

Edith Watson

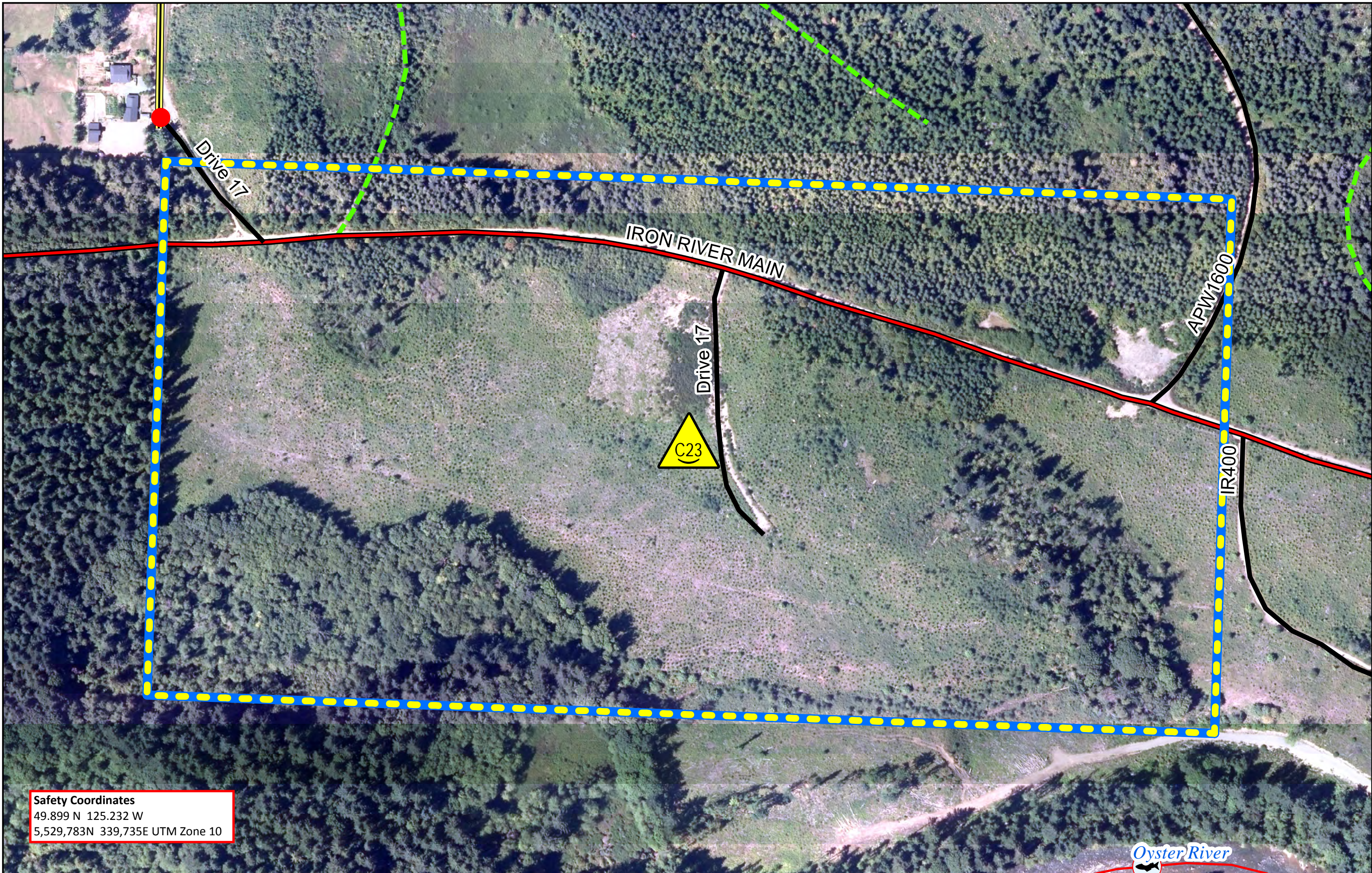
From: Dave Miller [REDACTED]
Sent: Friday, February 08, 2019 11:38 AM
To: John Neill
Subject: Map
Attachments: Lot 17 Ortho 1_2500.pdf

Hi John,

Please see attached map,

Thanks,

Dave



Safety Coordinates
49.899 N 125.232 W
5,529,783N 339,735E UTM Zone 10

Edith Watson

From: Brenda Leigh <bleigh.53@gmail.com>
Sent: Tuesday, March 19, 2019 11:29 AM
To: John Neill
Cc: Brenda Leigh; jon ackroyd; Malcolm Wilson
Subject: Re: Proposed rezoning off York Road

Hello, John. Just checked my calendar and I am available for a site visit on Monday, March 25th or all of the first week of April. Please set the site visit and confirm to me the time/place once it is set.

Thanks so much for your help!

Brenda Leigh, Director,
Oyster Bay-Buttle Lake (Area D),
Strathcona Regional District

Sent from my iPad

On Mar 19, 2019, at 11:16 AM, John Neill <JNeill@srd.ca> wrote:


Dear Director Leigh, APC members

Please see Mr. Miller's message below. I've asked him if he is available any day next week for a site visit.

Regards,

John



<image002.png> 

**John W. Neill MCIP MRTPI
Planner**
301-990 Cedar Street, Campbell River, BC V9W 7Z8
t. 250.830.6706 | 1877.830.2990

From: Dave Miller [REDACTED]
Sent: Tuesday, March 19, 2019 08:00
To: John Neill <JNeill@srd.ca>
Subject: Re: Proposed rezoning

Hi John,

I was wondering if we could do a field visit with Brenda this coming Thursday or Friday at 4:30pm? I will send you our revised proposal in the next day or two.

Regards,

Dave

From: John Neill <JNeill@srd.ca>
Sent: March 7, 2019 9:32:21 AM
To: Dave Miller
Subject: RE: Proposed rezoning

Hi Dave – yes, that works for me.

Regards,

John

From: Dave Miller [REDACTED]
Sent: Thursday, March 7, 2019 09:15
To: John Neill <JNeill@srd.ca>
Subject: Re: Proposed rezoning

Hi John,

Unfortunately I have had something come up today and can't make our meeting. Does tomorrow at 3:30pm work for you?

Dave

Edith Watson

From: Dave Miller [REDACTED]
Sent: Sunday, March 24, 2019 1:19 PM
To: John Neill
Subject: Re: Proposed rezoning off York Road
Attachments: PropertyMap Draft Proposal.pdf

Hi John,

Please see attached revised map. The gross area for RU is 17.9ha and CR4 is 14.5ha. These areas are inclusive of the current easement.

See you tomorrow morning.

Regards,

Dave

From: John Neill <JNeill@srd.ca>
Sent: March 22, 2019 8:58 AM
To: Dave Miller
Subject: RE: Proposed rezoning off York Road

Thanks, Dave – do you have area measurements for the two zones? For example, the RU should allow for two 8-hectare lots plus a future 20m wide road dedication. It might be a good idea to offer to surface the trail on the west side, as an amenity for rezoning.

Regards,

John

From: Dave Miller [REDACTED]
Sent: Friday, March 22, 2019 08:18
To: John Neill <JNeill@srd.ca>
Subject: Re: Proposed rezoning off York Road

Hi John,

Please see attached revised draft map proposal.

If you have any questions, please call.

Thanks,

Dave
[REDACTED]

From: John Neill <JNeill@srd.ca>
Sent: March 19, 2019 4:34 PM
To: Dave Miller
Subject: RE: Proposed rezoning off York Road

Tara called – we settled on 9:30am.

John

From: Dave Miller [REDACTED]
Sent: Tuesday, March 19, 2019 15:06
To: John Neill <JNeill@srd.ca>
Subject: Re: Proposed rezoning off York Road

Thanks John,

Let's plan for Monday, March 25. Does 5pm work, or is that to late?

Dave

From: John Neill <JNeill@srd.ca>
Sent: March 19, 2019 11:53:34 AM
To: Dave Miller
Subject: FW: Proposed rezoning off York Road

Hi Dave – please see Director Leigh's response below. I'm available those dates; on Monday 1 April there is an APC meeting at 6:30pm.

Regards,

John

From: Brenda Leigh <bleigh.53@gmail.com>
Sent: Tuesday, March 19, 2019 11:29
To: John Neill <JNeill@srd.ca>
Cc: Brenda Leigh <bleigh@srd.ca>; jon ackroyd [REDACTED] Malcolm Wilson [REDACTED]
Subject: Re: Proposed rezoning off York Road

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Oyster Bay-Buttle Lake (Area D),
Strathcona Regional District

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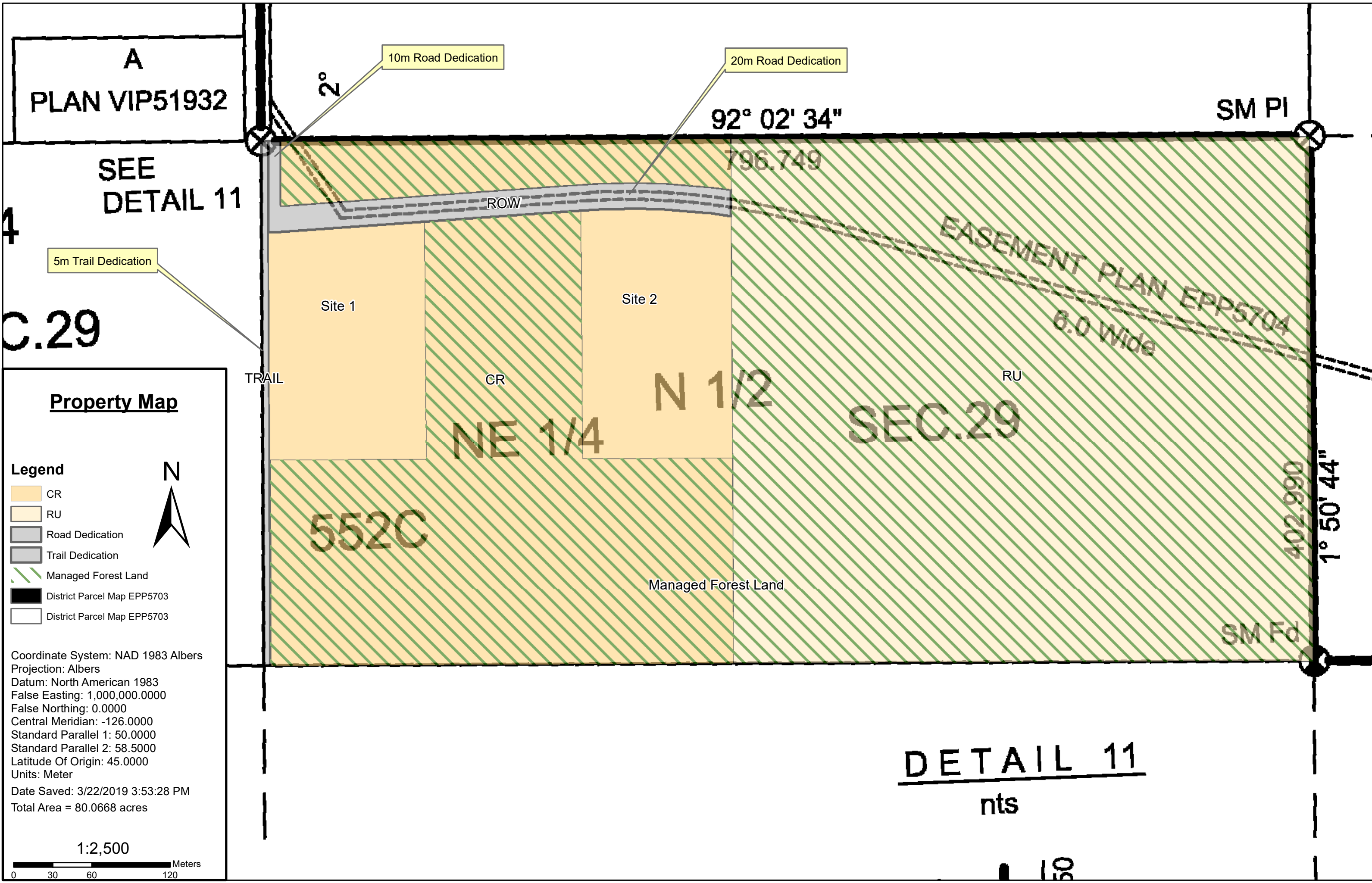
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To: John Neill <JNeill@srd.ca>
Subject: Re: Proposed rezoning

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Dave



A
PLAN VIP51932

**SEE
 DETAIL 11**

5m Trail Dedication

C.29

Property Map

Legend

- CR
- RU
- Road Dedication
- Trail Dedication
- Managed Forest Land
- District Parcel Map EPP5703
- District Parcel Map EPP5703

Coordinate System: NAD 1983 Albers
 Projection: Albers
 Datum: North American 1983
 False Easting: 1,000,000.0000
 False Northing: 0.0000
 Central Meridian: -126.0000
 Standard Parallel 1: 50.0000
 Standard Parallel 2: 58.5000
 Latitude Of Origin: 45.0000
 Units: Meter
 Date Saved: 3/22/2019 3:53:28 PM
 Total Area = 80.0668 acres

1:2,500

0 30 60 120 Meters

DETAIL 11
 nts

Edith Watson

From: Dave Miller [REDACTED]
Sent: Monday, March 25, 2019 2:49 PM
To: John Neill
Subject: Fw: Managed Forest Land

Hi John,

Please see comments below confirming managed forest land class requirements.

Regards,

Dave

From: Phil O'Connor <phil@mfcouncil.ca>
Sent: March 25, 2019 1:54:48 PM
To: 'Dave Miller'
Subject: RE: Managed Forest Land

If a parcel remains larger than 25 hectares and meets the productivity then your good. You will need to send us an amendment (form is online) to your management commitment updating the area as well as an updated soil quality assessment.

Thanks

Phil O'Connor, RPF
Executive Director
Managed Forest Council
W: 250-386-5737 C: 250-812-9001
www.MFCouncil.ca

From: Dave Miller [REDACTED]
Sent: March 25, 2019 12:33 PM
To: phil@mfcouncil.ca
Subject: Managed Forest Land

Hi Phil,

I currently own an 32ha piece of property that is classed as managed forest land. I would like to confirm that if I remove two 2ha homestead parcels from the managed forest land classification, that the remainder of the parcel (28ha) can continue to be classed and managed as managed forest land?

