

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



REQUEST TO APPEAR AS A DELEGATION

Name(s) of person(s) speaking: Anne Gardner and Brad Dillen

Organization you are representing: _____

Primary purpose of organization: _____ Number of members: _____

Mailing address: 1308 Midden Rd

City: Comox Postal code: V9M 2R6

Contact name: Anne Gardner Email: [REDACTED]

Phone: [REDACTED] Fax: _____

Subject matter: to inform the Board on the 10 yr historical community process of obtaining

Macdonald Wood Park by CV residents, Prov Gov't, K'omoks First Nation and Town of Comox

Specific request of the regional district, if any (i.e., letter of support, funding): _____

Please advise if there is any concern over timing as of one of the co-presenters has altered his work schedule in order to attend this meeting

Requested meeting date: Nov 10/2015

Audio-visual equipment required: yes, please

Date of application: Oct 28/2015 Signature of applicant: [Signature]

Please Note:

1. Committee and board meeting schedules are available at www.comoxvalleyrd.ca or by calling 250-334-6000. Delegations are dealt with at the beginning of each meeting.
2. Maximum presentation time is 10 minute, unless previously approved.
3. Presenters are to address the board or committee, and not the audience.
4. Please ensure that your cell phone is turned OFF during the meeting.
5. Presentation materials are to be submitted to the legislative services department a minimum of one day before the meeting date.
6. Applications to appear as a delegation must complete this form and:
email to administration@comoxvalleyrd.ca;
mail to 600 Comox Road, Courtenay, B.C., V9N 3P6 or
drop off in person at 600 Comox Road, Courtenay, B.C.

Comox Valley Regional District

RECEIVED

File:

OCT 28 2015

To:

cc:

Good afternoon, Mr. Chair, Directors and staff. Thank you for your time this afternoon. My name is Anne Gardner, I am a past president of Macdonald Wood Park Society, and a 35 yr resident of Croteau Beach.

I am going to explain the negative public reaction to the Beach Access site. And Brad Dillen will present a cost benefit analysis.

In December of 1994, the Town of Comox, the Regional District and the Provincial Government agreed to work in partnership by each contributing half a million dollars to preserve Macdonald Wood as a Forested, Waterfront Nature Park.

How did we get the attention of the Provincial Gov't?...by showing scientific evidence of a rare, intact salt marsh and an ancient, undisturbed midden.

The Province made it clear they would only contribute their dollars if there was a covenant to prohibit any altering of these identified areas or any tree removal.

(This covenant is in your package)

Bringing these three political bodies together to purchase the woods was an enormous accomplishment of cooperation and foresight. There was huge pride in the Valley,

What comes next in this story?

Several months later the Regional District was forced by threat of legal action to withdraw their 1/3 contribution.

Macdonald Wood Park Society stepped up and raised the Regional District's \$500,000.

How did they do this?

Dozens of CV residents mortgaged their homes. Then hundreds of residents paid \$20 a month until all the mortgages were paid. This took years.

This is an amazing story of people's willingness to work in partnership with government and do whatever it takes to get the best result.

Our contribution of \$500,000, on behalf of the Regional District, was handed over to the Town of Comox in trust and with good faith. And today we are faced with a Sewage Pump Station...ironic isn't it.

Anyway, We now have a forested waterfront park, protected with a covenant.

Why is this Beach Access such a critical component to the park?

The park covenant prohibits any trail building through the salt marsh and midden. The only way to connect the trails to the foreshore is the Beach Access. It has so much importance to this network that the Comox Rotary built this incredibly beautiful boardwalk.

This combination of forested trails, and waterfront park attracts hundreds families throughout the Valley.

So...Do you put a Sewage Pump Station here? A 2011 CVRD survey would suggest you would NOT. It showed this Public Beach Access was one of the top 4 most frequented Beach Accesses in the Valley.

And **that** is why you are going to have such a huge public pushback.

If you feel urgency with this project, this public Beach Access is **not** the site that will let you move quickly. The covenant alone will restrict your construction site which is already **really small**. And there will be citizens, in the hundreds, doing whatever it takes to help you make a better choice.

Please take a longer look at the Courtenay Pump Station, ranked #1 in your Advisory Group report.

- there will be no public pushback

- its zoned industrial the opposite of a nature park

- there are no covenants to restrict what you can do

- and you are scheduled, by your own reports, to build a new one there by 2029.

MACDONALD WOOD NATURE PARK

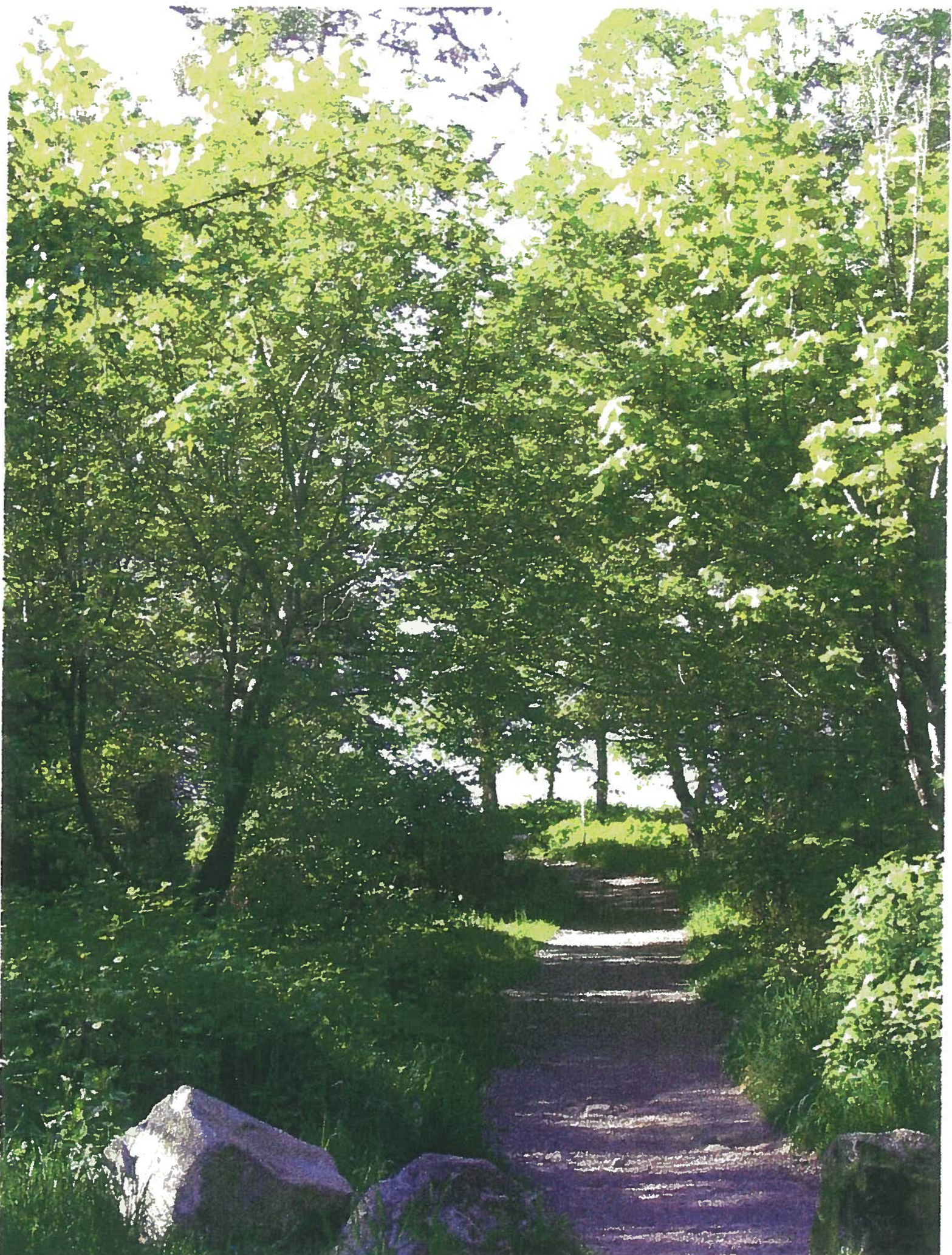
This park was purchased in 1996 by the Ministry of Environment Lands and Parks, the Town of Comox and the Macdonald Wood Park Society. It is dedicated as a nature park in perpetuity. Many Comox Valley residents and businesses contributed to the purchase and enhancement of this park. Other contributors also helped the Society including the following:

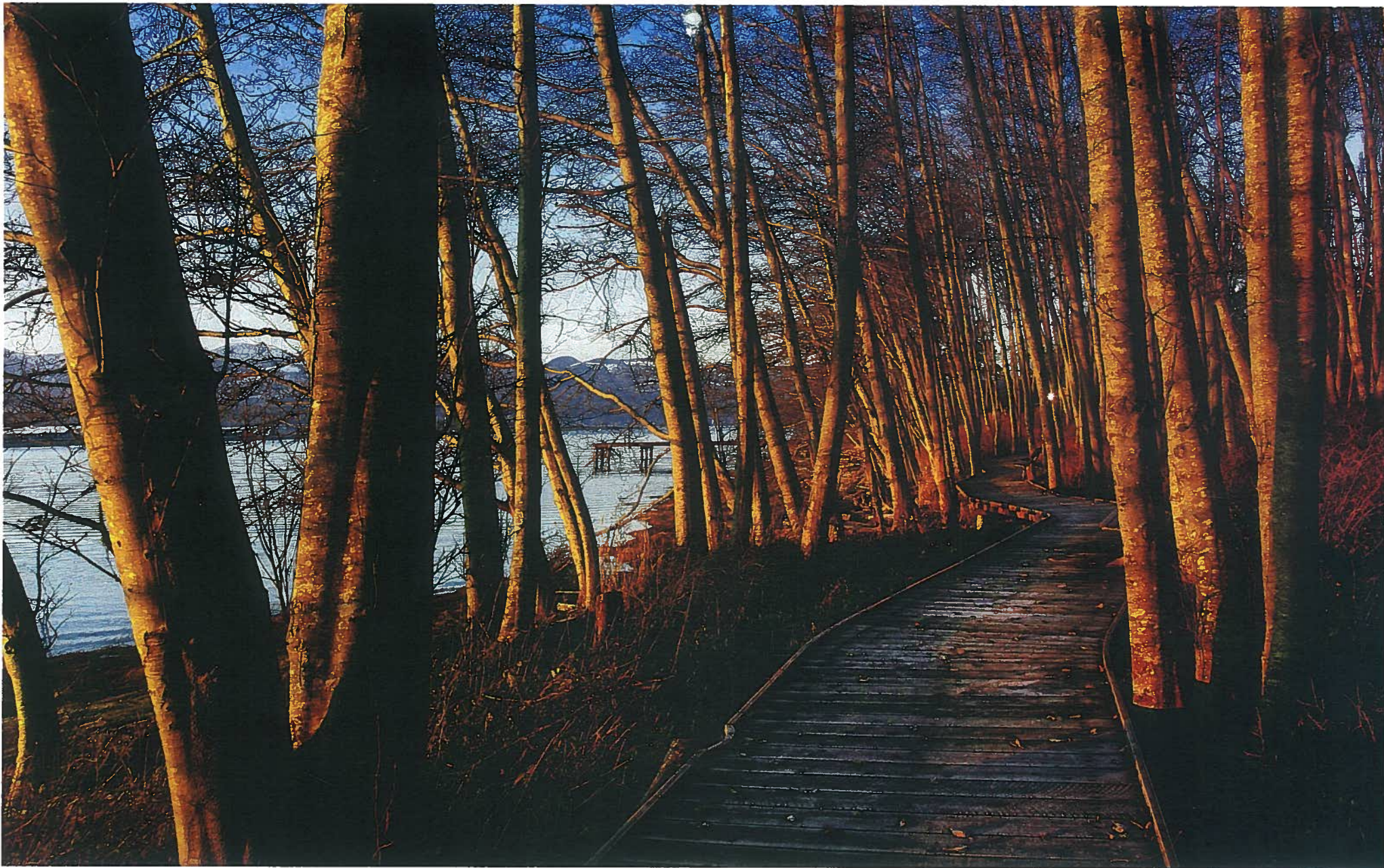
B.C. Environment Youth Team, B.C. Hydro, Canada Millennium Partnership Program, Comox Valley Credit Union, Comox Hill Preservation Society, Comox Indian Band, Comox Valley Naturalists, Mountain Equipment Co-op, Real Estate Foundation of B.C., Senator Norman Paterson Foundation and the Vancouver Foundation.



