



3L DEVELOPMENTS INC

Caroline Nestor
Public Relations Manager

Cell: 250-897-5949
Email: info@3ldevelopments.com
Website: 3ldevelopments.ca

Address: 340 Berry Road Fanny Bay, BC V0R 1W0
Comox Valley Regional District

August 03, 2018

Dear Mr. Dyson,

RECEIVED
File: 6410-20/REG IC17

AUG 03 2018

To: B. DYSON, J. MARTENS
A. MULLALLY
cc:

Please find enclosed our list of support signatures and letters for our proposed 260 acre Park and residential neighbourhood of Riverwood.

The Comox Valley is in desperate need of housing and the area surrounding Stotan Falls is already a heavily used recreation area for citizens in the valley.

At our cost we will be providing a Class 4 state of the art waste water treatment plant. The recycled water from this plant will be distributed back to the homes in Riverwood for use in toilets, laundry, vehicle washing, irrigation and similar uses. This is preserving our precious water resource.

We will also be providing washrooms and change rooms for the hundreds of people that use the river and trails on a daily bases and our cost a drinking water treatment plant for the neighbourhood.

I welcome the opportunity to take you on a tour of the land at your convenience. Stotan Falls Park is a gem in the Comox Valley and should be preserved for future generations to enjoy.

Regards,

Caroline Nestor

We, the undersigned support 240 acres of parkland being donated by 3L Developments in return for the development of its property.

Date	Name	Signature	Address	Comments
APR 18	GREG BEULE	[Signature]	3390 Sandpiper	Progress
APR 26/18	Monica Goodhue	[Signature]	7825 Little way	I guess it will happen
Apr 26/18	Francis Galt	[Signature]	7031 Richmond 500ft	I support
April 26/18	RANDY JACOBSON	[Signature]	1405 Arden Rd	Let it happen
✓	DAVE METCALFE	[Signature]	6826 Metro Rd	Build it !!
Apr 30/18	Tanya Martyn	[Signature]	758 5th St.	
MAY 02	Cedar deTray	[Signature]	1531 TULL	
MAY 2/18	Alysha Diamond	[Signature]	90A Taylor way	Build this!
MAY 03/18	Jody Honeyball	[Signature]	4247 Forbidden Plateau Rd	Build it! I am tired of paying
MAY 04/18	Jennie Cordell	[Signature]	1166 Cumberland Rd	
May 4/18	Steve Weiner	[Signature]	4283 Plateau	BRING IT ON
May 4/18	Donald Dalgic	[Signature]	620 Petersen Road	BUILD IT BELIEVE IT
May 4/18	Rose Froese	[Signature]		Build it

Ie, the undersigned support 240 acres of parkland being donated by 3L Developments in return for the development of its property.

Date	Name	Signature	Address	Comments
May 4 18	Brandon Frost			
MAY 6 18	Bjorn Reed & edman		747 Tudor Court Delta BC	well stewarded should work nicely.
MAY 10/18	Kalvin Naim		9865 Greaves Cr	Yes
May 10	± Allan		44 Anderson.	
MAY 13	DLM Mechanical		115 ATIMBERLANE Rd	
MAY 13/18	Anissa Reed		White Rock BC	
May 13/18	Ray Tison		Campbell R	
May 13/18	Chris Lewis	ccc	Campbell R	
May 13/18	Dan Williams		CR	
May 13/18	Amy Lindal		Lazo	
MAY 20/18	Graham Atwell		NORTH VAN	Build it right + sustainable
May 25/2018	Darren Reid		Nanaimo	Great Idea!!!

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Date	Name	Signature	Address	Comments
APR 18	Greg Beula	[Signature]	3390 Sandpiper	Progress
APR 26/18	Monica Gooden	[Signature]	7825 Little way	I guess, I will happen
Apr 26/18	Frankie Kelly	[Signature]	7031 Richmond 5000	I support
April 26/18	Randy Johnson	[Signature]	1405 Arden Rd.	Let it happen
✓	DAVE Metcalfe	[Signature]	6826 Metro Rd	Build it !!
Apr 30/18	Tanya Martyn	[Signature]	758 5th St.	
MAY 02	Cedar LeMay	[Signature]	1531 TULL	
May 2/18	Alysha Diamond	[Signature]	90A Taylor way	Build this!
MAY 03/18	Jody Honeyball	[Signature]	4247 Forbidden Plateau Rd	Build it! I am tired of paying
MAY 04/18	Jennie Cordell	[Signature]	1166 Cumberland Rd	
May 4/18	Steve Weimar	[Signature]	4283 Plateau	Bring it on
May 4/18	Donald Dalgé	[Signature]	620 Petersen Road	Build it BELIEVE IT
May 4/18	Rose Kroese	[Signature]		Build it





We, the undersigned support 240 acres of parkland being

donated by 3L Developments in return for the c of its property.

10/3/17
KA took
copies to
here y4

Date	Name	Signature	Address	nts
July / aug/17	Gayle Natel	S.K. Natel	135/251 VARSITY LAKES <small>VARV, T9 Rd AUSTRALIA</small>	THIS IS A WIN FOR ALL
	Mike Manning	W.F. Manning	56 EDWARDS Rd. KW New Zealand	(V/good)
	Lee Vanhink		10 Sunshine Grove <small>Rye. Victoria/australia</small>	WIN/WIN S.M.C.
	Graeme Burt		392 Boneo Rd. Boneo <small>Victoria/australia</small>	- / - " "
	Patrick Kitto	P. Kitto	Courtenay	Awesome!
	Daisy Bergeron		Comox	Great
	Louise Stewart		2314-37A ave, Edmonton, AB	Honor your vote, 50% is awesome
	Jason Mohler		4070 Fraser RD	
	John Mohler		4070 Fraser Rd.	Just Do it!
	Jessica Storti	Jessica Storti	Courtenay	
	Dean Lindquist		Courtenay	This is the best way to protect the parkland.
	Erith Lindquist		Courtenay	
	Gerrit Van Herwaarden	Dennis Van...	Courtenay	Thank you! Please do donate the land.

We, the undersigned support 240 acres of parkland being donated by 3L Developments in return for the development of its property.

Date	Name	Signature	Address	Comments
June 11	VAH		Saratoga	Thanks for the hot dog
	LEI F			
JUNE 11	ANDREW LARSON		BACK CREEK	GOOD IDEA
June 11	Shawson		Back Creek	GOOD!
June 11	CORREIA		ROYSTON	ENVIRONMENT FIRST
June 11	Jose Whitney		CANTON	I Like the idea

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Date	Name	Signature	Address	Comments
2017/06/11	Norma Litt	Norma Litt	Cormox. 860 Seneca Rd.	GEEZ WHAT A GREAT GUY AL IS.
	Leona Swenson		6570 Myst Beach Rd.	We need this to to be a Park!
	Marion Cole	MARION COLES	29 COURTENAY. 791 BRUSHWOOD RD.	
	Wynne Lajmard	Willow Lajmard	#30 2061 15th St Courtenay BC	
	Avon Milan		2117 Murrelet Dr. Cormox	
	Patrick Kitto	P. Kitto	Courtenay	
	Sonny!	Sno	Courtenay	
	Ken Schmidt	K.A. Schmidt	Courtenay	should never have gone this far
	Gladys Schmidt	G. Schmidt	Courtenay	Support this 100%
	J. Unsworth	J. Unsworth	Courtenay.	"
	John H. Willcocks	Willcocks	Courtenay	Support 100%
	M.D. Chivier		Platons Rd	KEEP PUSHING AHEAD
	GLEN HANSEN LEAT HANSEN		BLACK CREEK BC	"

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Date	Name	Signature	Address	Comments
7/5/17	ROB CONLEY		FORBIDDEN PLATEAU RD COURTENAY	
	LOW JOHNSTON		Courtenay BC	
	DIANE JOHNSTON		Courtenay BC	
	Shirley Conley		Courtenay BC.	
	Robin Parice		Courtenay, BC.	
	Cathy Withus	CATHY WITHNER	Courtenay BC.	
	Rob Munday		Courtenay BC	
	Jason Kuehl		Forbidden Plateau	
	Laura Kirk		Courtenay, BC	
	Selena Marshall	S Marshall	2545 Carstairs Dr. Courtenay, BC.	
05/19/17	Linda Ann Farruggia	L Farruggia	301-1661 Burnaby St, Vancouver, BC	
	DAN BYWATER		VANCOUVER, BC	CONTACT FOR: COMMUNITY/SUSTAINABLE
May 29/17	Don Hughes		COURTENAY BC	REALTOR.

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Date	Name	Signature	Address	Comments
April 27/17	DAN HONEYBALL	Dan HM	4747 Forbidden Plateau Rd	lets get her full support love!
April 28/17	JAGGON	[Signature]	NORTH COURTENAY	
April 28/17	IAN VIKERR	[Signature]	4255 Forbidden Plateau	Get er done
	Ge Kemp	[Signature]	4319 Munster rd	↑
	ERIC RAUMS	[Signature]	3991 CUMBERLAND RD.	LOOK GREAT
MAY 4/17	PAUL BRECHIN	[Signature]	1714 MCPHEE AVE.	I DON'T GET THE CRV?
MAY 4/17	Phil Kozeletski	[Signature]	North Island Electric	"WOW" ^{WILL} Ladies
MAY 4/17	Simone Bernicot	[Signature]	Port. Hardy	great idea
MAY 4/17	James Quishin	[Signature]	Nanaimo	
MAY 05/17	FRANK SCHUR	[Signature]	COURTENAY	PERFECT
MAY 7/17	Brenda Watkinson	[Signature]	3419 Stoneridge Ave Nanaimo	
MAY 7/17	John Robinson	[Signature]	2500 Brookswood Pl. Courtenay	Great
MAY 7/17	NEIL ANDERSON	[Signature]	COURTENAY	

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Ne

Date	Name	Signature	Address	Comments
2017/4/26	Rick Lebert		303 Avdon Rd	
2017/5/06	James Rempel		1248 9th St	
2017/05/07	Emma Armstrong		1050 B 26th ST.	
2017/05/13	Peter Sullivan		4107 Twice Rd, UK.	
2017/06/11	John Sorenson		6570 Mystic Bear It	
2017/06/11	Bruce Hanneson		16-1270 Guthrie St. Comox.	
2017/06/11	Malcolm Holt		47-2001 Blue Jay Pl. Courtenay.	
2017/06/11	Jackie Holt		47-2001 Blue Jay Pl Courtenay.	go for it and keep it affordable
	Shawn Murray		1935 Marlin Ave	
	Jacob Murray		1435 Marlin Ave	Save it
2017/07/01	Elliott Pollard		902 22nd St Apt 15 Courtenay	Make it a park please!!
	Jasmine Biscayne		3857 Royston Rd Royston B.C	Free up the park.






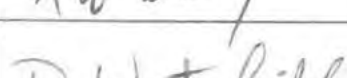
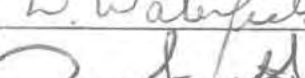
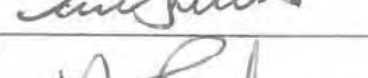
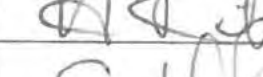

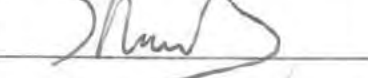
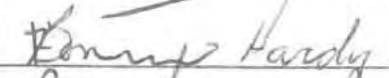
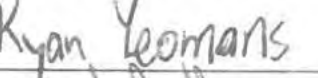

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Date	Name	Signature	Address	Comments
Apr 20	T. Gallo		Courtenay	
Apr 20	T. JACKSON		Courtenay BC	
APR 20/17	CAROLINE NESTOR		3680 Eoglen Drive Courtenay BC	
APR 20/17	M. STARANCHUK		1714 McPHEE AVE.	Do IT !!
Apr 20/17	M. LESOPOY		125 Courtenay Dr Courtenay BC	open it up for 3L
Apr 20/17	B. SAMIESON		4394 Courtenay SC	open it up FOR 3L
Apr 20/17	D. Williams		2724 W. Underwood	
Apr 24/17	J. J. Roth		7075 Austin Rd Courtenay	Open it up!
Apr 24/17	Billy Dwyer		COMOX	Open it up
Apr 25/17	Debbie McKerns		Courtenay	more Park land
APRIL 25/17	BILL SHIELDS		ROYSTON	
Apr 25/17	Sheri Serafini		3972 Forbidden Pass Rd Courtenay	let it happen
'25/17	Ron Queen		4322 Island Dr	

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Date	Name	Signature	Address	Comments
04/11/17	Joseph Girard		2156 Comox Logging RD	Comute RD every day
04/11/17	Jamie Prain		2150 Comox Logging RD	need road for daily use.
	Zach Osborne		121 powerhouse	
11 April 17	G. Sides Hady H. SWINDER-HADY	G. Sides Hady	3511 BURNS RD V9 7J82 Courtenay	
	Wayne Harris	WAYNE HARRIS	West Coast Tree Service	
April 19	Micky Mowat		Quadra Island	
April 19/17	Rock Weippert	Rock Weippert	1525 Turner Drive.	
April 19/17	Edna Weippert	Edna Weippert	1575 Turner Drive	
April 19/17			340 Webb rd	
Apr 19/17	Sharon Ferguson		3346 Brooksdale	Government side stepping
April 19/17	Irina McNeil		41048 Marsden Rd	need this road
Ap. 19/17	Jo Yu.		301 Ayrton Rd.	
April 20/17	Chris Lofkowitz		4554 Marsden Rd	

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Date	Name	Signature	Address	Comments
APR 05	Tom Palicau		4540 MARSALEN	
APR 05	S. Holloway		105 Petersen Rd.	
APRIL 05	JAMIE THOMAS		4453 ENGLAND ROAD	
Apr 5	Leslie Johnston		402-175 centennial dr	
Apr 6	Ken Waterfield		5470 Grouse Rd	
Apr 6	Donlene Waterfield		57070 Grouse Rd,	
April 6	DAVE SMITH		1041 WOODEN ROAD	
APR 6	A Richards		3837 Piercy Rd	
April 6	Stephen Hunter		2240 Stewart Ave.	
April 8	Gaeton Hardy		631 Webb rd.	
Apr 08/17	Bonnie Hardy		631 Webb rd.	
Apr 09/17	Ryan Yeomans		2453 England rd	Log it. Burn it. PAVE IT.
April			2110 LAKE TRAIL RD	



Central Builders' Supply Limited
610 Anderton Avenue, Courtenay, British Columbia V9N 2H3

T 250 334 4416 F 250 334 3776

The Committee of the Whole:

July 13, 2018

We at Central Builders' Supply Ltd. would like to state our support for the creation of a 260 acre public park surrounding the Browns and Puntledge Rivers and the residential community of Riverwood.

We understand that the Riverwood community will meet and in most cases exceed environmental standards that are currently in place. Preserving and recycling water will be paramount for the environment moving forward and the community addresses this.

The proposed park is a heavily used recreation area by the citizens of the Comox Valley. The spawning beds surrounding Bull Island have played a very significant role in helping sustain our wild pacific salmon. Creation of this park will engage local residents into taking on river stewardship which is very important in protecting our salmon and rivers.

The Riverwood community will have its own wastewater treatment plant and recycled water from this plant will be re distributed back though the community for irrigation, toilets and similar uses. We do understand that water is going to be very important commodity moving forward and it is positive to see that 3L Developments is taking a leading role with regard to the environment.

