

3220-20 / 3L Stotan Falls

From: srtanaka
Sent: Friday, March 24, 2017 11:41 AM
To: info@3ldevelopments.com
Cc: planningdevelopment@comoxvalleyrd.ca
Subject: Riverwood Development, Courtenay

Hello,

I am a former resident of the Comox Regional District and I am absolutely disgusted by your company's past and recent restrictions along the Duncan Bay Mainline (between the Puntledge River and Forbidden Plateau Road) and your assumption that you can restrict recreational access to the Puntledge and Browns Rivers adjacent to your property. My work has taken me to communities across Western Canada and the Comox Valley is one of the only places where true "community" exists. You are clearly not a member of the community. Restricting access through Duncan Bay Mainline, along the rivers, and Stotan Falls, does nothing to encourage community support for your development.

The access to mountains, waterways, ocean, and forests are what make this Valley spectacular. Your recent decision to impose a toll upon anyone "on" the Puntledge and Browns Rivers has placed me into the growing number of citizens eager to do whatever is legally required to stop your process.

Regards,
Steven Tanaka, CD, P.Eng.

Comox Valley Regional District
Courtenay City Council
December 14, 2014

Comox Valley Regional District

RECEIVED

File: 5225-01
DEC 15 2014

To: WEB

cc: DOAKMAN: JWARREN:
A.HADONALD

Mayor, Councillors and Regional Representatives

I am writing regarding the recent flooding and the most recent Boil Water Advisory.

The consensus among the people I talked to is that the primary causes of these events is the excessive development and logging of the Puntledge watershed. This would suggest that, contrary to the self-interested studies of the logging industry, the Puntledge watershed requires time to recover from the effects of 'over development'.

The Regional District policy regarding development of the watershed would seem to be vindicated and no further housing developments such as the Slocan Falls proposal or the permanent occupation of the Maple Pool should be allowed. May I respectfully suggest that the District continue to discourage the Slocan Falls development?

A bylaw change to allow Maple Pool to accommodate year round occupants is supported by the 'common sense' crowd as an inexpensive solution to social housing. The problem is that the change in bylaws that would allow the permanent occupation of Maple Pool may also oblige the taxpayers of Courtenay to repair and renovate the campsite and the trailers and buildings on the campsite with each flood. It may well be that in the long term the city and the district may find that it is less expensive to build apartment accommodation to satisfy the societal obligations for the homeless.

May I respectfully suggest that the town pursue the plan to build social housing at the sites that the town has acquired for that purpose?

Thank you

Rick Field

304 A

178 Back Road

Courtenay, BC

V9N 3W6



6410-20/RGS amend

Subject: District directors and Stotan Falls**Importance:** Low**From:** ea foster**Sent:** Friday, June 27, 2014 12:22 PM**To:** PAIS**Subject:** [Possible SPAM] District directors and Stotan Falls**Importance:** Low

I couldn't find email addresses for the 3 district directors so I'm forwarding this email to your department, in hopes it will be forwarded to:

Bruce Jollif
 Jim Gillis
 Curtis Scholville
 John Ambler

I'd like to thank you and the rest of the elected officials who said No to Mr,. Atwall and 3L.

Thank you to Jack Minard for suggesting the Regional District directors "just say NO" to the proposals from 3L and their plans for Stotan Falls. Thank you to the 7 members who voted NO. The voters/taxpayers of the region have made their decisions. The elected officials have followed the wishes of the voting taxpayers. Now might be a good time for 3L to listen to the people who live in the Valley. What we have been saying is, we have planned how we would like to see our Valley grow. We are not interested in your need to make a large profit. When you started this process, you knew how the taxpaying citizens felt. That has now been reinforced by our elected politicians.

Mr. Atwall, 3L, has demonstrated a flagrant disregard for our opinions and feelings regarding our environment. It would be best if he found some place else to do business. Do we really need people like Mr. Atwall and his attitude. He wants us, to set aside our decision, so he can personally make a large profit. I don't have any problem with people making a profit, but when their desire to make a profit collides with the wishes of the majority, who live here already, perhaps, the wishes of the majority ought to be given priority.

In my opinion, it is better to set the record straight with Mr. Atwall and all future developers. While the current plan is in effect, rather than saying, "well maybe, or lets have a peak, or we might change our minds, etc.", its best to say, our citizens have made a decision, please respect it.

As more provincial and Timber West land is sold off, in the coming years, people can expect to see more of these senarios. It is best to now send a clear message to all future developers. We the people living here, following much consultation have decided how we would like to see our area grow. Please respect our decisions. Stating you will be taking all of us to court, isn't impressive nor does it demonstrate any respect for the people living in this Valley. What I'm hearing Mr. Atwall and 3L saying is, I don't care what you want, its all about me making a large profit.

Mr. Atwall, you may own the land, but as in any situation, the citizens who live in the area have a right to decide how their neighbourhoods develop. Mr. Atwall please don't try to blackmail us by denying us access to the water and taking us to court. It may simply give you more unwanted attention.

Mr. Atwall, you want to make money and I understand that. However, we in the Valley have limited funds to deal with all this development. We have only so many schools and the school board isn't getting any more money from the government to hire more teachers. A new hospital is being built, but its going to be pretty much at capacity by the time it opens its doors. The various municipal entities voted to not hire additional RCMP officers. We can't afford it. As it now stands, if we have a dry summer, there will be water restrictions, because the delivery system for water is not adequate. Drilling wells on the proposed properties isn't a solution, it will simply deplete the underground water resources. If we add more homes, we will have only more problems. The Valley does not have any full time fire departments. They are all staffed by volunteers. We can't keep extending our populated areas, because there simply won't be sufficient fire fighters to cover all of the areas. Then there is the matter of ambulances. The provincial

government hasn't given this area any more staff or vehicles and we don't anticipate them doing so in the foreseeable future.

Mr. Atwall, in an attempt to become a good corporate citizen, you might consider shelving your project until such time the Regional Growth Strategy comes up for review or municipal and provincial services come on line which will accommodate more people in the Comox Valley.

E. A. Foster
P.O. Box 1409
Comox, B. C.

6410-20/rgs amendment

From: James Warren
Sent: Monday, June 23, 2014 10:14 AM
To: Teresa Warnes
Subject: FW: RGS amendment application
Attachments: RGS ammendment application CVRD board.pdf

Incoming correspondence for the directors' internal page and mirage please.

