

DATE: July 26, 2017**FILE:** 6410-20 / CV RGS 5 Year Review**TO:** Chair and Directors
Committee of the Whole**FROM:** Russell Dyson
Chief Administrative Officer**RE:** Board Consideration for a Five Year Review of the Regional Growth Strategy

Purpose

For the board to consider whether or not to conduct a five year review of the Regional Growth Strategy (RGS).

Policy Analysis

Bylaw No. 120, being the “Comox Valley Regional District Regional Growth Strategy Bylaw No. 120, 2010”, was adopted in March 2011.

Part 13, Section 452(2) of the the *Local Government Act* (RSBC, 2015, c. 1) (LGA) requires that a regional district with an approved RGS must consider, at least once every five years, whether the RGS must be reviewed for possible amendment.

Part 13, Section 452(3) of the LGA requires the regional district to provide opportunity for input on the need for a review to citizens, affected local governments, First Nations, School District 71 and other government agencies.

Executive Summary

Consultation, carried out by staff as directed by the board in February 2017, showed limited support or rationale for a five year review. While the board is not required to conduct a five year review, the LGA does require that it consider if a review is warranted.

The LGA also requires that the board provide opportunity for input on that decision to those agencies and stakeholders engaged when the strategy was adopted. Schedule A and B provide a summary of feedback received. Schedule A includes responses received from those agencies the LGA requires the CVRD to consult with. Schedule B includes a summary of responses received from the public and agencies. Copies of submissions received in Schedule B are also included in the Directors Correspondence folder. Planning staff from all four jurisdictions were in attendance at a March 16, 2017 open house to answer questions and promote work done since 2011 under the auspices of the eight RGS goals.

While a full review is not recommended, a number of revisions could be made that would make the RGS easier to administer and understand. Staff recommend the language in section 5.2 (4) *Minor Amendment Process*, be revised, in house, as this section has been identified as problematic. This, in accordance with the LGA, would be a standard amendment requiring full consensus of the board to approve new wording.

In the event a review is deemed required by the board, the scope would need to be defined and that

would establish resource needs. No funds have been set aside to pay for the cost of a review in the Function No. 512 budget; therefore, should the board determine a review is required staff would either carry out the work internally, depending on the scope, and seek grant funds. Alternatively, funds could be accrued beginning in the 2018-2022 financial plan for a review at a later date and an outside firm could be engaged to carry out the work.

Recommendation from the Chief Administrative Officer:

THAT as a result of the input received and overall satisfaction with the Comox Valley Regional District Regional Growth Strategy, a five year review is not required at this time;

AND FURTHER THAT staff return to the board with revised language in section 5.2 (4) *Minor Amendment Process*, of the Regional Growth Strategy to better align the process for minor amendments to the Regional Growth Strategy with the *Local Government Act* so that the strategy can be revised, as a standard amendment in section 5.2 (4);

AND FURTHER THAT staff return to the board with a list and analysis of other housekeeping and proposed amendments to the Regional Growth Strategy that could improve the administration of Regional Growth Strategy and still fall within the stated goals and objectives of the strategy.

Respectfully:

R. Dyson

Russell Dyson
Chief Administrative Officer

Background/Current Situation

Requirement to Provide Input into Board Consideration:

In February 2017 CVRD staff contacted the agencies listed in attached Schedule A to solicit input on the board's decision on the need for a five year review. The responses were unanimous in that a review was not required.

Part 13, Section 452(3) of the LGA requires the Comox Valley Regional District (CVRD) to provide an opportunity for input on the need for a review from citizens, First Nations, agencies and government authorities who were involved in consultation at the time of adoption of the strategy. The responses received from agencies is included as Schedule A. A summary of responses received from the public and organizations is included in Schedule B.

Local Governments	City of Courtenay, Town of Comox, Village of Cumberland, Islands Trust, Union Bay Improvement District
Regional Districts	Regional District of Nanaimo, Strathcona Regional District, Alberni-Clayquot Regional District, Powell River Regional District
First Nations Governments	K'ómoks First Nation, Hamatla Treaty Society
Provincial Ministries and Agencies	Ministries of Community, Sport and Cultural Development; Agriculture; Forestry, Lands and Natural Resource Operations; Aboriginal Relations and Reconciliation; Environment; Transportation and Infrastructure; Agricultural Land Commission;; Economic Development; Island Health; School District 71, and the RCMP
Federal Departments	Transport Canada, Department of Fisheries and Oceans.

