



## Memo

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**DATE:** September 13, 2021

**FILE:** 3350-20/CP 1D 21  
3360-20/RZ 1D 21

**TO:** Advisory Planning Commission,  
Electoral Area D (Oyster Bay-Buttle Lake)

**FROM:** John Neill, Planner

**RE:** OYSTER BAY LANDS (CP 1D 21 / RZ 1D 21)

The attached development proposal is for commission members' review and comment.

An application has been received to consider amending the Oyster Bay–Buttle Lake Official Community Plan and to rezone approximately 165 hectares of land consisting of 8 separate parcels situated near the Island Highway at Oyster Bay, Electoral Area D from Rural and Upland Resource to a new Rural Residential Community designation and zoning to allow the development of a 34-lot rural residential subdivision. The proposed lots would vary in size from 2 to 24 hectares in size, with an emphasis on equestrianism and small-scale sustainable agriculture and viniculture, and associated farm-gate sales. The subject properties as indicated on the location plan are bounded by the Island Highway and Oyster Bay to the North, Country Residential properties to the East and the West and a large Rural property to the South.

The proposed development will include an indoor equestrian arena and veterinary facility, a full-service tac shop, a viniculture operation and small-scale agriculture with farm-gate sales and riding and biking trails for connectivity. Soil conditions in the area are conducive to the efficient operation of septic fields and the provision of potable water. The proposal appears generally consistent with elements of the OCP and meets several of the objectives including environmental protection, the development of linear parkways and proximity to existing services in the area such as electricity, telephone, cable TV and natural gas.

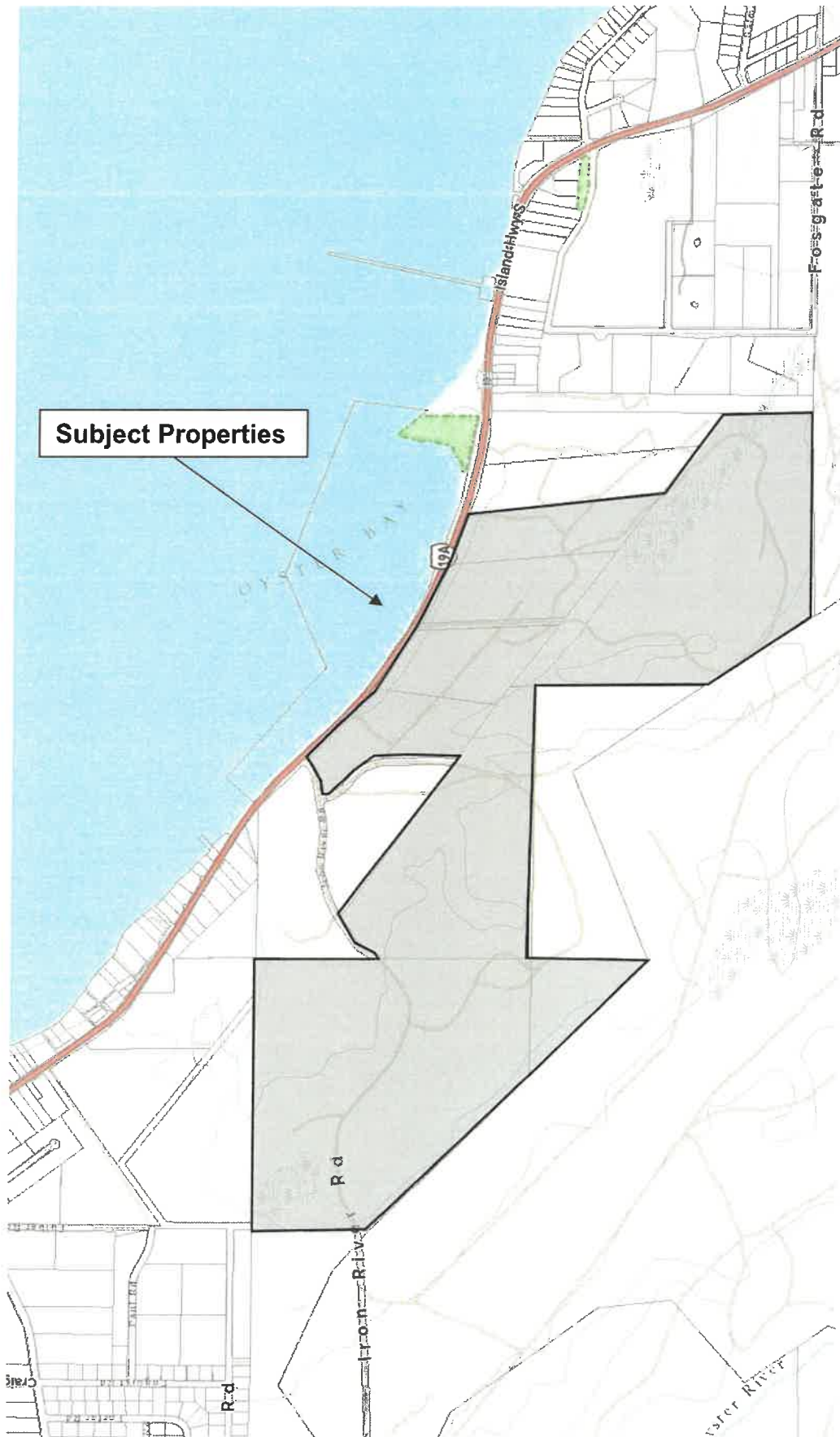
The APC's advice pertaining to this application is restricted to consideration of the development variance permit only. Comments regarding other aspects of the property cannot be considered.

