

Sylvia Stephens

From: Homalco Connect <do-not-reply@Homalcoconnect.com>
Sent: June 15, 2022 9:11 AM
To: Sylvia Stephens
Subject: [Possible SPAM] [Homalco Connect] Referral Submission Received - RZ 1C 22 - Referral - Edge Grain Forest Products

Importance: Low

CAUTION! EXTERNAL EMAIL

Homalco Referrals Office

Submission Details

Engagement

- SUBMISSION ID

118

- PROJECT NAME

Referral - Edge Grain Forest Products

- ISSUING AGENCY FILE NUMBER(S)

RZ 1C 22

- APPLICANT

Sylvia A. Stephens (Comox Valley Regional District)

- PROPONENT

Edge Grain Forest Products Ltd.

- GOVERNMENT STATUTE(S)

BC Local Government Act

- LIFESPAN - E.G. LENGTH OF PERMIT

Permanent indefinitely

- PROJECT LOCATION

7648 Island Highway North

- CALCULATED AREA (HA)

0.0

- PROJECT DESCRIPTION

Rezoning application

- LIFESPAN - E.G. LENGTH OF PERMIT

Permanent

- TIMEFRAME UNITS

indefinitely

- RESPONSE REQUESTED BY

July 15, 2022

[20220615_Dyson_Homalco_RZ1C22_Edge_Grain_Forest_Products_Zoning_Amendment_FN_Referral.pdf](#)

CVRD Referral RZ 1C 22

[View Submission](#)

Office of the Chief Administrative Officer

770 Harmston Avenue, Courtenay, BC V9N 0G8
Tel: 250-334-6000 Fax: 250-334-4358
Toll free: 1-800-331-6007
www.comoxvalleyrd.ca



File: 3360-20 /RZ 1C 22

June 15, 2022

Sent via referral portal: Homalco Connect

Homalco First Nation
1218 Bute Crescent
Campbell River BC V9H 1G5

Attention: Kristen Broadfoot

Dear Ms. Broadfoot:

**Re: Rezoning Application (7648 Island Highway - Edge Grain Forest Products Ltd.)
Part District Lot 100, Comox District, Lying to the North of the Island Highway and to the
West of Parcel A (DD 15057N), Except that Part in Plan 20383, PID 009-531-262**

The attached referral for a rezoning application is for your review and comment. The intent of the application is to amend the zone applicable to the above-noted property to add Wood Processing to the list of permitted uses wherein Wood Processing is defined as “the production of value added wood items such as mouldings, shakes, fencing, furniture, doors, windows and other wood products.”

In accordance with our Referrals Management Program, if Homalco First Nation has an interest in the zoning amendment please respond by July 15, 2022. A formal referral package is enclosed for your review and comments. The Comox Valley Regional District (CVRD) is interested in hearing from you regarding this proposal and understanding your interests. In addition, the CVRD is available to meet with you at your convenience to discuss the zoning amendment in more detail. Please contact Alana Mullaly at 250-334-6051 or by email to planning@comoxvalleyrd.ca to coordinate this meeting.

Sincerely,

R. Dyson

Russell Dyson
Chief Administrative Officer

Enclosure

cc: A. Mullaly, General Manager of Planning and Development Services
T. Trieu, Manager of Planning Services

First Nations Referral Form
File: 3360-20 / RZ 1C 22
(Response required: July 15, 2022)

Please comment on the attached application regarding potential effects on your interests. The Comox Valley Regional District (CVRD) wishes to ensure that all future consultations with First Nations are considered early and ongoing. The CVRD will meet with you, at your convenience, to discuss this application. The offer to meet with you extends throughout the life of this application in order to gain your perspective as well answer any questions that may arise. If you would like to arrange a meeting, please contact Alana Mullaly at 250-334-6051 or by email to planning@comoxvalleyrd.ca.

You will note that the response form has a number of choices that describe your interests. All details that support your position are appreciated as are any official legislative, governance and policy considerations that may affect the CVRD's consideration of this application.

If required, please contact the CVRD to assist you in determining the type of additional information that would be helpful or assist you to better understand how this application may impact land use and development.

Application Type:

<input checked="" type="checkbox"/>	Zoning amendment	<input type="checkbox"/>	OCP amendment	<input type="checkbox"/>	Temporary use permit
<input type="checkbox"/>	Development variance permit	<input type="checkbox"/>	Development permit	<input type="checkbox"/>	Crown land application

Applicant:	Edge Grain Forest Products Ltd.		
Legal description:	Part District Lot 100, Comox District, Lying to the North of the Island Highway and to the West of Parcel A (DD 15057N), Except that Part in Plan 20383		
Civic address:	7648 Island Highway	PID:	009-531-262
RGS designation:	Rural Settlement Area		
OCP designation:	Rural Settlement Area		
Zone:	Commercial One		

Application Description

The subject property is a 0.88 hectare lot with access to both the Island Highway and Surgenor Road (Figure 1). Though it is surrounded by agricultural lands, this lot was not included into the Agricultural Land Reserve. Since 1986 the CVRD has zoned it for commercial uses; it was previously zoned for industrial uses. The lot has been cleared of native vegetation and developed with a commercial building and a dwelling (Figure 2). The owners currently use the property for retail sales of lumber and wood products.

As illustrated in Appendix A, the owners intend to remove the dwelling and construct a second commercial building as permitted by the existing zone. However, they would like to lease space within the building to a company that specializes in Wood Processing which is not permitted by the zone. Therefore, the owners have made an application to amend the zone to insert Wood Processing in the list of permitted uses.

Zoning Bylaw Analysis

Zoning Bylaw, Bylaw No. 520, being the “Rural Comox Valley Zoning Bylaw No. 520, 2019”, zones the lot as Commercial One which allows for a broad range of general commercial uses, such as retail and wholesale, offices, service establishment, tourist accommodations and mini-storage, as well as several incidental and subordinate accessory uses. The Zoning Bylaw defines Wood Processing as “the production of value added wood items such as mouldings, shakes, fencing, furniture, doors, windows and other wood products” and allows the use in the following zones:

- Industrial Light
- Industrial Heavy
- Upland Resource
- Rural Eight (only on lots over 8 ha, and limited to 1000 m²)
- Rural Twenty (only on lots over 4 ha, and on condition of 15 m setbacks)

As wood processing can involve machinery and operations that can be disruptive to nearby residents, and its facilities are not typically associated with aesthetic commercial appeal, the use is more typically included in industrial zones.

Official Community Plan Analysis

The Official Community Plan, Bylaw No. 337, being the “Rural Comox Valley Official Community Plan Bylaw No. 337, 2014”, designates the subject property under the Rural Settlement Area (RSA) designation. Policy 47(2) of this RSA designation states:

- “47. (2) When rezoning is required to establish new industrial uses the following information is required:
- (a) How the proposal will maintain the rural character of its surroundings and support the function of a working rural landscape;
 - (b) Compatibility of intended use with adjacent land and water uses, natural resource areas and the ability to mitigate noise, odour, lighting, air pollution, idling of vehicles through potential landscaping, buffering and screening;
 - (c) Transportation links, access to the site and on-site parking arrangements, to mitigate traffic generation and air pollution through existing developed areas;
 - (d) Public access to the coastal waterfront, where applicable;
 - (e) The identification and protection measures of environmental sensitive features on the land;
 - (f) A rainwater management and drainage plan designed by a professional engineer.”

In addressing (a) and (b) regarding rural character, compatibility with adjacent uses and the working landscape (e.g. surrounding agricultural uses), the applicant is concurrently applying for a Development Permit consistent with the Farmland Protection and Commercial & Industrial Form and Character Guidelines. That Development Permit application will be reviewed by the Area C Advisory Planning Commission with respect to rural character and by the Agricultural Advisory Planning Commission with respect to the farm/ non-farm interface.

Regarding (c) on the above list, the applicants submitted a site plan (Figure 3) that illustrates the on-site parking, inclusive of their existing building and their proposed new building which is the subject of the above-noted Development Permit. The subject property is a corner lot with access to both the highway and a side road allowing for flow-through site circulation. The owner will have to maintain a Highway Access Permit with the Ministry of Transportation and Infrastructure.

Item (d) is not applicable and regarding (e) CVRD mapping does not identify any natural features that would be sensitive to development within the vicinity of the subject property. In support of item (f) the applicants submitted a report titled Stormwater Management Plan - Commercial Building prepared by the Jim Buchanan, P.Eng. of J.E. Anderson & Associates. This report provides recommendations relating to the addition of a new 1,115 square metre building on the lot in which the wood processing would be conducted.

Fire Safety

The subject property is located within the Black Creek/ Oyster Bay Fire Protection Local Service Area but is outside all water service areas. The Fire Chief of Oyster River Fire Rescue reviewed the application and notes that given the nature of the wood processing:

- All vegetation planted should meet FireSmart's recommendations for fire resistive vegetation.
- Importance of meeting BC Building Code standards and ensuring there are adequate fire extinguishers and fire alarm system.
- Constructing large commercial buildings will eventually necessitate the need for the fire department to request a ladder truck. Ladder trucks are currently available through mutual aid agreements with the cities of Courtenay and Campbell River.

The building's dust mitigation system is reviewed as part of the Building Permit.

Concurrent applications

The property owner has also made the appropriate applications to construct a new commercial building. While it is their intent to utilize the building for wood processing, should this requisite zoning amendment not be approved it would be utilized for other purposes that are otherwise permitted in the Commercial One zone. The new building requires a (1) Development Permit consistent with the Farmland Protection and Commercial & Industrial Form and Character Guidelines and a (2) Development Variance Permit addressing a setback to the Island Highway. These permit applications relating to the new building are currently being reviewed by the relevant Advisory Planning Commissions and will be then forwarded to the Electoral Areas Services Committee.

Should you have any questions on the above-noted matter, please contact Alana Mullaly at 250-334-6051 or by email to planning@comoxvalleyrd.ca.

Sincerely,

A. Mullaly

Alana Mullaly, RPP, MCIP
General Manager of Planning and Development Services

cc: Russell Dyson, Chief Administrative Officer
Ton Trieu, Manager of Planning Services

Appendix A – Development proposal

First Nations Referral Response Summary Form

File: 3360-20 /RZ 1C 22

Dept: Planning and Development Services: Alana Mullaly (J. MacLean)

- | | |
|--|--|
| <input type="checkbox"/> General comments – see below | <input type="checkbox"/> Interests unaffected |
| <input type="checkbox"/> Issues requiring attention – see comments below | <input type="checkbox"/> Opposed due to reasons outlined below |

Comments:

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Signed by: _____ Date: _____

Title:

Please return your response by **July 15, 2022**
Referral response may be electronically forwarded to planning@comoxvalleyrd.ca.

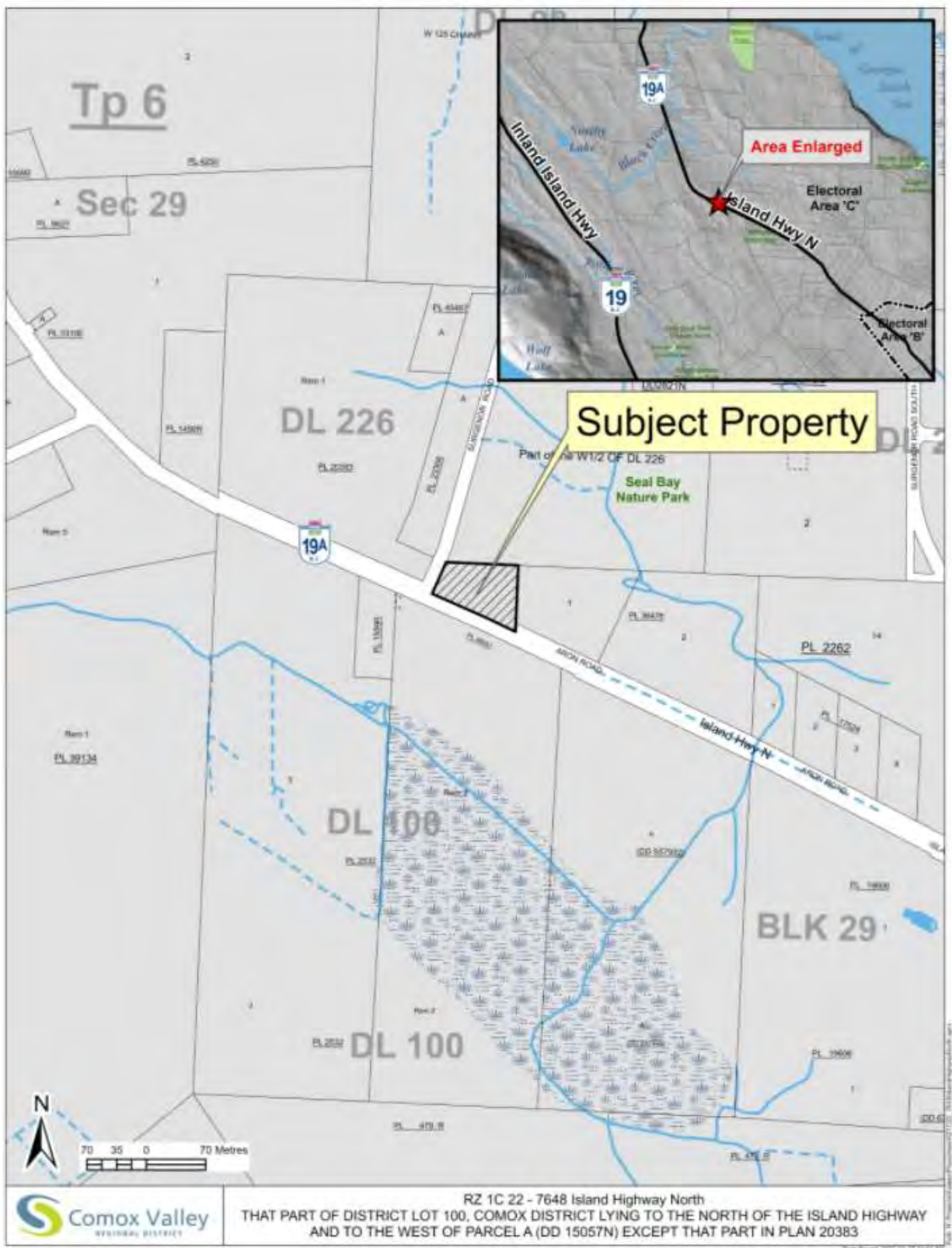


Figure 1: Subject Property



Figure 2: Air Photo

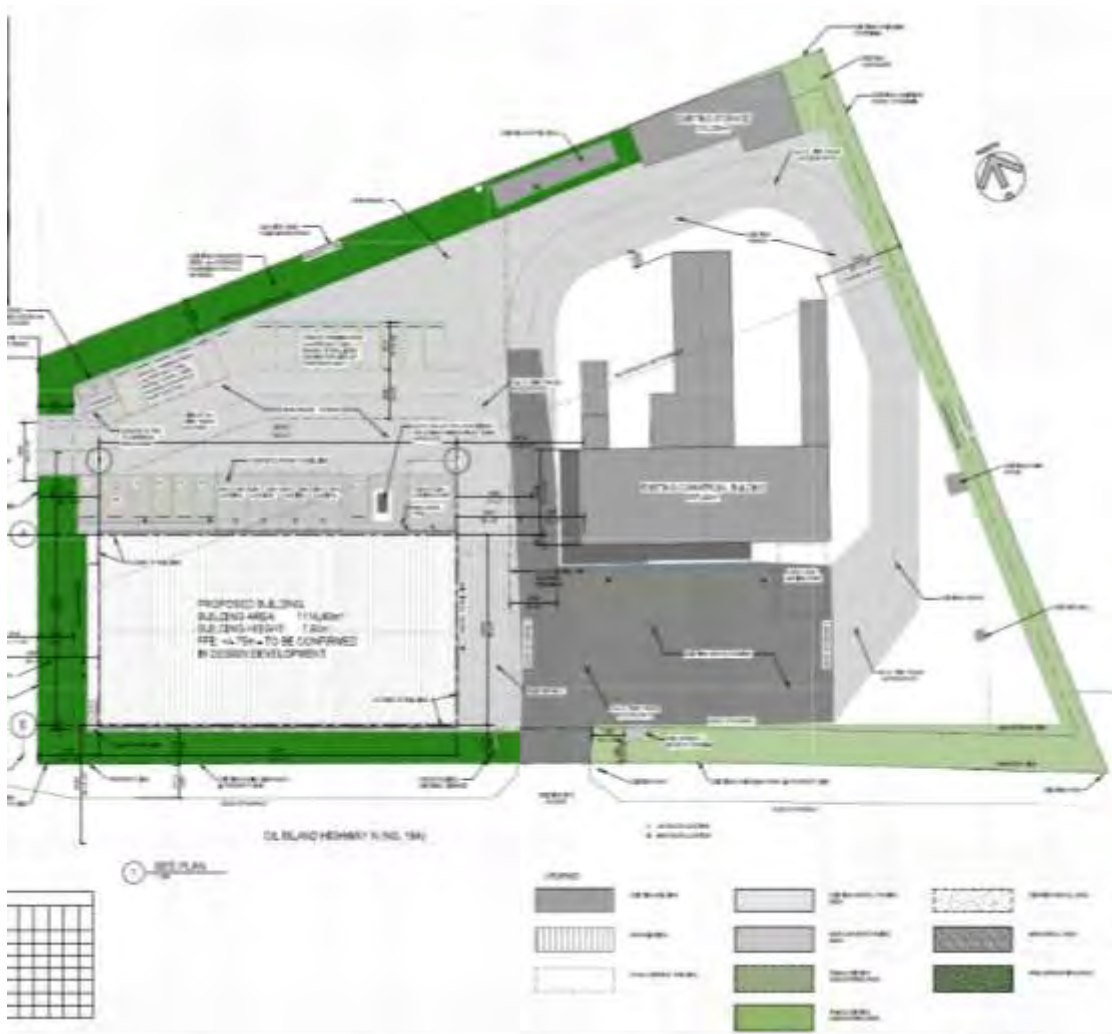


Figure 3: Site Plan
Including existing building, proposed new building,
and removal of existing dwelling.

Existing Facility in Black Creek

7648 North Island Highway

Feb. 18, 2022

Edge Grain Forest Products Ltd. operates a retail sales business for building products out of the existing buildings on this property. Most of what we sell is produced in our sawmill facility located in Woss on the north island.

There is lumber storage onsite along with equipment for loading and unloading lumber. We keep a 24' flat deck truck onsite that is used for moving lumber from Woss to Black Creek as well as for local deliveries.

There is generally just one person onsite Monday to Friday year round.

We may expand the product line to other building related products in future but, for now, it is simply an outlet for our own product.

Please let me know if you would like more information on what we do.

Sincerely,

Dennis Nelson

Dennis Nelson
President
Edge Grain Forest Products Ltd.

Sec. 22 Disclosure harmful to personal privacy

Harbour Kitchens Proposed Facility in Black Creek

Update

Feb. 18, 2022

Harbour Kitchens presently operates in leased facilities in Courtenay and has done so for the last 10 years.

We operate with a staff of 8 on the production and installation side in approximately 10,000 sq. ft. and have a separate sales and showroom facility that operates with 3 staff.

It is only the production side that would move to a new building in Black Creek.

The proposed building would be a 12,000 sq. ft. steel building on a concrete slab with adequate parking for staff and service vehicles.

There will be no outside storage and shipping and receiving will be accommodated through overhead doors.

We take in raw sheet goods and hardware to manufacture kitchen, bathroom and various other types of cabinets on a design build basis for a customer base that covers mostly the Comox Valley and Campbell River but does extend to the north island as well as some of the local small islands. We also install the finished product.

Inside the proposed building will be raw materials storage, various production and finishing machinery as well as an office, lockers, lunch room and bathroom facilities.

There will be an external dust collection system that operates at 65-70 db as well as externally roof mounted HVAC as required.

The facility should operate with little or no disturbance to neighbours as all activity is contained in the building proper except for one or two freight trucks a week delivering raw materials and our install vans loading up daily and setting off for their respective installs.

Please let me know if you would like more information or, perhaps, a tour of our present facilities.