James Warren
 Corporate Legislative Officer

Phone 250-334-6007
 Cell 250-334-7312

From: david stapley [mailto:dsconsulting@shaw.ca]
Sent: Monday, June 23, 2014 8:48 AM
To: jambler@courtenay.ca; James Warren
Cc: 'Jim Gillis'; bjolliffe; banglin@courtenay.ca; mtheos@courtenay.ca; swinchester@courtenay.ca; 'Patti Fletcher'; tgrant@comox.ca; gwynsproule@gmail.com; Debra Oakman; Ann MacDonald; Alison Mewett; Alison Millham; 'Bill Halliday'; Bill Heidrick; David Netterville; Don Chamberlain; imoul@shaw.ca; 'Jack Minard'; Morry Creek; Linda Safford; Lynda Fyfe; 'Murray Little'; 'Pietr Rutgers'; Steve Williams; 'MARS'
Subject: RGS amendment application

Hello John Ambler and James Warren:

Please find attached letter from the Comox Valley Conservation Strategy Steering Committee regarding the RGS amendment application. Please include this as part of the agenda package for the COW meeting on June 24.

Thanks,

David Stapley
 Program Manager
 Comox Valley Conservation Strategy Community Partnership
 250-897-1271

From: david stapley [mailto:dsconsulting@shaw.ca]
Sent: December-18-13 10:05 AM
To: 'edwingrieve@shaw.ca'
Cc: 'Jim Gillis'; 'bjolliffe'; 'jambler@courtenay.ca'; 'banglin@courtenay.ca'; 'mtheos@courtenay.ca'; 'swinchester@courtenay.ca'; 'Patti Fletcher'; 'tgrant@comox.ca'; 'gwynsproule@gmail.com'; 'Debra Oakman'; 'Ann MacDonald'; Alison Mewett; Alison Millham; 'Bill Halliday'; Bill Heidrick Personal Information Removed; Caila Holbrook; David Netterville; david stapley; Don Chamberlain Personal Information Removed; Personal Information Removed; 'Jack Minard'; kathryn clouston; Linda Safford Personal Information Removed; Lynda Fyfe Personal Information Removed; 'Murray Little'; 'Pietr Rutgers'; Steve Williams
Subject: RGS Implementation

To: Edwin Grieve, Chair, and directors of the Comox Valley Regional District Board

You will find a letter attached from the Comox Valley Conservation Strategy Steering Committee regarding Implementation of the RGS to the CVRD board.

Regards,
 David Stapley
 Project Manager
 Comox Valley Conservation Strategy Community Partnership
www.cvconservationstrategy.org



David Stapley
Program Manager
(250) 897-1271
Email: dsconsulting@shaw.ca

Mailing Address
P.O. Box 3462
Courtenay, BC V9N 5N5

Office:
2356a Rosewall Crescent
Courtenay, BC, V9N 8R9

Partner Organizations

Comox Valley Land Trust
C.V. Environmental Council
Comox Valley Nature (CVNS)
Millard-Piercy Watershed Stewards
Morrison Creek Streamkeepers
Mountaineer Avian Rescue
Society
Project Watershed Society
Tsolum River Restoration Society

Supporter Organizations

Arden Area Residents Association
Black Creek Streamkeepers
Brooklyn Creek Watershed Society
Comox Town Residents
Association
C.V. Water Watch Coalition
Cumberland Community Forest
Society
Forbidden Plateau Road
Association
Friends of Comox Lazo Forest
Reserve
Friends of Strathcona Park
Macdonald Wood Park Society
Oyster River Management
Committee
Perseverance Creek
Streamkeepers
Plateau Road Resident's
Association
Saratoga and Miracle Beach
Residents Association

Funding Partners

Real Estate Foundation of B.C.
Community Gaming Grant
RBC Blue Water Fund
Comox Valley Regional District

June 20, 2014

Edwin Grieve, Chair,
Comox Valley Regional District Board

Re: RGS Implementation

Dear Edwin Grieve and CVRD directors:

Recent CVRD Board discussions regarding the acceptance of an amendment that suggests a land use outside the principles written into the RGS has again raised concerns among the steering committee of the Comox Valley Conservation Strategy Community Partnership and many of its member organizations.

We request that the CVRD Board assure the public that no potentially precedent setting applications to amend the RGS will be accepted. Any application that is fundamentally contrary to the intent and spirit of the RGS we ask be turned down.

Accepting an application to accommodate a low density sprawl development a long distance from the nearest town centre would be contrary to the intent and spirit of the RGS.

The RGS recognizes that that low density sprawl development results in a long list of negative economic, environmental and social impacts.

The RGS also identifies many economic, environmental and social benefits to be derived from directing growth into municipal areas, such as:

- lowered infrastructure maintenance and replacement costs resulting in more affordable taxes
- protection and restoration of natural and sensitive ecological areas
- decreased opportunity for adjacent and nearby sprawl-type developments
- decreased automobile dependence and reduced travel times.
- lower transportation costs, accidents and delays
- Increased access to public transit, walking, and cycling and the associated individual fitness and health benefits and reduced medical care costs
- overall increases in quality of life with healthy water, land and air

The RGS provides guidance, policies and clear direction on when and where growth is to be accommodated. Some of these policies are listed on page two of this letter.

Citizens from all jurisdictions of the Comox Valley participated in the public process in the development of the RGS. Hundreds of thousands of tax dollars were spent on developing this document. During this process the overwhelming view from the public was to manage growth by directing it into municipal areas.

All local governments, including the CVRD board, unanimously endorsed the Nature Without Borders (NWB) Report in 2008. NWB outlines the need for regional conservation planning to protect sensitive ecological areas from continued loss and fragmentation resulting from a lack of growth management policies.

David Stapley,
On behalf of the Comox Valley Conservation Strategy steering committee,
Cc: Debra Oakman, Ann Macdonald, CVRD board

RGS Growth Management Policies and Guidelines

Page 8– While the existing settlement pattern is still relatively compact and the overall housing stock diverse, the more recent trend is towards a more dispersed settlement pattern made up of mostly low-density housing forms. Continuation of this trend would result in significant urban and rural sprawl, creating stress on the valley’s natural areas and ecological functions, increasing reliance on automobile travel and impacting the character and livability of the region’s rural and urban communities. 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.

Page 25 RGS Supporting policies

1A-1 Based on RGS growth management strategy locate housing close to existing services and direct 90 percent of new, residential development to *Core Settlement Areas*.

1A-2 The focus of higher density and intensive developments shall be within the existing *Municipal Areas*. Within the *Municipal Areas* densification and intensification of development is required including infill and redevelopment.

1A-3 Identify specific *Town Centres* in *Municipal Areas* through the OCP review process. These *Town Centres* are to be developed as walkable and complete communities, providing for a range of housing types focusing on medium and high density housing, employment and commercial uses. There will be a minimum of one *Town Centre* in the City of Courtenay, one *Town Centre* in the Town of Comox and one *Town Centre* in the Village of Cumberland.

1A-4 Within *Settlement Nodes* densification and intensification of development is required however it will be less intensive than in *Municipal Areas*. These nodes are to be developed with centres that are walkable and limited to local services with a range of housing types focusing on low density multi residential and medium density.