Please see the attached referral package for more information.

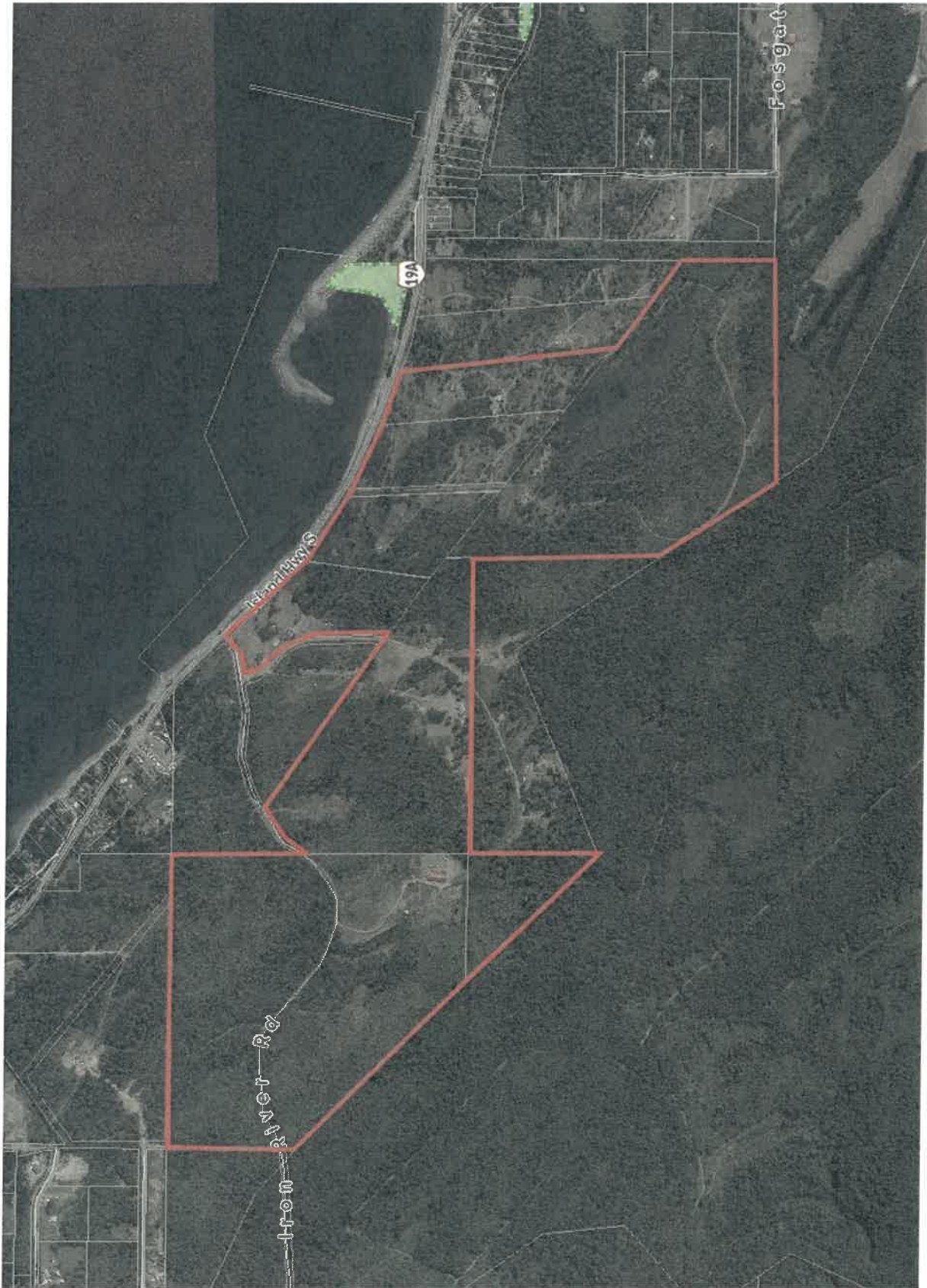
Sincerely,

A handwritten signature in black ink that reads "John Neill". The signature is written in a cursive, flowing style.