We also understand this community will be self-sufficient with its own potable water system and therefore no burden will be placed on existing infrastructure. Should there be any required amendments to the Regional Growth Strategy, OCP or rezoning we support those changes for this project.

Regards,

A handwritten signature in black ink, appearing to be 'RJ' or similar initials, written over a white background.

The Owners and Management of Central Builders' Supply Ltd. Group of Companies

Locally Owned and Operated



Royal LePage In The Comox Valley

#121, 750 Comox Road, Courtenay, BC V9N 3P6

Bus: (250)334-3124 Fax: (250) 334-1901

Email: Royallepagecv@shaw.ca Website: www.royallepagecomoxvalley.com

July-9-18

3L Developments Inc.
340 Berray Road
Fanny Bay, BC V0R 1W0

Attention: Caroline Nestor

Re: Riverwood Comox Valley

Dear Caroline,

I am unable to make the meeting Tuesday at the Regional District office, you have my permission to read this letter and give a copy to the Regional District.

It is our opinion at Royal LePage In the Comox Valley that your development, Riverwood is timed perfectly to bolster the dwindling supply of buildable lots. The Comox Valley has only twenty-five single family lots on the market not including Crown Isle which I am told has maybe twelve others that are not spoken for. There are only twenty-nine acreages available within the Valley. The price of lots and homes has sky rocketed over the past three years because of the lack of supply. Riverwood and its unique rural location would have a lot of appeal and would help moderate prices.

This is the 25th anniversary of Crown Isle's first development, we sold them the property and helped sell the development in it's first three phases. Crown Isle has become a huge success building wise as well as income wise to the community. Businesses and government have benefited from such a great development. Surely the Comox Valley Regional District should not ignore Riverwood's potential. We are strongly in support of Riverwood and do not see any detriments to allowing its development. It is private enterprise at its best and would do nothing but benefit the whole Comox Valley.

Yours Truly,

Gregg Hart
Managing Broker/Owner
Royal LePage in the Comox Valley

To whom it may Concern:

We at End of the Roll would like to state our support for the creation of a 260 acre public park surrounding the Browns and Puntledge Rivers and the residential community of Riverwood.

We understand that the Riverwood community will meet and in most cases exceed environmental standards that are currently in place. Preserving and recycling water will be paramount for the environment moving forward and the community addresses this.

The proposed park is a heavily used recreation area by the citizens of the Comox Valley. The spawning beds surrounding Bull Island have played a very significant role in helping sustain our wild pacific salmon. Creation of this park will engage local residents into taking on river stewardship which is very important in protecting our salmon and rivers.

The Riverwood community will have its own wastewater treatment plant and recycled water from this plant will be re distributed back through the community for irrigation, toilets and similar uses. We do understand that water is going to be very important commodity moving forward and it is positive to see that 3L Developments is taking a leading role with regard to the environment.

We also understand this community will be self-sufficient with its own potable water system and therefore no burden will be placed on existing infrastructure. Should there be any required amendments to the Regional Growth Strategy, OCP or rezoning we support those changes for this project.

Regards,

Fwd: Here you go

2 messages

Debbie Smith <info@3ldevelopments.com>
To: office@3ldevelopments.com

Wed, Mar 7, 2018 at 8:20 AM

Please add to the list

Regards

Caroline Nestor
Public Relations Manager
3 L Developments Inc.
250 897 5949

Begin forwarded message:

From: "Barry Sawatzky"
Date: March 6, 2018 at 12:50:48 PST
To: "Public Relations" <info@3ldevelopments.com>
Subject: Here you go

Thanks

Barry



Virus-free. www.avast.com

 **Scan2019.pdf**
316K

Jo-Anne Harrison <office@3ldevelopments.com>
To: Office <info@3ldevelopments.com>, James MacIntyre <cfo@3ldevelopments.com>

Wed, Mar 7, 2018 at 1:26 PM

Letter received - will put in the file.
Thanks,
Jo-Anne

On Wed, Mar 7, 2018 at 8:20 AM, Debbie Smith <info@3ldevelopments.com> wrote:
Please add to the list

Regards

Caroline Nestor
Public Relations Manager
3 L Developments Inc.
250 897 5949

Begin forwarded message:

From: Barry Sawatzky"
Date: March 6, 2018 at 12:50:48 PST
To: "Public Relations" <info@3ldevelopments.com>
Subject: Here you go

Thanks

Barry



Virus-free. www.avast.com

—
Jo-Anne Harrison
Office Manager

RECEIVED

DEC 13 2017

Mr. David Dutcyvich
President
3L Development Inc.
340 Berray Road
Fanny Bay, British Columbia
V0R1W0
December 13, 2017



Dear Mr. Dutcyvich:

We're coming to the end of a busy year and I wanted to thank you for meeting with us this summer and taking the time to explain your company's ownership and development history of properties on the Puntledge and Browns Rivers.

Thank you also, to you and Ms. Caroline Nestor and other staff in accommodating our staff team and the visitors we brought to the area. This allowed us access knowing we were there with your consent and discussion and we appreciate it.

Wishing you and your family all the best for the holiday season.

Deborah Griffiths


Executive Director



1754 Ryan Road East, Comox, B.C.
P.O. Box 340, Lazo, B.C. V0R 2K0
Tel: 250-339-6100 Fax: 250-339-6149

December 15, 2017

To whom it may Concern:

We at J.R. Edgett Excavating Ltd. would like to state our support for the creation of a 260-acre public park surrounding the Browns and Puntledge Rivers and the residential community of Riverwood.

The proposed park is a heavily used recreation area. Creation of this park will hopefully engage more local residents into taking on river stewardship which is very important in protecting our salmon and rivers.

Water will continue to be a very important commodity in the Comox Valley and it is positive to see that 3L Developments is taking a leading role with regard to both environment concerns and a state-of-the-art wastewater treatment plan. We understand that the Riverwood community will meet or exceed environmental standards that are currently in place. Preserving and recycling water will be paramount for the environment moving forward and the Riverwood community plan does a good job of addressing this.

We also understand this community will be self-sufficient with its own potable water system and therefore no burden will be placed on existing infrastructure. Should there be any required amendments to the Regional Growth Strategy, OCP or rezoning we support those changes for this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bruce Henderson'.

Bruce Henderson
Operations Manager / Owner
J.R. Edgett Excavating Ltd.
Comox B.C.

Fwd: 260 acres of donated park land and the community of Riverwood

1 message

Office <info@3ldevelopments.com>

Fri, Dec 15, 2017 at 4:04 PM

To: Jo-Anne Harrison <office@3ldevelopments.com>

Please see attached support letter.

Regards,
Caroline Nestor
Public Relations Manager
3L Developments Inc.
250-897-5949

----- Forwarded message -----

From:
Date: Fri, Dec 15, 2017 at 1:12 PM
Subject: RE: 260 acres of donated park land and the community of Riverwood
To: info@3ldevelopments.com
Cc: "J.R.Edgett - Bruce Henderson"

Hello Caroline,

Please see our letter of support attached.

Thank you,

Raymond Henderson
Estimator – J.R. Edgett Excavating
250.339.6100 – office
250.703.6024 – cell
www.jredgettexcavating.ca

From: Office [mailto:info@3ldevelopments.com]
Sent: November-08-17 10:48 AM
To:
Subject: 260 acres of donated park land and the community of Riverwood

Hello Bruce,

Thank you for taking the time to speak with me yesterday about 3L Developments Riverwood Project.

We are looking forward to your support in the creation of this 260 acre Park and the residential community of Riverwood. The park will be the gem of the valley and something that future generations will be proud of. The residential community of Riverwood will be a leader in new environmental protection and practices.

This community will be its own ecological oasis that other communities will be looking to duplicate. A short summary of just two of the features of this community are as follows:

- 1) The state of the art Class 4 Wastewater treatment plant. Reclaimed water from this plant will be distributed back through the community for irrigation, laundry and similar uses.
- 2) There will be preserved in its natural state 50 % of the land for Public Park Land.

3L Developments is committed to meeting and exceeding all environmental standards that would be put in place by the Ministry. Recently completed 3L Developments projects have amounted to over one quarter of million dollars spent to restore our natural rivers and habitats. We with the support of our local community would like to donate this area as pristine parkland that will benefit us all in the future both environmentally and socially and economically.

We look forward to J.R. Edgett Excavating's support of this project. Attached is a draft support letter for your review and editing as well as various other reports as requested. Please note that the numbers in the Economic Analysis report are from 2013 and would be projected to be considerably higher today.

Regards,

Caroline Nestor

Public Relations Manager

3L Developments Inc.

250-897-5949



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Riverwood support letter 2017.pdf

335K



November 15, 2017

To whom it may concern:

We at Marvinas Bay Lodge would like to state our support for the creation of a 260 acre public park surrounding the Browns and Puntledge Rivers and the residential community of Riverwood.

We understand that the Riverwood community will meet and in most cases exceed environmental standards that are currently in place. Preserving and recycling water will be paramount for the environment moving forward and the community addresses this.

The proposed park is a heavily used recreation area by the citizens of the Comox Valley. The spawning beds surrounding Bull Island have played a very significant role in helping sustain our wild pacific salmon. Creation of this park will engage local residents into taking on river stewardship which is very important in protecting our salmon and rivers.

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We also understand this community will be self-sufficient with its own potable water system and therefore no burden will be placed on existing infrastructure. Should there be any required amendments to the Regional Growth Strategy, OCP or rezoning we support those changes for this project.

Regards,

A handwritten signature in black ink, appearing to read 'Kent R Mangles', is written over a horizontal line.

Kent R Mangles

To Whom It May Concern:

I would like to state my support for the creation of a 260 acre public park on the Browns and Puntledge Rivers and the residential community of Riverwood.

I understand that the Riverwood community will meet and in most cases exceed environmental standards that are currently in place. Preserving and recycling water will be paramount for the environment moving forward and the proposed community addresses this issue.

The proposed park is a heavily used recreation area used by the citizens of Comox Valley. The spawning beds surrounding Bull Island have played a very significant role in helping sustain our wild pacific salmon. Creation of this park will engage local residents into taking on river stewardship which is very important in protecting our salmon and rivers.

The Riverwood community will have its own wastewater treatment plant and recycled water from this plant will be re distributed back though the community for irrigation, toilets and similar uses. I do understand that water is going to be very important commodity moving forward and it is positive the 3L Developments is taking a leading role with regard to the environment.

I also understand this community will be self-sufficient with its own potable water system and therefore no burden will be placed on existing infrastructure. Should there be any required amendments to the Regional Growth Strategy, OCP or rezoning I support those changes for this project.

The creation of the riverfront public park, the construction of a subdivision with its own water and sewer treatment plant appears to me to be a gift for the Comox Valley. Local governments want more parks and need more building lots to ensure housing affordability. At present property development is being held up because of the lack of infrastructure required to support it. Riverwood is the answer the question is why local government is not pushing it forward.



J. Murray Presley
Courtenay, B.C.

To whom it may Concern:

We, *At Cedar Grove Home Svc* would like to state our support for the donation of a 260 acre public park surrounding the Browns and Puntledge Rivers and the residential community of Riverwood.

We understand that the Riverwood community will meet and in most cases exceed environmental standards that are currently in place. Preserving and recycling water will be paramount for the environment moving forward and this community addresses this.

The proposed park is a heavily used recreation area by the citizens of the Comox Valley. The spawning beds surrounding Bull Island have played a very significant role in helping sustain our wild pacific salmon. Creation of this park will engage local residents into taking on river stewardship which is very important in protecting our salmon and rivers.

The Riverwood community will have its own wastewater treatment plant and recycled water from this plant will be re distributed back though the community for irrigation, toilets and similar uses. We do understand that water is going to be very important commodity moving forward and it is positive to see that 3L Developments is taking a leading role with regard to the environment.

We also understand this community will be self-sufficient with its own potable water system and therefore no burden will be placed on existing infrastructure. Should there be any required amendments to the Regional Growth Strategy, OCP or rezoning we support those changes for this project.

Regards,

Rick Lee

[Signature]

Fwd: 260 acre Park donation and the Community of Riverwood

2 messages

Debbie Smith <info@3ldevelopments.com>
To: office@3ldevelopments.com

Fri, Nov 17, 2017 at 3:38 PM

Caroline Nestor
Public Relations Manager
3 L Developments Inc.
250 897 5949

Begin forwarded message:

From: Rob Byrnes
Date: November 14, 2017 at 11:52:56 PST
To: Office <info@3ldevelopments.com>
Subject: RE: 260 acre Park donation and the Community of Riverwood

Hi Caroline

I have forwarded this info to our central office. Here is the response:

"thank you for the information but we deem ourselves as a non partisan entity that will support the decisions of the community at large."

Again, thank you for this information and best of luck to you

*Rob Byrnes
Store Manager
Quality Foods #15
#1002-2751 Cliffe Ave
Courtenay, BC V9N2L8
250.331.9328*

From: Office [info@3ldevelopments.com]
Sent: Monday, November 13, 2017 11:43 AM
To: Rob Byrnes

Dear Rob,

Thank you for taking my call today.

I would like to introduce Quality Foods to 3L Developments' Riverwood project and extend an invitation to a meeting with you at your convenience.

We are looking your support in the creation of this 260 acre Park and the residential community of Riverwood. The park will be the gem of the valley and something that future generations will be proud of. The residential community of Riverwood will be a leader in new environmental protection and practices.

This community will be its own ecological oasis that other communities will be looking to duplicate. A short summary of just two of the features of this community are as follows:

- 1) The state of the art Class 4 Wastewater treatment plant. Reclaimed water from this plant will be distributed back through the community for irrigation, laundry and similar uses.
- 2) There will be preserved in its natural state 50 % of the land for Public Park Land.

3L Developments is committed to meeting and exceeding all environmental standards that would be put in place by the Ministry. Recently completed 3L Developments projects have amounted to over one quarter of million dollars spent to restore our natural rivers and habitats. We with the support of our local community would like to donate this area as pristine parkland that will benefit us all in the future both environmentally and socially and economically.

We look forward to your support of this project. Attached is a draft support letter for your review and editing as well as the economic analysis and a map. Please note that the numbers in the Economic Analysis report are from 2013 and would be projected to be considerably higher today.

Regards,
Caroline Nestor
Public Relations Manager
3L Developments Inc.
250-897-5949



Virus-free. www.avast.com

Jo-Anne Harrison <office@3ldevelopments.com>
To: Debbie Smith <info@3ldevelopments.com>

Fri, Nov 17, 2017 at 3:39 PM

Thank you, will add to the file.

Jo-Anne

[Quoted text hidden]

—
Jo-Anne Harrison
Office Manager

Phone: 250-335-1013



P O Box 3057 Courtenay BC V9N 5N8
etrdrills.com

November 16 / 2017

Dear 3L Developments Inc.

We have reviewed your development proposal and want to commend you on your progressive ideas and thoroughness of your research.

We are fully in favour of a community that proposes recycling water and the dedication of 50% of the land as Public Park Land.

The access to our beautiful rivers and the 260 acres of park along the banks is phenomenal. This would truly be an asset to our Valley and the community as a whole.

We support any RGS, OCP and rezoning that may be required for this project to proceed.