This wood has seen thousands of years of human history. During that long period, the ancestors of the Comox First Nation discarded layers on layers of materials, building an archeological midden. The original midden ran for miles along the shores of Comox Bay and the Estuary. The section of the midden within Macdonald Wood is a rare intact remnant of the original. This midden is an important reminder that people have been living here and relying on the Comox Valley's resources for thousands of years.







Macdonald Wood Park Society

Macdonald Woods Sunrise
By Ed Brooks/Backdoor Gallery

MWPS members act as volunteer stewards of Macdonald Wood Park within the Town of Comox. The society was formed in 1994 to protect and assist in purchasing the older second-growth woodland tract at Balmoral Avenue and Croteau Road, containing one of the largest intact middens in the Comox Valley. Current projects include the removal of invasive species and the planting of new trees that respect and enhance the forest's natural succession. Please contact us at MWPS@shaw.ca for more information.

FORM RE-100

PREPARED BY:

(AGENCY - PLEASE PRINT)

DATE OF OFFER February 1st, 1996

ADDRESS

PER

M.L.S. No.

RECEIVED FROM MacDONALD WOOD PARK SOCIETY (the Buyer)

ADDRESS 138 Croteau Road, Comox, B.C. V9M 2P8 PHONE 339 2326

THE SUM OF ONE THOUSAND within 48 hours of acceptance DOLLARS | CASH | CHEQUE

Being deposit on account of the proposed purchase of Legal Description Lot 20, DL 87, Comox District, Plan 2657 except part in Plan 3179 and

STREET ADDRESS part north of line marked in red on Schedule "A" shown on Parcel B (the Property)

FOR THE PRICE OF ONE MILLION SIX HUNDRED THOUSAND DOLLARS \$ 1,600,000.00

(of which the deposit will form a part) PAYABLE ON THE FOLLOWING TERMS AND SUBJECT TO THE FOLLOWING CONDITIONS, IF ANY

Purchase price funded as follows:

\$300,000.00 from MacDonald Wood Park Society being \$75,000.00 deposit paid January 3, 1996
\$225,000.00 on completion of this contract

\$520,000.00 grant from Province of British Columbia

\$500,000.00 grant from the Town of Comox

\$280,000.00 in monetary payments at Prime Rate plus 1.00% interest secured by first mortgage over private lands

This offer is subject to:

1. Creation of sub-division cited Parcel "B" on Schedule "A" and its transfer by donation to the MacDonald Wood Park Society at its \$300,000.00 estimated value (see note below)
2. Grants from the Province of British Columbia and from the Town of Comox.

- Note:
- a) The MacDonald Wood Park Society will pay all subdivision costs outlined above in co-operation with Noort Developments Ltd.
 - b) The MacDonald Wood Park Society will pay all the appraisal costs for subdividing Parcel "B" in co-operation with Noort Developments Ltd.
 - c) The land donation will create a tax credit to Noort Developments Ltd. of the appraised value of Parcel "B" continued on addendum

EACH CONDITION, IF SO INDICATED, IS FOR THE SOLE BENEFIT OF THE PARTY INDICATED. UNLESS EACH CONDITION IS WAIVED OR DECLARED FULFILLED BY WRITTEN NOTICE GIVEN BY THE BENEFITING PARTY TO THE OTHER PARTY ON OR BEFORE THE DATE SPECIFIED FOR EACH CONDITION, THIS CONTRACT WILL BE THEREUPON TERMINATED AND THE DEPOSIT RETURNABLE IN ACCORDANCE WITH THE REAL ESTATE ACT.

THE BUYER OFFERS TO PURCHASE THE PROPERTY FOR THE PRICE AND ON THE TERMS AND SUBJECT TO THE CONDITIONS HEREIN SET FORTH

1. TITLE: Free and clear of all encumbrances except subsisting conditions, provisos, restrictions, exceptions and reservations, including royalties, contained in the original grant or contained in any other grant or disposition from the Crown, registered or pending restrictive covenants and rights-of-way in favour of utilities and public authorities, existing tenancies set out below, if any, and except as otherwise set out herein.
2. COMPLETION: The sale will be completed on or before MARCH 15th, 1996 (Completion Date) at the appropriate Land Title Office.
 - (a) Tender or payment of monies by the Buyer to the Seller will be by certified cheque, bank draft, cash or Lawyer's/Notary's trust cheque.
 - (b) All documents required to give effect to this Contract will be delivered in registrable form where necessary and shall be lodged for registration in the appropriate Land Title Office on or before Completion Date.
 - (c) Time shall be of the essence hereof, and unless the balance of the cash payment is paid and such formal agreement to pay the balance as may be necessary is entered into on or before the Completion Date, the Seller may the Seller's option terminate this Contract and in such event the amount paid by the Buyer will be absolutely forfeited to the Seller on account of damages, without prejudice to the Seller's other remedies.
3. COSTS: The Buyer will bear all costs of the conveyance and if applicable, any costs related to arranging a mortgage and the Seller will bear all costs of clearing title.
4. POSSESSION: The Buyer will have vacant possession of the Property at 12 noon, on MARCH 15th, 1996 (Possession Date) OR subject to the following existing tenancies, if any:
5. ADJUSTMENTS: The Buyer will assume and pay all taxes, rates, local improvement assessments, fuel, utilities and other charges from, and including the date set for adjustments, and all adjustments both incoming and outgoing of whatsoever nature will be made as of MARCH 15th, 1996 (Adjustment Date).
6. RISK: All buildings on the Property and all other items included in the purchase and sale will be and remain at the risk of the Seller until 12:01 a.m. on the Completion Date. After that time, the Property and all included items will be at the risk of the Buyer.
7. INCLUDED ITEMS: THE PURCHASE PRICE INCLUDES any buildings, improvements, fixtures, appurtenances and attachments thereto and all blinds, awnings, screen doors and windows, curtain rods, tracks and valances, fixed mirrors, fixed carpeting, electric, plumbing, heating and air conditioning fixtures and all appurtenances and attachments thereto as viewed by the Buyer at the date of inspection.

INCLUDING:

BUT EXCLUDING:

8. The Property and all included items will be in substantially the same condition at Possession Date as when viewed by the Buyer on _____, 19____
9. In this Contract any reference to a party includes that party's heirs, executors, administrators, successors and assigns, singular includes plural and masculine includes feminine.
10. THERE ARE NO REPRESENTATIONS, WARRANTIES, GUARANTEES, PROMISES OR AGREEMENTS OTHER THAN THOSE SET OUT HEREIN; ALL OF WHICH WILL SURVIVE THE COMPLETION OF THIS OFFER.

THIS OFFER IF ACCEPTED IS A LEGAL AND BINDING CONTRACT. SEE INFORMATION ON BACK. READ IT ALL BEFORE YOU SIGN.

10. ACCEPTANCE: This offer, or counter-offer, will be open for acceptance until 5:00 clock p m. on February 5th, 1996 and upon acceptance of the offer, or counter-offer, by accepting in writing and notifying the other party of such acceptance there shall be a binding Contract of Purchase and Sale on the terms and conditions set forth.



Province of
British Columbia
Ministry of Environment
Lands and Parks

NEWS RELEASE

Ministry of Environment, Lands and Parks
330-20:ELP96/97-023

For Immediate Release
April 29, 1996

PROVINCIAL CONTRIBUTION SECURES MACDONALD WOOD PROPERTY

- Last undeveloped waterfront property in Comox protected as community park -

COMOX – A provincial contribution of \$520,000 has secured the purchase of the \$1.6 million, 3.8-hectare MacDonald Wood waterfront property. Comox Valley MLA Margaret Lord made the announcement today on behalf of Environment, Lands and Parks Minister Moe Sihota.

Lord was joined in the announcement by Comox Mayor Alicia Burns and members of the MacDonald Wood Park Society.


The purchase of the land from Noort Developments is a three way partnership between the provincial government, the Town of Comox and the MacDonald Wood Park Society. Through a dedicated fund-raising effort, the society raised \$580,000 toward the purchase price and the Town of Comox is contributing \$500,000.

“The MacDonald Wood Park Society has never tired in its ongoing efforts to see this parcel of waterfront property preserved for the entire community,” said Lord. “The strip of land is an excellent addition to nearby Mack Laing Park, and will leave a legacy of green space in the heart of Comox.”

MacDonald Wood is well known in the community as a sanctuary for nesting bald eagles and towering Douglas fir. The land will be protected as a community park and managed by the Town of Comox.

Comox Mayor Alicia Burns said the purchase of the property provides Comox residents with the security of knowing the land bordering Mack Laing park will not be developed. “People treat this property as an extension of Mack Laing Park, taking advantage of the hiking trails through the woods and down to the ocean.”

Sandy Masterton of the park society said MacDonald Wood is an important habitat for many species of plants and wildlife, bordering dense urban development. “By protecting green space in population centres, we are helping maintain a balance between inevitable development and the natural state of the environment.”

~~In this Schedule, "Transferor" means the Municipality and "Transferee" means the Province.~~ 

TERMS OF INSTRUMENT - Part 2

WHEREAS the Transferee contributed to the purchase of the Land by the Transferor on condition that the Transferor grant a covenant under section 215 of the *Land Title Act* to the Transferee on the terms and conditions set out below.

NOW THEREFORE in consideration of the premises and the sum of \$1.00 now paid by the Transferee to the Transferor (the receipt and sufficiency of which is acknowledged by the Transferor), the parties agree as follows:

1. In this Part "Land" means the land described in item 2 of Part 1 of this General Instrument.
2. The Transferor covenants with the Transferee that it will not
 - (a) use the Land for any purpose other than as a public park;
 - (b) deposit on the Land, or any part of it, any earth, fill or other material for the purpose of filling in or raising the level of the Land;
 - (c) cut, remove, destroy or disturb any tree, bush or foliage growing on the Land, except for the cutting and removal of trees that are a hazard to public safety (including blown down timber) and for the construction of nature trails;
 - (d) remove, destroy, damage or disturb any object of archaeological significance on the Land;
 - (e) do anything on the Land which will change it from its natural state, except as may be required to eliminate hazards to public health or safety;
 - (f) remove or displace any soil or beach material from the Land; or
 - (g) construct, erect or place any building, modular home, mobile home or unit, improvement or structure on the Land;or permit any of the foregoing to be done, without the prior written consent of the Transferee, which consent may be unreasonably withheld.
3. The Transferor acknowledges and agrees with the Transferee that in order for the Transferee to provide its consent to the Transferor to undertake any of the activities

set out in section 2, it may, among other things, require the Transferor to carry out appraisals, inspections, inventories, surveys, studies, analyses and other investigations of the Land in order to determine, among other things, the potential environmental and archaeological impact of any such activity on the Land and the Transferor will carry out all such appraisals, inspections, inventories, surveys, studies, analyses and other investigations at its expense.