Regards,

Dave Miller

Edith Watson

From: Brenda Leigh <bleigh.53@gmail.com>
Sent: Tuesday, March 26, 2019 2:13 PM
To: John Neill
Subject: Re: Miller rezoning proposal

Hi, John.

Thanks for inviting me to the onsite meeting. I feel that this application could trigger a big change to our community's OCP and Zonings and I feel that there should be more discussion within the community as to where this could lead us. I have had concerning feedback from citizens of Area D who say there is presently far too much unplanned traffic and growth pressures on the York Road neighbourhoods. I would like to be assured, by the community, that breaking up the Upland Resource Zone is not going to lead to a cascade of similar applications.

In other words, I feel that this is being pushed through too quickly. More feedback from the community and more detailed planning is required prior to a formal application going forward.

Brenda Leigh, Director
Oyster Bay-Buttle Lake (Area D),
Strathcona Regional District

Sent from my iPad

On Mar 26, 2019, at 12:46 PM, John Neill <JNeill@srd.ca> wrote:

Dear Director Leigh,

Thanks for joining us on yesterday's site visit to the Miller property. Will the application next be going forward to EASC on April 10 for recommendation for circulation to First Nations and government agencies?

Best regards,

John

<image001.png>
<image002.png><image003.jpg>

**John W. Neill MCIP MRTPI
Planner**
301-990 Cedar Street, Campbell River, BC V9W 7Z8
t. 250.830.6706 | 1877.830.2990

Edith Watson

From: John Neill
Sent: Tuesday, June 11, 2019 3:52 PM
To: Email - planning@srd.ca
Subject: Proposed amendment to Area D OCP and Zoning Bylaw
Attachments: 20190611_AgencyReferral_CP1D19_RZ1D19_Miller.pdf

Dear Sir/Madam,

Please find attached a proposal to amend the Area D Official Community Plan and Zoning Bylaw to facilitate subdivision. Your comments are appreciated by **July 15**.

Thanks and regards,



John W. Neill MCIP MRTPI
Planner
301-990 Cedar Street, Campbell River, BC V9W 7Z8
t. 250.830.6706 | 1877.830.2990



DEVELOPMENT PROPOSAL – REFERRAL FORM
FILE: CP 1D 19 / RZ 1D 19 – MILLER

N ½ of NE ¼ Section 29, Township 4, Comox District, Plan 552C.

Please comment on the attached development proposal for potential effect on your agency's interests. We would appreciate your response by **July 15, 2019**. Complete the response summary on the form enclosed. If your agency's interests are unaffected, please indicate this on the form - no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy that would affect our consideration of this proposal.

PURPOSE OF PROPOSAL: To amend Bylaw 1857, the Oyster Bay – Buttle Lake Official Community Plan 1996, and Bylaw 1404, the Campbell River Area Zoning Bylaw 1991, to re-designate and rezone a 31.6-hectare parcel situated at the south end of Chantrelle Way, York Road, from Upland Resource/Upland Resource 40 (UR-40) to a split Rural/Country Residential designation and Rural One (RU-1)/Country Residential Four (CR-4) zone to allow the creation of two 2-hectare (5 acre) homestead parcels for the landowners' family.

APPLICANT: Dave and Tara Miller

LEGAL DESCRIPTION: N ½ of NE ¼ Section 29, Township 4, Comox District, Plan 552C except Plan 376RW.

OCP BYLAW: Bylaw 1857, 'Oyster Bay – Buttle Lake Official Community Plan, 1996'

EXISTING DESIGNATION: Upland Resource

PROPOSED DESIGNATIONS: Rural and Country Residential

ZONING BYLAW: Bylaw 1213, 'Quadra Island Zoning Bylaw, 1990'

EXISTING ZONING: Upland Resource 40 (UR-40)

PROPOSED ZONING: Rural One (RU-1) and Country Residential Four (CR-4)

PROPOSAL DETAILS:

The purpose of the application is to allow for the property to continue to be managed as Private Managed Forest Land while allowing a subdivision for the son of a Chantrelle Way homesteader for family purposes over a portion of the proposed Country Residential lands. It is the intent of the owner to continue managing the parcel as Private Managed Forest Land while securing residential use over the parcel.

John W. Neill MCIP MRTPI
Planner

Consultation will occur with the following First Nations marked with an ☒:

	Ahousaht First Nation		Maa-nulth First Nations
	Cowichan Tribes		Mamalilikulla-Qwe'Qwa'Sot'Em First Nations
	Ehattesaht First Nation		Mowachaht/Muchalaht First Nation
	Halalt First Nation	X	Nanwakolas Council
X	Homalco First Nation		Naut'sa mawt Tribal Council
	Hul'qumi'num Treaty Group		Nuchatlaht First Nation
	Hupacasath First Nation		Nuu-chah-nulth Tribal Council
	Ka:'yu:'k't'h / Che:K:tes7et'h' First Nation		Penelakut Tribe
	Klahoose First Nation (Cortes)		Qualicum First Nation
X	K'omoks First Nation		Tla'amin First Nation
	Kwiakah Band Office		Stz'uminus First Nation
X	Laich-Kwil-Tach Treaty Society (formerly Hamatla)		Tlowitsis First Nation
	Lake Cowichan First Nation	X	We Wai Kai (Cape Mudge Band)
	Lyackson First Nation	X	We Wai Kum (Campbell River Band)

This referral has been sent to the following agencies marked with an ☒:

X	Agricultural Land Commission (ALC)		Ministry of Energy, Mines and Natural Gas
X	Advisory Planning Commission (APC): Area D	X	Ministry of Environment
X	BC Assessment Authority	X	Ministry of Forests, Lands & Natural Resource Operations & Rural Development (Archaeology)
	BC Ferries Corporation		Ministry of Forests, Lands & Natural Resource Operations & Rural Development (Aquaculture Licensing & Regulation)
	BC Parks		Ministry of Forests, Lands & Natural Resource Operations & Rural Development (Forestry)
	City of Campbell River (CCR)		Ministry of Forests, Lands & Natural Resource Operations & Rural Development (Land Tenures Branch)
	Comox Valley Regional District (CVRD)		Ministry of Jobs, Tourism & Skills Training (Labour)
	Fisheries and Oceans Canada (General)	X	Ministry of Transportation and Infrastructure (MoTI)
	Fisheries and Oceans Canada (Aquaculture)		Mount Waddington Regional District (MWRD)
X	Environment Canada		Private Managed Forest Land Council
	Fire Department (Oyster River / Quadra / Cortes)		qathet Regional District (qRD)
	Ministry of Aboriginal Relations and Reconciliation	X	School District No. 72 (Campbell River)
X	Ministry of Agriculture		Transport Canada
	Ministry of Community, Sport & Cultural Development	X	Vancouver Island Health Authority (VIHA)

Chantrelle Forest Land

HISTORY OF CHANTRELLE WAY

My parents moved to their newly purchased 20.0 acres off York Road in 1979. They were among some of the very first pioneers to come to the York Road Area. At the time most of their family thought they were crazy to move from Vancouver to the middle of nowhere on Vancouver Island, but they had a vision of living a rural lifestyle and were determined to make it a reality. When my parents purchased the Chantrelle property, it was surrounded by forest land, with no road access and no services. They started off by building Chantrelle Way, the 0.5km road that was required to access their property off of York Road. My parents cleared the land required for road access and residential development. It was my mom and dad, with their bare hands that cleared their land and spent the next two years building their house by hand, while living in a mobile home.

I was born on the property in 1980 and was fortunate enough to be raised along side my sister on our own little piece of heaven. Being born on Chantrelle Way, I have lived my entire life here, with only brief stints away to attend post-secondary education. I grew up appreciating all that Chantrelle Way and its surrounding lands had to offer. The forests and biodiversity of the adjacent lands have always been a priority for my family and we have been key land stewards for the area, removing garbage, educating the public when partaking in negative or fire hazard activities.

My family continues to live on Chantrelle way, creating community since 1979. I currently live on a 5.0-acre piece of property that my parents agreed to subdivide off for me in 2010. I feel extremely fortunate that my parents were able to give me a little piece of their land to raise my children in the area that I have lived my entire life in and love so much. Having the ability to watch my two young children experience the same things my sister and I did living a rural lifestyle is truly amazing. Chantrelle Way has always been my home and my desire has always been to own my own piece of land and follow in my parents pioneering footsteps.

CHANTRELLE FOREST LANDS

The Chantrelle Forest Lands property is located at the end of Chantrelle Way, off York Road. The property is adjacent to my childhood home and adjacent to my home at Chantrelle Way and Woodland Drive. The Chantrelle Forest Lands is a 79.0-acre parcel of land that consists primarily of third growth coniferous stands. The parcel is well drained, gently sloped, with very little surface water and well suited for future forest harvesting. The land is surrounded by Rural lands to the south, Country Residential lands to the north and west and includes Agricultural Land Reserve lands to the east. Lots in the immediate area range in size with a large portion of those being 5.0 acres or less. The subject property is currently non-compliant with the lot size requirement of the Upland Resource zone.

ACQUIRING AND MANAGING CHANTRELLE FOREST LAND

My sister and I were fortunate enough to be able to purchase the 79.0-acre Chantrelle Forest Lands from TimberWest in February 2017. Since purchasing the Chantrelle lands off TimberWest my primary role has been land stewardship. As a registered professional forester (RPF), I developed a Forest Management Plan and had the lands classed as Private Managed Forest Land. Upon purchasing Chantrelle Forest Lands, I completed an invasive species inventory for the property. It was identified that areas disturbed within the last three to five years had fairly high-density areas of Scotch Broom infill, which totaled approximately 2.5 acres of the property. Some areas have been eradicated of the broom and replanted with Douglas Fir. Removal of the Scotch Broom continues, with a broom busting event to occur Spring 2019.

Forest Management Plan

The Forest Management Plan includes the following considerations:

- **Reforestation:** the reforestation objective is to promptly regenerate logged areas with ecologically suitable species that result in a health commercially valuable stand of trees that is not impeded from competition from plants and shrubs and is within the time frames identified in the *Private forest Land Council Regulation*.
- **Soil Conservation:** the objective is to protect soil productivity on disturbed areas by minimizing the amount of area occupied by permanent roads, landings and excavated or bladed trails.
- **Water Quality:** the objective is to protect human drinking water both during and after harvesting as well as maintain healthy aquatic ecosystem.
- **Fish Habitat:** no fish bearing streams located on site, however, all land development activities will be conducted to ensure limited impact to any surface runoff.
- **Critical Wildlife Habitat:** the objective is to facilitate the long-term protection of critical wildlife habitat.
- **Forest Health:** the objective is to implement measures aimed at reducing the loss of forest productivity due to insects, disease and invasive species.
- **Fire Protection:** the objective is to avoid any negative impacts to timber and other on-site values due to wildfire.

The management plan for the property is to maintain the established forested areas and recently planted areas for future forest management activities. The long-term objective for this management commitment is to oversee the operable and productive lands within the boundaries of the managed forest for the production of trees.

During the development of the Forest Management Plan it was identified that a 2.5 acre portion of the land that consisted of harvestable Douglas Fir was ready for harvesting. In May 2017 the 2.5 acres of land was logged by a small-scale local logging contractor with the harvested timber sold locally. In April 2018, myself and family replanted the area 1200 trees. Additional tree planting will occur in April 2019 in areas that were historically left unplanted and additional areas where invasive species have been removed.

The Forest Management Plan has further identified an additional 6.5 acres of over-mature deciduous species that will be harvested within the next one to two years should a local specialty mill has interest in the timber. It also identifies 15 acres of coniferous that will be ready for harvest within the next 10-15 years. The remainder of the harvestable timber will be ready for harvest within the next 25-30 years.

Forest Management Plan Challenges

The current trend is for small forestry lands to be sold off as it is economically difficult for large volume-based corporations to manage such small sections of harvestable land. Even as a small operator it is difficult to find mills willing to accept smaller volumes of timber and/or to find buyers that are willing compensate for the costs associated with harvesting low volume in small isolated areas. Given the above and based on the timeline required between the last harvest and the next harvest, the ongoing forest management of the property has its economic challenges.

Associated Management Plan

The primary management plan for Chantrelle Forest Land is to continue with the current forest management plan. However, as noted in the section above, there are forest management challenges associated with smaller harvestable lands that are in this case compounded by the prescriptive nature of the current zoning. The sustainable management of the land is limited by the current zoning which has been found to be too prescriptive to provide for economically sustainable forest management and harvesting. In recognition of all Chantrelle Forest Lands has to offer, including all its associated values, and to overcome the challenges associated with its management, an associated management plan is contemplated.

The associated management plan is contemplated to offset the economic difficulties and improve the land management required to maintain the primary Forest Management Plan of Chantrelle Forest Lands. To provide for the full potential of the land, it is proposed that my sister and I to move to the property and each construct a primary residence with separate title. Having separate title with the ability for each sibling to construct a residence would provide additional investment in the property and provide equity to financially provide the opportunity to continue forest management activities as prescribed by the approved Forest Management Plan on the balance of the lands into the foreseeable future. As my passion is to retain the property for forest management and to meet legislated requirements for Private Managed Forest Lands, the balance of the harvestable lands must maintain a minimum of 55.0 acres. Given this, it is proposed that my sister and I each own a minimum 5.0 + acre parcel of land that we would be able to secure a mortgage over while managing the remainder of the property as Private Forest Managed Land.

Long term plans for the far distant future may include being able to provide subdivided parcels of land for our children, to provide them the opportunity to experience the rural lifestyle that my family and I have been so fortunate to live and enjoy for 40 years.

Management Plan Impact

The areas that are contemplated for residential development will result in minimal land development and clearing. The minimal clearing and land alteration that is required will be completely concealed from both the roadway abutment and neighbouring parcels. The access to the residential portion of the land is planned off the existing access road and will be completely concealed from all sightlines. The resulting residences will blend in with the surrounding forested areas of the property and will be sited on portions of the land that have limited harvestable potential. The management plan for the property will continue to blend with the existing neighbourhood and complement existing land use patterns. The proposal is situated adjacent to an existing arterial road that provides a transportation route for residents located in the more densely populated surrounding area. Amenities, including grocery store, medical clinic and restaurant, are easily accessible via a short 6-minute drive from the Chantrelle Forest Lands. Associated impacts on the environment, neighbourhood, local amenities and facilities resulting from the limited increase in residential density are negligible.