Sincerely,

Dennis Nelson

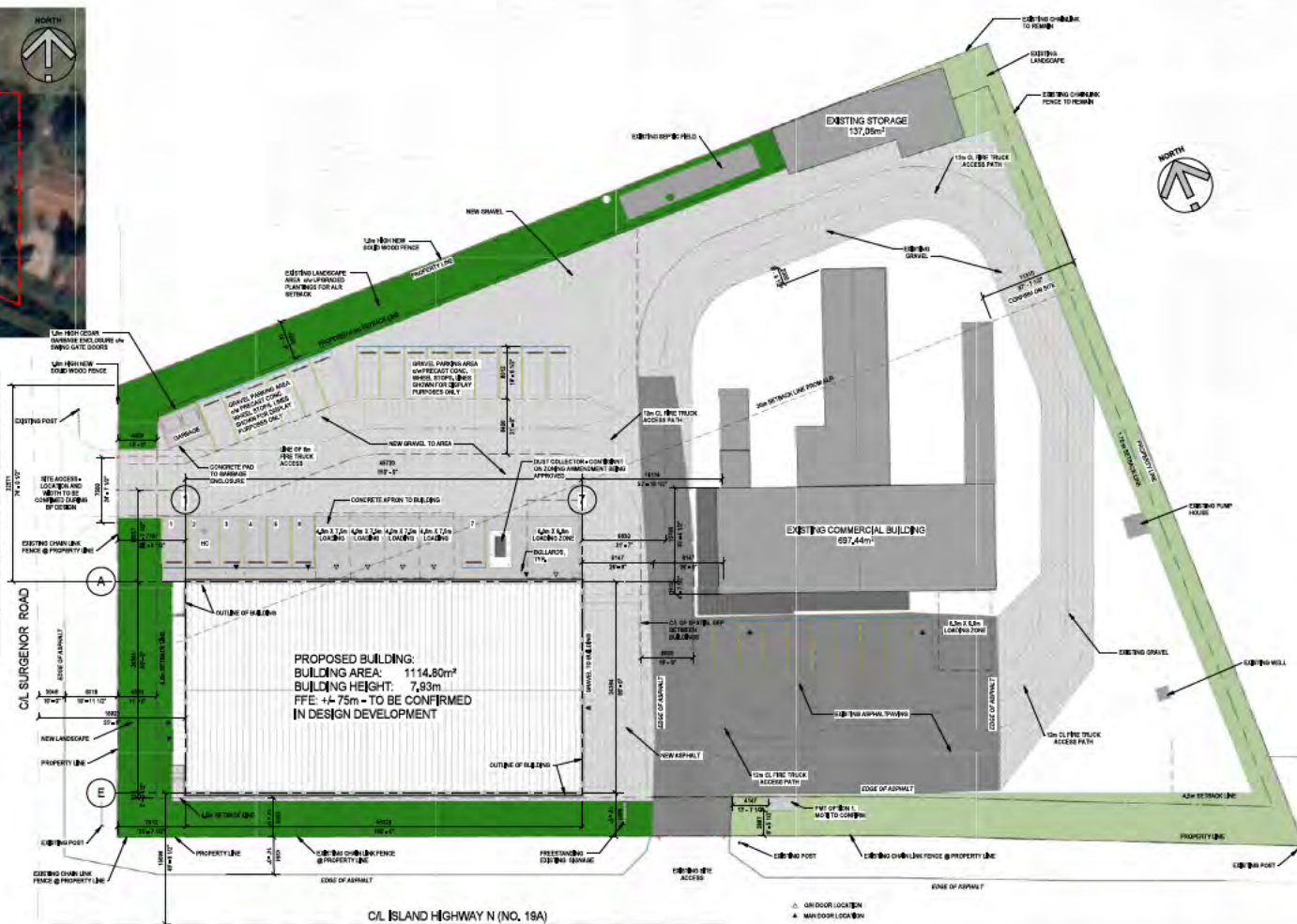
Dennis Nelson
President
Harbour Kitchens and Millwork Inc.



DRAWING LIST

A100	EXISTING SITE PLAN
A101	SITE PLAN
A201	MAIN FLOOR PLAN
A202	ROOF PLAN
A205	REFLECTED CEILING PLAN
A304	LARGE SCALE WC PLANS AND DETAILS
A301	BUILDING ELEVATIONS
A401	BUILDING SECTIONS
A501	DETAILS
A601	DOOR AND WINDOW SCHEDULES

DRAWING ISSUE RECORD:

[illegible]

LEGEND:

	EXISTING PAVED AREA		EXISTING ASPHALT PAVING AREA		EXISTING GRAVEL AREA
	NEW PAVED AREA		NEW CONCRETE PAVING AREA		NEW GRAVEL AREA
	DEMOLISHING PAVED AREA		DEMOLISHING LANDSCAPE AREA		NEW LANDSCAPE AREA

ISSUED FOR
DEVELOP. PERMIT

ISSUES		
No.	DATE	ISSUED FOR
1	2007.12.17	CS UNIT REPAIR
2	2007.12.23	CS UNIT REPAIR
3	2008.01.08	CS UNIT REPAIR
4	2008.07.28	CS UNIT REPAIR
5	2008.02.10	SEMI-CONDUCTOR PRODUCT

7648 ISLAND HIGHWAY • PRE-ENG WAREHOUSE

Gaywell Contracting Limited






559 McCullough Road, Nanaimo BC V9S 4M9



SITE PLAN

DESIGNED ES	REAL
DESIGN REVIEW JK	
DRAFTED LHY	
DRAWING REVIEW ES	
PROJECT NO. 0823-056	CLIENT DRAWING NO.
SCALE As Indicated	PERIOD NO.
SHEET DRAWING NO. A101	ADDITIONAL SHEETS

DESTROY ALL DRAWINGS SHOWING PREVIOUS EDITIONS

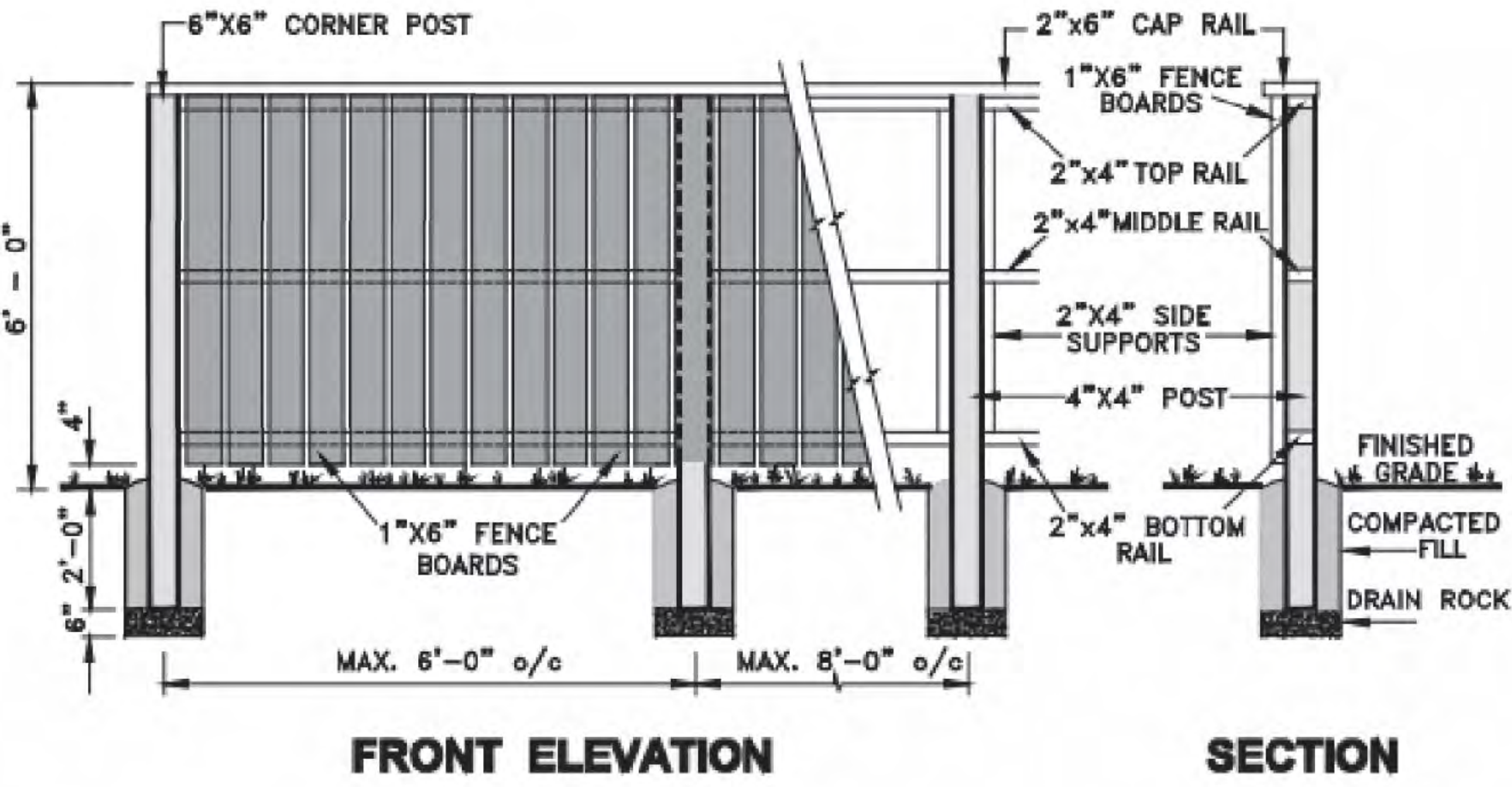
PLANT LEGEND					
SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	NOTES
TREES & SHRUBS					
	VIBURNUM TINUS LAURUSTINUS	#5 Pot	1.0M O.C.	53	0.6M SPACING FROM FENCE
	MAHONIA AQUIFOLIUM OREGON GRAPE	#3 Pot	1.0M O.C.	134	DOUBLE ROW TRESPASS HEDGE 1.5M SPACING
	PINUS CONTORTA SHORE PINE	#20 Pot	6.0M O.C.	7	DROUGHT TOLERANT
GROUND COVER					
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	#1 Pot	1.5M O.C.	30	DROUGHT TOLERANT
	HELICOTRICHON SEMPERVIRENS BLUE OAT GRASS	#1 Pot	0.9M O.C.	54	DROUGHT TOLERANT

PLANTING NOTES

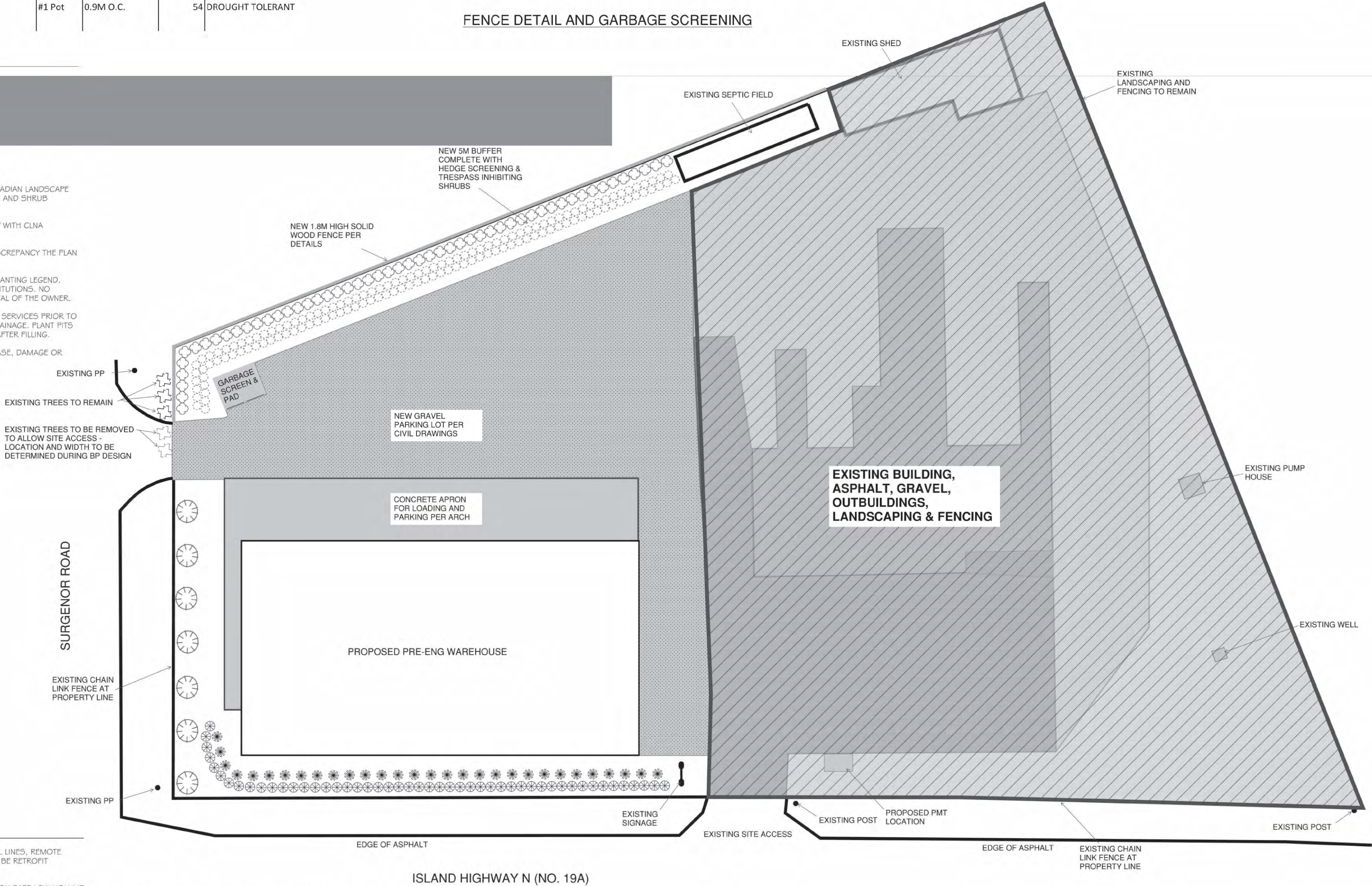
3. SOIL DEPTHS: LAWN 100mm
SHRUBS 450mm
TREES 300mm BELOW AND AROUND ROOTBALL
4. MULCH SHALL BE COMPOST PER SECTION 10 MULCHING OF THE CANADIAN LANDSCAPE STANDARD. MULCH DEPTH SHALL BE 75mm MINIMUM OVER ALL TREE AND SHRUB PLANTING AREAS.
5. PLANT MATERIAL QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH CLNA STANDARDS FOR NURSERY STOCK.
6. PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY THE PLAN SHALL GOVERN.
7. ALL PLANT MATERIAL SHALL MATCH SPECIES AS INDICATED ON THE PLANTING LEGEND. CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL OF ANY SUBSTITUTIONS. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER.
8. CHECK FOR LOCATIONS OF WATER LINES AND OTHER UNDERGROUND SERVICES PRIOR TO DIGGING TREE PITS. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS WHEN FULLY FLOODED WITH WATER SHALL DRAIN WITHIN ONE HOUR AFTER FILLING.
9. NO PLANTS REQUIRING PRUNING OF MAJOR BRANCHES DUE TO DISEASE, DAMAGE OR POOR FORM WILL BE ACCEPTED.

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM AUTOMATIC CONTROL EQUIPMENT, LATERAL LINES, REMOTE CONTROL VALVES, EMISSION DEVICES AND APPURTENANCES SHALL BE RETROFIT DESIGN-BUILD BY THE IRRIGATION CONTRACTOR.
2. ALL IRRIGATION EMISSION DEVICES SHALL BE MATCHED PRECIPITATION RATE LOW VOLUME ROTARY OR SPRAY NOZZLES OR DRIP EQUIPMENT. OVERHEAD MICROSPRAY DEVICES ARE NOT PERMITTED.



FENCE DETAIL AND GARBAGE SCREENING



SITE PLAN AND LANDSCAPING
SCALE 1:250

ISSUES

No.	DATE	ISSUED FOR
1.	2022.02.01	Development Permit

SUB CONSULTANT

7648 ISLAND HIGHWAY - PRE-ENG WAREHOUSE

Saywell Contracting Limited

2599 McCullough Road, Nanaimo BC V9S 4M9

HEROLD ENGINEERING
3701 Shenton Rd. Nanaimo, BC V9T 2H1
T: 250.751.8558 F: 250.751.8559
E: mail@heroldengineering.com
PERMIT TO PRACTICE: 1000001

SAYWELL
CONTRACTING LTD
LANDSCAPING
PLAN

Office of the Chief Administrative Officer

770 Harmston Avenue, Courtenay, BC V9N 0G8
Tel: 250-334-6000 Fax: 250-334-4358
Toll free: 1-800-331-6007
www.comoxvalleyrd.ca



File: 3360-20 /RZ 1C 22

June 15, 2022

Sent via email only: dassu@lkts.ca

Laich-Kwil-Tach Treaty Society
664 Seahawk Dr
Campbell River BC V9H 1V8

Attention: Chief and Council

Dear Chief and Council:

**Re: Rezoning Application (7648 Island Highway - Edge Grain Forest Products Ltd.)
Part District Lot 100, Comox District, Lying to the North of the Island Highway and to the
West of Parcel A (DD 15057N), Except that Part in Plan 20383, PID 009-531-262**

The attached referral for a rezoning application is for your review and comment. The intent of the application is to amend the zone applicable to the above-noted property to add Wood Processing to the list of permitted uses wherein Wood Processing is defined as “the production of value added wood items such as mouldings, shakes, fencing, furniture, doors, windows and other wood products.”

In accordance with our Referrals Management Program, if Laich-Kwil-Tach Treaty Society has an interest in the zoning amendment please respond by July 15, 2022. A formal referral package is enclosed for your review and comments. The Comox Valley Regional District (CVRD) is interested in hearing from you regarding this proposal and understanding your interests. In addition, the CVRD is available to meet with you at your convenience to discuss the zoning amendment in more detail. Please contact Alana Mullaly at 250-334-6051 or by email to planning@comoxvalleyrd.ca to coordinate this meeting.

Sincerely,

R. Dyson

Russell Dyson
Chief Administrative Officer

Enclosure

cc: A. Mullaly, General Manager of Planning and Development Services
T. Trieu, Manager of Planning Services

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File: 3360-20 / RZ 1C 22
(Response required: July 15, 2022)

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Application Type:

<input checked="" type="checkbox"/>	Zoning amendment	<input type="checkbox"/>	OCP amendment	<input type="checkbox"/>	Temporary use permit
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Applicant:	Edge Grain Forest Products Ltd.		
Legal description:	Part District Lot 100, Comox District, Lying to the North of the Island Highway and to the West of Parcel A (DD 15057N), Except that Part in Plan 20383		
Civic address:	7648 Island Highway	PID:	009-531-262
RGS designation:	Rural Settlement Area		
OCP designation:	Rural Settlement Area		
Zone:	Commercial One		

Application Description

The subject property is a 0.88 hectare lot with access to both the Island Highway and Surgenor Road (Figure 1). Though it is surrounded by agricultural lands, this lot was not included into the Agricultural Land Reserve. Since 1986 the CVRD has zoned it for commercial uses; it was previously zoned for industrial uses. The lot has been cleared of native vegetation and developed with a commercial building and a dwelling (Figure 2). The owners currently use the property for retail sales of lumber and wood products.

