

# Area D – Cowichan Bay OCP

*Our Community. Our Future.*

OCP Visioning Survey Results  
July 2010

## OCP Visioning Survey Results

A visioning survey was conducted between May 12 and June 17, 2010 as part of the Area D – Cowichan Bay Official Community Plan process. The intent of the survey was to solicit input from Area D residents and stakeholders regarding their values and opinions and future vision and goals for the electoral area. The survey was accessible online through the CVRD website and on paper at True Grain Bread in Cowichan Bay, the CVRD office in Duncan and various community events. A total of **278** people responded to the survey including **156** online respondents and **122** paper survey respondents.

### I. Where do you currently reside?

	Paper	Online	Total	Total %
Area D - Cowichan Bay	102	112	214	<b>82.0%</b>
CVRD (Duncan, Ladysmith, North Cowichan, Lake Cowichan, Area A, B, C, E, F, G, I)	13	28	41	<b>15.7%</b>
Vancouver Island / not CVRD	1	0	1	<b>0.4%</b>
Other, please specify*	2	3	5	<b>1.9%</b>
<b>Total</b>	<b>118</b>	<b>143</b>	<b>261</b>	<b>100%</b>

\* Other areas specified by 5 respondents were located within the CVRD.

### 2. Where in Area D - Cowichan Bay do you reside?

	Paper	Online	Total	Total %
Cowichan Bay Village	48	41	89	<b>41.6%</b>
Cherry Point	13	19	32	<b>15.0%</b>
Four Ways	8	12	20	<b>9.3%</b>
Jim's Crescent	2	1	3	<b>1.4%</b>
Chaster Road	0	0	0	<b>0.0%</b>
Cowichan Indian Reserve	0	0	0	<b>0.0%</b>
Other Area D neighbourhood, please specify*	31	39	70	<b>32.7%</b>
<b>Total</b>	<b>102</b>	<b>112</b>	<b>214</b>	<b>100%</b>

\* Other Area D neighbourhoods specified included Glen Road (19 responses), Wilmot Road/Pritchard Road (9 responses) and Falcon Crescent/George Road (9 responses). Responses were also obtained from residents of the Hillbank, Cowichan Bay/Bench, Lambourn, and Wood/Sears/Telegraph neighbourhoods and Cowichan Indian Reserves.

### 3. How long have you lived in Area D - Cowichan Bay?

	Paper	Online	Total	Total %
Less than 1 year	2	7	9	4.2%
Between 1 and 5 years	25	28	53	24.8%
Between 5 and 10 years	26	29	55	25.7%
Between 10 and 20 years	23	30	53	24.8%
More than 20 years	26	18	44	20.6%
<b>Total</b>	102	112	214	100.0%

### 4. Do you rent or own your home?

	Paper	Online	Total	Total %
Rent	3	8	11	5.1%
Own	99	104	203	94.9%
<b>Total</b>	102	112	214	100.0%

### 5. Please indicate your age:

	Paper	Online	Total	Total %
Under 20 years	10	0	10	3.9%
20 to 24 years	1	5	6	2.3%
25 to 34 years	1	8	9	3.5%
35 to 44 years	15	33	48	18.5%
45 to 64 years	50	74	124	47.9%
65 to 84 years	39	21	60	23.2%
85 years or older	2	0	2	0.8%
<b>Total</b>	118	141	259	100.0%

### 6. What are the things you value about Area D - Cowichan Bay as a place to live, work or visit? (Check all that apply)

	Paper	Online	Total	Total %
Sense of community	80	91	171	65.5%
Small town character	96	115	211	80.8%
Rural setting	94	108	202	77.4%
Natural beauty	113	126	239	91.6%
Cittaslow - Slow food movement	59	73	132	50.6%
First Nations Culture	42	52	94	36.0%
Other, please specify*	31	41	72	27.6%

\* See Appendix A for all "Other" responses. Other values include: proximity to the ocean/waterfront (16 responses); community character, diversity and people (15 responses); environment, wildlife, estuary, greenspace (12 responses); working harbour and village/marine business and industry (12 responses); local food, agriculture and farming (8 responses); and compact development / rural land preservation (8 responses).

**7. What are your concerns about Area D - Cowichan Bay? (Check all that apply)**

	<i>Paper</i>	<i>Online</i>	<i>Total</i>	<b>Total %</b>
Becoming less affordable	38	48	86	<b>33.0%</b>
Lack of public transportation	27	51	78	<b>29.9%</b>
Lack of parking in Cowichan Bay Village	62	79	141	<b>54.0%</b>
Lack of public trails for walking, cycling or horseback riding	46	66	112	<b>42.9%</b>
Threats to sensitive ecosystems and natural habitat	65	93	158	<b>60.5%</b>
Potential for sea level rise	16	22	38	<b>14.6%</b>
Development pressure	77	94	171	<b>65.5%</b>
Other, please specify*	39	51	90	<b>34.5%</b>

\* **See Appendix A for all “Other” responses.** Other concerns specified by respondents include: pedestrian and vehicular safety (17 responses); quality of development and infrastructure (22 responses); access to recreational amenities / pool facility (9 responses); threats to farming/farmland (6 responses) and water quantity/quality (5 responses).

**8. Thinking about the future of Area D – Cowichan Bay, what changes would you like to see to make the community a better place to live?**

	Total Responses
Regulate/Restrict Development / Maintain Character	79
Walking paths / Trail Connections / Parks	46
Traffic Management / Speed Enforcement / Bicycle Lanes	40
Environmental / Estuary / Groundwater Protection / Hazard Management	38
Farmland Protection / Local Food Security / Farmers Market	32
Community Recreation / Meeting Spaces / Activities	31
Parking Management (Village)	30
Tourism / Eco-tourism	24
Waterfront Access / Village Boardwalk	23
Public Transit Improvements	18
Governance / Transparency / Fairness / Amalgamation	13
Affordable housing / Affordability	12
Business / Working Harbour / Jobs	12
Water / Sewer Infrastructure Improvements	11
Accessible / Age Friendly	9
Public Safety / Noise Control	4

\* **See Appendix A for all responses.**

**9. The OCP is intended to provide a vision for the future of the community and values to reflect this vision. Thinking about the future of Area D – Cowichan Bay, to what extent do you agree or disagree with the following statements?**

**The rural character of the community including the agricultural landscape, treed areas, estuary and foreshore should be respected, protected and enhanced.**

	<i>Paper</i>	<i>Online</i>	<i>Total</i>	<b>Total %</b>
Strongly Disagree	0	2	2	<b>0.8%</b>
Somewhat Disagree	2	2	4	<b>1.5%</b>
Neutral or No Opinion	3	7	10	<b>3.8%</b>
Somewhat Agree	14	17	31	<b>11.9%</b>
Strongly Agree	99	115	214	<b>82.0%</b>
<b>Total</b>	<b>118</b>	<b>143</b>	<b>261</b>	<b>100.0%</b>

**The Area D - Cowichan Bay community should embrace people of various ethnic backgrounds, age groups, incomes and physical abilities.**

	<i>Paper</i>	<i>Online</i>	<i>Total</i>	<b>Total %</b>
Strongly Disagree	0	2	2	<b>0.8%</b>
Somewhat Disagree	4	7	11	<b>4.2%</b>
Neutral or No Opinion	25	22	47	<b>18.0%</b>
Somewhat Agree	21	22	43	<b>16.5%</b>
Strongly Agree	68	90	158	<b>60.5%</b>
<b>Total</b>	<b>118</b>	<b>143</b>	<b>261</b>	<b>100.0%</b>

**There should be a variety of housing options allowing residents to remain in the community through different stages of their lives.**

	<i>Paper</i>	<i>Online</i>	<i>Total</i>	<b>Total %</b>
Strongly Disagree	2	4	6	<b>2.3%</b>
Somewhat Disagree	6	8	14	<b>5.4%</b>
Neutral or No Opinion	26	15	41	<b>15.7%</b>
Somewhat Agree	30	31	61	<b>23.4%</b>
Strongly Agree	54	85	139	<b>53.3%</b>
<b>Total</b>	<b>118</b>	<b>143</b>	<b>261</b>	<b>100.0%</b>

**New development in Area D - Cowichan Bay should be built to a high standard, incorporating opportunities for green site and building technology.**

	<i>Paper</i>	<i>Online</i>	<i>Total</i>	<b>Total %</b>
Strongly Disagree	3	2	5	<b>1.9%</b>
Somewhat Disagree	4	7	11	<b>4.2%</b>
Neutral or No Opinion	13	19	32	<b>12.3%</b>
Somewhat Agree	24	33	57	<b>21.8%</b>
Strongly Agree	74	82	156	<b>59.8%</b>
<b>Total</b>	<b>118</b>	<b>143</b>	<b>261</b>	<b>100.0%</b>

**The community should have a diverse economy with a variety of employment opportunities.**

	<i>Paper</i>	<i>Online</i>	<i>Total</i>	<b>Total %</b>
Strongly Disagree	4	7	11	<b>4.2%</b>
Somewhat Disagree	4	10	14	<b>5.4%</b>
Neutral or No Opinion	27	18	45	<b>17.2%</b>
Somewhat Agree	40	44	84	<b>32.2%</b>
Strongly Agree	43	64	107	<b>41.0%</b>
<b>Total</b>	<b>118</b>	<b>143</b>	<b>261</b>	<b>100.0%</b>

**Neighbourhoods should not only provide housing but opportunities for shopping, services and recreation.**

	<i>Paper</i>	<i>Online</i>	<i>Total</i>	<b>Total %</b>
Strongly Disagree	10	10	20	<b>7.7%</b>
Somewhat Disagree	14	17	31	<b>11.9%</b>
Neutral or No Opinion	23	22	45	<b>17.2%</b>
Somewhat Agree	40	38	78	<b>29.9%</b>
Strongly Agree	31	56	87	<b>33.3%</b>
<b>Total</b>	<b>118</b>	<b>143</b>	<b>261</b>	<b>100.0%</b>

**Neighbourhoods in Area D - Cowichan Bay should provide alternatives to private automobile use such as walking trails, cycling paths and public transit.**

	<i>Paper</i>	<i>Online</i>	<i>Total</i>	<b>Total %</b>
Strongly Disagree	1	2	3	<b>1.1%</b>
Somewhat Disagree	2	4	6	<b>2.3%</b>
Neutral or No Opinion	12	15	27	<b>10.3%</b>
Somewhat Agree	41	24	65	<b>24.9%</b>
Strongly Agree	62	98	160	<b>61.3%</b>
<b>Total</b>	<b>118</b>	<b>143</b>	<b>261</b>	<b>100.0%</b>

**10. In 2009, Cowichan Bay was designated the first Cittaslow member community in North America. The Cittaslow Manifesto speaks to ...**

*"towns brought to life by people who make time to enjoy a quality of life...towns blessed with quality public spaces, theatres, shops, cafes, inns, historic buildings, and unspoiled landscapes...towns where traditional craft skills are in daily use, and where the slow, beneficial succession of the seasons is reflected in the availability of local produce, in season. Where healthy eating, healthy living and enjoying life are central to the community."*

**To what extent do you agree that the Cittaslow Manifesto represents the appropriate vision for Area D - Cowichan Bay?**

	Paper	Online	Total	Total %
Strongly Disagree	2	4	6	2.3%
Somewhat Disagree	5	7	12	4.6%
Neutral or No Opinion	11	9	20	7.7%
Somewhat Agree	28	33	61	23.4%
Strongly Agree	72	90	162	62.1%
<b>Total</b>	<b>118</b>	<b>143</b>	<b>261</b>	<b>100.0%</b>

**11. If you do not "strongly agree" that the Cittaslow Manifesto fully represents the vision for Area D - Cowichan Bay, please explain why.**

See Appendix A for all responses.

