

Directors Report Sept 2023

National Day for Truth and Reconciliation

I would like to acknowledge National Day for Truth and Reconciliation on Sept 30th 2023. I have enjoyed working with First Nations Partners over this past year and I look forward to continuing to strengthen this partnership in our community.

Official Community Plan (OCP) Public Engagement

On Oct 5th 2023 from 2:00 pm to 7:00 pm at the Oyster Bay Resort it is your opportunity to review the current draft of the Official Community Plan (OCP) based on the latest survey conducted earlier this year and to suggest any further edits before this draft OCP is brought to the Board of Directors for final approval.

I cannot stress how important it is for the residents of Area D to take the time on Oct 5th to ensure that their voice is heard.

The Official Community Plan is a critical document that provides the “Framework to Make Decisions” on all “ Land Use” and “Development Applications” for the next decade and beyond.

New Development Applications

In the past few months there have been four development proposals brought forward in Area D. Three have been to public hearings and are waiting for final decisions by the Board of Directors and the forth is still waiting for a public hearing date.

I have heard and read lots of comments on each of these development applications and there are some things that should be put into proper perspective with the hopes that the residents in Area D are better informed.

Area D as a community has seen a 0.9% increase of new housing since 2016. This is according to the stats that are published in the public domain. As a community we are lagging well behind the growth of other jurisdictions both North and South of us.

As many residents are aware in the community “Available Housing” is in very short demand. Across the Province of BC “Available Housing” is in very short demand and as such the Province of BC is passing “Legislation” which will force “Local Government” to allow secondary suites, carriage houses, in all new single family housing builds going forward.

For anyone following the news many “Local Governments here on Vancouver Island ” have already stepped up before this “Provincial Legislation” is adopted and are making changes to zoning and bylaws to allow greater density in all single family homes being built.

Secondary Suites

As the housing crisis continues across the province are there any “Homeowners” in the community who are interested in creating a secondary suite?

I would love to hear from you if there is interest.

Based on the history of this community there are not many secondary suites however if there is interest this is an opportunity to look at zoning and bylaws to ensure “Legal Suites” are permitted in a consistent manner across the community.

Water Meters

I have had people ask where are we at with Water Meters now that the community has received the appropriate funding for a Universal Water Program.

SRD staff have been working with the City of Campbell River water staff doing some preliminary work locating the various water service connections in the community. This work will help to refine the documents that will be put out for public tender so a suitable Contractor can be selected.

It is anticipated that the project will start in the first quarter of 2024.

Staff are also preparing a financial report to help the Board of Directors make a decision on whether those property owners who have already installed a ‘Water Meter’ at their expense should they receive a rebate. I am expecting this report to be coming to the Board very soon. For those residents who have installed a Water Meter at their own expense and feel that they should receive a rebate I encourage you all to please send me an email. I will make sure those emails are part of the public record as they could be very helpful to convince the Board of Directors to make the right decision.

Contacting Me

Just to remind residents that I am available and accessible.

While some residents continue to try and reach me via Social Media the best way to contact me is to call or text 250-203-1598. Email also works jrice@srd.ca.