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Sincerely,

A. Mullaly

Alana Mullaly, RPP, MCIP
General Manager of Planning and Development Services

cc: Russell Dyson, Chief Administrative Officer
Ton Trieu, Manager of Planning Services

First Nations Referral Response Summary Form

File: 3360-20 /RZ 1C 22

Dept: Planning and Development Services: Alana Mullaly (J. MacLean)

- | | |
|--|--|
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| <input type="checkbox"/> Issues requiring attention – see comments below | <input type="checkbox"/> Opposed due to reasons outlined below |

Comments:

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Signed by: _____ Date: _____

Title:

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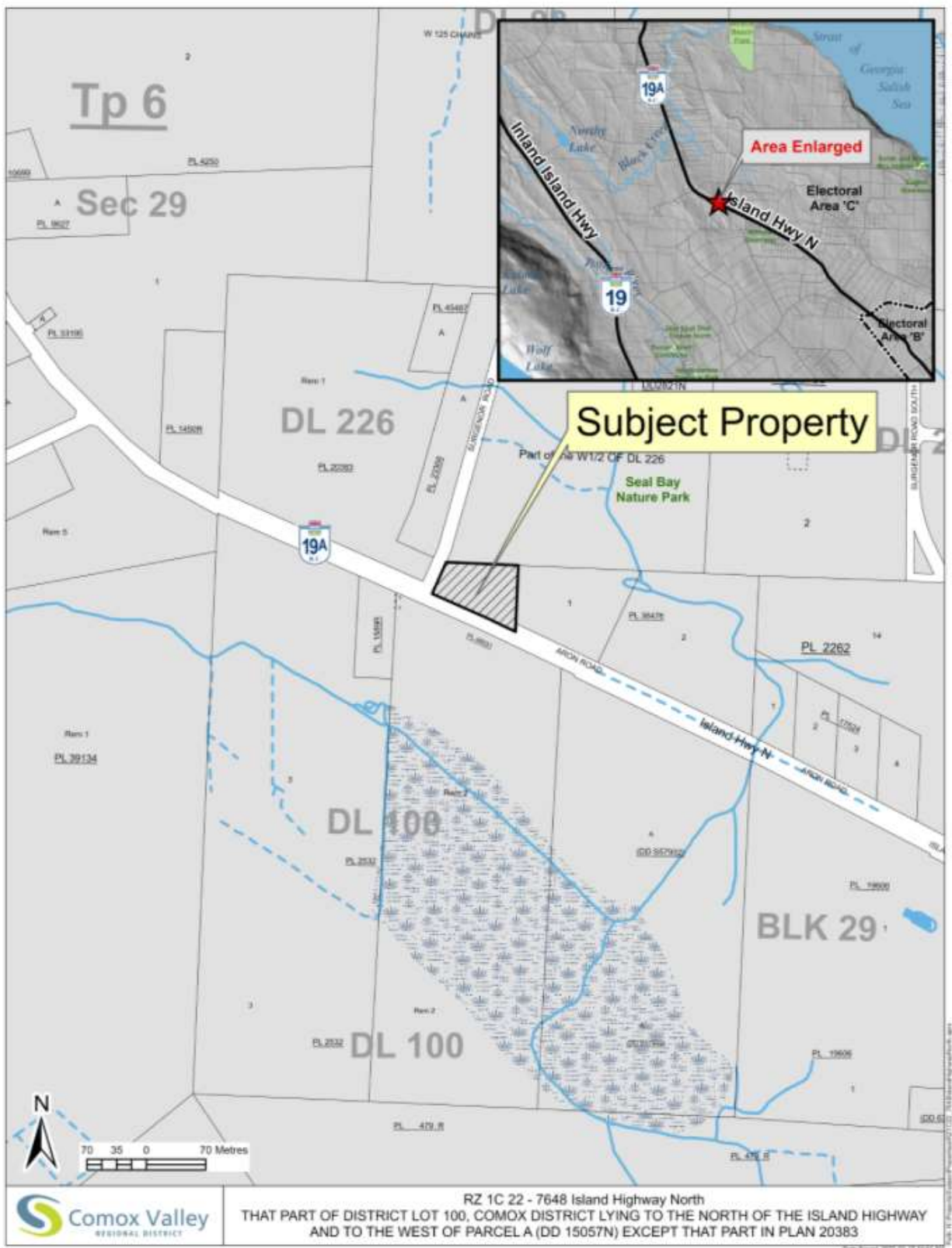


Figure 1: Subject Property



Figure 2: Air Photo

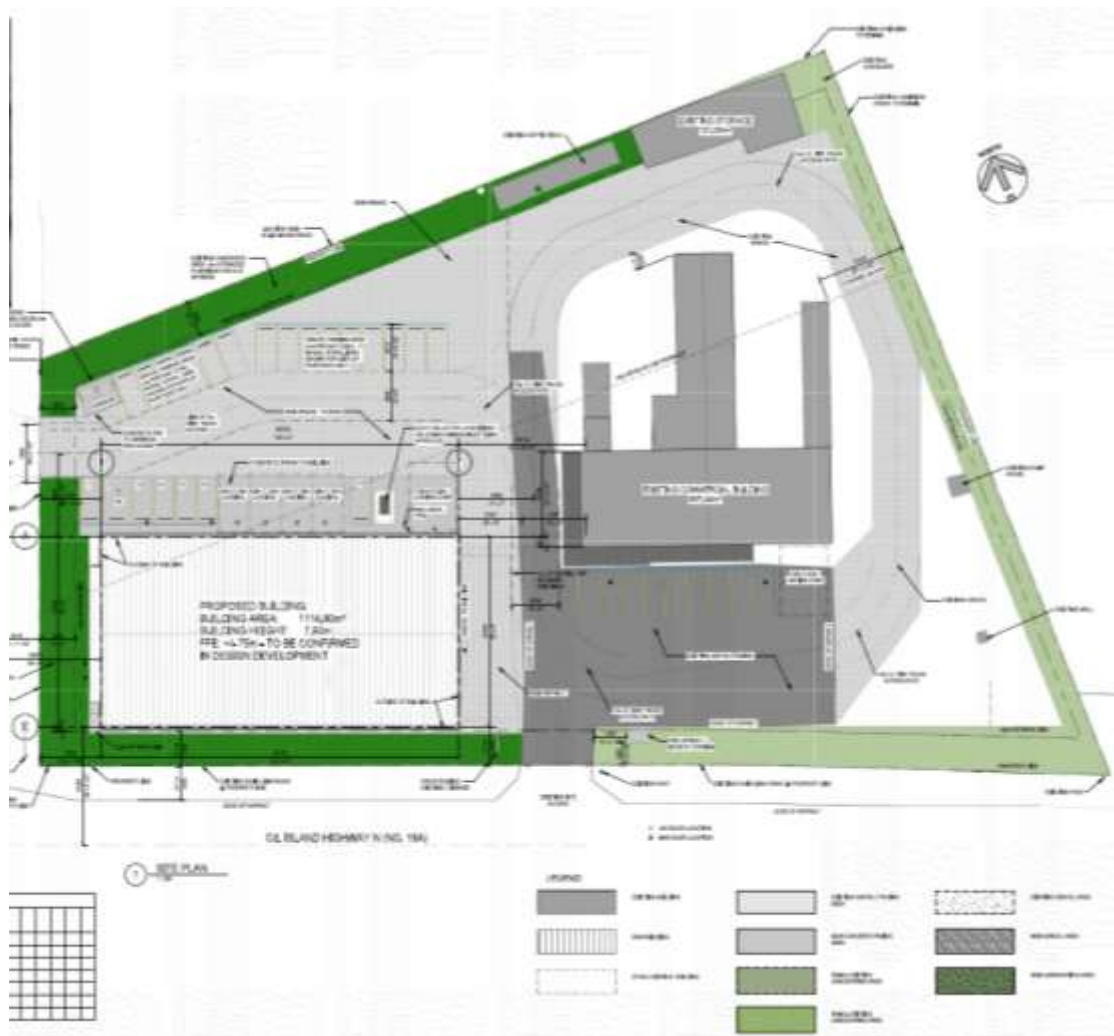


Figure 3: Site Plan
Including existing building, proposed new building,
and removal of existing dwelling.

Existing Facility in Black Creek

7648 North Island Highway

Feb. 18, 2022

Edge Grain Forest Products Ltd. operates a retail sales business for building products out of the existing buildings on this property. Most of what we sell is produced in our sawmill facility located in Woss on the north island.

There is lumber storage onsite along with equipment for loading and unloading lumber. We keep a 24' flat deck truck onsite that is used for moving lumber from Woss to Black Creek as well as for local deliveries.

There is generally just one person onsite Monday to Friday year round.

We may expand the product line to other building related products in future but, for now, it is simply an outlet for our own product.

Please let me know if you would like more information on what we do.

Sincerely,

Dennis Nelson

Dennis Nelson
President
Edge Grain Forest Products Ltd.

Sec. 22 Disclosure harmful to personal privacy

Harbour Kitchens Proposed Facility in Black Creek

Update

Feb. 18, 2022

Harbour Kitchens presently operates in leased facilities in Courtenay and has done so for the last 10 years.

We operate with a staff of 8 on the production and installation side in approximately 10,000 sq. ft. and have a separate sales and showroom facility that operates with 3 staff.

It is only the production side that would move to a new building in Black Creek.

The proposed building would be a 12,000 sq. ft. steel building on a concrete slab with adequate parking for staff and service vehicles.

There will be no outside storage and shipping and receiving will be accommodated through overhead doors.

We take in raw sheet goods and hardware to manufacture kitchen, bathroom and various other types of cabinets on a design build basis for a customer base that covers mostly the Comox Valley and Campbell River but does extend to the north island as well as some of the local small islands. We also install the finished product.

Inside the proposed building will be raw materials storage, various production and finishing machinery as well as an office, lockers, lunch room and bathroom facilities.

There will be an external dust collection system that operates at 65-70 db as well as externally roof mounted HVAC as required.

The facility should operate with little or no disturbance to neighbours as all activity is contained in the building proper except for one or two freight trucks a week delivering raw materials and our install vans loading up daily and setting off for their respective installs.

Please let me know if you would like more information or, perhaps, a tour of our present facilities.

Sincerely,

Dennis Nelson

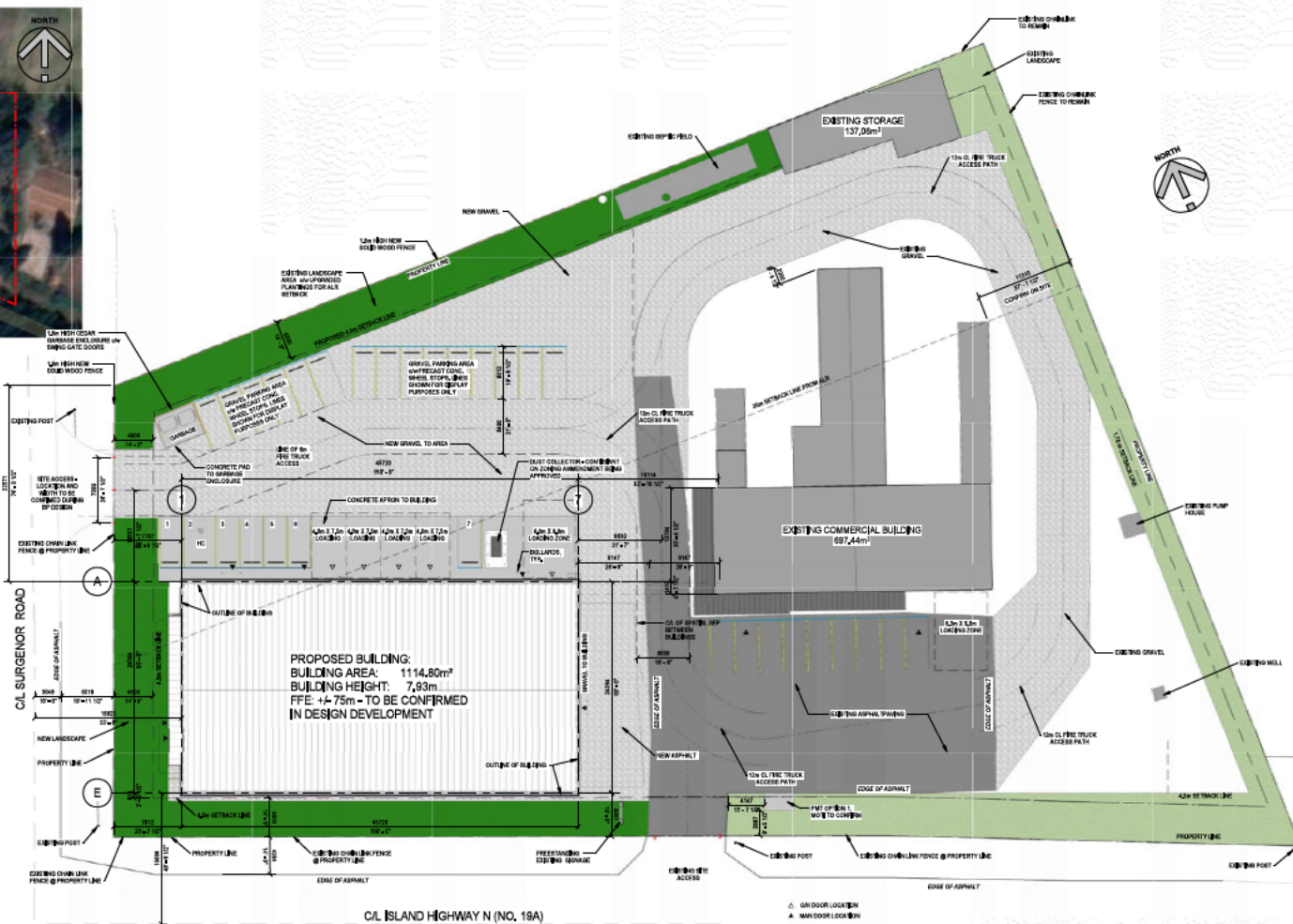
Dennis Nelson
President
Harbour Kitchens and Millwork Inc.



DRAWING LIST

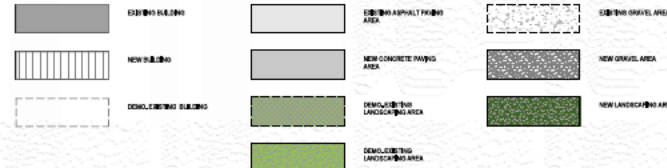
A100	EXISTING SITE PLAN
A101	SITE PLAN
A201	MAIN FLOOR PLAN
A202	ROOF PLAN
A203	REFLECTED CEILING PLAN
A304	LARGE SCALE WC PLANS AND DETAILS
A301	BUILDING ELEVATIONS
A401	BUILDING SECTIONS
A501	DETAILS
A601	DOOR AND WINDOW SCHEDULES

DRAWING ISSUE RECORD:

[illegible]

1 SITE PLAN
1:250

LEGEND:



ISSUED FOR
DEVELOP. PERMIT

ISSUES		
No.	DATE	ISSUED FOR
1	2007.11.17	CS UNIT REPAIR
2	2007.11.23	CS UNIT REPAIR
3	2007.11.28	CS UNIT REPAIR
4	2007.12.10	CS UNIT REPAIR
5	2007.12.10	CS UNIT REPAIR

7648 ISLAND HIGHWAY - PRE-ENG WAREHOUSE






Paywell Contracting Limited
2590 McCullough Road, Nanaimo BC V9S 4M9



SITE PLAN

DESIGNED ES	REAL
DESIGN REVIEW JK	
DRAFTED LHY	
DRAFTING REVIEW ES	
PROJECT No. 0823-056	CLIENT DRAWING No.
SCALE As Indicated	PERIOD No.
SHEET DRAWING No. A101	

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISIONS

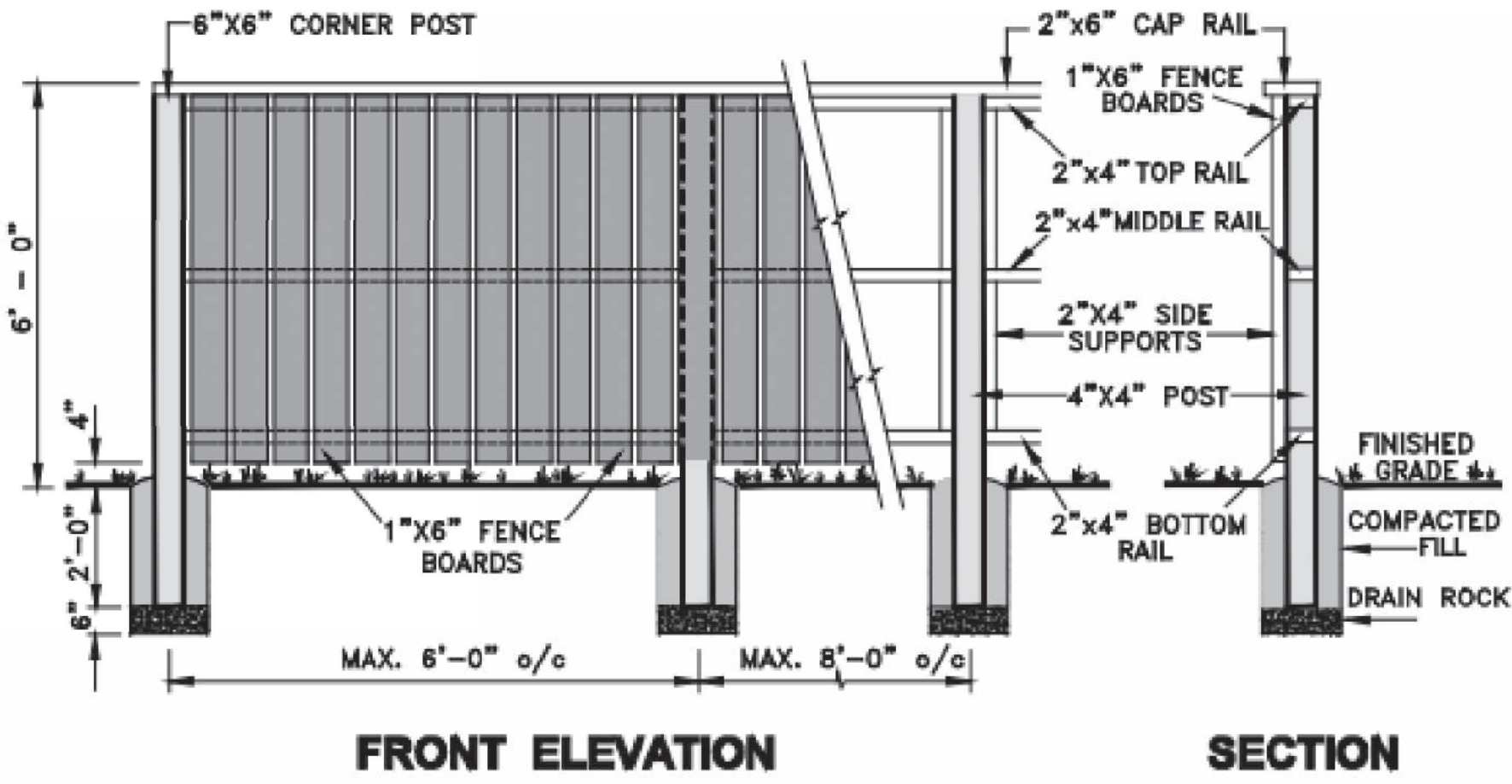
PLANT LEGEND					
SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	NOTES
TREES & SHRUBS					
	VIBURNUM TINUS LAURUSTINUS	#5 Pot	1.0M O.C.	53	0.6M SPACING FROM FENCE
	MAHONIA AQUIFOLIUM OREGON GRAPE	#3 Pot	1.0M O.C.	134	DOUBLE ROW TRESPASS HEDGE 1.5M SPACING
	PINUS CONTORTA SHORE PINE	#20 Pot	6.0M O.C.	7	DROUGHT TOLERANT
GROUND COVER					
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	#1 Pot	1.5M O.C.	30	DROUGHT TOLERANT
	HELICOTRICHON SEMPERVIRENS BLUE OAT GRASS	#1 Pot	0.9M O.C.	54	DROUGHT TOLERANT

PLANTING NOTES

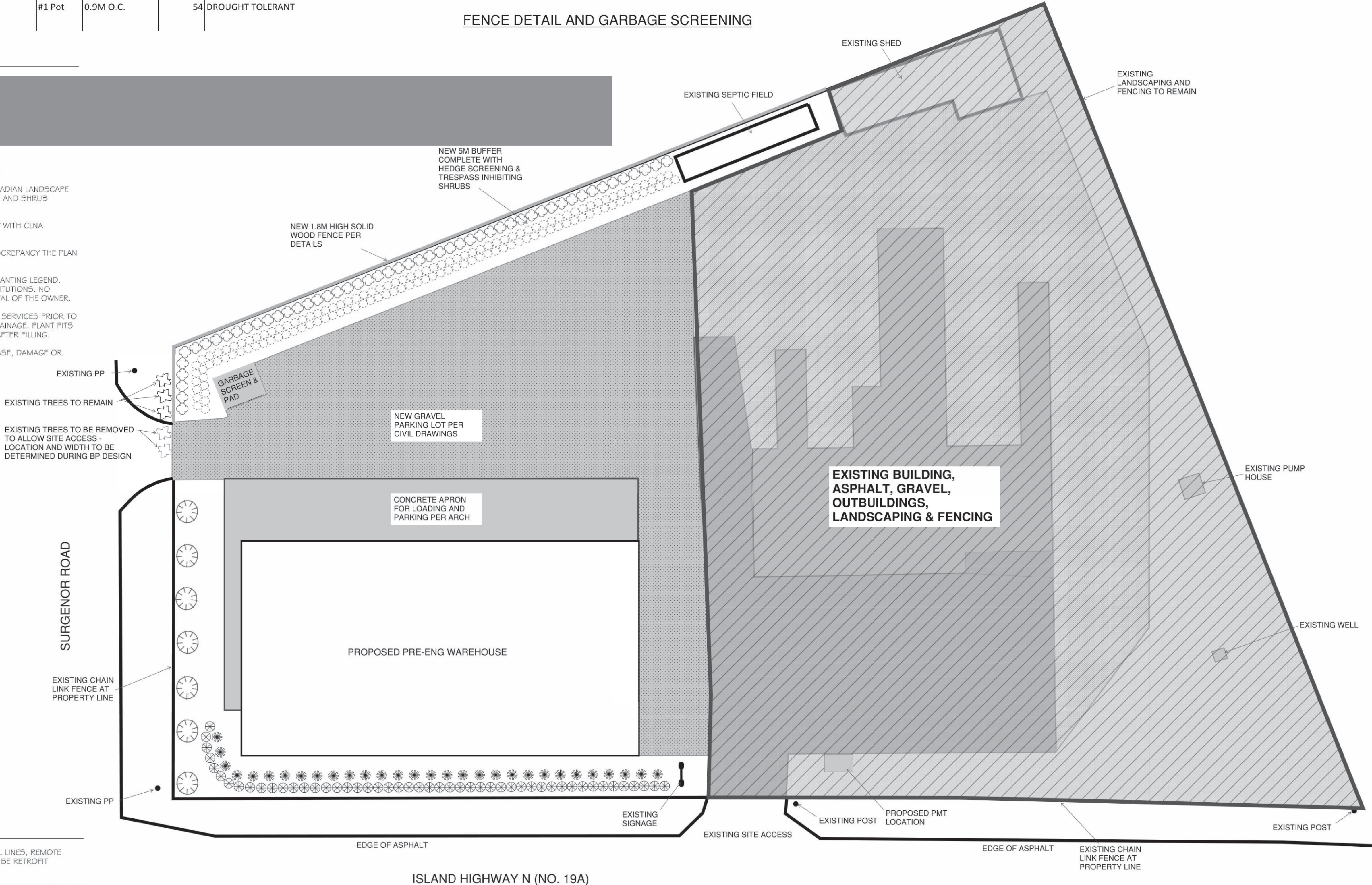
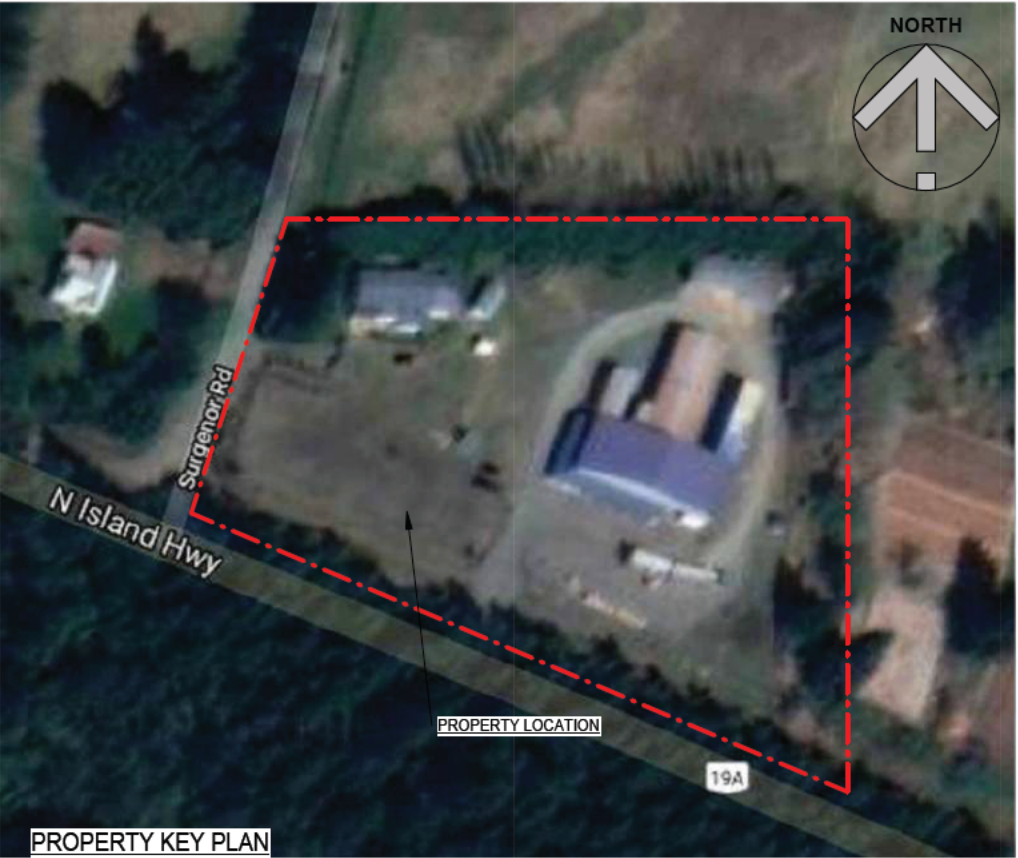
3. SOIL DEPTHS: LAWN 100mm
SHRUBS 450mm
TREES 300mm BELOW AND AROUND ROOTBALL
4. MULCH SHALL BE COMPOST PER SECTION 10 MULCHING OF THE CANADIAN LANDSCAPE STANDARD. MULCH DEPTH SHALL BE 75mm MINIMUM OVER ALL TREE AND SHRUB PLANTING AREAS.
5. PLANT MATERIAL QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH CLNA STANDARDS FOR NURSERY STOCK.
6. PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY THE PLAN SHALL GOVERN.
7. ALL PLANT MATERIAL SHALL MATCH SPECIES AS INDICATED ON THE PLANTING LEGEND. CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL OF ANY SUBSTITUTIONS. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER.
8. CHECK FOR LOCATIONS OF WATER LINES AND OTHER UNDERGROUND SERVICES PRIOR TO DIGGING TREE PITS. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS WHEN FULLY FLOODED WITH WATER SHALL DRAIN WITHIN ONE HOUR AFTER FILLING.
9. NO PLANTS REQUIRING PRUNING OF MAJOR BRANCHES DUE TO DISEASE, DAMAGE OR POOR FORM WILL BE ACCEPTED.