**12. Do you have any other thoughts or ideas to contribute to the new Official Community Plan for Area D – Cowichan Bay?**

See Appendix A for all responses.

**13. The CVRD and OCP Steering Committee wish to engage all Area D - Cowichan Bay residents and stakeholders in the OCP process. How would you like to participate in the OCP process? (Check all that apply)**

	Paper	Online	Total	Total %
CVRD Website	30	67	97	37.2%
Facebook	14	21	35	13.4%
CVRD Email subscriber list	29	63	92	35.2%
Community workshops (involving small group discussions)	32	62	94	36.0%
Public open houses (information is presented on display boards)	46	77	123	47.1%
Focus groups	21	44	65	24.9%
Talking to CVRD staff and steering committee members at community events	32	46	78	29.9%
Web surveys	34	96	130	49.8%
Paper surveys	44	20	64	24.5%

## Appendix A – Responses to Open-ended Questions

### 6. What are the things you value about Area D - Cowichan Bay as a place to live, work or visit? (Other)

#### Response

Great local facilities (library/hospital/shops/recreations/community centre in Duncan) plus lots of places of interest to show visitors

sense of community

Beautiful Hecate Park

Lack of pollution, peace and quiet

Abundant water at least 20 years ago

By the ocean

stores, boats/ docks

A great community to raise a family

The artistic residents in our community

Being near the water

History, waterfront, boat culture etc.

access to beaches and ocean (marinas too)

Live and let live philosophy

1 sense of community 2 Cittaslow 3 rural setting 4 small town character and natural beauty

Lack of damaging developments like Bear Mountain, Arbutus Ridge

Marine life in the bay, variety of wildlife

Cittaslow-Slow food movement" confusing it is 2 different things.

General quiet slow funky character, slower traffic, quiet marine activities. (comment next to "Cittaslow- Slow food movement") +no fast food outlets

Active working farms

Lack of population pressure (note next to Cittaslow question) What the hell is it?

close to sea

Enjoy the new walking paths!

connection to the ocean

estuary on waterfront, wildlife, diverse environment

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Green spaces/ trees/ bird song/ wildlife

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Slower pace of life

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Some marine industry

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eel grass restoration

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Ice cream :) and bread

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Sense of humour

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sea-side village - working harbour

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A seaside village that has a diverse background

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quiet, clean, ocean access

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LOCAL HOME GROWN FOOD

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waterfront bay life

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Living by the ocean

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Quintessential BC - Ocean Port, Logging, Mountains, First Nations, Tourism and Agriculture - all in one small location.

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Easy access to Highway

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mix of rural larger properties and more dense areas

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relatively unspoiled

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the fact that we have a working dock mixing fishing and pleasure

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room for growth

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unlike any other place

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walkable community, local organic agriculture and fishing

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Interesting small businesses

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Festive atmosphere on sunny days

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simplicity

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Affordability

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elementary school, water access

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Villages such as Cowichan Bay are disappearing in our province. The true characteristics of this jewel have been maintained over time without over development. It is a place one should be proud of

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diversity of people and incomes, artistic talents, volunteerism enriching the community

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weather (micro-climate), location relative to rest of VI

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like to see it as a "working-fishing" village(not just a tourist village)

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FARMING

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all of the above

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less expensive than Victoria

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A tenacious business community.

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Un-developed forest and field areas

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close amenities like bakery, restaurants

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Friendliness of the people and the opportunity to participate in forums such as this

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Fresh air, good groundwater

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fishing fleet, small businesses

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large lots

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maritime environment, quaintness of Cow Bay village

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Marine activity, wildlife diversity, agricultural activity

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Proximity to the ocean

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ocean

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home of great specialty plant nursery

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Proximity to ocean/view

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Not overdeveloped

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The estuary and it's biodiversity

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## 7. What are your concerns about Area D - Cowichan Bay? (Other)

### Response

speeding drivers and landlords encouraging non parking signs on highways right of ways by their tenants. It is a bit pitting and not very friendly to tourists

need for Regional recreation

### LACK OF COMMITMENT TO FARMERS

Failure to support New Duncan North Cowichan Pool , restricting access to many for Swimming lessons etc.

poor and often unsafe sidewalks along the bay, lack of parking control on Wilmot Road

Lack of sewer units for already zoned suites

Depleting the water table

Reduction in farming

Inability to resolve Cowichan Aquatic Centre funding and participation

Being taxed for two recreation centres

1. inadequate street litter cleanup 2. speeding thru village 3. no long term parking restrictions in village

certain lack of planning - park needs

close-minded residents

Cowichan Bay is being destroyed by its own popularity

Lack of recreational facilities such as a pool

alienation of industry to help keep our tax rates down

safe walking along road sides esp. on Cherry Point en route to Bench Elem.

pressure to take land out of the ALR, pressure to inappropriately development in and on the shore of the environmentally sensitive estuary; lack of funding to map and protectively mark the eel grass beds; lack of a comprehensive plan to reduce our community's carbon footprint

the pressure on keeping ALR active

direct local governance

change in the nature of residents - from rural character to more urban

weak to inadequate development guidelines and adherence to existing ones

Food security and loss of farmland

Referring to the area as "COW BAY"

Lack of pedestrian corridor and common spaces

About transportation, it's more a question of time (not early or late enough) and the routes of the bus

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participation in cvrd rec- specifically lack of equal access to the Duncan pool

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Water purity

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lack of vision re. water usage. Just keep adding on to system

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Need village to be carless - park outside and walk in

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log jams (and increasing w/development) with traffic flow, protection of vistas concerning development, necessity to zone apartment complexes in the upper portion of the village to not effect view and to ease traffic congestion in the village.

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need for infrastructure updates + expansion

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Lack of Accessibility for people with mobility challenges

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LOSING THE SMALL FARMS.

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speeding vehicles on narrow roads, particularly those without room for the white lines on the outside, and too narrow a medium. There should be walking, jogging, cycling lanes on each of our main roads...c

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1) pressure from neighbours for us to cut down trees to enhance their view. 2) Waterflow from uphill properties greatly increased through our "seasonal creek" - erodes the steep bank on the north (water) side of our property making it very unstable 3) community water supply needs an upgrade - we notice pumping of water through the creek at times when there has been negligible rainfall, something to do with the pump system not working properly 4) excessive noise from the ships loading at the lumber terminal in the bay - tonight the ship was loading and making "beep, beeps" loudly until 12:47 AM, clearly audible across the bay

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An attitude that business does not count.

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Clearing and disruptions of forests, fields, and green space

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Increasing population leading to thinning of natural greenery, while aging infrastructure (wires, especially) is having trouble coping with weather. It seems that weather, or tree limbs, or other factors are causing more frequent power outages

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lack of plan for growth, housing, development

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lack of safe walking space in the village

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they seem to be punching in as many houses as possible on small amounts of land

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Lack of firm, understandable policies re sewage and water systems and unit allocation

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lack of enough public transportation, easy access down the hill to the village

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Absence of a Community Hall, for community use.

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MOT ownership over roadways

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water quality

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too expensive for average person to moor a boat in the bay, destruction of character buildings, too much visual pollution (billboards and other signs on the side of our roads (they denigrate our community), lack of safe sidewalks

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Natural hazards (flooding, slope stability)

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lack of safe walking path through Cowichan Bay Village

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Lack of economic base-no real industry

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There are lots of public trails for walking, cycling or horseback riding. Threats to sensitive ecosystems and natural habitat are not as great as they used to be. They have improved since sewage outlet from Hecate Park removed and reduction of logging.

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Cougar problem

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Proper sewage treatment

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Dev. pressure and less affordable are cause + effect. Less Dev.= less affordable

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increase of traffic and noise

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Lack of space for potential commercial growth in the village

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Incompetant planners

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Old boats anchored in harbour need removing!

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More clean up when taking dog for a run

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Safe way to walk along water from hill bank rd. to Cherry Point

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Marinas less affordable for boat + houseboat owners- live aboards big part of Cow Bay's charm

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Shoulder on Cow Bay Rd. density

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People using their pleasure craft as a residence should be parking their vehicles at the boat launch where marine parking is provided

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-Land taxes -would like access to sewer

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parking is fine as is. public trails huge costs.

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Prevent crowding. Bigger lots.

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These were ordered by number too. 1 was threats to sensitive ecosystems 2 was development pressure 3 was lack of public trails and 4 was becoming less affordable

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Maintaining atmosphere: When an area has heart "hippie" "alternate" "funky", it becomes overtaken by "chi chi" and ruined= Tofino/Whistler syndrome.

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Pedestrian safety in village

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Water issues- I'm at Lambourne Estates off Cherry Pt. Rd. Poor water pressure

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Paying for Duncan pool- "NOT"

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Need for additional seniors type housing and need for additional commercial enterprises of appropriate type to help with taxes.

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Facilities + parking for seniors

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becoming less affordable" "lack of parking in Cowichan bay Village". "Walking" and "cycling"

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Taxes

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Lack of inexpensive access to pool for families

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Trees cut down

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Lack of enforcement -Pub -Traffic -Disorderly conduct

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NO gated communities!

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A beautiful environment being rapidly destroyed with awful planning like "Cowichan Bay Estates"

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lack of government planning sewer and water infrastructure etc.

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Lack of participation in Duncan/ North Cowichan Pool

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no option for through-traffic

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Becoming more commercialized

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Walking and cycling

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lack of community ownership

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Someone walking or biking being hit by speeding car on the Wilmot Road curve (up from Water office) No road allowance there

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**8. Thinking about the future of Area D - Cowichan Bay, what changes would you like to see to make the community a better place to live?**

**Response**

1. Improved road surface for prams, walkers and elderly persons along road edge 2. Rumble strips across the road between the hotel and Wessex as 30 km signs not enough to make road safe thru village 3. Expanded facilities at the Maritime Centre to include lectures, films on marine subjects, junior sailing classes in summer and maybe judo or model carving during winter to bring more up the hill residents down to the village.

I believe that further housing development will ultimately ruin the very attraction to the community now. The peace and quiet we enjoy will be no more. Trying to fill every corner of a community with houses indicates greed more than concern for the community.

Development should be managed to maintain rural values

walking/ bike route along Tzouhalem/ Cow Bay Rd. taking in natural features (estuary, rivers etc.) that is a travel corridor too

-Do no harm: 1) Preserve all ALR land 2) Maintain the quirky and charming village without imposing "professional" design standards -Any new development should be compact in fill.

Very controlled and restricted development

More public waterfront less control by special interest groups continued diversity

Repave the roads in the Glen subdivision

1. Extend Hecate park along the bay 2. Better public washroom 3. Small rose garden in the park

1) Stand-by generator at Pumphouse (Water) not available when power Off. This also diminishes fire protection

Improve the parking- if possible

-Resist growth -Enforce playground and school zone speed limits & limits on main drag

1. Strong protection of natural and rural assets such as estuary, shoreline, wooded areas and agricultural land. 2. Extend walking and biking paths along present roads and road allowances as has been done on Wilmot Road. 3. Ban any more large housing developments. Restrict building to replacement of old homes with new ultra-low energy use models. 4. Encourage more small businesses to supply day to day needs of average residents. 5. Provide more bus stops for less vehicle traffic.