Overview of Process and Timing Followed for this Decision:

In February 2017 staff were directed by the board to pursue the following process and timing for its consideration of whether or not to conduct a five year review.

- *October 2016* regular RGS Steering Committee meeting to be convened for preliminary discussion of legislative requirements, process and resource requirements, and discussion of possible areas to consider in a five year review (completed);
- *December 2016* Technical Advisory Committee (TAC) convened to review direction from the Chief Administrative Officer (CAO), board requirements and to formulate a consultation plan. TAC to review a proposed consultation plan to consult with affected parties, per section 452 of the LGA. Proposed plan to include process, timing and package for providing notice to citizens, affected local governments, First Nations, School District 71 and senior government agencies. The consultation plan initially can be low key consisting of a series of newspaper advertisements and direct correspondence to affected local governments, First Nations, School District 71 senior government agencies, member municipalities and electoral areas as a start, in determining if those parties have a view on the requirement to review the RGS. (CAOs requested to be copied on discussions/next steps) (completed);
- *January 30, 2017* RGS Steering Committee to review staff report, consultation plan, draft letter and any other material in advance of February committee of the whole meeting (completed);
- *February 7, 2017* staff report to committee of the whole to advise of requirement to consider review, to outline the proposed consultation process, review draft letter and discuss options for scope and association resourcing, funding options and ability of staff to carry out administrative revisions for an administrative review (completed);
- *March 2017* commence consultation process with written correspondence and request for comment to determine input from other parties on their views on if an RGS review is warranted, including citizens, affected local governments, First Nations, School District 71 and senior government agencies as attached in Schedule A (completed);
- *March 16, 2017* RGS open house to present accomplishments of the RGS and provide for public opportunity to comment per Section 452 (completed);
- *Summer 2017* provide for TAC and RGS Steering Committee to review responses from consultation process (completed);
- *June/July 2017* staff report to Committee of the Whole to provide overview of input from consultation process with citizens, affected local governments, First Nations, School District 71, senior government agencies (underway); and
- *June/July 2017* board resolution on whether or not to commence five year review (now underway).

Scope of Possible Revisions

A full review of policies, goals and overall intent is not recommended; however, a number of revisions would make the RGS easier to administer. The following areas for revision could address deficiencies that have caused ambiguity; refresh the document with current population projections and clean up awkward language. Possible revisions include:

1. Revising wording of section 5.2 (4) *Minor Amendment Process*, to better reflect the language, process and intent as directed in the LGA. This would make it clear that the first step in responding to an application for amendment requires a board resolution to initiate an amendment, and only then seek a board resolution that determines if the amendment is to be considered as a standard or minor amendment.

2. Include lands held by K'ómoks First Nation (KFN) in RGS maps, per the request from KFN to do so. This would result in a more inclusive document that shows where the KFN land interests are.
3. Revise population projections using 2016 census data as an update from 2006 census data in the RGS.
4. Remove process and language for now expired Sage Hills Development project.
5. Revise language for housekeeping purposes to clarify some sections.

Options

1. The board, in reviewing the feedback received to date on the need for a five year review, may determine that a review is not required at this time.
2. The board may determine that while a full review is not required, some revisions could be carried out in house to make the strategy more clear and direct staff to return with a summary of proposed revisions and consultation strategy.
3. The board may determine a five year review is required and direct staff to return with an outline of the scope, timing and estimated costs for a five year review.

Staff recommend that the board consider option 1 and 2.

Financial Factors

While some funds were previously set aside as reserve funds to cover the cost of a five year review, these funds will have been fully expended by 2020 as reserve funds have been used to support function No. 512, RGS service. Currently there is \$45,117 remaining in this reserve fund. Should the board determine a review is required staff would develop a scope of work, timing and budget estimate for the board to consider.

While an administrative review could be completed in-house by CVRD staff, some costs would be incurred for advertising, a public meeting and required consultation. For a more substantial review and analysis, possibly including the hiring of a third party to carry out independent and neutral research, additional funds would be required based on the defined scope of work directed by the board.

Legal Factors

Following the April 2016 order from the BC Court of Appeal, the CVRD was strongly encouraged to revise the wording in section 5.2 (4) in order to better align the process for a minor amendment with the process included in the LGA.