Sincerely Yours

Eric Raume
President
ETR Drills and the Peak Group of Companies



BOX 1210
CUMBERLAND, B.C. V0R 1S0

Telephone (250)336-8515
www.cumberlandreadymix.ca

Fax (250)336-8517

November 15, 2017

To whom it may concern:

Cumberland Ready Mix supports the construction of the residential community of Riverwood along with the creation of the 260 acre public park that includes portions of the Browns and Puntlege Rivers, including Stotan Falls.

The reason for support by Cumberland Ready Mix are:

1. The park and subdivision are adjacent to existing single family developments.
2. The project will have its own wastewater treatment plant.
3. Water from the treatment plant will be recycled.
4. The community will be self-sufficient with potable water.
5. The beds of the Puntlege River and Browns River, including the fossil beds within the park and the subdivision will return to government ownership. My recommendation is that, should the project proceed, all steam and river beds within 3L Holdings Comox Valley lands be returned to government ownership.

Because the proposed project will not be a burden to existing infrastructure, Cumberland Ready Mix supports any RGS, OCP, and rezoning amendments that may be required.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Keith Tatton", written over a white background.

Keith Tatton,
President and General Manager
Cumberland Ready Mix Ltd.

1 NOV 15 / 2017

To whom it may Concern:

We, Crown Isle..... would like to state our support for the creation of a 260 acre public park surrounding the Browns and Puntledge Rivers and the residential community of Riverwood.

We understand that the Riverwood community will meet and in most cases exceed environmental standards that are currently in place. Preserving and recycling water will be paramount for the environment moving forward and this community addresses this.

The proposed park is a heavily used recreation area by the citizens of the Comox Valley. The spawning beds surrounding Bull Island have played a very significant role in helping sustain our wild pacific salmon. Creation of this park will engage local residents into taking on river stewardship which is very important in protecting our salmon and rivers.

The Riverwood community will have its own wastewater treatment plant and recycled water from this plant will be re distributed back through the community for irrigation, toilets and similar uses. We do understand that water is going to be very important commodity moving forward and it is positive to see that 3L Developments is taking a leading role with regard to the environment.

We also understand this community will be self-sufficient with its own potable water system and therefore no burden will be placed on existing infrastructure. Should there be any required amendments to the Regional Growth Strategy, OCP or rezoning we support those changes for this project.

Regards,



To whom it may Concern:

We at Kinetic Construction Ltd, #210 – 2960 Moray Ave, Courtenay BC would like to state our support for the creation of a 260 acre public park surrounding the Browns and Puntledge Rivers and the residential community of Riverwood.

We understand that the Riverwood community will meet and in most cases exceed environmental standards that are currently in place. Preserving and recycling water will be paramount for the environment moving forward and the community addresses this.

The proposed park is a heavily used recreation area by the citizens of the Comox Valley. The spawning beds surrounding Bull Island have played a very significant role in helping sustain our wild pacific salmon. Creation of this park will engage local residents into taking on river stewardship which is very important in protecting our salmon and rivers.

The Riverwood community will have its own wastewater treatment plant and recycled water from this plant will be re distributed back through the community for irrigation, toilets and similar uses. We do understand that water is going to be very important commodity moving forward and it is positive to see that 3L Developments is taking a leading role with regard to the environment.

We also understand this community will be self-sufficient with its own potable water system and therefore no burden will be placed on existing infrastructure. Should there be any required amendments to the Regional Growth Strategy, OCP or rezoning we support those changes for this project.

Regards,



Al Wilson

Courtenay Branch Manager, Kinetic Construction Ltd

Fwd: Possible Support

1 message

C N

To: "office@3ldevelopments.com" <office@3ldevelopments.com> Thu, Nov 16, 2017 at 10:52 AM

Caroline Nestor
Public Relations Manager
3 L Developments Inc.
250 897 5949

Begin forwarded message:

From: "ABC Printing & Signs" <abc@abcprinting.ca>

Date: November 16, 2017 at 09:03:58 PST

To: C N

Subject: Possible Support

Reply-To: abc@abcprinting.ca

Hi Caroline,

Thanks for your patience. We had our partner meeting Tuesday evening and talked about whether to send a letter of support for the Riverwood project.

As a company we provide services to a wide range of clients, many of whom are in competition with each other. That may be strictly in the area of business, but often crosses over into the political arena as well. Our client base is really rather small. The majority of our business comes from other businesses and from the larger community organizations, local governments, etc. As such we have chosen to maintain a neutral public stance on things of a political nature. We applaud free enterprise and so in that sense we certainly wish your company success.

Thank you for your invitation.

Sincerely,

Bryan



250-338-6364
abcprinting.ca



Royal LePage In the Comox Valley

#121 - 750 Comox Road, Courtenay, BC V9N 3P6

Bus: (250) 334-3124 Fax: (250) 334-1801

Email: royallepagecv@shaw.ca Website: www.royallepagecomoxvalley.com

November-14-17

Via Email: info@3ldevelopments.com

3L Developments Inc.
340 Berray Road,
Fanny Bay, BC
V0R 1W0

Attention: Caroline Nestor

Dear 3L Developments Inc

RE: Development Proposal

We have reviewed your development proposal and would like to congratulate you on the work you have put in. It is impressive the thoroughness of your research.

We are fully in favour of a community that combines it's own waste water treatment plant with recycled water for irrigation, toilets, etc. In addition, you will not put any burden on our existing water supply.

The access to our beautiful river system and a 260 acre park along with it is phenomenal. This would truly be a boon to our Valley and the community as a whole!

Yours Sincerely,

A handwritten signature in black ink, appearing to read "Gregg Hart". The signature is fluid and cursive, written over a horizontal line.

Gregg Hart,
Managing Broker/Owner
Royal LePage In The Comox Valley

GH/ad

Fwd: Message from "RNP0026732F0009"

1 message

Debbie Smith <info@3ldevelopments.com>
To: office@3ldevelopments.com

Tue, Nov 14, 2017 at 5:05 PM

Caroline Nestor
Public Relations Manager
3 L Developments Inc.
250 897 5949

Begin forwarded message:

From:
Date: November 14, 2017 at 13:34:05 PST
To: info@3ldevelopments.com
Subject: Message from "RNP0026732F0009"

This E-mail was sent from "RNP0026732F0009" (Aficio MP C5501A).

Scan Date: 11.14.2017 13:34:04 (-0800)
Queries to:

 **20171114133404940.pdf**
36K

To whom it may Concern:

We at Central Builders' Supply Ltd. would like to state our support for the creation of a 260 acre public park surrounding the Browns and Puntledge Rivers and the residential community of Riverwood.

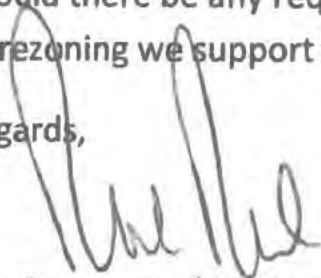
We understand that the Riverwood community will meet and in most cases exceed environmental standards that are currently in place. Preserving and recycling water will be paramount for the environment moving forward and the community addresses this.

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The Riverwood community will have its own wastewater treatment plant and recycled water from this plant will be re distributed back though the community for irrigation, toilets and similar uses. We do understand that water is going to be very important commodity moving forward and it is positive to see that 3L Developments is taking a leading role with regard to the environment.

We also understand this community will be self-sufficient with its own potable water system and therefore no burden will be placed on existing infrastructure. Should there be any required amendments to the Regional Growth Strategy, OCP or rezoning we support those changes for this project.

Regards,



The Owners and Management of Central Builders' Supply Ltd. Group of Companies

November 14/ 2017

To whom it may Concern:

We at the Whistlestop Pub would like to state our support for the creation of a 260 acre public park surrounding the Browns and Puntledge Rivers and the residential community of Riverwood.

We understand that the Riverwood community will meet and in most cases exceed environmental standards that are currently in place. Preserving and recycling water will be paramount for the environment moving forward and the community addresses this.

The proposed park is a heavily used recreation area by the citizens of the Comox Valley. The spawning beds surrounding Bull Island have played a very significant role in helping sustain our wild pacific salmon. Creation of this park will engage local residents into taking on river stewardship which is very important in protecting our salmon and rivers.

The Riverwood community will have its own wastewater treatment plant and recycled water from this plant will be re distributed back though the community for irrigation, toilets and similar uses. We do understand that water is going to be very important commodity moving forward and it is positive to see that 3L Developments is taking a leading role with regard to the environment.

We also understand this community will be self-sufficient with its own potable water system and therefore no burden will be placed on existing infrastructure. Should there be any required amendments to the Regional Growth Strategy, OCP or rezoning we support those changes for this project.

Regards,



Barry Vandusen

Owner Whistlestop Pub and Cold beer and Wine Store

Affiliated with AFL-CIO-CLC

Administration Office

202 - 1509 Cliffe Avenue Courtenay, BC V9N 2K6
Tel 250-334-3328 Fax 250-334-2662
Email admin@usw1-1937.ca

SERVING MEMBERS THROUGHOUT COASTAL BRITISH COLUMBIA

July 2, 2013

VIA EMAIL: administration@comoxvalleyrd.ca

JUL 12 2013

COMOX VALLEY REGIONAL DISTRICT
600 Comox Road
Courtenay, BC
V9N 3P6

Dear Chairman and Board Of Directors:

RE: 3L DEVELOPMENTS INC. PROPERTIES

Please accept this letter as support for the development of the Riverwood Project as per the Riverwood Vision.

We have reviewed 3L Development's proposal and from the documents provided it seems very clear to us that this development will provide a significant benefit to the Regional District and the Citizens of the Comox Valley.

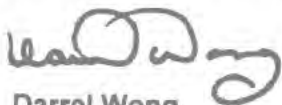
The Comox Valley is one of the nicest places to live in the world and yet we have a very high unemployment problem with most people making very low wages without any fringe benefit coverages. This project creates opportunities for Local young people to work and perhaps an opportunity for an apprenticeship in a trade.

Many people or perhaps just the loudest group seem to be concerned about change but the reality is we need change, we need to create steady long term jobs for the kids coming out of high school and while this project will certainly not employ every kid that's graduating it could certainly help a lot of them.

Today, if you go to the Local Airport you will see literally hundreds of workers leaving their homes to fly to Alberta to find work. That is not good for the Island or the Valley but people have to work and they are going to go wherever they have to, to provide for their families, why not create the opportunities here in the Valley.

At some point, we need say Yes to projects that create jobs in the Valley.

Yours Sincerely,
United Steelworkers, Local 1-1937



Darrel Wong,
President

DW/jw/pb
usw, local 1-1937

(saved: F:\Darrel Wong\2013 07 02 CVRD Re- 3L Developments)



Area Office: Duncan
351 Brae Road
Duncan, B.C. V9L 3T9
Tel 250-746-6131
Fax 250-746-1012

Email: dunadmin@usw1-1937.ca

Area Office: Burnaby
301 - 8988 Fraser Court
Burnaby, B.C. V5J 5H8
Tel: 604-874-0274
Fax: 604-874-8187

Email: buradmin@usw1-1937.ca

Area Office: Port McNeill
Box 214
Port McNeill, BC V0N 2R0
Tel 250-956-4312
Fax 250-956-4988

Email: pmcadmin@usw1-1937.ca

July 4, 2013

Chairman and Board of Directors,
Comox Valley Regional District,
600 Comox Avenue,
Courtenay B.C. V9N 3P6

Delivered by hand, July 5, 2013.

Dear Sirs and Mesdames:

Re: Regional Growth Strategy Amendment- 3L Developments.

I have been watching with interest, the on-going dialogue between the Comox Valley Regional District and 3 L Developments regarding the 3 L Properties adjacent to the Puntledge and Browns River in the local newspapers. The writer does not write letters to the Editor as the message is usually not reported correctly and I will not be using the media to promote my message and comments in this letter to your board.

My name is Neil Woodrow, a licensed Realtor in the Comox Valley. I have lived here all my life and still enjoy my profession. This letter is based on real estate, the need for homesites in rural areas, the quality of life in rural areas, the pent-up demand for lot sizes from ¼ acre to ½, ¾, 1 acre sites and up to 5 acre sites.

I understand that a request has been made by 3 L Developments for a Regional Growth Strategy Amendment. I want to state that I am in favor of the application for numerous reasons. I believe strongly, that the new Regional Growth Strategy, limiting any new subdivisions in rural areas to a minimum size of 10 acres is far too restrictive. In discussions with numerous Realtors in our Valley, this restrictive lot size of no smaller than 10 acres limits the opportunity for people who are moving here, who want a rural living atmosphere. In all my conversations with my peers, not one realtor was contacted for input into rural lot sizes. It appears(and please correct me if I am wrong) that the planners moved forward without representation from our local Real Estate companies and have not had the input on what buyers are looking for. The restriction hinders proper development...or actually, no development and also hinders those property owners who for years have held on to the family properties and now can't subdivide into smaller parcels. (pending zoning in whatever particular area.)

Further to this, I encourage the directors of the Comox Valley Regional District, the planners and staff, to take a look at some of the great rural areas that have homes on smaller lots.....look at the Huband Road area....one of the most popular rural areas, look at Mystery Beach, Garvin Road, SandPines, Williams Beach, Kentwood Road, Kilmarnock in Royston and other areas in Royston.....people want to live in these areas, they don't want to be restricted and have to move into the urban areas, and newcomers to the Valley should be able to choose this type of life style if they wish.

Page two...

I encourage the Directors and Planners of the Regional District and the principals of any development to take a positive look into what is being offered by 3 L Development Co., to take a step back , park the attitudes and personalities that are flowing through the media and take a common sense look at the request for a Regional Growth Strategy Amcndment.

While they/you are doing this, also take a look at the restrictions on how to amend...they are very restrictive and certainly not easy to overcome. Firstly, a change of attitude, secondly, shelve the personalities, (this comment from reading local newspapers and the bantering back and forth) thirdly, look at what is being offered by 3L, look at the 185 acres of beautiful parkland and waterways access for our children and our children's children that they are donating as part of their plan, Look at the " No cost" to the Regional District, with 3 L paying the full cost of servicing, water, sewer, roadways, hydro, gas, telephone and finally, the opportunity to have smaller rural lots for present and future home owners who want rural living.

I encourage and support not only 3L in their quest, but also other land owners who have the land, the funds and the zoning to have the opportunity to be able to offer smaller sized parcels in the rural areas, with the blessing of our Regional District, who I hope will be objective, positive, supporting (with proper zoning , health and water requirements) so that our beautiful Comox Valley can offer carefree rural living to those who wish to obtain it.

Respectfully submitted,
R. Neil Woodrow

Courtenay B.C.



J. MURRAY PRESLEY
951 Fitzgerald Avenue
Courtenay, B. C.
V9N 2R6

July 5, 2013

Comox Valley Regional District
600 Comox Avenue
Courtenay, B. C.
V9N 3P6

Attention: Directors of the Board

Dear Sirs:

RE: Regional Growth Strategy

As most of you are aware, I sat on the Comox Valley Regional District board at the time the Regional Growth Strategy was enacted and would not support it then. I did also oppose it at the City of Courtenay. My opposition was not to the Regional Growth Strategy in principle but in the very restrictive manner it was to operate under. My concern was that it did not allow for events that might occur that you as a board could not have contemplated. For example I used the scenario where Disney Land decided to develop a 1,000 acre site at Wolf Lake with numerous jobs being offered during construction and later operation. This would require a major amendment and it would have only taken one municipality or regional director to oppose it and it could not go ahead.