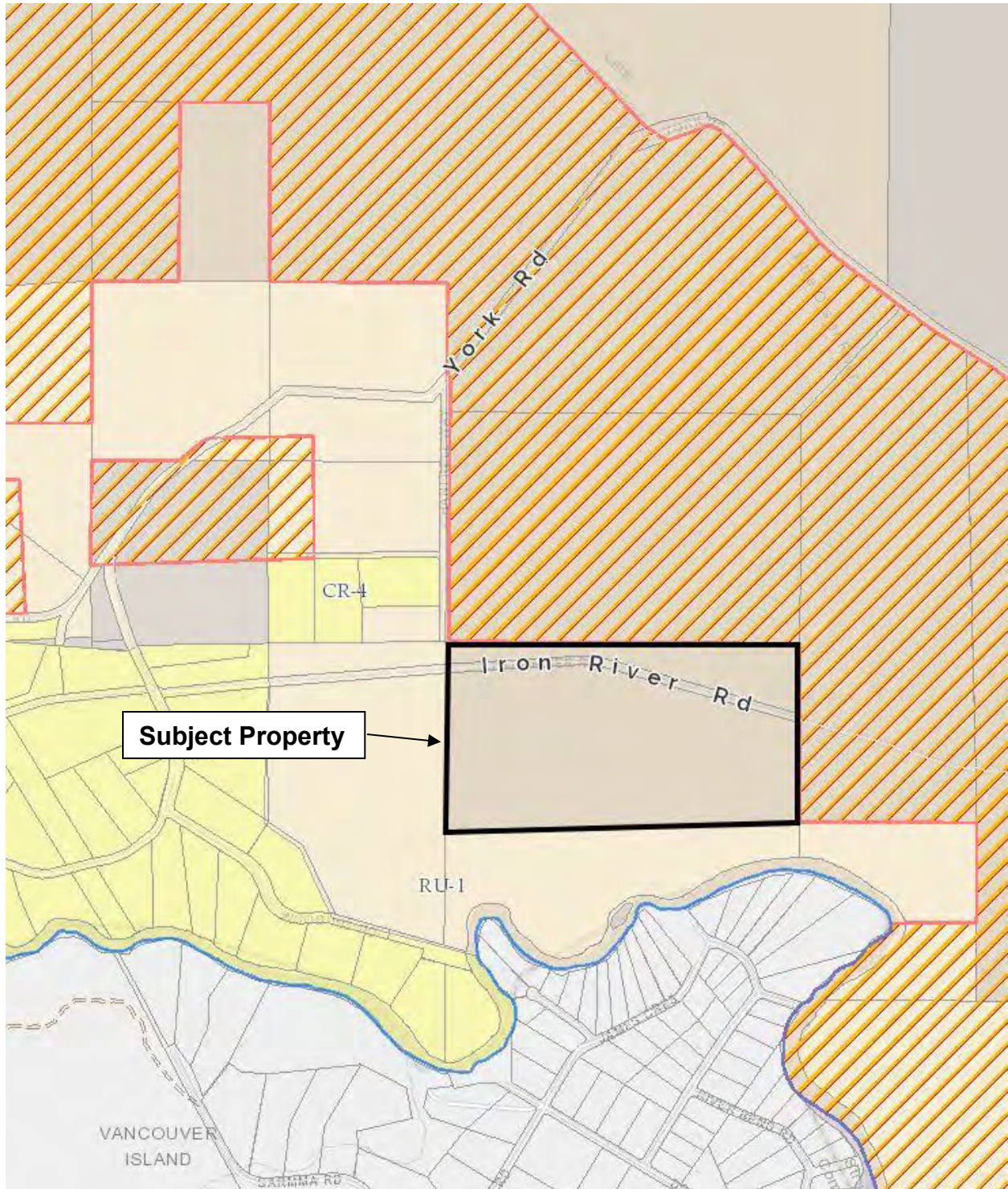
APPLICATION

The proposal for my sister and I to reside on the land and continue with ongoing forest management activities requires an OCP and zoning amendment. Although these changes are required, the resulting impact is minimal. Residing onsite will allow us to invest in the land and have additional equity to be able to better manage the forest land. Living on the land will also position us to provide better overall land management and land stewardship. There has always been and will continue to be land activities in the area that are harmful to the environment, ecosystem and forest health. Improving the overall

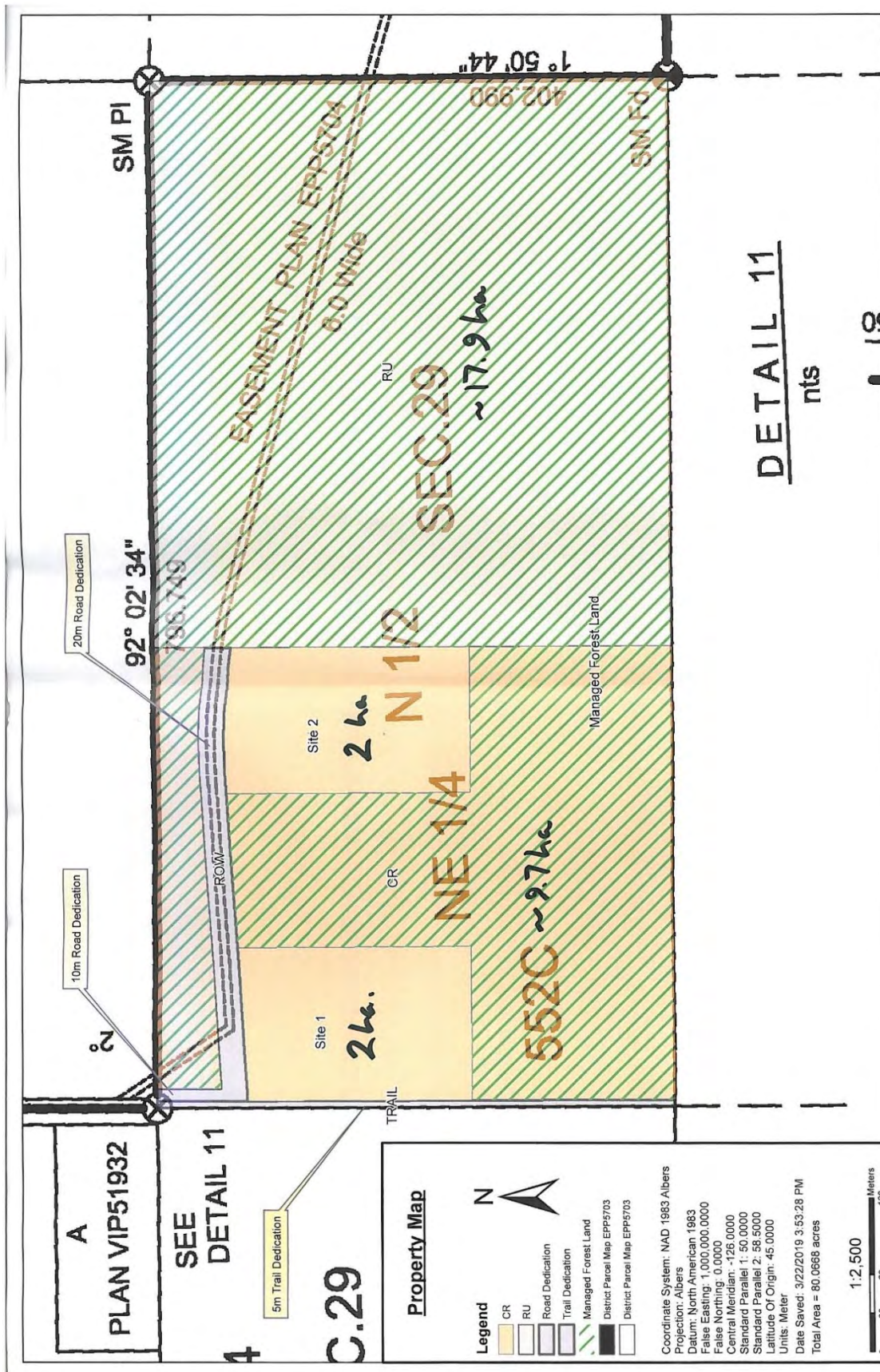
land stewardship has always been a key objective for the Chantrelle Forest Lands. Even prior to having a vested interest in the land, my family has been key land stewards for the area, removing garbage, preventing unauthorized tree cutting, educating the public when partaking in negative or fire hazard activities. Residing on the land will enable heightened land stewardship and better control over adverse land activities including, illegal dumping and tree cutting and fire hazard activities during the dry season.

The requested OCP and zoning amendment is consistent with the surrounding neighbourhood. Adjacent settlement areas, which are either zoned or designated as country residential, are located in the immediate surrounding neighbourhood. The actual densities in the area consist of more densely populated country residential neighbourhoods, some of which are located just west of Chantrelle way and continuing to the very end of York Road. Although the proposal conflicts with the existing OCP designation, it does align with many of the OCP's policies and objectives. The application is consistent with the OCP overall as the proposal will protect rural characteristics and a mix of larger lot sizes. The proposal is also consistent with OCP's objectives to provide rural acreage properties to allow for hobby farms, equestrian activities, rural estates and isolated homesteads.

Applicant's Statement



Location of parcel in the context of zoning and the Agricultural Land Reserve, indicated by hatched lines



Site Plan showing proposed Zone boundaries and two homesteading sites.

4.6.18

RDCS
1755

**UPLAND RESOURCE
(UR)**

i) **PERMITTED PRINCIPAL USE**

- 1) One single family dwelling;
- 2) Forestry;
- 3) Agricultural Use;
- 4) Low Impact Recreation;
- 5) Fish hatcheries and enhancement facilities;
- 6) Public Utility Use;
- 7) Park Use;
- 8) Explosives sales, storage, manufacturing and distribution pursuant to the *Explosives Act*; and
- 9) Firearm ranges

ii) **PERMITTED ACCESSORY USES**

- 1) Accessory structures and buildings; and
- 2) Wood processing in conjunction with forestry and agricultural use.

iii) **PERMITTED DENSITY**

- 1) One (1) single family dwelling is permitted on a lot.
- 2) On any lot or portion of any lot included in the Agricultural Land Reserve residential use shall be as permitted by the BC Agricultural Land Commission.

iv) **SITING OF STRUCTURES**

- a) **Except where otherwise specified in this bylaw, no building or structure shall be located within:**

- 1) 4.5 metres (14.76 feet) of a front lot line;
- 2) 1.75 metres (5.74 feet) of a side lot line; and
- 3) 7.5 metres (24.6 feet) of a rear lot line.

- b) Other specifications as required in Section 4.5 "GENERAL REGULATIONS":

SRD
84

Where siting is proposed adjacent to a stream refer to Section 4.5.5 "Stream Setbacks".

v) **LOT COVERAGE**

The maximum lot coverage of all buildings and structures shall not exceed 35% of the total lot area to a maximum of 1,000 square metres (10,764.26 square feet).

vi) **SUBDIVISION REQUIREMENTS**

- a) The minimum lot size for subdivision shall be as follows:
 - i) 40.0 hectares (98.8 acres) for the area east of the most westerly boundary of the BC Hydro transmission right-of-way Plans 508, 509, 914, 917 and 918;
 - ii) 40.0 hectares (98.8 acres) for the area within 1.0 kilometre (0.6 miles) west of the most westerly boundary of the said right-of-ways, with measurement made perpendicular to the said right-of-ways boundary, except as modified in Clause iv);
 - iii) 400 hectares (988.4 acres) for the area more than 1.0 kilometre (0.6 miles) west of the most westerly boundary of the said right-of-ways, with measurement made perpendicular to the said right-of-ways boundary, except as modified in Clause iv);
 - iv) Notwithstanding the above, where a parcel is subject to both the 40.0 and 400.0 hectare minimum lot size, the minimum lot size which applies to the greatest portion of the parcel shall be the minimum lot size for subdivision. Where a parcel is divided into portions of equal area by a line one kilometer west of the most westerly boundary of the said rights-of-way, with measurement made perpendicular to the said right-of-ways boundary, the minimum lot size in respect of the entire parcel shall be 40 hectares.
- b) The minimum road frontage of lots created by subdivision shall be 100 metres (328.1 feet).

