

600 Comox Road, Courtenay, BC V9N 3P6
Tel: 250-334-6000 Fax: 250-334-4358
Toll free: 1-800-331-6007
www.comoxvalleyrd.ca



The personal information contained on this form is collected under the authority of section 26(e) of the *Freedom of Information and Protection of Privacy Act* and will be used for the purposes of planning and evaluating a program or activity of the Comox Valley Regional District. The information provided will become a matter of public record and may be published online. Inquiries about the collection, use and disclosure of this information can be made at the Planning and Development Services Branch at 600 Comox Road, Courtenay, BC 250-334-6000 or by email at planningdevelopment@comoxvalleyrd.ca. Comox Valley Regional District

RECEIVED

Date:

File:

To: Comox Valley Regional District

SEP - 6 2018

From: (Optional)

Name (Please print): Angie Farquharson

To:

Street Address: Island Hwy, Merville

cc:

Tel/Email:

Re: CVRD Open House - 3L "Riverwood" Application

My comments/concerns are:

Thanks to all for hosting this opportunity to voice opinions & concerns. What is being done to engage younger citizens? Lots of older citizens here speaking on behalf of kids & grand kids, but not too many in the way of under 45's. Can we look ~~at~~ at models like Cumberland Forest Society in terms of engagement of younger folks? What is different there?

600 Comox Road, Courtenay, BC V9N 3P6
Tel: 250-334-6000 Fax: 250-334-4358
Toll free: 1-800-331-6007
www.comoxvalleyrd.ca



The personal information contained on this form is collected under the authority of section 26(e) of the *Freedom of Information and Protection of Privacy Act* and will be used for the purposes of planning and evaluating a program or activity of the Comox Valley Regional District. The information provided will become a matter of public record and may be published online. Inquiries about the collection, use and disclosure of this information can be made at the Planning and Development Services Branch at 600 Comox Road, Courtenay, BC 250-334-6000 or by email at planningdevelopment@comoxvalleyrd.ca.

Date: SEPT 6/18

Comox Valley Regional District
RECEIVED

To: Comox Valley Regional District

File:

SEP - 6 2018

From: (Optional)
Name (Please print): _____

To: _____

Street Address: _____

cc: _____

Tel/Email: _____

Re: CVRD Open House – 3L “Riverwood” Application

My comments/concerns are:

THERE IS SUCH A HOUSING

SHORTAGE IN THE VALLEY.

THIS IS A NO BRAINER

600 Comox Road, Courtenay, BC V9N 3P6
Tel: 250-334-6000 Fax: 250-334-4358
Toll free: 1-800-331-6007
www.comoxvalleyrd.ca



The personal information contained on this form is collected under the authority of section 26(e) of the *Freedom of Information and Protection of Privacy Act* and will be used for the purposes of planning and evaluating a program or activity of the Comox Valley Regional District. The information provided will become a matter of public record and may be published online. Inquiries about the collection, use and disclosure of this information can be made at the Planning and Development Services Branch at 600 Comox Road, Courtenay, BC 250-334-6000 or by email at planningdevelopment@comoxvalleyrd.ca.

Date:

Comox Valley Regional District

RECEIVED

To: Comox Valley Regional District

File:

From: (Optional)

SEP - 6 2018

Name (Please print): Mike Emery

Street Address: 4313 Camco

To:

Tel/Email:

cc:

Re: CVRD Open House - 3L "Riverwood" Application

My comments/concerns are:

this development is to High in density I didnt
Buy property where I did to live next to a
giant 1100+ Home development Follow the
RGS as outlined Thank you

600 Comox Road, Courtenay, BC V9N 3P6
Tel: 250-334-6000 Fax: 250-334-4358
Toll free: 1-800-331-6007
www.comoxvalleyrd.ca



The personal information contained on this form is collected under the authority of section 26(e) of the *Freedom of Information and Protection of Privacy Act* and will be used for the purposes of planning and evaluating a program or activity of the Comox Valley Regional District. The information provided will become a matter of public record and may be published online. Inquiries about the collection, use and disclosure of this information can be made at the Planning and Development Services Branch at 600 Comox Road, Courtenay, BC 250-334-6000 or by email at planningdevelopment@comoxvalleyrd.ca.

Comox Valley Regional District

RECEIVED

Date:

To: Comox Valley Regional District

File:

SEP - 6 2018

From: (Optional)

Name (Please print): Dorey Williams To: _____

Street Address: 614 Jubilee Crt CC: _____

Tel/Email: _____

Re: CVRD Open House - 3L "Riverwood" Application

My comments/concerns are:

As we have a finite water source
will all new housing in this development
have cisterns to supplement their
water usage?

My name is Isabelle Pacholuk. My husband and I bought our land and built our home in 1980.
I am also the President of the Arden Area Residents Association.

Background of Comox Valley Regional Growth Strategy (www.comoxvalleyrd.ca/RGS)

The Comox Valley Regional Growth Strategy presents a vision statement for sustainable development in the Comox Valley. It's a "made in the Comox Valley" plan for sustainable growth management that recognizes our unique nature, people and resources.

The CVRD adopted its regional growth strategy in 2011 following three years of research, consultation and development. Section 428 of the *Local Government Act* states that "the purpose of a regional growth strategy is to promote human settlement that is socially, economically and environmentally healthy and that makes efficient use of public facilities and services, land and other resources." The RGS seeks to ensure that growth is managed in order to protect the lifestyle advantages that the area offers.

Our Arden Area Residents Association was involved for the entire three years! We attended all public open houses (viewing and information gathering, submitted written comments), public hearings where we shared our input, concerns, support in person verbally). In 2010 we collected signatures and submitted a nine page document including the cover page, specific to the proposed RGS.

At the end of the process we had a document that didn't have everything we wanted, however it was a clear and fair document that met the majority of what we as a rural community could work with. Any growth would be only the sustainable, and we would always have input into any major changes that might threaten that. Thus this opportunity for our input into this major request by 3L to change the RGS.

3L Development, is proposing a large development (Riverwood project) in an area within the RGS that is not designated as a settlement node. In order for them to proceed there needs to be an amendment to OUR RGS to create a new settlement node.