Regional Growth Strategy Implications

The strategy includes eight goal areas as follows:

- Housing: to ensure a diversity of housing options to meet evolving demographics and needs;
- Ecosystems, Natural Areas and Parks: to protect, steward and enhance the natural environment and ecological connections and systems;
- Local Economic Development: to achieve sustainable, resilient and dynamic economy that supports businesses and entrepreneurship;
- Transportation: to develop accessible, efficient, affordable and connected multi-modal transportation network;
- Infrastructure: to provide affordable, effective and efficient infrastructure that conserves land, water and energy resources;

- Food System: to support and enhance the agriculture sectors and increase local food security;
- Public Health and Safety: support a high quality of life through the protection and enhancement of community health, safety and well-being; and
- Climate Change: to minimize regional greenhouse gas emissions and plan for adaptation.

Unlike a full five year review that could examine overall strategy goals, possibly add or revise targets, objectives and revise growth management policies, staff propose to bring forward suggested revisions that fall within the current policy framework goals, for board consideration.

Intergovernmental Factors

Part 13, Section 452(3) of the LGA requires the CVRD to provide an opportunity for input on the need for a review from citizens, First Nations, agencies and government authorities who were involved in consultation at the time of adoption of the strategy, providing a statutory requirement for the CVRD to offer the agencies listed in Schedule A the opportunity to comment on the need for a review. This has been completed.

Interdepartmental Involvement

Pending a recommendation by the board to consider revisions to the RGS or to conduct a five year review, departments within in the CVRD will be provided an opportunity to provide feedback and that feedback will come forward to the board.

Citizen/Public Relations

A number of citizens have provided comments on the board's decision for a five year review and a summary of these submissions are included as Schedule B. In accordance with the CVRD protocols, full submissions are also found in the Directors Correspondence folder.

Prepared by:

A. MacDonald

Ann MacDonald, MCIP, RPP
General Manager of Planning and
Development Services Branch

Attachments: Schedule A – “Summary and Responses received from First Nations,
Government Ministries and Local Governments”
Schedule B – “Responses from Organizations and Residents”

Schedule A

Summary and Responses Received from First Nations, Government Ministries and Local Governments

First Nations

We Wai Kai Nation

The We Wai Kai Nation has no comment on this referral.

Government Ministries

Ministry of Agriculture

Ministry staff recommends the following minimal administrative updates:

- Update the name of the Ministry to Ministry of Agriculture;
- Adjust figures in 2010 dollars for inflation;
- Update references to the *Local Government Act*;
- Consider which of the goals and targets in the RGS Goal 6 (Food Systems) could be better tracked; and
- Consider how to implement MG Policy 2A-3 (Alternative Minimum Lot Sizes for Agricultural Purposes), as it was determined too difficult to administer.

Ministry of Environment

This Ministry no longer comments on referrals. Ministry staff provides general comments on their mandates.

Local Governments

Town of Comox

On March 15, 2017, The Town council passed the following resolution:

“That the Comox Valley Regional District Board be advised that as detailed in the March 15, 2017 Planning Report PR 17-5, the Town of Comox does not see a need for the review of Comox Valley Regional District Regional Growth Strategy Bylaw No. 120, 2010 for possible amendment.”

Village of Cumberland

On March 27, 2017, Village council approved the following motion:

“That Council direct staff to forward comments to the CVRD that Council does not consider a five-year review of the Regional Growth Strategy is required at this time, and to express Council’s support for the RGS.”

City of Courtenay

Staff response, June 26, 2017, “The City does not consider a review of the RGS warranted at this time.”

Islands Trust

Islands Trust staff reminds the CVRD of the jurisdictional boundary of the Islands Trust Area. The RGS may not include any portion of the Islands Trust Area, which encompasses the Denman and Hornby Islands, and surrounding waters to the high water mark of Vancouver Island. The current RGS does not infringe into this area, and any amendment should continue to do so.



TOWN OF COMOX

OFFICE OF THE MAYOR

6410-20 / CV RGS 5 yr review
Schedule A page 2 of 11
WEB

D. Oakman
A. MacDonald
B. Chow

March 17, 2017

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

Attn: Board of Directors

Dear Chair Jolliffe & Members of the Board

**RE: Comox Valley Regional District
Regional Growth Strategy Bylaw No. 120, 2010**

Further to Comox Valley Regional District correspondence received March 2, 2017 regarding *Local Government Act* requirement to consider five year review of a regional growth strategy, please be advised that Council, at its Regular Meeting of March 15, 2017, passed the following resolution.