You presently have 3L Developments Ltd., proposing a subdivision which is a win win for the Valley. Their subdivision is completely self funding as far as water, roads and sewer costs but the real gain is that the Valley get ownership of 185 acres of pristine river front parkland without paying a dollar. Area C benefits from increased property tax revenue and the Valley benefits from knowing Stotan Falls and the remaining riverfront is theirs in perpetuity.

Please reconsider the restrictive Regional Growth Strategy operation and this riverfront development.

Yours truly,



J. MURRAY PRESLEY

JMP/dr

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JUNE 15 AT DENMAN ISLAND

Mudd, Sweat & Tears Vancouver Island
AUGUST 17 AT MOUNT WASHINGTON ALPINE RESORT

UPCOMING

- MAY 31 Keeping It Living with Project Watershed
- Auditions for Children's Choir
- End of Bike to Work Week BBQ
- SpringFest at Bowser Elementary
- Perogie Night from the Comox Valley Ukrainian Society

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News



Comox Logging Road re-opened by 3L Developments



Like Sign Up to see what your friends like.

Friday, May 31, 2013 - 11:35 AM
By Jonathan Szekeres
Comox Valley

Logging Road have been removed, as a sign of good faith from the owner of the land.

3L Developments have ended the stalemate over the site at Stotan Falls by submitting a formal request for the regional district to alter it's growth strategy.

Kable Atwell from 3L says, that would allow their housing project to go ahead.

"Right now everyone's standing around looking at each other wondering what's going to happen, and we thought this would be a good way to break the ice and get things moving," says Atwell. The Regional District wanted to see an application before they could react, so we submitted it in hopes of something positive coming out as a result of this."

However, he adds if this application is rejected, they'll likely block off more of their property for liability reasons.

3L are looking to develop around 600 homes where Puntledge and Brown rivers meet.

They've pledged to donate almost 200 acres of land back to the regional district if the application is approved, which would include the Stotan Falls swimming area.

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2. Start a petition
3. Browse
with 2,031 supporters
4. 469 NEEDED

May 31-2013
2,031- signed this petition

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Petitioning The Comox Valley Regional District

This petition will be delivered to:

The Comox Valley Regional District
3L Development Inc.

The Comox Valley Regional District and 3L Development Inc.: Need to come to an agreement to keep Stotan Falls open to the public!



2. Petition by

Kyle Bourquin Charlotte Conley

Comox, Canada

2.

Multiply your impact

Turn your signature into dozens more by sharing this petition and recruiting people you

YOU
YOUR
FRIENDS
170
avg.
THEIR
FRIENDS
10,000
approx.

Stotan Falls are an important recreational location and an integral part of summer culture in the Comox Valley. It is a popular tourist destination that has been used by the public for over a hundred years. Recently the owners of the land, 3L Developments Inc. have closed access to the area and the surrounding trails as a way to pressure to CVRD to rezone the land for Urban development. The CVRD and 3L Developments need to come to a consensus to keep Stotan Falls and the Puntledge Triangle trails open to the public whether it be by means of land purchase, park creation or conditional rezoning.

To:
The Comox Valley Regional District
3L Development Inc.

Stotan Falls are an important recreational location and an integral part of summer culture in the Comox Valley. It is a popular tourist destination that has been used by the public for over a hundred years. The CVRD and 3L Developments need to come to a consensus to keep Stotan Falls and the Puntledge Triangle trails open to the public whether it be by means of land purchase, park creation or...

Stotan Falls are an important recreational location and an integral part of summer culture in the Comox Valley. It is a popular tourist destination that has been used by the public for over a hundred years. The CVRD and 3L Developments need to come to a consensus to keep Stotan Falls and the Puntledge Triangle trails open to the public whether it be by means of land purchase, park creation or conditional rezoning.

Sincerely,
[Your name]

Supporters

Reasons for signing

- [Most Popular](#)
- [Latest](#)
- [Emily Webber](#) COMOX VALLEY, CANADA
 - about 1 month ago
 - Liked 3

This area has been part of the valleys life for generations! Completely ridiculous this is happening, as an active user of the area, be it riding my horse through the beautiful trails, walks along the pipeline, swimming and enjoying a river that people come from all over the world, I hope this makes that much of a difference from a neighbour of the Stotan Falls area (15 minute walk from my where my family has lived for over 50 years)

REPORT THIS COMMENT:

[Report](#) [Cancel](#)

- [JARRETT LINDAL](#) MERVILLE, CANADA
 - about 1 month ago
 - Liked 3

Childhood memories. I want to be able to bring my kids there one day just like my dad did.

REPORT THIS COMMENT:

[Report](#) [Cancel](#)

- [Gladys Webber](#) NANAIMO, CANADA
 - about 1 month ago
 - Liked 2

The ability, as a young person growing up in the Comox Valley, was the scenery and the recreational choices. Stokum Falls, the Spit, Comox Lake ect. As we try to eliminate all of these sites slowly but surely aren't we really diminishing the beauty of the Comox Valley and losing a piece of our identity as a group that calls our home town the Comox Valley. Let us all start thinking more about what we would be losing and less about money just once.

REPORT THIS COMMENT:

[Report](#) [Cancel](#)

- [William McCallum](#) COMOX, CANADA
 - about 1 month ago
 - Liked 2

What we don't need is some random company trying to muscle themselves into a position where they can just throw money at, and take what they know very well is something that everyone in the

Courtenay, Comox, and Cumberland areas have enjoyed for years. You can't just fence something like this off and tell everyone to go away because you say it belongs to you now. It's a part of this place, and it's a part of everyone who knows just how special it is, so just leave Stotan falls alone.

REPORT THIS COMMENT:

Report Cancel

- Gwen Monnet COMOX, CANADA
 - about 1 month ago
 - Liked 1

Born in the Comox Valley this land is part of my cultural heritage. Denying access to Stotan Falls is like erasing the glacier from our view. It is an integral part of who we are as Islanders.

REPORT THIS COMMENT:

Report Cancel

More Reasons

- Natasha Russell-Dufresne COMOX, CANADA
 - 2 days ago
 - Liked 0

It is such a beautiful place and its a place, we as a family, have made memories and hope to continue to do so, My kids love stotan falls!!!

REPORT THIS COMMENT:

Report Cancel

- Tammy Anderson VICTORIA, CANADA
 - 3 days ago
 - Liked 0

We've been going to the falls since I was a little girl and I've been taking my kids there their entire lives. It's the best part of our summer each year. Please don't take that away from everyone!

REPORT THIS COMMENT:

Report Cancel

- diane jackson VANCOUVER B.C, CANADA
 - 3 days ago
 - Liked 0

stotan falls draws me back to comox as a tourist year after year i will be very sad to have the right to enjoy this beautiful part of my province that i so much like to enjoy

REPORT THIS COMMENT:

Report Cancel

Enough development already!

REPORT THIS COMMENT:

[Report](#) [Cancel](#)

• [melissa white](#) COURTENAY, CANADA

o 5 days ago
o Liked 0

I am new to comox valley, and being a dog owner and river lover, i feel the need to keep places like this that make our summers worth the hot heat open to public, so we can pass these traditions on to our children for years to come, most places i went to as a child are now no longer there or were developed, we need to help keep them open!!!

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RECEIVED
JUL 24 2013


Mr. David Dutcyvich,
340 Berray Rd.,
Fanny Bay, BC

Dear Mr Dutcyvich,

I oppose your 3L development plan for the Stotan Falls area and believe that the RGS should not be amended to suit your plan. You purchased the property as an investment and now you should have to play by the rules and comply with the RGS. There was much time and energy invested by many people to develop this strategy, and it was approved.

The Record reports that you would have 740 single family lots and 15 senior patio homes. There is no mention of whether the single family lots would actually be affordable ---there are enough senior patio homes in the valley and there are a great number of houses for sale.

I am writing to members of the Regional District to express my opposition to your 3L development.


Betty Thornton,
42 Rod and Gun Rd.,
Courtenay, BC

July 20/2013

COMOX VALLEY ECHO

Published October 8, 2013

LETTERS

Stotan Falls: Think of the bigger picture

I read with dismay the letter describing the proposed amendment to the Regional Growth Strategy being comparable to a "Trojan Horse".

The writer correctly points out that Stotan Falls and the remaining 185 acres of riverfront has been around for thousands of years and it will continue to be around longer than any of our life times.

What the writer and some other politicians fail to grasp is that for about the last 100 years this property has been privately owned by forestry companies that allowed us full access.

The present owner is prepared to give the Comox Valley a gift of this beautiful riverfront park, valued in the millions of dollars. If we do not seize this opportunity to accept this property now we may lose access to the property for public use forever. I'm sure that a frustrated developer could and would receive a high price for riverfront acreage lots and those same buyers would not then be willing for the public to roam all over their now privately owned riverfront lots.

The writer quite rightly points out that the developer needs an amendment to the RGS to develop the remaining non-riverfront property, allowing him to donate the 185 acres. I would contend that this is one of those exceptional situations why an amending formula was incorporated into the RGS in the first place.

Please consider why making a small amendment to th RGS now is not worth the donation of 185 acres of spectacular riverfront being converted from private to public use in perpetuity.

Let's hope that some of the politicians can get over their concerns about amending the growth strategies and look at the bigger picture of quality of life. Imagine if Vancouver politicians hadn't seized the opportunity to acquire 1,000 acre Stanley Park when that opportunity became available in 1886. I don't think that anyone would question the enormous impact that Stanley Park has made to the quality of life in Vancouver.

J. Murray Presley

Courtenay

COMOX VALLEY ECHO

Published November 22, 2013
LOCAL NEWS

Low-density homes plan for Stotan Falls

But no parkland or public access proposed By Philip Round
Echo Staff

New plans for the land between the Puntledge and Browns Rivers alongside Stotan Falls were revealed by 3L Developments this week.

The company is suggesting an alternative and way less intensive residential development than the 700 homes it originally proposed - a plan that included a substantial donation of property as parkland, including Stotan Falls and riverbank land.

That proposal remains a 'live' application, but as its residential density runs completely counter to the Comox Valley Regional Growth Strategy it cannot move forward for formal consideration until the regional district agrees rules for amending the strategy.

The new, alternative plan envisions the entire property being subdivided in to just 36 residential lots, each of at least ten acres.

But no parkland designation or public access to the river - the bed of which is in 3L's ownership - is being proposed. Under the Local Government Act, an applicant is not obliged to offer parkland in subdivisions with lots of the size suggested.

The greatly reduced residential density does fit the requirements of the Regional Growth Strategy, so no amendment to that would be needed. That clears a major planning hurdle faced by 3L up to now.

But approval would not be automatic, as the property would still need rezoning, requiring a full public process - including a public hearing - and conditions could be imposed if permission is to be granted.

Rezoning would be necessary, says regional district general manger of property services Kevin Lorette, because the current designation of the land is 'Rural 20' - meaning the minimum lot size is 20 hectares, or almost 50 acres.

For 3L, Kabel Atwall told the Echo they believed they had no choice but to press forward with some sort of plan for the property.

He had been present at a regional district meeting on Tuesday and it was clear directors and staff were still going round in circles trying to work out the rules for amending the growth strategy and there was



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Beefs and Bouquets, Friday, Oct. 4, 2013

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QUESTION OF THE WEEK

In light of the boom in Campbell River are you happy with the level of economic development in the Comox Valley?

Yes. There have been a lot of interesting developments recently here.

No. More needs to be done to encourage growth in the region.

I like things the way they are thank you very much.

OCTOBER 4, 2013

ATTENTION! CALLING LUCAS BYRNE! Have been trying to reach you for three weeks. Please contact Betty immediately, if you can. Two friends have work waiting for you.

BIG DOGGIE BEEF to the person and her brindle coloured pit bull type dog - I caught you about to let your dog run loose in the Courtenay Cemetery Sunday morning at 8 a.m.---you knew you were in the wrong and slowly walked away hoping that I would leave! It's irresponsible dog owners like YOU who ruin it for all. Go somewhere else to run your dog on the loose!!

A BIG BOUQUET to invasive plant killers. The hog weed is more than just an invasive plant, it is very noxious, if you touch it you will get a painful rash and if you get any liquid in your eyes you could go blind. Do not try to get rid of this plant on your own, let the experts deal with it.

RE: FIELD SAWMILL - The site is classified as industrial land and has been for years. Roger McKinnon should know better than to propose redevelopment of this site and I for one hope to see this proposal fall flat on its face. When the mill closed it cost the local economy plenty. MLA Don McRae and city council members would do well to remember that! Colliers International Real Estate can't sell industrial land for industrial purposes? Who cares??

ANOTHER BOUQUET to the CVRD for holding out on the 3L Development's pressure tactics for Stotan Falls. Too bad that 3L did not get the picture and Murray Presley as well, or Darryl Wong who has much bigger issues than the comfortable, retired councillor. Forestry workers continue to die on the job. A legacy that Forestry companies need to change.

A HUGE BOUQUET to Comox Valley Water Regional District residents who filled the CVRD Boardroom on Monday night to debate water rates! It's not about meters - but the rates will see many CVRD customers paying 2-3 times the cost of their neighbors in Comox and Courtenay. Stay tuned, more to come, on the cost of water. It will soon be flowing downhill to Courtenay and Comox customers. It is a new revenue source for local governments and those who value gardens/lawns will pay the price. We live in a "Rain Forest" and BC Hydro releases more water for kayakers than we all use on the Comox Valley water System. If you sit back on this issue you will pay much, much, more for the water service in the Comox Valley. A Cash Cow for local government.

THE CVRD unadvertised meeting on Monday evening had dismal attendance, considering that the 500 CVRD metered residential gardeners will be paying for the new \$175,000 Infrastructure, undefined, slush fund. They will also be subsidizing large estate lots who will use up to 826 bathtubs full of water per week, to keep an acre of grass green. CVRD gardeners will pay 2-3 times as much as Comox and Courtenay gardeners who pay an annual rate and use as much as they want. Courtenay and Comox use over 90% of Comox Lake treated water. They are not metered. Why would they want to be? Those sixty, interested CVRD citizens attending the meeting, echoed the same points again, and again about fairness. There was no listening by CVRD - the recommended rates will go forward to the vote by the area directors, before year-end. Is this a Done Deal from the get go?

A HUGE BEAUTIFUL BOUQUET of dogwood blossoms to Bobby & family! Last Saturday evening, I had clipped our ill dog Buckley to his leash in our backyard as it was a pleasant evening & we were going to be just a few hours at our daughter's. Coming home just before 9

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

From: Alana Mullaly
Sent: Tuesday, July 31, 2018 4:03 PM
To:
Subject: FW: Response required: Form submission from: Comox Valley Regional District

Thank you Sean for your feedback.

Please note that on July 24, the CVRD Board voted to initiate a standard amendment to the Regional Growth Strategy in order to consider a proposal for a new "Settlement Node" by 3L Developments Inc.

The next step in the amendment process is for the Board to adopt a consultation plan that will provide opportunities for stakeholder consultation. Staff is planning to take options for consultation to the Board on August 14th. The Board will decide at that time whether they will direct staff to host any open house/information meetings as well as whether they will host a public hearing on the proposal.

Please stay tuned to this decision. In the meantime, if you have any questions about the Regional Growth Strategy, the amendment process or 3L Development Inc's proposal, please contact me.

