasis on community resiliency, considering a broad definition of the term.
 - Support for local sustainable food production, including farming and food stands.
- **Valuing Rural Character and Heritage**
 - A clear emphasis on valuing and preserving the rural character of the community.
 - Acknowledgment and celebration of the community's rich heritage.

What could be changed? (survey and workshop)

- **Modern Approach to Stewardship**
 - Recognition and support for a sustainable approach to stewardship.
 - Questioning the meaning of a modern approach to stewardship.
 - Remove a specific statement about a modern and sustainable approach to stewardship.
- **Stewardship and Protection of Natural Areas**
 - Advocacy for more protected areas and parks.

- Express the aspiration to take a sustainable approach to stewardship while preserving green space.
- Emphasis on stewardship and protection of natural areas and agricultural lands within the community.
- Recognition of the importance of maintaining harmony between nature and the community.
- **Good Neighbours with Stz'minus First Nation**
 - Aspiration to be good neighbours with the Stz'minus First Nation.
 - Acknowledgment of the importance of learning from First Nations for responsible land stewardship.
- **Improved Transportation and Water Access**
 - Desire to improve transportation options, including trails and bike paths.
 - Forward-looking goal to provide water to all lots.
- **Community Definition and Inclusion**
 - Questioning the meaning of “community” and suggesting the addition of water and air to land stewardship.
 - Recognition of the differences in distinct communities within North Oyster.
 - Specific mention of Brenton Page/Shell Beach and the Elliott Beach communities, emphasizing their uniqueness.
- **Respect for the Past and Future**
 - Call for respecting both the past and the future in community planning.

Key Changes Based on Findings

An updated future vision statement for North Oyster should include greater emphasis on protection of natural assets such as green spaces, parks and agricultural land and a commitment to environmental stewardship and sustainable growth. It should highlight the desire to build stronger connections with the Stz'minus First Nation. The statement should reconsider the phrase “modern approach to stewardship”.

Draft Local Area Description

The local area description is a way to highlight what makes a place special. It includes details about what the place looks like, what makes it different from other places and what is unique about its history.

Diamond

The Diamond draft local area description, as presented to the community, is:

The Diamond is a residential community located between the Ladysmith Harbour, the Town of Ladysmith and Stz'uminus First Nation land. Special places in the Diamond include Bush Creek Hatchery, Trillium Park, the Little Ladysmith Theatre and the Diamond Community Hall.

Lands within the plan area are within the traditional territory of Stz'uminus and Snuneymuxw First Nations, as well as First Nations represented by the Hul'qumi'num Treaty Group: Cowichan Tribes, Penelakut Tribe, Halalt, Lyackson and Ts'uubaa-asatx.

Summary of Findings

Does the draft description describe your community? Rank: strongly disagree, disagree, neutral, agree or strongly agree. (survey)

- An equal number of responses strongly agree, disagree, are neutral or agree (25% each) with the draft description of Diamond.

What do you like about the draft description? (survey and workshop)

- Acknowledges the significance of people and landmarks and the presence of First Nations in the area.

What could be changed? (survey and workshop)

- Implies a singular residential community, which does not fully represent the diverse nature of the region.
- Reference to the Trans Canada Trail and location close to growing communities of Ladysmith and Nanaimo.
- Comment about “too much political emphasis on First Nations (that represent a very small segment of who actually lives here)”.

Key Changes Based on Findings

An updated draft local area description should reflect the region’s diverse community, unique features such as the Trans Canada Trail, and mention its proximity to Ladysmith and Nanaimo.

North Oyster

The North Oyster draft local area description, as presented to the community, is:

In North Oyster, trees line the winding roads, concealing the well-tended farmhouses. North Oyster is located within and surrounded by productive agricultural lands, as evidenced by the plentiful farm stands and grazing livestock.

The community comes together at valued places including the North Oyster Community Centre, Ecole North Oyster Elementary, the volunteer fire department and Chuckwagon Market.

Lands within the plan area are in the traditional territory of Stz’uminus and Snuneymuxw First Nations, as well as First Nations represented by the Hul’qumi’num Treaty Group: Cowichan Tribes, Penelakut Tribe, Halalt, Lyackson and Ts’uubaa-asatx.