4. The Transferor will indemnify and save the Transferee harmless from all actions, causes of action, claims, demands, suits, losses, damages, debts, accounts, liabilities, costs, expenses and compensation of any kind, including fees of solicitors and other professional advisors, arising out of any breach, violation or non-performance by the Transferor of the covenants set out in section 3.
5. No term, condition, covenant or other provision of this Agreement will be considered to have been waived by the Transferee unless such waiver is expressed in writing by the Transferee and the waiver by the Transferee of any such term, condition, covenant or other provision of this Agreement will not be construed as or constitute a waiver of any further or other breach of that or any other term, condition, covenant or other provision of this Agreement.
6. This Agreement extends to, is binding upon and enures to the benefit of the parties and their respective heirs, executors, administrators, successors and assigns.
7. In this Agreement, unless the context otherwise requires, the singular includes the plural and the masculine includes the feminine gender and a corporation.
8. This Agreement will be interpreted according to the laws of the Province of British Columbia.
9. Where there is a reference to an enactment of the Province of British Columbia in this Agreement, that reference includes a reference to any subsequent enactment of the Province of British Columbia of like effect and, unless the context otherwise requires, all statutes referred to in this Agreement are enactments of the Province of British Columbia.
10. If any section of this Agreement, or any part of a section, is found to be illegal or unenforceable, that part or section, as the case may be, will be considered separate and severable and the remaining parts or sections, as the case may be, will not be affected and will be enforceable to the fullest extent permitted by law.
11. This Agreement will be registered as a charge against the Land pursuant to section 215 of the *Land Title Act*.

END OF DOCUMENT

Margaret Lord, MLA
(Comox Valley)
Parliament Buildings
Victoria, B.C.
V8V 1X4
Phone (604) 387-1789
Fax (604) 356-7156



Constituency Offices
491 Fourth Street
Courtenay, B.C.
V9N 1G9
Phone (604) 338-2326
Fax (604) 338-0015

Willow Point Office
2253 South Island Hwy
Campbell River, B.C.
V9W 1C4
Phone (604) 923-7721

30 January 1995

Dear friends:

What a rewarding experience it has been working together to save Macdonald Wood!

The complicated and tough negotiations we went through showed what can be done when local, municipal and provincial governments unite for the common good.

Everyone concerned is to be congratulated, but particularly the Macdonald Wood Society. Society members, in many cases, put themselves in a position of personal financial risk to raise funds. This was an unselfish act of courage and sincerity made on behalf of us all to help preserve this beautiful coastal park.

Now, the rest of us must come to their aid. Now is the time to make your donation, contribute whatever you can, to show your appreciation for the Wood, and the people who have saved it.

I urge you to make a donation now to the Macdonald Wood Society.

Yours sincerely,

Margaret Lord, MLA

cc. Sandy Hasterfor



File: 0361771
Ref: 92701.00

MAR 6

MAR 22 1996

Margaret Lord, MLA
(Comox Valley)
Parliament Buildings
Victoria BC V8V 1X4

Dear Margaret:

Thank you for your letter of February 6, 1996, regarding Macdonald Wood Park, Comox. I apologize for the lateness of this response.

Ministry staff have engaged in discussions with the Macdonald Wood Park Society and are presently in the process of obtaining Treasury Board approval for the funding necessary to facilitate the acquisition of this property. We should be able to advise the society by the middle of April, 1996, of the availability of funding.

I appreciate your continued interest and support of this project.

Yours truly,

A handwritten signature in black ink that reads "Moe Sihota".

Moe Sihota
Minister

THE CORPORATION OF THE CITY OF COURTENAY

Phone: (604) 334-4441
Fax: (604) 334-4241



750 Cliffe Avenue
Courtenay, B.C.
V9N 2J7

File: 470-20-Comox

July 6, 1994

The Honourable Moe Sihota
Minister of Environment, Lands and Parks
Parliament Buildings
Victoria, B. C.
V8V 1X4

Dear Minister:

Re: Preservation of Natural Parkland - Comox, B.C.

The Town of Comox is presently attempting to arrange for the preservation of a property known locally as "MacDonald's Woods" by requesting your Ministry's assistance in entering into negotiations with the property owner to exchange this land for other Crown land of comparable value.

Courtenay City Council agrees with Comox that the retention of land in its natural state within municipal boundaries is very important for the enjoyment of future generations. Accordingly, Council has adopted a resolution in which it supports the Town of Comox in their efforts to preserve MacDonald Wood.

I would respectfully request that your Ministry give favourable consideration to assisting the Town of Comox to achieve this goal.

Yours truly,

Mayor R. V. Webber

c.c. Mayor Alicia Burns, Town of Comox



TOWN OF COMOX

File No. 6410-02

December 3, 1996

Mr. Sandy Masterton
Vice President
Macdonald Wood Park Society
138 Croteau Road
Comox, B.C.
V9M 2P8

Dear Mr. Masterton:

RE: MACDONALD WOOD PARK

I would like to advise you that Comox Council has gone on record, offering its unanimous support for the Macdonald Wood Park Society in their fund raising efforts for Macdonald Wood Park.

On behalf of the Town of Comox, I would like to wish you continued success in your endeavours. Macdonald Wood Park is a treasure that all residents will enjoy for many years to come.

Sincerely,



GEORGE KIRKWOOD
MAYOR

II/RK

/Mac Wood - Support-DEC 3



TOWN OF COMOX

FILE No. 27 - 1

OFFICE OF THE MAYOR:

June 14, 1994

MacDonald Wood Park Society
138 Croteau Road
Comox, B.C.
V9M 2P8

To Whom It May Concern:

Re: Support for MacDonald Wood Park Society

At its regularly held meeting on June 1, 1994, Council passed a resolution in support of the MacDonald Wood Park Society.

We commend the Society's efforts and wish them luck in their endeavors.

Best Regards,

Alicia Burns
MAYOR

:wmf/AB

MacDonald Wood

Comox Indian Band

3320 Comox Road, Courtenay, B.C. V9N 3P8 • Tel. 339-4545 / Fax. 339-7053

November 28, 1994

Barbara Price
Area B Director
Regional District of Comox Strathcona

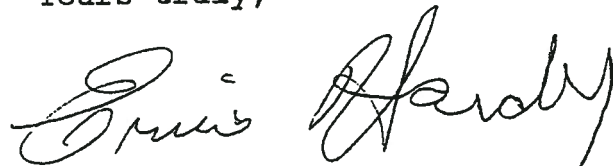
Dear Ms. Price:

Re: McDonald Wood

As a Councillor of the Comox Indian Band I strongly support the proposed purchase of McDonald Wood. The co-operation of the Town of Comox, Area B and the Province of B. C. in preserving this property as park land for the benefit of all Comox Valley residents should be applauded.

As you are aware, McDonald Wood contains one of the last undisturbed midden sites in the Comox Valley. This site is an important link to the past for the Comox people. I feel that preserving this area as park land will protect this important midden site for future generations. I commend your efforts in purchasing this site on behalf of Area B.

Yours truly,



Ernest Hardy
Band Councillor

COMOX INDIAN BAND

3320 Comox Road
Courtenay, B. C.
V9N 3P8

Phone 604-339-4545

Fax 604-339-7053

June 26, 1996

To Whom It May Concern:

The Council of the Comox Indian Band is pleased to offer their support to the McDonald Wood Park Society. The McDonald Wood Park Society has been tireless in their efforts to preserve the forested property at the corner of Croteau and Balmoral Roads. As a result of the Society's efforts, this unique site will be a legacy for future generations of the Comox Valley to enjoy.

McDonald Wood contains virtually the last undisturbed midden area in the Comox Valley. The Council of the Comox Indian Band appreciates the efforts made by the McDonald Wood Society to preserve the midden within the park boundaries. We look forward to working together on planning for the Park in the future.

Yours truly,



April Shopland
Councillor

SCHOOL DISTRICT NO. 71 (COMOX VALLEY)

607 Cumberland Road
Courtenay, B.C. V9N 7G5

BOARD OF SCHOOL TRUSTEES
OFFICE OF THE SECRETARY - TREASURER

Fax (604) 338-4961
Telephone (604) 334-5500

May 24, 1996

Ms. Fran Johnson
Macdonald Wood Park Society
138 Croteau Road
Comox, B.C. V9M 2P8

Dear Ms. Johnson:

We wish to acknowledge your letter of April 26, 1996 which the Board received at its May 7th regular Board meeting.

On behalf of the Comox Valley Board of School Trustees, we wish to pass on our support for Macdonald Wood Park. As we earlier wrote in our letter of November 14, 1994, the Board supports the preservation of parks in general that are used by school children.

You are welcome to use this correspondence in your fundraising drive, which we hope will provide you with the funds to be applied to the Society's share in the cost of this park land.

Yours truly,



Wm. A. Burns
Secretary-Treasurer

WAB:ls

SCHOOL DISTRICT NO. 71 (COURTENAY)

607 Cumberland Road

Courtenay, B.C.

V9N 7G5

Fax: (604) 334-4472 Telephone: (604) 334-5500

February 16, 1995

Dot Andrews, Chair
Comox Strathcona Regional District
Headquarters Road
Courtenay, B.C.

Dear Ms. Andrew:

The School District #71 (Courtenay) Environment Committee is a committee made up of teachers, trustees and senior staff. One of our goals is to promote environmental education in our school district. To this end at the regular monthly meeting on February 13, 1995 it was regularly moved, seconded and carried that this committee write a letter to the regional district in support of preserving the MacDonald Wood in it's entirety as parkland.

The pressures on our existing parks due to our rapidly growing population is evident throughout the valley. We urge you to take advantage of this opportunity to preserve this precious piece of green space.

Thank you for your consideration.

Sincerely,



Rob Grantham
President
Environment Committee

cc: Margaret Lord, M.L.A.
MacDonald Wood Society



IWA-CANADA Local 1-363

Affiliated with C.L.C.

379 Fourth Street, Courtenay, B.C. V9N 1G8

Telephone: 334-3834
Fax: 334-2333

February 22, 1995

MacDonald Wood Park Society
138 Croteau Rd.
Comox, BC
V9M 2P8

Dear Society Members:

On behalf of IWA-CANADA Local 1-363 Executive Board I am writing to endorse your society's park proposal.

We want to concur with your society position of having adequate green space in our communities. Along with the need for green space goes the need for a strong forestry industry to provide jobs and economic stability for those same communities.

Best of luck with your project, unfortunately at this time our finances do not allow any donation.

