
Subject: STOTAN FALLS

Importance: Low

From: Lisa Woolman

Date: Monday, Oct 01, 2018, 11:58 PM

To: [bjolliffe <bjolliffe@comoxvalleyrd.ca>](mailto:bjolliffe@comoxvalleyrd.ca), [rodnichol@shaw.ca <rodnichol@shaw.ca>](mailto:rodnichol@shaw.ca), [eeriksson@courtenay.ca <eeriksson@courtenay.ca>](mailto:eeriksson@courtenay.ca), [ljangula@courtenay.ca <ljangula@courtenay.ca>](mailto:ljangula@courtenay.ca), [mtheos@courtenay.ca <mtheos@courtenay.ca>](mailto:mtheos@courtenay.ca), [bwells@courtenay.ca <bwells@courtenay.ca>](mailto:bwells@courtenay.ca), [kgrant@comox.ca <kgrant@comox.ca>](mailto:kgrant@comox.ca), [bprice@comox.ca <bprice@comox.ca>](mailto:bprice@comox.ca), [gwynsproule@gmail.com <gwynsproule@gmail.com>](mailto:gwynsproule@gmail.com), [CurtisScoville@shaw.ca <CurtisScoville@shaw.ca>](mailto:CurtisScoville@shaw.ca)

Cc: Alana Mullaly <amullaly@comoxvalleyrd.ca>

Subject: [Possible SPAM] STOTAN FALLS

Dear elected representative,

I'm writing to state my opposition to the 3L push to develop outside of the RGS development nodes. Our RGS represents the vision our community has about the way it wants to grow into the future. To allow the RGS to be dismantled is an injustice on multiple fronts, but, most alarmingly, it is would be an attack on local democratic process. Already our society has become politically apathetic in levels that are dangerous to the functioning of democracy. The hard work and vision that goes into developing a document such as the RGS is put together, in good faith, by some of our most politically engaged community members. To, in effect, scrap the hard work and vision put into a document created in the spirit of our common future in order to accommodate the single minded vision of a private enterprise, would be a failure of every principle we claim to value. The means to any end, does, in fact matter. What good will a park be when citizens no longer care to turn out to municipal elections, or participate in democracy at all? Why should citizens bother to engage if their hard work and vision can be bulldozed over by a process that favours lawyers more than citizens? It is the job of our representatives to, most of all, uphold the values we claim as the foundation of our society. Even Socrates drank his poison in the end because he understood that for the state to continue he must submit to its laws rather than subvert the law for his own benefit. Otherwise, the cherished democratic state would succumb to the more self-serving side of human nature. So there are two choices, really, for those who have agreed to be our representatives. The first is to maintain a solid vision of the collective nature of democracy and uphold it for its own sake by honouring and holding up the RGS. The second choice is to take democracy for granted, whenever it suits, let down the gate for a perceived gain, such as proposed by 3L.

Much will change in the way we build, live, work and play over the next decades, and generations. . Adhering to the development nodes as set out in the RGS is the way to protect the public interest.

If we want well-being for our future generations, then, we better proceed as if they matter now. That is the point. That is the work. We proceed as though the future matters. We are going to need citizens in the future. To have citizens we need to foster community mindedness and democratic engagement through building relationships of trust in the political process. The park is a small piece of pie compared to what is at stake when the public becomes easily manipulated for self-serving gains.

Sincerely,

Lisa Woolman

Subject: FW: 3L concerns

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

From: Susan Wheeler

Sent: October 1, 2018 4:12 PM

To: rodnichol@shaw.ca

Cc: eeriksson@courtenay.ca; ljangula@courtenay.ca; mtheos@courtenay.ca; bwells@courtenay.ca;
kgrant@comox.ca; bprice@comox.ca; gwynsproule@gmail.com; Alana Mullaly <amullaly@comoxvalleyrd.ca>

Subject: 3L concerns

Directors,

I encourage you to follow the 2011 RGS and not allow developers to bend/break these rules. They are in it for profit, not for any lasting benefit to the Valley.