1A-5 Revise OCP land use policies that unnecessarily restrict infill and redevelopment in *Core Settlement Areas* and *Town Centres* to maximize housing potential in those locations. The mix of land uses in *Settlement Nodes* will be reviewed through the OCP process

1A-6 Increase housing opportunities in existing residential areas in *Core Settlement Areas* by encouraging multi-family conversions, secondary suites, and small lot infill.

1A-7 *Settlement Expansion Areas* are areas of potential growth subject to several conditions as set out in Part 4 of the RGS. Growth in *Settlement Expansion Areas* will occur in a phased and orderly manner and will undergo a public planning process in order to determine the appropriate scale and form of development. Until such a public planning process has occurred and the conditions of Part 4 are met, any development in *Settlement Expansion Areas* will be subject to a minimum lot size of 4 hectares.

Page 42 Bylaw 120 Regional Growth Strategy

3A-4 Work with the CVEDS to focus investment and business development in *Town Centres*.



Comox Valley Project Watershed Society Box 3007, Courtenay, BC, V9N 5N3

Phone: (250) 703-2871 Fax: 703-2872 Email: projectwatershed@gmail.com

www.projectwatershed.ca

June 18, 2014
Comox Valley Regional District
600 Comox Rd,
Courtenay, BC
V9N 3P6

6410-20/RGS amendment
Web
A.MacDonald
J.Warren

Dear Chair Grieves and Board Members:

Re: Regional Growth Strategy and Stotan Falls Development

We wish to applaud and support your prior adherence to the Regional Growth Strategy by refusing to allow high density housing development in this sensitive area.

Urban style developments are entirely inappropriate and damaging when located in rural designated areas such as the confluence zone of the Brown's and Puntledge Rivers. There is a long way to go with infill development in the municipalities before turning to our surrounding natural areas for housing needs.

The land use designation of this area under the RGS was put in place through the valued input of valley residents for very good reasons and should not be changed without very strong argument. Private profit is not one of those arguments.

Future generations will thank you for maintaining the public trust.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Paul Horgen".

Paul Horgen, Chair
Project Watershed Society

T. William Heidrick
104-1830 Riverside Lane Courtenay BC V9N8C7

June 18, 2014
Comox Valley Regional District
600 Comox Rd,
Courtenay, BC
V9N 3P6

Dear Chair and Board Members:

Re: Regional Growth Strategy and Stotan Falls Development

I urge you to heed your staff recommendation and stand firm in denying revision of the RGS at your Special Committee of the Whole on June 24th.

Urban style development in rural, natural areas such as the confluence of the Browns and Puntledge Rivers is inappropriate and ill-suited on so many levels, regardless of how lucrative a venture it may be for some.

All those involved in the lengthy creation of the Regional Growth Strategy got it right. Period!

Yours sincerely,

Bill Heidrick



Courtenay and District
Fish and Game Protective Association
Box 3177
Courtenay, B C V9N 5N4

Comox Valley Regional District

RECEIVED

File: 6410-20/CU RESANTA

JUN 12 2014

To: WEB

cc: AMACDONALD, JWARREN

June 4, 2014

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

Attention: Mr. Edwin Grieves, Chair

Dear Edwin:

RE: 3L Ltd. Developments' Property on the Puntledge and Brown Rivers

The Courtenay & District Fish and Game Protection Association are concerned with the ecological welfare of the rivers and streams in the Comox Valley. Our Association is also concerned about future public access to the rivers and stream shoreline areas within the Comox Valley, having a special interest in the Puntledge system as it's one of the largest Salmonid producing rivers in the Comox Valley.

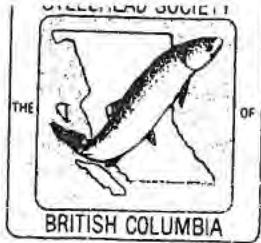
With the proposed 3L development at Stotan Falls on the Puntledge and Browns Rivers our Association sees an opportunity for the need to increase stream protection while still protecting public access to these areas. At the present time the 3L development proposal shows the loss of public access due to private ownership and any opportunity to enhance the stream system in that area would be in jeopardy. Our Association sees the loss of access not only impacting the residents of the Comox Valley but also the resident populations of Fish and Wildlife utilizing this area of the river system.

Our Association would like to request that the Regional District of the Comox Valley and 3L Ltd. enter into discussions to develop a strategy that would benefit and maintain the principles of the Regional Growth Plan while considering the opportunity to protect river and streams in this area for parkland wildlife green space and public recreation. This needs to be done before the loss of any opportunity is gone and we can never get it back.

I would like to thank you at this time for your interest in the Conservation and Protection of our Fish and Wildlife Resources.

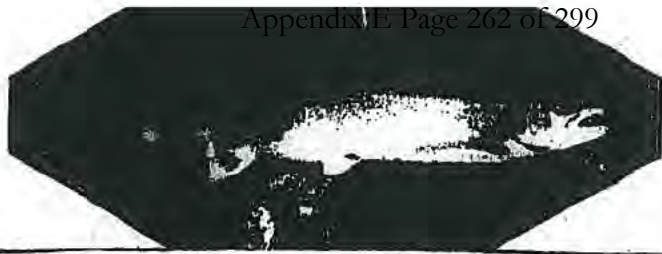
Yours in Conservation,

Dale Frame
President
Courtenay & District Fish and Game Protective Association



STEELHEAD SOCIETY

of British Columbia
Comox Valley Chapter



Comox Valley Regional District

RECEIVED

File: 3360-20/RZ 3013
6410-20/1CV RAS Amendue
APR 25 2014
To: A Mullaly
cc: K Brooks
D. Oakman
Dir. E Grieve

Edwin Grieve, chair
Comox Valley Regional District
600 Comox Road
Courtenay, B.C. V9N 3P6

April 24, 2014

Dear sir:

The Steelhead Society of BC is concerned with the ecological welfare of rivers and streams and public access to river and stream shorelines. The Comox Valley chapter of the SSBC has special interest in the Puntledge River.

With the proposed 3L Ltd. development at Stotan Falls on the Puntledge our chapter sees an opportunity for increased stream integrity and public access that could benefit the community for all time. We ask the Comox Valley Regional District to enter into negotiations with 3L Ltd. to see if the regional district and 3L could work out a strategy which could maintain the principles of the Regional Growth Strategy while exploring the opportunity to protect potential river parkland and green space for the good of the present and future citizens of the Comox Valley.