Summary of Findings

Does the draft description describe your community? Rank: strongly disagree, disagree, neutral, agree or strongly agree. (survey)

- Many (50%) disagree or strongly disagree (10%) with the draft description of North Oyster.

What do you like about the draft description? (survey and workshop)

- Focus on agriculture and the significance of productive farmlands.
- Mentions of trees, natural areas and community spaces.
- Acknowledgment of First Nations.
- Seems comprehensive in covering essential areas.

What could be changed? (survey and workshop)

- Confusion regarding Aho Road and recommendations to clarify the criteria for defining geographic boundaries, inclusion of communities south of the Woolley Range, such as Elliott Beach, Shell Beach and Brenton Page.
- Highlight the importance of family, support for the next generation of farmers and information on the area's values and attitude.
- Details on forest lands for harvesting and addition of parks and natural/ecological areas.

Key Changes Based on Findings

An updated local area description for North Oyster should clarify the geographic boundaries, emphasize the area's values and attitudes, detail forest lands designated for harvesting, and include specific information about parks and natural/ecological areas.

Complete Communities

Complete communities have several key elements including a diversity of housing options, proximity of housing and employment to daily needs, efficient use of infrastructure and a range of transportation options.

Diamond

Housing

How important are the different housing types to the future of your community? Rank from most to least important. (survey)

- Townhouses or rowhouses were ranked most important to the community, followed by semi-detached houses (duplexes, triplexes, fourplexes), single detached houses, secondary suites, low-rise apartments (five storeys or less) and mobile homes.
- The least important was high-rise apartments (six storeys or more).

How important are the different housing tenures to the future of your community? Rank from most to least important. (survey)

- Ownership, cooperative housing, housing for older adults (+65) and assisted living housing (to support people with social and physical barriers) were ranked most important to the community.
- The least important was rental housing.

Are there other considerations for housing that are important to the future of your community? (survey and workshop)

- Minimizing environmental impacts.
- As a rural area without public transportation and safe cycling trails, the lack of accessibility for people with special needs or those unable to afford care is a significant consideration.

Daily Needs

What services and amenities to meet daily needs do you currently have access to within your community or an adjacent community? Select all that apply. (survey)

- Green space and parks are the most selected currently accessed services and amenities in Diamond, followed by corner store.

- The least selected services or amenities currently accessed in Diamond are office, daycare, and “other”, followed by restaurants and cafes, post office, library, health facilities, doctor, community centre and commercial hub.

What are the current challenges to accessing services and daily needs amenities in your community? (survey and workshop)

- Absence of public transportation and lack of school bus services makes driving or affordable taxi service crucial.
- However, many choose to live in the area knowing that driving is essential for daily activities.

What services and daily needs amenities should be in your community in the future? Select all that apply. (survey and workshop)

- Corner store, daycare, greenspace, library and parks are equally selected services or amenities needed in Diamond.

Infrastructure

What are the strengths and/or challenges with the existing infrastructure in your community? (survey and workshop)

Challenges:

- Strain on water resources as new housing developments increase and fear that development is surpassing water availability.
- Concerns about lead-lined water pipes.
- Limited fire-fighting capacity due to reliance on private wells.
- Expense of expanding infrastructure.

Strengths:

- Self-sufficiency

How important is each type of infrastructure to the future of your community? Rank: highest to lowest. (survey and workshop)

- Water infrastructure ranked higher than sewer infrastructure in terms of importance to the future of Diamond.

Transportation

Which modes of transportation are currently relied on most? Select all that apply. (survey)

- Private vehicle (car/van/truck) as driver is currently the most relied on mode of transportation in Diamond, followed by private vehicle (as passenger), walking and biking.
- Public transit is currently the least relied on mode of transportation in Diamond.

How important is each mode of transportation to the future of your community? Rank: most to least important. (survey)

- Private vehicle (car/van/truck) as driver was identified as the most important for the future of Diamond, followed by public transit, private vehicles as passenger and biking.
- Walking was identified as the least important for the future of Diamond.