Kind regards,
Alana

Alana Mullaly
Manager of Planning Services, Planning and Development Services Branch
Comox Valley Regional District
250.334.6051

From: Comox Valley Regional District [<mailto:no-reply@cverdwebsite.ca>]
Sent: Monday, July 30, 2018 8:03 PM
To: administration <administration@comoxvalleyrd.ca>
Subject: Form submission from: Comox Valley Regional District

Submitted on Monday, July 30, 2018 - 20:03

Submitted by anonymous user: 184.66.108.168

Submitted values are:

Name Sean Bryan
Email
Message

I am a concerned citizen among many others who are worried about development around the Stotam Falls River area. It is an unprecedented piece of natural beauty and should be preserved for generations to come! Any housing projects that could threaten that should be out of the question. Runoff from a neighborhood that size would spoil the river and damage precious salmon habitat. Allowing such a project to go through would be an embarrassment to the stewardship of this community

The results of this submission may be viewed at:

<https://www.comoxvalleyrd.ca/node/2835/submission/1026>

6410-20/RGS/Amendment RGS 1C 17

From: Teresa Warnes
Sent: Thursday, July 26, 2018 10:28 AM
To:
Subject: RE: Form submission from: Feedback

This confirms receipt of your correspondence which has been made available to the Comox Valley Regional District Board of Directors.

Regards,
Teresa Warnes
Executive Assistant

From: Comox Valley Regional District [mailto:no-reply@cvrldwebsite.ca]
Sent: Thursday, July 26, 2018 9:30 AM
To: administration <administration@comoxvalleyrd.ca>
Subject: Form submission from: Feedback

Submitted on Thursday, July 26, 2018 - 09:30 Submitted by anonymous user: 24.244.23.252 Submitted values are:
Provide your feedback in the space below:
Lisa (Caroline) Christensen
Resident of Courtenay

To the Members of the CVRD Board,

I want to start this letter off by saying I believe good leadership is shown by people who can think for themselves, ponder a situation deeply and not be scared to change their mind and actions if they feel they made an incorrect decision.

Some examples of poor leadership would be someone who continuously rambles off topic, a person willing to ignore a hard won bylaw because the wording didn't suit their purpose, and a person who might throw their fellow politicians under the proverbial bus after not getting their way.

I was very disappointed in the behaviour shown by Mayor Jangula. Not only did he ramble on about voting for or against the development rather than the actual issue at hand, "Can this pass scrutiny as a minor amendment given the wording of the bylaw?" (no.) But to make matters worse, he then was quoted by a reporter as saying "Three of the people today switched their vote from a week ago on exactly the same thing.. I find that quite amazing, how a week ago they were fine, with going with minor, and now all of a sudden because some people came (the speakers) because of, I think the psychological pressure of all the opposed people, they changed their minds. That's hardly good, strong leadership, in my opinion." (from the report by James Wood, July 24th 2018, My Comox Valley Now.com).

Well, Mr Jangula, I believe that is exactly what strong leadership entails. They examined the issue at hand, realized they had been mistaken, and corrected their vote based off information they more thoroughly understood at the time. Minor amendments are meant to streamline the process on uncontentious, simple matters. The two thirds clause protects us from those who would seek to abuse the system and use the minor stream to ram a major amendment through without due process.

This proposal could not ever have been seen to fit the wording of a minor amendment. This was the only question at hand and yet, the board for a while seemed quite intent on ignoring the wording of the bylaws for the sake of expediency.

There was a great deal of confusion over what the actual vote was about. This was not a question of "should the development go ahead". The developer even suggesting that they would only go through with their ambitious development under a minor stream is a HUGE red flag. We have a process for a reason. If they have their bases

covered they have nothing to fear from a standard stream but a slightly longer timeline. You can not ignore the wording and definitions of bylaws just because it would suit you better at the time. (also, you will notice they were quick to rescind their statement, carrying on with plans and the potential park regardless of the standard amendment path. In fact they now claim that they have never been out to streamline the system ““Our company has had a three-decade long successful history of creating sustainable communities that we want to create in the Comox Valley. Our commitment to this project began 11 years ago and over that period we have always followed the processes and never tried to expedite our project.” quote from the July 25th report by Justin Goulet, My Comox Valley Now.com)

If the board members disagree with a bylaw, then procedure would be to register the complaint and move to investigate and change it asap. But during a current vote you are bound by those bylaws. You cannot pick and choose only the laws that suit you and blatantly ignore the wording of those that do not.

This is an enormous change in a regionally significant area. Standard amendment material. Case closed. I am very proud of the board members who were able to put personal preference aside and honour laws and regulations, as well as hear the concerns of their people and carefully weigh out their decisions (and statements) It was very fair of the board to allow for the late delegations given the importance of the vote. I deeply appreciate the time I was given to voice my concerns. This could be a long process, but I rather hope that it will continue to be a fair one.

To Mr Theos, Mr Grant, and Mr Jangula, please think deeply about what I have said regarding the voting process. To the entire board, my deepest thanks for your services and for the opportunity to contribute to the day.

Lisa Christensen
Full Name Lisa Christensen

The results of this submission may be viewed at:
<https://www.comoxvalleyrd.ca/node/314/submission/1016>

RGS 1C 17

From: Jake Martens
Sent: Tuesday, July 24, 2018 11:45 AM
To: Teresa Warnes
Cc: Christianne Wile
Subject: RE: Correspondence for Directors
Attachments: amendment-vote (1).docx

Teresa,

Can you please post to the directors correspondence site.

Thanks!

Jake

From: Christianne Wile
Sent: Tuesday, July 24, 2018 11:23 AM
To: Jake Martens <jmartens@comoxvalleyrd.ca>
Subject: Correspondence for Directors

Hi Jake,

This one came through FB this morning. We have responded that it will be provided to Directors.

Christianne Wile
Manager of Operational Communications
Corporate Services Branch
Comox Valley Regional District
600 Comox Road, Courtenay, BC, V9N 3P6
Tel: 1-250-334-6066
Toll free: 1-800-331-6007 Fax: 250-334-4358

Response to the CVRD vote on the 3L's Proposed RGS Amendment:

I have been following the ongoing discussion about the possibility of further urbanization in the Puntledge Triangle with increasing concern. Along with several other generations I have had the good fortune to enjoy the pristine beauty of this unspoiled area over forty years and I had always hoped that it would remain this way for countless future generations to enjoy. Emotional aspects aside, the development of this area could have a severe impact on our local environment because of resulting changes in the surrounding watershed. Pollution from materials used in construction, fertilizers and pesticides, sewage leaks and run-off of fuels from the changed road surfaces are likely. Removal of soil changes water absorption which can be a potential for flooding issues. Further erosion of the banks of the river will cause an excess of turbidity which harms aquatic life, increases water treatments costs and makes water less useful for recreation. Sedimentation clogs drainage ditches, stream channels, waters intakes and destroys aquatic habitats. All of this can severely impact our water drinking supplies and plant and animal diversity in this area. The Puntledge River supports a summer and fall run of salmon which is of significant importance to our fish stocks. Studies have already shown significant changes from construction that has occurred downstream and closer to our town area and Fisheries and Oceans Canada considers the summer run of chinook salmon a population of high conservation concern. One wonders how further construction in this area fits into the action plan of the Fish and Wildlife Compensation Program which is a partnership between B.C. Hydro, the Province of B.C. Government, the Fisheries Department and First Nations and if these groups are being represented as a part of these far-reaching decisions? I strongly advise that further studies need to be done involving these groups before any further action will be taken. With all the possibilities of how this development could affect the Courtenay area, surely this is not the legacy you would wish to leave this area?

With respect

Deborah Storey

From: Teresa Warnes
Sent: Tuesday, July 24, 2018 8:39 AM
To:
Cc: Sylvia Stephens
Subject: RE: Form submission from: Comox Valley Regional District

This confirms receipt of your correspondence which has been made available to the Comox Valley Regional District Board of Directors.

Regards,
Teresa Warnes
Executive Assistant
Comox Valley Regional District
Phone: 250-334-6008

From: Comox Valley Regional District [<mailto:no-reply@cverdwebsite.ca>]
Sent: Monday, July 23, 2018 4:33 PM
To: administration <administration@comoxvalleyrd.ca>
Subject: Form submission from: Comox Valley Regional District

Submitted on Monday, July 23, 2018 - 16:32

Submitted by anonymous user: 108.172.114.30

Submitted values are:

Name Daniel Scherr

Email

Message

It has come to my attention that a neighbouring property owner, 3L Developments, is applying to have a minor amendment made to the regional growth strategy in order to create a new subdivision of 700+ lots.

Given that the whole point to the Regional Growth Strategy is to determine areas of growth, I do not see how adding an entire settlement node can be considered minor. If there is a desire for more building lots, particularly standard city-size lots, it would be more appropriate for the interested municipalities to utilize the Settlement Expansion Areas bordering said communities. Under the RGS that is the purpose for the Settlement

Expansion Areas, and land owners within those areas are handcuffed with respect to subdividing.

While I appreciate the economic benefits of such a proposal, and understand why many parties would be interested in pushing such a proposal forward, it doesn't change the fact that the scale of the proposal is not minor with respect to the Comox Valley as a whole. It should be treated as a standard amendment if anything and I hope that those capable of voting on the matter will do so accordingly. Thank-You for taking the time to read this on such short notice.

Regards,

Daniel Scherr

Owner at 4590 Marsden Road

The results of this submission may be viewed at:

<https://www.comoxvalleyrd.ca/node/2835/submission/1005>

From: Comox Valley Regional District <no-reply@cvrdwebsite.ca>
Sent: Monday, July 23, 2018 8:50 AM
To: planningdevelopment@comoxvalleyrd.ca
Subject: Form submission from: Comox Valley Regional District - Planning & Development Services

Submitted on Monday, July 23, 2018 - 08:50

Submitted by anonymous user: 184.66.114.51

Submitted values are:

Name Wendy Morin

Email

Message

Hello, please accept this letter as a submission for the July 24th board meeting regarding the 3L DEVELOPMENTS INC. APPLICATION TO AMEND REGIONAL GROWTH STRATEGY:

Comox Valley Regional District
Board of Directors
600 Comox Road
Courtenay, BC
V9N 3P6

Re: 3L DEVELOPMENTS INC. APPLICATION TO AMEND REGIONAL GROWTH STRATEGY

The Regional Growth Strategy is an extensive document. It is a detailed document representing a comprehensive process involving all municipalities, the provincial government, and various land use committees. Its creation also involved numerous local citizens, the business community, and youth voices as well through local high schools. It also takes into account the ongoing K'ómoks First Nation treaty negotiations and its creation involved liaison with all local First Nations.

The question before you is to consider whether 3L's proposal to change the RGS would be a minor amendment or a standard amendment. I have read the RGS in its entirety and it seems unfathomable how the 3L proposal could fit the criteria of a minor amendment, particularly with regard to regional significance, scale, impacts, or precedence. The RGS does not allow for density on the North side of the Puntledge River. To include development in this area would be a major change to the RGS. In fact, one could argue allowing development in this area to be in contravention of a core tenet of the RGS.

In particular, significant changes to the RGS policy areas of Housing; Ecosystems, Natural Areas & Parks; Transportation; Infrastructure; and Public Health & Safety would be necessary to allow for development in this area.

Regarding the policy area of Housing, the RGS states, "development must be directed in a manner that creates a sustainable long-term development pattern that uses both land and infrastructure in the most efficient manner." There is no infrastructure currently in this area, and the proposed creation of an infrastructure impacts the entire Comox Valley, and potentially beyond. Another key supporting policy of the RGS is that settlement nodes "are to be developed with centres that are walkable and limited to local services." Yet another policy states "Increase housing opportunities in existing residential areas in Core Settlement Areas by encouraging multi-family conversions, secondary suites, and small lot Infill." Your own steering committee report says that existing core settlement areas and new settlement nodes are not even close to capacity for development. So what is the rationale to set up a new settlement node in this area, and significantly change the RGS?

Regarding the policy area of Ecosystems, Natural Areas & Parks, conservation and ecosystem protection are prominent components. The Stotan Falls area is not a Stanley Park. It is not an appropriate location for an urban park with commercial services as proposed. It is a wilderness area with a heavy wildlife presence, including cougars, bears and wolves. Where do these predators go if 750+ homes go there? What happens to eagle nesting areas and to other displaced wildlife? I have lived in the Powerhouse/Arden Road area for much of my 55 years. Thankfully my childhood neighbours Ruth Masters and the Tarling family donated their land to remain undeveloped so some of this wildlife could have habitat. The RGS also identifies this area as a critical watershed and that it is vitally important for watersheds to be protected. Water consumption is another major component of the RGS. According to the RGS, the Comox Valley has a poor record compared to the rest of the province regarding water conservation. Aside from the impact of development itself, there would be sustained impact over time with thousands of people living in this area. A sewage treatment plant would be required, with the outflow going in to the watershed. Treated or not, the RGS does not allow for sewage entering the currently pristine and highly sensitive watershed. Sewage management has been an ongoing challenge for years in the Comox Valley. Is it prudent to introduce another system in such a sensitive ecosystem and watershed?

Regarding the policy areas of Transportation; Infrastructure; and Public Health & Safety, again the RGS currently does not allow for this development proposal. There is currently

no public transportation plan in this area, and no proposed roads and thoroughfares to allow for thousands more cars in this area. Any proposed infrastructure would be the equivalent of a completely new community – not in the RGS. The proposed infrastructure creation would be subject to adherence to policies of several planning bodies and committees, and in coordination with Regional Water Supply Strategy, the Regional Sewer Strategy, the Sustainability Strategy, and the Regional Conservation Framework Concept Map No. 4. Under Public Health & Safety, the area of fire protection would be yet another impact on the RGS. It is noted in the RGS that development bordering forest land increases risk for wildfires and creates additional stress on existing fire protection services.

I haven't touched on the RGS policy area of Climate Change, but suffice to say that is another area that would be impacted by a change to the RGS, particularly in the area of Global Greenhouse Gas emissions created by deforestation.

Section 4.4 of the RGS pertains to Growth Management Principles. Again, the proposal before you is incongruent with many of these principles. In particular, number 8 states, "Limit the number of existing and planned Settlement Nodes outside of the Municipal Areas and ensure that such nodes are developed in a compact and transit-supportive manner. " As the steering committee concludes in its report and recommendations, the RGS designation of the lands in question from "Rural Settlement Area" and "Settlement Expansion Area" to "Settlement Node" does not meet the criteria for a minor amendment. In recent meetings I have heard some RD directors say they are choosing the minor amendment process to save time and/or to prevent consultation with other regional areas, as they don't feel other areas should have a say in this decision. The decision that is before you is to determine whether this proposal meets the criteria of a minor amendment, which it clearly does not – as outlined in the steering committee's report and in the numerous examples given here. Expediency is not part of the criteria and should not take precedence in consideration of this important decision.

Respectfully, I implore you to scrutinize the RGS and criteria for amendments and to honour the time, energy, consultation, and solid expertise it took to create it. Please follow your own steering committee and staff's recommendation to treat this proposed amendment as standard, if considered at all. Your decision will impact many beyond this land, and a vigorous, thorough consultation process is vital.

Sincerely,

Wendy Morin
Courtenay, B.C.