Yours truly,
Larry Peterson
Chair, Comox Valley chapter SSBC

cc Debra Oakman, CAO

PS Please discuss this letter with the board, and please formulate and send a reply to ph. 250 338 8675



David Stapley
Program Manager
(250) 897-1271
Email: dsconsulting@shaw.ca

Mailing Address
P.O. Box 3462
Courtenay, BC V9N 5N5

Office:
2356a Rosewall Crescent
Courtenay, BC, V9N 8R9

Partner Organizations

Brooklyn Creek Watershed Society
Comox Valley Land Trust
C.V. Environmental Council
Comox Valley Nature (CVNS)
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Oyster River Management
Committee
Perseverance Creek
Streamkeepers
Plateau Road Resident's
Association
Saratoga and Miracle Beach
Residents Association

Funding Partners

Real Estate Foundation of B.C.
Community Gaming Grant
RBC Blue Water Fund
Comox Valley Regional District

December 13, 2013

Edwin Grieve, Chair,
Comox Valley Regional District Board

Re: RGS Implementation

Dear Edwin Grieve and CVRD directors:

At this time we seek the CVRD Board's assurance that no potentially precedent setting amendments, which are fundamentally contrary to the intent and spirit of the RGS, will be approved.

Recent CVRD Board discussions regarding amending the Regional Growth Strategy (RGS) have raised concerns among the steering committee of the Comox Valley Conservation Strategy Community Partnership and many of its supporting organizations. Amending the RGS to accommodate a low density sprawl development a long distance from the nearest town centre would be contrary to the fundamental intent and spirit of the RGS.

The RGS recognizes that that low density sprawl development results in a long list of negative economic, environmental and social impacts.

The RGS also identifies many economic, environmental and social benefits to be derived from directing growth into municipal areas, such as:

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David Stapley,
On behalf of the Comox Valley Conservation Strategy steering committee,

Cc: Debra Oakman, Ann Macdonald, CVRD board

RGS Growth Management Policies and Guidelines

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Page 25 RGS **Supporting policies**

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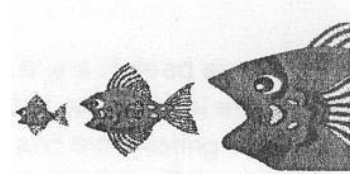
Page 42 Bylaw 120 Regional Growth Strategy

3A-4 Work with the CVEDS to focus investment and business development in *Town Centres*.

COMOX VALLEY ENVIRONMENTAL COUNCIL

**Representing over 2300 individuals in 20 environmentally concerned
community organizations.**

P.O. Box 3356, Courtenay BC, V9N 5N5



Dave Lacelle, Chair.

Fran Kwiecien, Secretary

Aug. 14, 2013

Editor, Comox Valley Echo

Dear Editor,

The Comox Valley Environmental Council is a 23 year old group of over 20 local green organizations which meets about five times a year with local politicians. Ideally CVEC tries acts as a liaison between governing agencies and the various green groups in order to facilitate environmental projects and activities. CVEC is a low key organization we leave the banners, yelling, tree hugging etc. to other groups...

However.

It is necessary at this time that CVEC speak up regarding the CVRD Regional Growth Strategy and proposals for real estate development at Stotan Falls. CVEC 100% supports the RD staff with their recommendation to not process an amendment to the Regional Growth Strategy Plan as requested by 3L Developments Incorporated for the Stotan Falls area. CVEC supports the RGS which was approved in 2011 after a long development process, and with plenty of opportunity for public (and other) input. As with most other planning and management tools, there is a provision for review five years after implementation. Now is not the time to 'pick and choose' where development is to occur, the RGS is very clear on where settlement growth areas are to be, and CVEC is pleased to support the CVRD staff in their firm stand on this.

Thank you,

Dave.Lacelle, BES, Chair CVEC

Selena Speed

Subject: FW: Feedback: Feedback+Topic

From: no-reply@comoxvalleyrd.com [<mailto:no-reply@comoxvalleyrd.com>]

Sent: Friday, July 26, 2013 8:25 PM

To: propertyservices

Subject: Feedback: Feedback+Topic

Topic:

Planning

Name:

Ellen Bechard

Email:

Phone:

Address:

388 Nim NIm Avenue

Message:

We would like to support the Regional District in its opposition to the Stotan Falls development. Stotan Falls is the jewel of the valley. It would be tragic if urban sprawl took over the falls area and changed the rural feel of this area. What we would like happen is for the regional district or the province to declare the falls either a Regional or a Provincial Park.

Comox Valley Regional District
RECEIVED
File: 6410-201AMGD
To: WEB JUL 23 2013
cc: KLORETE

Mr. Edwin Grieve,
Chair of the Regional District,
600 Comox Rd,
Courtenay, BC

Dear Mr. Grieve,

I am writing to you regarding the 3L Development proposal for the Stotan Falls area. I oppose this plan and urge you and the members of the Board to not amend the RGS to suit the plan as presented by the developer and his company.

Thank you for speaking out against any changes to the RGS, which took much time and energy by many people to put in place.



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

July 20/2013

Subject: Comments on the 3L development.

From: Sandy Hatton

Sent: Monday, July 22, 2013 10:42 AM

To: propertyservices

Subject: Comments on the 3L development.

I'm new resident to the valley and don't know the details of the RGS but amending it to allow the 3L development does not seem to be reasonable. I do not feel this development is a good idea. It is not, in my opinion, conducive to growth in the region and may ultimately reduce the number of long term jobs rather than increase them.

What increases long term jobs and the districts economic stability are developments that attract people to the region for recreation or retirement or support an increase of goods and services. 3L is not likely to do any of these things. It does nothing to enhance the livability of the community and may actually degrade it. By attaching people to this development more empty lots and vacant home could be left in the city. Public access to the natural assets of the region will be degraded. The resulting loss of improvement to the city's livability along with the degradation of its natural assets would tend to decrease the number of people choosing the valley as a retirement location; recreation would not be enhanced, and no new goods and services would be produced.

I suspect that these are some of the reasons the RGS does not currently encompass such a development. In this situation at least I feel the RGS is doing its job and should not be amended.

Robert Hatton
1079 8th St, Unit B
Courtenay, BC
V9N 8V2

6410-20 - RGS\CV RGS amendments

From: Jennifer Wallis
Sent: Monday, July 15, 2013 12:29 PM
To: Teresa Warnes
Cc: Leigh Carter
Subject: FW: a perspective on Stotan Falls development

From: Norm Reynolds
Sent: Monday, July 15, 2013 9:17 AM
To: PAIS
Subject: a perspective on Stotan Falls development

Greetings Regional District Comox Valley Directors, Sometimes a story is an effective way of seeing an issue in a more cohesive perspective than viewed by its parts alone. Sometimes a story allows one the grace to take what one wishes while understanding other perspectives as well. So here is a story about Stotan Falls development proposals. It is, complimentary of the integrity of RD directors in dealing with the issue and I want to thank all of the Directors for such a stunning display of integrity in public office.

Old Mac Rides Again

Though long gone in body, Niccolò Machiavelli's words and ideas were so cogently momentous that it often seems the master yet has a profound influence on the lives and actions of those who would accumulate vast sums of power and money—even in the 21st century.