John W. Neill MCIP MRTPI  
Planner



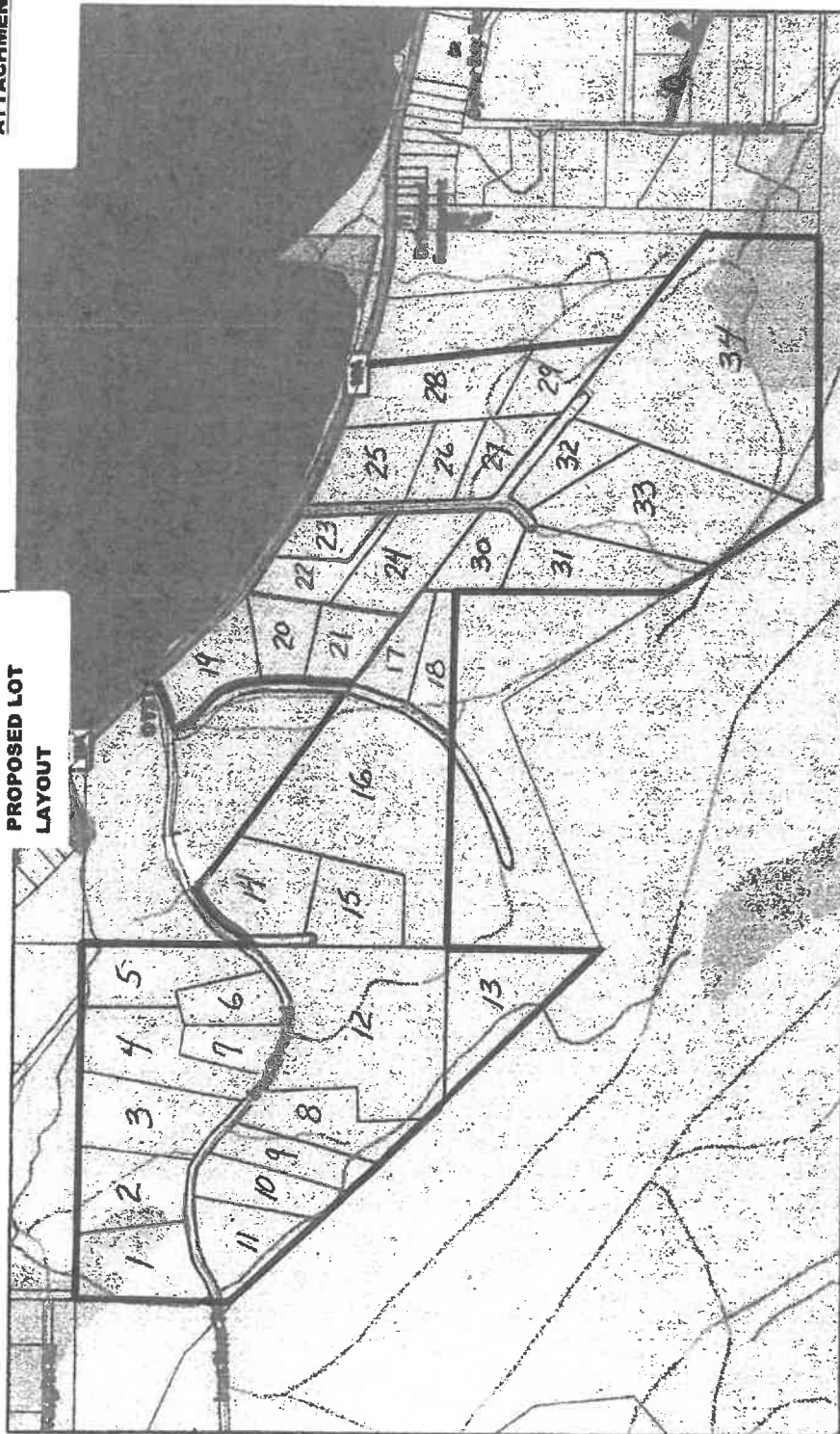
Location map



Orthophoto 2018

ATTACHMENT #8

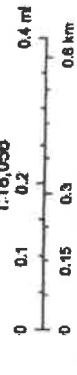
RRC  
PROPOSED LOT  
LAYOUT



12/10/2020, 7:38:11 AM

- Regional Parks
- Administrative Boundary
- Electoral Area
- Property

1:18,058



© OpenStreetMap (map) contributors, CC-BY-SA

89C 08

Proposed lot layout

## **ATTACHMENT #4**

### **Proposal for the Oyster Bay Community of Campbell River, Vancouver Island, British Columbia.**

#### **Summary:**

The Oyster Bay Community is proposing the establishment of a new rural residential community centered around equestrian and agricultural activities. With the assistance and guidance from local government, longstanding residents are joining together to build a new residential lifestyle neighbourhood based on recreation, sustainability and preservation of a rural residential environment and access to a shared equestrian community.

#### **Background:**

The two principals, both Oyster Bay residents, representing this proposal are John Chan, a prominent local Chartered Accountant and Daryl Hagen, Equestrian Centre co-owner and long-standing School Trustee.

The Oyster Bay Lands (OBL) are approximately 400 acres in size and lie to the north of the Oyster River between Campbell River and Courtenay on the east coast of Vancouver Island. Adjacent lands both to the north and south have been previously developed as small city sized lots in medium density subdivisions.

The OBL were originally a Weyerhaeuser Corp forestry logging operation and after logging was completed in the early 2000's, were sold off to private owners as individual parcels ranging in size from 13 to 133 acres. Starting in 2009 five private homes, a vineyard and an equestrian facility with a large 22 stall horse barn and riding ring have been constructed with future plans to include a 10,000 sq. ft. indoor equestrian arena which will house veterinary services, a full-service tac shop, youth, senior and handicapped educational programs. Riding and hiking trails have been planned throughout the community to allow access to the shared recreational resources. A vineyard for grape production to supply the local wineries is in development. The residents are growing eco-friendly gardens and are raising chickens and ducks. Horses are being boarded, trained, and exercised on the lands.