"that the Comox Valley Regional District Board be advised that as detailed in the March 15, 2017 Planning Report PR 17-5, the Town of Comox does not see a need for the review of Comox Valley Regional District Regional Growth Strategy Bylaw No. 120, 2010 for possible amendment."

Enclosed is the report from staff that Council also considered on this matter.

Should you require further information regarding the content of this letter please contact the Planning department at 250.339.1118.

Yours truly

Paul Ives, Q.C.
Mayor

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File: PR 17-5 Planning \ 0114-20-512

Enclosure (1)

C: M. Kamenz, Municipal Planner

A. MacDonald, GM of Planning & Development Services, CVRD – email amacdonald@comoxvalleyrd.ca



TOWN OF COMOX PLANNING REPORT

TO:	RICHARD KANIGAN, CHIEF ADMINISTRATIVE OFFICER
FROM:	MARVIN KAMENZ, MUNICIPAL PLANNER REGINA BOZEROCKA, PLANNER I
SUBJECT:	PLANNING REPORT PR 17-5 CVRD REFERRAL – FIVE YEAR REVIEW OF REGIONAL GROWTH STRATEGY
DATE:	RCM - MARCH 15, 2017

Submitted by	Concurrence	Approval

Planner's recommendation:

That the Comox Valley Regional District Board be advised that as detailed in the March 15, 2017 Planning Report PR 17-5, the Town of Comox does not see a need for the review of Comox Valley Regional District Regional Growth Strategy Bylaw No. 120, 2010 for possible amendment.

Background

The *Local Government Act*, section 452(2), requires a regional district with an approved Regional Growth Strategy (RGS) to consider whether the RGS must be reviewed for possible amendment at least once every 5 years and to provide an opportunity for input on the need for review by various entities including affected local governments. **Attachment 1** contains the Comox Valley Regional District (CVRD) referral of Comox Valley Regional District Regional Growth Strategy Bylaw No. 120, 2010 to the Town of Comox for input as to the need for review for possible amendment. A response is requested by March 31, 2017.

The CRVD will be holding an RGS open house in the CVRD boardroom, 550B Comox Road, Courtenay on March 16, from 3:00 to 7:00 pm. Town staff will participate with boards and hand-outs to highlight Town initiatives directly related to Regional Growth Strategy and focused on affordable

**PR 17-5
CVRD REFERRAL – REGIONAL GROWTH STRATEGY**

MARCH 15, 2017

housing and residential development Downtown: coach houses, secondary suites and small lots and Downtown Vitalization Program.

Discussion:

Since the adoption of the RGS in 2011, the 2011 and 2016¹ Census data has been released. The population percentage change from 2006 to 2011 was 6.8% for the CRVD as a whole and 10% for Comox and from 2011 to 2016 – 4.7% for the CVRD and 2.9% for Comox. These growth rates are generally consistent with the RGS and Comox OCP projections and reflect projected decline in growth rates over time.

It is expected that the yearly trends would continue to fluctuate during the 20 years life span of the RGS and OCP, depending primarily on fluctuation in the demand and supply of housing.

Staff are not aware of any socio-economic or land use changes since 2011 that would result in a need for review of the RGS for possible amendment.

MK/RB

Attachments:

1. CVRD referral letter
2. Census data

¹ 2016 statistics released on February 8, 2017 are limited to population and dwelling counts. Other data is scheduled for release later in the year.

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PR 17-5
CVRD - REGIONAL GROWTH STRATEGY
MARCH 15, 2017

ATTACHMENT 1

March 2, 2017



Town of Comox
1809 Beaufort Ave
Comox BC V9M 1R9

File: 6410-20 / five year review

Attention: Marvin Kamenz, Planner

Sent via email only: kamenz@comox.ca

Dear Mr. Kamenz:

Re: Local Government Act requirement to consider five year review of a regional growth strategy

The Comox Valley Regional District (CVRD) is required to provide an opportunity for input to its citizens, affected local governments, First Nations, School District 71 and senior government agencies on the need for a five year review of its regional growth strategy (RGS). This is a legal requirement of the *Local Government Act* (RSBC, 2015, c. 1), part 13, section 452, that requires a regional district with an approved RGS to consider whether the RGS must be reviewed for possible amendment at least once every five years. As the CVRD adopted Bylaw No. 120, being the "Comox Valley Regional District Regional Growth Strategy Bylaw No. 120, 2010", in March 2011, the consideration of a five year review is now required.

