

Title: Comox Valley Regional District Regional Growth Strategy
Bylaw No. 120, 2010, Amendment No. 2

Applicant: 3L Developments Inc.

File No.: RGS 1C 17

Purpose: To amend the Comox Valley Regional District Regional
Growth Strategy Bylaw No. 120, 2010

Participants: Baynes Sound – Vancouver Island portion (Electoral Area A);
Lazo North (Electoral Area B); Puntledge – Black Creek
(Electoral Area C); City of Courtenay; Town of Comox;
Village of Cumberland



Comox Valley Regional
District Board:

Date:
Decision:

Read a first time Date:

Public hearing Date:

Read a second time Date:

Accepted by resolution Date:

Read a third time Date:

Adopted Date:

Comox Valley Regional District

Bylaw No. 557

A Bylaw to amend the "Comox Valley Regional District Regional Growth Strategy Bylaw No. 120, 2010".

WHEREAS pursuant to the provisions of Section 433 of the *Local Government Act* (RSBC, 2015, c. 1), the preparation of the Regional Growth Strategy amendment was initiated by resolution of the board;

WHEREAS pursuant to the provision of Section 434 (2) of the *Local Government Act* (RSBC, 2015, c. 1), the board adopted a consultation plan that provides opportunities for early and ongoing consultation;

WHEREAS pursuant to the provision of Section 434(4) of the *Local Government Act* (RSBC, 2015, c. 1), the board held a public hearing on the proposed Regional Growth Strategy amendment;

AND WHEREAS pursuant to the provision of Section 436(1) of the *Local Government Act* (RSBC, 2015, c. 1), the Regional Growth Strategy amendment was accepted by affected local governments;

NOW THEREFORE the board of the Comox Valley Regional District in open meeting assembled, enacts the following amendments to the "Comox Valley Regional District Regional Growth Strategy Bylaw No. 120, 2010.

Section One Text Amendment

- 1) Bylaw No. 120, being the "Comox Valley Regional District Regional Growth Strategy Bylaw No. 120, 2010," is hereby amended as set out in Schedule A attached to and forming part of this Bylaw.

Section Two Title

- 1) This Bylaw may be cited as the "Comox Valley Regional District Regional Growth Strategy Bylaw No. 120, 2010, Amendment No. 2"

Read a first time this day of 201**X**.

Read a second time this day of 201**X**.

Public hearing held this day of 201**X**.

Read a third time this day of 201**X**.

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 557, being the "Comox Valley Regional District Regional Growth Strategy Bylaw No. 120, 2010, Amendment No. 2", as read a third time by the board of the Comox Valley Regional District on the **XX** day of **XX** 201**X**.

Corporate Legislative Officer

Approved by the Minister of Municipal Affairs
and Housing, this

day of

201X.

Adopted this

day of

201X.

Chair

Corporate Legislative Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 557, being the "Comox Valley Regional District Regional Growth Strategy Bylaw No. 120, 2010, Amendment No. 2", as adopted by the board of the Comox Valley Regional District on the XX day of XX 201X.

Corporate Legislative Officer

Schedule A

Section One Text Amendment

1. Part 4.5.1, “Core Settlement Areas, MG Policy 1.1 – Definition of Core Settlement Areas” be amended by inserting the following text at the end of the third paragraph (*Settlement Nodes*):

“As an exception, Riverwood, is a new greenfield community in Electoral Area C – Puntledge-Black Creek. Riverwood is the only settlement node with no existing development within its boundaries although it is immediately adjacent to developed *rural areas* and *settlement expansion area* lands. Riverwood does not have any existing transportation or servicing infrastructure and has been created to facilitate a development proposal. ”

2. Part 4.5.1(1.(b)) “Settlement Nodes” be amended by deleting the following:
 “*Settlement Nodes* have been identified to accommodate compact forms of development but are not contiguous with Municipal Areas. *Settlement Nodes* consist of defined areas around Union Bay, Saratoga and Mt. Washington. These *Settlement Nodes* are established through local planning policy documents around existing communities with significant planned capacity to accommodate new growth. Each *Settlement Node* is unique and will develop based on its particular characteristics and Local Area Plan. New *Settlement Nodes* can only be created through amendment to the RGS.”

