

Directors Report March 2024

Supporting Small Homes (Tiny Homes)

I have been receiving inquiries as to whether Area D will be supporting Small Homes which many refer to as tiny homes.

Many areas throughout the province are looking at this problem as the current building codes do not address specifically small homes (tiny homes) and instead describe minimum requirements for a large home.

I do have staff looking into how it might be possible to allow small homes (tiny homes) and ensure that small homes are a safe alternative. I do expect that information to come back to the Board over the coming months.

Storm Water Management Service

A long standing problem in the community is the lack of a storm water management plan and a storm water service.

While The Ministry of Transportation and Infrastructure is reasonable for storm water management on our roadways the lack of storm water management plans for properties and even new construction is making it difficult as a community to ensure new roads, upgrades of existing culverts are all working as they should.

While a complicated topic for sure at least the ball is rolling with staff preparing a feasibility study on a potential storm water service which would pave the way to storm water management plans to address legacy issues and ensure going forward that all new construction will also need to adhere to storm water management.

Open Burning Bylaw

Many rural communities on Vancouver Island are moving towards some regulations with regards to Open Burning.

Enough residents have sent me their concerns making this problem hard to ignore. The intent is never to ban open burning but to at least have some regulations in place that the community will support and limit open burning in a sensible manner.

Many would argue that open burning is required to help keep our properties clean of yard waste, however I am also well aware that with the “Yearly Chipping Program in Place” which is totally free and will even haul the chips away and reasonable tipping fee’s at the landfill it is becoming more difficult to justify open burning without some regulations in place.

Staff will be providing further information for a later Board Meeting and I will also be looking at survey to collect community input well before any bylaws are crafted.

Staff are quite busy on many initiatives so this is still in the very early stages.

Black Creek/Oyster Bay Water Well Funding

For those that are connected to the Black Creek Oyster Bay Water system Area D did contribute approximately \$84,000 towards the new well which was drilled at Shelter Point Farms. The total cost of this new was well over \$440,000 with the Comox Valley Regional District paying the balance.

In addition to this well the Comox Valley Regional District does have permission to drill a future well on Shelter Point Farms so this should resolve water concerns and allow suitable growth for both Area D and Area C of the Comox Valley Regional District for the next how many years.

Hydro to Cedar Creek and Upper Campbell Lake

While the residents of Cedar Creek and Upper Campbell Lake have been interested in obtaining Hydro since 2010 there has been no significant advancement on this potential project for almost a decade much to the disappointment of Area Residents.

At the request of Area Residents last year, SRD staff along with myself have been trying to kick start this project. While there is still considerable work to be completed at least everyone including myself are working hard to ensure this potential project will not be forgotten for another decade.

I will be scheduling another town hall meeting with the area residents to discuss next steps.