Please provide any written input by March 31, 2017. The CVRD board will consider all written input submitted by that date.

In addition to receiving any written comments, the CVRD will be hosting an open house to provide the community and those agencies affected by the RGS with an opportunity to refresh themselves on the goals, objectives and policies of the regional growth strategy in order that they may effectively provide input to the board on its consideration of a review. I encourage you to attend that open house, if interested. You will also be provided with an opportunity to provide your written feedback at that time.

The RGS open house will be held in the CVRD boardroom, 550B Comox Road, Courtenay, BC on March 16, 2017, from 3:00 to 7:00 pm.

I also encourage you to check the CVRD RGS website at: <http://www.comoxvalleyrd.ca/rgs>.

Thank you, and please feel free to contact Ann MacDonald at 250-334-6077 or by email to amacdonad@comoxvalleyrd.ca with any questions, concerns or comments regarding this matter.

Sincerely,

A. Mullaly

Alana Mullaly, MCIP, RPP

Acting General Manager of Planning and Development Services Branch

cc: Debra Oakman, chief administrative officer
Richard Kanigan, chief administrative officer, Town of Comox

PR 17-5
CVRD REFERRAL – REGIONAL GROWTH STRATEGY

MARCH 15, 2017

ATTACHMENT 2
CENSUS DATA

2016 Population and dwellings

	Comox Town, British Columbia [Census subdivision]			Comox Valley, RD British Columbia [Census division]		
Characteristic	Total	Male	Female	Total	Male	Female
Population and dwellings						
Population, 2016	14,028	...	...	66,527	...	...
Population, 2011	13,627	...	...	63,538	...	...
Population percentage change, 2011 to 2016	2.9	...	...	4.7	...	...
Total private dwellings	6,410	...	...	32,076	...	...
Private dwellings occupied by usual residents	6,208	...	...	29,573	...	...
Population density per square kilometre	838.2	...	...	39.1	...	...
Land area in square kilometers	16.74	...	...	1,699.90	...	...

2011 Population and dwellings

	Comox Town, British Columbia [Census subdivision]			Comox Valley, RD British Columbia [Census division]		
Characteristic	Total	Male	Female	Total	Male	Female
Population and dwellings						
Population, 2011	13,627	...	...	63,538	...	...
Population, 2006	12,385	...	...	59,482	...	...
Population percentage change, 2011 to 2016	10.0	...	...	6.8	...	...
Total private dwellings	6,236	...	...	30,156	...	...
Private dwellings occupied by usual residents	5,974	...	...	27,885	...	...
Population density per square kilometre	814.3	...	...	37.4	...	...
Land area in square kilometers	16.74	...	...	1,700.58	...	...

A. MacDonald



700 North Road, Gabriola Island, BC V0R 1X3
Telephone **250-247-2063** Fax 250-247-7514

Toll Free via Enquiry BC in Vancouver 604.660.2421 Elsewhere in BC **1.800.663.7867**

Email northinfo@islandstrust.bc.ca

Web www.islandstrust.bc.ca

March 20, 2017

File No.: 3445-30 (CVRD Referrals)

Via email: amacdonald@comoxvalleyrd.ca

Ann MacDonald
General Manager of Planning and Development Services
Comox Valley Regional District
600 Comox Road
Courtenay, BC V9N 3P6

Re: Local Government Act requirement to consider five year review of a regional growth strategy

Dear Ms. MacDonald,

I am writing on behalf of the Denman and Hornby Local Trust Committees (LTCs) in response to the request for input from affected local governments concerning a potential five-year review of the Comox Valley Regional District (CVRD) Regional Growth Strategy (RGS), which was received by the Islands Trust on March 2, 2017.

The boundaries of the CVRD encompass both the Denman and Hornby Local Trust Areas. This is significant because the LTCs and CVRD have shared jurisdiction over these areas, with the LTCs responsible for administering land use planning services and the CVRD responsible for most other local government services.

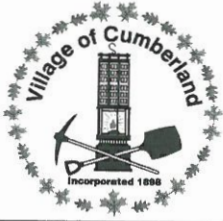
In consideration of a potential RGS review and potential future RGS amendments by the CVRD Board, it is important to highlight that pursuant to s. 36(3) of the [Islands Trust Act](#), "A regional district board must not adopt a regional growth strategy under Part 13 of the *Local Government Act* that applies to any part of the trust area, and for these purposes sections 430 (1) and 433 (2) of that *Act* do not apply". More simply, an RGS may not include any portion of the Islands Trust Area including, for the CVRD's purposes, the Denman and Hornby Local Trust Areas, which encompass the islands and surrounding waters to the high water mark of Vancouver Island within the CVRD boundaries.