Existing Upland Resource (UR-40) Zone

4.6.9

**RURAL ONE
(RU—1)**

i) **PERMITTED PRINCIPAL USES**

a) **On any lot:**

- 1) Residential use;
- 2) Agricultural uses;
- 3) Veterinary clinics;
- 4) Riding academy;
- 5) Public utility use;
- 6) Silviculture;
- 8) Park; and
- 9) On any of the following parcels:

RDCS
1850

- i) Plan 378R, Section 19, Township 5, Comox Land District, Southwest ¼ Plan 552D, PID 008-986-711;
 - ii) Lots 1 and 2, Plan 7930, District Lot 223, Comox Land District, PID 005-624-037 & PID 005-624-053;
 - iii) Lot 3, Plan 7930, District Lot 223, Comox Land District, PID 005-624-061;
 - iv) Lot A, Plan 10923, District Lot 178, Comox Land District and District Lot 141, PID 005-161-304;
 - v) Re-amended Lot 2 (DD64235N), District Lot 141, Comox Land District, of Plan 5065, PID 006-032-788;
 - vi) District Lot 151, Comox Land District, PID 009-532-595;
 - vii) District Lot 141, Comox Land District, Except Plan 2334 & 5407, PID 009-529-721;
 - viii) Lot A, Plan 2334, District Lot 141, Comox Land District, Except Plan 5065, PID 006-448-691; and
 - ix) Amended Lot 1 (DD61547N), District Lot 141, Comox Land District, of Plan 5065, PID 006-032-745.
- 10) Research and teaching facility; and
 - 11) Rural resource centre to a maximum floor area of 240 square metres (2,583 square feet).

b) **On any lot 4 hectares (9.88 acres) or larger:**

- 1) Animal kennels;
- 2) Garden nurseries.

c) **On any lot 10 hectares (24.7 acres) or larger:**

- 1) Gravel, mineral or peat extractions, gravel crushing and screening, but no manufacturing or sales of concrete products;
- 2) Sawmills and shakemills provided the use is limited to a site not exceeding 1000 square metres;

ii) **PERMITTED ACCESSORY USES**

a) **On any lot:**

- | | |
|--------------|-----------------------------|
| RDCS
2163 | 1) Home occupations; |
| | 2) Accessory buildings; and |
| | 3) Bed and Breakfast. |

iii) **CONDITIONS OF USE**

- a) Nothing shall be permitted which is or can become an annoyance or nuisance to any person who believes their interest in property is affected, including the surrounding residents and general public, by reason of unsightliness, odour emission, dust, noise, smoke, or electrical interference, excluding agricultural uses.

b) **All permitted uses listed in Section i(c)** shall be subject to the following conditions:

- 1) Minimum yard clearance along all property lines of 30 metres (98.4 feet).
- 2) Minimum yard clearance of 60 metres (196.9 feet) from any lot line abutting a property zoned Residential or Country Residential.
- 3) No parking, loading or storage areas shall be located in any required yards.
- 4) Uses shall be screened and buffered from adjacent properties through maintenance of natural vegetation.

c) **Residential use** is limited to:

- | | |
|---|------------------------------|
| On any lot: | One single family dwelling. |
| On any lot over 8 hectares (19.77 acres): | Two single family dwellings. |

d) Rural resource centres shall be subject to the following conditions:

RD
CS
1850

- 1) A minimum setback of 15.0 metres (49.5 feet) along all lot lines;
- 2) A minimum setback of 30.0 metres (98.4 feet) from any lot line abutting a parcel zoned Residential or Country Residential.
- 3) No loading or storage areas shall be located in any required yard.
- 4) Screening shall be provided of no less than 1.5 metres (4.9 feet) in height for a rural resource centre abutting a parcel zoned Residential or Country Residential.
- 5) A Single sign not exceeding 1.0 square meter (11 square feet).

iv) **FLOOR AREA REQUIREMENTS**

The maximum combined gross floor area of all accessory buildings shall not exceed 300 square metres (3,229.28 square feet) or 5% of the lot area, whichever is less.

v) **SITING OF BUILDINGS AND STRUCTURES**

a) **Except where otherwise specified in this bylaw, no building or structure shall be located within:**

RD
CS
1458

- 1) 7.5 metres (24.6 feet) of that portion of a **front lot line** or **rear lot line**;
- 2) 3.5 metres (11.48 feet) of a side lot line or that portion of a front lot line that does not abut a public road right-of-way except where the width of a lot is 31 metres (101.7 feet) or less at the required front yard setback, and where there is no street flanking the side yard in which case this requirement may be reduced to 1.75 metres (5.74 feet); and
- 3) Minimum separation between single family dwellings - 15 metres (49.21 feet) on the same lot.

b) No accessory building shall be located in any required yard and be located a minimum of 3.5 metres (11.48 feet) from any other building or structure.

c) **Other specifications include:**

- 1) If a side lot line abuts a public right-of-way, refer to Section 4.5.5(f).
- 2) If the lot is located at the intersection of two public road rights-of-way, refer to Section 4.5.5(e)(f).

SRD
84

- 3) If the lot abuts a river, lake, sea or any other watercourse, refer to Section 4.5.5(a)(ii-iii).
- 4) For any exceptions to siting, refer to Section 4.5.6(a).
- 5) Where siting is proposed adjacent to a stream refer to Section 4.5.5(a) "Stream Setbacks".

vi) **LOT COVERAGE**

The maximum lot coverage of all buildings and structures, shall not exceed 15%.

vii) **SUBDIVISION REQUIREMENTS**

- a) **Minimum lot area:** 8 hectares (19.77 acres)

Existing lots below the minimum lot area within this zone may be used for the permitted uses within this zone, subject to compliance with site area requirements for each use.

- b) **Minimum lot frontage:** 10% of the perimeter of the lot

Existing lots below the minimum frontage for this zone may be used for the permitted uses within this zone.

End • RU-1

4.6.7 COUNTRY RESIDENTIAL FOUR (CR-4)

i) PERMITTED PRINCIPAL USES

a) On any lot:

- 1) Residential use; #2483
- 2) Utility use;
- 3) Park use.

b) On any lot over 4000 m² (0.99 acres):

- 1) Agricultural use.

ii) PERMITTED ACCESSORY USES

a) On any lot:

- 1) Home occupations;
- 2) Accessory buildings;
- 3) Bed and Breakfast. #2163

iii) CONDITIONS OF USE

#1458

- a) Nothing shall be permitted which is or can become an annoyance or nuisance to any person who believes their interest in property is affected, including the surrounding residents and general public, by reason of unsightliness, odour emission, dust, noise, smoke, or electrical interference, excluding agricultural uses.

b) Residential use is limited to:

- On any lot size: One single family dwelling.
- On any lot over one hectare (2.47 acres): Two single family dwellings.

#2423

iv) FLOOR AREA REQUIREMENTS

The maximum combined gross floor area of all accessory buildings shall not exceed 5% of the lot area or 200 square metres (2152.85 square feet), whichever is greater.

v) SITING OF BUILDINGS AND STRUCTURES

a) Except where otherwise specified in this by-law no building or structure shall be located within:

- 1) 7.5 metres (24.6 feet) of that portion of a front lot line, or rear lot line;
- 2) 3.5 metres (11.48 feet) of a side lot line or that portion of a front lot line that does not abut a public road right-of-way except where the width of a lot is 31 metres (101.7 feet) or less at the required front yard setback, and where there is no street flanking the side yard in which case this requirement may be reduced to 1.75 metres (5.74 feet);

**SCHEDULE 'A' of BYLAW NO. 1404
"CAMPBELL RIVER AREA ZONING BYLAW, 1991"**

- 3) 3.5 metres (11.48 feet) of an accessory building.
- 4) Minimum separation between dwellings - 15 metres (49.21 feet) on the same lot.

b) Minimum setback requirements for accessory buildings shall be as follows:

REQUIRED SETBACK	Accessory Building Height	
	4.5 m (14.8 ft) or less	4.5 - 6.0 m (14.8-19.7 ft)
Front Lot Line	7.5 m (24.6 feet)	7.5 m (24.6 feet)
Side Lot Line	1.0 m (3.3 feet)	1.0 m (3.3 feet)
Rear Lot Line	1.0 m (3.3 feet)	2.0 m (6.6 feet)

#2171

c) Other specifications include:

- 1) If a side lot line abuts a public road right-of-way, refer to Section 4.5.4(e).
- 2) If the lot is located at the intersection of two public road rights-of-way, refer to Section 4.5.4(d) and (e).
- 3) If the lot abuts a river, lake, sea or any other watercourse refer to Bylaw No. 2782 being the "Floodplain Management Bylaw, 2005".
- 4) For any exceptions to siting, refer to Section 4.5.5(a).

#2423

vi) LOT COVERAGE

- a) On any lot less than or equal to 2500 square metres (0.62 acre), the maximum lot coverage of all buildings and structures shall not exceed 20% of the lot area.
- b) On any lot greater than 2500 square metres (0.62 acre), the maximum lot coverage of all buildings and structures shall not exceed 15% of the lot area."

vii) SUBDIVISION REQUIREMENTS

- a) **Minimum lot area:** 2 hectares (4.94 acres).
Existing lots below the minimum lot area within this zone may be used for the permitted uses within this zone, subject to compliance with site area requirements for each use.
- b) **Minimum lot frontage:** 10% of the perimeter of the lot.
Existing lots below the minimum frontage for this zone may be used for the permitted uses within this zone.
- c) Notwithstanding the provisions of 4.6.7(vii)(a) one parcel can be created from the Remainder of Lot A, Section 34, Township 4, Comox District, Plan VIP61244 in the size of 0.540 hectares (1.3 acres) in return for the dedication of an additional 0.34 hectares (0.8 acres) of land to "Hagel Park".

#1458

End • CR-4

PART 4 • LAND USE REGULATIONS

Proposed Rural One (RU-1) and Country Residential Four (CR-4) Zones

Edith Watson

From: Samantha Chickite <samantha.chickite@wewaikai.com>
Sent: Thursday, June 13, 2019 2:19 PM
To: John Neill
Cc: Merci Brown
Subject: 10-18-035 - Strathcona Regional District
Attachments: 10-18-035 - Strathcona Regional District.docx

Good Afternoon John,

Please see attached file.

Thanks,

Samantha Chickite
We Wai Kai Nation
Lands & Referral Clerk
samantha.chickite@wewaikai.com
(250) 914-1890 ex.115

WE WAI KAI NATION
CAPE MUDGE BAND
690 Headstart Cres
Campbell River, BC V9H 1V8



June 13, 2019

Strathcona Regional District
301-990 Cedar Street
Campbell River, BC, V9W 7Z8

Attn: John W. Neill

Re: Application to amend Bylaw No. 1857, "Oyster Bay – Buttle Lake Official Community Plan Bylaw, 1996" and Bylaw No. 1404 "Campbell River Area Zoning Bylaw, 1991" N1/2 of NE ¼ Section 29, Township 4, Comox District, Plan 552C except Plan 376RW

File: 10-18-035 – Strathcona Regional District

The We Wai Kai Nation is in receipt of the above-mentioned application regarding application to amend Bylaw No. 1857, "Oyster Bay – Buttle Lake Official Community Plan Bylaw, 1996" and Bylaw No. 1404 "Campbell River Area Zoning Bylaw, 1991" N1/2 of NE ¼ Section 29, Township 4, Comox District, Plan 552C except Plan 376RW. This application is located within the We Wai Kai statement of intent area; it is the interest of the We Wai Kai Nation to respectfully maintain our rights and access to resources throughout our territory.

The We Wai Kai Nation has no comment at this time regarding this application being issued. Please note that this "No Comment" letter is specifically for this application and is without prejudice to all future consultation with our nation regarding other applications within our traditional territory including the renewal or any alteration of this application.

The We Wai Kai Nation may choose in the future to address the issues of Aboriginal rights and title infringement and compensation through the treaty process, the courts or other dispute resolution process. We also reserve the right to raise objections if any cultural use, archaeological sites or environmental impacts are identified when the above development is being carried out or if we discover impacts on our rights or interest that we had not foreseen.

Should you require any further information, please do not hesitate to contact our office.

Sincerely,

Samantha Chickite
Lands & Referral Clerk
We Wai Kai Nation

Edith Watson

From: Tabitha Donkers <tabithadonkers@weiwaikum.ca>
Sent: Thursday, June 13, 2019 12:05 PM
To: John Neill
Subject: Response Summary
Attachments: SRD Re-designating - June 13.19.pdf

Hi John,

Please see Wei Wai Kum's attached letter.

Thanks
Tabitha



Tabitha Donkers
Lands Administrator
1850 Old Spilt Road
Campbell River BC V9W 3E8
Phone: (250) 288-8949
Cell: 250-203-7123
Toll Free: 1-877-288-8949
www.weiwaikum.ca

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WEI WAI KUM FIRST NATION

1650 Old Spit Road, Campbell River, BC, Canada V9W-3E8

Tel.: (250) 286-6949

Fax.: (250) 287-8838

TOLL FREE: 1-877-286-6949

June 13, 2019

John Neil
Planner
Strathcona Regional District
jneill@srd.ca

Re: DP 1D 19/RZ 1D – Miller – N ½ of NE ¼ Section 29, Township 4, Comox District, Plan 552C except Plan 376RW

The above application is located within the traditional territory of the Wei Wai Kum Nation as documented by evidence of historical use and the memories of our Elders. As holders of Aboriginal Title to these territories, the Wei Wai Kum First Nation maintains the right to make decisions concerning the use and protection of all lands, waters and resources within our territories.

The Wei Wai Kum Nation has reviewed the above-mentioned application regarding a re-designation application for the 31.6 ha property. We do not have any comments to provide at this time regarding this application. Please note that this "no comment" letter is specifically intended for this application and is without prejudice to any and all future consultation with our Nation regarding not only this application but any other application or decision within the Wei Wai Kum traditional territory.

The Wei Wai Kum Nation may choose in the future to address the issues of Aboriginal rights and title infringement and compensation through the treaty process, the courts or other dispute resolution process. We also reserve the right to raise objections if any cultural use, archaeological sites or environmental impacts are identified when the above development is being carried out or if we discover impacts on our rights or interest that we had not foreseen.

If you have any questions or concerns or would like to set up a meeting please contact me at 250-286-6949.

Regards,

Chief Chris Roberts
Wei Wai Kum First Nation

Edith Watson

From: Hatfield, Jill AGRI:EX <Jill.Hatfield@gov.bc.ca>
Sent: Friday, June 28, 2019 8:47 AM
To: John Neill
Subject: Referral CP 1D 19/RZ 1D 19- Miller
Attachments: CP1D19_RZ1D19_Miller_SRD.pdf

Hi John: Please find attached the referral on the subdivision CP 1D 19/RZ 1D 19.

Thank you

Jill Hatfield P.Ag | Regional Agrologist – Vancouver Island North
BC Ministry of Agriculture | phone: 250-897-7518 | cell: 250-334-7272 | email: Jill.Hatfield@gov.bc.ca

AgriServiceBC@gov.bc.ca 1 888 221-7141 | www.gov.bc.ca/agriservicebc

RESPONSE SUMMARY

DEVELOPMENT PROPOSAL REFERRAL FORM

FILE: CP 1D 19 / RZ 1D 19 – Miller – N ½ of NE ¼ Section 29, Township 4, Comox District, Plan 552C except Plan 376RW

(John W. Neill, Planner)

<input type="checkbox"/>	Approval recommended for reasons outlined below	<input checked="" type="checkbox"/>	Interests unaffected by development proposal
<input type="checkbox"/>	Approval recommended subject to conditions below	<input type="checkbox"/>	Approval NOT recommended due to reasons outlined below

As the areas adjacent to the Agricultural Land Reserve will remain managed forest land there would be no buffer requirement for the two proposed country residential zoned lots.