So I wonder--if Machiavelli was alive today—what counsel might he give those wishing to develop the lands around Stotan Falls?

Well—if he were here—he might counsel would be developers something like:

*First thoughts: I know you're worried about something called an Official Community Plan. Ah, not to worry. You've got a pile of money—of course your interests come before the views of commoners. My advice coupled to a pile of money can move mountains—or, more to the point, and more easily done, dispose of nasty contrivances like democracy and absurd ideas like public consultation. So don't you worry about a few RD directors that talk about community input—dime a dozen. I've counseled developers all over BC (the world actually) and once your pile of money moves in, adeptly guided by my proven-over-the-centuries advice, those directors will melt like snowfall in June.

*Second thoughts: So some didn't melt—hard to understand; this integrity thing is very rare and, usually very short-lived, I assure you. But, ah, no problem. Plan B: listen carefully; block off Comox Logging Rd and fence the river and tell the community that has used the area for decades that “Liability Issues” made you close it, but if those mean old directors would just shred the OCP, you are sure the liability can be made to go away.

*Third thoughts: What? The blockade didn't work?!!! Ah, listen closely, reverse tactics, open the gates, take down the fence and tell everyone that you really are on their side. Nah, they won't ask where the liability issues went—if they do just shrug your shoulder like only a fool would ask about liability. The important thing is to act like you are such a good guy you'd take a vast amount of money for your troubles and just go away. Isn't this even better? No development costs, no fickle market to worry about—just take the money and run before anyone figures out what really happened.

*Fourth thoughts: What they didn't fork over the money? You know if this gets any more complicated, I going to have to start charging for my precious advice. Let's see. Next. Hummm, Ah, my bag of tricks is almost inexhaustible. Yes, here is the clincher (oh, if only we'd had internet and facebook in the 15th century!): go on the internet and start what they call an online petition and put up lovely pictures of the falls and trails and ask people to sign a petition to “Save Stotan Falls” and make it seem like shredding the OCP is just an unfortunate, hardly mentionable, after thought to your

desire to “work with the community” to find a “solution” to “the problem.” Call on the spirit of compromise and act like a good guy who just wants to “help” the community. Oh, and Facebook—why didn’t I think of this earlier?—create a Facebook page with lots of pretty pictures and don’t mention the road blockage or fencing or kicking sand in the face of public consultations—just pretty pictures of the Falls with a “warm, embracing *invitation*” to join with all those who “love” Stotan Falls by “liking” your facebook page. Then—this will do the trick or my name isn’t Niccolò Machiavelli and I haven’t successfully guided greedy schemes over the past five centuries—just take all those names from facebook and your petition to save the falls to those recalcitrant directors and—no wait, WAIT!—I’m being called to tend to some nasty resistance to BC pipelines. Got to run so this is my final thought: before you present that petition be sure to contact someone in the local press with a demonstrated predilection for telling the moneyed side of events and put them in contact with a valley real estate agent that has expressed an overwhelming love of your development money—someone you can trust to tell your story as if it were their own. Then—here’s the essential trick—get the real estate agent to “endorse” your development in a newspaper story by your dedicated reporter. But—don’t flub this—it’s my last advice, my spirit is already drifting north—make sure the reporter presents the “endorsement” as though the real estate agent’s view is the *only* view that actually matters. Those reports know how to do it—just be sure to lead a little. Oh, and make sure the real estate agent endorses your development because it “is good for the environment”do not mention profits. Never mind, the reality. Reality doesn’t matter, just say the words. It doesn’t matter if the real estate agent has never shown an interest in anything green other than paper with \$20 printed on it. It’s just the words. Don’t nuance it or explain, just say it as though the words actually have meaning.

You can’t lose on this one. Got to go! Let me know how it turns out! I’ll try to stop by, but this flood in Calgary has me worried—this environment thing it just wasn’t on in the 15th century and—quite honestly this global warming thing it becoming a bit heavy on my reputation. Don’t forget this mantra thing really works-*Pave it, pave it pave it; you can’t stop progress*. And here’s to *our* mountain of money!

My gosh, what advice old Mac might give if he were here!

Happy Trails!
Norm



MIKE HAMILTON LOGGING LTD.

1085 Comox Road, Courtenay, BC V9N 3P7



July 2, 2013

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

Comox Valley Regional District

RECEIVED

File: 6410-2011AMEND -1

To: *DEB* JUL 12 2013

cc: *OAKMAN*

Re-3L Developments

Attention: Ms Deb Oakman

To whom it may concern;

On behalf of Mike Hamilton Log. Ltd I believe the 3L development project should be allowed to proceed as long as they meet all the criteria as laid out in their proposal.

It would seem to me that there will be many more of these rezoning applications coming in the future. I believe that the regional growth strategy, although a good idea in principle, is flawed.

Projects should be supported, or not, on their merits, not on some map that was designed by people who are not even close to knowing what our community is about.

I know that area well and think this development would be a great addition to the Comox Valley .

Regards

m. Hamilton
Mike Hamilton



SERVING MEMBERS THROUGHOUT COASTAL BRITISH COLUMBIA

Comox Valley Regional District

July 2, 2013

RECEIVED

COMOX VALLEY REGIONAL DISTRICT

600 Comox Road

Courtenay, BC V9N 3P6

File: 6410-20/ATTNMENT

JUL 09 2013

To: DOAKMAN

Attention: Ms. Deb Oakman, Chief Administrative Officer

cc:

RE: 3L DEVELOPMENTS INC. PROPERTIES

Dear Ms. Oakman:

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.

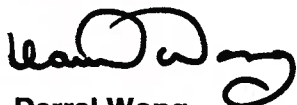
The Comox Valley is one of the nicest places to live in the world and yet we have a very high unemployment problem with most people making very low wages without any fringe benefit coverages. This project creates opportunities for Local young people to work and perhaps an opportunity for an apprenticeship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

From:
To: [administration](#)
Subject: 3L Development.
Date: Thursday, July 04, 2013 6:46:18 PM

Attn: Ms Deb Oakman, Chief Administrative Officer.

Salutations. I am Geoffrey McNamara, and I would like to speak on behalf of the Comox Valley Disc Golf club, to bring forward immense appreciation, and gratitude toward Mr. Kabel Atwall of 3L Developments, Nanaimo. In the past decade, the Comox Valley Disc Golf club has searched unsuccessfully, for a large piece of recreational land to develop a permanent, professional quality, community minded disc golf course. As we all know, land is at a premium in the Comox Valley. This is especially true when as much as 20 acres are in need for a community minded sport such as disc golf!

Mr. Atwall recognized our need, and accepted our requests for use of his land located on the Duncan Bay Main, to further develop this free and family oriented sport in the Comox Valley by allowing us access to his property to build our current temporary course, and including permanent course development in his plans. In doing so, we are now able to design and build a local Comox Valley course, allowing new and veterans players alike to enjoy some simple, free, environmentally friendly activity to help promote positive personal health, and host local fund raising events for local charities. Very exciting. Over all, this has lifted our club moral greatly.