In respect of the foregoing, Islands Trust staff would be happy to coordinate with CVRD staff on any mapping that may be developed as part of an RGS amendment process. We would also welcome any future opportunities for our Local Trust Committees to be engaged in an RGS amendment process, should the CVRD Board choose to proceed with a five-year review.

Sincerely,

Ann Kjerulf, MCIP, RPP
Regional Planning Manager

cc: Susan Morrison, Chair, Denman Island Local Trust Committee, smorrison@islandstrust.bc.ca
Laura Busheikin, Chair, Hornby Island Local Trust Committee and Denman Island Trustee, lbushiekin@islandstrust.bc.ca
David Critchley, Denman Island Trustee, dcritchley@islandstrust.bc.ca
Tony Law, Hornby Island Trustee, tlaw@islandstrust.bc.ca
Alex Allen, Hornby Island Trustee, aallen@islandstrust.bc.ca
Marnie Eggen, Island Planner, denmanplanner@islandstrust.bc.ca
Russ Hotsenpiller, Chief Administrative Officer, rhotsenpiller@islandstrust.bc.ca



Corporation of the Village of Cumberland

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cumberland.ca

March 28, 2017

6410-20 / RGS 5 yr review

B. Chow

A. MacDonald

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

Sent by email amacdonald@comoxvalleyrd.ca

Attention: Ann MacDonald

Re: Local Government Act requirement to consider five-year review of a regional growth strategy

The Village received a request for input from the Comox Valley Regional District (CVRD), on the need for a five-year review of the CVRD regional growth strategy (RGS). Council was notified at their March 13, 2017 meeting and planning staff attended the CVRD open house on March 16, 2017.

Staff provided a brief report on the open house and noted that the Village has not received any requests for changes to the Settlement Expansion Areas, due to the significant land base within the Village and the significant area of lands zoned for development. Through the OCP and the new zoning bylaw, the Village is actively directing residential infill into the serviced core area.

Council approved the following motion at their meeting on March 27, 2017:

THAT Council direct staff to forward comments to the CVRD that Council does not consider a five-year review of the Regional Growth Strategy is required at this time, and to express Council's support for the RGS.

Please contact me if you require any clarification.

Yours truly,

Judith Walker, MBCSLA, MCIP, RPP
Senior Planner

Cc Sundance Topham, Chief Administrative Officer
Adriana Proton, Deputy Corporate Clerk

B. Chow.

A. MacDonald

WE WAI KAI NATION

690 Headstart Cres

Campbell River, BC V9H 1P9

Phone: (250) 914-1890 Fax: (250) 914-1891



VIA EMAIL: amacdonald@comoxvalleyrd.ca

March 28, 2017

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

RE: Five year review of Regional Growth Strategy

The We Wai Kai Nation is in receipt of the above noted application. The application will take place in a location within the We Wai Kai statement of intent area; it is in the interest of the We Wai Kai Nation to respectfully maintain our rights and access to resources throughout our territory.

The We Wai Kai Nation has no comment regarding this application. Please note that this "No Comment" letter is specifically for this application, and is without prejudice to any and all future consultation with our Nation regarding other applications within the We Wai Kai Traditional Territory.

We do however reserve the right to raise objections if any cultural use or archaeological sites are identified and or disturbed while the above uses are being carried out, or if we discover impacts on our rights or interest that we had not foreseen.

Thank you for informing us of this application and should you require any further information, please do not hesitate to contact our office.

Sincerely,

Merci Brown

Director of Lands and Natural Resources

THE CORPORATION OF THE CITY OF COURTENAY

*Development Services
830 Cliffe Avenue
Courtenay BC V9N 2J7*



*phone: (250) 703-4839
fax: (250) 334-4241
planning@courtenay.ca*

June 26, 2017

6410-20 / CV RGS 5 Yr Review
B. Chow
A. MacDonald

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

Attention: Ann MacDonald, MCIP, RPP

Re: Regional Growth Strategy Review

With regard to your request for input from the City of Courtenay on the need for a five year review of the Regional Growth Strategy (RGS), please accept this letter as a formal response that the City does not consider a review of the RGS warranted at this time.

