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Coffee Counter Dialogue - Peter Easthope

An OCP in Progress—North Pender cogitates on DPA

Reggie: Hello Olive. Were you at the Trust information meeting a few Saturdays back? I've heard that the new OCP has some problems.

Olive: I was there. Yes, I'd say parts of the draft need work still. Certainly interesting to see the new maps—everyone wanted to find their properties and see whether they were in a development permit area.

Reggie: Lasqueti, where my cousin Vince lives, doesn't have DPAs. Why do we need them here?

Olive: Hmm, a DPA is a way of protecting development below a steep slope and protecting an ecologically sensitive area. Protection by rezoning would be far more drastic.

Reggie: Sounds good ... but not so good if someone wakes up to find their property in an eco-sensitive area or steep slope area for no obvious reason.

Olive: The steep slope map catches part of my property but not an area I will ever want to build on. But I do want to speak to the Trust about where the edge of the steep area is. The mapping seems to be wrong.

Reggie: I heard there were problems. In some cases a sensitive ecosystem on the map is really a driveway or a ditch or a sewage field. And some relatively level areas have been labelled

as steep slope DPAs. Will they fix those errors?

Olive: Yes, there will be a public meeting with the Trust's mapping coordinator, probably in August, when people could bring these things up.

Reggie: Another problem I've heard of is that cutting one tree will cost \$500. Expensive firewood eh?

Olive: We need more public consultation and some creative thought to make allowances for tree cutting but the lower part of my property being in an environmental area suits me. I want to see it preserved beyond my ownership.

Reggie: Fair enough, but other issues which could have been addressed are not even mentioned—like whether we should have a town centre with residential housing and the

question of time shares in C2 zones, which Gabriola prohibits.

Olive: Yes and what about development regulations in C2 zones and lot size in Comprehensive Development Zones and proving of water sources and sewage disposal prior to rezoning and ...

Reggie: Whoa—I'm teeing off in twelve minutes. Have fun with your grandchildren. And let me know when the meeting with the mapping coordinator will happen. ☺

DEFINITIONS & OTHER ISLANDS

1. DPA = Development Permit Area.
2. OCP = Official Community Plan
3. South Pender has a DPA for Poet's Cove, a riparian DPA and no steep slope DPA.
4. Saturna has DPAs for Lyall Creek and Elliot Bluff.
5. Mayne has only a commercial DPA.
6. Lasqueti has no DPAs.

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