SIGNED BY: Jill Hatfield P.Ag. 	TITLE: Regional Agrologist
FIRST NATION OR AGENCY: BC Ministry of Agriculture	DATE: June 25, 2019

Edith Watson

From: Thompson, Tammy TRAN:EX <Tammy.Thompson@gov.bc.ca>
Sent: Friday, July 05, 2019 3:48 PM
To: Email - planning@srd.ca
Subject: RE: Proposed amendment to Area D OCP and Zoning Bylaw
Attachments: Response Summary.pdf

Attention: John Neill

Please find attached the Ministry of Transportation's Response Summary for File CP 1D 19/RZ 1D 19 – Miller.

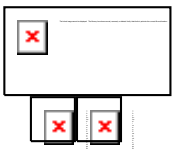
Thanks,
Tammy Thompson
Development Services Officer
Ministry of Transportation & Infrastructure
550 Comox Road
Courtenay, BC V9N 3P6
Phone: (250)-334-6952
Fax: (250)-334-1291

From: John Neill [mailto:JNeill@srd.ca]
Sent: Tuesday, June 11, 2019 3:52 PM
To: Email - planning@srd.ca
Subject: Proposed amendment to Area D OCP and Zoning Bylaw

Dear Sir/Madam,

Please find attached a proposal to amend the Area D Official Community Plan and Zoning Bylaw to facilitate subdivision. Your comments are appreciated by **July 15**.

Thanks and regards,



John W. Neill MCIP MRTPI
Planner
301-990 Cedar Street, Campbell River, BC V9W 7Z8
t. 250.830.6706 | 1877.830.2990

RESPONSE SUMMARY

DEVELOPMENT PROPOSAL REFERRAL FORM
FILE: CP 1D 19 / RZ 1D 19 – Miller – N ½ of NE ¼ Section 29, Township 4, Comox District, Plan 552C except Plan 376RW
(John W. Neill, Planner)

<input type="checkbox"/> Approval recommended for reasons outlined below	<input type="checkbox"/> Interests unaffected by development proposal
<input checked="" type="checkbox"/> Approval recommended subject to conditions below	<input type="checkbox"/> Approval NOT recommended due to reasons outlined below

The Ministry of Transportation and Infrastructure does not object to the proposed bylaw amendment to re-designate and rezone a 31.6 hectare parcel at the end of Chantrelle Way to allow for a proposed subdivision, subject to the following:

-This response is not to be construed as subdivision approval

Subdivision considerations include but are not limited to the following:

- Compliance with SRD bylaws, regulations and development permit requirements
- ~~Road Dedication and Road Construction that adheres to Ministry of Transportation requirements~~
- Provision of reasonable public access to each lot
- Access to lands beyond
- An acceptable Storm Water Management Plan
- Proof of potable water supply for each lot

- Proof of suitable sewage disposal areas for each lot

SIGNED BY: Tammy Thompson TITLE: Development Services Officer

FIRST NATION OR AGENCY: Ministry of Transportation and Infrastructure DATE: July 5, 2019

Edith Watson

From: MacKinnon, Charlene <Charlene.MacKinnon@viha.ca>
Sent: Friday, July 12, 2019 11:08 AM
To: John Neill
Cc: Arnott, Jessica; Clements, Nancy
Subject: SRD Referral July 12, 2019 File CP 1D 19 RZ 1D 19 Miller.pdf
Attachments: SRD Referral July 12, 2019 File CP 1D 19 RZ 1D 19 Miller.pdf

Hi John,

Please see the attached referral response.

Charlene

Charlene MacKinnon | Senior Environmental Health Officer

#200-1100 Island Hwy.
Campbell River, BC V9W 8C6

Ph: 250-850-2110

Fx: 250-850-2455

Web: viha.ca | [Facebook](#) | [Twitter](#) | [Flickr](#) | [Vimeo](#)



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RESPONSE SUMMARY

DEVELOPMENT PROPOSAL REFERRAL FORM
FILE: CP 1D 19 / RZ 1D 19 – Miller – N ½ of NE ¼ Section 29, Township 4, Comox District, Plan 552C except Plan 376RW
(John W. Neill, Planner)

Approval recommended for reasons outlined below

Interests unaffected by development proposal

Approval recommended subject to conditions below

Approval NOT recommended due to reasons outlined below

Our office has no objections to the proposed rezoning application to allow the creation of two, 2 hectare homestead parcels provided that the subdivision meets the Island Health Subdivision Guidelines and has been granted final approval by the Subdivision Approval Officer (Ministry of Transportation). Island Health is a referral agency and does not grant final approval. The purpose of the referral is to ensure a long term viable solution for wastewater disposal that protects both the environment and public health.

SIGNED BY:

Charlene MacKinnon



TITLE:

Senior Environmental Health Officer

FIRST NATION OR AGENCY:

Island Health

DATE:

July 12, 2019

Edith Watson

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: Thursday, August 01, 2019 11:05 AM
To: John Neill
Subject: RE: Proposed amendment to Area D OCP and Zoning Bylaw

Hello John,

I apologise for the extreme lateness of my reply – the demand for archaeological information is really high at the moment and there's only me to answer most of the requests.

Another small ask – could you include the PID for any properties referred? It's the fastest way to find a specific property. Thank you! 😊

Thank you for your referral to amend the Area D Official Community Plan and Zoning Bylaw to facilitate subdivision of the property legally described as THE NORTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 29, TOWNSHIP 4, COMOX DISTRICT, PLAN 552C, PID 008968594.

Please review the screenshot of the property below (outlined in yellow) and notify me immediately if it does not represent the property listed in your information request.

Results of Provincial Archaeological Inventory Search

Archaeological potential modelling indicates areas with moderate potential to contain a previously unidentified archaeological site on the portion of the property south of Iron River Road (shown as the beige areas on the screenshot below). However, the Archaeology Branch has reviewed this instance of modelled archaeological potential and concludes that it is not representative of actual archaeological potential.

Archaeology Branch Advice

The Archaeology Branch does not identify a need for archaeological study or Provincial heritage permit(s) at the time of this information request.

Please notify all individuals (e.g., owners, developers, equipment operators) involved in land-altering activities (e.g., home renovations, property redevelopment, landscaping, service installation) that if archaeological material is encountered during development, they **must stop all activities immediately** and contact the Archaeology Branch for direction at 250-953-3334.

Rationale and Supplemental Information

- Archaeological study and Provincial heritage permit(s) are not required in the absence of an archaeological site.
- There is always a possibility for previously unidentified archaeological sites to exist on the property.
- Archaeological sites are protected under the *Heritage Conservation Act* and must not be damaged or altered without a Provincial heritage permit issued by the Archaeology Branch. This protection applies even when archaeological sites are previously unidentified or disturbed.

Questions?

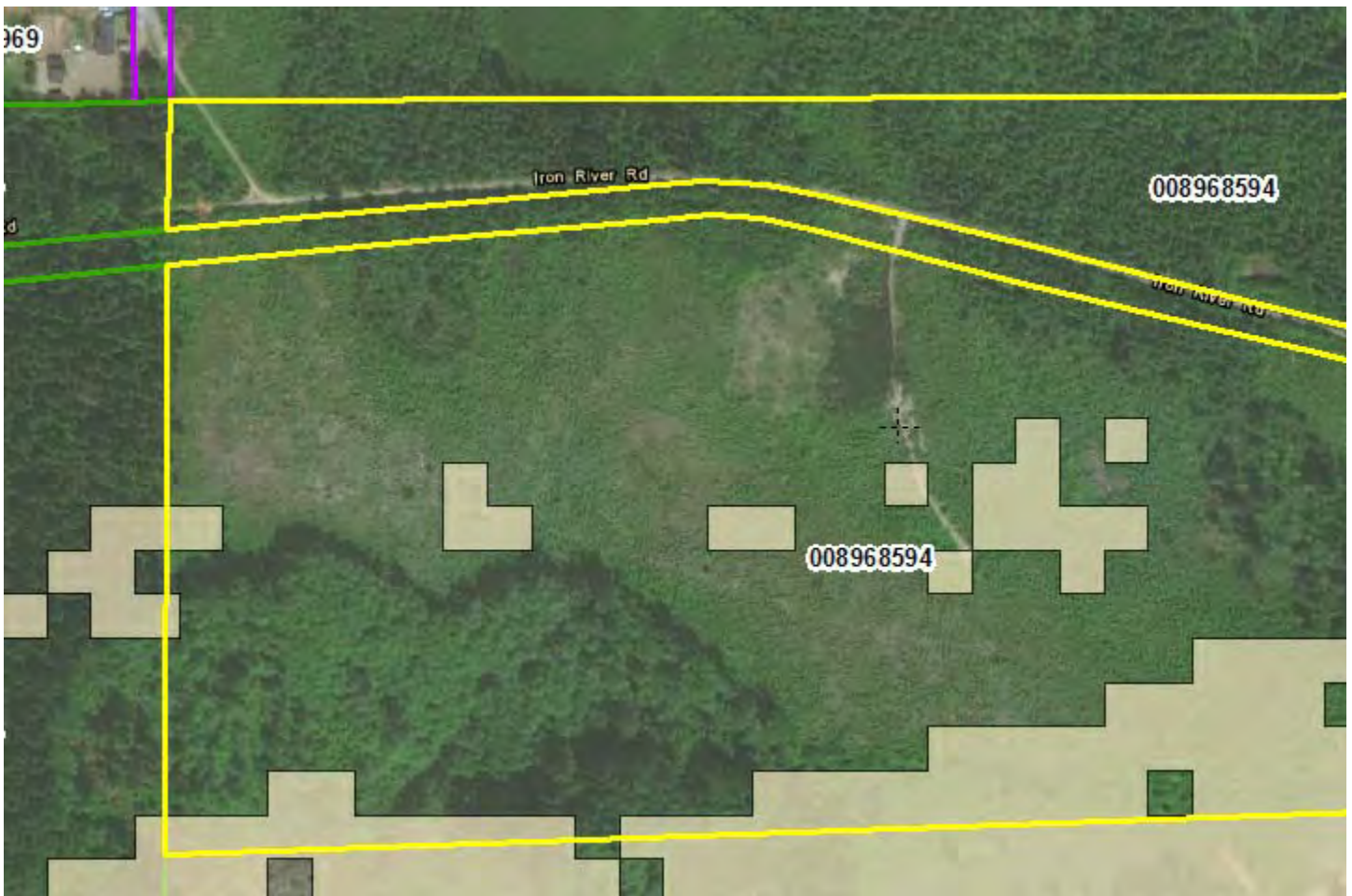
For questions about the archaeological permitting and assessment process, please contact the Archaeology Branch at 250-953-3334 or archaeology@gov.bc.ca.

For more general information, visit the Archaeology Branch website at www.gov.bc.ca/archaeology.

Please let me know if you have any questions regarding this information.

Kind regards,

Diana



Please note that subject lot boundaries (yellow) and areas of archaeological potential (beige) indicated on the enclosed screenshot are based on information obtained by the Archaeology Branch on the date of this communication and may be subject to error or change.

Diana Cooper | Archaeologist/Archaeological Site Inventory Information and Data Administrator

Archaeology Branch | Ministry of Forests, Lands, Natural Resource Operations and Rural Development
Unit 3 – 1250 Quadra Street, Victoria, BC V8W2K7 | PO Box 9816 Stn Prov Govt, Victoria BC V8W9W3
Phone: 250-953-3343 | Fax: 250-953-3340 |
Website: www.gov.bc.ca/archaeology

From: John Neill <JNeill@srd.ca>

Sent: June 11, 2019 3:52 PM

To: Email - planning@srd.ca <planning@srd.ca>

Subject: Proposed amendment to Area D OCP and Zoning Bylaw

Dear Sir/Madam,

Please find attached a proposal to amend the Area D Official Community Plan and Zoning Bylaw to facilitate subdivision. Your comments are appreciated by **July 15**.

Thanks and regards,



John W. Neill MCIP MRTPI

Planner

301-990 Cedar Street, Campbell River, BC V9W 7Z8

t. 250.830.6706 | 1877.830.2990

Edith Watson

From: Barbara Bryant
Sent: Wednesday, September 25, 2019 1:20 PM
To: Gerald Whalley
Subject: RE: Proposed Area D Public Hearing Date - October 24, 2019 at 7:00 p.m.

Hello Director Whalley:

Thank you for your confirmation.

Kind Regards,



Barbara Ann Bryant
Property Services Representative
301 - 990 Cedar Street, Campbell River, BC V9W 7Z8
e. bbryant@srd.ca | t. 250.830.6718 | f. 250.830.6710

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 Please consider the environment before printing this email

From: Gerald Whalley <gwhalley@srd.ca>
Sent: Wednesday, September 25, 2019 12:17 PM
To: Barbara Bryant <BBryant@srd.ca>
Subject: RE: Proposed Area D Public Hearing Date - October 24, 2019 at 7:00 p.m.

Good afternoon Barbara,

I expect to be in attendance.

Gerald Whalley

From: Barbara Bryant
Sent: September 25, 2019 10:02 AM
To: Noba Anderson; jimabram@xplornet.ca; Brenda Leigh; Gerald Whalley; Brenda Leigh; Gerald Whalley; Jim Abram; Noba Anderson
Subject: Proposed Area D Public Hearing Date - October 24, 2019 at 7:00 p.m.

Good Morning Directors:

This email is to advise that we have secured the meeting room at the Ocean Resort in Area D for the evening of Thursday, October 24th, 2019 at 7:00 p.m. for the proposed public hearing to consider bylaws no. 364 & 365 (Miller) as attached.

Ocean Resort
4384 South Island Highway
Campbell River, B.C.

V9H 1E8

We would appreciate it if you could please confirm your attendance.

Thank you.

Kind Regards,



Barbara Ann Bryant
Property Services Representative
301 - 990 Cedar Street, Campbell River, BC V9W 7Z8
e. bbryant@srd.ca | t. 250.830.6718 | f. 250.830.6710

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 Please consider the environment before printing this email

Edith Watson

From: Barbara Bryant
Sent: Wednesday, September 25, 2019 10:02 AM
To: Noba Anderson; jimabram@xplornet.ca; Brenda Leigh; Gerald Whalley; Brenda Leigh; Gerald Whalley; Jim Abram; Noba Anderson
Subject: Proposed Area D Public Hearing Date - October 24, 2019 at 7:00 p.m.
Attachments: BL364_AreaD_OCP_amend_Miller.pdf; BL365_AreaD_ZBL_amend_Miller.pdf

Good Morning Directors:

This email is to advise that we have secured the meeting room at the Ocean Resort in Area D for the evening of Thursday, October 24th, 2019 at 7:00 p.m. for the proposed public hearing to consider bylaws no. 364 & 365 (Miller) as attached.