If you have any questions in this regard please feel free to contact me at 250-703-4846 or by email at ibuck@courtenay.ca.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ian Buck', is written over a horizontal line.

Ian Buck, MCIP, RPP
Director of Development Services

Schedule B

Responses from Organizations and Residents

Organizations

Comox Valley Conservation Partnership

The best tool to measure the impact of development on ecosystems is the Sensitive Ecosystem Inventory (SEI). The SEI should be updated every five years to correspond with the five year review cycle of the RGS. The SEI can identify different types of land use impacts on ecosystems, such as development, resource extraction and agriculture use. SEI data provides other measures, such as loss of ecosystems and amount of protected land.

Summary of Resident Responses

Survey Responses

1. **On a scale of 1-10, with one being not at all sure, and ten being very clear, how clear are you on understanding the goals and strategies of the regional growth strategy (RGS)?**

Scale	1	2	3	4	5	6	7	8	9	10
Responses	0	0	0	2	1	0	5	5	3	1

2. **What do you see as the primary goals, benefits or costs of the RGS to you as a landowner or to the Comox Valley?**

- Focuses growth in settlement nodes and protect rural areas (90%/10% growth split); reduce sprawl
- Coordinates planning and growth, and regional services
- Protects agricultural and local food security
- Reduces water consumption and waste
- Reduces sewage production
- Improves affordable housing
- Protects ecosystem
- Considers climate change mitigation and adaptation
- Improves public health and safety
- Monitors vacancy rates and water consumption
- Improves quality of life
- Concerns about large scale development in rural areas, such as Kensington Island Properties
- Increases land costs
- Stops rural growth; rural lots should be allowed to be smaller
- No benefit

3. **In what way has the RGS been effective?**

- Increases awareness of goals
- Shapes and manages growth
- Creates a unified, clear vision and baseline when making land use decisions
- Increases progress in downtown densification; prevents unmitigated rural sprawl and protects rural values

- Protects rural land, but increases land costs
- Promotes local economy initiatives
- Promotes public transit and active transportation: bicycle lanes and their interconnectivity
- Stops rural development
- Protects ecosystem, wildlife habitat and corridors, green space, and parks
- Promotes water conservation and sewage generation
- Monitors and evaluates growth
- Hinders municipalities from just annexing large rural lands
- Protects agricultural land, but increases land costs

4. What goals of the RGS do you feel have not been met?

- Rural character protection
- Discouraged development
- Affordable housing
- Municipal annexation without urban infilling first
- Public transit and active transportation
- Natural hazards: flood control of Courtenay River
- Watershed protection
- Greenhouse gas emissions
- Solid waste
- Lack of quality and quantity of jobs
- Qualitative goals cannot be measured
- Large development projects: Sage Hills and Kensington Island Properties
- None

5. What issues would you recommend be reviewed as part of a five year review to the RGS?

- No expansion of settlement nodes to allow urban density on rural lands
- Reduce urban and rural sprawl
- More densification in municipalities
- Re-evaluate Kensington Island Properties
- Affordable housing and rentals
- Local food systems: local and organic
- Development charges
- Personal health indicators, such as asthma rates, depression and anxiety
- No new bridge crossings over estuary
- Government amalgamation: one municipal government and one regional government
- More public transit and active transportation and discourage single occupancy vehicular traffic
- Protect recreational and culturally significant locations and fossil sites
- Keep important park spaces in public ownership
- remove reference to Sage hills as project no longer viable
- allow for creation of new and additional settlement nodes

- create conditions for parkland legacies
- More economic development
- Reduce the minimum lot area for subdivision of rural areas to as low as 2.5 acres
- Quality of life
- None; no need for a five year review; instead, better monitoring is needed

6. What comments or questions do you have?

- RGS is a good start
- Many worked hard on this and subsequent Official Community Plan; do not jeopardize the RGS
- Public transit is incompatible with changing employment landscape: shift work
- Affordable housing: Air b n b
- High housing density can lead to crime
- More power to the municipalities
- Reduce the minimum lot area for subdivision of rural areas
- Need more industry and employment opportunities
- RGS restricts rural growth
- All were answered at the open house
- We need to phase out growth, as it is not sustainable. Climate change will affect our water quantity and quality.
- We have bad air quality due to wood burning. Inefficient and open wood burning in municipalities and electoral areas should be banned.
- Reduce the minimum lot area for subdivision of rural areas
- The 90 per cent/10 per cent growth split should be an estimate.