Our concern is that once we start opening the door to amendments such as what would be required for this project, it will continue to swing further open, which could eventually directly impact on our very own neighbourhood.

Let me repeat....

The Comox Valley Regional Growth Strategy presents a vision statement for sustainable development in the Comox Valley that recognizes our unique nature, people and resources. This proposed amendment and this development totally rips open OUR RGS!

Thank you for giving us the opportunity to once again give our input.

Residents: Isabelle Pacholuk (& David Pacholuk)
1609 Webdon Road, Area C
Arden Area Residents Association President: Isabelle Pacholuk
September 6, 2018

600 Comox Road, Courtenay, BC V9N 3P6
Tel: 250-334-6000 Fax: 250-334-4358
Toll free: 1-800-331-6007
www.comoxvalleyrd.ca



The personal information contained on this form is collected under the authority of section 26(e) of the *Freedom of Information and Protection of Privacy Act* and will be used for the purposes of planning and evaluating a program or activity of the Comox Valley Regional District. The information provided will become a matter of public record and may be published online. Inquiries about the collection, use and disclosure of this information can be made at the Planning and Development Services Branch at 600 Comox Road, Courtenay, BC 250-334-6000 or by email at planningdevelopment@comoxvalleyrd.ca.

Comox Valley Regional District

RECEIVED

Date: Sept. 6, 2018
To: **Comox Valley Regional District**

File:

SEP - 6 2018

From: **(Optional)**
Name (Please print): DOWNNA M. DODDS To:

Street Address: 2388 PLOWART RD. BLACK

CC: CHUCK BIC

Tel/Email: _____

Re: **CVRD Open House - 3L "Riverwood" Application**

My comments/concerns are:

X
Say "No" to 3L Dev.
Follow the RGS plan!
and see my letters attached please
to the Editor -
of Comox Valley Record
and Comox Valley News
online
Also it was published in
TODAY'S C.V. Record. Again
SAY NO TO 3L. Thank You Respectfully
= = = = = Donna M. Dodds



LETTER- Allowing residential development on Stotan Falls shoreline would be a precedent-setting travesty

Aug. 31, 2018 11:30 a.m. / LETTERS / OPINION

Dear editor,

On Sept. 6, 2018, at 7 p.m. at the Florence Filberg Centre, in Courtenay, there will be an 'Open House' – where the Regional District and 3L will present an information session with a Question and Answer

session following – about this huge development by 3L being attempted on the Browns and Puntledge River.

The Comox Valley Regional Growth Strategy plan was put in place to have subdivisions in our Valley on a much different and smaller scale... re. having our Valley properly developed in areas that can be serviced properly. Can just see the dollars down the road to the taxpayers on this one should 3L be allowed to proceed. To allow this development to take place is sheer folly and a travesty. Once one major development changes the RGS with an amendment, how many others will do the very same thing? Hold your municipal and regional district directors responsible; ask them where they stand. There is an election coming up this fall.

The effects of this development on water (to be drawn from the Puntledge River) wildlife corridors, salmon and fish, not to mention effect on First Nations property adjoining the property, and effect on Scouts Canada's Gilwell Park wilderness campsite on the Browns River – next door, for Scouts and Girl Guides of Canada as well as Outward Bound. I doubt very much Gilwell Park would remain a wilderness campsite with cabins, kitchen areas and tenting areas secluded amongst the trees, with 2,000 or so people living next door, and possibly tramping on through the

fossils, fauna and wildlife within its boundaries! I am a retired Guider of Komux District..and have taken many youth to this camp, and am deeply concerned!

For more info..join "Save the Puntledge Triangle" on Facebook.

Donna M. Dodds

Donna M. Dodds
Black Creek, B.C.

600 Comox Road, Courtenay, BC V9N 3P6
 Tel: 250-334-6000 Fax: 250-334-4358
 Toll free: 1-800-331-6007
 www.comoxvalleyrd.ca



The personal information contained on this form is collected under the authority of section 26(e) of the *Freedom of Information and Protection of Privacy Act* and will be used for the purposes of planning and evaluating a program or activity of the Comox Valley Regional District. The information provided will become a matter of public record and may be published online. Inquiries about the collection, use and disclosure of this information can be made at the Planning and Development Services Branch at 600 Comox Road, Courtenay, BC 250-334-6000 or by email at planningdevelopment@comoxvalleyrd.ca Comox Valley Regional District

Date:

Sept 6

RECEIVED

File:

To:

Comox Valley Regional District

SEP - 6 2018

From:

(Optional)

Name (Please print):

Manny Meyer

To:

Street Address:

3816 Fraser Rd

Courtenay

Tel/Email:

Re:

CVRD Open House - 3L "Riverwood" Application

My comments/concerns are:

Is the land proposed for development
 3-L from a logging company.
 Is this land in tree farm now?
 Who paid the taxes to upgrade it?
 Remember what Mr. Coleman (Rich)
 did when Forest minister. His brother
 Steve Coleman from Western Forests
 got to sell tree farm to developer and
 BIC, lost (some say almost a billion in
 taxes) is the similar situation?
 The auditor general was fired when he
 complained.

600 Comox Road, Courtenay, BC V9N 3P6
 Tel: 250-334-6000 Fax: 250-334-4358
 Toll free: 1-800-331-6007
 www.comoxvalleyrd.ca



The personal information contained on this form is collected under the authority of section 26(e) of the *Freedom of Information and Protection of Privacy Act* and will be used for the purposes of planning and evaluating a program or activity of the Comox Valley Regional District. The information provided will become a matter of public record and may be published online. Inquiries about the collection, use and disclosure of this information can be made at the Planning and Development Services Branch at 600 Comox Road, Courtenay, BC 250-334-6000 or by email at planningdevelopment@comoxvalleyrd.ca.