-more water -more sewer/ sewage treatment -slow development until water supply is not reduced per home

Better paved roads, street lights Parking in Cowichan Bay- limit the amount of time per vehicle and ensure uninsured vehicles are removed. Too many people park cars that never move for weeks at a time

A board walk along the ocean front similar to that one in Crofton. It could ease pedestrian traffic along the shore fronts and link the government wharf with Hecate Park and perhaps eventually carry on to the little park across from the lawn tennis club. This can be accomplished in stages as it was in Crofton and really be a great asset to our area. It should be wide enough to accommodate several people abreast. This can also be seen in the City of Bellingham.

Limit commercial/ industrial expansion

increase use of waterfront for public

-Better parking in Cowichan Bay Village -Promote/ encourage tourism -Support/ promote village businesses (without True Grain, Hilary's, kayak shop etc. there IS not Cow Bay)

Have more stores to shop in at Valley View. Then people would not have to go in to Duncan to shop. There would be less vehicles on the road and less pollution. Also we would keep the money we spend in our own community.

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No streetlights on top of Wilmot More blockwatch neighbourhoods

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Parking space for visitors

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I would like to see a place to walk. Road parking or build a sea board walk in backs of stores for walking and cycling

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Limit further development in Cowichan Bay Village

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Very concerned about water supply (fresh). We are now on summer water restrictions and new subdivisions are being built. Where is all the water going to come from for them?

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Referring to question 6: How can we have jobs in the bay when work is sent away i.e.) the floating bridge!! Is Cow Bay not a commercial harbour? We don't want to lose that

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Make Cowichan Bay a one way road from Pritchard to Hillbank. Reserve one lane for pedestrians/ cyclists. Drop current speed limit to 20 km/h

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Would like to see the Cowichan Bay OCP have more influence in CVRD decisions concerning Cowichan Bay

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Basic concern neighbour to neighbour: e.g.-Control household pets. Cats especially should have a bell on their collar. Tired of finding cat potty in my garden- always need to wear plastic gloves. Need a bylaw residents use an indoor potty Dogs: Shoulder to my yard is not a drop off point for dog pooh.

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More walking trails More biking routes- trails Make a small grass park beside the Hecate Park concrete slab barge repair

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To make sure "development" is regulated let's not let our community become "loved to death" -If we provide more parking this could lead to too many people -we are a small community- live and enjoy it!

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The area that is now being used for boat storage (Newmans Logging) I would like to see turned to public parks. To join in with the Hecate Park. I would also like to have water system down the short stretch of Telegraph Rd.- between Cowichan Bay Rd and Koksilah Rd. Any new development on larger lots.

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-Making sure that it is affordable for young families and for seniors.- Proper footpath along Cowichan Bay Road - A continuous waterside footpath where possible and a decent footpath from Hecate Park to masthead Pub/ area. -Stabilization of bank and decent drainage ditch opposite stilt houses (Hecate Park to Kayak store)

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-More public transit (better service) -Keep the natural beauty -Limit heights of buildings

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More industry to help pay taxes

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Limit car access, limit accommodation, limit development. Small European tourist towns get 'overwhelmed' and 'loved to death'. Tofino runs out of water! Be firm and limit human impact NOW. Be tough for the sake of the future.

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A wonderful offshore walkway like Crofton's-linking walkers to businesses. Better access for mobility challenged. I would like to buy veggies, fruit, local products represented on the Cittaslow map in the village!! I cannot walk to the outlets

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Better organized parking more sensible or sharing of parking E.g. Lining parking to designate one spot one car. Not one car small or large occupying one or more space.

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Minimal new development

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Develop the village for tourists and our own shopping

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Don't allow Hayze development application. We need a Nature House or Marine Economy Centre near village. More eco-tourism. Protect the undeveloped land parcel at the end of Waldy Rd. from development. Do forage fish mapping on the shoreline. Stop anchoring in eelgrass. Make someone accountable for derelict boats in bay. Yoga studio in the village....:)

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More pedestrian linkages; public transportation to Duncan with connection to rail connection north and south on the island.

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-Better trail and walking system and safer pedestrian usage in Cowichan Bay -A central "plaza" or meeting place as a basis for community events -More parks -Promotion of tourism and better useage of waterfront

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Additional parking in the village Improved road safety through the village i.e.) road leveled/ walkway leveled as currently very uneven and difficult for elderly, prams, walkers/ road speed enforced, especially from kayak shop to Wessex for Duncan bound traffic. Additional boat moorage to economically support the local merchants. Possibly a weekend farmers market to showcase and market local produce, art and artisans.

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Public transportation into subdivisions where people live

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Set limit for development. Several years ago we attended a meeting chaired by a previous area director at which time he assured us there would be no further growth because we had maxed out on sewage allotment. Since then 4 further developments took place.

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Any change to conform with current ambience of community. Allow electric vehicles on the road like golf carts (with signal lights and headlights etc.)

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A fully connected hike/ bike trail system covering all of Cowichan south from Malahat to Duncan. Metre wide paved shoulders on main roads. Seasonal farmers market.

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Make Cowichan bay Fisherman's Wharf breakwater into a promenade for the whole Bay. People can take their kids, grandkids to fish/ walk/ sightsee/ boatwatch/ birdwatch/canoe race watch etc. etc. Promenade would start at the hotel then bridge to the rock breakwater and then tie onto the floating breakwater.

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-Why do we have to pay extra for Duncan Pool? -Why do we have to play Hockey at Kerry Park when we are just as close to Cowichan Valley Hockey and there are more opportunities for our children to play in Duncan? We may have to move to play there, yet we pay into Duncan Theatre and other areas. Unless Kerry Park and CVMHA amalgamate again, we may have to move. -Why can you register your kids for any school you like but you can't choose an association to play sports at? -Anyone in Cowichan Bay should be able to choose between Duncan or Kerry Park.

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The development of a community centre

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Keep taxes down. Quit trying to get us to participate in Duncan's pool and incurring further tax hikes. More parks and green areas.

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Definitely some sort of trail/ boardwalk along the bay; walkway along Cowichan Bay Road to Bench Elementary. Traffic Roundabouts at 4 ways intersection and Telegraph Rd/ Cowichan Bay rd. intersection-too many close calls at both places.

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More ecofriendly~ Bigger garbage cans and recycling bins in the village

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A visible police presence, esp. eves + weekends.

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-Taxes should be lowered- no street lights/ sidewalks -Roadside maintenance- tall grass on sides -Developers should be responsible for costs of services to new developments -No pay into Duncan pool- should be shared by all areas -What happened to the herons? Too much development and land/ tree loss -Too many houses in new developments- larger lots- fewer homes

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We feel that Cowichan Bay is a pretty mature community + don't really want to see much change. (I.e. keep the character) Keep the green space (both forests and farmland) allow the trails to be multi-use (i.e. allow horses to share) Resurrect the estuary and preserve biodiversity. Increase buffer zones between ALR and residential.

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Sensitive planning and controls that precludes for PROFIT ONLY development like the massive density on the new Wilmot Road developments and at 4 Ways- the destruction of the heron nesting sites, the need for soils engineering to prevent the future erosion/ landslides bound to happen opposite the "stilt homes" because of the logged off areas up hill, ridiculous zoning approvals that let "the Cannery" condos being built at the bottom of a steep clay/ wet vertical slope newly logged when the trees that used to be there were all that kept that hill stable. Doesn't the CVRD have a soils engineer? -Lack of protection for ground water sources from high density development.

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-Continue with more walking and pedal bike trails. more indoor dining areas facing the ocean to take advantage of views. More docks/ wharfs joined together or accessible to walk along waterfront. More "locally made" shops or a weekend market during the summer months. -Enhance existing museum

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A need for a community centre with programs available to families, youth and seniors

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Become part of pool use in Duncan- it's the main pool around. It should be available to all at the same price

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I would really like to see more walking paths like the ones recently created on Wilmot Road

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Better planning for the future which will likely require that Cowichan Bay amalgamate with other areas to form a municipality much like North Cowichan. Develop cohesive sewer and water infrastructure and urban planning.

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Closer ties with Duncan, and distance political connections with Mill Bay, Shawnigan, Cobble Hill

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Crosswalks in Village; sidewalks throughout and bike paths; (#1) Protection of sensitive ecosystems; strengthen building code so that all new condos are high efficiency buildings (unlike current!) Make laws to restrict combustion transport i.e. only busses and electric cars to travel on roads; fines for people who don't pick up their dog's excrement. Restrict motorcycles, pleasure boats with noisy pollutive engines, ban backyard burning, ban use of pesticides by homeowners, ban use of chemicals for home use (so that the local water is not polluted by household cleaners and perfumes()) More public transit, please.

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Possible mosquito control in the estuary- only if it was environmentally safe. It is a great place to live!

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Proper and safe walking path particularly thru village

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Retaining ALR, limiting residential and commercial development, improving eco-environment and seashore habitat

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A farmers market in Cowichan Bay! More focus on local ecosystems (eelgrass etc.) Increased bylaws to protect herons and sensitive ecological areas.

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Do not change it Do not update it Just "fix it"- we like the character

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Safe cycle routes Improved public transport protection of ALR

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Sidewalks! Parking lot adjacent (across the street) to Rock Cod Restaurant (now an empty lot for sale)

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Very little. No 711 or McDonalds, better interaction with developers

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Allowing current residents first choice on sewer hook ups, transparency in the planning dept.

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Should join recreational facilities in Duncan Plant more trees Join Transition Cowichan

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-Create more parking -More Bay days, festivals

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-Get the pool issue resolved -Build a center loading boat ramp like Crofton. Ours is terrible when busy and a low tide 4 ft it is useless.

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-Community centre -Community involvement -Tighter development bylaws and reinforcement of bylaws - Community plan -Encourage and support of societies.

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Slow down Collaborative decision making with ALL stakeholders

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The lack of parking may well be the biggest factor in \*preserving\* the current character- easy parking will change everything, allowing for ever-more development.

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Maintaining a "small town" feel, while continuing public events and promoting tourism to allow for a viable economic future for the community.

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-less development -listen to the fishermen

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-New home development-freeze -Preservation of green space

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Absolute low height restriction on ALL village areas no higher than 2 stories. Walkway near water (not on street) for pedestrians or one way- one lone road through village.

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plan to accommodate influx of tourists/visitors while retaining authenticity of one of BC's oldest communities

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More walkability with trails linking to key places in the community. More waterfront parks and better playgrounds

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Availability of a public pool.

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We would like to see the Bay have clean enough water to swim in. We would like less sardine development properties and more rural houses on 0.5 acre lots (minimum size). We would like out of the Kerry Park Center and allowed access to the Aquatic Center.

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Need to protect the foreshore - important place for fish life - fish spawn on beaches at high water mark - young fish live in eelgrass beds. No felling of trees next to foreshore - no new construction next to beaches that would prevent natural addition of sand & gravel to beach. Need to protect eelgrass beds from boats anchoring over them. Need to protect wildlife - e.g. herons.

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Speed tables or other forms of impediments to slow drivers down and make it a safer place for locals and tourist. Concentrate on showcasing all the village has to offer while still recognizing that there are locals who make their lively hood off of the waterfront and remembering that most tourist find the quaint aspect of the seaside village enchanting and that is why they come here. They like to look at the boats and the waterfront and the working aspect of the harbour. Stop being singular in focus with only one agenda and remember and honour all aspects of the village. Do not homogenize and sanitize.