Yours truly,

Sy Pederson,
President

SP/jw

pc:file

May 1, 1996

Macdonald Wood Park Society
138, Croteau Beach Road
Comox, B.C.
V9M-2P8

TO WHOM IT MAY CONCERN

The Friends of Strathcona Park Society congratulates you on your success in preserving as parkland the forested waterfront property owned by Hugo Noort, and known by citizens as "Macdonald Wood". The purchase of this land, which is being funded by two levels of government plus your Society, has been achieved with your leadership and commitment, and represents an unprecedented level of co-operation and partnership.

Members of our Society devote many hours to the task of ensuring that wilderness areas are not only preserved, but are used wisely and with respect. We recognize that public enjoyment of the urban forest you have saved will lead to a heightened sense of stewardship and caring for all natural areas. This aspect of education applies particularly to our children, whose experience of the urban forest and its ecology may be their first introduction to the natural world, and to those species which depend for their survival upon its conservation.

Yours sincerely,



Marlene Smith
Director





Comox Strathcona
Natural History Society
BOX 3222, COURTENAY, B.C., CANADA V9N 5N4

November 22, 1994

Fran Johnson, President
Macdonald Wood Park Society
138 Croteau Road
Comox, B.C. V9M 2P8

Dear Ms. Johnson:

The Comox-Strathcona Natural History Society commends and endorses the action of the Macdonald Wood Park Society in purchasing the Newson property - a part of the Macdonald Wood - for park purposes.

Our members have enjoyed the Wood for years and have done bird counts and plant inventories of the area.

Our Society joins you in hoping the entire Wood will be purchased and preserved in its natural state. It can become a valuable and unique nature park for the whole valley.

Sincerely,

Pat Smith
Corresponding Secretary



**COMOX VALLEY
CHAMBER
OF COMMERCE**

2040 Cliffe Avenue
Courtenay, B.C.
Canada V9N 2L3
PH (604) 334-3234
FAX (604) 334-4908

March 7, 1995

To Whom It May Concern:

At the Chamber's Annual General Meeting, January 28, 1995, the Macdonald Wood Park Society was the recipient of the President's Merit Award.

We wish the Society continued success in its endeavours.

Richard Parker
President,
Comox Valley Chamber of Commerce

*Celebrating 75 years
of service to the
business community*

BUSINESS
INFO
CENTRE

TRAVEL
INFOCENTRES

Environment
CanadaEnvironnement
CanadaConservation and
ProtectionConservation et
Protection

Pacific and Yukon Region
Environmental Assessment Division
224 West Esplanade
North Vancouver, B.C. V7M 3H7

Our File: 4202-1

November 7, 1994

Ms. Fran Johnson
McDonald Wood Park Society
P.O. Box 1334
Comox, B.C. V9N 7Z8

Dear Ms. Johnson:

Re: McDonald Wood - Comox Harbour Wetland

Reference is made to my previous letter dated May 4, 1994 on the above subject. Reference is also made to your recent telephone conversation with Peggy Ward of this Department's Canadian Wildlife Service (CWS).

I understand that matters have now reached the point where the site in question is sold for development. Ms. Ward advised me that logging is slated to begin around two weeks from now. The Provincial Crown is apparently in the process of attempting to negotiate a land swap with the developer, although this apparently will not cover the entire site in question. You have expressed concern that the wetland portion of the site may still be subject to development, even if the land swap goes through. You have requested our assessment of the value of this wetland.

The Canadian Wildlife Service have had the site groundtruthed as part of their Sensitive Ecosystems Inventory (sponsored by all the resource agencies and many of the local governments. They have identified these wetlands as a sensitive ecosystem type, worthy of protection and would encourage the Town of Comox to do its best to protect the biodiversity of this expanding urban area.

According to the biologist who checked the site, there is a good diversity of salt marsh plants there. The quality of the site was rated 3 out a possible 4. In addition, two rare plant species have already been recorded from the Comox Harbour area (according to the Conservation Data Centre in Victoria) and they recommend that this particular site be surveyed in the right season to see if they occur here also.

.../2



Ms. Fran Johnson
November 7, 1994

Page 2

Although CWS have not reached the stage in their project where they can analyze their data to categorically state how uncommon a certain type of ecosystem is on the east coast of Vancouver Island, they do have the professional judgments of the biologists who have been in the field all summer doing the groundtruthing for us. Based on their experience and the experience of other wildlife biologists, salt marshes are relatively scarce, not only in the Comox Harbour, but also throughout the Vancouver Island coastal zone. Most of the original salt marsh fringing the Comox Harbour has been lost already.

On the basis of the above, I have no hesitation in stating that the interests of the local environment will be very well served by a preservation of this entire site including the wetland area. Any efforts made by interested parties to achieve this will have the full endorsement of Environment Canada.

Thank you for your concern for the environment.

Yours sincerely,



Adrian Adrian C. Duncan, P.Eng.
Coordinator, Referral and Liaison
Telephone (604) 666-0670

cc: Peggy Ward, Canadian Wildlife Service
BC Lands
Town of Comox, Planning Department

THE ARCHAEOLOGICAL SIGNIFICANCE OF THE MACDONALD WOOD PROPERTY

In addition to its very significant environmental values, the Macdonald Wood has had thousands of years of human history. The remains of that long period of inhabitation have left layer on layer of materials in the shape of a midden that extends across the property purchased by the Macdonald Wood Society and the remaining property owned by Noort Homes and Associated Companies.

In the spring of 1993, Noort asked Arcas Consulting Archaeologists Ltd. to do an impact assessment of their development plans on the archaeological deposits of the Macdonald Wood. The archaeologist's report is of great interest, since it evaluates the significance of the known archaeological remains in the Wood.

A little bit of background context is useful because the significance of the Wood is increasing progressively for its archaeological as well as natural history value. This is due to the pressures of rapid development in the Comox Valley (and to the east coast of Vancouver Island in general). In the not-so-distant past, the Wood's midden was simply another section of an enormous complex of pre-historic aboriginal remains that covered much of the shores of Comox Bay.

The awareness of the rich human cultural remains of Comox Harbour by the archaeology community dates back to the early visits of Franz Boas (considered by many to be the father of modern anthropology) to Comox in 1886. On the third day of his visit to the Comox Indian village, Boas marvelled at the middens which ran for miles along the shores of Comox Bay and the estuary. These shell middens are "deposits of mollusc shell, fire-altered rock, charcoal, and animal bones" (Arcas letter p.2), which represent the locations of village sites or seasonal resource processing camps. Since Boas' time, archaeological explorations in the Comox Harbour area and elsewhere in northern Strait of Georgia have determined that deposits in the middens represent a record of at least 4000 years of human life.

Macdonald Wood is part of the Comox Bay Site (designated DkSf4 by archaeologists). This Site originally ran along the northern shore of the Comox Bay inner harbour, from downtown Comox to Goose Spit. The Inner Bay Site was given its present designation by UBC archaeologists during the 1960s and was further inventoried during the active government archaeology program of the 1970s. Since that period, surveys of the Site have resulted from impact assessments of residential developments. This is an important indicator of the pace of development along the Comox Harbour shoreline. Most of the middens identified by Boas have since been destroyed or severely disturbed by residential and other types of construction along the Bay.

Some basic understanding of the physical structure of the property would be useful to understand the significance of Arcas Consulting Archaeologists' results. The Macdonald Wood rises about 22 metres from sea level to the corner of Balmoral Avenue and Croteau Road. The shore adjoins the protected water of Comox Bay

inner harbour. The shallow mud and gravel sea floor is a productive clam bed, likely the source of the clam shell which make up much of the midden deposits. (Clams in the Bay are now too heavily contaminated for human consumption due to problems associated with urban development.) The main physical feature in the Wood is an 8 meter high earthen escarpment, which rises from the alder bottom wetland that adjoins the beach. (The edge of the upper terrace is believed to be an ancient raised beach, that is, the ancient Comox Harbour shoreline.) The Brooklyn Creek ravine, just to the west of the Wood, is the principal source of freshwater flowing into the inner harbour.

The section of the Comox Harbour Archaeological Site on the Wood property is located along the top edge of the raised beach terrace. Presumably, during aboriginal times canoes were hauled onto the beach below the present alder wetlands, and the village or work sites were located on the edge of the terrace, giving a good view and protection from raiding tribes. It is easy to understand the value of this particular area for aboriginal Comox peoples. The inner harbour was a sheltered and productive harvesting areas for shellfish and other resources. Brooklyn Creek was a source of abundant, year-round freshwater. The escarpment provided a view and some strategic protection from raiding parties which travelled the Straits in summer.

The remains extend across the full breadth of the Wood property with a width of about 40 metres. The midden has been cut through by the road to the Newsome house, which provides a cut-face showing the considerable depth of the deposits. In addition there is a smaller midden located below the ridge, on the edge of the alder swamp adjacent to Croteau Road. (A portion of this midden was disturbed during construction of a sewer pipeline, but part of it appears to be intact according to the archaeologist.) The report concluded that although the Site has not been excavated, "the cultural deposits are quite deep and predominately intact, may be of considerable antiquity, and may contain human burials" (Arcas letter p.9).

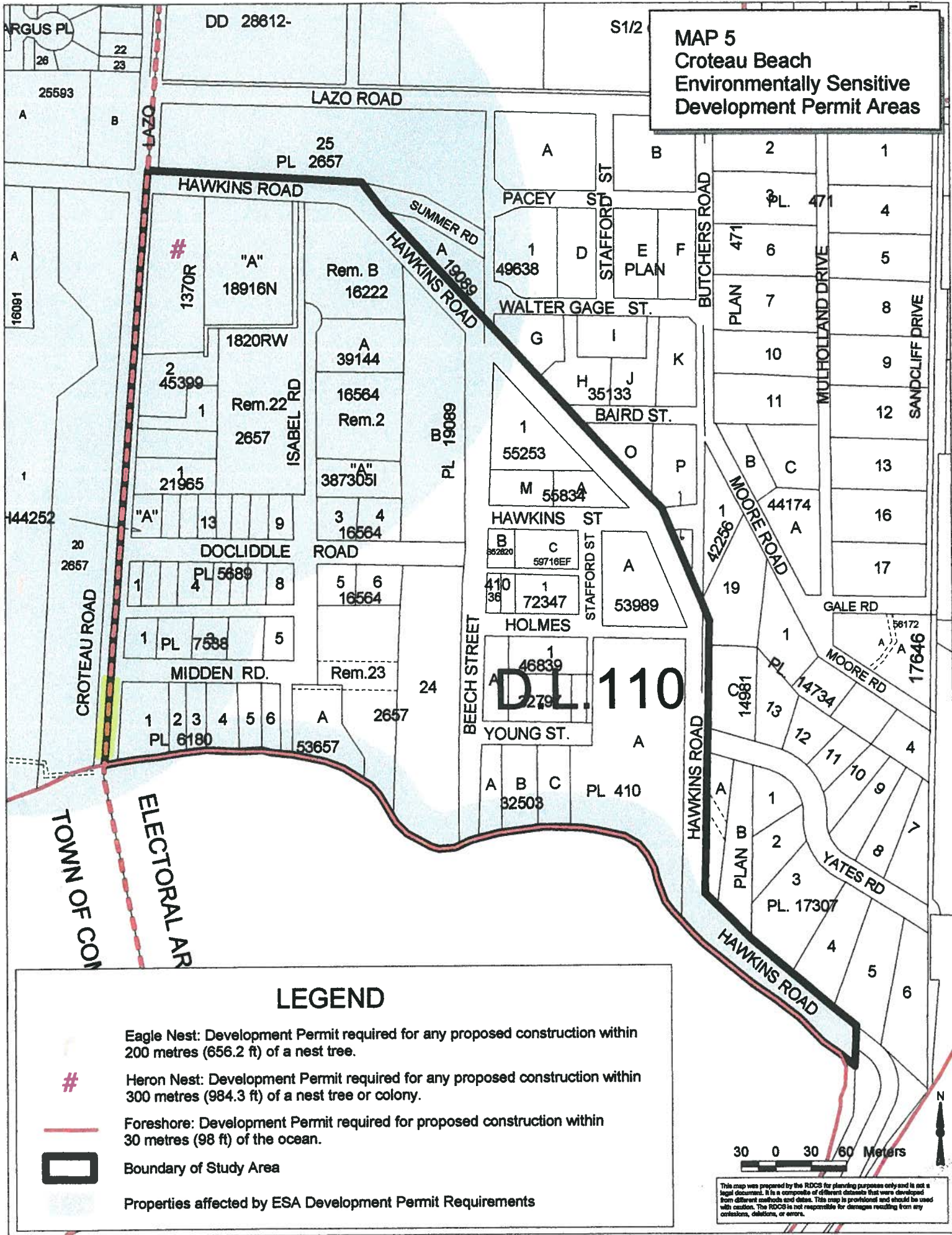
With regard to the significance of the Site, the consultants concluded that the midden in Macdonald Wood represents the central portion of a very large midden which formerly ran nearly 2 kilometres from downtown Comox to the Goose Spit on the Strait of Georgia.