Date:

Sept 6/18

Comox Valley Regional District

RECEIVED

To:

Comox Valley Regional District

File:

SEP - 6 2018

From:

(Optional)

Name (Please print):

Bruce Gibbons

To:

Street Address:

Merville

CC:

Tel/Email:

Re:

CVRD Open House - 3L "Riverwood" Application

My comments/concerns are:

- I am concerned about 3L's contention that they will be self-sufficient for water & sanitation. What will be their water source? Will it be sustainable? or Will they become dependent on Courtenay water at some point?
- If the development is not successful who will have to pick up the cost of servicing homes that have been built, after the developers are gone/bankrupt?
- Can existing infrastructures support this sudden growth?
- Who will be responsible for development & maintenance of the new donated parkland?

600 Comox Road, Courtenay, BC V9N 3P6
 Tel: 250-334-6000 Fax: 250-334-4358
 Toll free: 1-800-331-6007
 www.comoxvalleyrd.ca



The personal information contained on this form is collected under the authority of section 26(e) of the *Freedom of Information and Protection of Privacy Act* and will be used for the purposes of planning and evaluating a program or activity of the Comox Valley Regional District. The information provided will become a matter of public record and may be published online. Inquiries about the collection, use and disclosure of this information can be made at the Planning and Development Services Branch, a 600 Comox Road, Courtenay, BC 250-334-6000 or by email at planningdevelopment@comoxvalleyrd.ca.

Date:

To: Comox Valley Regional District

From: (Optional)

Name (Please print): John Milne

Street Address: 321 Torrance Rd. - Comox

Tel/Email:

Re: CVRD Open House - 3L "Riverwood" Application

My comments/concerns are:

I am opposed to this application. Many of us worked hard on the RBS and it has served us well. This application would undermine the RBS and change the Comox Valley negatively. I believe the applicant could make money by subdividing the rural settlement areas into 10-15 acre pieces, ^{as allowed} developing the Settlement Expansion Area when it's moved into Courtenay and the undevelopable areas along the river and other sensitive areas be preserved as parkland.

600 Comox Road, Courtenay, BC V9N 3P6
Tel: 250-334-6000 Fax: 250-334-4358
Toll free: 1-800-331-6007
www.comoxvalleyrd.ca



The personal information contained on this form is collected under the authority of section 26(e) of the *Freedom of Information and Protection of Privacy Act* and will be used for the purposes of planning and evaluating a program or activity of the Comox Valley Regional District. The information provided will become a matter of public record and may be published online. Inquiries about the collection, use and disclosure of this information can be made at the Planning and Development Services Branch at 600 Comox Road, Courtenay, BC 250-334-6000 or by email at planningdevelopment@comoxvalleyrd.ca.

RECEIVED

Date:

File:

To: Comox Valley Regional District

SEP - 6 2018

From: (Optional)

Name (Please print): TOM PATETZ

To:

Street Address: 207 2ND ST, COURTENAY

cc:

Tel/Email: /

Re: CVRD Open House - 3L "Riverwood" Application

My comments/concerns are:

IT SEEMS ENTIRELY PREMATURE TO CONSIDER MAJOR LAND USE AMENDMENTS TO THE RGS, A RELATIVELY NEW PLAN FOR RATIONAL DEVELOPMENT IN THE VALLEY. SUFFICIENT LAND FOR NEW DEVELOPMENT EXISTS WITHIN THE CORE AREAS, LIKELY FOR DECADES. I DO NOT SUPPORT THE RD'S PROPOSING FIRST READING OF AN AMENDMENT TO THE RGS TO ACCOMMODATE THE 3L PROPOSAL.

600 Comox Road, Courtenay, BC V9N 3P6
Tel: 250-334-6000 Fax: 250-334-4358
Toll free: 1-800-331-6007
www.comoxvalleyrd.ca



The personal information contained on this form is collected under the authority of section 26(e) of the *Freedom of Information and Protection of Privacy Act* and will be used for the purposes of planning and evaluating a program or activity of the Comox Valley Regional District. The information provided will become a matter of public record and may be published online. Inquiries about the collection, use and disclosure of this information can be made at the Planning and Development Services Branch at 600 Comox Road, Courtenay, BC 250-334-6000 or by email at planningdevelopment@comoxvalleyrd.ca.

RECEIVED

Date:

To: Comox Valley Regional District

File:

SEP - 6 2018

From: (Optional)

Name (Please print): ~~_____~~ M

To:

Street Address: Courtenay-

cc:

Tel/Email:

Re: CVRD Open House - 3L "Riverwood" Application

My comments/concerns are:

The RGS was developed after considerable thought & discussion.

That one private developer could "rip open" that document is not right. After this one, how many more will there be? ..

Board, keep your standards up.

How long will it be before the public is presented with requests for assistance/bail out for services?

Board: Note the need for good environmental protection (and park areas) - these should not be used by developers for their development.
 be good enough so they can not ..

Roads are not suitable for the increase in traffic.

600 Comox Road, Courtenay, BC V9N 3P6
 Tel: 250-334-6000 Fax: 250-334-4358
 Toll free: 1-800-331-6007
 www.comoxvalleyrd.ca



The personal information contained on this form is collected under the authority of section 26(e) of the *Freedom of Information and Protection of Privacy Act* and will be used for the purposes of planning and evaluating a program or activity of the Comox Valley Regional District. The information provided will become a matter of public record and may be published online. Inquiries about the collection, use and disclosure of this information can be made at the Planning and Development Services Branch at 600 Comox Road, Courtenay, BC 250-334-6000 or by email at planningdevelopment@comoxvalleyrd.ca

RECEIVED

Date:

File:

To: Comox Valley Regional District

SEP - 6 2018

From: (Optional)

Name (Please print): Margaret HARRIS

To:

Street Address: 3399 Crown Isle Drive, Courtenay, BC

Tel/Email: _____

Re: CVRD Open House - 3L "Riverwood" Application

My comments/concerns are:

- ① The RGS was developed with community input with a 20 year vision for development. If the RD allows the amendment for 3L it opens the door for other developers to demand the same.
- ② The future of our community does not need more single house development at a distance from the existing communities requiring a large increase in single use car traffic.
- ③ Yes, young families have difficulty affording housing but they are not the people who will buy expensive single family homes outside of town. We need housing for young families which do not require 1-2 cars family for activities of daily living.