All properties are self serviced with productive and dependable water wells and effective septic sanitary systems both of which take advantage of the easily accessible and abundant groundwater resources and the abundant local gravel substrates. The people proposing this development are all Oyster Bay residents who live on the properties or are planning construction of a home in the near future. Protection of the local environment and eco-system is instrumental to their personal wellbeing. For these residents, the protection of the wildlife habitat including existing wetlands for waterfowl and eagle trees is not just a government regulation but also a personal priority. Maintaining the rural lifestyle that they currently enjoy is their top priority.

**Proposal:**

To accommodate this exciting opportunity for the Oyster Bay Lands, residents will require an amendment to the current Oyster Bay-Buttle Lake Official Community Plan (OCP) Bylaw, 1996 and a rezoning of the Campbell River Area Zoning Bylaw, 1991. The present zoning is a mixture of RURAL and UPLAND RESOURCE. What is proposed is the creation of a new zoning category, **Rural Residential Community (RRC)** focusing on the existing and proposed equestrian and agricultural facilities. Both present and future homeowners would be able to take advantage of these facilities. The North Island currently lacks an existing comprehensive equestrian lifestyle community such as can be found for instance at the Westbrook Equestrian Centre in Port Alberni and commonly in the lower mainland of BC. The demand for such a facility is well documented. Indeed, this type of development is a well-established concept throughout North America and Europe and provides valuable community enhancements, an attractive family environment and expanded base of property tax revenue and commercial activity wherever it is located. The proposed larger lots (averaging over 11 acres in size) would give the residents a wide range of potential options including small horse barns and room for pasture lands and gardens.

A list of activities and services that the Equestrian Centre would include:

- riding lessons for adults and youth
- boarding of owner's animals
- teaching of horsemanship and riding principles
- workshops and retreats

- dressage and jumping
- horse breeding and sales
- leasing of horses
- sponsorship of a horse
- volunteer opportunities
- grooming fundamentals
- veterinary and farrier services
- therapeutic programs for special needs individuals
- birthday parties, weddings, festivals

The new residents will have the option of riding their horses on their own property, on the common trail and road network that services the greater development and at the Equestrian Centre. The demand for this type of lifestyle is well documented and provides an opportunity that would appeal to individuals and families seeking a healthy, safe, clean, and sustainable environment. Many studies have shown that children raised in environments centered around care of animals, especially horses, learn valuable life lessons and develop into well-adjusted and empathetic adults.

Finally, the current owners seek an opportunity to make land available to their children and grandchildren who wish share in the advantages of this attractive lifestyle.

Likewise, the vineyard presently under development will be a centre for viticulture and associated agricultural activities such as lavender farming, bee keeping, etc. Tours for the public, including the physically challenged and elderly, will provide an important educational component to the vineyard facility. Boutique consumer items using the locally produced products such as soaps, perfumes and honey will provide, along with seasonal work opportunities, additional employment potential. And finally, some space will be reserved for several B&B cabins and RV hookups, an attractive benefit common to vineyards worldwide.

**Official Community Plan and Zoning:**

Although the zoning which would allow a Rural Residential Community (RRC) development is not currently available in Area D of the Strathcona Regional District, the proposed concept is consistent with the overall vision of the current OCP. The RRC zoning meets all the OCP objectives of maintaining the rural characteristics of the area including larger rural lot sizes, farming activities, equestrian activities, and non-motorized trails.

**Community Enhancements:**

The equestrian facility will be the primary community enhancement constructed and operated in the area. The primary operators of the equestrian centre are Helga and Daryl Hagen. Helga is well known throughout the region in both the business and horse community and Daryl, in addition to equestrian activity is a long-standing School Board of Directors Trustee. Activities will be available to horse lovers across the entire Strathcona Regional District and beyond. In addition, the vineyard plans to be available for public open houses, tours, and community events for the residents to enjoy. Numerous old logging trails and roads that run throughout the OBL as well as the established Iron River Road and new proposed roads could be used for hiking and horse trails. Future trails could also possibly connect to the large block of private lands to the southwest.

Although the focus of this development is equestrian and agricultural, the arrival of newcomers will bring an interest in a wide variety of farming activities. Among the younger population there is an interest in smaller scale farming using organics and new technology to produce a wide variety of products that have a demand in the local marketplace. This would be another opportunity for community based organized activities such as farmers' markets and educational programs in local and sustainable agriculture.