In terms of transportation, what else is important to the future of your community? (survey and workshop)

- Potential need for innovative public transport solutions such as small buses.
- Desire for safe pedestrian and cycling infrastructure, including sidewalks, wide gravel paths and designated lanes with proper lighting.
- The proximity of YCD and YVR airports for convenient air travel.
- Suggestions for a marine hub with a boat launch.
- Active mode network that is also accessible to horses and riders.

North Oyster

Housing

How important are the different housing types to the future of your community? Rank from most to least important. (survey)

- Single detached houses were ranked most important to the community, followed by semi-detached houses (duplexes, triplexes, fourplexes), secondary suites, townhouses or rowhouses, mobile homes, and low-rise apartments (five storeys or less).
- The least important was high-rise apartments (six storeys or more).

How important are the different housing tenures to the future of your community? Rank from most to least important. (survey)

- Ownership, housing for older adults (+65), cooperative housing and rental housing were ranked most important to the community.
- The least important was assisted living housing (to support people with social and physical barriers).

Are there other considerations for housing that are important to the future of your community? (survey and workshop)

- Question about suitability of the area for apartments or care homes due to the lack of proximity to health units and hospitals.
- Concerns about infrastructure capacity.
- Streamline affordable housing development.
- Implement cluster housing on farms for farm workers.
- Concerns about recreational trailers impacting the local aquifer.
- Maintenance of the spacious, natural setting.
- Short-term rentals regulation.
- Opportunities for aging in place.

Daily Needs

What services and amenities to meet daily needs do you currently have access to within your community or an adjacent community? Select all that apply. (survey)

- Parks are the most selected currently accessed services or amenities in North Oyster, followed by greenspace, community centre and corner store.
- The least selected service or amenity currently accessed in North Oyster is office, followed by library, health facilities, doctor, restaurants and cafes, post office, commercial hub and daycare.

What are the current challenges to accessing services and daily needs amenities in your community? (survey and workshop)

- Some comments highlight that accessing daily needs in a rural area is not necessary.

- Issues mentioned include unsafe rural roads for pedestrians and cyclists, dependence on driving and concerns about road conditions during weather events.
- Lack of public transportation and active transportation routes.

What services and daily needs amenities should be in your community in the future? Select all that apply. (survey and workshop)

- Community centre and greenspace are the most selected services and amenities needed in North Oyster.
- The least selected services and amenities were restaurants and cafes, office, health facilities and grocery store, followed by corner store, daycare, post office, park and “other”.

Infrastructure

What are the strengths and/or challenges with the existing infrastructure in your community? (survey and workshop)

Challenges:

- Many residents use ground-water wells and septic systems, with exceptions in certain areas, and remediation is needed for some lots.
- Inadequate water supply for some households, particularly during droughts, and overuse of the aquifer for non-essential purposes.
- Some homes rely on trucked-in water and are facing issues like brackish well water.
- Need for rainwater harvesting for new builds.
- Absence of fire hydrants in every neighborhood.
- Issues with the quality and quantity of water systems, with costs increasing as standards change.

How important is each type of infrastructure to the future of your community? Rank: highest to lowest. (survey and workshop)

- Water infrastructure ranked higher than sewer infrastructure in terms of importance to the future of North Oyster.

Transportation

Which mode of transportation is currently relied on most? Select all that apply. (survey)

- Private vehicle (car/van/truck) as driver is currently the most relied on mode of transportation in North Oyster, followed by private vehicles as passenger, biking and walking.
- Public transit is currently the least relied on mode of transportation in North Oyster.

How important is each mode of transportation to the future of your community? Rank: most to least important. (survey)

- Private vehicles (car/van/truck) as driver was identified as the most important for the future of North Oyster, followed by public transit, private vehicles as passenger and biking.
- Walking was identified as the least important for the future of North Oyster.