600 Comox Road, Courtenay, BC V9N 3P6
Tel: 250-334-6000 Fax: 250-334-4358
Toll free: 1-800-331-6007
www.comoxvalleyrd.ca



The personal information contained on this form is collected under the authority of section 26(e) of the *Freedom of Information and Protection of Privacy Act* and will be used for the purposes of planning and evaluating a program or activity of the Comox Valley Regional District. The information provided will become a matter of public record and may be published online. Inquiries about the collection, use and disclosure of this information can be made at the Planning and Development Services Branch at 600 Comox Road, Courtenay, BC 250-334-6000 or by email at planningdevelopment@comoxvalleyrd.ca Comox Valley Regional District

RECEIVED

Date:

File:

To: Comox Valley Regional District

SEP - 6 2018

From: (Optional)

Name (Please print): Joanie Alexander

To:

Street Address: 2050 B Cloquette Rd.

CC:

Tel/Email: ~~XXXXXXXXXX~~ ?

Re: CVRD Open House - 3L "Riverwood" Application

My comments/concerns are:

'Parkland' - you cannot give this back to the community if you don't really 'care' it. This land cannot be developed as it is river & riparian area. so it is not a gift of '1000 homes' is too big to be a ^{not} huge change for this community! resources, lifestyles environment & infrastructure
Precedence of allowing change to the RAS for this development & others.

600 Comox Road, Courtenay, BC V9N 3P6
Tel: 250-334-6000 Fax: 250-334-4358
Toll free: 1-800-331-6007
www.comoxvalleyrd.ca



The personal information contained on this form is collected under the authority of section 26(e) of the *Freedom of Information and Protection of Privacy Act* and will be used for the purposes of planning and evaluating a program or activity of the Comox Valley Regional District. The information provided will become a matter of public record and may be published online. Inquiries about the collection, use and disclosure of this information can be made at the Planning and Development Services Branch at 600 Comox Road, Courtenay, BC 250-334-6000 or by email at planningdevelopment@comoxvalleyrd.ca.

Comox Valley Regional District

RECEIVED

File:

SEP - 6 2018

Date:

To: Comox Valley Regional District

From: (Optional)

Name (Please print): MANNY MEYER

To:

Street Address:

CC:

Tel/Email:

Re: CVRD Open House - 3L "Riverwood" Application

My comments/concerns are:

-I would like you to look at Mr. D's development of what he did at ~~the~~ corner of Fraser Rd. and logging road -

And what mess he left around lakes next to his logging near Pt. Hardy.

I think you will be horrified.

600 Comox Road, Courtenay, BC V9N 3P6
Tel: 250-334-6000 Fax: 250-334-4358
Toll free: 1-800-331-6007
www.comoxvalleyrd.ca



The personal information contained on this form is collected under the authority of section 26(e) of the *Freedom of Information and Protection of Privacy Act* and will be used for the purposes of planning and evaluating a program or activity of the Comox Valley Regional District. The information provided will become a matter of public record and may be published online. Inquiries about the collection, use and disclosure of this information can be made at the Planning and Development Services Branch at 600 Comox Road, Courtenay, BC 250-334-6000 or by email at planningdevelopment@comoxvalleyrd.ca

Comox Valley Regional District

RECEIVED

Date:

File:

To: Comox Valley Regional District

SEP - 6 2018

From: (Optional)

Name (Please print):

ROBERTA MEILLEUR

To:

Street Address:

#5-2440 ROSEWALL CRESCENT

Tel/Email:

Re: CVRD Open House - 3L "Riverwood" Application

My comments/concerns are:

A large mistake was made with the original sale of this unceded First Nations territory land. River land / River bed should never have been zoned for private sale. 3L's proposal - if allowed to go through - would be a serious doubling of a serious mistake - one that would be impossible to correct.

Please hold firm to the original goals of the R35. Deny 3L's request for amendment.

600 Comox Road, Courtenay, BC V9N 3P6
Tel: 250-334-6000 Fax: 250-334-4358
Toll free: 1-800-331-6007
www.comoxvalleyrd.ca



The personal information contained on this form is collected under the authority of section 26(e) of the *Freedom of Information and Protection of Privacy Act* and will be used for the purposes of planning and evaluating a program or activity of the Comox Valley Regional District. The information provided will become a matter of public record and may be published online. Inquiries about the collection, use and disclosure of this information can be made at the Planning and Development Services Branch at 600 Comox Road, Courtenay, BC 250-334-6000 or by email at planningdevelopment@comoxvalleyrd.ca

RECEIVED

Date: _____ **File:** _____
To: **Comox Valley Regional District** **SEP - 6 2018**
From: **(Optional)** **To:** _____
Name (Please print): Sheila Forbes
Street Address: 3395 Jacqueline Drive **CC:** _____
Tel/Email: _____
Re: **CVRD Open House - 3L "Riverwood" Application**

My comments/concerns are:

- 1) Roads through development - will it be widened especially the bridge over Stotan falls.
- 2) Sirens from BC Hydro. Will there be an alternate warning system that will not effect 1100 new homes.

600 Comox Road, Courtenay, BC V9N 3P6
Tel: 250-334-6000 Fax: 250-334-4358
Toll free: 1-800-331-6007
www.comoxvalleyrd.ca



The personal information contained on this form is collected under the authority of section 26(e) of the *Freedom of Information and Protection of Privacy Act* and will be used for the purposes of planning and evaluating a program or activity of the Comox Valley Regional District. The information provided will become a matter of public record and may be published online. Inquiries about the collection, use and disclosure of this information can be made at the Planning and Development Services Branch at 600 Comox Road, Courtenay, BC 250-334-6000 or by email at planningdevelopment@comoxvalleyrd.ca.