Much of the site east and west of the subject property has been severely disturbed or destroyed by residential development, and the portion on the property appears to be one of the largest intact sections of the midden remaining (Arcas letter p.8).

The consultants relied on the standards established by the *British Columbia Archaeological Impact Assessment Guidelines* for their evaluation. Using these standards, the archaeologist concluded that the midden and other potential remains on the Macdonald Wood property have *high* scientific significance, which means that the Site has:

the potential ... to provide evidence which would substantively enhance our understanding of culture history, culture process, and other aspects of local and regional prehistory (Arcas letter p.9).

MAP 5
Croteau Beach
Environmentally Sensitive
Development Permit Areas



LEGEND

Eagle Nest: Development Permit required for any proposed construction within 200 metres (656.2 ft) of a nest tree.

Heron Nest: Development Permit required for any proposed construction within 300 metres (984.3 ft) of a nest tree or colony.

Foreshore: Development Permit required for proposed construction within 30 metres (98 ft) of the ocean.

Boundary of Study Area

Properties affected by ESA Development Permit Requirements

30 0 30 60 Meters

This map was prepared by the RDOS for planning purposes only and is not a legal document. It is a composite of different datasets that were developed from different sources and dates. This map is provisional and should be used with caution. The RDOS is not responsible for damages resulting from any omissions, deletions, or errors.

Comox Valley Regional District Sewage Commission Long Term Capital Cost Comparison



CVRD Sewage Commission Advisory Group

Site Selection Criteria Ranking Results

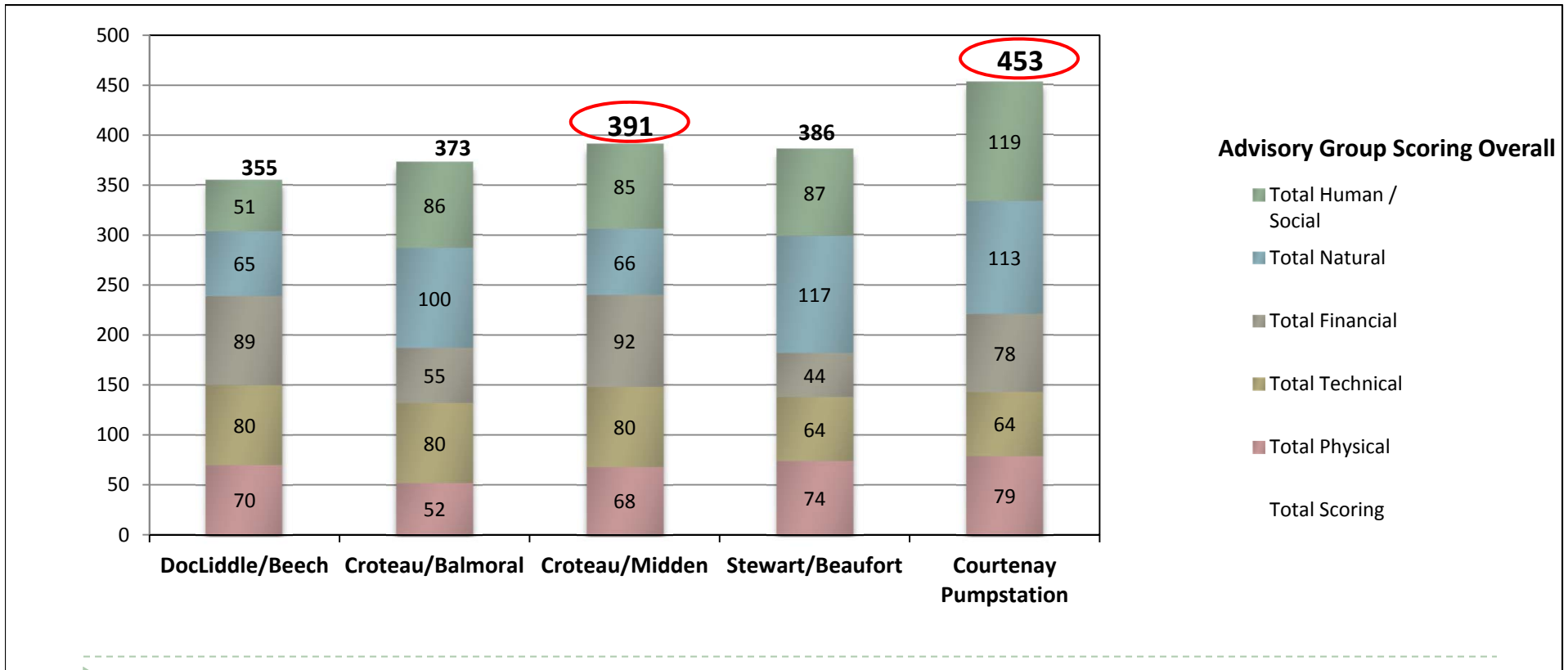


Memo To: CVRD
April 30, 2015
- 13 -

The ranking results are as follows with the topic ranked property for each category in yellow:

Subject Property:	Beech	Balmoral	Midden	Stewart	Courtenay
Objective Criteria					
Human / Social	5	3	4	2	1
1 Neighbourhood interruption/quality of life	9	19	19	19	26
3 Viewscapes protected, footprint for buffer zone	16	20	14	23	21
4 Number of households affected	14	18	18	16	24
6 Construction impacts can be mitigated	12	20	18	21	24
7 Community buy-in	0	9	16	8	24
Sub-total	51	86	85	87	119
Natural	5	3	4	1	2
8 Drinking Water Protection - Safe drinking water - protection of aquifer	3	13	8	24	24
9 Impact of construction on existing environment	24	24	24	24	24
10 Room for access, environmental benefit	12	21	15	21	24
11 Archeological impact	8	24	8	24	24
12 Meets or exceeds any regulatory requirements	18	18	11	24	17
Sub-total	65	100	66	117	113
Financial	2	4	1	5	3
13 CVRD 10 year Capital Plan	24	14	24	14	26
14 Project within budget	24	14	23	8	8
17 Cost to re-zone	15	2	15	2	12
18 Operation and maintenance costs	14	17	15	15	21
19 Cost of time delay	12	8	15	5	11
Sub-total	89	55	92	44	78
Technical	1	1	1	2	2
21 Elevation 12-17 m range accommodates design	24	24	24	24	24
22 Impact of location on forcemain	24	0	24	24	0
23 Site acceptable to multiple jurisdictions	16	32	16	0	16
24 Forcemain tie in	16	24	16	16	24
Sub-total	80	80	80	64	64
Physical	5	4	2	3	1
25 Services are accessible	14	18	14	18	18
26 Accessible for construction	20	24	21	23	28
28 Accessible and on desired route from foreshore	24	8	24	24	15
29 Conforms with OCP, zoning and by-laws and processes	12	2	9	9	18
Sub-total	70	52	68	74	79
Total combined	355	373	391	386	453