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM AUTOMATIC CONTROL EQUIPMENT, LATERAL LINES, REMOTE CONTROL VALVES, EMISSION DEVICES AND APPURTENANCES SHALL BE RETROFIT DESIGN-BUILD BY THE IRRIGATION CONTRACTOR.
2. ALL IRRIGATION EMISSION DEVICES SHALL BE MATCHED PRECIPITATION RATE LOW VOLUME ROTARY OR SPRAY NOZZLES OR DRIP EQUIPMENT. OVERHEAD MICROSPRAY DEVICES ARE NOT PERMITTED.



FENCE DETAIL AND GARBAGE SCREENING



SITE PLAN AND LANDSCAPING
SCALE 1:250

ISSUES		
No.	DATE	ISSUED FOR
1.	2022.02.01	Development Permit

SUB CONSULTANT

7648 ISLAND HIGHWAY - PRE-ENG WAREHOUSE

Saywell Contracting Limited

2599 McCullough Road, Nanaimo BC V9S 4M9

HEROLD ENGINEERING
3701 Shenton Rd. Nanaimo, BC V9T 2H1
T: 250 751 8558 F: 250 751 8559
E: mail@heroldengineering.com
PERMIT TO PRACTICE: 100001
© Copyright reserved. This drawing remains the exclusive property and may not be reused or reproduced without written consent of Herold Engineering Limited.

SAYWELL
CONTRACTING LTD
LANDSCAPING
PLAN

Office of the Chief Administrative Officer

770 Harmston Avenue, Courtenay, BC V9N 0G8
Tel: 250-334-6000 Fax: 250-334-4358
Toll free: 1-800-331-6007
www.comoxvalleyrd.ca



File: 3360-20 /RZ 1C 22

June 15, 2022

Sent via email only: artwilson@nanwakolas.com
referrals@nanwakolas.com

Nanwakolas Council
1441 16 Avenue
Campbell River BC V9W 2E4

Attention: Art Wilson

Dear Mr. Wilson:

**Re: Rezoning Application (7648 Island Highway - Edge Grain Forest Products Ltd.)
Part District Lot 100, Comox District, Lying to the North of the Island Highway and to the
West of Parcel A (DD 15057N), Except that Part in Plan 20383, PID 009-531-262**

The attached referral for a rezoning application is for your review and comment. The intent of the application is to amend the zone applicable to the above-noted property to add Wood Processing to the list of permitted uses wherein Wood Processing is defined as “the production of value added wood items such as mouldings, shakes, fencing, furniture, doors, windows and other wood products.”

In accordance with our Referrals Management Program, if Nanwakolas Council has an interest in the zoning amendment please respond by July 15, 2022. A formal referral package is enclosed for your review and comments. The Comox Valley Regional District (CVRD) is interested in hearing from you regarding this proposal and understanding your interests. In addition, the CVRD is available to meet with you at your convenience to discuss the zoning amendment in more detail. Please contact Alana Mullaly at 250-334-6051 or by email to planning@comoxvalleyrd.ca to coordinate this meeting.

Sincerely,

R. Dyson

Russell Dyson
Chief Administrative Officer

Enclosure

cc: A. Mullaly, General Manager of Planning and Development Services
T. Trieu, Manager of Planning Services

First Nations Referral Form
File: 3360-20 / RZ 1C 22
(Response required: July 15, 2022)

Please comment on the attached application regarding potential effects on your interests. The Comox Valley Regional District (CVRD) wishes to ensure that all future consultations with First Nations are considered early and ongoing. The CVRD will meet with you, at your convenience, to discuss this application. The offer to meet with you extends throughout the life of this application in order to gain your perspective as well answer any questions that may arise. If you would like to arrange a meeting, please contact Alana Mullaly at 250-334-6051 or by email to planning@comoxvalleyrd.ca.

You will note that the response form has a number of choices that describe your interests. All details that support your position are appreciated as are any official legislative, governance and policy considerations that may affect the CVRD's consideration of this application.

If required, please contact the CVRD to assist you in determining the type of additional information that would be helpful or assist you to better understand how this application may impact land use and development.

Application Type:

<input checked="" type="checkbox"/>	Zoning amendment	<input type="checkbox"/>	OCP amendment	<input type="checkbox"/>	Temporary use permit
<input type="checkbox"/>	Development variance permit	<input type="checkbox"/>	Development permit	<input type="checkbox"/>	Crown land application

Applicant:	Edge Grain Forest Products Ltd.		
Legal description:	Part District Lot 100, Comox District, Lying to the North of the Island Highway and to the West of Parcel A (DD 15057N), Except that Part in Plan 20383		
Civic address:	7648 Island Highway	PID:	009-531-262
RGS designation:	Rural Settlement Area		
OCP designation:	Rural Settlement Area		
Zone:	Commercial One		

Application Description

The subject property is a 0.88 hectare lot with access to both the Island Highway and Surgenor Road (Figure 1). Though it is surrounded by agricultural lands, this lot was not included into the Agricultural Land Reserve. Since 1986 the CVRD has zoned it for commercial uses; it was previously zoned for industrial uses. The lot has been cleared of native vegetation and developed with a commercial building and a dwelling (Figure 2). The owners currently use the property for retail sales of lumber and wood products.

As illustrated in Appendix A, the owners intend to remove the dwelling and construct a second commercial building as permitted by the existing zone. However, they would like to lease space within the building to a company that specializes in Wood Processing which is not permitted by the zone. Therefore, the owners have made an application to amend the zone to insert Wood Processing in the list of permitted uses.

Zoning Bylaw Analysis

Zoning Bylaw, Bylaw No. 520, being the “Rural Comox Valley Zoning Bylaw No. 520, 2019”, zones the lot as Commercial One which allows for a broad range of general commercial uses, such as retail and wholesale, offices, service establishment, tourist accommodations and mini-storage, as well as several incidental and subordinate accessory uses. The Zoning Bylaw defines Wood Processing as “the production of value added wood items such as mouldings, shakes, fencing, furniture, doors, windows and other wood products” and allows the use in the following zones:

- Industrial Light
- Industrial Heavy
- Upland Resource
- Rural Eight (only on lots over 8 ha, and limited to 1000 m²)
- Rural Twenty (only on lots over 4 ha, and on condition of 15 m setbacks)

As wood processing can involve machinery and operations that can be disruptive to nearby residents, and its facilities are not typically associated with aesthetic commercial appeal, the use is more typically included in industrial zones.

Official Community Plan Analysis

The Official Community Plan, Bylaw No. 337, being the “Rural Comox Valley Official Community Plan Bylaw No. 337, 2014”, designates the subject property under the Rural Settlement Area (RSA) designation. Policy 47(2) of this RSA designation states:

- “47. (2) When rezoning is required to establish new industrial uses the following information is required:
- (a) How the proposal will maintain the rural character of its surroundings and support the function of a working rural landscape;
 - (b) Compatibility of intended use with adjacent land and water uses, natural resource areas and the ability to mitigate noise, odour, lighting, air pollution, idling of vehicles through potential landscaping, buffering and screening;
 - (c) Transportation links, access to the site and on-site parking arrangements, to mitigate traffic generation and air pollution through existing developed areas;
 - (d) Public access to the coastal waterfront, where applicable;
 - (e) The identification and protection measures of environmental sensitive features on the land;
 - (f) A rainwater management and drainage plan designed by a professional engineer.”

In addressing (a) and (b) regarding rural character, compatibility with adjacent uses and the working landscape (e.g. surrounding agricultural uses), the applicant is concurrently applying for a Development Permit consistent with the Farmland Protection and Commercial & Industrial Form and Character Guidelines. That Development Permit application will be reviewed by the Area C Advisory Planning Commission with respect to rural character and by the Agricultural Advisory Planning Commission with respect to the farm/ non-farm interface.

Regarding (c) on the above list, the applicants submitted a site plan (Figure 3) that illustrates the on-site parking, inclusive of their existing building and their proposed new building which is the subject of the above-noted Development Permit. The subject property is a corner lot with access to both the highway and a side road allowing for flow-through site circulation. The owner will have to maintain a Highway Access Permit with the Ministry of Transportation and Infrastructure.

Item (d) is not applicable and regarding (e) CVRD mapping does not identify any natural features that would be sensitive to development within the vicinity of the subject property. In support of item (f) the applicants submitted a report titled Stormwater Management Plan - Commercial Building prepared by the Jim Buchanan, P.Eng. of J.E. Anderson & Associates. This report provides recommendations relating to the addition of a new 1,115 square metre building on the lot in which the wood processing would be conducted.

Fire Safety

The subject property is located within the Black Creek/ Oyster Bay Fire Protection Local Service Area but is outside all water service areas. The Fire Chief of Oyster River Fire Rescue reviewed the application and notes that given the nature of the wood processing:

- All vegetation planted should meet FireSmart's recommendations for fire resistive vegetation.
- Importance of meeting BC Building Code standards and ensuring there are adequate fire extinguishers and fire alarm system.
- Constructing large commercial buildings will eventually necessitate the need for the fire department to request a ladder truck. Ladder trucks are currently available through mutual aid agreements with the cities of Courtenay and Campbell River.

The building's dust mitigation system is reviewed as part of the Building Permit.

Concurrent applications

The property owner has also made the appropriate applications to construct a new commercial building. While it is their intent to utilize the building for wood processing, should this requisite zoning amendment not be approved it would be utilized for other purposes that are otherwise permitted in the Commercial One zone. The new building requires a (1) Development Permit consistent with the Farmland Protection and Commercial & Industrial Form and Character Guidelines and a (2) Development Variance Permit addressing a setback to the Island Highway. These permit applications relating to the new building are currently being reviewed by the relevant Advisory Planning Commissions and will be then forwarded to the Electoral Areas Services Committee.

Should you have any questions on the above-noted matter, please contact Alana Mullaly at 250-334-6051 or by email to planning@comoxvalleyrd.ca.

Sincerely,

A. Mullaly

Alana Mullaly, RPP, MCIP
General Manager of Planning and Development Services

cc: Russell Dyson, Chief Administrative Officer
Ton Trieu, Manager of Planning Services

File: 3360-20 /RZ 1C 22
Dept: Planning and Development Services: Alana Mullaly (J. MacLean)

Dept: Planning and Development Services: Alana Mullaly (J. MacLean)

- Comments:**

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Title: _____

Please return your response by **July 15, 2022**
Referral response may be electronically forwarded to planning@comoxvalleyrd.ca.

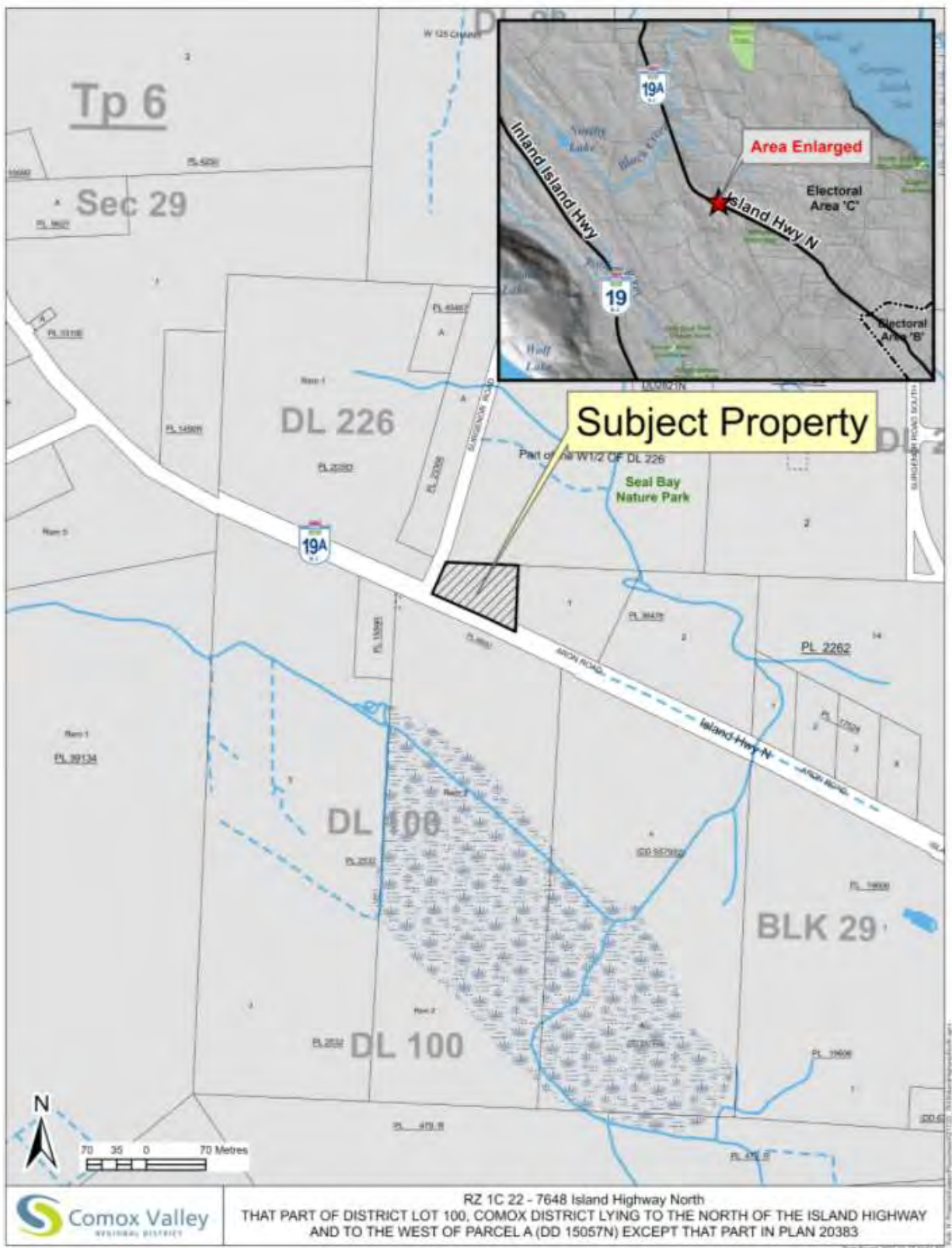


Figure 1: Subject Property



Figure 2: Air Photo



Figure 3: Site Plan
Including existing building, proposed new building,
and removal of existing dwelling.

Existing Facility in Black Creek

7648 North Island Highway

Feb. 18, 2022

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Dennis Nelson

Dennis Nelson
President
Edge Grain Forest Products Ltd.

Sec. 22 Disclosure harmful to personal privacy

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Update

Feb. 18, 2022

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Dennis Nelson

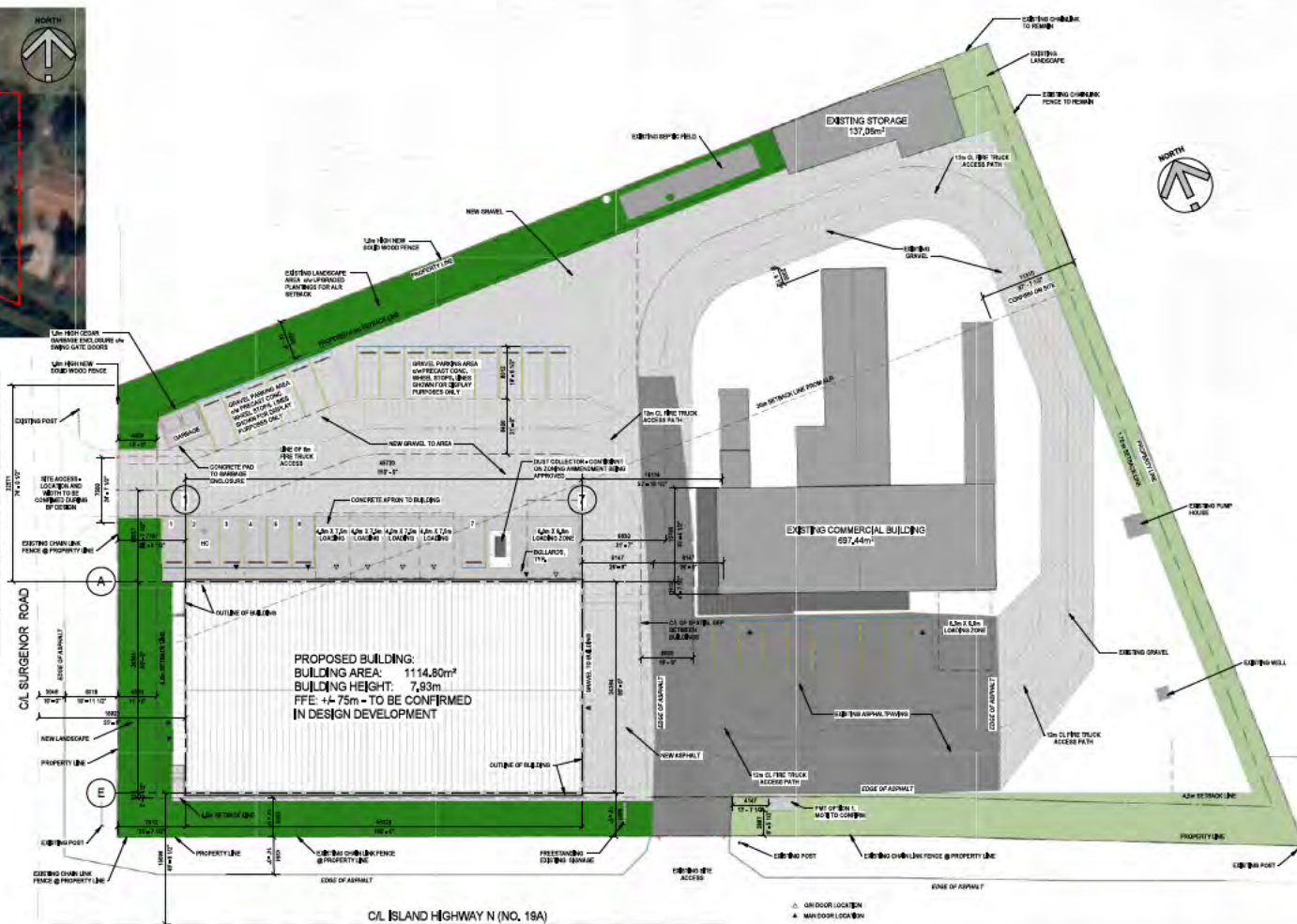
Dennis Nelson
President
Harbour Kitchens and Millwork Inc.