RECEIVED

File:

SEP - 6 2018

Date:

To: Comox Valley Regional District

From: (Optional)

Name (Please print): DAVID BOYES To: _____

Street Address: 499 Powerhouse Rd Courtenay

Tel/Email: _____

Re: CVRD Open House - 3L "Riverwood" Application

My comments/concerns are:

VERY MUCH OPPOSED TO CHANGING THE ZONING ON THE 3L PROPERTY.
- saw read TRUMP'S 'ART OF THE DEAL'? THIS WAS HIS MODUS OPERANDI IN NYC - FIND A CHEAP PIECE OF LAND AND WRAN ON CIVIC OFFICIALS TO GET IT UP-ZONED - DON'T LET IT HAPPEN HERE!!

600 Comox Road, Courtenay, BC V9N 3P6
Tel: 250-334-6000 Fax: 250-334-4358
Toll free: 1-800-331-6007
www.comoxvalleyrd.ca



The personal information contained on this form is collected under the authority of section 26(e) of the *Freedom of Information and Protection of Privacy Act* and will be used for the purposes of planning and evaluating a program or activity of the Comox Valley Regional District. The information provided will become a matter of public record and may be published online. Inquiries about the collection, use and disclosure of this information can be made at the Planning and Development Services Branch at 600 Comox Road, Courtenay, BC 250-334-6000 or by email at planningdevelopment@comoxvalleyrd.ca.

Comox Valley Regional District

RECEIVED

Date:

To: Comox Valley Regional District

File:

SEP - 6 2018

From: (Optional)

Name (Please print): Nancy Garner

To:

Street Address: 3425 Jacqueline Dr

CC:

Tel/Email:

Re: CVRD Open House - 3L "Riverwood" Application

My comments/concerns are:

I look onto this property. Have lived there for 25 years. I do not want to see the natural beauty destroyed by 1100 houses. That is not saving the river, it is the death of it and the wild life and the fish. It will have a huge impact on fish & wild life. Should be left natural. How will septic & water be supplied? Road access to the property. It is now land locked.

600 Comox Road, Courtenay, BC V9N 3P6
Tel: 250-334-6000 Fax: 250-334-4358
Toll free: 1-800-331-6007
www.comoxvalleyrd.ca



The personal information contained on this form is collected under the authority of section 26(e) of the *Freedom of Information and Protection of Privacy Act* and will be used for the purposes of planning and evaluating a program or activity of the Comox Valley Regional District. The information provided will become a matter of public record and may be published online. Inquiries about the collection, use and disclosure of this information can be made at the Planning and Development Services Branch at 600 Comox Road, Courtenay, BC 250-334-6000 or by email at planningdevelopment@comoxvalleyrd.ca.

Comox Valley Regional District

RECEIVED

Date:

To: Comox Valley Regional District

File:

From: (Optional)
Name (Please print): _____

SEP - 6 2018

Street Address: 2660 Anderson Road North

To:

Tel/Email: _____

cc:

Re: CVRD Open House - 3L "Riverwood" Application

My comments/concerns are:

1. Private Water-Sewage System: No. Pay for Public System that has to be built.
2. Water Source needs to be decided before the goes further, and contractually agreed. The proponent is ensuring that needed supplies will be offset by sewage treatment volumes returned to the River. In the event of a sewage treatment failure, what is the impact on flows?

600 Comox Road, Courtenay, BC V9N 3P6
Tel: 250-334-6000 Fax: 250-334-4358
Toll free: 1-800-331-6007
www.comoxvalleyrd.ca



The personal information contained on this form is collected under the authority of section 26(e) of the *Freedom of Information and Protection of Privacy Act* and will be used for the purposes of planning and evaluating a program or activity of the Comox Valley Regional District. The information provided will become a matter of public record and may be published online. Inquiries about the collection, use and disclosure of this information can be made at the Planning and Development Services Branch at 600 Comox Road, Courtenay, BC 250-334-6000 or by email at planningdevelopment@comoxvalleyrd.ca.

Date:

Comox Valley Regional District
RECEIVED

To: Comox Valley Regional District

File:

From: (Optional)

SEP - 6 2018

Name (Please print):

Grant Gador

To:

Street Address:

cc:

Tel/Email:

Re: CVRD Open House - 3L "Riverwood" Application

My comments/concerns are:

*A process that allows 3 min
for comments & then the proponents
speak & then to blow it with
extremely long responses*

*And in 1st time speaking to the
public to let them & couple ~~minutes~~
followed by second time speaking
is not a fair process*

600 Comox Road, Courtenay, BC V9N 3P6
Tel: 250-334-6000 Fax: 250-334-4358
Toll free: 1-800-331-6007
www.comoxvalleyrd.ca



The personal information contained on this form is collected under the authority of section 26(e) of the *Freedom of Information and Protection of Privacy Act* and will be used for the purposes of planning and evaluating a program or activity of the Comox Valley Regional District. The information provided will become a matter of public record and may be published online. Inquiries about the collection, use and disclosure of this information can be made at the Planning and Development Services Branch at 600 Comox Road, Courtenay, BC 250-334-6000 or by email at planningdevelopment@comoxvalleyrd.ca.

Comox Valley Regional District
RECEIVED

Date:

To: Comox Valley Regional District

File:

From: (Optional)

SEP - 6 2018

Name (Please print): Jud Johnson

To:

Street Address: 4498 MARSDEN RD.

cc:

Tel/Email: _____

Re: CVRD Open House - 3L "Riverwood" Application

My comments/concerns are:

Traffic, Development will
affect, Bear Population Salmon Runs
basically wildlife in general.
Where's the water coming from.

600 Comox Road, Courtenay, BC V9N 3P6
Tel: 250-334-6000 Fax: 250-334-4358
Toll free: 1-800-331-6007
www.comoxvalleyrd.ca



The personal information contained on this form is collected under the authority of section 26(e) of the *Freedom of Information and Protection of Privacy Act* and will be used for the purposes of planning and evaluating a program or activity of the Comox Valley Regional District. The information provided will become a matter of public record and may be published online. Inquiries about the collection, use and disclosure of this information can be made at the Planning and Development Services Branch at 600 Comox Road, Courtenay, BC 250-334-6000 or by email at planningdevelopment@comoxvalleyrd.ca.