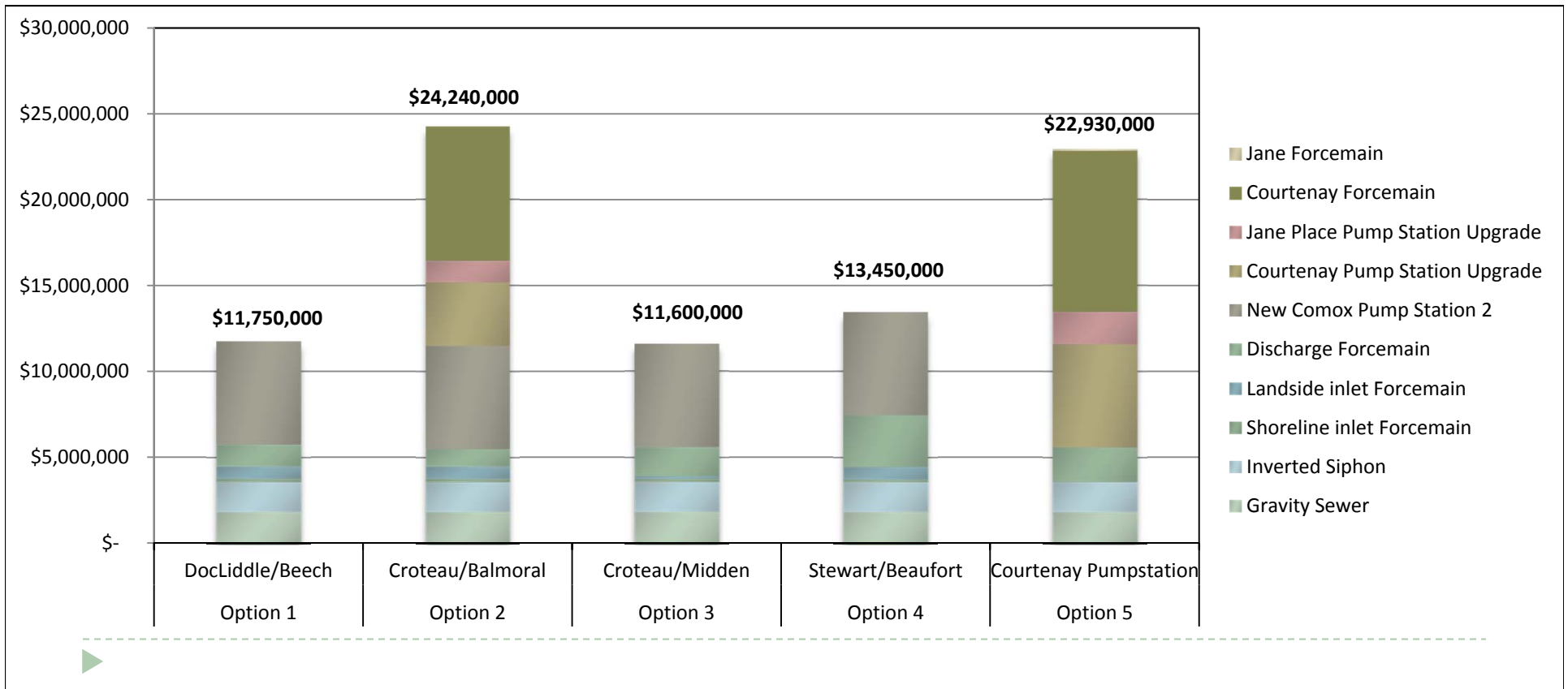
Advisory Group Scoring Overall



Pump Station 5 Options Cost estimates

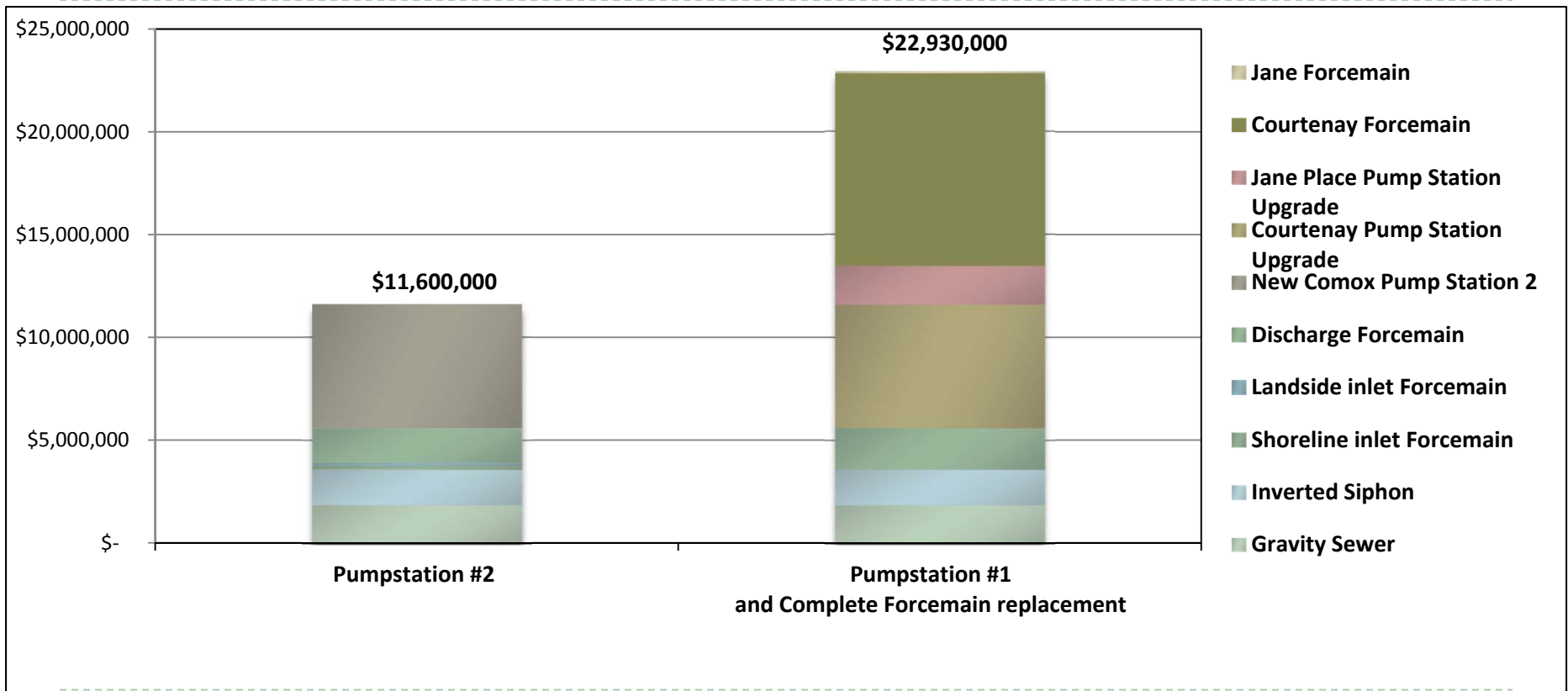
Original Comparison for Advisory Group

AECOM April 2015



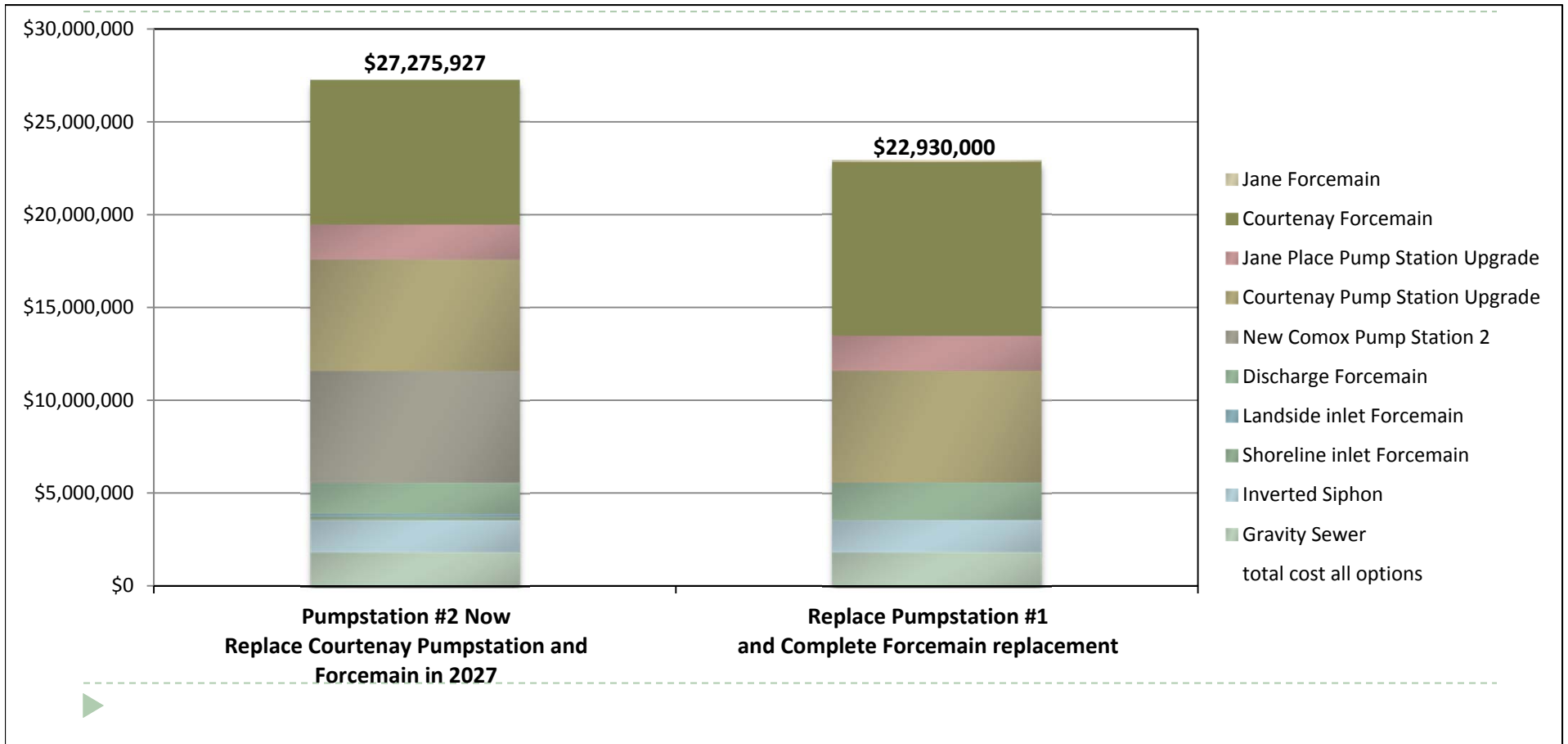