In terms of transportation, what else is important to the future of your community? (survey and workshop)

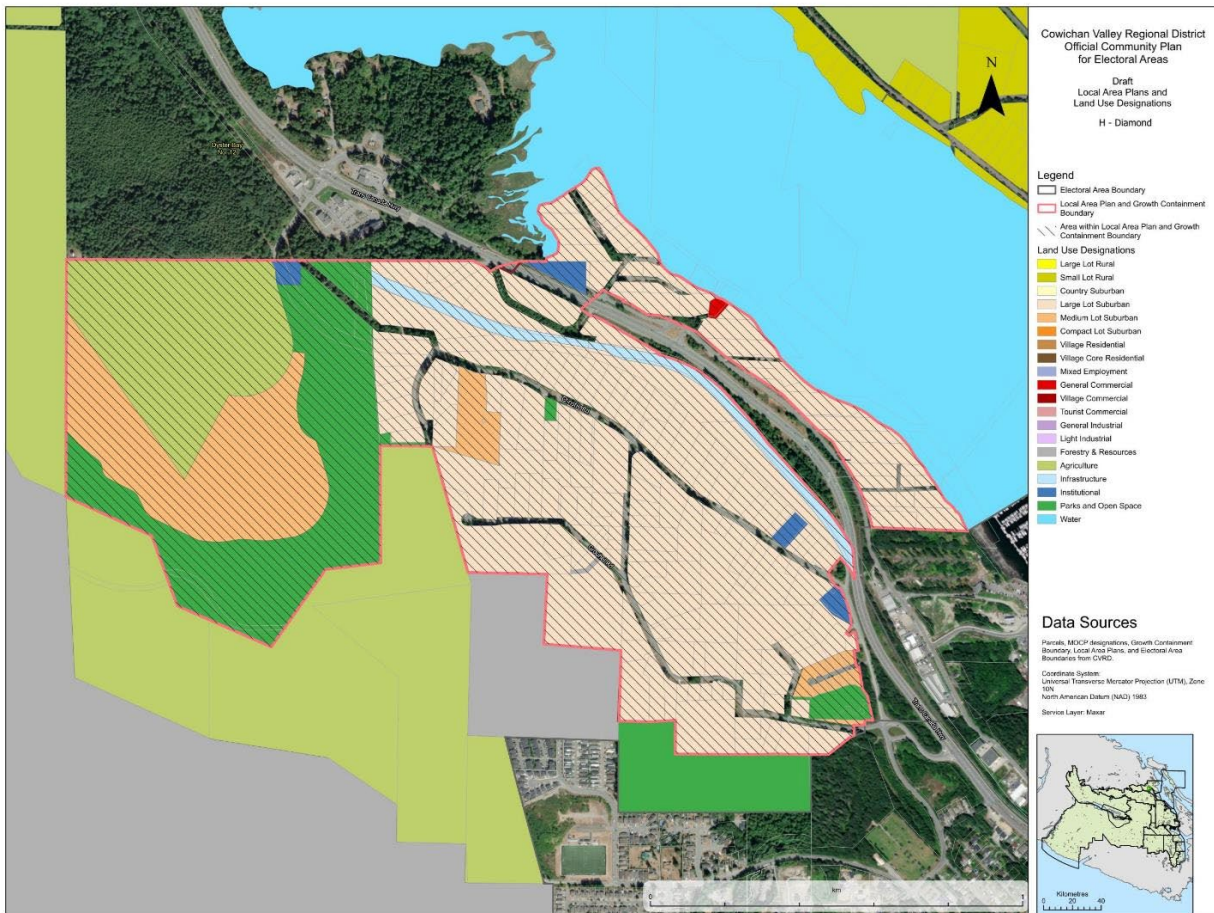
- Electric vehicle charging infrastructure.
- Public transit with connections to larger cities or reliable taxi service.

- Specific emphasis on dangerous bends and corners on roads.
- Need for traffic calming such as speed bumps to encourage safer driving on rural roads.