We are especially excited now that a permanent course will be set in place as it will draw disc golf enthusiasts from all across Vancouver Island bringing with it tourism revenue, and much needed publicity for the sport of Disc Golf in the Comox Valley.

Thank you very much for your attention in this matter.

If you have any questions or concerns, please feel free to contact me at any time. I hope this finds you well.

Geoffrey McNamara
SMACK Photography



Affiliated with AFL-CIO-CLC

Administration Office

202 – 1509 Cliffe Avenue, Courtenay, BC, V9N 2K6
Tel: 250-334-3329 Fax: 250-334-2662
Email: admin@usw1-1937.ca

SERVING MEMBERS THROUGHOUT COASTAL BRITISH COLUMBIA

July 2, 2013

VIA EMAIL: administration@comoxvalleyrd.ca

COMOX VALLEY REGIONAL DISTRICT

600 Comox Road
Courtenay, BC
V9N 3P6

Dear Chairman and Board Of Directors:

RE: 3L DEVELOPMENTS INC. PROPERTIES

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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.

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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

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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

Comox Valley Regional District
RECEIVED

File:

July 4, 2013

JUL 05 2013

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

To:

CC:

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 Amendment.

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

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

Dear Sirs and Mesdames,

Re: Regional Growth Strategy Amendment – 3L Developments

I understand that 3L Developments have applied for an RGS amendment for their lands in the Comox Valley located adjacent to the Puntledge and Browns Rivers and on that basis I felt compelled to write you. My understanding is that this application will not only facilitate the development of the lands, but will dedicate to the public a significant amount of recreational lands.

These recreational lands are currently utilized by the public for many uses including biking, hiking, walking and swimming. Approval of the RGS amendment and the subsequent OCP amendment and rezoning will ensure that these lands are kept in the public hands in perpetuity. The RGS amendment will also bring significant economic opportunities and jobs to the Comox Valley. The Comox Valley as a whole will benefit greatly from this proposal.

I ask that this amendment be given favorable and timely consideration before this great opportunity is lost.

Sincerely,



BRUCE LEWIS

BC LAW SURVIVOR

Comox Valley Regional District
RECEIVED

File:

JUL 02 2013

To:

cc:

B:10.

Comox Valley Regional District
RECEIVED

File:

To:

cc:

JUN 28 2013

6410-20/amendment
Web, D. Oakman
J. Warren, K. Lorette
M. Zbarsky

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

Dear Sirs and Mesdames,

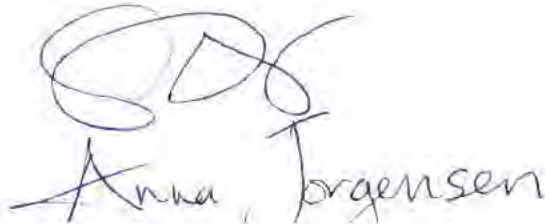
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Sincerely,



Anna Jorgensen

Comox Valley Regional District
RECEIVED

Chairman and Board of Directors
Comox Valley Regional District
600 Comox Road
Courtenay, B.C. V9N 3P3

File:

JUN 28 2013

To:

6410-20/amendment
Web, D. Oakman
J. Warren, K. Lorette
M. Zbarsky

cc:

Dear Sirs and Mesdames,

Re: Regional Growth Strategy Amendment – 3L Developments

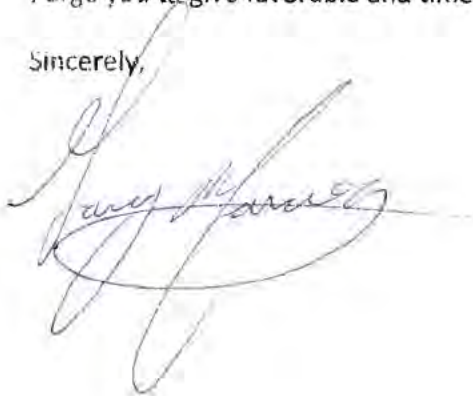
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I'm strongly in favor of this RGS amendment and to the subsequent OCP amendment and rezoning.

The proposal put forward by 3L Developments will place a significant amount of important recreational and cultural lands in the public hands and will provide the Comox Valley with much needed economic growth and job opportunities.

I urge you to give favorable and timely consideration to the application.

Sincerely,



Comox Valley Regional District
RECEIVED

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

File:

JUN 28 2013

To:

6410-20/amendment
Web, D. Oakman

cc:

J. Warren, K. Lorette
M. Zbarsky

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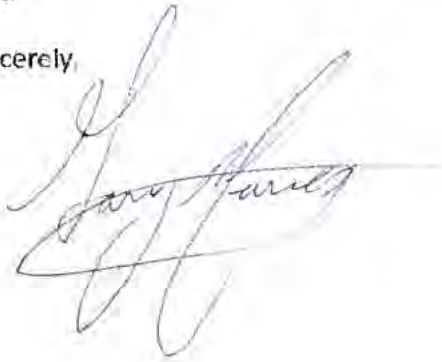
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I ask that this amendment be given favorable and timely consideration before this great opportunity is lost.

Sincerely,



Jun. 27. 2013 10:35AM

Appendix E Page 282 of 299
No. 3929 P. 2

6410-20/CV RGS amend
Web, D. Oakman
J. Warren, K. Lorette
M. Zbarsky

fax 334-4358

June 27, 2013

Chairman and Board of Directors
Comox Valley Regional District
600 Comox Road
Courtenay, B.C. V9N 3P3

Dear Sirs and Mesdames,

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I urge you to give favorable and timely consideration to the application.

Sincerely,

PRESIDENT CHINOOK FOREST PRODUCTS

CHINOOK FOREST PRODUCTS LTD
109 FRASER ROAD
PO BOX 3164
COURTENAY BC V9N 3N1

6410-20/CV RGS amend
Comox Valley Regional District
RECEIVED
Web, B. Oakman
Warner, K. Lorette
M. Zbarsky

File:

JUN 27 2013

To:

CC:

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

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Sincerely,  (WAYNE LEAKEY)
WAYNEROY HOLDINGS LTD.

6410-20/CV RGS amend
Comox Valley Regional District
RECEIVED
Warren, K. Lorette
M. Zbarsky

Chairman and Board of Directors
Comox Valley Regional District
600 Comox Road
Courtenay, B.C. V9N 3P3

File:

JUN 27 2013

To:

cc:

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Sincerely,

*President Lazo Cont. Ltd.,
Roy A. Leabey*

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

Comox Valley Regional District
RECEIVED
File: 6410-2013-AMEND

JUN 26 2013

Dear Sirs and Mesdames,

To: WEB

CC: DOAKMAN, WARRICK, KLORETH
M2013-001

Re: Regional Growth Strategy Amendment – 3L Developments

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Sincerely,

Rob Payne
3719 PIERCY RD
COURTENAY B.C.