Pump Station / Forcemain Cost estimates

Short Term Comparison

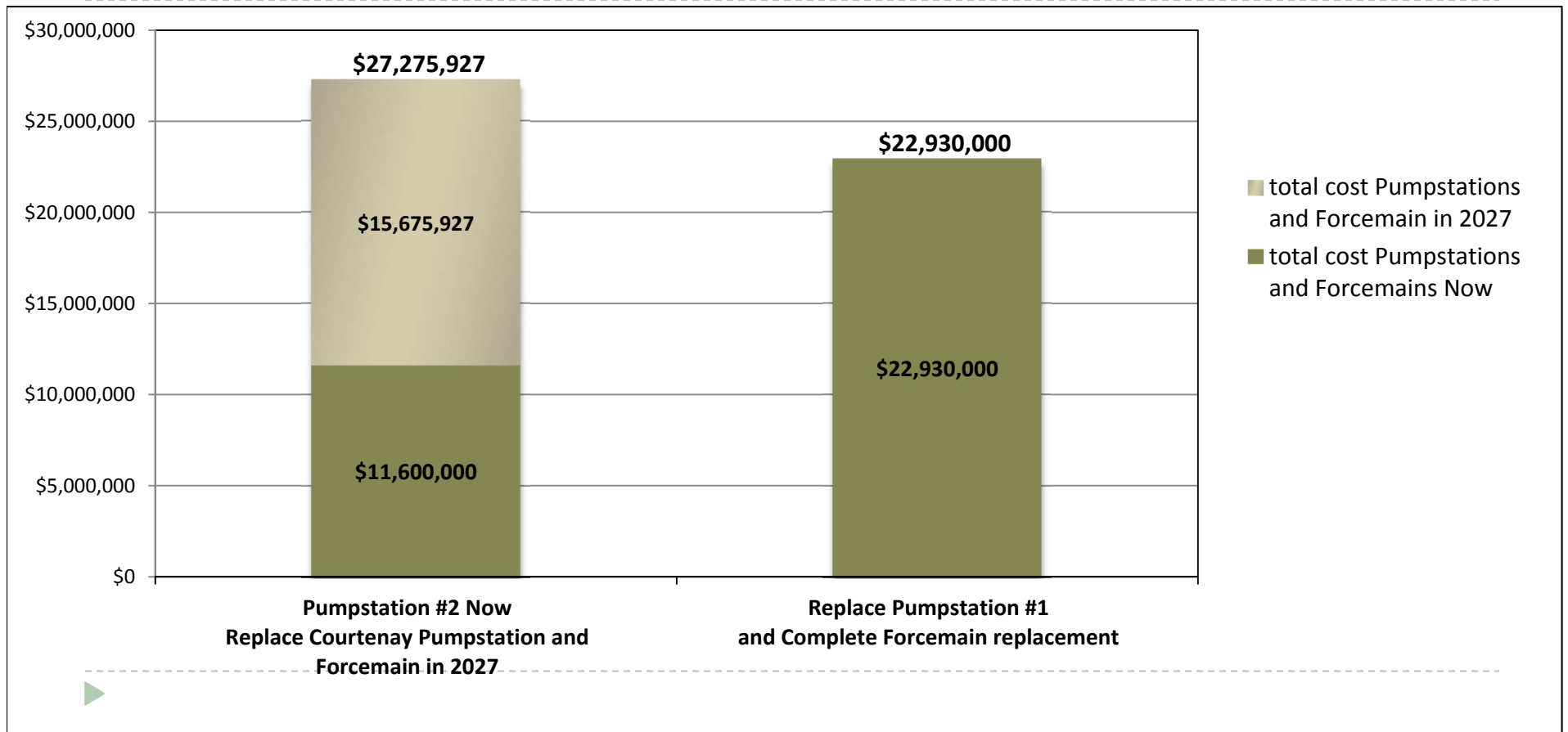


Pump Station/Forcemain Comparison

Long Term

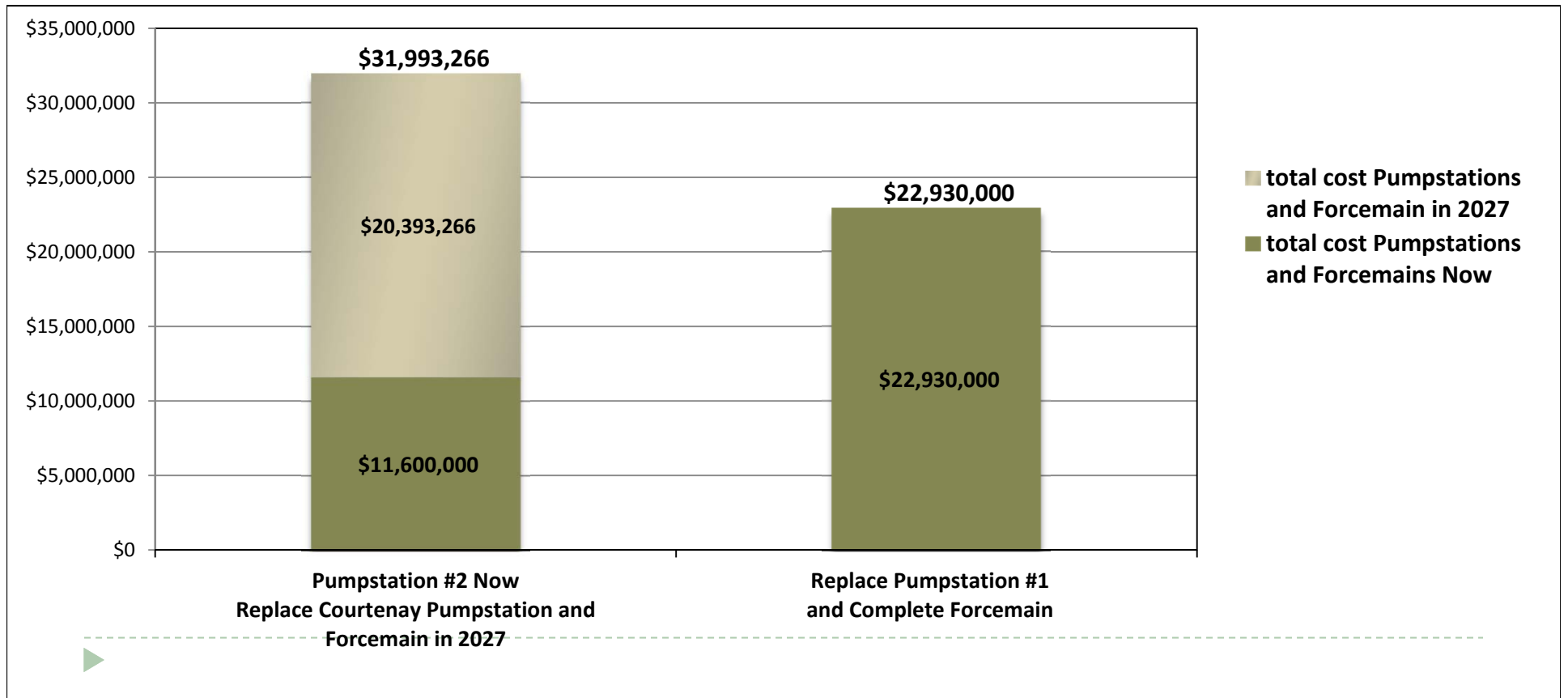


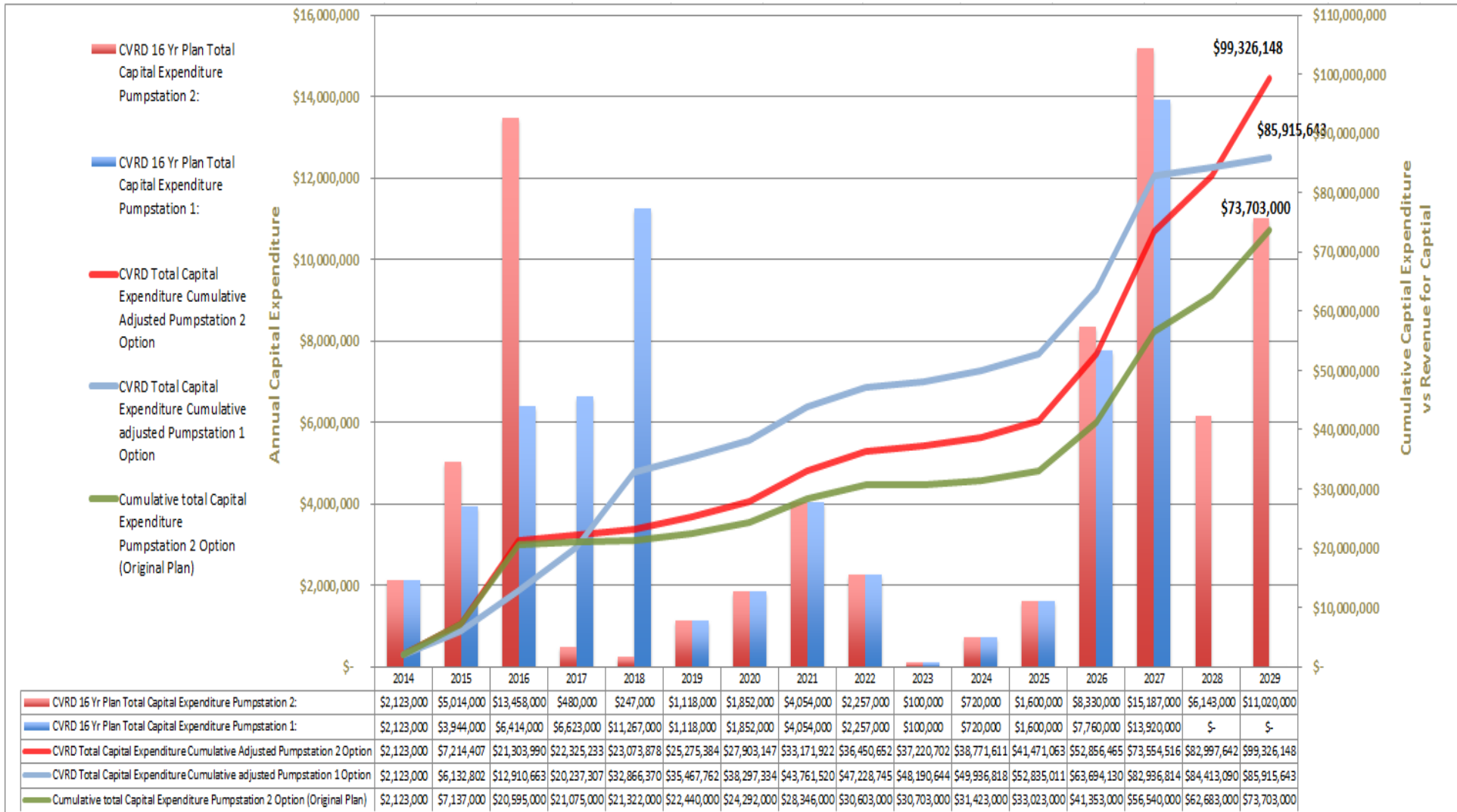
Pump Station/Forcemain Comparison Long Term



