

Things can get really bad . . .





Densification – A History

The Densification Continuum

Where are we?

Where should we be?



Densification – A Continuum

- Densification did not just begin with Bylaw 1352, it is a continuous process
- The following slides show changes in land-use since 1969
- As lots become smaller...
 - The population grows
 - Agricultural production diminishes
 - Food security is reduced



Densification – are there limits?

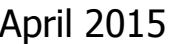
- At what point...
 - Are there too many people
 - And too few farms?
- What is the correct balance?
- When will that point be reached?
- Have we already gone past it?
- If we don't set limits why engage in land use planning?



Land Use Planning

- Which is it...
- A serious process for community design with a defined goal? OR...
- Merely a series of Staff Reports and Public Hearings to just slow down and the inevitable?

Which would you like it to be?



Presumed land-use, 1969



April 2015

Existing lots over 1969 air photo



April 2015

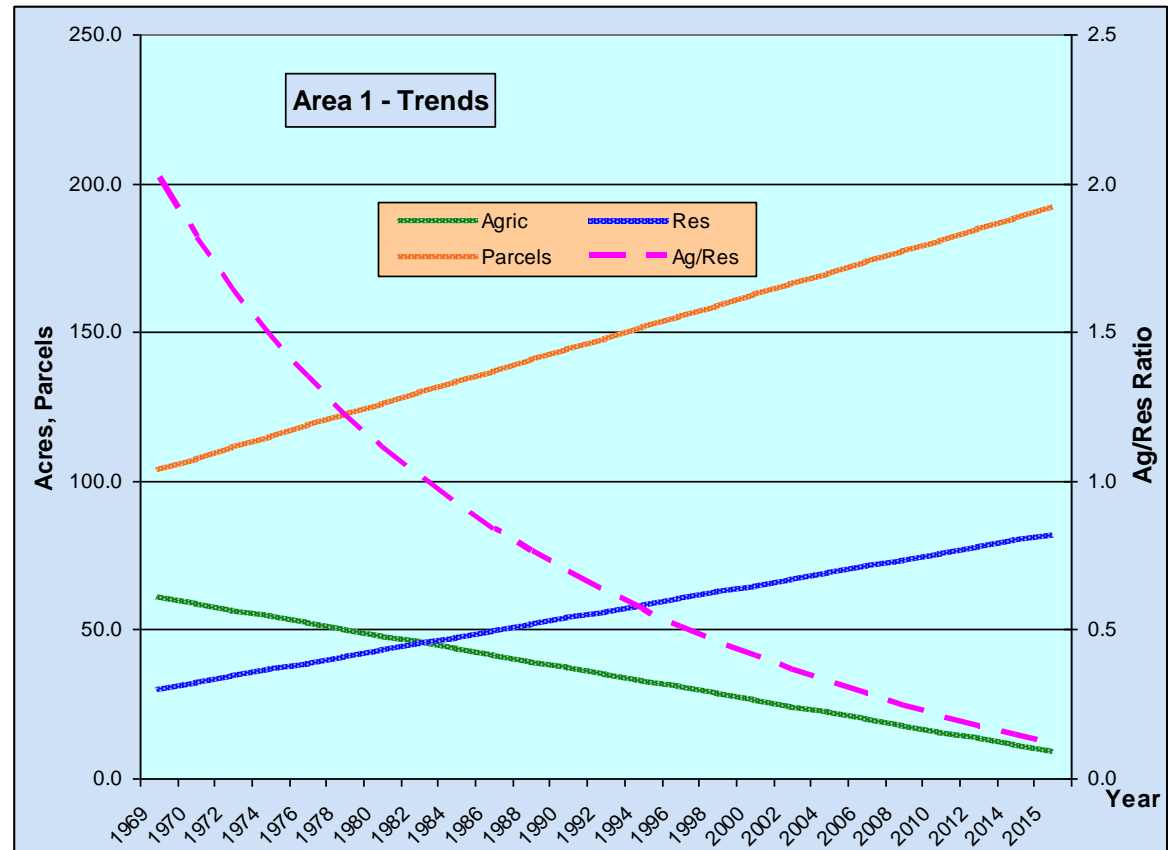
Bylaw 1352, Area 1 - 2013



April 2015

A Question of Balance

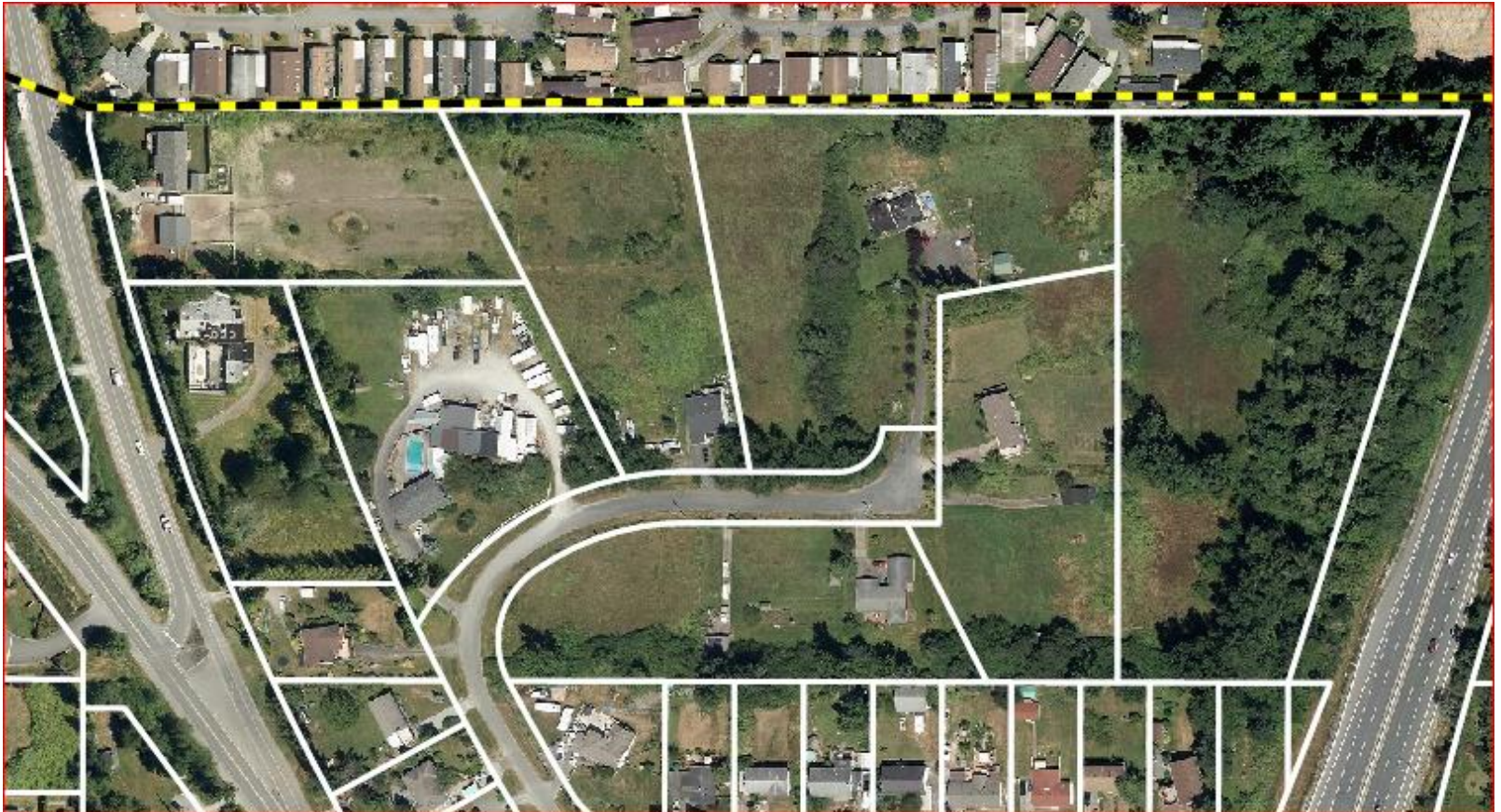
- Where are we on the continuum?
- Where should we be?