Residents would be encouraged to participate in a dark skies program to limit the potential of light pollution at night and maintain the low light environment that the residents currently enjoy. Solar and geothermal energy alternatives would be explored.

**Services:**

The Rural Residential Community would require no additional services from the Strathcona Regional District or the Ministry of Transport and Infrastructure. Roads and trails within the community would be developed and maintained by the residents. The region has proven and abundant potable water sources in the thick and highly permeable sediments. Water wells used by the existing residents have for many years had a track record of excellent productivity, quality and dependability with the water reservoirs constantly being recharged by seasonal rains. Connection with the existing Area D community water system will not be required by the residents. Septic systems of the existing homes have functioned for many years without issue in the excellent sands and gravels. Existing and new ditches and culverts have maintained excellent drainage over the entire area with little or no surface runoff issues. Shallow soils, sands and gravels are found up to 30 feet thick and have good infiltration potential allowing the sediments to collect and hold the winter stormwater and slowly release it. The residents have practiced low impact building techniques during construction of homes, barns, and driveways to reduce stormwater runoff issues. Existing wetlands in the area act as water regulators and natural "sponges" which collect and slowly distribute stormwaters to ditches and culverts. This results in improved stormwater quality (less silts and fines), erosion control and wildlife support. Wetlands, eagle trees and other environmental considerations are currently protected by numerous environmental covenants on the lands. They have been protected in the past and will continue to be protected in the future. Geotechnical problems have not been encountered by the residents anywhere on the OBL. Several detailed technical reports conducted on the OBL in the past confirm that the area is ideal for this type of Rural Residential Community.

Fire protection for the development will continue to be provided by the nearby Oyster River Fire Department and will require no additional services. Other services such as electricity, natural gas, telephone, and cable are all available along the Highway 19A corridor and connection costs will be borne by the landowners as required. Police and ambulance and school services are presently provided by Regional District and City of Campbell River.

**RRC LANDS**  
**OCP/REZONING APPLICATION**  
**OYSTER BAY AREA**  
 31-Jan-21  
 REZONE21

**LOTS AND AVERAGE SIZE**

**ATTACHMENT #5**

LOT NO.	LAND DESC	TITLE PID	CURRENT ZONING	ACRES	# ORIG LOTS	# NEW LOTS	% OF NEW LOTS	AVE		LOT #S
								LOT	SIZE	
1	2851 IRON RIVER RD	008-965-943	UR	133.0	1	11	42.308	11.1	1 TO 12	
2	IRON RIVER RD	008-966-079	UR	13.0	1	0	0.000	13.0	'13	
3	H-2713 IRON RIVER RD	008-966-371	UR	72.6	1	4	15.385	14.5	14 TO 18	
4	E-2713 IRON RIVER RD	028-078-179	RU	20.6	1	2	7.692	6.9	19 TO 21	
5	ISLAND HIGHWAY	026-325-047	RU	20.0	1	2	7.692	6.7	22 TO 24	
6	4271 ISLAND HIGHWAY	026-325-098	UR	108.5	1	4	15.385	21.7	30 TO 34	
7	4275 ISLAND HIGHWAY	026-325-055	RU	20.0	1	2	7.692	6.7	25 TO 27	
8	4281 ISLAND HWY S	026-325-063	RU	20.0	1	1	3.846	10.0	28 TO 29	

**TOTAL FOR RRC COMMUNITY**      **407.7**      **8**      **26**      **100.00**      **11.3**

Applicant's written brief

*"Oyster Bay - Buttle Lake  
Official Community Plan Bylaw, 1996"*

*Schedule "A" Page 18*

**Policies:**

**Designations and Minimum Lot Sizes**

1. Areas for housing development shall be designated as described below and illustrated on Map 3:

**Residential**

- areas of large suburban lots with septic systems and Regional District water;
- upgrading of water system and the development of alternative sewage treatment and disposal systems to be pursued to permit limited growth;
- new lots shall have an average minimum lot size of 4000m<sup>2</sup> (1ac).