Sincerely,
Susan Wheeler
Area A

Subject: FW: CVRD Board Directors First Reading of 3L Proposal Oct 2

From:

Date: Monday, Oct 01, 2018, 8:35 PM

To: bjolliffe <bjolliffe@comoxvalleyrd.ca>, rodnichol@shaw.ca <rodnichol@shaw.ca>, eeriksson@courtenay.ca <eeriksson@courtenay.ca>, ljangula@courtenay.ca <ljangula@courtenay.ca>, mtheos@courtenay.ca <mtheos@courtenay.ca>, bwells@courtenay.ca <bwells@courtenay.ca>, kgrant@comox.ca <kgrant@comox.ca>, bprice@comox.ca <bprice@comox.ca>, gwynsproule@gmail.com <gwynsproule@gmail.com>, CurtisScoville@shaw.ca <CurtisScoville@shaw.ca>

Cc: Alana Mullaly <amullaly@comoxvalleyrd.ca>

Subject: CVRD Board Directors First Reading of 3L Proposal Oct 2

Dear CVRD Directors,

First I want to express my appreciation for dedication to your work as a board member representing the best interest of the residents within your constituency.

The issue before us is determining the future development in the Comox Valley. The main question is whether or not to move forward on 3L Developments RGS amendment application to create a new settlement node. I along with a considerable number of local residents oppose this Riverwood plan to create a new settlement node to hold upwards of 1100 residential units along with a privatized water & sewage utility, in an un-serviced car dependent remote location, lacking transportation infrastructure and fire protection at the confluence of two ecologically sensitive salmon spawning rivers situated in a wildlife corridor. There will be significant impacts of Riverwood's density being a "city in the country plan" built in a Rural location.

The RGS steering committee met on Sept 2th 2018 and again on Sept 27th to review detailed reports compiled from the Technical Action Committee that assessed the relative need for the impacts of a new settlement node as proposed by 3L Developments.

On Sept 27th the Steering Committee endorsed TAC's recommendation that the CVRD **deny** 3L Developments application! **A new settlement node is not needed at this time**, relative to housing unit supply and population projection plus demographics in the Comox Valley.

The TAC found that the establishment of a new core settlement area is **not warranted**. Current population projections, demographic trends, affordability and supply considerations do not support the development of up to 1,100 units in the rural settlement area adjacent to the city of Courtenay.

Up until now , considerable time plus all application review costs to date have been borne by the CVRD and ultimately the taxpayer for the forced consideration of the applicant's proposal at the expense of other CVRD business at hand.

Spokesman for 3L , Mark Holland has said, the land owner states that it is his intention to finish logging and pursue gravel extraction IF 3L's proposal is not approved and that it is highly likely that the lands may be fenced off and made inaccessible to the public! He seems to deliver an ultimatum by saying: **"The choice is not between development of not development, it is between a clear cut and a park!"** 3L's property has already been logged and roads have been built. Considerable lumber has already been removed from their properties.

Those lands are RU20 with many potential uses that would be of great value to the Comox Valley. Published soil analysis indicates numerous agricultural uses are possible.

3L has not yet applied for a water licence. 3L has no details on their proposed privatized sewage treatment facility as it isn't even at the conceptual level, with NO preliminary applications have been made to the Ministry

of the Environment. FLNRO, VIHA, DFO on water or sewage. CORIX was chosen to provide and run this privatized system. However, a CORIX built sewage facility in Dawson City Yukon Territory has continued to fail to meet its operating requirements since it was built about 9 years ago. requiring Government take over at public expense. The Yukon Government sued the builder of Dawson City's troubled sewage treatment plant. The territorial government seeks \$39.5 million, claiming the plant built by CORIX Utilities is a failure. A lawsuit against CORIX to recover costs is still before the courts!

In recent years CVRD had absorbed a number of services that were originally designed as private utilities. The CVRD is well aware of the expense in maintaining and operating the complex nature of sewage treatment systems within its own boundaries.. Exorbitant capital costs would further be incurred if their proposed water/ sewage system required intervention to operate correctly which would be borne by governments and ultimately the tax payer. 3L never identified details of solid waste collection or if a private contractor would collect and dispose of the Riverwood waste. 3L never addressed Fire Protection services.

Our RGS took considerable time to design their comprehensive plan. Its honourable intention is to manage future growth wisely in the Comox Valley.

I urge you to consider the decision of the Steering Committee and the TAC to deny 3L Development's application. I urge you to uphold the integrity of the Regional Growth Strategy! I urge you to follow the Steering Committee and TAC , through their detailed analysis of the applicant's proposal they have recommended that the **CVRD DENY the Application** as it is not needed at this time. I hope you will follow their recommendation with your vote to stop this development and keep the RGS intact.

I urge you not to use further CVRD resources or grant any last minute time extension to 3L's application proposal modification! No matter how 3L modify their development plan, Riverwood will still **NOT** be in an RGS Settlement growth node~!

Sincerely

Steve Ruskin

Area C