Comox Valley Regional District

RECEIVED

Date:

File:

To: Comox Valley Regional District

SEP - 6 2018

From: (Optional)

Name (Please print): Bruce Carron

To:

Street Address: Rachel Rd

cc:

Tel/Email:

Re: CVRD Open House - 3L "Riverwood" Application

My comments/concerns are:

I do not consent to the Riverwood development & the changes it would require in the RAS.

~~This area must be protected~~

Use of this land must be with consent of the Comox First Nation & area C residents.

600 Comox Road, Courtenay, BC V9N 3P6
Tel: 250-334-6000 Fax: 250-334-4358
Toll free: 1-800-331-6007
www.comoxvalleyrd.ca



The personal information contained on this form is collected under the authority of section 26(e) of the *Freedom of Information and Protection of Privacy Act* and will be used for the purposes of planning and evaluating a program or activity of the Comox Valley Regional District. The information provided will become a matter of public record and may be published online. Inquiries about the collection, use and disclosure of this information can be made at the Planning and Development Services Branch at 600 Comox Road, Courtenay, BC 250-334-6000 or by email at planningdevelopment@comoxvalleyrd.ca.

RECEIVED

Date:

File:

To: Comox Valley Regional District

SEP - 6 2018

From: (Optional)

Name (Please print):

MURRAY PRESLEY

To:
CC:

Street Address:

Tel/Email:

Re: CVRD Open House - 3L "Riverwood" Application

My comments/concerns are:

WE NEED THE PARK, APPROVE

WHAT IS ASKED FOR. STANLEY PARK

COULD HAVE BEEN LOST - THANK GOD

SOMEONE HAD THE FORESIGHT!

600 Comox Road, Courtenay, BC V9N 3P6
Tel: 250-334-6000 Fax: 250-334-4358
Toll free: 1-800-331-6007
www.comoxvalleyrd.ca



The personal information contained on this form is collected under the authority of section 26(e) of the *Freedom of Information and Protection of Privacy Act* and will be used for the purposes of planning and evaluating a program or activity of the Comox Valley Regional District. The information provided will become a matter of public record and may be published online. Inquiries about the collection, use and disclosure of this information can be made at the Planning and Development Services Branch at 600 Comox Road, Courtenay, BC 250-334-6000 or by email at planningdevelopment@comoxvalleyrd.ca

RECEIVED

Date:

File:

To: Comox Valley Regional District

SEP - 6 2018

From: (Optional)

Name (Please print): Erin Nawak

To:

Street Address: _____

cc:

Tel/Email: _____

Re: CVRD Open House - 3L "Riverwood" Application

My comments/concerns are:

I support the denial of this proposed amendment to RGS strategy to create a new settlement node in the Valley

• this proposed amendment would set a precedent for future amendments. Future amendments would weaken the community's vision for future growth in the Valley.

Flaws with 3L development proposal

- biological information is outdated > 10 yrs doesn't include assessment for provincially / federally species @ risk - needs to be updated
- no one owns the river

600 Comox Road, Courtenay, BC V9N 3P6
Tel: 250-334-6000 Fax: 250-334-4358
Toll free: 1-800-331-6007
www.comoxvalleyrd.ca



The personal information contained on this form is collected under the authority of section 26(e) of the *Freedom of Information and Protection of Privacy Act* and will be used for the purposes of planning and evaluating a program or activity of the Comox Valley Regional District. The information provided will become a matter of public record and may be published online. Inquiries about the collection, use and disclosure of this information can be made at the Planning and Development Services Branch at 600 Comox Road, Courtenay, BC 250-334-6000 or by email at planningdevelopment@comoxvalleyrd.ca.

Comox Valley Regional District

RECEIVED

Date:

File:

To: Comox Valley Regional District

SEP - 6 2018

From: (Optional)

Name (Please print): J. McLAREN To: _____

Street Address: 499 POWERHOUSE RD CC: _____

Tel/Email: _____

Re: CVRD Open House - 3L "Riverwood" Application

My comments/concerns are:

WHAT PARK? AREN'T YOU OFFERING THE D.F.O. SET BACKS?
FOREST RESERVE NOT SUBDIVISION
WILDLIFE CORRIDOR

Sept 6/2018

I am a Healthcare professional in this region and I am very concerned about changing the RGS via amendments to assist 3L to make a pile of money on the backs of Taxpayers.

- What about infrastructure costs of ongoing roads, sidewalks, water, sewage when they conveniently dissolve into bankruptcy.
- What about schools for this area?
- What about Transit?
- What about water use? What about when the sewage needs upgrading?
- What about Treaty rights?

I can't believe that we would trust 3L to our beautiful area, to allow this type of development. Mark Holland has a very "clean" appearance for a very costly deal.

Complex Policy Department

RECEIVED

My vote is No amendment,

File:

SEP - 6 2018

Sarah Sutmolka
Countryside.

To:

CC:

600 Comox Road, Courtenay, BC V9N 3P6
 Tel: 250-334-6000 Fax: 250-334-4358
 Toll free: 1-800-331-6007
 www.comoxvalleyrd.ca



The personal information contained on this form is collected under the authority of section 26(e) of the *Freedom of Information and Protection of Privacy Act* and will be used for the purposes of planning and evaluating a program or activity of the Comox Valley Regional District. The information provided will become a matter of public record and may be published online. Inquiries about the collection, use and disclosure of this information can be made at the Planning and Development Services Branch at 600 Comox Road, Courtenay, BC 250-334-6000 or by email at planningdevelopment@comoxvalleyrd.ca. Comox Valley Regional District

RECEIVED

Date:

File:

To: Comox Valley Regional District

SEP - 6 2018

From: (Optional)

Name (Please print):

Greg Turnbull

To:

Street Address:

4369 Forbidden Plateau RD

Tel/Email: _____

Re: CVRD Open House - 3L "Riverwood" Application

My comments/concerns are:

Water:

Would water be drawn only from
 the Punthedge RD? OR DOES 3L
 Plan on drawing H₂O from the
 local well aquifer?

Traffic:

What plans are in effect to
 upgrade Forbidden Plateau RD,
 Percy RD, Headquarters RD, and
 Condensary RD?

over

Policing?