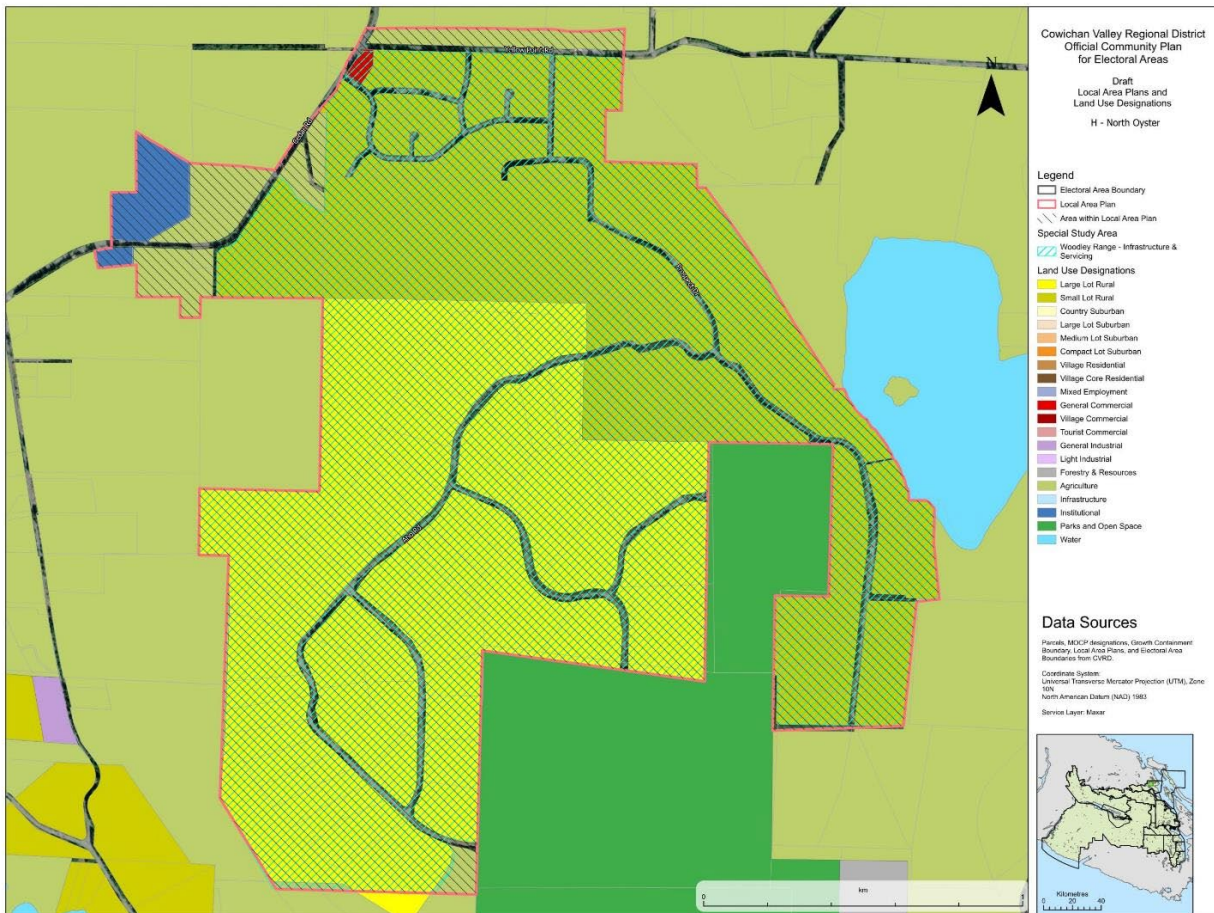
Final/Other Comments

- Fire protection is needed.
- Need for a plan to address the eradication of Scotch Broom and incorporation of biodiversity measures in policy.
- Better regulations to support innovative forms of housing such as tiny or prefabricated homes to address the housing crisis.
- Stricter legislation for logging to prevent forest clearing.

Map 9 Draft Diamond local area plan boundary.



Map 10 Draft North Oyster local area plan boundary.





Youbou/Meade Creek Local Area Plan

Official Community Plan Goals

Bylaw 4373 – Official Community Plan (OCP) identifies eight goals:

1. Mitigate and adapt to the climate crisis.
2. Manage infrastructure responsibly.
3. Make distinct, complete communities.
4. Expand mobility options.
5. Protect and restore natural assets.
6. Strengthen local food and agriculture.
7. Enhance regional prosperity.
8. Improve governance and implementation.