CSRD  
2566

- d) notwithstanding the above, the average minimum lot size may be reduced to 2500 square metres (0.62 acre) where the proposed subdivision of the parent parcel creates not more than one additional lot and the subdivision is for the sole purpose of accommodating the siting of one existing, legally established dwelling on each lot.

**Country Residential**

- rural properties of various sizes with septic systems and either Regional District or well water;
- upgrading of water system to be pursued to expand the local service area and to permit limited growth;
- new lots shall have an average minimum lot size of 2ha (4.9ac).
- The property legally described as Lot 2, District Lot 193, Comox Land District, Plan 18649 is hereby exempted from the average lot requirement of 2 ha (4.9acres) as stated in the Country Residential designation.

CSRD  
2322

- e) the property legally described as Lot 3, Section 34, Township 4, Comox District, Plan 42409 except part in Plan VIP54090 is hereby exempted from the average lot requirement of 2 hectares (4.9 acres) as stated in the 'Country Residential' designation.

CSRD  
3049

**Rural**

- areas expected to remain as rural acreage properties catering to the demand for hobby farms, equestrian activities, rural estates and isolated homesteads with well water and septic systems;
- includes parcels inside the local service areas which have one or more development constraints;
- new lots shall have an average minimum lot size of 8ha (19.8ac).

2. The average minimum lot size may be reduced by 50% for any designation where density bonusing in exchange for community amenities occurs.
3. Extensions of the areas designated "Residential" may be considered if the following conditions are met:
  - a) opportunities for development in the existing "Residential" areas have been exhausted or denied;
  - b) the new areas are logical extensions of the existing settlement areas, and will be served by community water service, community sewage treatment and any needed stormwater management systems;

- c) a strategy for the development, staging, and finance of infrastructure or community facilities for the extension is adopted;
  - d) rural and recreational characteristics are defined and protected;
  - e) the cumulative impacts of development on rural and recreational characteristics and on natural features and functions are assessed and found to be minimal and acceptable;
  - f) within developments of 10 lots or more, opportunities to use renewable energy supplies or energy conservation devices have been included; and
  - g) the proposed development has a compact or clustered form with densities that utilizes efficient use of land, infrastructure, and community facilities.
4. Extensions of the areas designated "Country Residential" may be considered if the following conditions are met:
- a) opportunities for development in the existing "Country Residential" areas have been exhausted or denied;
  - b) new development areas are logical extensions of the existing settlement areas, and the long-term adequacy of on-site or community water supply and sewage treatment and stormwater management systems is demonstrated;
  - c) a strategy for the development, staging, and financing of any needed infrastructure and community facilities for the extension is adopted; and
  - d) rural and recreational characteristics are defined and protected; and
  - e) the cumulative impacts of development on rural and recreational characteristics and on natural features and functions are assessed and are found to be minimal and acceptable;
  - f) within developments of 10 lots or more, opportunities to use renewable energy supplies or energy conservation devices have been included; and
  - g) the proposed development will have a compact or clustered form with densities and uses appropriate to the services available or proposed.
5. Extensions may form isolated housing developments where all other conditions in policies 3 and 4 have been satisfied for the designation requested.
6. Mobile home parks may be located in areas designated "Residential" or "Country Residential" where they conform to the general housing policies. Mobile home parks shall be limited to a density of 15 units/ha and a maximum site area of 2.0 ha (4.9 acres).
7. Housing development shall be discouraged and directed away from the following:
- a) parcels designated as Agricultural Land Reserve or Forest Land Reserve;
  - b) parcels designated for commercial or industrial use;
  - c) hazard lands;
  - d) environmentally sensitive areas;
  - e) sites contaminated by past land uses; and
  - f) parcels having significant underlying aggregate or mineral deposits; and
  - g) where development occurs on such lands, it shall be clustered to protect land resources, minimize land use conflicts and ensure public safety.