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wider/more accessible shoulders on roads for pedestrians, cyclists, etc - this would be an improvement for me both as a driver and as a pedestrian

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UP GRADES TO THE ROAD AND DITCHES.SO THE SEWER DOES NOT RUN IN THE DITCH ALONG COW BAY RD. AND SAVE THE FARMING INDUSTRY WE HAVE VERY FERTILE LAND IN THE AREA.

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Closer Liaison with Duncan North Cowichan, and Move away from Participation in South end activities. As a rural residential area we have much more in common with the north

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Protecting the natural environment and stopping the development of housing. We are a small town and it is now becoming very busy and crowded with all of the new neighbourhoods being put in, not to mention the destruction of very old forests.

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I'd love to see a bike trail connecting to Duncan or, at the very least, shoulders on the road to make commuting by bike safer.

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I cannot understand why, given the tourism involved, there aren't some standards in place for signs and maintenance. In particular, I think the sign out front the liquor store adjacent to the hotel is ridiculous, large and in disrepair. I would like to see some direction in the development so it keeps the fishing village quaintness and delight, but not allow sloppy unkempt buildings. There is a difference between culturally appropriate and trailer park loser-ville.

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Keep the Bay quaint! Do not let it change for the sake of change or progress! There is enough of that elsewhere. Our Bay is perfect.

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Yes better parking, a boardwalk down in Hecate Park, have residents in the bay up on the Hill be required to prune trees so everyone that has a view of the bay does not lose it and also increase the views...

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In my opinion Area D desperately needs more pedestrian areas. It is such a beautiful place yet walking or riding a bike involves a very real personal risk because of lack of trails or clearly defined pathways.

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I would like it to stay the way it is, not over developed; it is a nice, welcoming, and friendly little town.

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Better understanding of the development process by local residents.

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control growth, limit increases in services

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Better public transit - or unique transit options - getting us out of our cars - sharing rides - to minimize parking requirements and encourage a healthier lifestyle. Also - I feel CB/D is getting too expensive.

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If more housing is an issue I would like to see better control over styles and size of lots and homes. I say no to town homes patio homes and more condo development.

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Moratorium on further residential development. Active encouragement by all means possible of local agriculture and small businesses.

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return the beach to a more natural state. remove the stilt homes. reduce the contamination so that the foods in the bay can be harvested and eaten

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A community meeting centre like the one proposed by the Maritime Centre in Cowichan Bay. Further controls on development when they impact water supply and environmental services. Protection of the estuary habitat. More walking trails and prohibition of motorized off road vehicles on public trails. More recognition of landslide

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hazard areas in zoning and planning as this is an unidentified and ignored risk. Recreation on a region wide basis rather than Area D paying more than its share. Planning for the impact on Area D of the loss of other RD Areas to a municipality.

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Better trail network to connect the community within Area D (e.g. trail to continue downhill along Wilmot to Cowichan Bay village), and to connect with safer cycling alternatives north to Duncan (Ecole Mt Prevost/Cow High) and south to Mill Bay (Ecole Mill Bay Elementary / Bonner)

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More trails and walking paths. Self sustaining community.

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1. fines for littering 2. do not permit sleeping in vehicles in the Bay 3. two vehicles that are parked in the same spot for over 48 hours!!!! 4. Hire a student (4 hours per week) to pick up litter, cigarette butts and garbage off the street in the Village 5. mandate that all commercial garbage bins be hidden by lattice or some other form of cover 6. Upgrade sewer system so no back-ups during heavy rain 7. Continuous RCMP speeding enforcement until traffic slows. 8. Highlight speed zone signage with black and yellow border.

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through the village is congested - although not a high crash area - lots of complaints about speeder. Congestion slows traffic but lots to watch for (backing out of space, pedestrians) - drivers then tailgate and then "Zoom" out of the 30 km zone.

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Potential for a weekly market not to compete with Duncan but to take advantage of what Cow Bay is. Some sort of improved but not over the top beach front. More parking for the village (within reason).

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Lifting of ALR in some areas to allow for development to create affordable housing to encourage more families to the area. Specifically the area in close proximity to Bench Elementary.

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There is a severe parking/tourist issue that needs to be addressed. From a personal perspective and for others who live on the water, it is extremely difficult, especially in the summer to be able to park anywhere close to our homes.

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Affordable recreational opportunities for families - pool. More trails for biking/walking to encourage children/families to be able to walk/bike to school/stores etc.

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I would like to see an OCP that ensures future developers account for the pressures that developments will put on our local habitat and transportation infrastructure

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allow greater density in areas already designated for growth to allow best use of non-arable lands, to keep our schools open, our taxes down, make better use of the infrastructure already available

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no changes - keep it as it is

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safe walking trails on Cherry Point road en route to Bench Elementary and road bumps along Lanes Rd.; more parking in the village; resolve the issue of contributing to so many areas regarding recreation!

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More advertising = more tourists coming off the Highway = more local jobs = more community-mindedness

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sensitive & sensible use of land, agricultural and none. Something left for the deer & quail, etc.

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more emphasis on making it a walkable community, not just along the waterfront but everywhere. bring in a market that sells local foods and make it a year-round thing. getting good food in the winter is difficult/impossible without leaving Cow Bay.

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Support for backyard agriculture (food growing, poultry, etc.); protection of our community forest (e.g. the need for permits and environmental assessment before cutting mature trees); more investment in restoring and protecting fish habitat in the estuary; more bicycle paths, a continuous walking path through the shops in the village and a bicycle rickshaw service from the parking lot at Hecate to take pressure off parking; a weekly farmers market and a weekly or twice monthly bookmobile service from the library; more frequent buses to Duncan and Valleyview (perhaps twice a week) with schedules posted at bus stops to increase usage.

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bicycle lanes

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Better pre-school and high school options; better recreation options (buy into the new pool in North Cowichan);obtainable sports opportunities for young children (soccer fields); street lighting for winter nights is poor;

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Better street front in the Cowichan village for walkers and parking addressed.

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Should incorporate Area D with Duncan and align water, sewer, recreation, policing and fire protection. We share a common market area, social and financial activities.

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Widen and redo Wilmot Road, dangerous too narrow. Walking path could be upgraded.

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Chickens local market for local foods community gathering place!!! more events such as spot prawn festival - celebrations with vision and purpose

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I came here because I liked the way it already is. I like the feel, the rural / residential mix, the geographical setting, and the people. While I am well aware that resistance to change is seen as a less than admirable trait currently, I believe that tinkering with a perfectly functioning system for the sake of tinkering is not always a good thing either.

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Restrict development of residential and commercial interests, i.e., limit change and maintain the status quo as much as possible.

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Better protection for sensitive ecosystems and habitats, including heron rookery. No development on the steep bluffs above the village. Stringent protection of ALR and farmland, and incentives for new farmers to have access to farm land. Higher standards for new developments and construction such as LEED, including maximum size limits on houses.

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No new expensive condos hogging ocean front locations. The community benefitting from any new developments by all existing properties being connected to an update sewage system, having consistent clean water and well maintained roads at minimum cost to home owners.

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More walking trails with dog bag dispensers. Better parking in the village. Continued emphasis on agricultural community.

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I am a proponent of amalgamation; I do not find the regional district model of governance effective. I would like to be a member of the Duncan pool. We need public transit to connect from the village with the commuter buses to Victoria.

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Low impact street lighting at high use intersections. More walking, biking trails connecting neighbourhoods. Maps showing trails. Bike walking pathways along main roads such as on Wilmot Road. More presence of the local community policing group, particularly their SpeedWatch! in the playground/school zones.

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Require developers to not cheap on new neighbourhoods. Require them to fill in ditches and take care of easements so that it looks tidy and not overgrown with weeds. Require developers to allocate more green space per development and continue to connect the neighbourhoods with walking trails. Maintain the park on Wilmot better. Put a proper tennis court net in and fix the asphalt. Power wash the play equipment each year. minimize new subdevelopments in semi rural areas-and if it has to be put the onus on the developers to prove & increase investment in parks, pathways, and road maintenance & controls

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Better biking trails so there isn't such a need to drive everywhere.

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Arts and Entertainment planning incorporated into the OCP or aligning an Arts Entertainment and Culture Master Plan with the OCP. More street performers and common areas where citizens can gather and feel a sense of community.

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I think some development is inevitable but that we need to be proactive working with developers to retain our rural setting, walking trails & connection to our sensitive eco systems. We need affordable easy to maintain homes for young families & the elderly with modest business growth. All with a farming fishing village flavour.

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Please keep the "natural" setting of Cowichan Bay Village; don't do like they did in Ganges on Salt Spring Island. What used to be a quaint village is now a commercial tourist trap with no personality. Encourage the diverse agricultural aspect of the Area. No more development by the bay. We are very concerned about the houses build up on the edge of the bank. With a bit of rain, there is potential for landslide and threat to the houses below. Also where have all the herons gone? Houses can be built one at a time, not as a 20-30 houses package. weekly garbage pickup, including yard waste road resurfacing in older neighbourhoods. keep up the good work on trail creation, with more water access trails between the village and cherry point. keep funding the maritime centre as a historical focal point for visitors-make it more of a community centre. Opt in to the Duncan pool and rec centre!

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Make this area more Senior Friendly so they can stay in their homes - have an aggressive transportation plan to allow them maximum mobility. This can also cut down on car traffic and instill more bicycle traffic. Encourage cost reductions for the people that live in the community - maybe this takes a "Citizen of Cowichan Bay" ID card for the reduction. We all know that we need to raise prices a bit for the tourism season or our businesses

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will not survive the rainy winter but it really takes its toll on the elderly on fixed incomes. Many are property rich and cash poor. Also as a Community get involved with the Good Food Box Program to allow low income folks to eat healthily.

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Keep the community family friendly and accessible. Ensure provide opportunities for enjoyment of the community and visitors through park and picnic space- ensure safety through walk ways- sidewalks as often we are dodging traffic and parking cars. Keep all larger farm land and rural land for farming (in the ALR)

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- maintaining the current feel... no big developments or condominiums to change the environment

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Some kind of community meeting place would be good. A halt to the high density developments without proper regard for the area or the environment. Close the loopholes that allow for the high density in this rural area - e.g.. density averaging.

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Make it a carless village - more live music - farm market - low density

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Do not permit reduced lot sizes to encourage affordable housing. There is a need to grow as much food locally as possible. Instead, legislate a percentage of development for low income housing. Need for a community centre, possibly revolving around a seniors' drop in centre which will serve multiple uses. We need to look at limits to growth, such as potable water, and in the latter case encourage the CVRD to carry out a study on health of our aquifers. Need to cut down of pollution of the estuary, possibly by use of composting toilets in residences and diversion of grey water for irrigation purposes. Also, to install catch/settlement basins to filter considerable ground water sediment that ends up in the Bay.

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better environmental protection

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I'd like to see sidewalk on one side of Wilmot Rd from top to btm. But PLEASE try to do so without losing the ditches. I understand the vital role that ditches play in cleaning stormwater, especially in this instance.

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A wheelchair ramp on the Community Policing building (required by law, by the way). Access to potable drinking water for long time residents. All the good CB water goes to new development, while people such as my parents who have lived there for 45 yrs or so still have to haul their drinking water from Duncan because they get sick if they drink the well water. A "center of community" - somewhere, whether it is a building or just an open area - for people to connect and hold social/cultural events. Would love to see a small community center on the Hayes Property or the Maritime center have a community hall attached to it.