Summary of Findings

To what extent is your community making progress toward meeting the OCP goals? Rank: strongly disagree, degree, neutral, agree or strongly agree. (survey)

- Some progress has been made toward protecting and restoring natural assets.
- More progress is needed toward expanding mobility options, managing infrastructure responsibly, mitigating and adapting to the climate crisis, strengthening local food and agriculture, and improving governance and implementation.
- The least amount of progress has been made toward enhancing regional prosperity.

Key Changes Based on Findings

Feedback on the OCP goals will be used to assess potential opportunities and identify potential actions in Step 2 Planning of the local area plan development process.

Draft Future Vision

A future vision is a description of what a community hopes to achieve in the future. It inspires action because it is exciting, doable and based on what the community members have said they want.

The draft future vision for Youbou/Meade Creek, as presented to the community, is:

Youbou/Meade Creek is a celebration of a unique blend of natural splendor, community spirit, and a deep respect for our artistic and recreational heritage. We show reverence for the land, water and the community's bountiful resources—a legacy deeply ingrained in our history and everyday actions.

Summary of Findings

Does the draft vision reflect your vision for the future of the community? Rank: strongly disagree, disagree, neutral, agree or strongly agree. (survey)

- While many (48%) agree or strongly agree that the draft vision is reflective of their vision for the future of Youbou/Meade Creek, others (28%) are neutral.

What is liked about the vision? (survey and workshop)

- **Respect for Land and Water**
 - Emphasis on reverence for land and water resources.
 - Focus on natural splendor and recreation.
- **Community Spirit and Character**
 - Recognition and appreciation of community spirit.
 - Aspirational nature of the statement.
 - Emphasize the historical heritage of logging in the region.
 - Call for more focus on building local businesses.
 - Recognition and appreciation for the value placed on the region's history.
- **Infrastructure Safety**
 - Emphasis on the need for safe sidewalks and streetlights on all streets.

What could be changed? (survey and workshop)

- **Integration of Sustainability**
 - Emphasis on sustainability in various aspects.
- **Respect for Nature and Resources**
 - Respect for climate, water, soil, fauna, flora and people.
 - Lake as a central focus.
 - Consideration for wildlife, natural beauty and opportunities for recreation.
- **Community and Local Business**
 - Focus on building local businesses.
- **Values History and Heritage**
 - Acknowledge the region's heritage in resource extraction and manufacturing.
 - Optimism about growth based on historical foundations.
 - Clarification about the artistic heritage

Key Changes Based on Findings

An updated future for Youbou/Meade Creek should include an emphasis on sustainably preserving the natural environment, including the lake; greater focus on local prosperity, culture and history; emphasis on sustainability; and acknowledgment of the region's heritage in resource extraction and manufacturing.

Draft Local Area Description

The local area description is a way to showcase what makes a place special. It includes details about what the place looks like, what makes it different from other places and what is unique about its history.

The Youbou/Meade Creek draft local area description, as presented to the community, is:

Youbou and Meade Creek are situated in a stunning natural environment that includes creeks and rivers, rocky bluffs, diverse lakeshores and steep, mountainous areas. Respect for the land base and the resources it provides is evident in local history and everyday life.

The built form of Youbou follows the surrounding geography. Wedged between Cowichan Lake's northern shoreline and the steep mountainside behind, most homes in Youbou benefit from magnificent lake views. The Youbou Community Hall is the center point for community events.

The community of Meade Creek is named after the watercourse traveling through it, which conveys vast amounts of water during the winter months. Meade Creek is a growing community with an ideal location. Shops and services are accessible in the adjacent Town of Lake Cowichan, panoramic views are waiting atop Bald Mountain, and the lake is always nearby for a swim.

Lands within the plan area are in the traditional territory of many First Nations including Ditidaht First Nation and First Nations represented by the Hul'qumi'num Treaty Group: Cowichan Tribes, Penelakut Tribe, Halalt, Lyackson and Ts'uubaa-asatx First Nations.

Summary of Findings

Does the draft description describe your community? Rank: strongly disagree, disagree, neutral, agree or strongly agree. (survey)

- Most (67%) agree or strongly agree with the draft description of Youbou/Meade Creek.

