



SCOCP - MILL BAY PLANNING MEETING
May 13, 2010: 6:30 PM
Meeting Notes

1. Visioning Exercise

A visioning exercise was conducted to generate ideas that will become the basis of the community vision for Mill Bay. The members of the South Cowichan OCP Committee, the Mill Bay APC, and the south Cowichan Regional Directors were invited to participate. Those present responded to the four questions listed below. Their ideas were posted below each question. Each participant was then provided with 5 dots per question and asked to place a dot next to the ideas that are most important to them. They were asked to use all five dots, with not more than 3 dots placed on any one idea. Identified below are the ideas and the number of dots or “responses” associated with each idea.

Visioning Questions

- A. What are your favourite things about Mill Bay Village that you would want to ensure be preserved in the future?
- Proximity to Shawnigan Lake and Cobble Hill (6 responses)
 - Good services at Mill Bay Centre/local services (6 responses)
 - No high rises/condos on water or in Mill Bay generally (5 responses)
 - Easy access to country/rural aspect (5 responses)
 - Small town friendliness/people (4 responses)
 - The Ocean (4 responses)
 - Excellent public and private schools (4 responses)
 - Clean air and water/nice setting/nature (4 responses)
 - View of Mount Baker/airport (4 responses)
 - The Village (3 responses)
 - Nature park (3 responses)
 - Parks/trails (3 responses)
 - Good sports facilities (indoor and outdoor) (1 response)
 - Good water supply (1 response)
 - Brentwood Grounds (1 response)
 - Climate (1 response)
 - Close to Duncan and Victoria
 - Low density housing
 - Mill Bay Road
 - Community League/community development focus
 - Tidy properties



B. What are your least favourite things about Mill Bay that you feel are important to change in the future?

- No marina/Lack of access to Shoreline/More public waterfront access needed (10 responses)
- No place for seniors, no patio homes (7 responses)
- Lack of infrastructure to support growth /No community sewer (7 responses)
- The governance structure needs to change to deal with issues (5 responses)
- Reliance on bare land strata's (4 responses)
- Disregard for nature in new developments (4 responses)
- No community sewer (3 responses)
- Lack of safe sidewalks in Village Containment area (3 responses)
- Trans Canada Highway bisects village – need crossing (3 responses)
- No growth limit/growth cap/growth master plan (3 responses)
- No true commercial or cultural centre to the community (3 responses)
- The four commercial centres are on the Trans Canada Highway (2 responses)
- Kerry Park Rec Centre is aging and needs work (2 responses)
- Uncontrolled Growth – loss of small town atmosphere (2 responses)
- Need ability to take more amenities (1 response)
- Noise from aircraft (1 response)
- Bedroom community – more traffic volumes (1 response)
- Lack of vision from developers (1 response)
- Existing commercial infrastructure needs upgrading
- Need streetlights
- Speed limit is too high or not enforced
- Deloume/Trans Canada Highway Intersection

C. Think about other communities you have visited (in person, literature, movies etc) and share some ideas that you think could be relevant to making Mill Bay a better place to live.

- Not enough social public gathering places (7 responses)
- Need a waterfront walkway like other seaside communities(7 responses)
- Preservation of agriculture in communities (6 responses)
- Mixed housing types (6 responses)
- Parksville industrial park (5 responses)
- Seabrook Washington USA Mixed use with a variety of homes, where cars are secondary and not so visible (5 responses)
- Preserving agriculture (4 responses)
- A swimming pool is needed, like in other communities (4 responses)
- Banff is attractive – urban fabric (3 responses)



- Nakusp – has total waterfront access (3 responses)
- Mill Valley California – Architectural theme, nice atmosphere (2 responses)
- Uplands – large lots, gardens, mature trees (2 responses)
- Kamloops – lots of recreation for all ages (1 response)
- Whistler – pedestrian – core planned community
- Armstrong – nice community focus (1 response)
- Mill Bay built in Automobile era – too spread out with no centre (1 response)
- Qualicum/French Creek
- Chemainus – character
- Sewer system would allow Mill Bay to look like comox valley in terms of community

D. What are some potential obstacles to positive change?

- Ministry of Transportation – that there is bad road planning. (12 responses)
- People wanting more amenities but also wanting low taxes (10 responses)
- Governance structure (10 responses)
- Fear of spending money to achieve change for the better (7 responses)
- Community apathy/Lack of education about development/Lack of ability to achieve community consensus/Need to improve communications with the community (7 responses)
- No room for existing village to grow without a new village centre or multiple ones (7 responses)
- Bare land strata's, as they are inward looking and do not add to community building. (4 responses)
- NIMBY (not in my back yard) (4 responses)
- Lousy development applications (3 responses)
- CVRD understaffed for the development activity level.

2. GROUP BREAKOUT SESSION

Group 1

Q1. In order to serve a diverse population with a mix of various age groups, including children and seniors, what considerations are needed to ensure a diverse housing supply in Mill Bay?

- Affordable housing – not substandard – need to define affordable housing
- Jobs
- Need both rental homes and home ownership
- Small floor areas can help
- Need patio homes and town homes



- Need to subsidize in different ways
- Need housing for aging in place
- Need a gathering place
- Need amenities for young people to hang out.
- Secondary suites
- If serviced need multi-family housing

Q2. Where should the various housing types be located? (Includes single family residential, duplexes, multi family town homes, apartments etc.) Should specific areas be designated for multi-family use?

East of Trans Canada Highway and West of Mill Bay Road:

- Height is an important issue – protect viewscales
- Servicing – If community sewer is provided we need to prevent a panhandle lot community by maintaining current parcel size.
- Many people who live in this area do not want higher densities. Some within the group felt that if community sewer is provided, multi family development should be permitted on the larger lots.

West of Trans Canada Highway

- Heights and viewscales are still important in some areas
- Resolve Butterfield/Benko Road issue now during Plan review. There may be options for patio homes etc on some larger parcels if serviced
- Stonebridge/Lamona area is good place for a community focus and multifamily development – it is close to schools, recreation and commercial area etc.

East of Mill Bay Road – Ocean area

- Is already developed
- Is sensitive area
- No upzoning here

General

- Have density bonusing for affordable housing – similar to Langford – for new developments 10 dwellings or over to supply one affordable dwellings



Q3. How can we resolve Mill Bay's transportation and servicing issues? (*Did not address due to time constraints*)

Group 2

Q1, To what degree, if any, would there be merit in expanding the Mill Bay Urban Containment Boundary to ensure that the Rat Lake area becomes a protected area or park?

- Protect Rat Lake without linking it to residential expansion.
- Consider Rat Lake as an amenity.

Q2. If the Haul Road is acquired should a business park concept, a diverse mix of housing, including affordable and seniors housing, be introduced?

- Seniors/affordable housing must be within walking distance of the village commercial core.
- Protect the integrity of the haul road for light industrial use and as a commuter road.

Q3. What types of amenities should be provided?

- Community forest
- Bus and rail transportation.