Reay Creek Meadows, 2013 – 1969 land-use



Reay Creek Meadows, 2013 – current land-use



Reay Creek Meadows, 1969 – current land-use

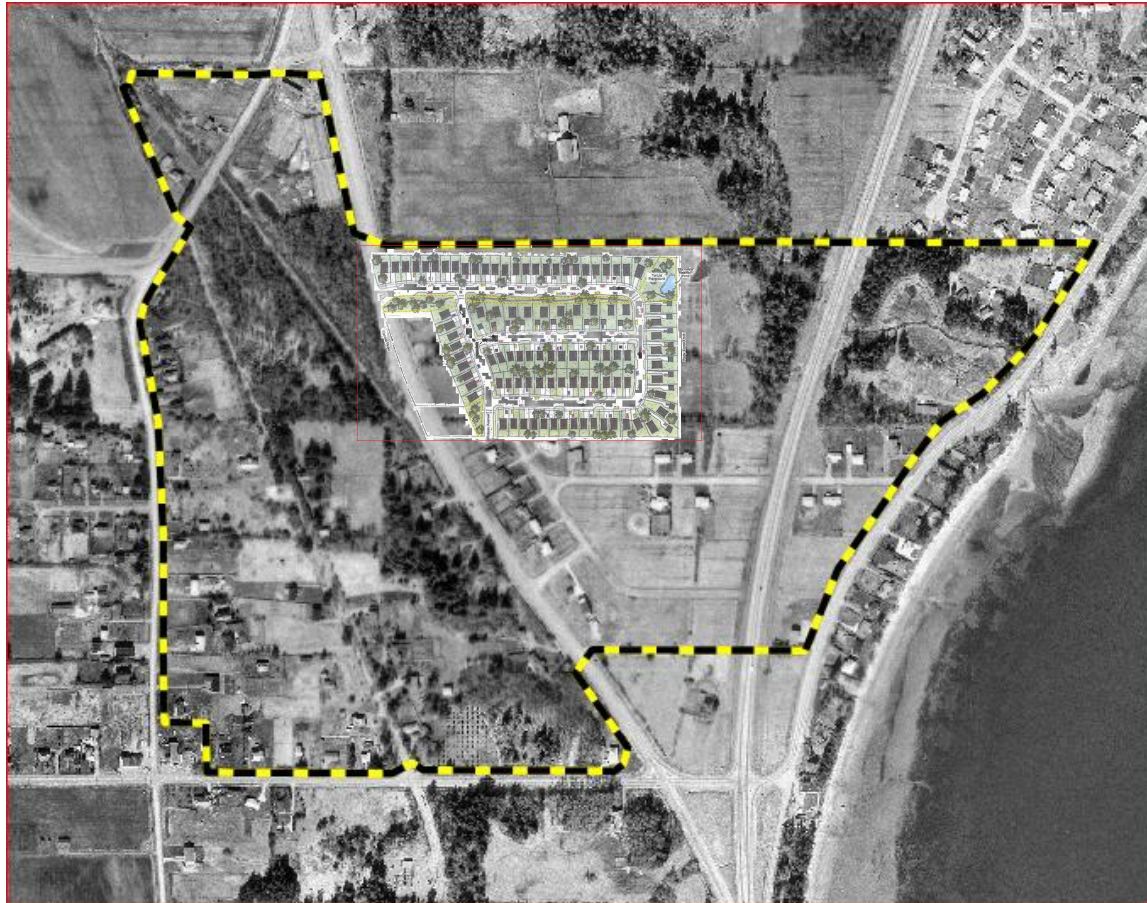


Reay Creek Meadows, 1969 – proposed densification

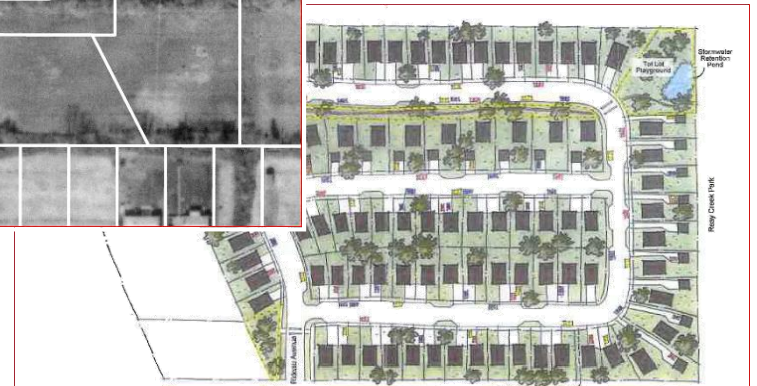
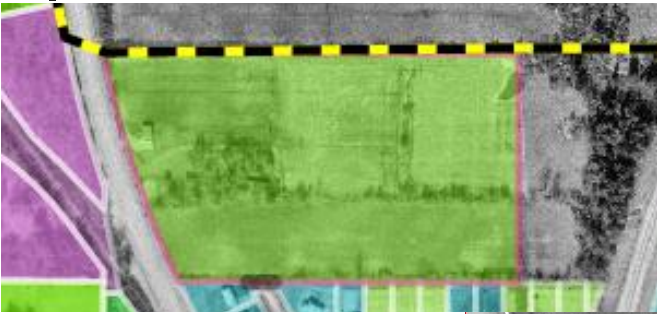


April 2015

Reay Creek Meadows, 1969



Densification – do we ever say no?





Thank You . . .

What is the right balance?