Who will pay for upgrades to traffic enforcement, crime prevention etc?

600 Comox Road, Courtenay, BC V9N 3P6
Tel: 250-334-6000 Fax: 250-334-4358
Toll free: 1-800-331-6007
www.comoxvalleyrd.ca



The personal information contained on this form is collected under the authority of section 26(e) of the *Freedom of Information and Protection of Privacy Act* and will be used for the purposes of planning and evaluating a program or activity of the Comox Valley Regional District. The information provided will become a matter of public record and may be published online. Inquiries about the collection, use and disclosure of this information can be made at the Planning and Development Services Branch at 600 Comox Road, Courtenay, BC 250-334-6000 or by email at planningdevelopment@comoxvalleyrd.ca.

Date:

To: Comox Valley Regional District

From: (Optional)

Name (Please print): Terry Choquette

Street Address: 2160 Stadacona Drive

Tel/Email:

Re: CVRD Open House - 3L "Riverwood" Application

My comments/concerns are:

The Res represents a long consultative process that represents the "Plan" for 20 years for the CVRD. Plan the Work - Work the Plan. Do not set a precedence of Profit based flexibility.

You (CVRD) are entrusted with carrying out the Res that we have all agreed on. Do it.

There is no Room for the dangers of Corey on an Island. The Risks far outweigh any "Benefits" to the tax payer.

There is No Benefit to the tax payer and great Risk.

Comox Valley Regional District
RECEIVED

File:

SEP - 6 2018

To:

cc:

Comment Sheet

Page 2

Drainage of the Water from the Pentledge is patently unacceptable

also, the KFN Developments + Riverwood will destroy
the Comox Valley.

Why are we even considering this

600 Comox Road, Courtenay, BC V9N 3P6
 Tel: 250-334-6000 Fax: 250-334-4358
 Toll free: 1-800-331-6007
 www.comoxvalleyrd.ca



The personal information contained on this form is collected under the authority of section 26(e) of the *Freedom of Information and Protection of Privacy Act* and will be used for the purposes of planning and evaluating a program or activity of the Comox Valley Regional District. The information provided will become a matter of public record and may be published online. Inquiries about the collection, use and disclosure of this information can be made at the Planning and Development Services Branch at 600 Comox Road, Courtenay, BC 250-334-6000 or by email at planningdevelopment@comoxvalleyrd.ca.

Date: Sept. 6 2018

To: **Comox Valley Regional District**

From: **(Optional)**
 Name (Please print): LISA CHRISTENSEN

Street Address: 361 wood's Ave, Courtenay

Tel/Email: _____

Re: **CVRD Open House - 3L "Riverwood" Application**

RECEIVED

File:

SEP - 6 2018

To:

cc:

My comments/concerns are:

- 1) What guarantees are there that the promises of 3L will be fulfilled? If the amendment goes through and the development begins, what if the property changes hands? Who is bound to fulfill the promises & plans? If other developments are struggling with infrastructure what guarantees are there 3L is different?
- 2) how much \$ in taxes will 3L save by the "donation of parkland" and what will it cost the RD + taxpayers? Who is responsible for the cost of making the park? Maintaining it? What will these costs be?
- 3) Both sides of Parkside El are over capacity. Is there to be infrastructure to support the education needs of the potential 1000 families?
- 4) How much can a developer do before zoning? what processes (roadsetu) need permits? What permits does 3L hold? have assessments been done regarding engineering of new roads? will anyone be checking construction safety upon completion?

more →

Comment Sheet

Page 2

5) Why are we even considering developing this new area when we have other more suitable areas designated, unfilled, and less impactful of wildlife, watershed, and rural life? Also this development would essentially cut the rural settlement areas in half. This goes deeply against the R&S purposes and sets a very dangerous precedence for developers getting their crowbar into it.

600 Comox Road, Courtenay, BC V9N 3P6
 Tel: 250-334-6000 Fax: 250-334-4358
 Toll free: 1-800-331-6007
 www.comoxvalleyrd.ca



The personal information contained on this form is collected under the authority of section 26(e) of the *Freedom of Information and Protection of Privacy Act* and will be used for the purposes of planning and evaluating a program or activity of the Comox Valley Regional District. The information provided will become a matter of public record and may be published online. Inquiries about the collection, use and disclosure of this information can be made at the Planning and Development Services Branch at 600 Comox Road, Courtenay, BC 250-334-6000 or by email at planningdevelopment@comoxvalleyrd.ca.

RECEIVED

Date:

File:

To: Comox Valley Regional District

SEP - 6 2018

From: (Optional)

Name (Please print):

Pamela Munroe

To:

Street Address:

2202 Lambert Drive Courtenay

CC:

Tel/Email: _____

Re: CVRD Open House - 3L "Riverwood" Application

My comments/concerns are:

- This proposal never should have got to this stage.
- Number of homes in too large
- size of homes will be too large
- Infrastructure - even if privately built - will have repercussions for the entire Comox Valley
- If infrastructure is privatized what regress will the regional district have when things go wrong
- We cannot change the errors that were made in the past - such as granting rights to the river bend to the owner - however we do have the power to stop this type of development from happening in the regional district

- I would be willing to pay an increase in my property taxes to fund the purchase of this property by the CVRD and have 3L go away

- 3L Developments has not always been a thoughtful developer.

- There is no park and there probably never will be unless the property is owned by the regional district.

- Please do the right (ethical and moral) thing and stop this proposal from going any further

- I participated in the many meetings that created the Regional Growth Strategy and we need to keep to the principles and values of this document

NO Development at, on, or
near STOTAN FALLS!!

From: Sylvia Stephens
Sent: Wednesday, September 05, 2018 7:11 AM
To:
Subject: RGS Amendment - 3L Developments open house

Thank you for your email.

Your comments will become part of the public record for the above noted file.