DRAWING LIST

A100	EXISTING SITE PLAN
A101	SITE PLAN
A201	MAIN FLOOR PLAN
A202	ROOF PLAN
A205	REFLECTED CEILING PLAN
A304	LARGE SCALE WC PLANS AND DETAILS
A301	BUILDING ELEVATIONS
A401	BUILDING SECTIONS
A501	DETAILS
A601	DOOR AND WINDOW SCHEDULES

DRAWING ISSUE RECORD:

[illegible]

LEGEND:

	EMPTY RECTANGULAR AREA		EMPTY RECTANGULAR AREA		EMPTY RECTANGULAR AREA
	NEW RECTANGULAR AREA		NEW RECTANGULAR AREA		NEW RECTANGULAR AREA
	DEMOLISHING RECTANGULAR AREA		DEMOLISHING RECTANGULAR AREA		DEMOLISHING RECTANGULAR AREA

ISSUED FOR
DEVELOP. PERMIT

ISSUES		
No.	DATE	ISSUED FOR
1	2021.12.17	CONTRACT REVIEW
2	2021.12.23	CONTRACT REVIEW
3	2022.01.08	CONTRACT REVIEW
4	2022.01.28	CONTRACT REVIEW
5	2022.02.10	DEVELOPMENT MEETING

7648 ISLAND HIGHWAY - PRE-ENG WAREHOUSE

Gaywell Contracting Limited

5598 McCullough Road, Nanaimo BC V9S 4M9

**HEROLD
ENGINEERING**
3701 Siverton Rd., Nanaimo, BC V9T 2H1
T: 250 751 8558 F: 250 751 8550
E: m@heroldengineering.com
P: 001 604 293 1000
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Herold Engineering Limited.

SITE PLAN

DESIGNED ES	BIAL
DESIGN REVIEW JK	
DRAFTED LHY	
DRAFTING REVIEW ES	
PROJECT No. 0823-056	
SCALE As indicated	CLIENT DRAWING No.
DATE DELIVERING NO.	PERMIT No.

DESTROY ALL DRAWINGS SHOWING DISCREPANCIES BETWEEN

PROPERTY KEY PLAN

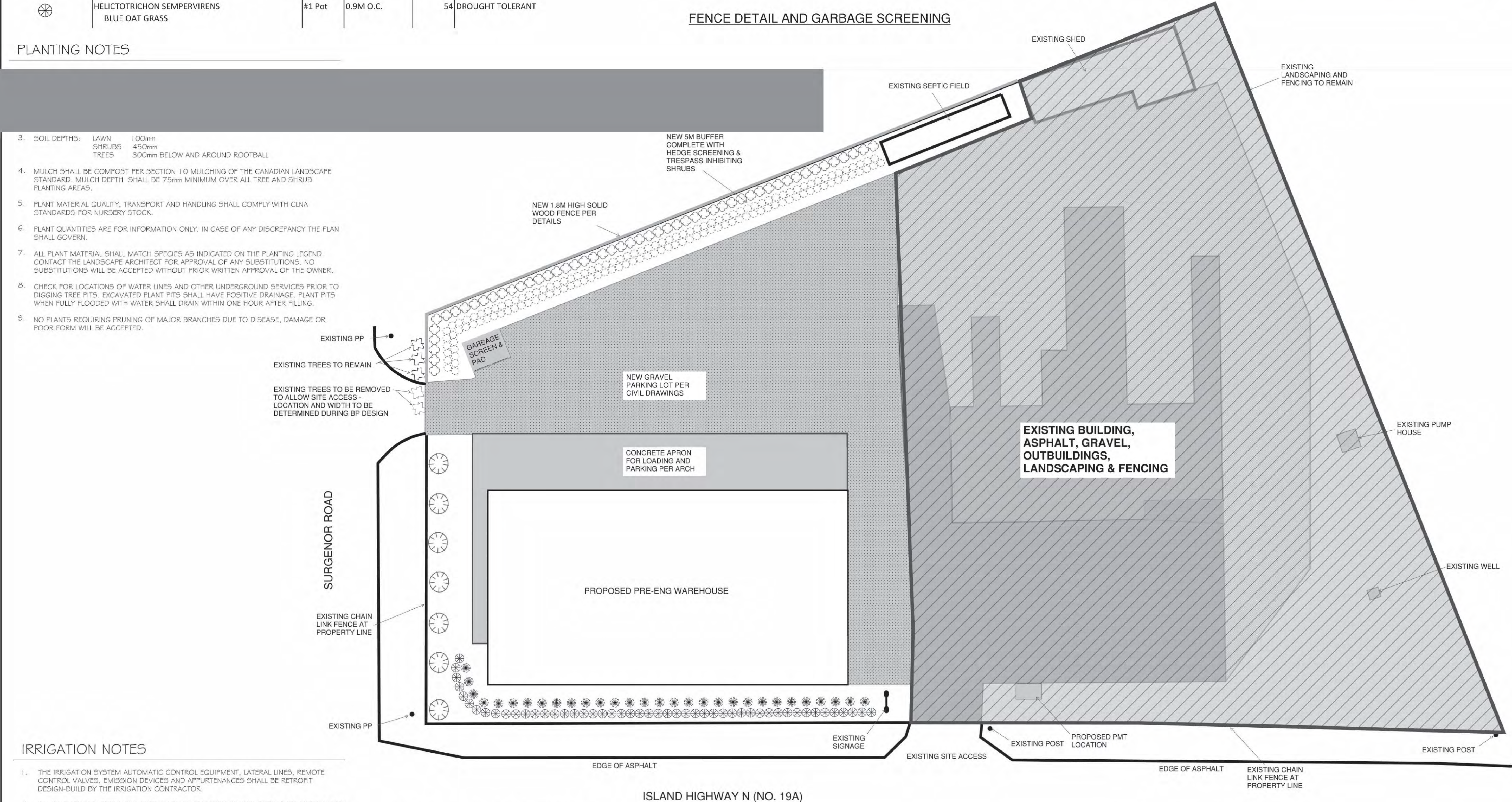
PROPERTY LOCATION

N Island Hwy

19A

NORTH

FENCE DETAIL AND GARBAGE SCREENING

[illegible]

7648 ISLAND HIGHWAY - PRE-ENG WAREHOUSE

Saywell Contracting Limited

2599 McCullough Road, Nanaimo BC V9S 4M9

 **HEROLD
ENGINEERING**

3701 Shenton Rd. Nanaimo, BC V9T 2H1
T: 250 751 8558 F: 250 751 8559
E: mail@heroldengineering.com

PERMIT TO PRACTICE: 1002001

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CONTRACTING LTD
**LANDSCAPING
PLAN**

DWG NO. L101

Office of the Chief Administrative Officer

770 Harmston Avenue, Courtenay, BC V9N 0G8
Tel: 250-334-6000 Fax: 250-334-4358
Toll free: 1-800-331-6007
www.comoxvalleyrd.ca



File: 3360-20 /RZ 1C 22

June 15, 2022

Sent via email only: todd.boychuk@komoks.ca

K'ómoks First Nation
3330 Comox Road
Courtenay BC V9N 3P8

Attention: Todd Boychuk – Director of Intergovernmental Relations

Dear Mr. Boychuk:

**Re: Rezoning Application (7648 Island Highway - Edge Grain Forest Products Ltd.)
Part District Lot 100, Comox District, Lying to the North of the Island Highway and to the
West of Parcel A (DD 15057N), Except that Part in Plan 20383, PID 009-531-262**

The attached referral for a rezoning application is for your review and comment. The intent of the application is to amend the zone applicable to the above-noted property to add Wood Processing to the list of permitted uses wherein Wood Processing is defined as “the production of value added wood items such as mouldings, shakes, fencing, furniture, doors, windows and other wood products.”

In accordance with our Referrals Management Program, if K'ómoks First Nation has an interest in the zoning amendment, please respond by July 15, 2022. A formal referral package is enclosed for you regarding this proposal and understanding your interests. The Comox Valley Regional District (CVRD) is interested in hearing from you regarding this proposal and understanding your interests. In addition, the CVRD is available to meet with you at your convenience to discuss the zoning amendment in more detail. Please contact Alana Mullaly at 250-334-6051 or by email to planning@comoxvalleyrd.ca to coordinate this meeting.

Sincerely,

R. Dyson

Russell Dyson
Chief Administrative Officer

Enclosure

cc: Carol McColl, Lands Coordinator, K'ómoks First Nation
Emily Shopland, Assistant Band Administrator, K'ómoks First Nation
Alana Mullaly, General Manager of Planning and Development Services
Ton Trieu, Manager of Planning Services

K'ómoks First Nation Referral Form

File: 3360-20 / RZ 1C 22

(Response required: July 15, 2022)

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Application Type:

<input checked="" type="checkbox"/>	Zoning amendment	<input type="checkbox"/>	OCP amendment	<input type="checkbox"/>	Temporary use permit
<input type="checkbox"/>	Development variance permit	<input type="checkbox"/>	Development permit	<input type="checkbox"/>	Crown land application

Applicant:	Edge Grain Forest Products Ltd.		
Legal description:	Part District Lot 100, Comox District, Lying to the North of the Island Highway and to the West of Parcel A (DD 15057N), Except that Part in Plan 20383		
Civic address:	7648 Island Highway	PID:	009-531-262
RGS designation:	Rural Settlement Area		
OCP designation:	Rural Settlement Area		
Zone:	Commercial One		

Application Description

The subject property is a 0.88 hectare lot with access to both the Island Highway and Surgenor Road (Figure 1). Though it is surrounded by agricultural lands, this lot was not included into the Agricultural Land Reserve. Since 1986 the CVRD has zoned it for commercial uses; it was previously zoned for industrial uses. The lot has been cleared of native vegetation and developed with a commercial building and a dwelling (Figure 2). The owners currently use the property for retail sales of lumber and wood products.

As illustrated in Appendix A, the owners intend to remove the dwelling and construct a second commercial building as permitted by the existing zone. However, they would like to lease space within the building to a company that specializes in Wood Processing which is not permitted by the zone. Therefore, the owners have made an application to amend the zone to insert Wood Processing in the list of permitted uses.

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- (a) How the proposal will maintain the rural character of its surroundings and support the function of a working rural landscape;
 - (b) Compatibility of intended use with adjacent land and water uses, natural resource areas and the ability to mitigate noise, odour, lighting, air pollution, idling of vehicles through potential landscaping, buffering and screening;
 - (c) Transportation links, access to the site and on-site parking arrangements, to mitigate traffic generation and air pollution through existing developed areas;
 - (d) Public access to the coastal waterfront, where applicable;
 - (e) The identification and protection measures of environmental sensitive features on the land;
 - (f) A rainwater management and drainage plan designed by a professional engineer.”

In addressing (a) and (b) regarding rural character, compatibility with adjacent uses and the working landscape (e.g. surrounding agricultural uses), the applicant is concurrently applying for a Development Permit consistent with the Farmland Protection and Commercial & Industrial Form and Character Guidelines. That Development Permit application will be reviewed by the Area C Advisory Planning Commission with respect to rural character and by the Agricultural Advisory Planning Commission with respect to the farm/ non-farm interface.

Regarding (c) on the above list, the applicants submitted a site plan (Figure 3) that illustrates the on-site parking, inclusive of their existing building and their proposed new building which is the subject of the above-noted Development Permit. The subject property is a corner lot with access to both the highway and a side road allowing for flow-through site circulation. The owner will have to maintain a Highway Access Permit with the Ministry of Transportation and Infrastructure.

Item (d) is not applicable and regarding (e) CVRD mapping does not identify any natural features that would be sensitive to development within the vicinity of the subject property. In support of item (f) the applicants submitted a report titled Stormwater Management Plan - Commercial Building prepared by the Jim Buchanan, P.Eng. of J.E. Anderson & Associates. This report provides recommendations relating to the addition of a new 1,115 square metre building on the lot in which the wood processing would be conducted.

Fire Safety

The subject property is located within the Black Creek/ Oyster Bay Fire Protection Local Service Area but is outside all water service areas. The Fire Chief of Oyster River Fire Rescue reviewed the application and notes that given the nature of the wood processing:

- All vegetation planted should meet FireSmart's recommendations for fire resistive vegetation.
- Importance of meeting BC Building Code standards and ensuring there are adequate fire extinguishers and fire alarm system.
- Constructing large commercial buildings will eventually necessitate the need for the fire department to request a ladder truck. Ladder trucks are currently available through mutual aid agreements with the cities of Courtenay and Campbell River.

The building's dust mitigation system is reviewed as part of the Building Permit.

Concurrent applications

The property owner has also made the appropriate applications to construct a new commercial building. While it is their intent to utilize the building for wood processing, should this requisite zoning amendment not be approved it would be utilized for other purposes that are otherwise permitted in the Commercial One zone. The new building requires a (1) Development Permit consistent with the Farmland Protection and Commercial & Industrial Form and Character Guidelines and a (2) Development Variance Permit addressing a setback to the Island Highway. These permit applications relating to the new building are currently being reviewed by the relevant Advisory Planning Commissions and will be then forwarded to the Electoral Areas Services Committee.

Should you have any questions on the above-noted matter, please contact Alana Mullaly at 250-334-6051 or by email to planning@comoxvalleyrd.ca.

Sincerely,

A. Mullaly

Alana Mullaly, RPP, MCIP
General Manager of Planning and Development Services

cc: Russell Dyson, Chief Administrative Officer
Ton Trieu, Manager of Planning Services

Appendix A – Development proposal

K'ómoks First Nation Referral Response Summary Form

File: 3360-20 /RZ 1C 22

Dept: Planning and Development Services: Alana Mullaly (J. MacLean)

☐ General comments – see below☐ Interests unaffected☐ Issues requiring attention – see
comments below☐ Opposed due to reasons outlined
below**Comments:**

Signed by: _____

Date: _____

Title: _____

Please return your response by **July 15, 2022**Referral response may be electronically forwarded to planning@comoxvalleyrd.ca.

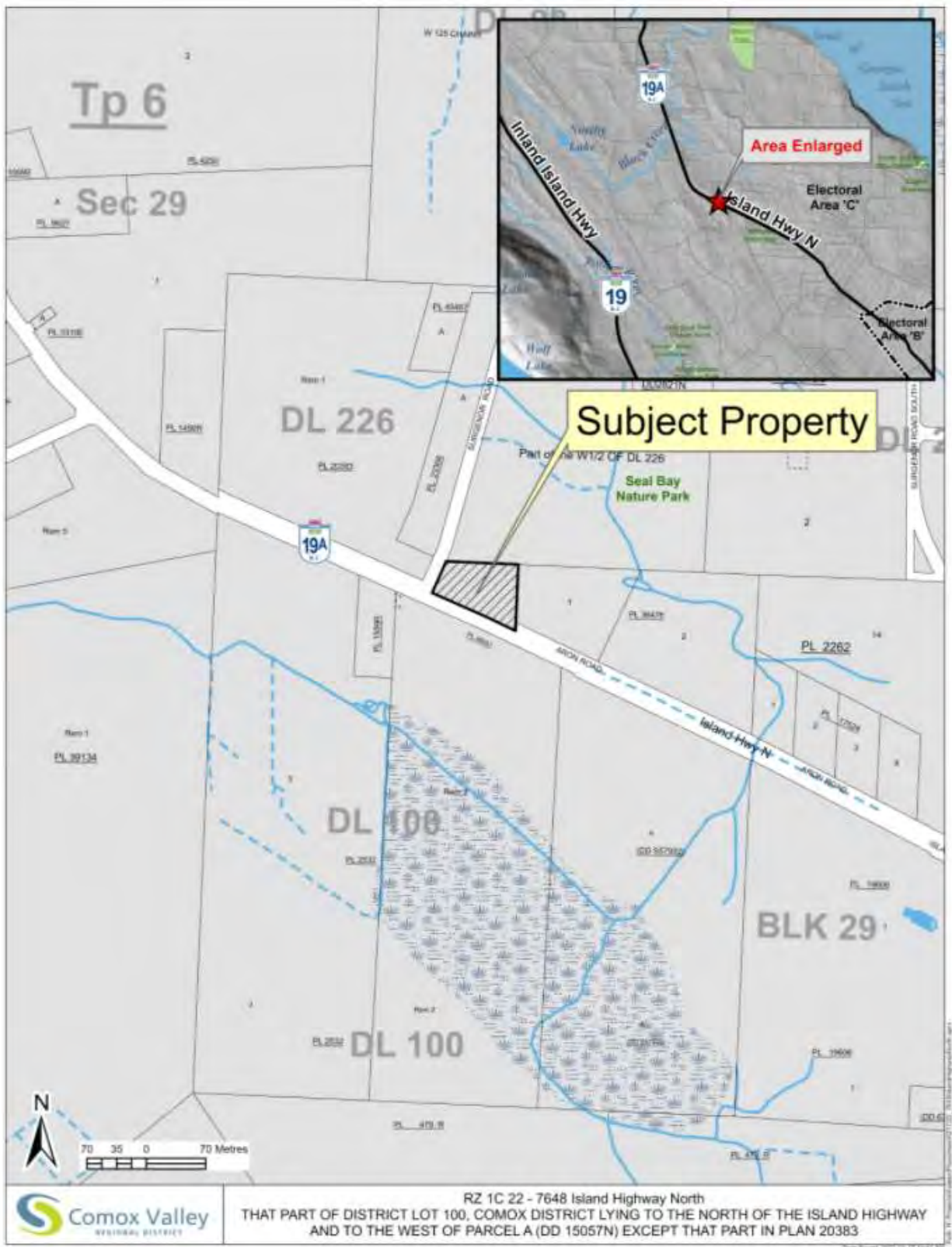


Figure 1: Subject Property



Figure 2: Air Photo



Figure 3: Site Plan
Including existing building, proposed new building,
and removal of existing dwelling.

Existing Facility in Black Creek

7648 North Island Highway

Feb. 18, 2022

Edge Grain Forest Products Ltd. operates a retail sales business for building products out of the existing buildings on this property. Most of what we sell is produced in our sawmill facility located in Woss on the north island.

There is lumber storage onsite along with equipment for loading and unloading lumber. We keep a 24' flat deck truck onsite that is used for moving lumber from Woss to Black Creek as well as for local deliveries.

There is generally just one person onsite Monday to Friday year round.

We may expand the product line to other building related products in future but, for now, it is simply an outlet for our own product.

Please let me know if you would like more information on what we do.

Sincerely,

Dennis Nelson

Dennis Nelson
President
Edge Grain Forest Products Ltd.

Sec. 22 Disclosure harmful to personal privacy

Harbour Kitchens Proposed Facility in Black Creek

Update

Feb. 18, 2022

Harbour Kitchens presently operates in leased facilities in Courtenay and has done so for the last 10 years.

We operate with a staff of 8 on the production and installation side in approximately 10,000 sq. ft. and have a separate sales and showroom facility that operates with 3 staff.

It is only the production side that would move to a new building in Black Creek.

The proposed building would a 12,000 sq. ft. steel building on a concrete slab with adequate parking for staff and service vehicles.

There will be no outside storage and shipping and receiving will be accommodated through overhead doors.

We take in raw sheet goods and hardware to manufacture kitchen, bathroom and various other types of cabinets on a design build basis for a customer base that covers mostly the Comox Valley and Campbell River but does extend to the north island as well as some of the local small islands. We also install the finished product.

Inside the proposed building will be raw materials storage, various production and finishing machinery as well as an office, lockers, lunch room and bathroom facilities.

There will be an external dust collection system that operates at 65-70 db as well as externally roof mounted HVAC as required.

The facility should operate with little or no disturbance to neighbours as all activity is contained in the building proper except for one or two freight trucks a week delivering raw materials and our install vans loading up daily and setting off for their respective installs.

Please let me know if you would like more information or, perhaps, a tour of our present facilities.