And inserting:

“With the exception of Riverwood, *Settlement Nodes* were identified through the development of the RGS to accommodate compact forms of development but are not contiguous with *Municipal Areas*. The *Settlement Nodes* of Union Bay, Saratoga and Mt. Washington are defined areas, established through local area plans around existing communities with significant planned capacity to accommodate new growth. Riverwood is a greenfield community with no existing development or servicing that was identified through a site specific amendment to the RGS. *New Settlement Nodes* can only be created through amendment to the RGS.”

3. Part 4.5.1(1.(b)) “Settlement Nodes” be amended by adding the following text after the “Mt. Washington” paragraph:

“RIVERWOOD

Located in Puntledge-Black Creek – Electoral Area C – Riverwood is a proposed greenfield, primarily residential, development, with private utility services. 3L Developments Inc., the developer, has stated that it will provide 265 acres of land along the Puntledge and Browns Rivers as public park land. The dedication of this public land should occur prior to any related enabling changes to the Rural Comox Valley Official Community Plan.”

4. Glossary be amended by deleting the following definition of “Settlement Nodes”:
 “*Settlement Nodes* reflect the planned settlement areas in Union Bay, Saratoga Beach and Mt. Washington, as establish (sic) through existing Local Area Plans. They are areas where there is planned growth to accommodate urban forms of development, but they are not contiguous with *Municipal Areas*”

And inserting the following definition in its place:

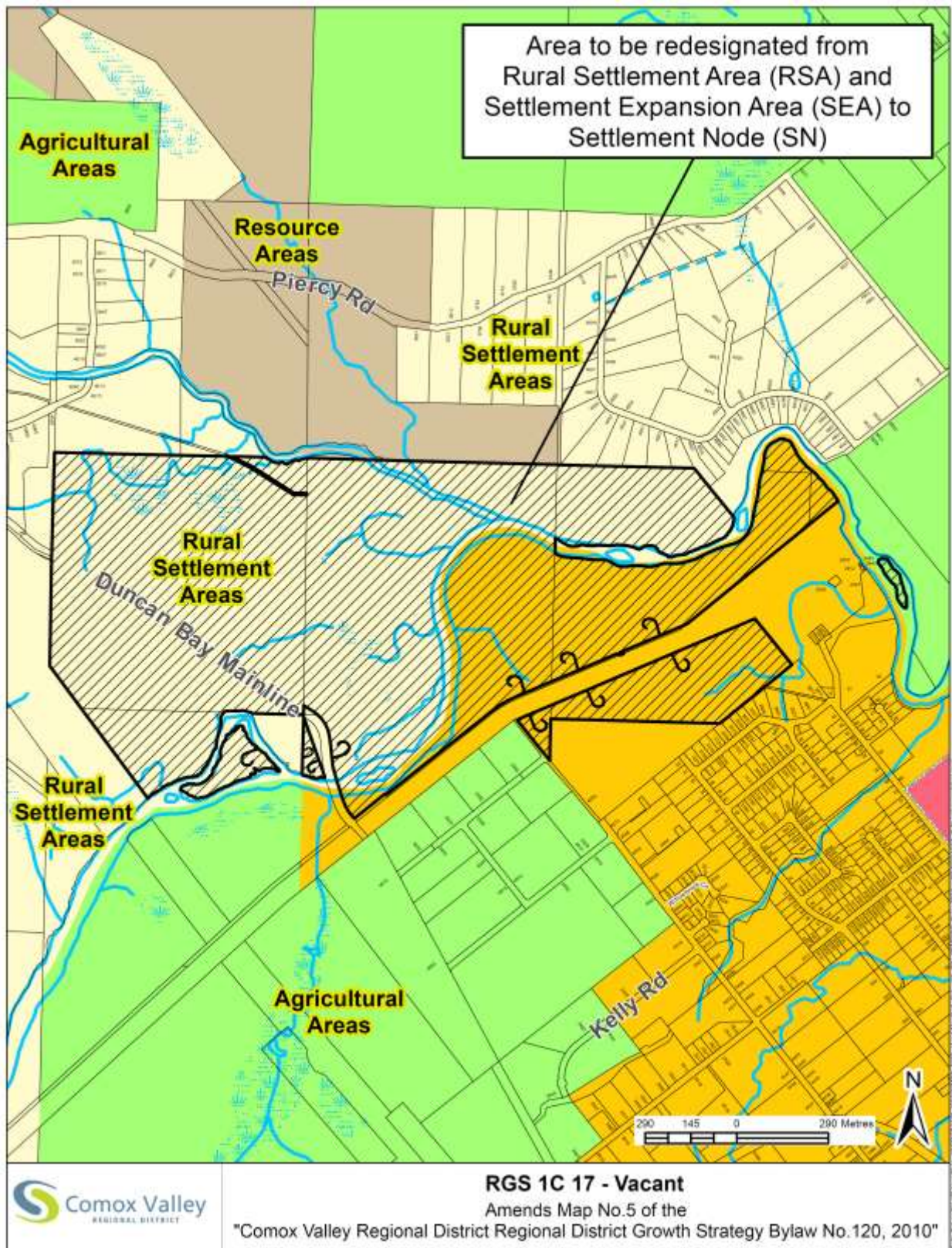
“With the exception of “Riverwood”, *Settlement Nodes* reflect the planned settlement areas in Union Bay, Saratoga Beach and Mt. Washington, as established through existing Local Area Plans. They are areas where there is planned growth to accommodate urban forms of development, but they are not contiguous with *Municipal Area*. Riverwood is a greenfield residential community with no planned public servicing, yet is adjacent to *Settlement Expansion Area* lands on the fringe of the City of Courtenay.”

Section Two Map Amendment

The land use designation on Map 5 of Bylaw No. 120 being the “Growth Management Map, Schedule A of Bylaw 120, being the “Comox Valley Regional Growth Strategy, 2010” is amended for land described as:

That part of the North West $\frac{1}{4}$ of Section 10, Township 9, Comox District, Plan 552G, lying west of Puntledge River except that part in Plan VIP70188 and EPP24391; The South West $\frac{1}{4}$ of Section 15, Township 9, Comox District, Plan 552G, except that part shown coloured red on Plan 79RW and except that part in Plan VIP70188; That part of the North $\frac{1}{2}$ of Section 14, Township 9, Comox District, Plan 552G lying to the south of the north bank of the Puntledge River; That part of the South East $\frac{1}{4}$ of Section 14, Township 9, Comox District, Plan 552G lying to the west of the east bank of the Puntledge River except those parts in Plans 8304 and 9343; The South West $\frac{1}{4}$ of Section 14, Township 9, Comox District, Plan 552G except that part in Plan 9343 and except that part shown coloured red on Plan 829RW; Lot A, Sections 10 and 15, Township 9, Comox District, Plan EPP23059

From ‘Rural Settlement Area’ (RSA) and ‘Settlement Expansion Area’ (SEA) to ‘Settlement Node’ (SN), as shown on attached Appendix 1.



Appendix "1"

Part of Schedule A of Bylaw No. 557 being the "Comox Valley Regional Growth Strategy Bylaw No. 120, 2010, Amendment No. 2."

Amends Map 5 of Bylaw No. 120 being the "Growth Management Map" Schedule A to Bylaw 120, being the "Comox Valley Regional Growth Strategy, 2010."