Sincerely,

Sylvia Stephens

[Sylvia Stephens](#)
Branch Assistant
Comox Valley Regional District
600 Comox Road
Courtenay, BC V9N 3P6
Tel: 250-334-6043

From: Comox Valley Regional District [mailto:no-reply@cvrdwebsite.ca]
Sent: Tuesday, September 04, 2018 11:50 PM
To: planningdevelopment@comoxvalleyrd.ca
Subject: Form submission from: Comox Valley Regional District - Planning & Development Services

Submitted on Tuesday, September 4, 2018 - 23:50

Submitted by anonymous user: 154.5.187.158

Submitted values are:

Name Jen Wrye

Email

Message

Hi there...Can't make the open house re: amending the RGS for 3L projects, so wanted to write to say I DO NOT support this rezoning application. Please keep Stotan Falls area wooded and wild. Thanks.

The results of this submission may be viewed at:

**6410-20 / CV RGS Amendments
RGS 1C 17**

From: Sylvia Stephens
Sent: Thursday, August 30, 2018 4:27 PM
To:
Subject: FW: Form submission from: Feedback

Thank you for your email.

Your comments will become part of the public comment submission for the 3L Developments Ltd. Regional Growth Strategy amendment application.

Sincerely,

Sylvia Stephens

[Sylvia Stephens](#)

Branch Assistant
Comox Valley Regional District
600 Comox Road
Courtenay, BC V9N 3P6
Tel: 250-334-6043

From: Comox Valley Regional District [<mailto:no-reply@cverdwebsite.ca>]
Sent: Monday, August 27, 2018 11:53 AM
To: administration <administration@comoxvalleyrd.ca>
Subject: Form submission from: Feedback

Submitted on Monday, August 27, 2018 - 11:53

Submitted by anonymous user: 205.250.150.23

Submitted values are:

Provide your feedback in the space below:

Hi, I would love to be at the 3L development presentation, but unfortunately will be out of town that day.

I fully support whatever is required to ALLOW 3L to proceed with their project. We need more housing, especially on the West side. To block their project is counter productive.

Full Name Maurice Levert

The results of this submission may be viewed at:

<https://www.comoxvalleyrd.ca/node/314/submission/1239>

**6410-20 / CV RGS Amendments
RGS 1C 17**

Subject: FW: Form submission from: Feedback

From: Comox Valley Regional District [<mailto:no-reply@cvrdwebsite.ca>]

Sent: Sunday, September 16, 2018 7:28 PM

To: administration <administration@comoxvalleyrd.ca>

Subject: Form submission from: Feedback

Submitted on Sunday, September 16, 2018 - 19:27

Submitted by anonymous user: 184.66.101.199

Submitted values are:

Provide your feedback in the space below:
September 17, 2018

We do not support the application by 3L Developments to amend the Regional Growth Strategy Plan to allow re-zoning for a new settlement node.

The RGS was developed to protect our rural areas and prevent urban sprawl. We strongly urge the Regional board to keep the RGS intact. By allowing 3L to amend the RGS we are creating precedence for any developer with their own vision of a micro community to come in and create unplanned development chaos.

Maintain the RGS. It was created with and for the major stakeholders, us the residents of the Comox Valley.

The area proposed by 3L for re-zoning borders the Puntledge River. This is a valuable area to wildlife including Black bears that frequent this land corridor to access the Puntledge River. Several land slides have occurred into the river and portions of the bank remain unstable, when part of this land was previously logged by Hancock Forest Management. Any further development will endanger our salmon dependent on a healthy river.

Maintain the current zoning RU20 of this land to protect the wildlife, the Puntledge River,

our rural community, our water wells and our privacy.

Louise and David Devonshire
Full Name Louise A Devonshire

The results of this submission may be viewed at:

<https://www.comoxvalleyrd.ca/node/314/submission/1441>

Subject: To the Board - from future residents

From:

Sent: Monday, August 06, 2018 9:28 AM

To: eeriksson@courtenay.ca; bwells@courtenay.ca; curtisscoveille@shaw.ca; rodnichol@shaw.ca; bjolliffe@comoxvalleyrd.ca; mtheos@courtenay.ca; ljangula@courtenay.ca; kgrant@comox.ca; councillor.sproule@cumberland.ca; bprice@comox.ca; Russell Dyson <rdyson@comoxvalleyrd.ca>

Subject: To the Board - from future residents

Open Letter to the Board of the Comox Valley Regional District

As future residents of the Comox Valley, we are pleased that your board and 3L Developments have finally made progress towards creation of the long-awaited Riverwood Community and establishment of a major public park.

We support this project, as there is a desperate demand for new housing and an ecology-sensitive, sustainable community that will support local livelihoods by adding new jobs and spending. My partner and myself are looking at moving to the Comox Valley, from Victoria, in the next few years and have been actively looking for property to call home. We are actively looking for a community where we're not living in each-other's back doors, that has green space & utilizes green technology. It's not easy to come by.

Despite of over a decade of work to bring this to your community, it's our understanding that the greater public has largely been left in the dark. We need immediate action on this exciting, forward-thinking project and transparency as well as informed involvement when key decisions on this project are reached.

As future residents of the Comox Valley we have trouble understanding why there have been so many delays.

- Why have we not seen more progress with your cherished parkland and housing community?
- Why do we not see or hear about progress on this balanced and sustainable community project from our civil and community leaders? I was shocked to see how long this has been taking to go through the processes to proceed – considering there has been such a boom on sprawling businesses in your communities (I can't believe the amount of cement now on the waterfront with malls & stores! Yes, they have a purpose – but where was the foresight of incorporating green space into those properties?).

In my, opinion 3L has consistently proven to be a responsible developer with a 30-year successful history of creating sustainable communities on Vancouver Island.

Their commitment to this community began 11 years ago and they are still here determined to create a new sustainable Courtenay neighbourhood. Overall plans will also create a new park, bike path, washrooms and parking at no cost to the taxpayer. In short I believe strongly this development will be a major sustainable,

environmental win for Courtenay and the whole Comox Valley. Since eco-tourism is so important to the Comox Valley's economy - and preserving our greenspace as a society - it's up to all of us to preserve the Comox Valley by using green development technology and contractors who promote greenspace.

Please bring Riverwood to our community.

The time is now!

Thank you,

Tammy Chamberlain
951 Scotia St
Victoria BC V8X 2R7