The results of this submission may be viewed at:

<https://www.comoxvalleyrd.ca/node/2837/submission/1001>

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

From: Sylvia Stephens
Sent: Tuesday, July 24, 2018 8:54 AM
To:
Subject: FW: Form submission from: Comox Valley Regional District - Planning & Development Services

This confirms receipt of your correspondence which has been made available to the Comox Valley Regional District Board of Directors.

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: Monday, July 23, 2018 1:39 PM
To: planningdevelopment@comoxvalleyrd.ca
Subject: Form submission from: Comox Valley Regional District - Planning & Development Services

Submitted on Monday, July 23, 2018 - 13:38

Submitted by anonymous user: 23.16.104.110

Submitted values are:

Name Peatr Lorian
Email
Message
Dear elected representative,

I am writing as a concerned citizen of the Comox Valley.

I was shocked to learn that the Regional District was thinking about changing the Regional Growth Strategy to allow for the 3L Development at Stotan Falls to proceed through a minor amendment process. As you are probably aware the Comox Valley will continue to grow over the next decade. It is important that any growth is planned in detail, with proper and full consultation from all impacted stakeholders. Given the magnitude of the development in question, this amendment should proceed through the standard and normal process, instead of being changed to a so-called “minor” amendment. My understanding is that our Regional district is the only one that allows for this minor amendment process. Please inform me if there are other Regional Districts which allow for a shorter process on such large decisions.

From outside your chambers at city and regional halls this process appears extremely suspicious. Why would the board change its vote? Why does it seem like some members of the board are interested in changing the regional strategy at any cost? The more that people have learned about what has happened and what could happen as a result your decisions, the more we begin to distrust the process and the people responsible for managing growth in the Comox Valley, who should be making sure that said growth happens sustainably (at a financial, environmental, and social level). Your board is responsible to plan strategically and with a view of the long-term. This change in the standard process is short-sighted and not thoroughly planned.

I worry that the housing affordability crisis that is happening in the lower mainland and Victoria will come here to the Comox Valley. Reckless development will destroy the beautiful place we call home, and the environment which has drawn us to come here and or/stay here. Poor management of the new infrastructure that is required for such rapid growth will devastating and long-lasting impacts on our community.

Obviously, this is a desirable place to live and it is necessary to facilitate increased housing, especially considering that we already have a housing shortage (particularly affordable rental housing). This project, however, does not address these needs. Instead of supporting the people of the Comox Valley to stay here and have the wonderful quality of life that we all deserve, this project will only cater to folks who have ample money to buy homes, and many of whom are coming from away without a connection yet to this community. This will continue to increase the market value of property, further pushing out low-income families and young people.

Why does the board not want to follow the Regional Growth Strategy that is already in place? My understanding is that the growth nodes in the Comox Valley, Union Bay, Mount Washington and Saratoga Beach have not reached capacity for growth. It would be wiser to make sure growth happens near or close to existing infrastructure, with a slow, well-planned and community-minded densification strategy. This should happen in those areas which have already been marked as having the capacity for greater growth. Our schools, hospitals, roads, water and sewer systems will not be able to sustain reckless and unplanned development such as that proposed between the Puntledge and Browns rivers by 3L Development.

You must not rush to change a process and strategy which was created with the whole regions growth in mind. If it's time to create a new regional growth strategy, take the time to do that instead of ignoring the plan that is already established. Understand that issues of affordable, sustainable housing matter to the people of the Comox Valley. We will not ignore irresponsible choices made by elected officials.

Thank you

Concerned citizens

Peatr Lorian and Fiona Lorian

The results of this submission may be viewed at:

<https://www.comoxvalleyrd.ca/node/2837/submission/1004>

Subject: FW: Form submission from: Feedback

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

Sent: Monday, July 23, 2018 9:42 AM

To: administration <administration@comoxvalleyrd.ca>

Subject: Form submission from: Feedback

Submitted on Monday, July 23, 2018 - 09:42

Submitted by anonymous user: 24.244.23.188

Submitted values are:

Provide your feedback in the space below:
Good Morning, honourable board members.

My name is Lisa Christensen and I would like to offer my insights and concerns into the issue of the upcoming vote on the 'minor' amendment to the RGS regarding 3L development.

First allow me to clarify that I am not against development in general, but rather I am against developers being allowed to skirt due process in the 'spirit of expediency'. That a developer can use bullying tactics to try and get his way with our board at the expense of that due process.

It is the board's duty to decide whether an amendment is relevant to pass, and whether that amendment should be considered as a major or a minor track item. At the first Committee of the Whole vote, it was very troubling for me to hear Mr Kabal try and push talk of lawyers and legal involvement over something he had allegedly been promised by

only one or two members of the COW. He was corrected by the chair as far as, according to regulations, only a vote by the entire committee can lead to the passing or failing of an amendment.

One member cannot make and keep promises that bind the entire board, who are honour bound to vote to the best of their ability, on behalf of the people they were elected to represent. The matter has twice been shown contentious enough to falter in the minor amendment track, given the two instances where the COW failed to pass the amendment on the minor track and the results were only altered by pleas of the 3L representatives to change the rules of the game from provincial to local, and then out of an abundance of caution, to save the two thirds majority clause for the council in its entirety.

A minor amendment should be, by definition, minor. Something that all of the board could feasibly agree upon. Something all of the board could feel confident the people who elected them would agree upon. Something that needed very little further consult or vetting.

There is no way that this amendment could possibly be considered as minor, by the very definition of matter given in RGS.

Amendments to the RGS.

Regarding minor amendments:

3.a) where a land use or development proposal is inconsistent with the RGS, and, in the opinion of the CRVD board:

is NOT to be of regional significance in terms of scale, impacts, or precedence

contributes to achieving the goals and objectives set out in Part 3; and

contributes to achieving the general principles contained in the growth management strategy

Further, MG policy 1B-4 could offer some clarification as it states “Should minor adjustments to existing settlement node boundaries be identified through a local area planning process, such boundary adjustments shall be permitted subject to a minor amendment to the RGS” Whereas MG policy 1B3 on new settlement nodes, immediately preceding, states that “designation of any new settlement node will require an amendment to the regional growth strategy.

It does not specifically disallow a minor amendment in that case but it definitely does not recommend one as it does in dealing with a 'minor change' to an existing node. New settlement nodes are by definition far from minor. They tend to be (particularly so in this case) regionally significant in terms of scale and impact, inconsistent with the land use already zoned for, and fail to achieve the general principles contained in the growth management strategy.

The steering committee is comprised of specialists and paid to research the issue. The committee report advised against the amendment being considered minor. Before developing further afield the policies of the RGS state to first “increase housing opportunities in existing residential areas in Core Settlement Areas by encouraging multi family conversions, secondary suites and small lot infill. The steering committee report found that existing core settlement areas and existing nodes area not even close to capacity for development.

Many of you are very focused on the potential of the donated parkland. We should not be so focused on the park that we forget the bigger picture. More important than the recreational area is the protection of the wildlife corridor and the watershed. A change from rural 2 homes per 20h (40 homes) up to a density of up to 1000 homes in the same area (the number on paper was 740 but Mr Kabal was quoted at 1000 during questioning at the first meeting I attended.) could in no way be construed as a minor change to the RGS. This would involve changes to multiple policy areas such as housing, ecosystems, natural areas and parks, transportation, infrastructure, and public health and safety.

The park itself, while an intriguing idea to the public at first glance, would be better served left in its current form. Our valley has few enough natural places left. To encourage further exploitation of this delicate watershed and wildlife corridor is to invite conflict down the

line. The RGS was created to protect the integrity of our natural areas. It identifies this area as a critical watershed and we have spent so much money repairing damage other developments have done we would do well to examine the impacts of this one in depth before allowing drastic changes to be made.

There is already a lot of traffic to the river. Adding 740+ (again, remember that Kabal was quoted at 1000 homes during questioning at the COW meeting) homes complete with families and guests will add a lot of toxic run off from vehicles, lawn products, and sunscreen (a recent article in the July 5th Vancouver Sun "Is sunscreen killing BC's Cowichan River?" goes into the details of how detrimental this can be, "In the US researchers discovered that 1200 swimmers would go through 76.8 kilograms of sunscreen a day and that the mist from aerosolized sunscreen carries for 450 metres.) Without further info we can only guess as to the impacts of sewage treatment – where will the resulting products go?

The changing of a rural zone to one of high density urban nature would definitely affect the long term health of our climate. I recently attended a public info and planning session on our Urban Forest Strategy, hosted by Diamond Head Consulting on behalf of the City of Courtenay. According to the city's website "Communities around the province are adopting urban forest strategies to address environmental protection, stormwater management, climate change, habitat protection, and liveability."

I was personally unaware that trees and green spaces actually hold a monetary value in regards to their ability to sequester carbon and this is but one thing the city is interested in with their investigation into the health of our urban forest. For example, a 50 year old oak forest could sequester 30,000 pounds of carbon dioxide per square acre, emitting 22000 pounds of oxygen in a year. This does a great deal, passively, to mitigate the pollution of our busy city.

The City of Courtenay has hired Diamond Head Consulting to conduct a survey and collect data on the state of our urban forest and how it contributes to issues such as flood mitigation and air quality. "An Urban Forest Strategy is a planning tool that identifies opportunities and challenges for trees and forest stands on public and private land. The City's strategy is expected to set a canopy cover target for the community as a whole, and for specific areas and land uses. The canopy cover target will inform which areas should be a priority for tree protection, and in which areas replanting would be beneficial."

When the city is just beginning this very important study it would be folly to rush into a development in one of our most vital watersheds and wildlife corridors. Better to prevent damage than to have to spend the money to fix the effects down the line.

The settlement can not be seen as a minor amendment no matter how you look at it, and there should be no such thing as masquerading a major amendment as a minor for 'the sake of expediency', such a folly would be a dangerous precedent as well as uncover some major unseen flaws if the process was not as fullsome as it needs to be. The blame would lie on the directors if the minor process overlooked any major issues.

If the amendment is corrected to be viewed as a major one, as it clearly is, then all sides of the story will be more completely exposed. More thorough investigations will be done.

Any delays to the development are not the fault of the board. They are part of the due process needed to make such major changes to the RGS. Changes that should not be taken lightly or rushed because a developer is concerned about his timing. The upcoming election has been stated as a reason to rush this along. This concerns me deeply. It should not matter who is elected to our board, they will use their competence to govern wisely based off the information given. Expediency is no excuse for ignoring the very definition of what 'minor' means and rushing through drastic alterations to our hard won RGS.

This amendment to the RGS will indeed affect all of the surrounding areas, Cumberland, Courtenay, Comox, Royston. There likely should be involvement with the people of the First Nations, as well as plenty of public input and environmental study. The changes to infrastructure are immense and deserve a fullsome investigation and time to completely pursue the potential fallout and what will be done to mitigate it.

Thank you for considering my input.

Lisa (Caroline) Christensen

Full Name Lisa Christensen

Email Address

Phone Number

The results of this submission may be viewed at:

<https://www.comoxvalleyrd.ca/node/314/submission/1002>

Diane Bostack Area C.

Location !
Location !

I oppose proposed minor

Location
amendment!
Comox Valley Regional District

I live - by a wetland

RECEIVED
File: 440-2018-0001
RES 107
JUL 23 2018

I don't - have cats, dogs, fences,

To: WEB
Cc: A HULLAY, J MARTENS

so I do - have wildlife travelling through
network of minimumly fragmented
green space
over here

they come - under highway at ^{the} Rivers
they arrive - in ^{proposed} RiverWood ^(proposed)
Puntledge Browns.

Imagine 1000 homes

There will be conflict

From the RGS:

/// Critical Watersheds:

The Browns, Tsable and Oyster Rivers
and

Comox Lake are

Critical Watersheds in the
Comox Valley

In addition to providing drinking water sources,
these watersheds provide Linkages for
wildlife from the East coast of Vancouver Isle
to the West Coast
via Strathcona Park. ///

- o 10 years since Gerry mandating FRDs
- o gov mandate to put into law RGS. = principles to direct growth → 20 yrs... (min.)
- o municipalities ^{changed to} ID areas
 - they wanted and could service

Urban Containment

the Key principle RGS ensures Best for Municipalities tax & population =

- ★ brilliant transit
 - ★ vibrant business
 - ★ delightful civic amenities
 - ★ flourishing arts & culture
- MORE →
- ②

to Urban
Containment

Urban Containment



Rural Character & functionality

maintained



another key RGS principle is:

Fostering Strong Local Economy
in Rural
Settlement
Areas

agreeing in keeping
with farm
character
&
scale
w RSAs

MEAS

intense discussion
thoughtful long consideration

only one removed! why?

Very ~~high~~ high wildlife values

and across River
very expensive to service

Puntledge River is a
Natural Boundary!

only one removed yet

Now 'River Wood' (proposal)

trying to get in through } a Minor?! Ammendment (H)

Riverwood vs Province

Says 'self sufficient'

frowns on

self sufficiency

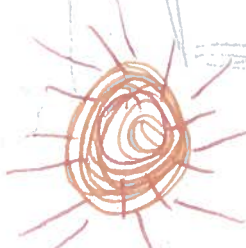
historically failed \$ to connect

Says 'contiguous w/ city'

Says Growth nodes

should not be

contiguous



Regional Warming

snowpack less

glaciers melting

if 'Riverwood' can't get River rights to H₂O or aquifer is inadequate too big to fail

They will need Comox Lake H₂O

Courtenay will not service H₂O without annexation

Play this out

~~Barr!~~

We end up with unplanned

unplanned for

ill placed

unnecessary

MEA

So what? Well,

RGS!

Says by law

RSA's



10% growth

Municipalities

MEAs



9% growth

Growth Nodes

existing



COMPARE

Proposed
Riverwood

VS

**Existing Growth
NODES**

• doesn't exist

• do exist

economy

• main jobs from building
soon over (when building is done)

economy

• have existing local economy of place.

IF No Riverwood?
• building jobs ~~could~~ will still exist in Municipalities

• local jobs are ongoing & sustainable

MEAs & Growth Nodes
as infill progresses

• no H₂O / no sewer

• H₂O & septic exist

• new development in forest

• existing for a long ^{very} time

• Wild life will be disrupted
• predators will eat pets
• stalk kids in
• cougars & bears will die

• Wild life have co-existed w/ people for a very long time

Riverwood Proposal Steals!

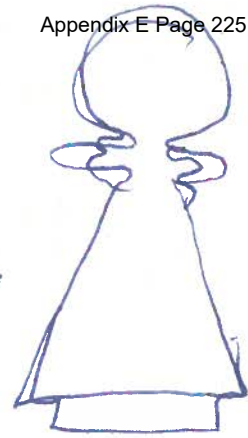
infill from Municipalities

settlement from Existing Growth Nodes

land based economic development from Rural Settlement Areas

and gives? --- meh! more houses in the middle of a forest possibly lacking compact form and diverse housing options.

Stotan Falls



- 3L bargaining chip.
- We have an alternative

bylaw

337
rural
OCP
p. 35 →

④ Apply the following framework to proposed rezoning applications in rural settlement areas:

- a 20 ha lots basic permitted lot size
- b 15 ha " " upto 10%
- c 10 ha " " ↓ 15%
- d 8 ha " " ↓ 20%
- e 6 ha " " ↓ 25%
- f 4 ha " " ↓ 30%

required for public dedication of green space
or environmental protection

g combinations calculated based on average lot size w/in proposed subdivision.

maintains our RGS zoning and RSA economic functional wildlife corridors

Why didn't 3L do this?