Sincerely,

Dennis Nelson

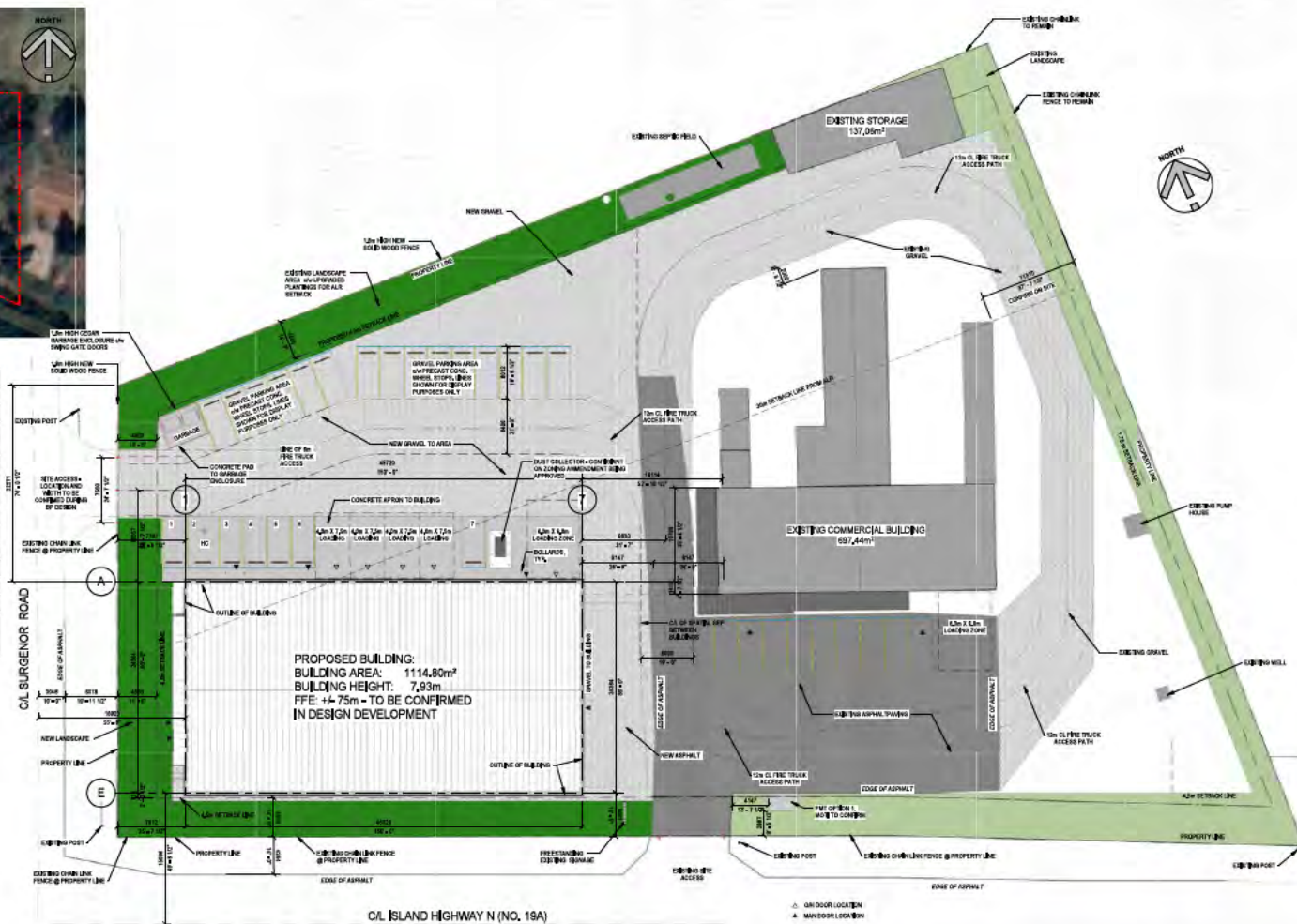
Dennis Nelson
President
Harbour Kitchens and Millwork Inc.



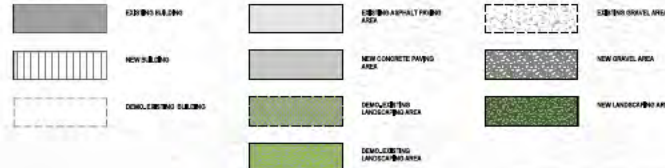
DRAWING LIST

A100	EXISTING SITE PLAN
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A205	REFLECTED CEILING PLAN
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A301	BUILDING ELEVATIONS
A401	BUILDING SECTIONS
A501	DETAILS
A601	DOOR AND WINDOW SCHEDULES

DRAWING ISSUE RECORD:

[illegible]

LEGEND:



ISSUED FOR
DEVELOP. PERMIT

ISSUES		
No.	DATE	ISSUED FOR
1	2007.12.17	CS UNIT REPAIR WORK
2	2007.12.23	CS UNIT REPAIR WORK
3	2007.1.10	CS UNIT REPAIR WORK
4	2007.2.7.28	CS UNIT REPAIR WORK
5	2007.2.1.9	SEWILLOPMENT PROJECT

7648 ISLAND HIGHWAY • PRE-ENG WAREHOUSE

Gaywell Contracting Limited






559 McCullough Road, Nansima BC V9S 4M9



SITE PLAN

DESIGNED ES	REAL
DESIGN REVIEW JK	
DRAFTED LHY	
DRAWING REVIEW ES	
PROJECT NO. 0823-056	CLIENT DRAWING NO.
SCALE As Indicated	PERIOD NO.
SHEET DRAWING NO. A101	ADDITIONAL SHEETS

DESTROY ALL DRAWINGS SHOWING PREVIOUS EDITIONS

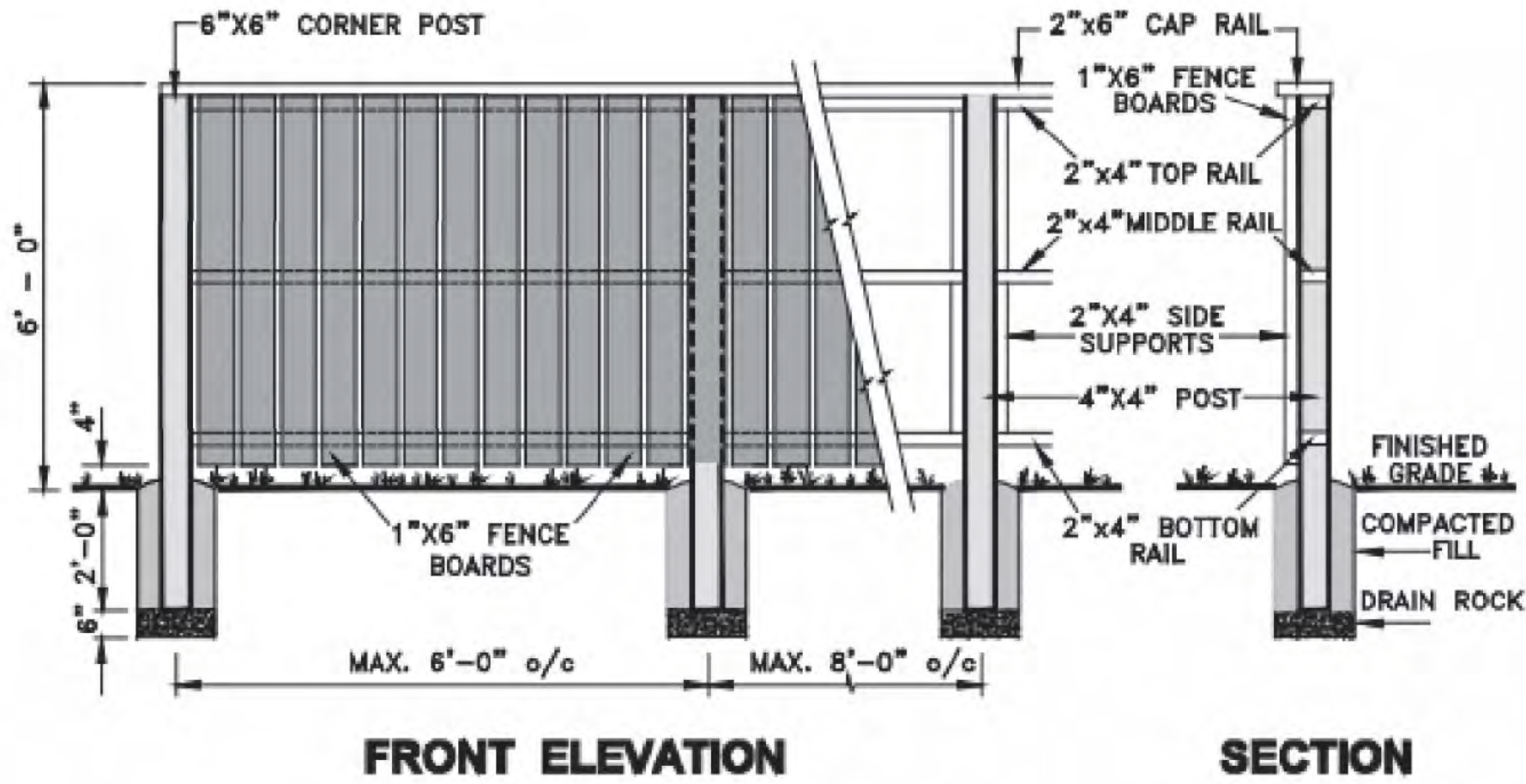
PLANT LEGEND					
SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	NOTES
TREES & SHRUBS					
	VIBURNUM TINUS LAURUSTINUS	#5 Pot	1.0M O.C.	53	0.6M SPACING FROM FENCE
	MAHONIA AQUIFOLIUM OREGON GRAPE	#3 Pot	1.0M O.C.	134	DOUBLE ROW TRESPASS HEDGE 1.5M SPACING
	PINUS CONTORTA SHORE PINE	#20 Pot	6.0M O.C.	7	DROUGHT TOLERANT
GROUND COVER					
	CALAMAGROSTIS X ACUTIFLORA ' KARL FOERSTER' FEATHER REED GRASS	#1 Pot	1.5M O.C.	30	DROUGHT TOLERANT
	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	#1 Pot	0.9M O.C.	54	DROUGHT TOLERANT

PLANTING NOTES

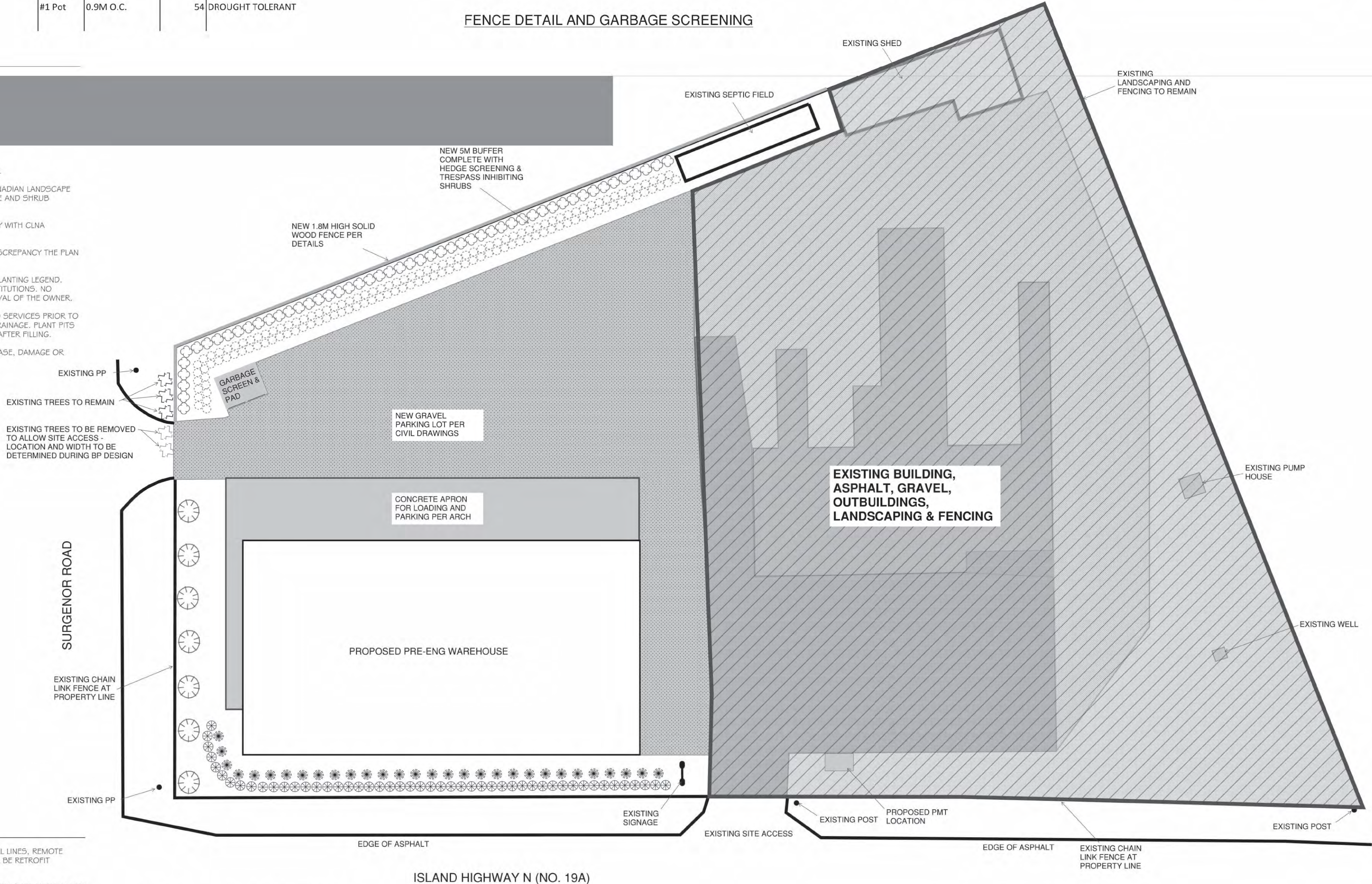
3. SOIL DEPTHS: LAWN 100mm
SHRUBS 450mm
TREES 300mm BELOW AND AROUND ROOTBALL
4. MULCH SHALL BE COMPOST PER SECTION 10 MULCHING OF THE CANADIAN LANDSCAPE STANDARD. MULCH DEPTH SHALL BE 75mm MINIMUM OVER ALL TREE AND SHRUB PLANTING AREAS.
5. PLANT MATERIAL QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH CLNA STANDARDS FOR NURSERY STOCK.
6. PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY THE PLAN SHALL GOVERN.
7. ALL PLANT MATERIAL SHALL MATCH SPECIES AS INDICATED ON THE PLANTING LEGEND. CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL OF ANY SUBSTITUTIONS. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER.
8. CHECK FOR LOCATIONS OF WATER LINES AND OTHER UNDERGROUND SERVICES PRIOR TO DIGGING TREE PITS. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS WHEN FULLY FLOODED WITH WATER SHALL DRAIN WITHIN ONE HOUR AFTER FILLING.
9. NO PLANTS REQUIRING PRUNING OF MAJOR BRANCHES DUE TO DISEASE, DAMAGE OR POOR FORM WILL BE ACCEPTED.

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM AUTOMATIC CONTROL EQUIPMENT, LATERAL LINES, REMOTE CONTROL VALVES, EMISSION DEVICES AND APPURTENANCES SHALL BE RETROFIT DESIGN-BUILD BY THE IRRIGATION CONTRACTOR.
2. ALL IRRIGATION EMISSION DEVICES SHALL BE MATCHED PRECIPITATION RATE LOW VOLUME ROTARY OR SPRAY NOZZLES OR DRIP EQUIPMENT. OVERHEAD MICROSPRAY DEVICES ARE NOT PERMITTED.



FENCE DETAIL AND GARBAGE SCREENING



SITE PLAN AND LANDSCAPING
SCALE 1:250

ISSUES		
NO.	DATE	ISSUED FOR
1.	2022.02.01	Development Permit

SUB CONSULTANT

7648 ISLAND HIGHWAY - PRE-ENG WAREHOUSE

Saywell Contracting Limited

2599 McCullough Road, Nanaimo BC V9S 4M9

HEROLD ENGINEERING
3701 Shenton Rd. Nanaimo, BC V9T 2H1
T: 250.751.8558 F: 250.751.8559
E: mail@heroldengineering.com
PERMIT TO PRACTICE: 1000001
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SAYWELL
CONTRACTING LTD
LANDSCAPING
PLAN

Office of the Chief Administrative Officer

770 Harmston Avenue, Courtenay, BC V9N 0G8
Tel: 250-334-6000 Fax: 250-334-4358
Toll free: 1-800-331-6007
www.comoxvalleyrd.ca



File: 3360-20 /RZ 1C 22

June 15, 2022

Sent via email only: referrals@weiwaikum.ca

Wei Wai Kum First Nation
1650 Old Spit Rd
Campbell River BC V9W 3E8

Attention: Tabitha Donkers

Dear Ms. Donkers:

**Re: Rezoning Application (7648 Island Highway - Edge Grain Forest Products Ltd.)
Part District Lot 100, Comox District, Lying to the North of the Island Highway and to the
West of Parcel A (DD 15057N), Except that Part in Plan 20383, PID 009-531-262**

The attached referral for a rezoning application is for your review and comment. The intent of the application is to amend the zone applicable to the above-noted property to add Wood Processing to the list of permitted uses wherein Wood Processing is defined as “the production of value added wood items such as mouldings, shakes, fencing, furniture, doors, windows and other wood products.”

In accordance with our Referrals Management Program, if Wei Wai Kum First Nation has an interest in the zoning amendment please respond by July 15, 2022. A formal referral package is enclosed for your review and comments. The Comox Valley Regional District (CVRD) is interested in hearing from you regarding this proposal and understanding your interests. In addition, the CVRD is available to meet with you at your convenience to discuss the zoning amendment in more detail. Please contact Alana Mullaly at 250-334-6051 or by email to planning@comoxvalleyrd.ca to coordinate this meeting.

Sincerely,

R. Dyson

Russell Dyson
Chief Administrative Officer

Enclosure

cc: A. Mullaly, General Manager of Planning and Development Services
T. Trieu, Manager of Planning Services

First Nations Referral Form
File: 3360-20 / RZ 1C 22
(Response required: July 15, 2022)

Please comment on the attached application regarding potential effects on your interests. The Comox Valley Regional District (CVRD) wishes to ensure that all future consultations with First Nations are considered early and ongoing. The CVRD will meet with you, at your convenience, to discuss this application. The offer to meet with you extends throughout the life of this application in order to gain your perspective as well answer any questions that may arise. If you would like to arrange a meeting, please contact Alana Mullaly at 250-334-6051 or by email to planning@comoxvalleyrd.ca.

You will note that the response form has a number of choices that describe your interests. All details that support your position are appreciated as are any official legislative, governance and policy considerations that may affect the CVRD's consideration of this application.

If required, please contact the CVRD to assist you in determining the type of additional information that would be helpful or assist you to better understand how this application may impact land use and development.

Application Type:

<input checked="" type="checkbox"/>	Zoning amendment	<input type="checkbox"/>	OCP amendment	<input type="checkbox"/>	Temporary use permit
<input type="checkbox"/>	Development variance permit	<input type="checkbox"/>	Development permit	<input type="checkbox"/>	Crown land application

Applicant:	Edge Grain Forest Products Ltd.		
Legal description:	Part District Lot 100, Comox District, Lying to the North of the Island Highway and to the West of Parcel A (DD 15057N), Except that Part in Plan 20383		
Civic address:	7648 Island Highway	PID:	009-531-262
RGS designation:	Rural Settlement Area		
OCP designation:	Rural Settlement Area		
Zone:	Commercial One		

Application Description

The subject property is a 0.88 hectare lot with access to both the Island Highway and Surgenor Road (Figure 1). Though it is surrounded by agricultural lands, this lot was not included into the Agricultural Land Reserve. Since 1986 the CVRD has zoned it for commercial uses; it was previously zoned for industrial uses. The lot has been cleared of native vegetation and developed with a commercial building and a dwelling (Figure 2). The owners currently use the property for retail sales of lumber and wood products.

As illustrated in Appendix A, the owners intend to remove the dwelling and construct a second commercial building as permitted by the existing zone. However, they would like to lease space within the building to a company that specializes in Wood Processing which is not permitted by the zone. Therefore, the owners have made an application to amend the zone to insert Wood Processing in the list of permitted uses.

Zoning Bylaw Analysis

Zoning Bylaw, Bylaw No. 520, being the “Rural Comox Valley Zoning Bylaw No. 520, 2019”, zones the lot as Commercial One which allows for a broad range of general commercial uses, such as retail and wholesale, offices, service establishment, tourist accommodations and mini-storage, as well as several incidental and subordinate accessory uses. The Zoning Bylaw defines Wood Processing as “the production of value added wood items such as mouldings, shakes, fencing, furniture, doors, windows and other wood products” and allows the use in the following zones:

- Industrial Light
- Industrial Heavy
- Upland Resource
- Rural Eight (only on lots over 8 ha, and limited to 1000 m²)
- Rural Twenty (only on lots over 4 ha, and on condition of 15 m setbacks)

As wood processing can involve machinery and operations that can be disruptive to nearby residents, and its facilities are not typically associated with aesthetic commercial appeal, the use is more typically included in industrial zones.

Official Community Plan Analysis

The Official Community Plan, Bylaw No. 337, being the “Rural Comox Valley Official Community Plan Bylaw No. 337, 2014”, designates the subject property under the Rural Settlement Area (RSA) designation. Policy 47(2) of this RSA designation states:

- “47. (2) When rezoning is required to establish new industrial uses the following information is required:
- (a) How the proposal will maintain the rural character of its surroundings and support the function of a working rural landscape;
 - (b) Compatibility of intended use with adjacent land and water uses, natural resource areas and the ability to mitigate noise, odour, lighting, air pollution, idling of vehicles through potential landscaping, buffering and screening;
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Regarding (c) on the above list, the applicants submitted a site plan (Figure 3) that illustrates the on-site parking, inclusive of their existing building and their proposed new building which is the subject of the above-noted Development Permit. The subject property is a corner lot with access to both the highway and a side road allowing for flow-through site circulation. The owner will have to maintain a Highway Access Permit with the Ministry of Transportation and Infrastructure.