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TO BE ABLE TO USE THE COMMUNITY SWIMMING POOL FOR JOINT AND HEALTH ISSUES WITH OUT THE EXTRA \$200.00 FEE.

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Halting rapid development...less condos!

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Reduce night time crime and noise pollution in the village with any of the following changes: Close Pubs at earlier time. Improve lighting. Install security cameras. Install a yellow gate on Hecate Park entrance. Bring in standards for houseboats and liveboards that are enforced.

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More affordable living buildings

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First Nations Run Business's

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Better bus service to Nanaimo, (particularly Vancouver Island University) Victoria, and Duncan. It would be nice to see Cowichan Village become pedestrian only with a separate parking lot for cars and possibly a small trolley or something to transport pedestrians to and from the area if needed. Affordable housing is always an issue as are having community conveniences within walking distance so people can walk instead of using cars to get to a convenience store or neighbourhood pub etc.

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30 km/h speed limit through residential and crosswalks on Cowichan bay road through village. Blue Herrin nesting areas protected.

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More activity, and thus fitness and health for all of our citizens and particularly our children. More programs and events that support the above, in both schools and in the greater Community... I would like to see Cowichan Bay one day recognized as the fittest Community in Canada. That's a 5 year goal for myself, and my group...

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A waste water/drainage review is required.

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Please build trails in subdivisions and add larger asphalt shoulders or trails in rural so we can enjoy walking with young kids, safer way for the kids to ride bike.....promote walking and exercise. Let's promote "sita-slow" by

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slowing down the traffic. I believe Cowichan Road is a short cut for maple bay residents and others commuting to Victoria and the speed people drive on this Road is excessive down and up the big hill, through the Village, and the school zone, etc. Let's build a Traffic round about at the intersection of Cowichan Bay Road & Koksilah(Report/study already pending), traffic circle at Glen Road & Cowbay Rd, and at Telegraph road & Cow Bay Rd. Organize community volunteering for building pathways, scotch broom pulling, community garbage pick day. also would like to see community beautification improvements say a 10 yr plan. Include us into the pool.

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less development houses and commercial

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To be careful with development and not be a place where superhomes become prevalent. To keep the small village look and feel.

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A paved loop for safe rollerblading, biking for small children and running with a stroller. Cowichan bay road to Valley view or Koksilah, Wilmot, Cow Bay Rd.

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better parking don't fix what isn't broken

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More maintenance and up keep of older buildings to keep the sense of character and history. Less cookie cutter subdivisions....

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1) Parking in the Bay needs to be addressed. People living on the boats need to be parking somewhere else, e.g. in designated spots in the boat launch area, and not on the road. No overnight parking. 2) Better walkway through the bay 3) Bus stops designated more clearly, every 30 min service, and \*\*\*\* Most important\*\* designed so they meet up with the commuter bus AM and PM 4) No more cutting down trees 5) Have a Sunday farmer's market for fresh veggies down in the Bay 6) Perhaps have a buggy ride up and down the "strip" for visitors late spring to fall in order to promote visitor parking in the boat launch area, to avoid the parking crunch in the bay.

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I would like to see the continuation of responsible building and development and the realization by those in government, including the CVRD, that taxes pay their wages. Businesses pay taxes!

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A plan to control development so that we don't lose the reasons why we all want to live here!

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Cowichan Bay cannot have it both ways. The destruction of natural habitats (i.e.: Heron habitat) and increased development (mainly luxury) are at odds with each other. Any OCP must reconcile how the future will look. People will not continue to visit Cowichan Bay if it is intensified to such an extent that it loses what currently makes it an attraction. Increasing sidewalk size and barriers from traffic, as well as covered bike racks and covered bus stops are essential to ensure a community feel and to encourage modes of transportation other than car/truck.

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I would like to see the natural beauty of this area protected. And green space preserved for generations to come. I am concerned about the amount of clearing and development- and its impact on our ecosystems and negative effect on the natural beauty and charm of Cowichan Bay.

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A Marine Ecology station or a place where people can go and learn about the Bay and its history with a focus on First Nations Culture

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General improvements for traffic and electrical/telecom infrastructure. For example, the installation of a stop sign at the Cherry Point/Sutherland/Fairbank intersection has made that corner a lot less confusing and thus more safe

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I love the community events. It would be nice to have a safe area to have events or close the street down. Safer paths for walking. I love the Wilmot trail but Koksilah is getting busy and a path along Koksilah would be great. I find it is getting busier with all the development and drives really speed on Koksilah.

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Area D can grow but it should grow slowly and carefully to maintain its setting.

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Parking!!!

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I'd like to see a balance between the desire for urban amenities and pressure of unfair and penalty-type taxing of ratepayers. I'd like consideration given to tax on a per household basis rather than assessed value basis for such things as pools and theatres. I'd like to know that the waters of the bay are not polluted by household waste deposited into the bay and I'd like a process that guarantees all boaters and especially live-aboards are not flushing directly into the bay. I'd also like to see more waterside boardwalk in the village. I think there should be an Area D Day every year when people are encouraged to come out, not for any political agenda, but to meet and greet ones neighbour.

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A walkway/sidewalks through the village Better parking for safe visibility for motorists and pedestrians

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Keep out the big housing developments. It is a small community and our resources are strained as it is - bringing in more people will not help this it will just increase the problem. In other words - bye-bye Johanson Group - go find a mountain-top out in the ocean to develop! The small-town atmosphere is why we moved here - we do not want it to change!!!

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More areas to walk. Cowichan Bay Road Traffic has increased so much in the last 15 years. It is very unsafe for everyone walking. Would be nice it could be widen. Transit service is the pits.

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Protect the herons across from Wilmot park, Limit the minimum lot size so that we do not just become a sea of houses 8 feet apart from one another, a board walk along the whole of the seaside through the village would be awesome, better public transportation (i.e. my children rely on the bussing system and cannot even get home of their own accord from work on Saturdays as the last bus this way from Duncan leaves at 4:10, leave as much natural beauty as possible, please

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Balance between tourism and livability. Firm, communicated policies on sewage and water systems so everyone can plan. Understanding of groundwater availability and protection and conservation of the resource. Access to suitable land for those wishing to farm. Plan for pedestrian safety and traffic management in the village. Roundabout at Four-Ways with signs re how to use ('signal in, signal out') Better defined guidelines for development in the village

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Public use of the waterfront space

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More affordable incentives for small farm food production opportunities with accommodation relaxation, e.g. architectural semi-portable buildings for inexpensive residences. Real Control of development of future residential and commercial applications. Create better boating destination to boost up visitor economy for local food producers.

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We need affordable housing for families as well as seniors. No meeting place as we have no churches or halls, other than Bench School. Seniors cannot live out their lives in Cowichan Bay as there isn't a seniors care facility. The OCP should demand a kiddies playground in each development to encourage young families to live and stay here.

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Carefully planned expansion or development of present farm and agricultural lands. Provision for the expected 55+ population, i.e.; safety, security, dignity, quality of life. RCMP community office

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Maintain large lots for housing. Protect ground water. Protect fish habitat. Enforce speed and parking laws.

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Politicians which put the community and existing residents first and developers second.

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community hall, cultural focus

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1) sidewalks on both sides of the streets and roads. 2) new buildings which fit in with existing dwellings. 3) views maintained and not destroyed by new buildings. 4) a community owned marina. 5) retention of our rural character. 5) traffic calming to slow the vehicles traveling through the village. 6) more parking in the village.

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Better access to the beaches. Open Evelyn Place beach access. Keep regrowth on corners of roads to a minimum. We often cannot see cars at cross streets. Improve the quality of the water. We shouldn't have to buy bottled water.

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Population cap on future development - i.e. decide how many people we want to live in the area and plan such that when we reach that number, stop giving out building permits. Yes it will make housing less affordable but there are lots of places with no low income housing (West Van for example) and lots of areas with plenty. (Langford for example.) The more desirable areas tend to have less affordable housing. This must be recognized as the basic economics of supply and demand will, in the long term, defeat any attempts to shoe horn low income housing by zoning. It is also imperative that the CVRD stop giving "lets" to people building in natural hazard areas - this is just increasing developers profits by transferring economic and environmental risk to the rest of us that behave more responsibly. Examples within Cowichan Bay are the Parhar industrial development below the flood plain and the houses being constructed above the continual landslides above Cowichan Bay road. Wake up planning, this is not the '70's!

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More focus on retaining Wildlife Corridors & preserving & enhancing our estuary eco system.

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It is already perfect. Parking in Cowichan Bay could be improved. It seems most of the 'permanent' cars belong to people who stay on the boats, so maybe a parking lot could be built for them. Biking lanes would be helpful. The 7.5m height restriction in the village for residential homes should be re-confirmed and extended to include duplexes and multi-family homes.

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More walking trails

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Make a place for pedestrians to walk in the village. Put a light at each end and use one lane for walkers. HAVE traffic light regulate cars. Like a one way bridge. Or make a board walk along water.

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Better transportation options for seniors, Safer walking access in the Village.

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Affordable housing that would include coop housing, community gardens and sustain food sources, better public transportation,

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Encouragement of value added type industry, i.e.. boat building, furniture production, and definite encouragement of the existing village, the Bakery, the restaurants and the Hotel and Motel

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Keeping the small community feel but adding infrastructure to the village i.e. sidewalks, parking, increase specialty shops/artists.

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Bicycle paths, traffic calming and speeding prevention on Koksilah Road. Public paths through farmland as in Great Britain.

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Keep housing density down. A little better village access/parking, more for safety reasons than anything else.

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Less development, any new development MUST be better planned with smaller homes, larger gardens and better quality built Allotment garden area needs to be installed

---

Join a Cowichan Valley municipality.

---

3 hour parking limit in village. Off road pay parking for marina users. Riparian reserves on all fish habitat.

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**11. If you do not "strongly agree" that the Cittaslow Manifesto fully represents the vision for Area D - Cowichan Bay, please explain why.**

**Response**

This describes approximately 300m along Cowichan Bay Road and doesn't seem to describe the majority of Area D. It doesn't seem to represent Area D. This describes Chemainus better, but not Area D.

While the Cittaslow manifesto is interesting, I do not see it as a building block for a vision or the future of the village, more so I believe we are capable of creating a village that is unique and believe we can create our own programmes and direction. I question the focus for the long term and who benefits and who is on the outside.

The Cittaslow Manifesto speaks to a laid back lifestyle, which whilst may be fine for those of us retired, will not provide progressive opportunities for our young generation to grow and prosper in a productive industrialized workforce

Our estuary is being threatened by development...that is not "unspoiled natural beauty". It is the exact opposite.

It hasn't sunk in yet. Still too new. Strongly agree with keeping all big name, chain restaurants and stores out, keep it local. If that's what Cittaslow is, I'm all for it and strongly agree with that.

Cowichan Bay is a very unique community and development like what is now happening across from the 4-ways may have a negative impact on or little town. I think that we should stay "small town" and preserve the tourist aspect of this town.

I believe that all of these values are very worthy to pursue; however, I have a very real fear that the risk of 'clique' could ultimately damage the present diversity of Cowichan Bay's businesses and people.

Let's be clear that there is a difference between "Cowichan Bay" village and the rest of Area "D". The "Cittaslow Manifesto" may not be appropriate for ALL of Area "D"

They are "ideal" visioning statements that should be adopted by all progressive communities inspired to re-build community - sadly missing is most North American developments.