Comox Valley Regional District
RECEIVED

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

File:

To:

CC:

JUN 28 2013

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600 Comox Road
Courtenay, B.C. V9N 3P3**

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I'm strongly in favor of this RGS amendment and to the subsequent OCP amendment and rezoning.

The proposal put forward by 3L Developments will place a significant amount of important recreational and cultural lands in the public hands and will provide the Comox Valley with much needed economic growth and job opportunities.

I urge you to give favorable and timely consideration to the application.

Sincerely,

A handwritten signature in black ink, appearing to read "Stuart Macdonald", with a long horizontal flourish extending to the right.

Chairman and Board of Directors

Comox Valley Regional District

600 Comox Road,

Courtenay, B.C. V9N 3P6

Comox Valley Regional District

RECEIVED

File:

JUN 26 2013

To:

cc:

Dear Sirs and Mesdames,

Re: Regional Growth Strategy Amendment – 3L Developments

I understand that 3L Developments have applied for an RGS amendment for their lands in the Comox Valley located adjacent to the Puntledge and Browns Rivers and on that basis I felt compelled to write you. My understanding is that this application will not only facilitate the development of the lands, but will dedicate to the public a significant amount of recreational lands.

These recreational lands are currently utilized by the public for many uses including biking, hiking, walking and swimming. Approval of the RGS amendment and the subsequent OCP amendment and rezoning will ensure that these lands are kept in the public hands in perpetuity. The RGS amendment will also bring significant economic opportunities and jobs to the Comox Valley. The Comox Valley as a whole will benefit greatly from this proposal.

I ask that this amendment be given favorable and timely consideration before this great opportunity is lost.

Sincerely,



Chairman and Board of Directors
Comox Valley Regional District
600 Comox Road
Courtenay, B.C. V9N 3P3

Comox Valley Regional District
RECEIVED

File:

Dear Sirs and Mesdames,

To:

JUN 26 2013

Re: Regional Growth Strategy Amendment – 3L Developments

It has come to my attention that 3L Developments had made an application to amend the RGS to facilitate development on their lands adjacent to the Puntledge and Browns Rivers

I'm strongly in favor of this RGS amendment and to the subsequent OCP amendment and rezoning.

The proposal put forward by 3L Developments will place a significant amount of important recreational and cultural lands in the public hands and will provide the Comox Valley with much needed economic growth and job opportunities.

I urge you to give favorable and timely consideration to the application.

Sincerely,



Bob Williams

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

Comox Valley Regional District

RECEIVED

File: 6410-20(CV AMEND)

JUN 25 2013

To: WES

cc: DOAKMAN, WARREN, KLORENE
HUBBARD

Dear Sirs and Mesdames,

Re: Regional Growth Strategy Amendment – 3L Developments

I understand that 3L Developments have applied for an RGS amendment for their lands in the Comox Valley located adjacent to the Puntledge and Browns Rivers and on that basis I felt compelled to write you. My understanding is that this application will not only facilitate the development of the lands, but will dedicate to the public a significant amount of recreational lands.

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I ask that this amendment be given favorable and timely consideration before this great opportunity is lost.

Sincerely,

Wes BILL SHIELDS

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

Comox Valley Regional District
RECEIVED

File:

To:

JUN 25 2013

cc:

Dear Sirs and Mesdames,

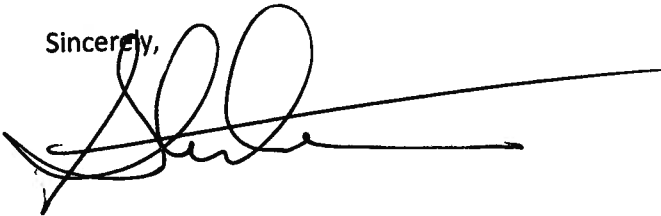
Re: Regional Growth Strategy Amendment – 3L Developments

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I ask that this amendment be given favorable and timely consideration before this great opportunity is lost.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'S' followed by a long horizontal line extending to the right.

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

Comox Valley Regional District
RECEIVED

File:

JUN 25 2013

To:

cc:

Dear Sirs and Mesdames,

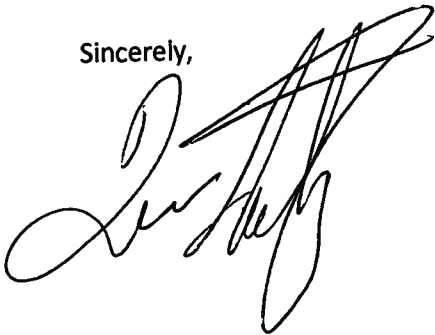
Re: Regional Growth Strategy Amendment – 3L Developments

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These recreational lands are currently utilized by the public for many uses including biking, hiking, walking and swimming. Approval of the RGS amendment and the subsequent OCP amendment and rezoning will ensure that these lands are kept in the public hands in perpetuity. The RGS amendment will also bring significant economic opportunities and jobs to the Comox Valley. The Comox Valley as a whole will benefit greatly from this proposal.

I ask that this amendment be given favorable and timely consideration before this great opportunity is lost.

Sincerely,

A handwritten signature in black ink, appearing to be 'L. H. H.', written in a cursive style.

RECEIVED

#317, 205 1st St. Appendix E Page 298 of 299

File: 6410-30/AMTD

Courtenay V9N1A5

JUN 19 2013

To: WEB

June 16/13

To the CVRD

CC: ~~DONKMA~~: KLOETI: AMULCARY: WARRAS: LEACER

Seeing the two articles on the May 31st Echo's front page regarding requested charges to the RGS, I was immediately taken back several decades to a reply by a child psychologist to a parent's query re a pestering child who would not take "NO" for an answer. He said that if you give in & say "yes" to the 51st request what you have taught the child is that perseverance pays off big time.

In both the "Hanging Gardens" & the 3L Developments cases the RGS was apparently already in effect. The RGS had taken many hours of work & co-operation to produce & was agreed to by all four local governments.

If the CVRD or any of the councils weakens & accepts one of the "carrots" offered — & certainly Stotan Falls is a very large "carrot" — which, no doubt, 3L was aware of before buying the property, then all future developers will know that in the Comox Valley, "no" means what "carrots" are you offering? Thus if you give in to 3L on Stotan Falls you might as well burn the RGS! A hard decision!!

Eravelle



Comox Valley Project Watershed Society Box 3007, Courtenay, BC, V9N 5N3

Phone: (250) 703-2871 Fax: 703-2872 Email: projectwatershed@gmail.com

www.projectwatershed.ca

June 13, 2013
Comox Valley Regional District
600 Comox Rd,
Courtenay, BC
V9N 3P6

6410-20/RGS amendments
Web
DOakman
KLorette
JWarren
LCarter

Dear Chair Grieves and Board Members:

Re: Stotan Falls Development

We wish to applaud and support your adherence to the Regional Growth Strategy by refusing to allow high density housing development in this sensitive area.