Item (d) is not applicable and regarding (e) CVRD mapping does not identify any natural features that would be sensitive to development within the vicinity of the subject property. In support of item (f) the applicants submitted a report titled Stormwater Management Plan - Commercial Building prepared by the Jim Buchanan, P.Eng. of J.E. Anderson & Associates. This report provides recommendations relating to the addition of a new 1,115 square metre building on the lot in which the wood processing would be conducted.

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Should you have any questions on the above-noted matter, please contact Alana Mullaly at 250-334-6051 or by email to planning@comoxvalleyrd.ca.

Sincerely,

A. Mullaly

Alana Mullaly, RPP, MCIP
General Manager of Planning and Development Services

cc: Russell Dyson, Chief Administrative Officer
Ton Trieu, Manager of Planning Services

First Nations Referral Response Summary Form

File: 3360-20 /RZ 1C 22

Dept: Planning and Development Services: Alana Mullaly (J. MacLean)

- | | |
|--|--|
| <input type="checkbox"/> General comments – see below | <input type="checkbox"/> Interests unaffected |
| <input type="checkbox"/> Issues requiring attention – see comments below | <input type="checkbox"/> Opposed due to reasons outlined below |

Comments:

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Signed by: _____ Date: _____

Title:

Please return your response by **July 15, 2022**
Referral response may be electronically forwarded to planning@comoxvalleyrd.ca.

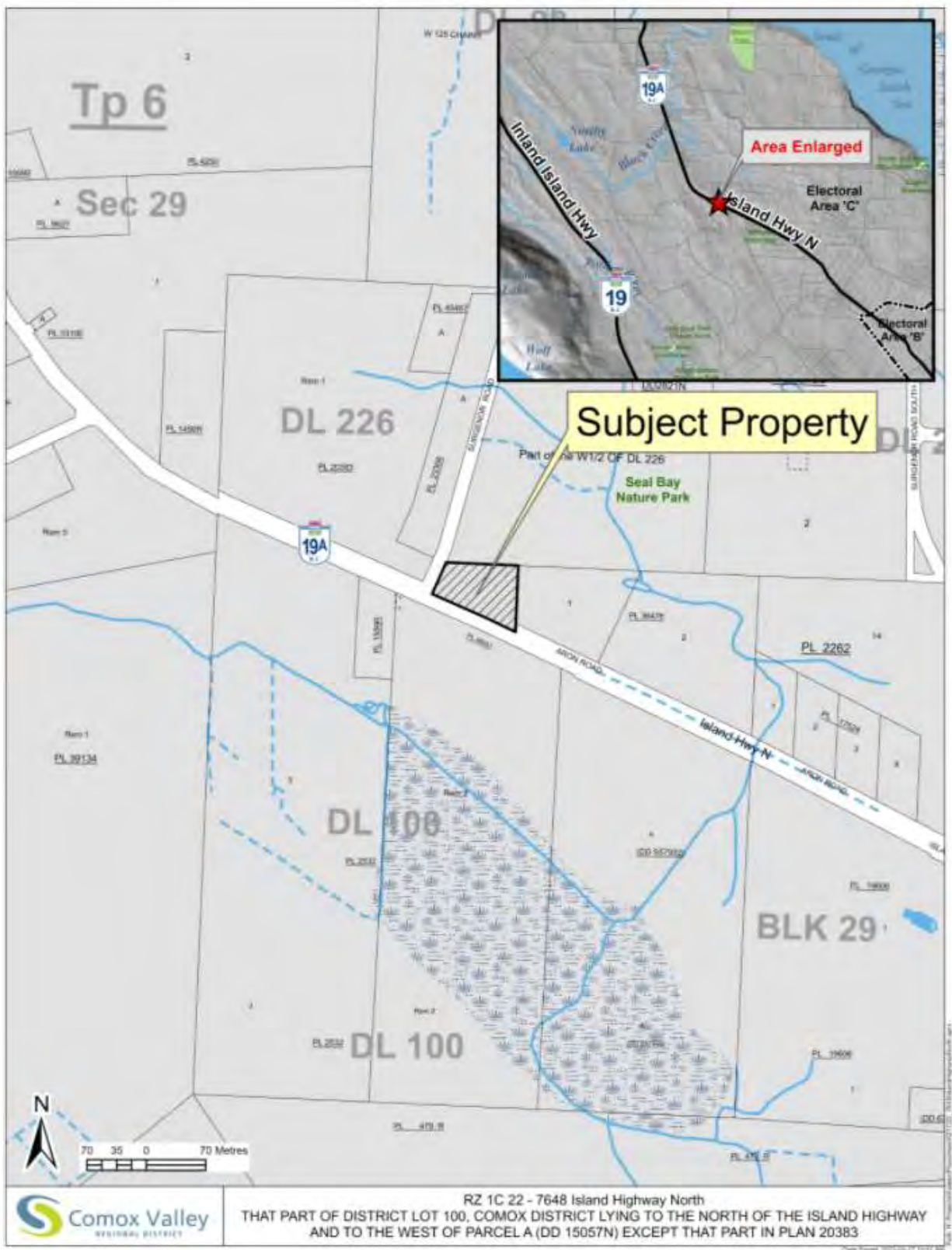


Figure 1: Subject Property



Figure 2: Air Photo



Figure 3: Site Plan
Including existing building, proposed new building,
and removal of existing dwelling.

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Feb. 18, 2022

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Dennis Nelson

Dennis Nelson
President
Edge Grain Forest Products Ltd.

Sec. 22 Disclosure harmful to personal privacy

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Feb. 18, 2022

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Sincerely,

Dennis Nelson

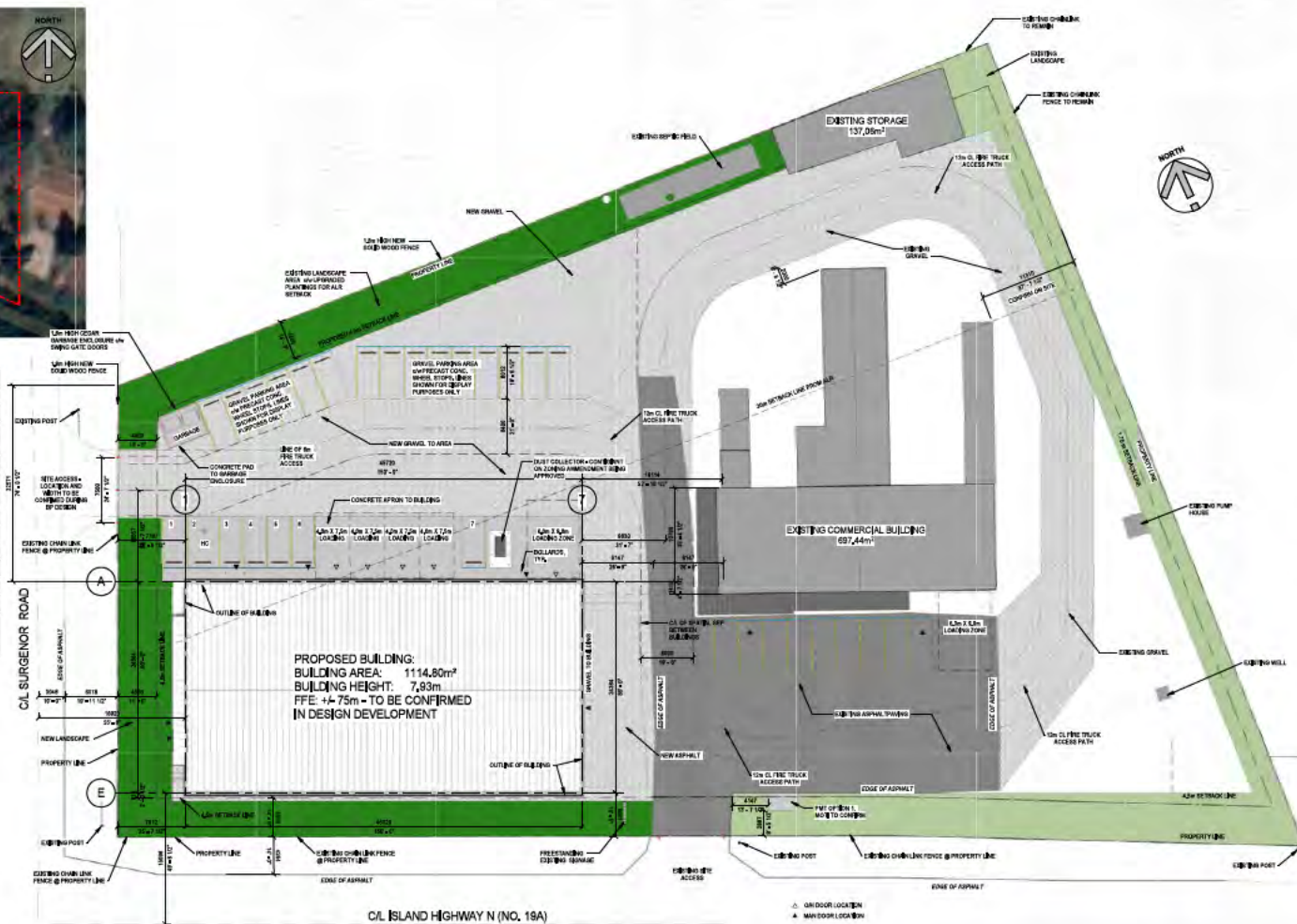
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DRAWING LIST

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A201	MAIN FLOOR PLAN
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A401	BUILDING SECTIONS
A501	DETAILS
A601	DOOR AND WINDOW SCHEDULES

DRAWING ISSUE RECORD:

[illegible]

LEGEND:

	EMPTY PAVING AREA		EXISTING ASPHALT PAVING AREA		EXISTING GRAVEL AREA
	NEW PAVING		NEW CONCRETE PAVING AREA		NEW GRAVEL AREA
	DEMOLISHING PAVING		DEMOLISHING LANDSCAPE AREA		NEW LANDSCAPE AREA

ISSUED FOR
DEVELOP. PERMIT

ISSUES		
No.	DATE	ISSUED FOR
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5	2008.02.10	SEMI-COMPLETE REPAIR

7648 ISLAND HIGHWAY • PRE-ENG WAREHOUSE

Gaywell Contracting Limited






559 McCullough Road, Nanaimo BC V9S 4M9

**HEROLD
ENGINEERING**
3701 Shelton Rd., Napa, CA 94558
T: 259 751 8558 F: 259 751 8559
E: mail@heroldengineering.com
PENDING TO PRACTICE (100001)
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of and may not be copied or reproduced without written consent of
Herold Engineering Limited.

SITE PLAN

DESIGNED ES	BIAL
DESIGN REVIEW JK	
DRAFTED LHY	
DRAFTING REVIEW ES	
PROJECT No. 0823-056	
SCALE As Indicated	CLIENT DRAWING No.
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	REVISED

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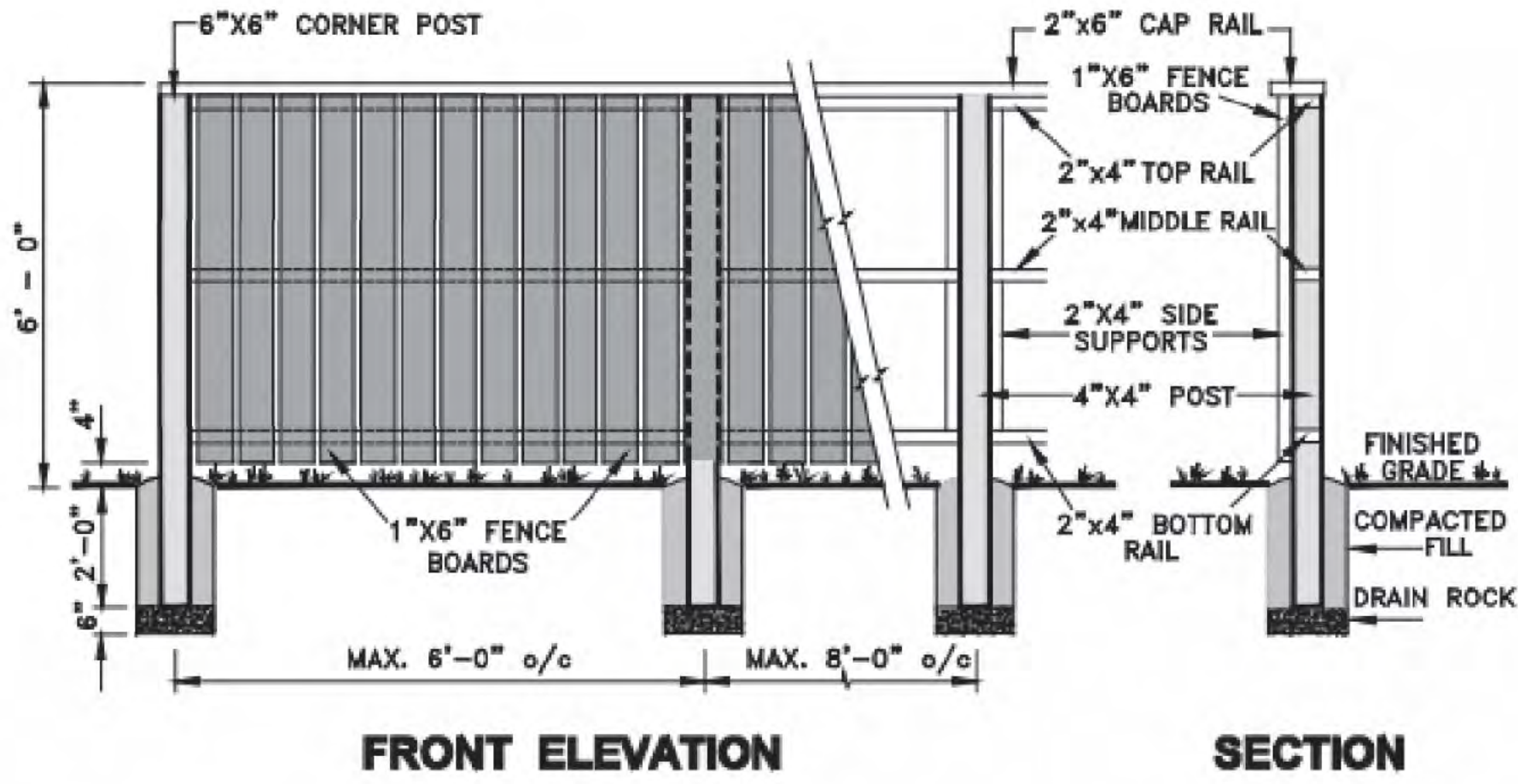
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PLANTING NOTES

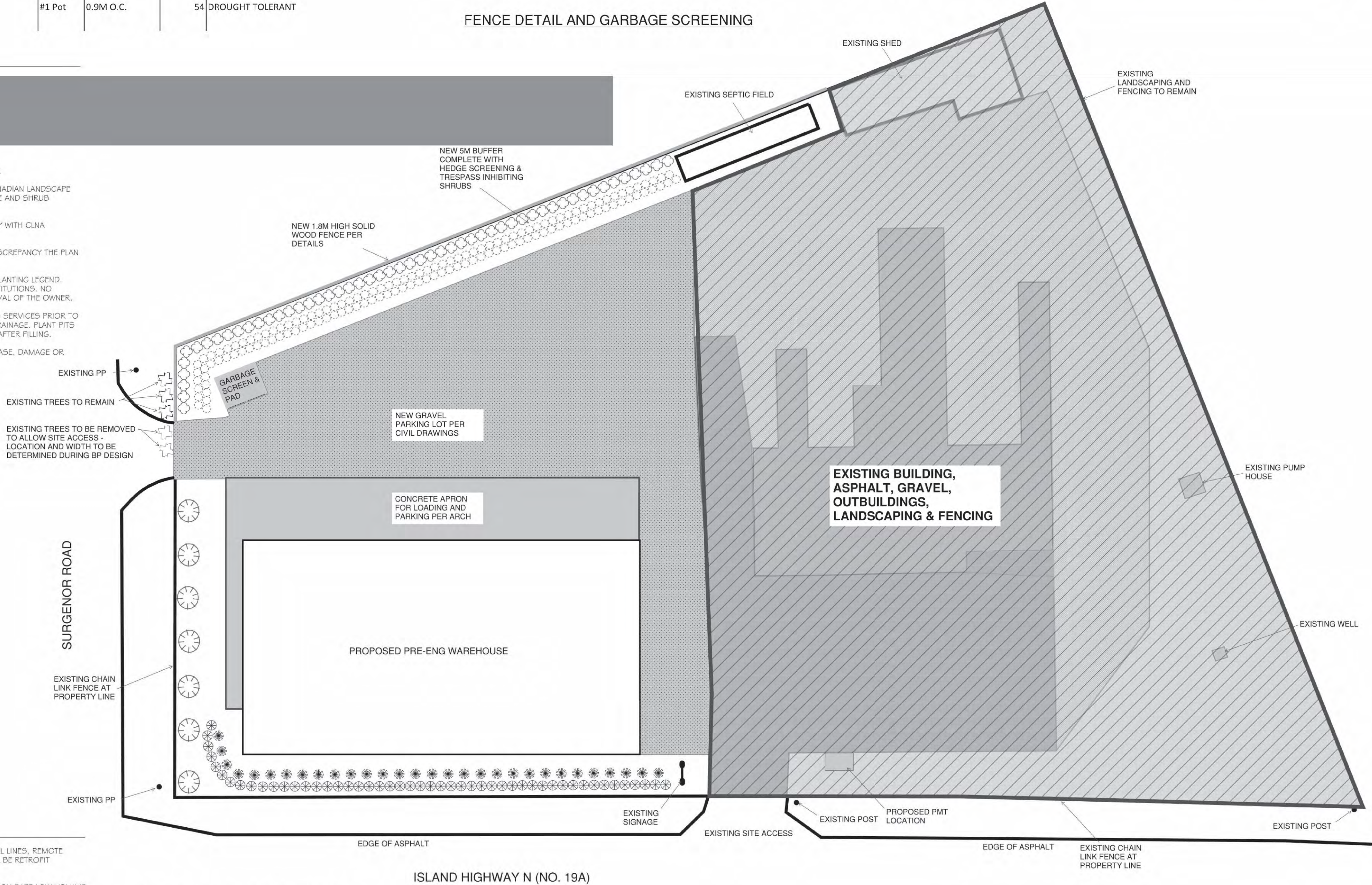
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7. ALL PLANT MATERIAL SHALL MATCH SPECIES AS INDICATED ON THE PLANTING LEGEND. CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL OF ANY SUBSTITUTIONS. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER.
8. CHECK FOR LOCATIONS OF WATER LINES AND OTHER UNDERGROUND SERVICES PRIOR TO DIGGING TREE PITS. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS WHEN FULLY FLOODED WITH WATER SHALL DRAIN WITHIN ONE HOUR AFTER FILLING.
9. NO PLANTS REQUIRING PRUNING OF MAJOR BRANCHES DUE TO DISEASE, DAMAGE OR POOR FORM WILL BE ACCEPTED.

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM AUTOMATIC CONTROL EQUIPMENT, LATERAL LINES, REMOTE CONTROL VALVES, EMISSION DEVICES AND APPURTENANCES SHALL BE RETROFIT DESIGN-BUILD BY THE IRRIGATION CONTRACTOR.
2. ALL IRRIGATION EMISSION DEVICES SHALL BE MATCHED PRECIPITATION RATE LOW VOLUME ROTARY OR SPRAY NOZZLES OR DRIP EQUIPMENT. OVERHEAD MICROSPRAY DEVICES ARE NOT PERMITTED.



FENCE DETAIL AND GARBAGE SCREENING



SITE PLAN AND LANDSCAPING
SCALE 1:250

ISSUES		
NO.	DATE	ISSUED FOR
1.	2022.02.01	Development Permit

SUB CONSULTANT

7648 ISLAND HIGHWAY - PRE-ENG WAREHOUSE

Saywell Contracting Limited
2599 McCullough Road, Nanaimo BC V9S 4M9

HEROLD ENGINEERING
3701 Shenton Rd. Nanaimo, BC V9T 2H1
T: 250.751.8558 F: 250.751.8559
E: mail@heroldengineering.com
PROJECT TO PRACTICE: 1000001
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SAYWELL
CONTRACTING LTD
LANDSCAPING
PLAN



HOMALCO FIRST NATION

June 15, 2022

770 Harmston Avenue
Courtenay, B.C.
V9N 0G8

3360-20 / RZ 1C 22

J. MacLean

Attention: Russell Dyson, Chief Administrative Officer

Re: File # 3360-20/RZ 1C 22

Dear: Russell Dyson,

Thank you for your letter dated June 15, 2022. At this time Homalco does not object to your proposal. We continue to update our Land Use Plan, Traditional Use Plan, and Archaeological Overview of our Traditional Lands. Therefore, we reserve the right to provide further comment as new information becomes available, or as work progresses in these areas.

While Homalco has no objections at this time, we acknowledge that this is shared territory and defer to the K'ómoks First Nation for additional comments.

Respectfully,

HOMALCO FIRST NATION

A handwritten signature in black ink, appearing to read "Kristen Broadfoot".