Ocean Resort
4384 South Island Highway
Campbell River, B.C.
V9H 1E8

We would appreciate it if you could please confirm your attendance.

Thank you.

Kind Regards,



Barbara Ann Bryant
Property Services Representative
301 - 990 Cedar Street, Campbell River, BC V9W 7Z8
e. bbryant@srd.ca | t. 250.830.6718 | f. 250.830.6710

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 Please consider the environment before printing this email



BYLAW NO. 364

A BYLAW TO AMEND BYLAW NO. 1857, BEING 'OYSTER BAY – BUTTLE LAKE OFFICIAL COMMUNITY PLAN BYLAW, 1996'

WHEREAS the former Comox-Strathcona Regional District has, by Bylaw No. 1857, adopted an official community plan for Electoral Area 'D' (Oyster Bay – Buttle Lake) pursuant to Part 14 of the *Local Government Act*;

AND WHEREAS a bylaw of the former Comox-Strathcona Regional District that regulates the use or development of land within the area comprising the Strathcona Regional District remains in force until amended or repealed;

AND WHEREAS the Regional Board wishes to amend the aforesaid Bylaw No. 1857 having due regard to the requirements of the *Local Government Act*;

NOW THEREFORE the Board of Directors of the Strathcona Regional District, in open meeting assembled, enacts as follows:

Amendments

1. Bylaw No. 1857 being the 'Oyster Bay – Buttle Lake Official Community Plan Bylaw, 1996' is hereby amended as set out in Schedule 'A' attached to and forming part of this bylaw.

Citation

2. This bylaw may be cited for all purposes as Bylaw No. 364, being 'Oyster Bay – Buttle Lake Official Community Plan Bylaw, 1996, Amendment No. 21'.

READ A FIRST TIME ON THE ____ DAY OF _____, 2019

READ A SECOND TIME ON THE ____ DAY OF _____, 2019

PUBLIC HEARING HELD ON THE ____ DAY OF _____, 2020

READ A THIRD TIME ON THE ____ DAY OF _____, 2020

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE ____ DAY OF _____, 2020

Chair

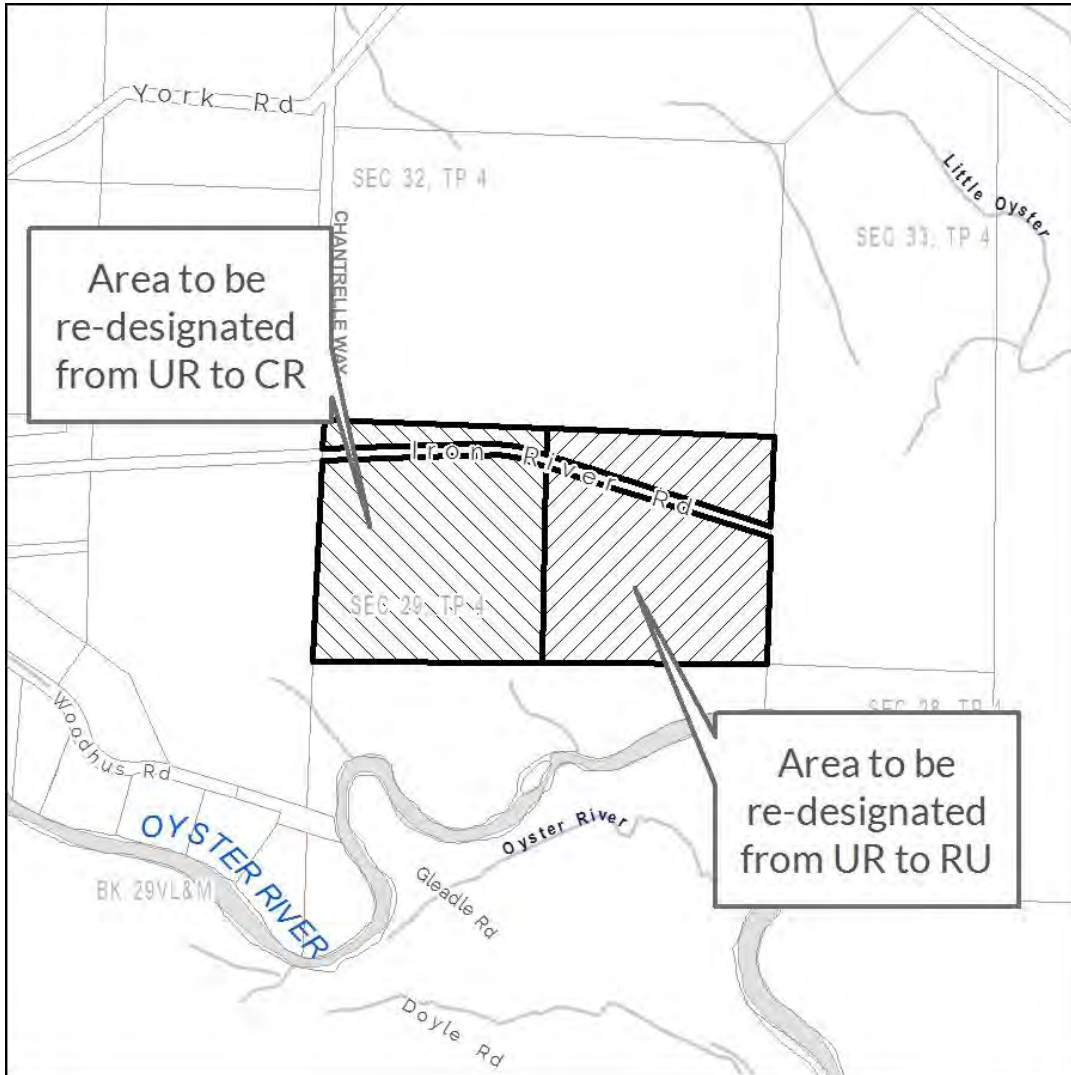
Corporate Officer

SCHEDULE 'A'

SECTION ONE

MAP AMENDMENT

The land use designation for land described as N ½ of NE ¼ Section 29, Township 4, Comox District, Plan 552C except Plan 376RW on 'Map 3' of Bylaw No. 1857, being the 'Oyster Bay – Buttle Lake Official Community Plan Bylaw, 1996', is hereby amended from 'Upland Resource' (UR) to 'Rural' (RU) and Country Residential (CR) as shown on the attached Appendix '1'.



CP 1D 19 – Miller

N ½ of NE ¼ Section 29, Township 4, Comox District, Plan 552C except Plan 376RW

Appendix '1'

Part of Schedule 'A' of Bylaw No.364, being 'Oyster Bay – Buttle Lake Official Community Plan Bylaw, 1996, Amendment No. 21'

Amends 'Map 3' of Bylaw No. 1857, being 'Oyster Bay – Buttle Lake Official Community Plan Bylaw, 1996.'



BYLAW NO. 365

A BYLAW TO AMEND BYLAW NO. 1404, BEING 'CAMPBELL RIVER AREA ZONING BYLAW, 1991'

WHEREAS the former Comox-Strathcona Regional District has, by Bylaw No. 1404, adopted zoning regulations for Electoral Area 'D' pursuant to Part 14 of the *Local Government Act*;

AND WHEREAS a bylaw of the former Comox-Strathcona Regional District that regulates the use or development of land within the area comprising the Strathcona Regional District remains in force until amended or repealed;

AND WHEREAS the Regional Board wishes to amend the aforesaid Bylaw No. 1404 having due regard to the requirements of the *Local Government Act*;

NOW THEREFORE the Board of Directors of the Strathcona Regional District, in open meeting assembled, enacts as follows:

Amendments

1. Bylaw No. 1404 being the 'Campbell River Area Zoning Bylaw, 1991' is hereby amended as set out in Schedule 'A' attached to and forming part of this bylaw.

Citation

2. This bylaw may be cited for all purposes as Bylaw No. 365, being 'Campbell River Area Zoning Bylaw, 1991, Amendment No. 55'.

READ A FIRST TIME ON THE ____ DAY OF _____, 2019

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PUBLIC HEARING HELD ON THE ____ DAY OF _____, 2020

READ A THIRD TIME ON THE ____ DAY OF _____, 2020

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE ____ DAY OF _____, 2020

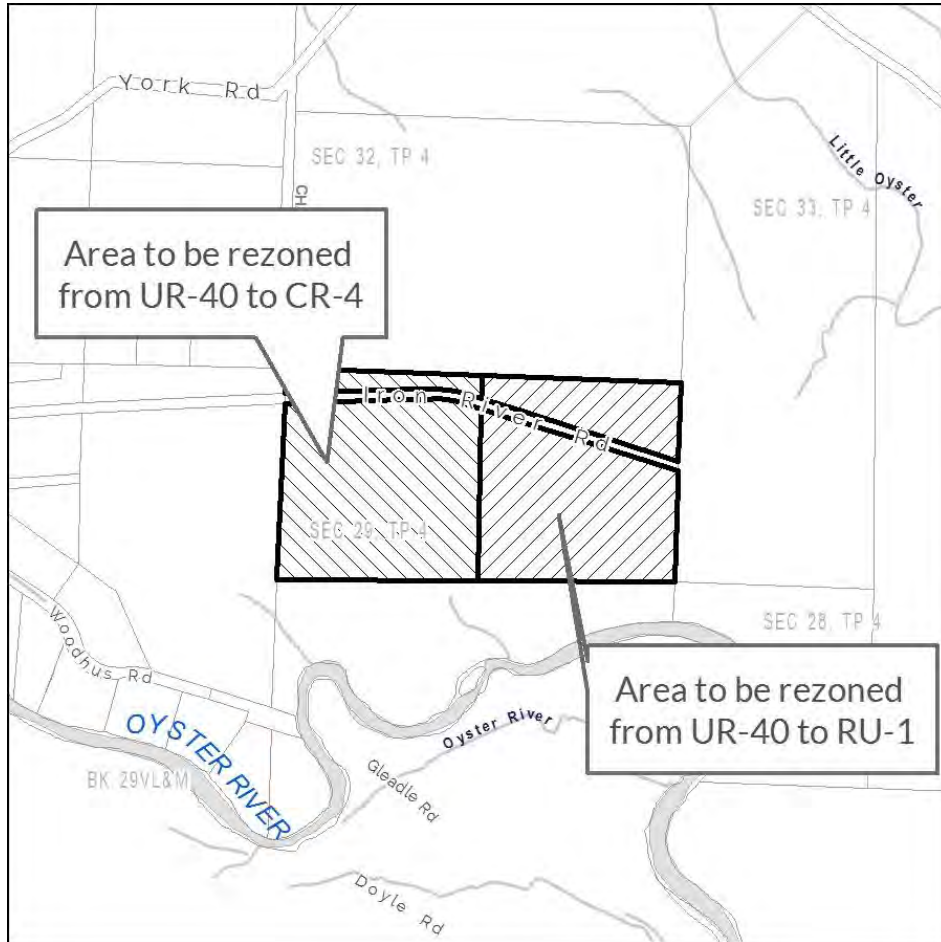
Chair

Corporate Officer

SCHEDULE 'A'

SECTION ONE MAP AMENDMENT

Land legally described as N ½ of NE ¼ Section 29, Township 4, Comox District, Plan 552C except Plan 376RW, as shown on 'Map 2' of Bylaw No. 1404, being the 'Campbell River Area Zoning Bylaw, 1991', is hereby amended from 'Upland Resource 40 (UR-40) to Rural One (RU-1) and Country Residential Four (CR-4), as shown on the attached Appendix '1'.



RZ 1D 19 – Miller

N ½ of NE ¼ Section 29, Township 4, Comox District, Plan 552C except Plan 376RW

Appendix '1'

Part of Schedule 'A' of Bylaw No. 365 being 'Campbell River Area Zoning Bylaw, 1991, Amendment No. 55.'

Amends 'Map 2' of Bylaw No. 1404, being 'Campbell River Area Zoning Bylaw, 1991.'

Edith Watson

From: Barbara Bryant
Sent: Wednesday, September 25, 2019 1:50 PM
To: Jim Abram
Cc: Noba Anderson; Brenda Leigh; Gerald Whalley; Brenda Leigh; Gerald Whalley; Noba Anderson
Subject: RE: Proposed Area D Public Hearing Date - October 24, 2019 at 7:00 p.m.

Hi Director Abram:

Thank you very much for your confirmation. Hope you are enjoying the UBCM convention.

See you soon!

Kind Regards,



Barbara Ann Bryant
Property Services Representative
301 - 990 Cedar Street, Campbell River, BC V9W 7Z8
e. bbryant@srd.ca | t. 250.830.6718 | f. 250.830.6710

This communication is intended for use of the recipient to whom it is addressed and may contain confidential, personal and/or privileged information. Please contact me immediately if you are not the intended recipient of the communication and do not copy, distribute, or take action relying upon it. Any communication received in error, or subsequent reply, should be deleted or destroyed.

 Please consider the environment before printing this email

From: Jim Abram <jimabram@xplornet.ca>
Sent: Wednesday, September 25, 2019 1:41 PM
To: Barbara Bryant <BBryant@srd.ca>
Cc: Noba Anderson <director@cortesisland.com>; Brenda Leigh <bleigh.53@gmail.com>; Gerald Whalley <[gdwalley@saywardvalley.net](mailto:gadwalley@saywardvalley.net)>; Brenda Leigh <bleigh@srd.ca>; Gerald Whalley <gwhalley@srd.ca>; Jim Abram <jabram@srd.ca>; Noba Anderson <nanderson@srd.ca>
Subject: Re: Proposed Area D Public Hearing Date - October 24, 2019 at 7:00 p.m.

