

Directors Report for April 2023

Time fly's and with six months gone by these are the things that are happening in our community.

I would also like to mention that if you would like your Director to bring something to the Board for consideration please call me or email with the details.

Bylaw Amendments

Finally Area D can have up to four egg laying chickens or ducks on properties less than one acre. I believe that we were one of the last communities on Vancouver Island where residents were not permitted to have chickens or ducks on small lots. “AND FOR THE RECORD “ I only received one email asking to not make this bylaw amendment or at the very least ban ducks on small lots.

Farm Building improvements and construction of farm buildings on ALR lands no longer need a building permit. This puts Area D in the same position as the CVRD Area C as it should be. I have no idea why our farmers have had extra red tape for the last how many years.

Building Height bylaw has been amended to be the same as other neighbouring jurisdictions. the specifics are General Regulations section to increase the permitted maximum height of principal buildings to 10.0 metres (32.8 feet) and that of accessory buildings to 7.0 metres (23 feet). The prohibition on two-storey accessory buildings will also be removed.

Minimum lot size bylaw has been amended to remove the restrictions of 2 and 5 acres.

Area D has a new Advisory Panel Committee bylaw (APC) that will ensure going forward all committee members will be selected via a public invitation looking for interested parties and the Area Director will not play a role in the selection process or play a role in any of the recommendations that will come from this committee.

Whats Coming?

All of the Capitol Parks projects even those that have been waiting for years have “Budget for 2023” YES ALL OF THEM. Enough time wasted ! As some have commented on it is nice to see work happening.

Budget has been forwarded to the aging water system finally. With four major breaks in a matter of a few weeks it is only more apparent how much the water system should have been a priority over the years.

With Strathcona Gardens new swimming pool complex and building upgrades approved there was the formality that the Board needed to approve borrowing 64 million. This will allow this project to get

started next year. For those that have been following this over the years the Strathcona Regional District has not been successful for how many years in trying to obtain grants to offset building costs.

While the SRD is looking at grants for 4 new bus shelters in 2023 I have been assured that Area D that the transit service will see some improvements for 2023 and I do expect some shelters will be purchased. Time to make transit a priority!

Oyster Bay development of new lots. Not many details yet but this is moving forward after the public hearing success last year. More details to follow.

Staff Reports to come to the Board

- Report to outline the process and the costs of completing a traffic study for Area D
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- Report outlining the OCP update process for Area D
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- Potential of a Fire Service for the residents on the Gold River Hwy
-
- Cold weather response for Homelessness
-
- Regional Housing Strategy
-
- Land Swap for Road Closure Shelter Point Farms

Round Tables

BCOB Water System – there is a planned round table this summer that will look at the rates for this service and potential ways to improve the service. If any resident has concerns and would like to ensure that they are brought forward in this round table please contact me.

Comox Valley Strathcona Solid Waste – there is a planned round table for this summer to discuss rates and services. As far as Area D is concerned I will be bringing forward concerns on the lack of recycling, lack of public engagement when new services are being offered, the cost of the service to the Strathcona Regional District as a whole, and the fact that most of the services are south of the Oyster River. Again if any resident has a particular concern please contact me.

First Nations Update

Work is proceeding with Nenagwas. As some are well aware considerable land has been cleared, lots of heavy truck in the community, work being completed on Henry Rd for the outfall pipe to name a few.

For those that expressed concerns over the trucks and concerns that they are speeding I did get a very good response from Wacor and their drivers have been instructed to slow down and to be mindful of safety.

This year I am told that the focus will be preparing the village with sites for the future homes, landscaping, paving entrance ways and that next year they should be in a position to start purchasing manufactured homes.

I know that Area residents expressed concern since mid Dec 2022 with regards to the sediment that was flowing in our creeks and ditches during those periods of heavy ran. I have been assured by the Tlowitsis that this will not happen again, and they have re- engineered some of there work to alleviate concerns from Area residents.

I have been asked about the water towers up York Rd and what are they for. At some point Nenagwas will be the home for 500 people and eventually they will be looking to build a firehall to not only serve Nenagwas but to hopefully also help service Area D.