Not enough public spaces...too many people trying to move in around Cowichan Bay putting pressure on the environment. Many think it's a cool place to live but speed of traffic and increase of noise is all affected by this.

"theatres, shops, cafes, inns" implies more development and therefore less "unspoiled landscapes". Not only is this internally inconsistent, more development will increase pressure from the business community for more housing to support their businesses. The community is already large enough, we do not need more residents and certainly not more large developments such as theatres and large shops.

In the summer the community is anything but slow, it is packed with people wandering around and who spend half of their time trying to park before they spend their money> If it is to follow the Cittaslow way of life then surely cars should be kept to a minimum and parking should be on the outskirts of the village for the "day trippers" I love my community and hate to see it come to a standstill because of all the cars, which seems to happen quite often in the summer.

Our shops/restaurants certainly embody this vision, but I would like to see more trails/pathways to encourage the vision further to see people walking/biking to work, schools, restaurants etc.

I think a balance between growth/development and slow living can be met if we have a vision. Can we "grow" and remain "slow"? I don't know :)

If all the industries, weather fishing, logging, manufacturing are chased out of the bay, there will be no-one that can afford the fine craftsman of artisans, craftsmen, culinary artist, agriculturists.... within the village!

love the idea of being self contained but still want pineapple & papaya.

Where is the local produce in season? Where are the unspoiled landscapes? Where are craft skills used in daily life?

I agree that the village has earned the title but does that mean that we cannot enjoy the benefits which complement such a Manifesto that are available to other communities such as Duncan, North Cowichan?

1) I don't think that these criteria are currently met by the village of Cowichan Bay 2) Area D is composed of mostly rural properties. We are not, in fact a town in the first place. 3) It's a lovely touchy feely manifesto, but I somewhat disagree with jumping into parades of other's making and trying to fit a particular mold. In short I think we are more than the manifesto in many ways already and much less in others and I like it that way.

It is one take on a vision rather than one developed within a larger Cowichan Bay perspective.

---

A produce store in Cowichan Bay would be an asset. Perhaps organic.

---

I think you need to familiarize citizens with more than just that part of the Manifesto. The quote above makes The Cittaslow Manifesto sound too rural in its approach when in fact it has a more urban application. It is important for Cowichan Bay to embrace its urban neighbours. We are after all a boat ride to a major urban centre and a stone's throw to a capital city of 350,000.

---

we did not need this manifesto, as the lifestyle and beliefs were already in place. remember that this designation is led by a business with its own agenda, and upheld by a distant body with not a lot of local resident participation on their board.

---

I put somewhat agree because you will never get everyone to agree and some progress will be needed to keep Cowichan Bay vital. Also the manifesto represents Utopia and it is best to dream less and do more.

---

There is too much unmanaged development for this to be realistic. We do not, as a community, value the greenspace or possible farming potential. Very sad, but...

---

I think there also needs to be allowance for modern technology to blend with traditional pursuits, to the benefit of all.

---

SOME PEOPLE OVER DO THEIR OPINIONS.

---

The various forms of public service: CVRD, Schools, Water District, Highways, Prov. Gov't and Fed Gov't resources/programs must be vetted and coordinated through one body for maximum benefit to Cowichan Bay. Local produce is good, long live Cowichan Bay Farm, however have to watch out for craft people, as they are crafty and art should support itself. And the Cittaslow Manifesto sounds like a left wing vegan mantra. Cowichan bay has always been about work and working class people.

---

I am not sure Theatres belong in Cowichan bay but the rest of it is fine...

---

This is a rather Utopian view, harking back to days long gone. Cowichan Bay is basically a "tourist town", and the features that attract tourists are worth preserving. However, as an artist, I know that traditional crafts, like traditional farming, rarely provide a reasonable living these days, and "healthy eating" of local produce, as well as "slow living" tends to be the prerogative of the relatively well off.

---

A vision such as this needs to be voluntary on the part of each individual. Making it a community vision is autocratic and exclusionary, and could be used as a wedge to create legal obstacles to otherwise reasonable development. Attempts to legislate public and private opinion are counterproductive

---

Ours is not a community that is a town, a place where all these exist i.e.. theatres. It is a place where people enjoy a quality of life but are highly dependent on the amenities of other communities. One can hardly walk to Duncan or for that matter to the local farm to buy things. We can and do enjoy the peace and tranquil setting, the availability of local produce but the availability of work, of jobs is central to healthy living.

---

We depend on other Areas in the CVRD to make this statement fully accurate.

---

I think its airy-fairy rhetoric of little practical application.

---

it is healthier, supports the local economy and farmers, supports community, money stays in the community, develops unique character of the community, attracts tourists, community pride and identity is promoted.

---

We do have a bit to go to in order for this vision to manifest

---

Why?

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I believe that we cannot expect our community to be everything to everyone. Reality has to set in and employment, transportation to everything rather than by car, and providing all needs here is never going to be realistic.

---

It's very boring and a bit cliquish

---

Sounds like pie in the sky reality is different

---

Notions of what constitutes "healthy eating and healthy living" are often confused with fad perspectives such as vegetarian and similar diets as well as simplistic views of food transportation.

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---

We agree with the general idea but how it is implemented is very important. A great deal of planning has to go into what services are desired and how they are designed. It is no use building something that requires a lot of driving and parking to be successful.

---

What does the "labelling" really represent other than an exercise in "branding"?

---

CVRD allows new subdivisions all around us, more cars, more urban attitude people then our director talks of "slow". What a hypocrite.

---

-Cittaslow is OK, except the village needs upgrading -Businesses are too independent and do not work for the betterment of the whole village -We pay too much in taxes for what we get, user fees and taxes on top of property taxes- what do we get for our taxes? Need more accountability.

---

We have no produce for sale in Cowichan Bay. A community art gallery would be nice. Trees that block views are a problem, especially if they have grown on CVRD property after a house is purchased. There was a height restriction put in, it should cover vegetation.

---

Yes to vision but not all public spaces are available. How many shop/business owners make Cow Bay/ Area D their home? Are they walking the walk? Or just along for the accolades?

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Cittaslow is not everyone's vision

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What are the costs? As mentioned a greater proportion of our population is becoming elderly and is less able to afford higher taxes. Fewer families can afford housing as well.

---

Does not directly affect me- but I know that this designation means a great deal to many people involved in the area's development.

---

We need to not make change for change's sake. I don't want to see businesses for example forced to close because they may not fully meet the above ideals.

---

No business should dictate who is welcome and who is not. Sounds very like a minority group deciding who lives where. We have bylaws in place. Utopia could prove to be boring. Would have thought people can choose where to live- no pressure either way- we do not select our neighbours. public transit Ok

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(Fast food spells labour exploitation and abuse)

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I feel that over the years we have enjoyed many of these benefits already e.g.. at one time daily milk deliveries from local farms, daily bread deliveries, local produce in season, daily sea food when available, native art and Cowichan sweaters etc. Restaurants, Pecks Store, now True Grain, good I can smell aromas at house.

---

We do not have enough quality public space. A theatre in the Bay but we do have a great theatre in Duncan. Chemainus.

---

I don't think Cowichan Bay is necessarily an "unspoiled" landscape. We should embrace this notion and try to replace what is lost but not be confused with what we have and where we came from.

---

I would agree whole heartedly if one could afford to buy these products. Seniors on limited incomes cannot afford expensive foods even if good for one. Grew up in the 40's. This was a way of life for me.

---

Who defines healthy eating and living. Not something can be legislated. Very ambiguous statement. Community will only pay lip service to manifesto. More like a pipe dream to be compromised at first big buck.

---

Even though we live in "Cowichan Bay" we are in Cherry point and aren't in the town of Cowichan Bay very much (Maybe 4 times a year). I work in Duncan and do my shopping there or Victoria.

---

I'm not sure Cow Bay is big enough to [carry] it off

---

NOTE: Present actions and zoning approvals have been opposite to the ideals mentioned above. The marine economy and employment trades have been ignored or deliberately subjugated in this survey, as have natural features like streams. define your "high standard" I don't see it now. you need to define the types of "opportunities" you would engage i.e. farming versus mining. "Corner stores" etc. exist and should be protected. We don't need more of them. "alternatives to private autos" but not at the expense of privacy of existing neighbourhoods.

---

It seems a select few are even aware that this manifesto exists. Therefore I don't believe that this statement fully represents the vision for Area D.

---

If we are to develop a diverse economy with a variety of employment opportunities, the Cittaslow manifesto will be counterproductive as its objectives will have to be met before any progressive employment opportunities are allowed.

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Why do we need theatres?

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No shopping centres

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We are not Europe

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Cars in Cow Bay proper do not promote a safe public space- I see too many close calls.

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**12. Do you have any other thoughts or ideas to contribute to the new Official Community Plan for Area D - Cowichan Bay?**

**Response**

We should have a regional recreation plan We should not pay into Kerry Park only

\* Recreations using the natural beauty of the area and the marine environment should be encouraged including boating, canoeing, kayaking, diving, sailing and all QUIET water activities- this should exclude water skiing, skidooring and turbo boating. Sharing our fortunate area with other Cowichan Valley residents and tourists should be encouraged. Also bird watching and birding activities should be encouraged in a non invasive manner. The activities should help to sustain the community economically with minimum damage to the ecology. I would also support the development in Area D ALR areas processing or commercial/ industrial facilities for Vancouver Island agricultural products so that in future produce would not have to be shipped off island for processing and then shipped back- we should aim to be self-sufficient! \*Affordable housing is especially important for young families i.e.- smaller land parcels and especially some areas for medium and high density condos and apartments for older residents who no longer want big homes but want to stay in the area. Really need 2 bed/ 2 baths/ single level units. Additional density would also help the merchants on the village strip remain viable. Area D really can never supply a wide diversity of employment as large portions are ALR. Some marine industries and tourism otherwise most employment in Duncan/ Victoria/ Nanaimo and likely to continue that way. \*(Regarding the last part of question 9) Really have these facilities now sufficient for current population could use park and ride facilities to reduce vehicle use and greenhouse gases from commuters. \*Please note: Before any changes to Area D's OCP are even considered, I think it is imperative that the persons preparing the OCP should be fully appraised of at least a 30 year definitive study of the Cowichan Valley's water resources, sewage planning and road planning as all of these will determine what can or cannot be proposed in Area D.

We need to protect and nurture the life style of peace and quiet, the nature of the area, develop trails and corridors that are eco friendly. Because of increased senior populations more thought could be given to senior activities and facilities.

Cleaning up the Bay's pollution, garbage, sewage and chemicals.

Area D should have 100% green building- everywhere!

In case I haven't made by thoughts clear on the character of the village, I wish to emphasize the importance of maintaining the casual, eclectic- even eccentric- character.

The community should have a diverse economy with a variety of employment opportunities but not at the expense of the environment Area D should have a farmers market!!! But no chain stores or large construction

Proper sewage especially for water frontage properties Better parking

prepare for possible sea level rise by restricting future foreshore development Planning + Area directors should work with developers to attract the most benefit to are in return for enhanced approval

The survey covers it all

Yes. Present bylaws are not being enforced i.e.) people working on other than their own vehicles not only on their property but also on the ROADS. People walking their dogs but not picking up dog poo. THIS IS NOT AN INDUSTRIAL AREA OR COMMERCIAL AREA IT IS RESIDENTIAL!

reduce government. lower taxes

-Focus on eliminating genetic modifications to the food supply, mass agriculture, and stripping forests for short term economic gain.