I'll be there

Sent from my iPhone so please excuse my fat fingered response

On Sep 25, 2019, at 10:01 AM, Barbara Bryant <BBryant@srd.ca> wrote:

Good Morning Directors:

This email is to advise that we have secured the meeting room at the Ocean Resort in Area D for the evening of Thursday, October 24th, 2019 at 7:00 p.m. for the proposed public hearing to consider bylaws no. 364 & 365 (Miller) as attached.

Ocean Resort
4384 South Island Highway
Campbell River, B.C.
V9H 1E8

We would appreciate it if you could please confirm your attendance.

Thank you.

Kind Regards,

<image001.png>

<image002.png><image003.jpg>

Barbara Ann Bryant

Property Services Representative

301 - 990 Cedar Street, Campbell River, BC V9W 7Z8

e. bbryant@srd.ca | t. 250.830.6718 | f. 250.830.6710

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<image004.gif>

<BL364_AreaD_OCP_amend_Miller.pdf>

<BL365_AreaD_ZBL_amend_Miller.pdf>

Edith Watson

From: Barbara Bryant
Sent: Friday, September 27, 2019 8:36 AM
To: Noba Anderson
Subject: RE: Proposed Area D Public Hearing Date - October 24, 2019 at 7:00 p.m.

Thank you Director Anderson.



Barbara Ann Bryant
Property Services Representative
301 - 990 Cedar Street, Campbell River, BC V9W 7Z8
e. bbryant@srd.ca | t. 250.830.6718 | f. 250.830.6710

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 Please consider the environment before printing this email

From: Noba Anderson <director@cortesisland.com>
Sent: Thursday, September 26, 2019 6:29 PM
To: Barbara Bryant <BBryant@srd.ca>
Subject: Re: Proposed Area D Public Hearing Date - October 24, 2019 at 7:00 p.m.

I can be there is that is the will of the Board

On Wed, Sep 25, 2019 at 10:01 AM Barbara Bryant <BBryant@srd.ca> wrote:

Good Morning Directors:

This email is to advise that we have secured the meeting room at the Ocean Resort in Area D for the evening of Thursday, October 24th, 2019 at 7:00 p.m. for the proposed public hearing to consider bylaws no. 364 & 365 (Miller) as attached.

Ocean Resort

4384 South Island Highway

Campbell River, B.C.

V9H 1E8

We would appreciate it if you could please confirm your attendance.

Thank you.

Kind Regards,



Barbara Ann Bryant

Property Services Representative



301 - 990 Cedar Street, Campbell River, BC V9W 7Z8

e. bbryant@srd.ca | t. 250.830.6718 | f. 250.830.6710

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Please consider the environment before printing this email

--

Director, Noba Anderson
Cortes Island, Area B
Strathcona Regional District
director@cortesisland.com
Tel: 250-935-0320

Edith Watson

From: Mandy-Rae Krack <mandy-rae.krack@campbellrivermirror.com>
Sent: Wednesday, October 02, 2019 10:31 AM
To: Barbara Bryant
Subject: Re: Notice of Public Hearing Newspaper Ad - Bylaws No. 364 and 365

Great. I will approve them for you. They are \$500/each.

Have a great day!

Mandy-Rae Krack
Multi-Media Marketing Consultant
Black Press
www.campbellrivermirror.com
Cell/Text: 250-204-8586

Ask Me About:
-Impress Branded Content
-Website & Targeted Digital Advertising
-Mobile Footers
-Special Features

NEWSPAPER BOOKING/COPY DEADLINES:
Wednesday Paper: Friday by 10 am
Friday Paper: Tuesday by 3 pm

On Oct 2, 2019, at 9:19 AM, Barbara Bryant <BBryant@srd.ca> wrote:

Good Morning Mandy:

This proof looks great! Please proceed to print in the Campbell River Mirror in the October 11th and October 16th issues.

May we please have the costs.

Thank you.

Barb

<image001.png>
<image002.png><image003.jpg>

Barbara Ann Bryant
Property Services Representative
301 - 990 Cedar Street, Campbell River, BC V9W 7Z8
e. bbryant@srd.ca | t. 250.830.6718 | f. 250.830.6710

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<image004.gif>

From: Mandy-Rae Krack <mandy-rae.krack@campbellrivermirror.com>
Sent: Tuesday, October 1, 2019 5:09 PM
To: Barbara Bryant <BBryant@srd.ca>
Subject: Re: Notice of Public Hearing Newspaper Ad

Sorry for the delay. Creative got backed up. Here is your proof. Please let me know if you need any changes.

Mandy-Rae Krack
Multi-Media Marketing Consultant
Black Press
www.campbellrivermirror.com
Cell/Text: 250-204-8586

Ask Me About:
-Impress Branded Content
-Website & Targeted Digital Advertising
-Mobile Footers
-Special Features

NEWSPAPER BOOKING/COPY DEADLINES:
Wednesday Paper: Friday by 10 am
Friday Paper: Tuesday by 3 pm

On Oct 1, 2019, at 9:37 AM, Barbara Bryant <BBryant@srd.ca> wrote:

Hi Mandy:

Yes, black and white is good. Look forward to hearing from you.

Kind Regards,

Barb

<image001.png>
<image002.png><image003.jpg>

Barbara Ann Bryant
Property Services Representative
301 - 990 Cedar Street, Campbell River, BC V9W 7Z8
e. bbryant@srd.ca | t. 250.830.6718 | f. 250.830.6710

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<image004.gif>

From: Mandy-Rae Krack <mandy-rae.krack@campbellrivermirror.com>
Sent: Tuesday, October 1, 2019 9:03 AM
To: Barbara Bryant <BBryant@srd.ca>
Subject: Re: Notice of Public Hearing Newspaper Ad

Hi Barbara,

I will get this into the two dates mentioned in your email. It looks to be the same size as the last notices you did so I will try to get it to the same 1/2 page size. Black and white correct?

I will send you proof and pricing right away.

Mandy-Rae Krack

Multi-Media Marketing Consultant
Black Press
www.campbellrivermirror.com
Cell/Text: 250-204-8586

Ask Me About:

- Impress Branded Content
- Website & Targeted Digital Advertising
- Mobile Footers
- Special Features

NEWSPAPER BOOKING/COPY DEADLINES:

Wednesday Paper: Friday by 10 am
Friday Paper: Tuesday by 3 pm

On Sep 30, 2019, at 4:25 PM, Barbara Bryant <BBryant@srd.ca> wrote:

Hi Mandy:

Can we please have the attached ad placed in the Campbell River Mirror publications on Friday, October 11, 2019 and on Wednesday, October 16, 2019.

Could you please send us a proof prior to sending to print and also the cost(s) of each ad.

Thank you.

Kind Regards,

<image001.png>
<image002.png><image003.jpg>

Barbara Ann Bryant
Property Services Representative
301 - 990 Cedar Street, Campbell River, BC V9W 7Z8
e. bbryant@srd.ca | t. 250.830.6718 | f. 250.830.6710

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<image004.gif>

<20190927_Newspaper Ad_CP1D19_RZ1D19_Miller.pdf>

<BPM9359089_hr (1).pdf>

Edith Watson

From: Dave Miller [REDACTED]
Sent: Wednesday, October 02, 2019 12:57 PM
To: John Neill
Subject: Re: Public hearing

Thanks John.

Get [Outlook for Android](#)

From: John Neill <JNeill@srd.ca>
Sent: Wednesday, October 2, 2019 11:55:24 AM
To: Dave Miller [REDACTED]
Subject: RE: Public hearing

Here they are, Dave. The two should be used side by side, as in the newspaper ad.

John

From: Dave Miller [REDACTED]
Sent: Wednesday, October 2, 2019 10:53
To: John Neill <JNeill@srd.ca>
Subject: Re: Public hearing

Thanks John,

Do both of these need to go on the sign, or just the second one? If you could resend as pdf, that would be great.

Dave

Get [Outlook for Android](#)

From: John Neill <JNeill@srd.ca>
Sent: Wednesday, October 2, 2019 9:02:20 AM
To: Dave Miller <millerd100@hotmail.com>
Subject: RE: Public hearing

Hi Dave – here they are. I have them as JPGs, but could re-scan them to PDF if required.

Regards,

John

From: Dave Miller [REDACTED]
Sent: Tuesday, October 1, 2019 16:39
To: John Neill <JNeill@srd.ca>
Subject: Re: Public hearing

Thanks John. Can you send me a pdf copy of the map that will go out in the newspaper please? I will include the same map on the sign.

Dave

Get [Outlook for Android](#)

From: John Neill <JNeill@srd.ca>
Sent: Friday, September 27, 2019 11:32:27 AM
To: Dave Miller [REDACTED]
Subject: Public hearing

Hi Dave,

Your public hearing is proposed for 7pm on October 24 at the Ocean Resort, 4384 South Island Hwy. A notice is being prepared for the newspaper and circulation to neighbours. You will need to place a notice on the site as per the specifications attached.

Regards,

John



John W. Neill MCIP MRTPI
Planner
301-990 Cedar Street, Campbell River, BC V9W 7Z8
t. 250.830.6706 | 1877.830.2990

Edith Watson

From: Barbara Bryant
Sent: Wednesday, October 09, 2019 1:19 PM
To: Elaine Popove
Subject: RE: Notice of Public Hearing - SRD Website

Sorry, I have my days messed up and yes, tomorrow is Thursday. It needs to be Friday or next Tuesday will work as well. It will be in the paper on Friday so by that, we are meeting our guidelines within the Local Government Act.

Thanks so much.

Barb



Barbara Ann Bryant
Property Services Representative
301 - 990 Cedar Street, Campbell River, BC V9W 7Z8
e. bbryant@srd.ca | t. 250.830.6718 | f. 250.830.6710

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 Please consider the environment before printing this email

From: Elaine Popove <epopove@srd.ca>
Sent: Wednesday, October 9, 2019 12:17 PM
To: Barbara Bryant <BBryant@srd.ca>
Subject: RE: Notice of Public Hearing - SRD Website

Tomorrow is Thursday? Does that work.

If not then it will be Tuesday as Monday is a holiday.
I can see if Michelle can do it on Friday.

I see another training session for you coming soon!
Elaine

From: Barbara Bryant <BBryant@srd.ca>
Sent: October 9, 2019 11:36 AM
To: Elaine Popove <epopove@srd.ca>
Subject: RE: Notice of Public Hearing - SRD Website

Sorry Elaine, It needs to wait until tomorrow please but because it will appear in the Campbell River Mirror tomorrow and I'll have it posted here in the building, it can wait until Monday if tomorrow does not work for you.

Thanks so much.

Barb



Barbara Ann Bryant
Property Services Representative
301 - 990 Cedar Street, Campbell River, BC V9W 7Z8
e. bbryant@srd.ca | t. 250.830.6718 | f. 250.830.6710

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 Please consider the environment before printing this email

From: Elaine Popove <epopove@srd.ca>
Sent: Wednesday, October 9, 2019 11:25 AM
To: Barbara Bryant <BBryant@srd.ca>
Subject: RE: Notice of Public Hearing - SRD Website

Can I post this now or tomorrow? I will be out of office on Friday.

From: Barbara Bryant <BBryant@srd.ca>
Sent: October 8, 2019 11:42 AM
To: Elaine Popove <epopove@srd.ca>
Subject: Notice of Public Hearing - SRD Website

Good Morning Elaine:

Could you please post the attached notice of Public Hearing on the SRD website on Friday, October 11, 2019.

Thank you so much.

Barb



Barbara Ann Bryant
Property Services Representative
301 - 990 Cedar Street, Campbell River, BC V9W 7Z8
e. bbryant@srd.ca | t. 250.830.6718 | f. 250.830.6710

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 Please consider the environment before printing this email

Edith Watson

From: Barbara Bryant
Sent: Wednesday, September 25, 2019 10:02 AM
To: Noba Anderson; jimabram@xplornet.ca; Brenda Leigh; Gerald Whalley; Brenda Leigh; Gerald Whalley; Jim Abram; Noba Anderson
Subject: Proposed Area D Public Hearing Date - October 24, 2019 at 7:00 p.m.
Attachments: BL364_AreaD_OCP_amend_Miller.pdf; BL365_AreaD_ZBL_amend_Miller.pdf

Good Morning Directors:

This email is to advise that we have secured the meeting room at the Ocean Resort in Area D for the evening of Thursday, October 24th, 2019 at 7:00 p.m. for the proposed public hearing to consider bylaws no. 364 & 365 (Miller) as attached.

Ocean Resort
4384 South Island Highway
Campbell River, B.C.
V9H 1E8

We would appreciate it if you could please confirm your attendance.

Thank you.

Kind Regards,



Barbara Ann Bryant
Property Services Representative
301 - 990 Cedar Street, Campbell River, BC V9W 7Z8
e. bbryant@srd.ca | t. 250.830.6718 | f. 250.830.6710

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BYLAW NO. 364

A BYLAW TO AMEND BYLAW NO. 1857, BEING 'OYSTER BAY – BUTTLE LAKE OFFICIAL COMMUNITY PLAN BYLAW, 1996'

WHEREAS the former Comox-Strathcona Regional District has, by Bylaw No. 1857, adopted an official community plan for Electoral Area 'D' (Oyster Bay – Buttle Lake) pursuant to Part 14 of the *Local Government Act*;

AND WHEREAS a bylaw of the former Comox-Strathcona Regional District that regulates the use or development of land within the area comprising the Strathcona Regional District remains in force until amended or repealed;

AND WHEREAS the Regional Board wishes to amend the aforesaid Bylaw No. 1857 having due regard to the requirements of the *Local Government Act*;

NOW THEREFORE the Board of Directors of the Strathcona Regional District, in open meeting assembled, enacts as follows:

Amendments

1. Bylaw No. 1857 being the 'Oyster Bay – Buttle Lake Official Community Plan Bylaw, 1996' is hereby amended as set out in Schedule 'A' attached to and forming part of this bylaw.

Citation

2. This bylaw may be cited for all purposes as Bylaw No. 364, being 'Oyster Bay – Buttle Lake Official Community Plan Bylaw, 1996, Amendment No. 21'.