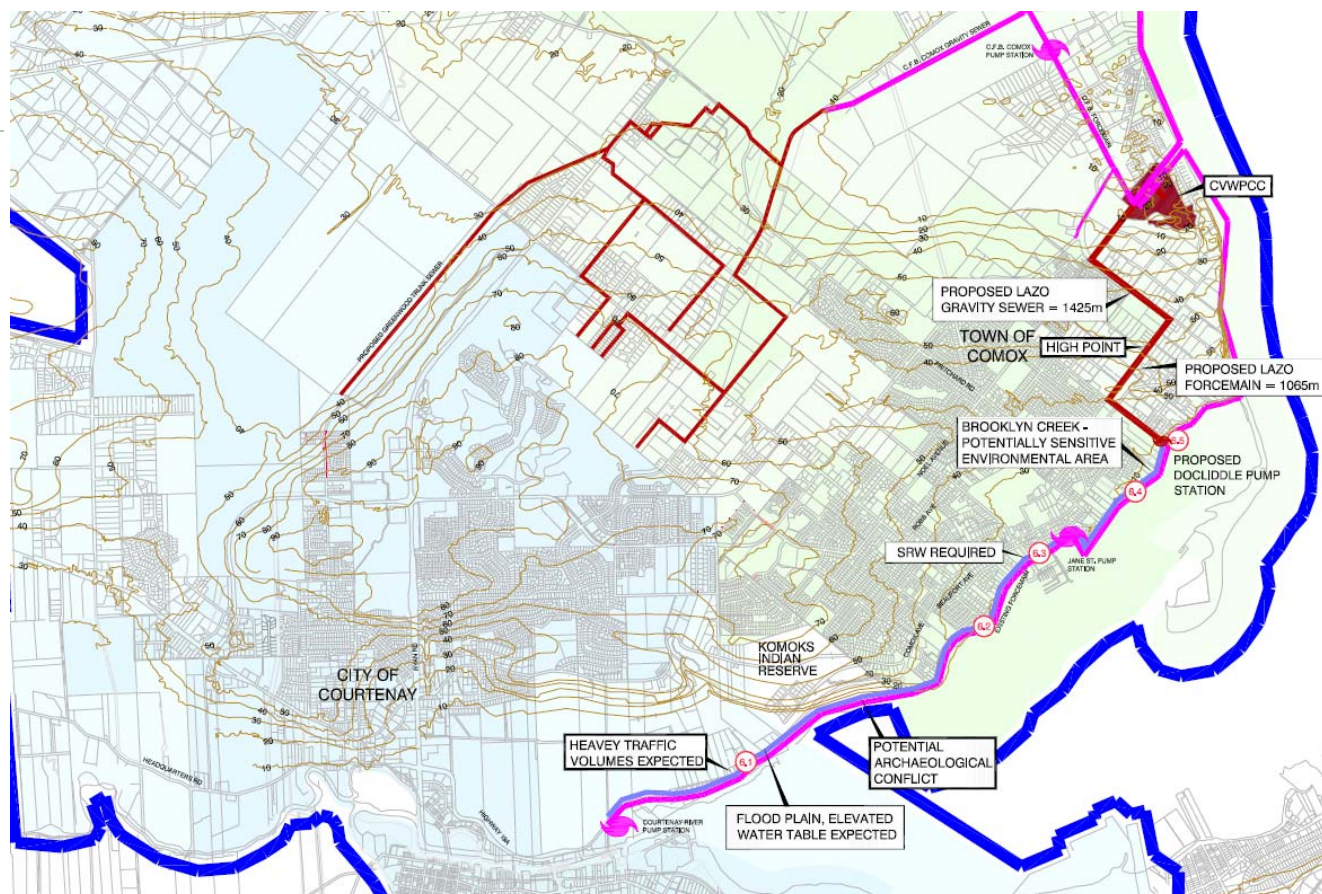
Pump Station/Forcemain Comparison


Long Term adjusted for future cost





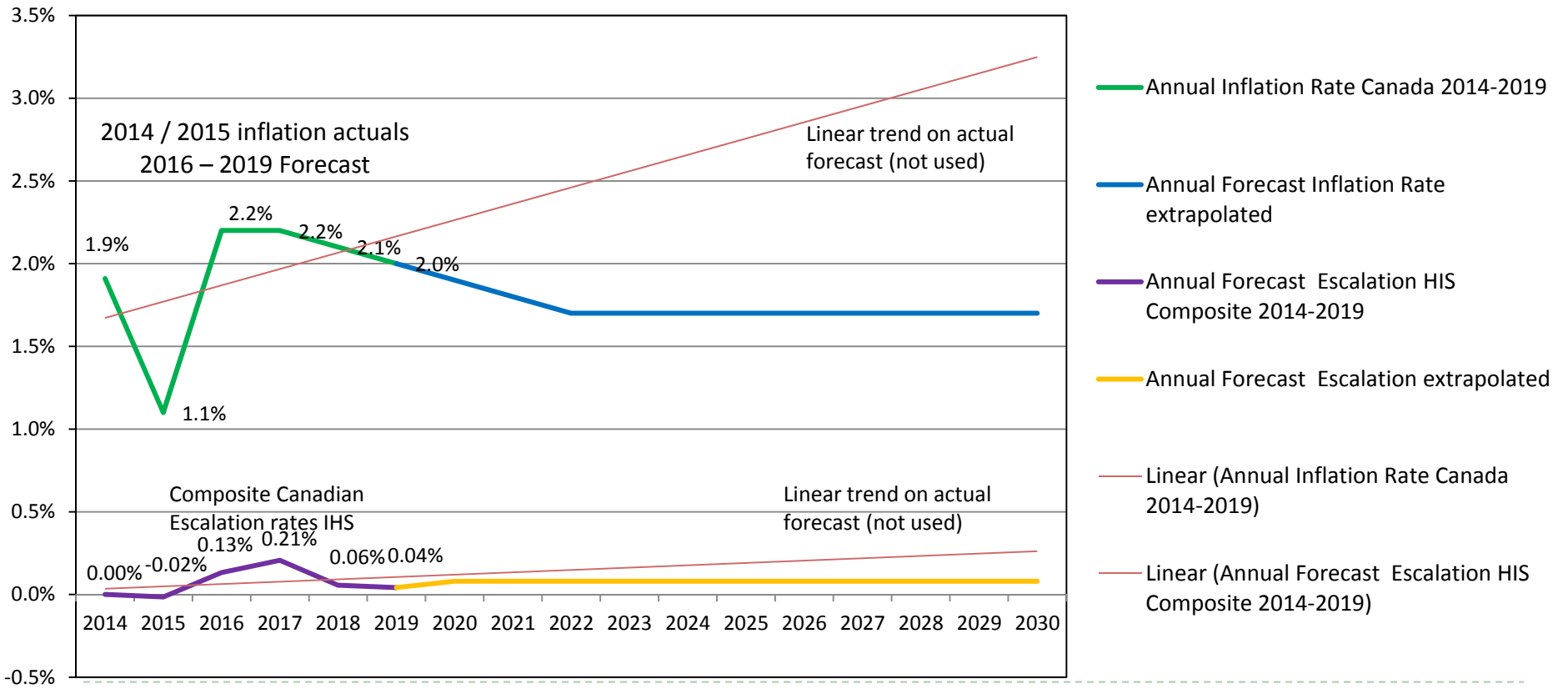
Forcemain Routing



<small>McELHANNEY INC. REGISED AND COMPANY, BE HELD IN USE OF</small>  McElhanney McElhanney Consulting Services Ltd. 485 BERTH STREET COURTENAY, B.C. V9N 6A4 PH (250) 338-5486 FAX (250) 338-7700	Designed: N/A Drawn: TM	Checked: IW/BH Surveyed: N/A	Date: 01/OCT/2008	COMOX VALLEY REGIONAL DISTRICT PROPOSED CORE AREA ROUTING OPTION 6 CVRD MASTER SEWERAGE STUDY COMOX VALLEY, BC	Client Drawing No. MCR Project No. 2211-46970-0 Drawing No. S-11F Sheet 19 of 23
	SCALE N . T . S .			Approved/Sealed	Date: 19/10/2008

Inflation and Escalation

2014-2029



Inflation and Escalation

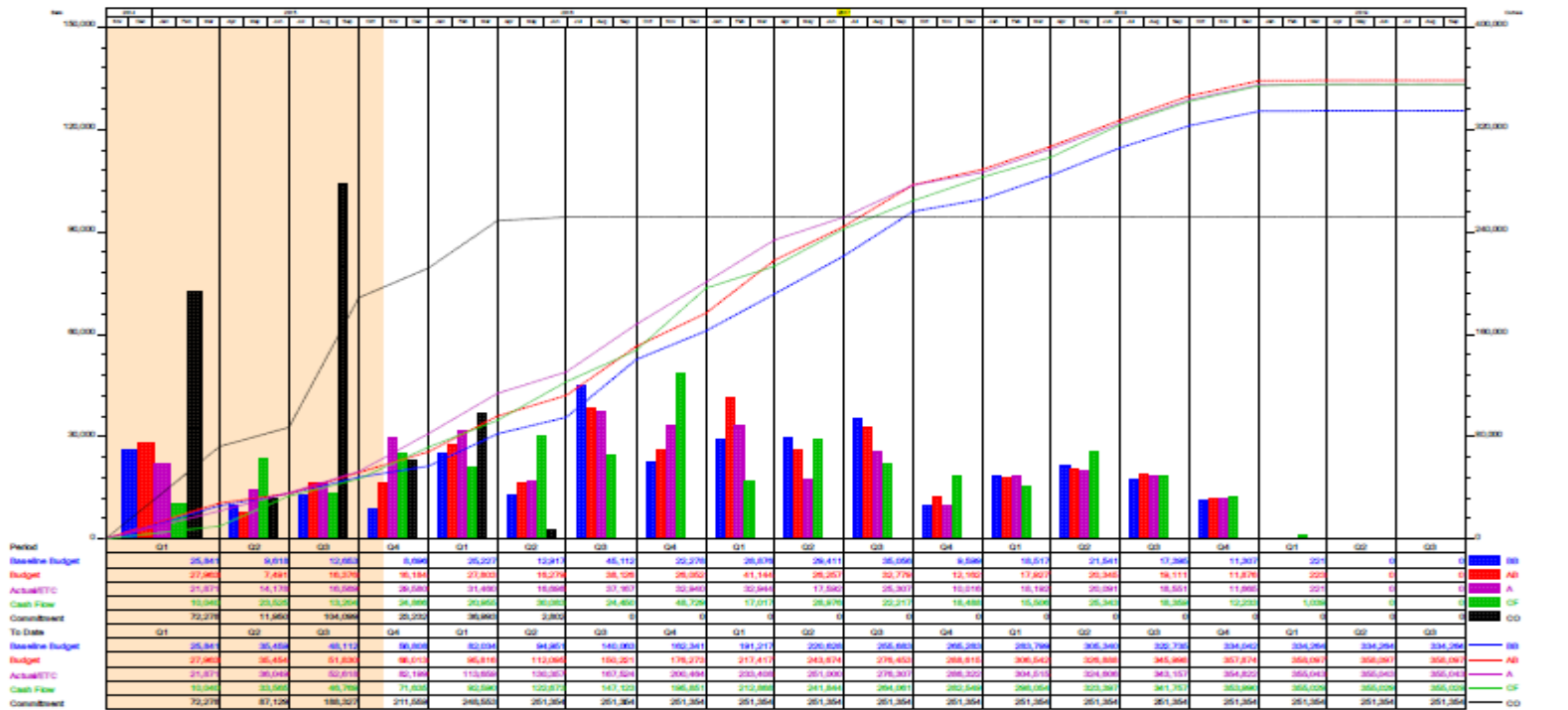
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Inflation forecast for Canada																	
Annual Inflation Rate Canada 2014-2019	1.9%	1.1%	2.2%	2.2%	2.1%	2.0%											
Annual Forecast Inflation Rate extrapolated						2.00%	1.90%	1.80%	1.70%	1.70%	1.70%	1.70%	1.70%	1.70%	1.70%	1.70%	1.70%
Annual Forecast Escalation HIS Composite 2014-2019	0.00%	-0.02%	0.13%	0.21%	0.06%	0.04%											
Annual Forecast Escalation extrapolated						0.042%	0.080%	0.080%	0.080%	0.080%	0.080%	0.080%	0.080%	0.080%	0.080%	0.080%	0.080%
Sum of Inflation and Escalation forecasts	1.910%	1.085%	2.333%	2.407%	2.156%	4.084%	1.980%	1.880%	1.780%	1.780%	1.780%	1.780%	1.780%	1.780%	1.780%	1.780%	1.780%
Factor to apply to get from base to nominal\$ Inflation	1.000	1.011	1.033	1.056	1.078	1.100	1.100	1.100	1.100	1.100	1.100	1.100	1.100	1.100	1.100	1.100	1.100
Factor to apply to get from base to nominal\$ Escalation	1.000	1.000	1.001	1.003	1.004	1.004	1.004	1.004	1.004	1.004	1.004	1.004	1.004	1.004	1.004	1.004	1.004
Factor to apply to get from base to nominal\$ Combined	1.000	1.011	1.034	1.059	1.082	1.126	1.149	1.170	1.191	1.212	1.234	1.256	1.278	1.301	1.324	1.348	1.372

Escalation Rates	2014	2015	2016	2017	2018	2019		
US construction equipment	0.00%	0.52%	0.39%	0.04%	0.34%	0.22%	From IHS data base	
Canadian cement	0.00%	0.59%	0.01%	0.35%	0.29%	0.24%	From IHS data base	
Canadian piping	0.00%	0.08%	0.00%	-0.15%	0.06%	0.00%	From IHS data base	
Electrical wires, cables	0.00%	-0.47%	0.14%	1.04%	0.09%	-0.07%	From IHS data base	
Instrumentation	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	From IHS data base	
Canadian general freight trucking	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	From IHS data base	
Engineering	0.00%	-0.47%	0.14%	0.04%	0.09%	-0.07%	From IHS data base	
Canadian construction (contractor) labour	0.00%	-0.36%	0.38%	0.33%	-0.42%	0.01%	From IHS data base	
Average Escalation	0.00%	-0.02%	0.13%	0.21%	0.06%	0.042%	Average escalation	
Factor to apply to get from base to nominal\$	1.000	1.000	1.001	1.003	1.004	1.004		

Full Cash Flow Models

Time Phased Data Histogram And S-Curve

Reporting Period 11: Ending Oct '15
Cost in CAD x 1,000



Advisory Group Scoring Financial