What they're proposing can be done this way! ○○ 9

Subject: Form submission from: Comox Valley Regional District

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

Sent: Tuesday, July 10, 2018 10:49 AM

To: administration <administration@comoxvalleyrd.ca>

Subject: Form submission from: Comox Valley Regional District

Submitted on Tuesday, July 10, 2018 - 10:48

Submitted by anonymous user: 24.244.23.201

Submitted values are:

Name Lisa Christensen

Email

Message

My name is Lisa Christensen, and I am a City of Courtenay resident, have lived in the Comox Valley for 40 years, and am a regular voter in the municipal elections. My husband and I live in the puntledge area with our daughter who attends Ecole Puntledge Park school.

I would like to offer some feedback about the upcoming presentation of 3L to the Committee of the Whole, regarding a wish to have their proposal classified as a Minor Amendment to the Regional Growth Strategy (RGS), contrary to the Staff recommendation that their proposal is a Standard (Major) Amendment.

A change from "2 houses per 20 hectares" over 400 acres (40 houses), to 740 houses in the same area is NOT a minor amendment. Section 5.2 of the Regional Growth Strategy Bylaw # 120, 2010 clearly states that this kind of development in rural areas is well above and beyond all the principals that would constitute a Minor Amendment: (Pages 108 - 110).

This area is a very sensitive ecological area. In a time when the City of Courtenay is conducting surveys as to the wishes of the residents and the ecological and financial impacts of our urban forests it is not the right time to be rushing through such sensitive

decisions. This development will affect many species of flora and fauna in a very delicate wildlife corridor, and a watershed that is extremely important to our city and surrounding area.

The Regional Growth Strategy is a comprehensive process involving public citizens (voters), the Provincial Government, the surrounding Regional Districts, the CV Regional District, local Municipalities and 7 First Nations.

Growth must be planned for in a responsible and respectful way for all involved parties.

Please do not classify 3L's proposal as a minor amendment. It clearly is not. The RGS was created for a reason and is not to be altered without deep thought for repercussions in the future. We have not even completed the (likely very costly) studies on the impact of urban forest the city has begun. The costs associated with restoring the delicate habitats we have already impacted in ways that cause issues with flooding and water supply should be considered before we brazenly destroy another of our rapidly fading local treasures.

The developer purchased their land knowing what it was and was not zoned for. If they have to wait for due process in order to make changes to that allowable usage than so be it. Do not rush into a decision that should not be taken lightly.

Sincerely,
Lisa Christensen

The results of this submission may be viewed at:

<https://www.comoxvalleyrd.ca/node/2835/submission/931>

Subject: Form submission from: Feedback

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

Sent: Tuesday, July 10, 2018 10:18 AM

To: administration <administration@comoxvalleyrd.ca>

Subject: Form submission from: Feedback

Submitted on Tuesday, July 10, 2018 - 10:18

Submitted by anonymous user: 173.180.10.216

Submitted values are:

Provide your feedback in the space below:

Please do NOT allow development near Stotan Falls. Say no to the Puntledge Triangle .

We can not afford to have that many more homes in an area that should be preserved.

Also who allowed all that land to be sold?

Full Name Lori Ball

Email Address

Phone Number

The results of this submission may be viewed at:

<https://www.comoxvalleyrd.ca/node/314/submission/929>

Subject: Form submission from: Feedback

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

Sent: Monday, July 09, 2018 8:26 PM

To: administration <administration@comoxvalleyrd.ca>

Subject: Form submission from: Feedback

Submitted on Monday, July 9, 2018 - 20:26

Submitted by anonymous user: 96.54.222.126

Submitted values are:

Provide your feedback in the space below:

I would like to state my opposition to the 3L development higher density proposal. It is against the regional strategy and is the wrong development for the area. I moved to this valley for it's nature and wildlife. This development will directly impact wildlife and traffic in the area. I appeal to all members of the regional district to do the right thing and vote against this proposal as presented. The future of our valley lies in your hands. Please show us that our district is forward thinking and moving ahead with innovative initiatives, and not not old school "log it, burn it, pave it" mentality.

Full Name Mary Mitchell

Email Address

Phone Number

The results of this submission may be viewed at:

<https://www.comoxvalleyrd.ca/node/314/submission/926>

RECEIVED
File: 3220-20/STOTAN FALLS

PETITION:

MAR 01 2018
DIRECTOR'S SITE
SWANSON
H. MACDONALD
RDYSEN

We, the undersigned, call upon the Directors of the Comox-Strathcona Regional District to deny the application of 3L Developments for their proposed rezoning of the land straddling the Puntledge River adjacent to Stotan Falls- the 'Riverwood' proposal.

We cite three primary objections to this rezoning;

1/ This is forest land and should remain so. Our community needs a resource base underpinning its economy and sustainable forestry has been and should continue to be an important contributor to our economic well being.

2/ This land is adjacent to a very important watercourse that supports large populations of a number of species of salmonids. Fisheries are another sustainable source of jobs and of food and are vital to our community. We should not be densely developing anywhere near fish bearing streams and rivers. In addition, a wide variety of other wildlife depend upon the Puntledge River corridor and it should remain intact.

3/ Finally, it is inimical to democracy and to credible and responsible planning processes to let a developer end run the will of the citizenry and the work of elected officials and planning professionals by up-zoning properties such as the one in question purely for profit. We must not reward behavior that runs against well established and community supported planning processes and make it clear to all that development will take place within the context of the Official Community Plan, or not at all.

Respectfully,

Name	Address	Signature
Cairne McNamee	2504 Willowbrook Courtenay B.C	Cairne McNamee
Natalie Walker	2687 Castairs Dr. Courtenay BC	N Walker
Jeremy Walker	as above	J Walker
Mike McNamee	2504 Willowbrook Courtenay B.C	Mike McNamee
Myles Armstead	4956 Greaves Crescent	Myles Armstead
Peter Bazovsky	1952 Dogwood Drive	Peter Bazovsky

NAME

ADDRESS

SIGNATURE

Michelle Zimmerman.	702 B 26 Street	M Zimmerman
Dana Mason	5055 Spence Rd	D Mason
Katya Luczanko	950 CHANTRY PLACE COMOX, BC.	Katya Luczanko
Sara Thomas	107 129 Backroad Courtenay BC	Sara Thomas
GARY AYLWARD	400 STEWART ST COMOX B.C.	Gary Aylward
Jill Peacocke	400 Stewart St Comox BC	J Peacocke
David Herdrie	4162 Gantry Pt. Rd Courtenay	D Herdrie
JOHN BAVIN	1959 TRAFALGUR COMOX BC	J Bavin
TREVOR McIVOR	722 WAUACE CREEK COMOX BC	T McIvor
Brittany Hainsworth	2443 DAKOTA PL COMOX BC	B Hainsworth
Crystal Rose	Box 134 Cumberland V0R1S0	C Rose
Leanne Boyd	#143 2300 Mansfield Dr. Courtenay BC V9N3S3	L Boyd
Stephanie Rice	1429 Arderton - 8 COMOX BC V9M3Z6	S Rice
Lisa Beaulieu	2529 Copperfield Rd Courtenay BC V9N9S6	L Beaulieu
Elisabeth Parkin	4B - 851 Fifth St Courtenay BC V9N1K8	E Parkin

Comox Valley Regional District

RECEIVED

File: 3220.20/STOTAN FALLS

PETITION:

We, the undersigned, call upon the Directors of the Comox-Strathcona Regional District to deny the application of 3L Developments for their proposed rezoning of the land straddling the Puntledge River adjacent to Stotan Falls- the 'Riverwood' proposal.

REC'D 11 9 2018
 10 DIRECTOR SITE
 cc: J. WARRER: AMHERSTON RDYSON

We cite three primary objections to this rezoning;

1/ This is forest land and should remain so. Our community needs a resource base underpinning its economy and sustainable forestry has been and should continue to be an important contributor to our economic well being.

2/ This land is adjacent to a very important watercourse that supports large populations of a number of species of salmonids. Fisheries are another sustainable source of jobs and of food and are vital to our community. We should not be densely developing anywhere near fish bearing streams and rivers. In addition, a wide variety of other wildlife depend upon the Puntledge River corridor and it should remain intact.

3/ Finally, it is inimical to democracy and to credible and responsible planning processes to let a developer end run the will of the citizenry and the work of elected officials and planning professionals by up-zoning properties such as the one in question purely for profit. We must not reward behavior that runs against well established and community supported planning processes and make it clear to all that development will take place within the context of the Official Community Plan, or not at all.

Respectfully,

Name	Address	Signature
DAVE B. LORUIE	2715 POWERHOUSE RD. COURTENAY	D. B. Lorue.
h. Norriss	2701 Powerhouse Rd	[Signature]
Conrad Masie	43 Powerhouse Rd. Courtenay	[Signature]
Melanie Madill	43 Powerhouse COURTENAY	Melanie Madill
CINDY MERRITT	45 Powerhouse	C Merritt
Doug Kilian	45 Powerhouse	Doug Kilian

NAME

ADDRESS

SIGNATURE

NAME	ADDRESS	SIGNATURE
Rosmarie Kilian	45 Powerhouse	Rosmarie Kilian
LEE DUROCHER	49 POWERHOUSE	Lee Durocher
SANDRA DUROCHER	49 Powerhouse Rd.	Sandra Durocher
Laura Penner	215-303 Arden Rd.	L. Penner
RON PENNER	215-303 Arden Rd	Ron Penner
TODD DETERS	291 5TH ST.	Todd Deters
D. Kelington	292 5th St	D. Kelington
ROY KELLER	4102 DOWIE CR. RD.	Roy Keller
G. PAMPHILL	6050 - ST JOHN'S PT. HORNBY I.S.C.	G. Pamphill
Allison Campbell	6050 St. John's Pt. Rd Hornby Island.	Allison Campbell
Jean McQuarry	Courtenay 6779 Headquarters Rd	Jean McQuarry
VERNON DEAN	231 CARMANAN DR	Vernon Dean
Lindsay Kirkwood	3814 Laurel Dr, Royston	Lindsay Kirkwood
Beau Day	139 Woods Courtenay B.C.	Beau Day
Graham Hilliar	3694 Lake Trail Rd Courtenay B.C.	G. Hilliar



STEELHEAD SOCIETY
of British Columbia
Comox Valley Chapter



3220-50/3L5 blank falls
6410-20/RGS IC17
A Macdonald
A Mullaly
J Martens

To Whom it May Concern

The Comox Valley chapter of the Steelhead Society of BC understands that 3L Developments wishes to proceed with its Riverwood development plan on the banks of the Puntledge River. They assure us that their plan would include preserving and recycling water, a treatment plant for wastewater, satisfactory access to and from their community, and, most importantly to us, the donation of a 260 acre public park, including Bull Island and the bottom of the Puntledge River. Our chapter sees the 260 acre park as hugely desirable and we strongly support the beginning, in the very near future, of a dialog between 3L and the Regional District to examine all the alternatives to see if this development can be made feasible and desirable for the entire Comox Valley community.

Yours truly, Larry Peterson, co-chair, Comox Valley chapter, SSBC

Comox Valley Regional District
RECEIVED

File:

JAN 10 2018

To:

cc:

2017-10-28

PETITION:

Comox Valley Regional Distr
RECEIVED

We, the undersigned, call upon the Directors of the Comox-Strathcona Regional District to deny the application of 3L Developments for their proposed rezoning of the land straddling the Puntledge River adjacent to Stotan Falls- the 'Riverwood' proposal.

File: 3390-20/STOTAN FALLS
JAN 05 2018

TO: DIRECTOR'S SITE
cc: R. DYSON, J. WARRER, A. McDONALD

We cite three primary objections to this rezoning;

1/ This is forest land and should remain so. Our community needs a resource base underpinning its economy and sustainable forestry has been and should continue to be an important contributor to our economic well being.

2/ This land is adjacent to a very important watercourse that supports large populations of a number of species of salmonids. Fisheries are another sustainable source of jobs and of food and are vital to our community. We should not be densely developing anywhere near fish bearing streams and rivers. In addition, a wide variety of other wildlife depend upon the Puntledge River corridor and it should remain intact.

3/ Finally, it is inimical to democracy and to credible and responsible planning processes to let a developer end run the will of the citizenry and the work of elected officials and planning professionals by up-zoning properties such as the one in question purely for profit. We must not reward behavior that runs against well established and community supported planning processes and make it clear to all that development will take place within the context of the Official Community Plan, or not at all.

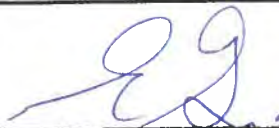


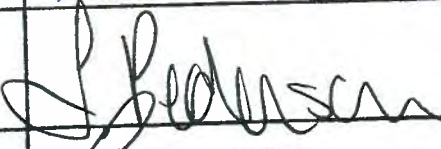
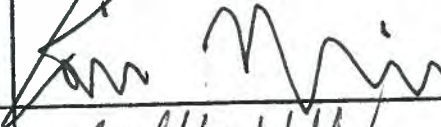
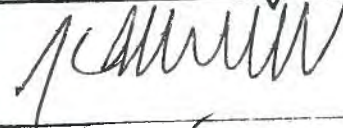

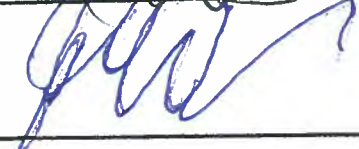

Respectfully,

Name	Address	Signature
Chris Leepday	COURTENAY BC. 350 Powerhouse Rd	
Coen Leopke-Johnson	Courtenay B.C. 350 Powerhouse Rd	
Michelle Dwyer	587 Powerhouse Rd COURT. BC.	
Dave Kelly	170 Gage Rd. Comox BC	
LAFE OLKOVICK	609 POWERHOUSE RD COURTENAY BC	
DONNA OLKOVICK	609 POWERHOUSE RD COURTENAY BC	

NAME

ADDRESS

SIGNATURE

Erin Grout	Beekton	
IAN NADEAU	MERVILLE	
Ray Nadeau	14646 Headquarters Rd.	Leatheru Nadeau
Kris Weck	Merrville	K. Weck
Jacob Wedman	" "	
David Hardie	Royston	David Hardie
Byron Hardie	Royston	Byron Hardie
Dylan Hardie	3310 Fraser Road, Courtenay	Dylan Hardie
Katrina Brown	8 th Courtenay	Katrina Brown
Tracy Pederson	Courtenay 385 Powerhouse Rd	
Tain Mossie	385 Powerhouse Rd Courtenay	
Jordan Marshall	201 Powerhouse Rd. COURTENAY	
Michele Henry	201 Powerhouse Rd Courtenay	
John Bazell	Powerhouse Rd. COURTENAY B.C.	
Harrie Fairbank	550 Powerhouse Rd Courtenay BC	

McLaren
499 Powerhouse Rd.
Cowichan BC
V9N 9L4

Cowichan Valley Regional District
600 Cowichan Rd.
Cowichan BC
V9N 3P6

1801031923

3709 07B



RECEIVED

File: 3200-20 STATION
FALLS
JAN 02 2018

PETITION:

We, the undersigned, call upon the Directors of the Comox-Strathcona Regional District to deny the application of 3L Developments for their proposed rezoning of the land straddling the Puntledge River adjacent to Stotan Falls- the 'Riverwood' proposal. DIRECTORS SITE
RDYSON
WARRER

We cite three primary objections to this rezoning;

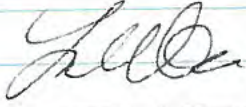
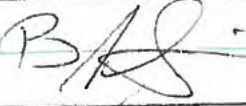
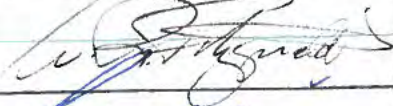
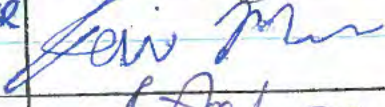
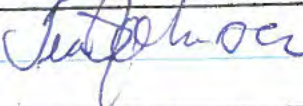
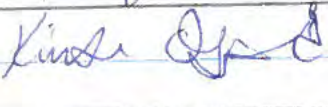

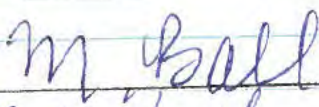
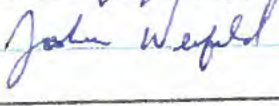
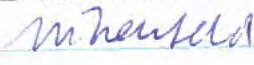
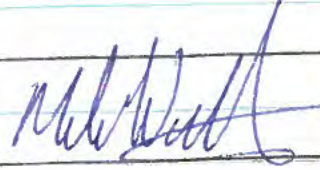

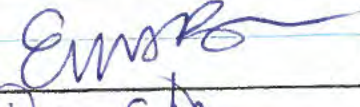
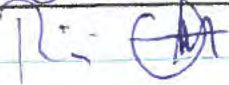
1/ This is forest land and should remain so. Our community needs a resource base underpinning its economy and sustainable forestry has been and should continue to be an important contributor to our economic well being.