The village offers zero space for commercial development; therefore, it may be time to consider a smaller commercial core somewhere

If the population of Cowichan Bay Rises by 1000 people we can expect further loss of farm land and wooded areas. Increased pressure will be put on estuary and rural values. Growth as we know it is destroying the planet and that includes Cowichan Bay.

Slope stability along C.bay road particularly to the West of the village as it relates to land use and development

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-Ditches-need to be covered or cleaned up at least once a year -Village access needs attention- looks tired- needs a major overhaul- beautification

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"safety"- people are forced to walk on the road especially on weekends and special events.

---

More parking in Cowichan Bay Village Promote tourism Help local businesses

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The Maritime Museum needs lots of support to survive. Safe sidewalk needs to somehow be created

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Public walkways and board walks. Get rid of cars- create parking elsewhere

---

Keep in mind that senior citizens are on a fixed income below the poverty line so we cannot afford to pay for a lot of upgrades, new homes etc. We will never have a new home, only hope to keep living in an older Mobile Home Park. With all the help we can get. Also do all you can to keep Mobile Park Homes operating as such.

---

Include a connection to other Areas (C/E) and Duncan/ N.Cow instead of a "solely" Area D public transportation, services, public spaces (School) etc. Depend on interconnected relationships. All OCPs affect all areas- need to ensure there is opportunities to connect them to Area D.

---

Diverse and rational planning is the key i.e.- Common sense

---

"rural character" but not at the cost of livelihoods! No more development! Cars and noisy motorbikes need more limits

---

Wish to retain the ambience of the waterfront village including commercial and stilt homes; it would be a shame to go upscale and lose the original charm which draws people here

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Residents should control their dogs and cats. You do not put your cat out am and pm to do their business in neighbors garden. Amazes me who these couldn't care neighbours are.

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No.1: \*Freeze housing development\* No.2: -The road from the tennis club to the highway must be raised to prevent flooding. -The road should ALSO be maintained to regional standards -The road should be raised from the historic site to the tennis club

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Valley view mall is good

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larger lot sizes.

---

Keep it funky but not junky

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Excellent work! I pray you will be strong enough to resist the destructive herd of humans. Only a small shopping core . "alternatives to private automobile" absolutely! #1

---

Cittaslow seems to be for well-off who drive access to it all- for all, please!

---

Our family has lived in the Bay for 70+ years and in the Freeman Road area for over 125+ years (mom's side) It's such a beautiful place to live, I have many memories of people, businesses, fishing, storms, wonderful summers etc.

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One of the reasons I moved back to the area is because of the country lifestyle. I would really not like it if that aspect started to diminish because of excess development.

---

We need a community facility/ hall- to hold meetings and provide activities for all ages and perhaps a bi-weekly/ monthly mobile library.

---

In regards to recreation funding- Don't tax according to house value. User fees are the only option for me.

---

Incorporate Cowichan Bay to control density vs. Dept of Highways and foreshore issues and other issues of fragmentation that hinder our moving forward cohesively.

---

I would encourage all quiet marine activities: Kayaking, canoeing, sailing and sail training, windsurfing, fishing (as permitted) but exclude water skiing, seadoos, turbo boats etc. And encourage promotion of bird watching, marine stewardship and various maritime educational themes. Mindful of costs. "alternatives to private automobile" Fairly adequate now especially considering percentage of elderly

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Keep the working marine flavour for the bay- not all glitz and gift shops. Tourists like the natural working setting of the bay.

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Bylaw restricting height of trees- of views. New Housing should take into consideration current residents views. Bylaw making property owners maintain lawns: gardens weed free! We currently have two neighbours who don't.

---

No large development projects. Views should not be compromised. Small suite designation not by lot size but by adequate parking. Once zoning is established don't change for developers. Protect DPA in village with no exceptions.

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Height restrictions on trees that block (grow up and block) our beautiful view.

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Parking is very limited

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Legal suites

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-Area building up too fast -Seems to be no limit for what developers can do -Keep as much green space as possible. -Important to keep bay clean

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Preserve the green spaces!

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mention has been made of the opportunity for eco-friendly tourism accommodation, adventure tourism, historic reconstruction- we see only more and more jammed together suburban housing.

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More summer events e.g.- wine tasting from area wineries for the community and tourists alike -Cheese -Local craftsmen/ artists on display

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At some point it would certainly be beneficial to have a community centre available to the residents of Cowichan Bay and possibly later to include swimming pool facilities.

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I would just like to see Cowichan Bay remain as down to earth as possible. Big commercial projects should be strongly discouraged

---

Ensure that there is enough land ear-marked for growth and development in the future. Affordable and sustainable housing results from allowing logical growth not limiting it. Higher density with surrounding green space will help achieve the objectives of protecting that which we love in our community; nature.

---

The Official Community Plan must not look forward to controlled subdivision development to provide affordable housing for those who cannot afford to live in areas such as the Capital Region.

---

Keep out "big box store" type development we like the "small town rustic" atmosphere and that is why we live here. Our community has a special character-"a sense of place"- keep it that way.

---

More land should be acquired to plant forest for carbon sinks and all land with trees should be protected i.e. give grants or tax incentives so farmers plant & keep land forested instead of growing hay silage etc. Make Cowichan Bay and area an alternative energy mecca with tidal energy, solar, anything but fossil fuels. Protect habitat for aquatic life.

---

I am concerned about consistency of development.

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Cowichan Bay has tremendous character. Don't change the face of Cowichan Bay.

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Concern for future fresh water sources.

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Sidewalks repave road

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I totally enjoy the work out set up off the Chesterfield in Duncan. That would be great in this area.

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A good general store would save gas mileage (in the Bay)

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If you're trying to make a round peg to fit a round hole-stop Let the peg form-

---

There is good and bad with all development. I lived through the fundamental change to the Okanagan brought about by the Coquihalla- consider carefully how "ease" leads almost invariably to "development pressure".

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Stop new housing development

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Type of new buildings allowed. Some wharfs have locked gates- should be open to locals who like to walk on them.

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It appears Area D is covered by ALR and balancing urban development (subdivisions) with agriculture has created conflict in other regions. Try to minimize this. If agriculture in this area is sustainable, don't give in to people moving into subdivisions and complaining about the sounds and smells of farm life.

---

Need to have services included in the community to reduce the amount of driving that residents have to do to go into Duncan or to the Grocery store on the highway.

---

Keep the environment at the forefront of anything that is done in the community. This is why people choose to live here.

---

Let's return the former log dump to a natural state.

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In fill vacant lots rather than spreading outwards.

---

I have concerns about directions within the community, that we are forgetting what makes the village truly unique. Our waterfront is and has always been a working harbour and as such we need to remember that we are not just about tourism, condos and food. Parking seems to be at the forefront of every survey. The parking is not the issue, the problem is that there are those within the community who for some reason think they have the rights to dictate who can and cannot park on the street, this is most unwelcoming and at times creates tension; it is foolish, we are after all under the governance of highways. As a person who not only has a business here but who also owns the land the business operates from and therefore has a long term interest not to mention we also have a foreshore lease and who by the nature of the businesses that are conducted on the premises needs like everyone else to park close to the business from time to time I worry that the direction of a few will cause animosity and more conflict. I would like to see a section within the OCP that recognizes that we all have equal rights of enjoyment and that we are welcoming to all.

---

AREAS THAT ARE DOG FRIENDLY AS WELL.

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Cowichan Bay has a great deal of natural beauty, which could be greatly advanced with appropriate redevelopment of the Bay Village without disturbing the unique buildings and setting along the waterfront. First of all it could become a destination for Marine traffic with a suitable upgrade to transient Moorage Facilities. this could be done in the bay 3without disturbing the Village.

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Cowichan Bay is a great little town with tons of natural ecosystems and beauty so let's keep it that way. Enough construction of new houses and condos!

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A Farmer's Market for Cowichan Bay would be grand.

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I love that the bay reflects both tourism, residential, rural and fishing industry. I am less inclined to embrace the bay as a loading port, since the demeanor and tone of life here has changed and large loud swinging cranes don't work with the culture anymore. Times changes lives changes, this industry should have to adapt there 24/7 loading plan or go elsewhere. The next time a ship loads there must be some way this industry can mollify the tax payers here with noise control and work hours. Even in a small way.

---

Again...this is our home, we live here for a reason. That reason is the way it is. I do not care there isn't parking for people who visit. Walking is a good thing!

---

Yes keep stocking the river and Bay with Salmon and prevent sewage from being dumped in the Bay...take out that tanker shipping lumber overseas...

---

I can't say enough how important walking and biking paths are to me. I strongly believe they should stretch from the estuary entrance near the tennis courts right through to the four ways corner.

---

Keep an open mind and do not restrict the opportunity(in the OCP)for the community to be able to consider all projects that may come along.

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More bike paths...public gardens...increase traffic speed bumps ...and tidy up the village.

---

Keep it small and rural!

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communication is always a major obstacle; will this be done by only the people that take the time to respond to surveys or attend meetings? the First Nations lands have little or no develop that is putting pressure on the land; this needs to be considered by the surrounding areas

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A very valuable and important process which is being managed very well by the RD.

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Funding for regional recreation needs to be figured out so that our children can learn to swim safely at a reasonable price. It is ridiculous to have to go to Victoria or Ladysmith for swimming lessons with a brand new pool in Duncan.

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I would like to see ALL the retailers in the Bay get involved in this process. They will be the long term beneficiaries. I divide commercial / retail into 3 components 1) those few who really care about the Bay, they share a common vision, they volunteer and make a significant contribution to its improvement 2) those who have a unique product, keep their establishments clean and contribute to the tourist experience, but they do not get involved and 3) those few who contribute nothing in terms of their time, their businesses are run down and they care little about the community - their focus is \$ only. We need to change attitudes and I think the only way is to get them ALL involved in the process. However we must be cognizant that this process can become self serving

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Continue to hold the reins in on Cow Bay. It's one of those spots that draws people from all over to visit. Like Port Townsend or Birch Bay or Salt Spring. It's a place to "to go for a walk and take a breath".

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I think that it's important to recognize that the community is growing. Cowichan Bay used to have much more agricultural activity, but it's no longer sustainable to earn a living with the current restrictions and lack of government support. Those who live in ALR areas should have the opportunity to rezone to create more sustainable living opportunities.

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Not really - I think you will find most locals are unhappy with the current parking issues, but I realize local merchants are happy with the extra income - hopefully the lack of parking won't eventually lead to people not coming to the bay anymore because it is such a hassle.

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We have to keep everything affordable!!

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It's time for new plan. I'm glad this is being done.

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increasing densities within Cowichan bay will allow for more affordable living, less dependencies on fossil fuels, more opportunities for sustainable farming activities, and a tighter knit community.

---

not at present, would like to know more of "vision" first. Sorry I missed first meeting.

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it would be nice if at least one cafe opened until eight or nine in the evening so that if small community groups want to meet somewhere, they don't have to go to a loud bar or leave the city.

---

Let's get over the myth that "growth" brings in revenue to finance the services in a community. This has never been true. We need to protect the irreplaceable services provided by our natural environment. We need to ask - can we grow much at all and still preserve and protect what we have? I would like to see us use our Cittaslow designation as a jumping off point to consider the important questions about how we can build community resilience, reduce our carbon footprint and adapt to the inevitable changes that global warming and peak oil will bring, and how we can become a model sustainable community here on Vancouver Island.