What do you like about the draft description? (survey and workshop)

- Accurate recognition of the unique natural surroundings, acknowledgment of the lands occupied, understanding of the geography and precious watershed, and respect for the natural beauty.
- The inclusion of First Nations.
- Recognition of reliance on the neighbouring community of Lake Cowichan.
- Inclusion of logging heritage.
- The visual descriptions are commended for providing a statement on the geography, boundaries and beauty of both land and cultures in the community.
- Overall, the draft is considered accurate.

What could be changed? (survey and workshop)

- Concerns about the limited representation of electoral area I and the incorrect description of Lake Cowichan.
- Include information about the challenges of the road, addressing the varying levels of commitment to respecting and protecting natural surroundings within the community, and specifying the unique fauna and flora that need protection.
- Include what is being done to protect water catchments, old growth, animal corridors, soil and local biospheres.
- Highlight the unsupported potential for growing communities around the lake to increase economic and social welfare.
- Suggestion to mention the seasonal nature of many residents, and specific details about wildlife, active logging, the quiet lifestyle and variety of water sports should be incorporated.
- Should be revised to better reflect the community's characteristics and concerns.

Key Changes Based on Findings

An updated local area description should confirm accurate representation of electoral area I and describe a broader array of the unique features and characteristics of the area, as well as the access and infrastructure challenges that the community faces. It should highlight the seasonal nature of residents and include specifics on wildlife.

Complete Communities

Complete communities have several key elements including diverse housing options, proximity of housing and employment to daily needs, efficient use of infrastructure and a range of transportation options.

Summary of Findings

Housing

How important are the different housing types to the future of your community? Rank: most to least important. (survey)

- Single detached houses were ranked most important to the community, followed by secondary suites, semi-detached houses (duplexes, triplexes, fourplexes), townhouses or rowhouses, low-rise apartments (five storeys or less) and mobile homes.
- The least important were high-rise apartments (six storeys or more).

How important are the different housing tenures to the future of your community? Rank: most to least important. (survey)

- Ownership was ranked most important to the community, followed by housing for older adults (+65), rental and cooperative housing.
- The least important was assisted living housing (to support people with social and physical barriers).

Are there other considerations for housing that are important to the future of your community? (survey and workshop)

- Addressing infrastructure challenges such as road conditions, speeding traffic and lack of sidewalks, which creates safety issues for both pedestrians and cyclists.
- Need for the enforcement of property cleanliness, especially regarding scrap unlicensed vehicles.
- Desire to allow secondary dwellings, “tiny” homes or carriage houses to create affordable housing options, as well as diverse housing types, such as low-rise apartments with commercial spaces.
- Low-income housing and senior housing were emphasized as essential considerations for the community's future.
- Concerns are raised about the distance of an assisted living facility from essential services and the lack of transportation options for disabled individuals.
- Regulation of short-term rentals and introduction of the speculation/vacant home tax are suggested for managing housing availability.
- More efficient planning and development process with quicker processing times and increased accountability through third-party audits.
- Prioritize ecological sustainability and infrastructure that aligns with the community's values.

Daily Needs

What services and amenities to meet daily needs do you currently have access to within your community or an adjacent community? Select all that apply. (survey)

- Restaurants and cafés are the most selected currently accessed services or amenities in Youbou/Meade Creek, followed by corner stores, parks, community centre, post office and greenspace.
- The least selected service or amenity currently accessed in Youbou/Meade Creek is office, followed by doctor, health facilities, commercial hub, daycare, library, post office and “other”.

What are the current challenges to accessing services or daily needs amenities in your community? (survey and workshop)

- Necessity of having a car for most amenities.
- Limited and unsafe/inadequate bus service.
- Lack of sidewalks, which makes walking and cycling unsafe due to speeding traffic and logging trucks.
- Very few local amenities.
- Health care/wellness access is a notable concern, with a shortage of doctors, and no indoor pool, gym or yoga facilities.
- Even in Lake Cowichan there is a need for more commercial spaces, opportunities and growth, coupled with poor sidewalks and lighting.
- Dark skies street lighting is suggested for safety in Woodland Shores and Marble Bay
- In Lake Cowichan, there is a desire for a small grocer and the establishment of corner stores, a post office and a community hub.
- Loss of a coffee shop has an impact on opportunities for community connection.