Kristen Broadfoot
Research and Referrals Coordinator

Sent VIA Email

Bylaw Referral Form

File: 3360-20 /RZ 1C 22 – Edge Grain Forest Products Ltd. – 7648 Island Highway

Date Sent: June 17, 2022

Please comment on the attached bylaw for potential effect on your agency's interests. Section 460 of the *Local Government Act* (RSBC, 2015, c.1) (LGA) outlines that a local government must define procedures by which a property owner may apply for a bylaw amendment, and that a local government must consider every application for an amendment to a plan or bylaw. In keeping with the LGA, the Comox Valley Regional District (CVRD) wishes to ensure that all future consultations with applicable adjacent regional districts and municipalities, First Nations, school and improvement district boards, provincial and federal government agencies is considered early and ongoing as required by the LGA. You will note on the response form a number of choices that describe your agency's interests. All details that support your position are appreciated as are official legislative, governance and policy considerations that may affect the CVRD's consideration of this bylaw.

We would appreciate your response within thirty (30) days of June 17, 2022. If no response is received within that time, it will be assumed that your agency's interests are unaffected. If required, please contact the CVRD to assist you in determining the type of information that would be helpful or to better understand how the proposed bylaw may impact land use and development. Should you have any specific questions regarding the proposed bylaw amendment, please contact Jodi MacLean at 250-334-6041 or by email to planning@comoxvalleyrd.ca.

Applicant:	Edge Grain Forest Products Ltd.
Civic Address:	7648 Island Highway
Purpose of Bylaw:	To amend the Commercial One zone as it affects one property to allow for Wood Processing.
Legal Description:	Part District Lot 100, Comox District, Lying to the North of the Island Highway and to the West of Parcel A (DD 15057N), Except that Part in Plan 20383
OCP Bylaw:	Bylaw No. 337, being the "Rural Comox Valley Official Community Plan Bylaw No. 337, 2014"
Current OCP Designation:	Rural Settlement Area
Proposed OCP Designation:	No change proposed
Zoning Bylaw:	Bylaw No. 520, being the "Rural Comox Valley Zoning Bylaw No. 520, 2019"
Current Zone:	Commercial One (C-1)

Proposed Zone:	An Exception to the Commercial One (C-1) zone, which would allow insert Wood Processing into the list of permitted uses on the subject property.
-----------------------	--

Other Information:

An application has been received to consider a zoning amendment that would add Wood Processing to the list of permitted uses on a 0.88 hectare parcel of land that is currently zoned Commercial One. Wood Processing is defined as “the production of value added wood items such as mouldings, shakes, fencing, furniture, doors, windows and other wood products”.

A copy of the staff report that was presented to the Electoral Areas Services Committee on May 9, 2022 is attached as Appendix A.

Should you have any questions on the above-noted matter, please contact Jodi MacLean at 250-334-6041 or by email to planning@comoxvalleyrd.ca.

Sincerely,

J. MacLean

Jodi MacLean, RPP, MCIP
Senior Planner
Planning and Development Services

/jm

Attachments: Appendix A – April 27, 2022 Staff Report

At its regularly scheduled meeting of May 24, 2022, the Comox Valley Regional District Board endorsed forwarding the proposed bylaw(s) to the following agencies as listed below. As part of this motion, it was decided to circulate this referral to your office for comments in order to enable you to take the proposed development into consideration as part of the future expansion of your operations.

AGENCY AND FIRST NATIONS REFERRAL LIST

First Nations

<input checked="" type="checkbox"/>	K'ómoks First Nation	<input checked="" type="checkbox"/>	Homalco First Nation
<input checked="" type="checkbox"/>	Nanwakolas Council	<input checked="" type="checkbox"/>	Wei Wai Kum First Nation
<input checked="" type="checkbox"/>	Laich-Kwil-Tach Treaty Society		

Provincial Ministries and Agencies

<input type="checkbox"/>	Agricultural Land Commission	<input type="checkbox"/>	Ministry of Municipal Affairs
<input checked="" type="checkbox"/>	BC Assessment	<input type="checkbox"/>	Ministry of Forests, Lands and Natural Resource Operations and Rural Development
<input type="checkbox"/>	BC Parks	<input type="checkbox"/>	Ministry of Energy, Mines and Low Carbon Innovation
<input type="checkbox"/>	BC Ferry Services Inc.	<input type="checkbox"/>	Ministry of Environment & Climate Change Strategy
<input type="checkbox"/>	BC Transit	<input type="checkbox"/>	Ministry of Tourism, Arts, Culture and Sport
<input type="checkbox"/>	Ministry of Indigenous Relations & Reconciliation	<input checked="" type="checkbox"/>	Ministry of Transportation and Infrastructure
<input checked="" type="checkbox"/>	Ministry of Agriculture, Foods and Fisheries	<input type="checkbox"/>	Ministry of Forests, Lands and Natural Resource Operations BC Wildfire Services

Local Government

<input type="checkbox"/>	Comox (Town of)	<input type="checkbox"/>	Cumberland (Village of)
<input type="checkbox"/>	Courtenay (City of)	<input type="checkbox"/>	Strathcona Regional District

Other

<input checked="" type="checkbox"/>	Advisory Planning Commission Area C	<input checked="" type="checkbox"/>	Agricultural Advisory Planning Commission
<input type="checkbox"/>	School District No.71 (Comox Valley)	<input checked="" type="checkbox"/>	Vancouver Island Health Authority
<input type="checkbox"/>	Comox Valley Economic Development Soc.	<input type="checkbox"/>	Comox Valley Accessibility Committee

Development Proposal Referral Form

(Planner: J. MacLean)

<input type="checkbox"/> Approval recommended for reasons outlined below	<input type="checkbox"/> Interests unaffected or general comments related to this development proposal outlined below
<input type="checkbox"/> Approval recommended subject to conditions outlined below	<input type="checkbox"/> Approval NOT recommended due to reasons outlined below

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Signed By: _____ **Title:** _____

Agency: _____ Date: _____

Please return your response by **July 22, 2022** by fax to 250-334-4358
or by email to planning@comoxvalleyrd.ca

3360-20 / RZ 1C 22

From: Referrals <referrals@weiwaikum.ca>
Sent: June 17, 2022 10:12 AM
To: Sylvia Stephens
Cc: Jennifer Cooley; Referrals
Subject: RE: CVRD Referral RZ 1C 22 - Edge Grain Forest Products

CAUTION! EXTERNAL EMAIL

Hi Sylvia,
No comment from WWKum.
Regards
Courtney

From: Sylvia Stephens <sstephens@comoxvalleyrd.ca>
Sent: June 15, 2022 8:58 AM
To: Referrals <referrals@weiwaikum.ca>
Subject: CVRD Referral RZ 1C 22 - Edge Grain Forest Products

Please see attached referral.

Sincerely,

Sylvia Stephens

[Sylvia Stephens](#)

Branch Assistant, Planning and Development Services
Comox Valley Regional District
770 Harmston Ave
Courtenay BC V9N 0G8
Tel: 250-334-6043; toll free: 1-800-331-6007
Fax: 250-334-4358

The Comox Valley Regional District respectfully acknowledges the land on which it operates is on the unceded traditional territory of the K'ómoks First Nation, the traditional keepers of this land.

Jodi MacLean

From: Bailey, Reed AF:EX <Reed.Bailey@gov.bc.ca>
Sent: June 20, 2022 11:05 AM
To: Jodi MacLean
Cc: Boss, Angela AF:EX
Subject: RE: Bylaw referral (File RZ 1C 22)

CAUTION! EXTERNAL EMAIL

Hi Jodi,

Thanks for the follow up email and for providing some additional information about the myriad of proposed applications on the below noted property. With respect to the proposed zoning amendment to permit wood processing on the property, Ministry of Agriculture and Food staff have no comments.

Our previous referral response sent on June 10, 2022 encapsulates all comments that we have with respect to the Farm Land Protection Development Permit.

Cheers,

Reed Bailey, Land Use Planner
Strengthening Farming Program
BC Ministry of Agriculture and Food
778 698 3455

From: Jodi MacLean <jmacLean@comoxvalleyrd.ca>
Sent: June 17, 2022 10:58 AM
To: Boss, Angela AF:EX <Angela.Boss@gov.bc.ca>
Cc: Bailey, Reed AF:EX <Reed.Bailey@gov.bc.ca>
Subject: Bylaw referral (File RZ 1C 22)

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Angela,

The CVRD is contemplating an amendment to the Zoning Bylaw that would apply to a singular property (7648 Island Highway) which is surrounded by agricultural properties. They are concurrently constructing a commercial/industrial building which you have recently reviewed and provided comments on. This proposed zoning amendment would allow the owners to conduct “wood processing” on the lot, in addition to its existing commercial uses. They intend on conducting that use within that new building but the zone would allow it anywhere on the lot. For the appendix referred to in the referral, please [use this link](#).

Thanks.

Jodi MacLean (he/him)

Planner
Planning and Development Services Branch
Comox Valley Regional District
770 Harmston Avenue, Courtenay, BC V9N 0G8
Tel: 250-334-6041
Tel: 1-800-331-6007

Jodi MacLean

From: McRae, Tallina TRAN:EX <Tallina.McRae@gov.bc.ca>
Sent: June 20, 2022 10:15 AM
To: Jodi MacLean
Subject: RE: Zoning Amendment Bylaw referral (File RZ 1C 22)

CAUTION! EXTERNAL EMAIL

MOTI file number # 2022-02563

The Ministry of Transportation and Infrastructure has the following comments on the rezoning proposal.

1. The referral package contains a site plan that is not supported by MOTI (fig 3). Please ensure that the Herold Engineering Limited drawing number A101 Rev5 is utilized and followed.
2. There is currently a commercial access permit in place for the property. However a secondary access permit will need to be applied for under industrial access.

Sincerely,

Tallina McRae

Development Services Officer

Ministry of Transportation and Infrastructure

Vancouver Island District - SA03

Telephone: (250) 331 - 9891

Email: Tallina.McRae@gov.bc.ca

[Apply for BCeID](#)

[Apply for Permit](#)

From: Jodi MacLean <jmacLean@comoxvalleyrd.ca>
Sent: June 17, 2022 11:04 AM
To: McRae, Tallina TRAN:EX <Tallina.McRae@gov.bc.ca>
Subject: Zoning Amendment Bylaw referral (File RZ 1C 22)

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Tallina,

The CVRD is contemplating an amendment to the Zoning Bylaw that would apply to a singular property (7648 Island Highway) which is adjacent to the Island Highway. They are concurrently constructing a commercial/industrial building which you have recently reviewed and provided comments on. This proposed zoning amendment would allow the owners to conduct “wood processing” on the lot, in addition to its existing commercial uses. They intend on conducting that use within that new building but the zone would allow it anywhere on the lot. For the appendix referred to in the referral, please [use this link](#).

Thanks.

Jodi MacLean (he/him)

Planner

Planning and Development Services Branch

Comox Valley Regional District

770 Harmston Avenue, Courtenay, BC V9N 0G8

Tel: 250-334-6041

Tel: 1-800-331-6007

Bylaw Referral Form

File: 3360-20 /RZ 1C 22 – Edge Grain Forest Products Ltd. – 7648 Island Highway

Date Sent: June 17, 2022

Please comment on the attached bylaw for potential effect on your agency's interests. Section 460 of the *Local Government Act* (RSBC, 2015, c.1) (LGA) outlines that a local government must define procedures by which a property owner may apply for a bylaw amendment, and that a local government must consider every application for an amendment to a plan or bylaw. In keeping with the LGA, the Comox Valley Regional District (CVRD) wishes to ensure that all future consultations with applicable adjacent regional districts and municipalities, First Nations, school and improvement district boards, provincial and federal government agencies is considered early and ongoing as required by the LGA. You will note on the response form a number of choices that describe your agency's interests. All details that support your position are appreciated as are official legislative, governance and policy considerations that may affect the CVRD's consideration of this bylaw.

We would appreciate your response within thirty (30) days of June 17, 2022. If no response is received within that time, it will be assumed that your agency's interests are unaffected. If required, please contact the CVRD to assist you in determining the type of information that would be helpful or to better understand how the proposed bylaw may impact land use and development. Should you have any specific questions regarding the proposed bylaw amendment, please contact Jodi MacLean at 250-334-6041 or by email to planning@comoxvalleyrd.ca.

Applicant:	Edge Grain Forest Products Ltd.
Civic Address:	7648 Island Highway
Purpose of Bylaw:	To amend the Commercial One zone as it affects one property to allow for Wood Processing.
Legal Description:	Part District Lot 100, Comox District, Lying to the North of the Island Highway and to the West of Parcel A (DD 15057N), Except that Part in Plan 20383
OCP Bylaw:	Bylaw No. 337, being the "Rural Comox Valley Official Community Plan Bylaw No. 337, 2014"
Current OCP Designation:	Rural Settlement Area
Proposed OCP Designation:	No change proposed
Zoning Bylaw:	Bylaw No. 520, being the "Rural Comox Valley Zoning Bylaw No. 520, 2019"
Current Zone:	Commercial One (C-1)

Proposed Zone:	An Exception to the Commercial One (C-1) zone, which would allow insert Wood Processing into the list of permitted uses on the subject property.
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Other Information:

An application has been received to consider a zoning amendment that would add Wood Processing to the list of permitted uses on a 0.88 hectare parcel of land that is currently zoned Commercial One. Wood Processing is defined as “the production of value added wood items such as mouldings, shakes, fencing, furniture, doors, windows and other wood products”.

A copy of the staff report that was presented to the Electoral Areas Services Committee on May 9, 2022 is attached as Appendix A.

Should you have any questions on the above-noted matter, please contact Jodi MacLean at 250-334-6041 or by email to planning@comoxvalleyrd.ca.

Sincerely,

J. MacLean

Jodi MacLean, RPP, MCIP
Senior Planner
Planning and Development Services

/jm

Attachments: Appendix A – April 27, 2022 Staff Report

At its regularly scheduled meeting of May 24, 2022, the Comox Valley Regional District Board endorsed forwarding the proposed bylaw(s) to the following agencies as listed below. As part of this motion, it was decided to circulate this referral to your office for comments in order to enable you to take the proposed development into consideration as part of the future expansion of your operations.

AGENCY AND FIRST NATIONS REFERRAL LIST

First Nations

<input checked="" type="checkbox"/>	K'ómoks First Nation	<input checked="" type="checkbox"/>	Homalco First Nation
<input checked="" type="checkbox"/>	Nanwakolas Council	<input checked="" type="checkbox"/>	Wei Wai Kum First Nation
<input checked="" type="checkbox"/>	Laich-Kwil-Tach Treaty Society		

Provincial Ministries and Agencies

<input type="checkbox"/>	Agricultural Land Commission	<input type="checkbox"/>	Ministry of Municipal Affairs
<input checked="" type="checkbox"/>	BC Assessment	<input type="checkbox"/>	Ministry of Forests, Lands and Natural Resource Operations and Rural Development
<input type="checkbox"/>	BC Parks	<input type="checkbox"/>	Ministry of Energy, Mines and Low Carbon Innovation
<input type="checkbox"/>	BC Ferry Services Inc.	<input type="checkbox"/>	Ministry of Environment & Climate Change Strategy
<input type="checkbox"/>	BC Transit	<input type="checkbox"/>	Ministry of Tourism, Arts, Culture and Sport
<input type="checkbox"/>	Ministry of Indigenous Relations & Reconciliation	<input checked="" type="checkbox"/>	Ministry of Transportation and Infrastructure
<input checked="" type="checkbox"/>	Ministry of Agriculture, Foods and Fisheries	<input type="checkbox"/>	Ministry of Forests, Lands and Natural Resource Operations BC Wildfire Services

Local Government

<input type="checkbox"/>	Comox (Town of)	<input type="checkbox"/>	Cumberland (Village of)
<input type="checkbox"/>	Courtenay (City of)	<input type="checkbox"/>	Strathcona Regional District

Other

<input checked="" type="checkbox"/>	Advisory Planning Commission Area C	<input checked="" type="checkbox"/>	Agricultural Advisory Planning Commission
<input type="checkbox"/>	School District No.71 (Comox Valley)	<input checked="" type="checkbox"/>	Vancouver Island Health Authority
<input type="checkbox"/>	Comox Valley Economic Development Soc.	<input type="checkbox"/>	Comox Valley Accessibility Committee

Bylaw Referral Form Response Summary**Development Proposal Referral Form****File: 3360-20 /RZ 1C 22 (Edge Grain Forest Products Ltd - 7648 Island Highway)****(Planner: J. MacLean)**☐ **Approval recommended for reasons outlined below****Interests unaffected or general comments related to this development proposal outlined below**☐ **Approval recommended subject to conditions outlined below****Approval NOT recommended due to reasons outlined below**

Island Health's interests remain unaffected by this proposal.

Signed By:Ella Derby**Title:**Environmental Health Officer**Agency:**Island Health**Date:**July 4 2022

Please return your response by **July 22, 2022** by fax to 250-334-4358
or by email to planning@comoxvalleyrd.ca

Office of the Chief Administrative Officer

770 Harmston Avenue, Courtenay, BC V9N 0G8
Tel: 250-334-6000 Fax: 250-334-4358
Toll free: 1-800-331-6007
www.comoxvalleyrd.ca



File: 3360-20 /RZ 1C 22

July 21, 2022

Sent via email only: todd.boychuk@komoks.ca

K'ómoks First Nation
3330 Comox Road
Courtenay BC V9N 3P8

Attention: Todd Boychuk – Director of Intergovernmental Relations

Dear Mr. Boychuk:

**Re: Rezoning Application (7648 Island Highway - Edge Grain Forest Products Ltd.)
Part District Lot 100, Comox District, Lying to the North of the Island Highway and to the
West of Parcel A (DD 15057N), Except that Part in Plan 20383, PID 009-531-262**

Please note that this is a follow up letter to determine your interest in the above-noted application. The intent of the application is to amend the zone of the above-noted property in order to allow for Wood Processing.

As of the date of this letter, the Comox Valley Regional District (CVRD) has not yet received your comments. If you have any comments, please forward them by August 18, 2022.

The CVRD is interested in hearing from you regarding this proposal and understanding your interests. In addition, the CVRD is available to meet with you at your convenience to discuss the rezoning application in more detail. Please contact Alana Mullaly at 250-334-6051 or by email to planning@comoxvalleyrd.ca to coordinate a meeting.

Sincerely,

J. Warren *(for)*

Russell Dyson
Chief Administrative Officer

cc: Carol McColl, Lands Coordinator, K'ómoks First Nation
Emily Shopland, Assistant Band Administrator, K'ómoks First Nation
A. Mullaly, General Manager of Planning and Development Services
T. Trieu, Manager of Planning Services

Office of the Chief Administrative Officer

770 Harmston Avenue, Courtenay, BC V9N 0G8
Tel: 250-334-6000 Fax: 250-334-4358
Toll free: 1-800-331-6007
www.comoxvalleyrd.ca



File: 3360-20 / RZ 1C 22

July 21, 2022

Sent via email/referral portal only: dassu@lkts.ca

Laich-Kwil-Tach Treaty Society
664 Seahawk Dr
Campbell River BC V9H 1V8

Attention: Chief and Council

Dear Laich-Kwil-Tach Treaty Society:

**Re: Rezoning Application (7648 Island Highway - Edge Grain Forest Products Ltd.)
Part District Lot 100, Comox District, Lying to the North of the Island Highway and to the
West of Parcel A (DD 15057N), Except that Part in Plan 20383, PID 009-531-262**

Please note that this is a follow up letter to determine your interest in the above-noted application. The intent of the application is to amend the zone of the above-noted property in order to allow for Wood Processing.

As of the date of this letter, the Comox Valley Regional District (CVRD) has not yet received your comments. If you have any comments, please forward them by August 18, 2022.

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Sincerely,

J. Warren *(for)*

Russell Dyson
Chief Administrative Officer

cc: A. Mullaly, General Manager of Planning and Development Services
T. Trieu, Manager of Planning Services

Office of the Chief Administrative Officer

770 Harmston Avenue, Courtenay, BC V9N 0G8
Tel: 250-334-6000 Fax: 250-334-4358
Toll free: 1-800-331-6007
www.comoxvalleyrd.ca



File: 3360-20 / RZ 1C 22

July 21, 2022

Sent via email/referral portal only: artwilson@nanwakolas.com
referrals@nanwakolas.com

Nanwakolas Council
1441 16 Avenue
Campbell River BC V9W 2E4

Attention: Art Wilson

Dear Nanwakolas Council:

**Re: Rezoning Application (7648 Island Highway - Edge Grain Forest Products Ltd.)
Part District Lot 100, Comox District, Lying to the North of the Island Highway and to the
West of Parcel A (DD 15057N), Except that Part in Plan 20383, PID 009-531-262**

Please note that this is a follow up letter to determine your interest in the above-noted application. The intent of the application is to amend the zone of the above-noted property in order to allow for Wood Processing.

As of the date of this letter, the Comox Valley Regional District (CVRD) has not yet received your comments. If you have any comments, please forward them by August 18, 2022.

The CVRD is interested in hearing from you regarding this proposal and understanding your interests. In addition, the CVRD is available to meet with you at your convenience to discuss the rezoning application in more detail. Please contact Alana Mullaly at 250-334-6051 or by email to planning@comoxvalleyrd.ca to coordinate a meeting.

Sincerely,

J. Warren *(for)*

Russell Dyson
Chief Administrative Officer

cc: A. Mullaly, General Manager of Planning and Development Services
T. Trieu, Manager of Planning Services