Urban style developments are entirely inappropriate and damaging when located in rural designated areas such as the confluence zone of the Brown's and Puntledge Rivers. There is a long way to go with infill development in the municipalities before turning to our surrounding natural areas for housing needs.

The land use designation of this area under the RGS was put in place through the valued input of valley residents for very good reasons and should not be changed without very strong argument. Private profit is not one of those arguments.

Future generations will thank you for maintaining the public trust.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Paul Horgen".

Paul Horgen, Chair
Project Watershed Society

Web

J. Warren

D. Oakman

K. Lorette

L. Carter



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

Dear Sirs and Mesdames,

On behalf of Mount Washington Alpine Resort, we would like to state our strong support for the Regional Growth Strategy Amendment application made by 3L Developments. Our support for the RGS amendment would also extend to any subsequent OCP amendment and rezoning applications.

It is our belief that the proposal put forward by 3L Developments not only puts significant and important lands into the hands of the public, thereby enhancing tourism and recreational opportunities throughout the Comox Valley, but it also provides a great economic opportunity for the Valley through the investment of significant capital and the creation of many jobs.

The Valley depends on tourism and housing markets as two of the principal drivers of our economy. The proposal by 3L Developments enhances these key economic drivers and does so in a very sustainable and environmentally manner. Great benefits could be derived from the proposal.

We urge you to approve the RGS Amendment and to do so in a timely manner.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Gibson", written in a cursive style.

Peter Gibson. President

Cc. George Stuart, Chair Mount Washington Alpine Resort.

The logo for "YOUR Island Mountain!" features the words "YOUR Island Mountain!" in a bold, stylized font. "YOUR" is in a smaller font, "Island" is in a larger font, and "Mountain!" is in the largest font. The text is set against a dark, textured background that looks like a mountain peak.

VANCOUVER ISLAND, British Columbia
mountwashington.ca

From:
To: [administration](#)
Subject: Chair and Directors of the Board
Date: Wednesday, June 12, 2013 11:22:16 AM

Dear Chair Grieves and Board Members:

Re: Stotan Falls Development

We are writing in support of your adherence to the Regional Growth Strategy by refusing to allow density housing development in this sensitive area.

Urban developments of the type proposed by 3L Developments do not belong in this rural area. There are plenty of opportunities for development within the boundaries of our municipalities.

The Regional Growth Strategy was developed after much public input and discussion. It was put in place for precisely this reason - that private profit should not trump public good.

Kathie Woodley and Bill Heidrick
Courtenay, BC

Small acts, when multiplied by millions of people, can change the world.
Howard Zinn

6410-01

From: Cathy and Barry
Sent: Wednesday, June 05, 2013 2:42 PM
To: administration
Cc: PAIS
Subject: RGS

Dear CVRD,

I wish to encourage you to continue to respect the wishes of the people and the processes that are in place for zoning and land development. The Regional Growth Strategy should be followed until there is a major public consultation that indicates changes are desired by the majority of the valley residents. I am very happy that the CVRD has not caved in to the bribery and blackmail style tactics of 3L Developments. Since when has it been acceptable for developers to say they will give land away, or even sell it to the CVRD, so they can develop a project that contravenes the RGS? That is ridiculous. The same thing applies to the "Hanging Gardens" development by the Little River ferry terminal. Developers should be aware of the zoning that exists on the land(s) that they own and they should propose developments that fall within the existing zoning. There is absolutely no point in having a RGS, or any zoning at all, if developers can simply propose anything they want, anywhere they want and expect to have their proposals approved. Zoning exists for a reason and it should be followed until people agree that the zoning is inappropriate, and then it should be changed through an open public process. We do not really need a lot of development at this time in the Comox Valley and we should certainly be selective about the developments that proceed. Again, I am very happy to see that the CVRD has not accepted development proposals from these companies and encourage you to continue to follow the guidelines of the RGS and public desires.

Sincerely,

Barry Walker
117 Orchard Park Dr.
Comox, B.C.
V9M 2S9

From: Elizabeth Allsopp
Sent: Thursday, May 02, 2013 11:09 AM
To: Teresa Warnes
Subject: Stotan Falls Development/ Access

Importance: High

Dear Teresa,
Please forward my letter to the Board or appropriate committee.
Thank you so much.
Elizabeth Allsopp

May 2, 2013

Dear Comox Valley Regional District Board,

Although I do not live in your beautiful valley, I have family and friends who do. One of the highlights of my visit last year was the time we spent at Stotan Falls where families were swimming and exploring the rock formations. I had hoped to go there again this summer. Having read the history outlined on your website, I see that the land owner apparently has the legal right to prevent public access to this splendid natural waterfall.

Please continue to resist any further request from the owner to proceed with large scale development. I also strongly urge you to explore all possible options with the goal of reinstating public access to Stotan Falls. Your efforts toward this end are very much appreciated.

Yours truly,

**Elizabeth L. Allsopp
6539 B Bilberry Drive,
Orleans, ON K1C 4N4**

6120-01

From: Debra Oakman
Sent: Thursday, April 11, 2013 9:45 AM
To: Teresa Warnes
Subject: FW: Admiration for CVRD stance re Stotan Falls

I believe we have a file started

Debra Oakman
 Chief Administrative Officer
 Comox Valley Regional District
 Tel: 250-334-6055

-----Original Message-----

From: Jim Gillis [<mailto:jimgillis@shaw.ca>]
 Sent: Saturday, April 06, 2013 8:18 AM
 To: Edwin Grieve (E-mail); bjolliffe; Ambler, Jon; Starr Winchester; Manno Theos; Tom GRANT; Patti Fletcher; banglin@courtenay.ca
 Cc: Debra Oakman; Kevin Lorette; Alana Mullaly
 Subject: Fw: Admiration for CVRD stance re Stotan Falls

For you information.

jim,

----- Original Message -----

From: "Dr. E. Lisbeth (Betty) Donaldson"
 To: "Jim Gillis" <jimgillis@shaw.ca>
 Sent: Saturday, April 06, 2013 7:54 AM
 Subject: Admiration for CVRD stance re Stotan Falls

> I've been reading about the developer-CVRD conflict. Just want you all
 > to know that I am in admiration of the ethical and moral stance taken by
 > CVRD Councillors. It seems a test case regarding urban sprawl. Your
 > observation of environmental policies will win you the respect of all
 > residents. It would be so much easier to compromise, to bend and to lose
 > the momentum we have established toward making the Comox Valley
 > sustainable.
 > Thank you.
 > Betty Donaldson
 >