What services and daily needs amenities should be in your community in the future? Select all that apply. (survey and workshop)

- Health facilities, doctor, and restaurants and cafes are the most selected services and amenities needed in Youbou/Meade Creek.
- The least selected service or amenity was offices, followed by library, daycare, post office, commercial hub, park, greenspace, grocery store, corner stores, community centre and “other”.

Infrastructure

What are the strengths and/or challenges with the existing infrastructure in your community? (survey and workshop)

Strengths:

- Good water quality and functional water supply system.

Challenges:

- Aging septic systems in Youbou, potentially contaminating the lake, and a need for a sewer system to address this issue.
- Concern about the availability of water in the aquifer for future.
- Water shortage and poor holding facilities causing summer water restrictions.
- Potential impact of new housing developments on water supply and waste disposal.
- Low water pressure.

- Mitigation of smells with the sewer treatment plant in Woodland Shores.
- The status of the weir to protect the low water line in summer.

How important is each type of infrastructure to the future of your community? Rank: highest to lowest. (survey and workshop)

- Water infrastructure ranked higher than sewer infrastructure in terms of importance to the future of Youbou/Meade Creek.

Transportation

Which mode of transportation is currently relied on most? Select all that apply. (survey)

- Private vehicle (car/van/truck) as driver is currently the most relied on mode of transportation in Youbou/Meade Creek, followed by walking, private vehicle (as passenger) and biking.
- Public transit is currently the least relied on mode of transportation in Youbou/Meade Creek.

How important is each mode of transportation to the future of your community? Rank: most to least important. (survey)

- Private vehicle (car/van/truck) as driver was identified as the most important for the future of Youbou/Meade Creek, followed by walking, biking and private vehicle as passenger.
- Public transit was identified as the least important for the future of Mill Bay.

In terms of transportation, what else is important to the future of your community? (survey and workshop)

- Maintaining or increasing bus service, with a particular emphasis on their significance for seniors and those without cars.
- Create safer bus stop shelters.
- Need for sidewalks and streetlights is emphasized to ensure safe walking conditions, especially in town where there are concerns about elk encounters.
- Bike paths to avoid highway riding to connect Youbou to Lake Cowichan.
- Concerns about speeding on Youbou Road.
- Need for services to widen shoulders and clear ditches.
- Proactive planning for electric vehicle charging solutions, including at homes, workplaces and public spaces, recognizing the shift towards zero-emission vehicles.
- Boating-related concerns are also raised, including potential restrictions on racing boats and issues with boating under the influence of alcohol.
- Proper road drainage is highlighted as an essential consideration.

Key Changes Based on Findings

The feedback on housing, daily needs, infrastructure and transportation will inform the Complete Communities Assessment. This information will be used to create draft concept plans in Step 2 Planning of developing the local area plans.

Final/Other Comments

- Connectivity issues, particularly the lack of reliable broadband and cellular services, are identified as challenges for growth, safety and emergency services.
- Emergency preparedness is emphasized, with a request for assistance in creating systems to track people and resources in the event of an emergency.

- Call for community arts initiatives and need for community collaboration in encouraging small businesses and tourism.
- Forming a tourism committee to promote Youbou as a recreational destination.
- Garbage and recycling service improvement.
- Divergence in opinions regarding the rural character of Youbou/Meade Creek, with some emphasizing the need for wildlife management and protective fencing along highways rather than city amenities.
- Parking concerns at Arbutus Park are mentioned, and there is a positive response to a recent meeting, with requests for more parking and additional amenities for seniors in the area.
- Residents express gratitude for living in the beautiful area and emphasize priorities for budget allocation towards enhancing parks and green spaces.
- Specific mention of the need for an elk cull, bear-proof garbage and compost pickup.

Map 11 Draft Youbou/Meade Creek local area plan boundary.