2/ This land is adjacent to a very important watercourse that supports large populations of a number of species of salmonids. Fisheries are another sustainable source of jobs and of food and are vital to our community. We should not be densely developing anywhere near fish bearing streams and rivers. In addition, a wide variety of other wildlife depend upon the Puntledge River corridor and it should remain intact.

3/ Finally, it is inimical to democracy and to credible and responsible planning processes to let a developer end run the will of the citizenry and the work of elected officials and planning professionals by up-zoning properties such as the one in question purely for profit. We must not reward behavior that runs against well established and community supported planning processes and make it clear to all that development will take place within the context of the Official Community Plan, or not at all.

Respectfully,

Name	Address	Signature
TIARE ECHES	499 POWERHOUSE RD COURTENAY BC V9N 9L1	Tiare Eches
ZEV ROGERS	3862 LAKE TRAIL RD COURTENAY BC V9N 9M9	Zev Rogers
LORNA CRAIG	6515 DOVER RD NANAIMO BC V9V 1A7	Lorna Craig
Rebecca Cameron	1680 Webdon Rd Courtenay BC V9N 9K5	Rebecca Cameron
LAWRENCE BERG	8989 OAKES RD BLACK CREEK BC.	Lawrence Berg
JANE REUTER	1470 Burgess Rd Courtenay BC	Jane Reuter

NAME	ADDRESS	SIGNATURE	EMAIL
LESLIE TAYLOR	856 Sandpines Drive Comox BC		
B.A. Jenkins	Box 20012 C.X. B.C.		
Bill Fitzgerald	204 Rumbold Courtenay BC		
Iain Mossie	385 Powerhouse Road		
Tim Johnson	350 Powerhouse Road		
Kirsten Odegaard	299 Powerhouse RD		
ERNEST BALL	321-303 ARDEN RD Courtenay		
MARGARET BALL	321-303 Arden Rd		
Josh Neufeld	(250) 772-9427 3869 HOWARD ROYSTON		
Marie Neufeld	250-334-6885 3869 HOWARD ROYSTON		
Maureen Glowacky	250-338-7105 430 Arden Rd.		
Agne Galk	250-338-7679 430 Arden Rd.		
Mike WATTON	299 Powerhouse		
Bob CAMERON	1680 WEBBON RD		
Emma Breukers	2415 AVRO Arrow Drive		
RIKHI DATT	205 1st St.		

Bospa/ McKeown
499 Powderhouse Rd
Courtenay BC
V9N 9L1

To
Comox Valley Regional District
600 Courtenay Rd.
Courtenay BC
V9N 3P6

File #

Comox Valley Regional District

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JAN 02 2018

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CANADA

Comox Valley Regional District

RECEIVED

File: 3220-20/34.

DEC 22 2017

To: DIRECTORS SITE

cc: RYAN; AMANDA
JWARREN; AMANDA

DEAR EDWIN G. & ANN MAC.

Thankyou SO MUCH FOR STANDING
UP FOR OUR SALMON & RIVER. DUTCHVICH
IS OUR OWN END GAME DONALD
TRUMP DEVELOPER. THE LIES HIS
ADVERTISING COMPANY PRINTS ARE
TRUE TO HIS NATURE. RIVERWOOD
SHOULD BE PARKLAND EVEN IF HE'S
CLEARCUT. HANG IN THERE
SINCERLY Judy & DANE

RECEIVED

PETITION:

File:

DEC 22 2017

We, the undersigned, call upon the Directors of the Comox-Strathcona Regional District to deny the application of 3L Developments for their proposed rezoning of the land straddling the Puntledge River adjacent to Stotan Falls- the 'RiverWood' proposal.




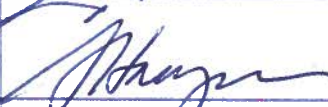
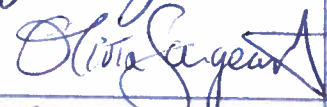


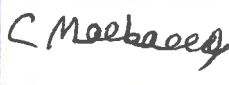
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Respectfully,

Name	Address	Signature	EMAIL
Brad Gee	103-2787 1st street V9N 9C8		
PETE WYNNE	182 MULHOLLAND DR COMOX		
Angus GROUT	554 bedlands comox		
SHIRLEY HAKORENES	777 CROWN BAY DR COURTENAY		
Olivia Sargeant	10-255 Anderton Ave Courtenay B.C. V9N 2G9		
KRISTA BARLOW	2297 McKenzie Ave Comox BC V9M 1H9		
Shona Hughes	4685 Alderwood plc Courtenay BC		
CHRIS MALBOEFF	6150 Ledingham Rd Courtenay BC		

NAME

ADDRESS

Alex Lochmatter	3032 Comwthen Rd.	<i>Alex</i>
Glayne Axtell	679 Murrelet Drive COMOX	<i>Glayne Axtell</i>
BARBARA MESSER	545 WASHINGTON CRES COURTENAY	<i>Bmesser</i>
<i>Hora</i>	CUMBERLAND RD. COURTENAY, B.C.	<i>Hora</i>
Davidson		<i>[Signature]</i>
Ken Erikson	2378 Huband Rd. Courtenay V9J 1S4	<i>Ken</i>
DALE ENKSON	2378 Huband Rd Courtenay	<i>[Signature]</i>
Leslie Taylor	856 Sand Point Drive Comox BC V9M 3V3	<i>[Signature]</i>
LYNNE HALL	1517 CHILCOTIN COMOX	<i>LH</i>
JUNE MULLEN	#27, 2001 BLUE JAY PLACE, COURTENAY	<i>June Mullen</i>
HILDA GILLER	935 Monarch Dr Courtenay B.C.	<i>Hilda Giller</i>
WILMA SAYER	103-2787-1 st St courtenay	<i>W Sayer</i>
Jenny Debers	#119 - 303 Arden Rd.	<i>[Signature]</i>
Judy Atkinson	19-255 Arden Crt.	<i>J Atkinson</i>
Steve Watson	1979 WILSON RD COURTENAY. BC	<i>Steve Watson</i>

3220-20 / 3L Stotan Falls

From: Gerry Bolda
Sent: Thursday, December 14, 2017 10:22 AM
To: planningdevelopment@comoxvalleyrd.ca
Subject: 3L Developments

Please forward to the appropriate person/s:

Re- 3L developments bid to sub-divide and develop the Stotan falls area.

How about this for a compromise:

The total area 3L owns is 500 acres?

Offer to land swap the region for an equally valued area of land elsewhere in the valley. You may end up having to give 750 acres in exchange, but it's worth turning this part of the valley into a parkland for all generations.

Thanks,

Gerry J Bolda

Comox Valley Regional District
 RECEIVED
 Filed:

PETITION:

DEC 05 2017

We, the undersigned, call upon the Directors of the Comox-Strathcona Regional District to deny the application of 3L Developments for their proposed rezoning of the land straddling the Puntledge River adjacent to Stotan Falls- the 'Riverwood' proposal.

J. WARRSON
 J. MARCUS
 A. MACDONALD
 A. MULLALLY

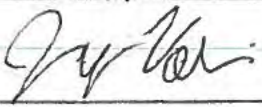


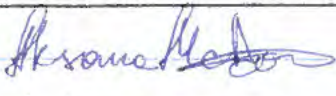
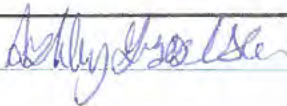
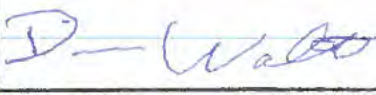
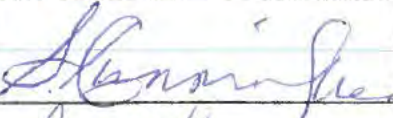
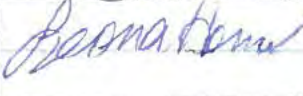
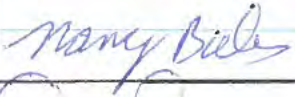
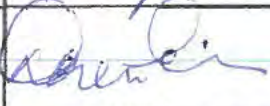

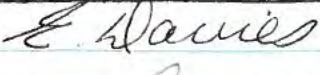
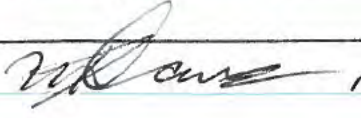
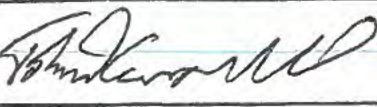
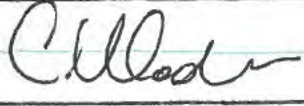
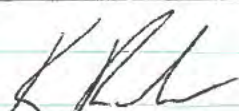
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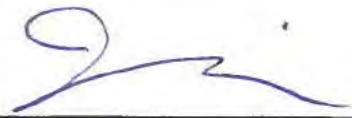




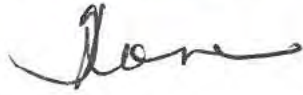


Name	Address	Signature	E-mail
S. PAGE	3732 LAKE TRAIL NW	S. Page	
J. McILAREN	4999 POWERHOUSE RD COMOX	J. McIlaren	
B. Payne	51 Salisbury Rd	B. Payne	
A. Banting	1st St	A. Banting	
T. Macdonald	56 Salisbury Rd	T. Macdonald	
S. Nadeau	7450 Howard Rd.	S. Nadeau	
A. Parker	2710 Comox rd.	A. Parker	
I. Bell	3358 Comox	I. Bell	

00

NAME	ADDRESS	SIGNATURE	Email
Jim Valeri	9358 Coniston Crescent		
Erica Groust	2475 Fitzell Rd Courtenay		
Margaret J. Saunders Boyes	4646 Headquarters Courtenay Rd.	M.J. Saunders Boyes.	
TITOBOLU	836 3rd St		
Aksana & John McDONALD	4634 Cruickshank Ave, Courtenay		
Ashley Groseclose	COURTENAY		
Darcy Walters	45 Jane Pl Comox Uqun-3N4		
Sharon Cunningham	#19 Cmx 717 Aspen		
Leona Hamm	2229 Idiens Way Comox, BC		
NANCY BALES	950 JUBILEE LRT		
DOREEN ERIKSON	2378 Hubbard Rd.		
Catherine Goodwin	1773 Sussex DR Courtenay B.C.		
ELAINE DAVIES	34-115 20th St		
T. DAVIES	34-115-20 St.		
John Carswell	149 Donohu Dr. Comox		
Hyde Woolman	952 Sylvan Road Comox		
Kathleen Reber	5271 Headquarters Rd Courtenay		

NAMES

ADDRESSES

Q Sample	1939 WATSON Ave COMOX	
Z Pellegrin	970 FIR ST CR	
B HEGG	1150 PRITCHARD RD	
D. KOSKI	1139 Yates Rd	D Koski
L. Hogarth	2159 Regent Rd	L. Hogarth.
M. Graves	4162 Gartley Pt. Rd Courtenay	M Graves
H. Mackinnon	1447 Ridgemoor Dr.	H Mackinnon
Blamison	1680 Webdon Rd.	Blamison
Mirandakuntal	1535 13th Street	
Heidi Lochmatter	3032 Carwithen, Courtenay	
Tenzin King	797 12th St, Courtenay	Tenzin King
ELIZABETH HARVEY	722 Wallace Cres. COMOX	
TRUDY THORNE	#86-717 Aspen Rd COMOX	
Lynda Reid	234 Aiken Rd COMOX	
SHARON LATHAM	1714 ANDERSON RD COMOX	

3220-20 / 3L

From: Sylvia Stephens
Sent: Tuesday, October 10, 2017 4:35 PM
To:
Subject: RE: Feedback: Planning

Good afternoon Ingrid.

Thank you for your comments regarding the potential development near Duncan Bay Main.

We will add your comments to our correspondence for this file.

Sincerely,

Sylvia Stephens

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

From: no-reply@comoxvalleyrd.com [mailto:no-reply@comoxvalleyrd.com]
Sent: Friday, October 6, 2017 9:12 AM
To: planningdevelopment@comoxvalleyrd.ca
Subject: Feedback: Planning

Topic:
Planning

Name:
Ingrid Watermann

Email:

Phone:

Address:
5261 Mystic Rise

Message:
Hello,

I am not sure which department to pass on feedback regarding the potential development along Duncan Bay

Main logging road.

After the Forbidden Plateau Association Meeting this was brought up.

Me and my husband Richard Mravik are not in favor of a high density development of a potential 700 homes , we moved into the regional district to live in a lower density area.

Thank you Ingrid

3220-20 / 3L Stotan Falls

From: The Mechanic
Sent: Thursday, April 6, 2017 9:04 AM
To: planningdevelopment@comoxvalleyrd.ca
Subject: Re- 3L owner David Dutcyvich and the Comox Valley Regional District.

Dear CVRD,

I applaud you in sticking to your guns, do not let a massive development such as the proposed 3L subdivision ruin our valley forever.

So the owner has put up a toll gate, in hope that the public will apply pressure to you. My response is that there are many other places to enjoy, and I do not intend to visit this area under these conditions.

Hold the course and keep our valley (regional) natural please!

Thanks for your time,

Gerry J Bolda
Comox BC

3220-20 / 3L Stotan Falls

From: Landry, Jordan
Sent: Wednesday, April 5, 2017 8:32 PM
To: planningdevelopment@comoxvalleyrd.ca
Subject: stoten falls

I am saddened to hear that a land owner can and does actually own a river bed. Does that not concern the CVRD. 3L properties apparently owns Stoten falls. Is this true? And now he has decided to close the area to the public, which I guess is within his rights. What is the purpose of this? Please do not allow the area to be developed. It is a truly beautiful place and one of the defining natural features of the Comox valley. It should be available for everyone to enjoy just like Nymph falls is now.

Sincerely, Jordan Landry, Area C resident