---

Ensure that those treed portion of the hilly area's be maintained to ensure that 'slippage' does not occur. If there are concerns for the view trees should only be topped not cut down. Our family has resided in Cowichan Bay for 40 years and has seen many changes. We do welcome new neighbours but would like to maintain the sense of community and family living in comfort and safety.

---

When looking at the map of Area D, I note the diversity of geography and life styles. These can be preserved within a rural/urban municipality as shown by Saanich, or the county of Strathcona in Alberta. Governance is an area that should be considered, where direction can be given to a board from the area (not one director with too many responsibilities, too large a mandate). Governing structures are available now and we should look at amalgamating with the ones already in existence. Community can still be fostered from within that format. I notice that special interest groups can come to the table (focus groups), and this can also happen within an amalgamated group. The CVRD has a more global role to play as shown with incorporated areas included within its mandate.

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Respect green spaces, maintain the unique village character of Cowichan Bay

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a conscious awareness of the need to have AFFORDABLE housing - multifamily housing. Senior housing. assisted living. protect all land that can now be farmed as farmland. permit chickens in the bay (they are permitted in Duncan for heaven's sake) make the busy roads safer for bikers and walkers (well done on upper Wilmot - but lower Wilmot has drivers running the stop signs all the time and the road is too narrow to walk or bike safely). We really need a local gathering place/hall like the Cobble Hill Hall to allow more local events to flourish. the

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Village has a huge parking problem which restricts the opportunities for the shops down there. The lack of safe sidewalks in the village can make a summer drive/walk down there challenging

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I didn't think the survey itself left a lot of room for opinions. Many questions were worded to give one little choice but to agree or appear to be anti-motherhood. I would be surprised if you received many dissenting votes to such non-issue questions. This does not mean everyone is in agreement with your direction.

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Cowichan Bay proper, i.e., the village as circumscribed by the two reserves, ocean and road allowance should receive separate designation as a resort municipality within the BC government terms of reference and development should be strictly monitored. no franchises should be permitted within this area.

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Food is a central theme for the village and the farmland around it. Everything possible should be done to foster local food production and consumption.

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I'm very glad that there is an Official Community Plan so that the opinions of local residents are respected.

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Transportation infrastructure needs to keep pace with the population growth.

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The OCP should provide for limits on over development, yet not restrict growth. It should be written to protect, preserve and maintain an excellent quality of life for the residents, not just a "good" one.

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More walking trails, protect the heron habitat and the estuary. Create boardwalk from Hecate Park along Cow Bay Road heading towards Duncan.

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A produce store with organic veggies as much as possible.

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With new development in already congested semi rural areas traffic patterns volumes should be considered as a major problem to be addressed-if the developers cannot or will not improve transport infrastructure to their new developments in old neighborhoods the burden should not be shuffled to the original residents(overcrowding, deteriorating conditions)-if the multimillion dollar companies doing these projects are not accountable-then the CVRD doesn't need the one time shot of cash for their development permits...

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Cowichan Bay Village needs to be better developed to accommodate more tourists. There are many buildings that do not seem to be used to the potential that they could be. I do not understand why this is and would like to see something done about it.

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Plan and Development of more public community spaces. Perhaps purchase of the property to the East for expansion of the town. Possible expansion by piers into the water. But first make a pedestrian disability and bike friendly corridor on the business side of the street in the village with traffic calming and gateway infrastructure. And then we can move on to the other matters.

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Look at comments at #8. Facilitate home businesses(not just B&B), one-at-a-time house building. Don't let Johansen Real Estate group own Cowichan Bay. Embrace totally all aspects of the Cittaslow concept.

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Yes, do keep in mind the OCP of all areas around CB. Do not compete you are a fabulous and vibrant community - keep the flavour of CB fresh!

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An official community plan should reflect the health and wellbeing of its children- A community designed and safe for children is a community for all. A child lens has a significant impact on how communities are designed and enforced. Children must be included in the plan.

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Keep attempting to reign in the developers who are not respecting the community or the environment.

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Let this be citizens driven and not corporate developers who promise big taxes.....

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Provision for off street parking for vehicles that are owned by boat/cottage owners that are primarily used as storage containers. Need to have police monitor speed limits within the Village. There has been none to my knowledge in the five years we have lived here.

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I'd also like to see more requirements for developers to contribute to infrastructure, and control of development on steep slopes. I would also like to see a light pollution bylaw. Do we really need MOT-style, high-mast lighting on local roads? It would be nicer (not to mention better for wildlife) would more frequent, shorter light poles with screening to prevent light spillage outside roadways. In my mind, there are examples of both good and bad development in Cowichan Bay. I hate to single out one development, but the recent (last 5 yrs) development at the top of Wilmot Rd is an example of one with many issues. The lighting (see earlier comment), the lack of sidewalks + school bus stop, to out-dated (and perfectly hideous) stormwater pond... The second phase promises to be even worse with its steep slopes, proximity to wildlife + heavy deforestation. An

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example of really good site selection is the new development underway at 4 corners. They chose a site well situated between the village + elem school. The site was an old orchard, too small for agricultural purposes, but still without many trees and the topography is relatively flat. Most importantly, the builder does not appear to be trying to cram as many lots as possible onto the site! All development in Cow Bay could improve its sediment and erosion control practices.

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Be very clear about uses allowed for individual properties - no loopholes that the CVRD can later use to alter what the public decides during this OCP process. More public awareness of the importance of speaking up now.

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KEEP THE AREA RURAL.

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growth isn't as important as quality of life. We chose this area to live because of its quaintness

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Maybe we need to aim for being green like Samso Denmark.

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<http://www.scientificamerican.com/article.cfm?id=samso-attempts-100-percent-renewable-power>

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Yes, many.... I will be heavily involved in encouraging our citizens and their kids to become more active, and more fit, and more healthy, just as I did in Victoria for the last 44 years...

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There does not appear to be a system for residents to make input toward a plan for water management in the bay communities.

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A farmers market in the village and all the previous comments made about trails and traffic calming

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Cowichan Bay should embrace its fishing and boat repair roots. This is a working class community, and not a left wing hippie retreat nor a high class resort area.

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Make it a safer place to bike and rollerblade rather than drive. Kids should have a safe road to walk to school!!

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Slow down the housing development so it does not chew through the valuable farm land in the area..... and make sure when they do build that there is no Strata type development THEY SUCK!!!!!!

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1) Protect our farm areas 2) Encourage owners of unused former farms to rent out their fields for active farming e.g.. Community Gardens 3) OCP needs to have legal teeth and not just be a good idea that the developers can or cannot abide by 4) Need to work with the ship terminal owners to remind them that this is a residential area and noise pollution after 10 PM or so is unacceptable. Ships in the terminal need to be using shore power and not using their generators day and night.

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Get on with the Local Area Plan for Cowichan Bay Village. This was started in 1990 and has been waiting for years for approval. Cowichan Bay Village is unique and needs its own plan.

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I would love to see at least one community garden in Cowichan Bay!

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Parking!

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Yes. We are not only about enjoying our surroundings but we are also about contributing to a future. Cowichan Bay should never grow to be a hub like Duncan but it should be safe for all who live and travel through it. It should most certainly be protective of the farmlands but also of the ocean. People's pollutants of waste, of garbage, of oils and fuel from poorly maintained boats should be addressed. The issue of abandoned cars and garbage strewn along the shore of our rivers on the tribes land is seriously problematic and should be addressed. I'm sure that the community plan will have a broad base of ideas and therefore a good basis for the future. It should be revisited every few years to allow newcomers to bring their voice to the issues. While I'd like it to have longevity, I'd also like it to have flexibility.

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Considering pursuing a ban on unmuffled vehicles to reduce noise pollution in the community. Loud vehicles (motorcycles) have reduced enjoyment of many in the community

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Not to let our beautiful Cowichan Bay become an overdeveloped Urban living space

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Think everything is covered in my answers

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It would appeal to keep Cowichan Bay as a "rural" type community with less of the big new subdivision allowed.

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The bay village still needs further "clean up "; parking must be addressed & beach front or waterfront public space must be available. Ground water is also a huge issue. There has been vast erosion around our neighbourhood. Many homes are having to do major work to deal with water flow. We have a "green belt" lane

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near our house - apparently belonging to highways. This has been attended to twice in the 24 years we have lived there. Local residents are always having to trim it, clean it out.

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We need by-law enforcement to support implementation of vision.

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The walkways in Cowichan Bay village are not easily navigated by the visually impaired. The cycle lanes through the village are filled with parked cars.

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Respect the ruralness that brought us all here. We don't need streetlights but we do need walking paths and slow traffic. Live by the 8 and 80 rule. I want to live in a community where I have no problem letting my 8 year child and my 80 year old grandmother walk along roadsides by themselves.

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our maritime and forestry heritage not be forgotten ensure ALR remains developments contain first story of building commercial with residential above

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1) the health of the estuary and the bay depends on what is coming down the river all the way from Cowichan Lake. So far the CVRD has done nothing to make sure little pollution enters the bay. Instead, it has allowed more and more development around the lake which, in turn, is contributing to more pollution entering the bay and harming the estuary. 2) My mother was in a care home for more than five years. Almost every day I went in to see her which gave me an insight into the needs of people as they age. One of the most important things is safe sidewalks so that older people can get around in wheelchairs or with walkers. As a retired teacher I know the importance of safe sidewalks for children on their way to and from school. As a walker myself, I have been almost hit by vehicles on many occasions, especially while walking up Wilmot Road with its sharp blind bends. Safe sidewalks also mean people are less dependent on cars so do a lot more walking. 3) I don't know how but something needs to be done about all the boats tied up to mooring buoys in the bay. Those with live aboards probably are pumping raw sewage into the bay while others are basically derelicts and on the point of sinking. Will all these moored boats cause visiting boats to go to other destinations rather than try to navigate through them to our own marinas?

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Clear litter & overgrown areas. Tidy the place up. Put in more footpaths/sidewalks so we don't have to take our walk on the road.

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Thanks for the input. The new OCP is a great opportunity. Please get it right and then make sure that it has teeth so it will be difficult for shortsighted future politicians and/or staff to water it down. Cheers .

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I don't think it is possible to provide all the "ideal" sustainable living environments in one area. For example, if we want to protect and enhance the natural habitat and the rural/agricultural setting of Area D, it is not realistic to attempt to provide economic diversity in the area. And perhaps not all types of housing should be slated for the area either -- it is a nice ideal but not sustainable to have urban/suburban pressures throughout this area. Such plans would have to be rigidly controlled. Although it might seem OK to put a high-end, "green", housing area in -- or a group of affordable housing units, once one such development goes in, it sets a precedent that is hard to ignore. And so more and more. And then shopping services have to be included, and so on.

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There should be some control of water, especially as it can be incorporated into new developments. Just running it all downhill into the ocean is not the way to go.

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We should be paying taxes to Duncan to have access to the swimming pool and community centre.

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stop area D paying more for recreation than other areas. help / advice re ocean bank stabilization, discourage improperly designed seawalls / major tree removal that make neighbouring banks unstable

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Allotment, community gardens, a local farmers market a local community store selling LOCAL produce, this could be sited at the FOUR Ways old video store and run by volunteers

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Once you get a plan, find a way to honor it. Our current form of government is failing.

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Feel the CVRD should have an overall Recreation plan rather than piecemeal area plans and feel we should participate and fund the Duncan Aquatic Centre

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