READ A FIRST TIME ON THE ____ DAY OF _____, 2019

READ A SECOND TIME ON THE ____ DAY OF _____, 2019

PUBLIC HEARING HELD ON THE ____ DAY OF _____, 2020

READ A THIRD TIME ON THE ____ DAY OF _____, 2020

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE ____ DAY OF _____, 2020

Chair

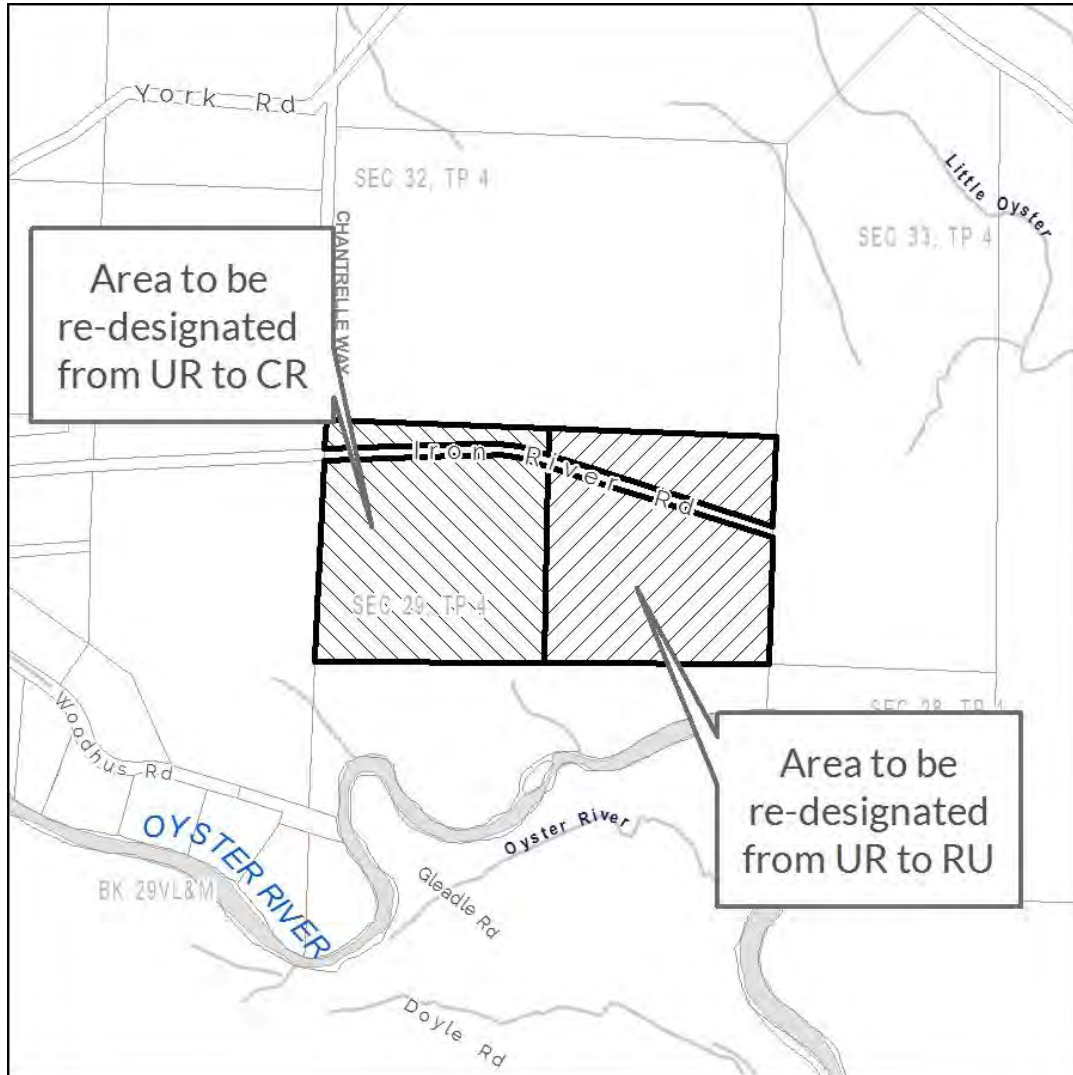
Corporate Officer

SCHEDULE 'A'

SECTION ONE

MAP AMENDMENT

The land use designation for land described as N ½ of NE ¼ Section 29, Township 4, Comox District, Plan 552C except Plan 376RW on 'Map 3' of Bylaw No. 1857, being the 'Oyster Bay – Buttle Lake Official Community Plan Bylaw, 1996', is hereby amended from 'Upland Resource' (UR) to 'Rural' (RU) and Country Residential (CR) as shown on the attached Appendix '1'.



CP 1D 19 – Miller

N ½ of NE ¼ Section 29, Township 4, Comox District, Plan 552C except Plan 376RW

Appendix '1'

Part of Schedule 'A' of Bylaw No.364, being 'Oyster Bay – Buttle Lake Official Community Plan Bylaw, 1996, Amendment No. 21'

Amends 'Map 3' of Bylaw No. 1857, being 'Oyster Bay – Buttle Lake Official Community Plan Bylaw, 1996.'



BYLAW NO. 365

A BYLAW TO AMEND BYLAW NO. 1404, BEING 'CAMPBELL RIVER AREA ZONING BYLAW, 1991'

WHEREAS the former Comox-Strathcona Regional District has, by Bylaw No. 1404, adopted zoning regulations for Electoral Area 'D' pursuant to Part 14 of the *Local Government Act*;

AND WHEREAS a bylaw of the former Comox-Strathcona Regional District that regulates the use or development of land within the area comprising the Strathcona Regional District remains in force until amended or repealed;

AND WHEREAS the Regional Board wishes to amend the aforesaid Bylaw No. 1404 having due regard to the requirements of the *Local Government Act*;

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Citation

2. This bylaw may be cited for all purposes as Bylaw No. 365, being 'Campbell River Area Zoning Bylaw, 1991, Amendment No. 55'.

READ A FIRST TIME ON THE ____ DAY OF _____, 2019

READ A SECOND TIME ON THE ____ DAY OF _____, 2019

PUBLIC HEARING HELD ON THE ____ DAY OF _____, 2020

READ A THIRD TIME ON THE ____ DAY OF _____, 2020

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE ____ DAY OF _____, 2020

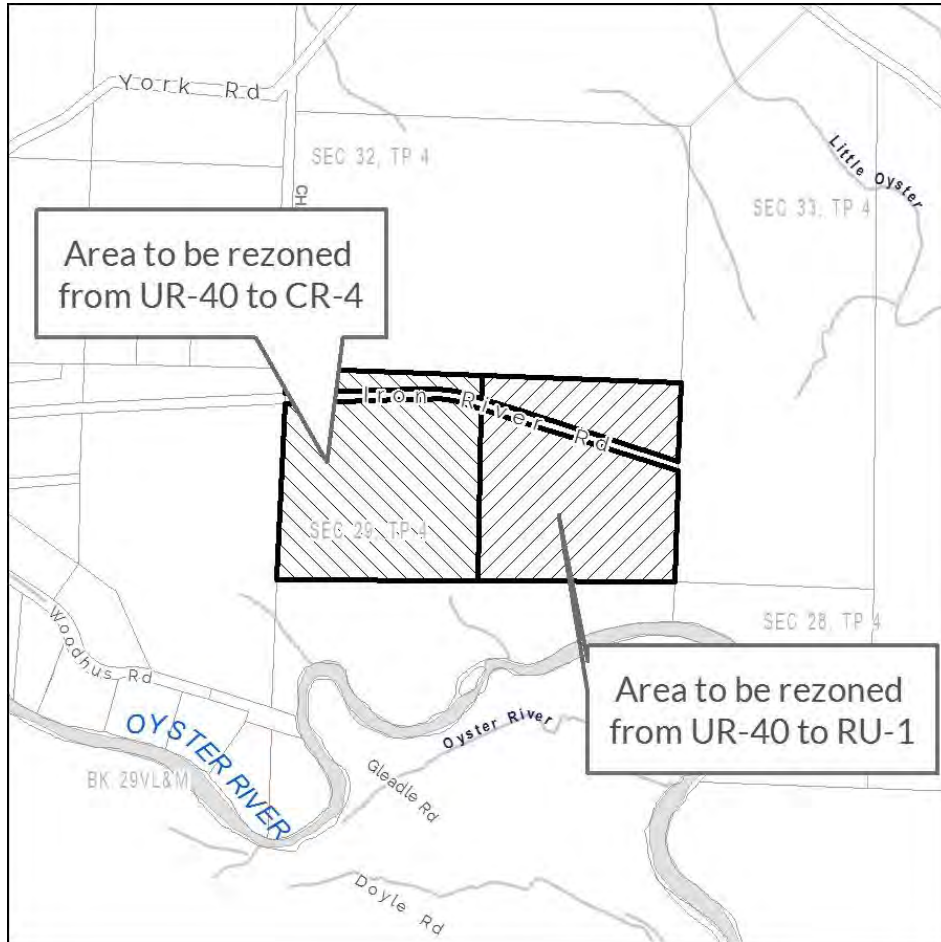
Chair

Corporate Officer

SCHEDULE 'A'

SECTION ONE MAP AMENDMENT

Land legally described as N ½ of NE ¼ Section 29, Township 4, Comox District, Plan 552C except Plan 376RW, as shown on 'Map 2' of Bylaw No. 1404, being the 'Campbell River Area Zoning Bylaw, 1991', is hereby amended from 'Upland Resource 40 (UR-40) to Rural One (RU-1) and Country Residential Four (CR-4), as shown on the attached Appendix '1'.



RZ 1D 19 – Miller

N ½ of NE ¼ Section 29, Township 4, Comox District, Plan 552C except Plan 376RW

Appendix '1'

Part of Schedule 'A' of Bylaw No. 365 being 'Campbell River Area Zoning Bylaw, 1991, Amendment No. 55.'

Amends 'Map 2' of Bylaw No. 1404, being 'Campbell River Area Zoning Bylaw, 1991.'

Edith Watson

From: Brenda Leigh <bleigh.53@gmail.com>
Sent: Thursday, October 17, 2019 5:08 PM
To: D Arcy Sego
Cc: John Neill
Subject: Re: Oct 24 Public Hearing to consider Bylaw No 364 and 365 impacting Chantelle Way

Dear Mr. Sego,

Thank you for your recent communications today. As Bylaws 364 and 365 concern the Millers' applications for changes to the Zoning Bylaw and the Official Community Plan, people who feel that their interests are affected by the application are encouraged to submit their views to the Public Hearing Committee, either in person at the hearing or in writing before the close of the Public Hearing on October 24th.

By copy of this email, I will ensure that John Neill of our Planning Department includes your communications in the record of the Public Hearing so that all Regional Directors who have the responsibility to hear the concerns of the public and, ultimately, vote on the applications will have the benefit of your views.

Brenda Leigh, Chair,
Public Hearing Committee for Bylaws 3654 and 365 and Director, Oyster Bay-Buttle Lake (Area D), Strathcona Regional District

Sent from my iPad

> On Oct 17, 2019, at 4:19 PM, D Arcy Sego [REDACTED] wrote:

>

> Thx John,

> With the Attorney General's recent announcement among family matters please be advised, we should expect media at this meeting.

>

>

> D'Arcy

>

>> On Oct 17, 2019, at 3:59 PM, John Neill <JNeill@srd.ca> wrote:

>>

>> D'Arcy,

>>

>> Thank you for your message. Please find a copy of the Occupancy Permit attached.

>>

>> Regards,

>>

>> John W. Neill MCIP MRTPI

>> Planner

>> Strathcona Regional District

>> 301-990 Cedar Street, Campbell River, BC V9W 7Z8

>> t. 250.830.6706 | 1877.830.2990

>>

>>

>>

>>

>> -----Original Message-----

>> From: D Arcy Segó [REDACTED]

>> Sent: Thursday, October 17, 2019 10:54

>> To: John Neill <JNeill@srd.ca>

>> Cc: Victoria Home [REDACTED] bleigh.53@gmail.com

>> Subject: Oct 24 Public Hearing to consider Bylaw No 364 and 365 impacting Chantelle Way

>>

>> Hi John,

>> I just received the public hearing notice consideration for Bylaw number 364 and 365 impacting the property at the south end of Chantrelle Way (File: 3320-20/CP 1D 19 and 3360-20/RD 1D 19).

>>

>> Changes to this Bylaw directly impact the property I own as there is an easement running through the south side of the property.

>>

>> Due to a matrimonial break down, in 2017, our property is currently under pending litigation by both myself and unpaid contractors against the property. My wife was living in the house without an occupancy permit. These concerns were reported to the regional district in writing where Mr. Hargrave refused to take actions in 2018 (he will have copies of our email correspondence and his written statements). I am working through the judicial system to have the property sold for asset division or to buy my wife's share of the property. With my wife and her fathers continued delays in settling this matter, I am anticipating a court ordered direction in the new year.

>>

>> I anticipate any changes to this Bylaw that impact our property will likely result in the Strathcona Regional district being brought into the litigation process to determine impacts on the property valuation. By way of this email I am requesting you to advise Myriah Foort, Chief Financial Officer of this risk to the Strathcona Regional District.

>>

>> I will also attend on October 24 in person to verbally articulate my concerns, and to obtain an update regarding the Strathcona Regional Districts risk management plans regarding this potential financial risk.

>>

>> In the event I am not able to attend on the 24th, I am cc'ing both my ex-wife (who is currently on the property), Brenda Leigh Area D Councillor, and my family lawyer.

>>

>> Respectfully,

>>

>> D'Arcy Segó

>> <Occupancy Permit 15B8617.pdf>

>

Edith Watson

From: Dave Miller [REDACTED]
Sent: Monday, October 07, 2019 1:39 PM
To: John Neill
Subject: Fwd: Dave Miller Sign Maps Attached
Attachments: miller 4x4 Comox Strathcona rezoning sign rev1.jpg

Hi John,

Please see attached sign proof. I am just wanting to confirm this meets your spec?

Thanks,

Dave

Get [Outlook for Android](#)

From: Info <info@qualitydesigns.net>
Sent: Monday, October 7, 2019 1:08:53 PM
To: Dave Miller [REDACTED]
Subject: RE: Dave Miller Sign Maps Attached

Hi Dave,
this is to spec, we've made several of them

thx,
geoff

From: Dave Miller
Sent: October-07-19 12:41 PM
To: Info <info@qualitydesigns.net>
Subject: Re: Dave Miller Sign Maps Attached

Thanks Geoff,

I believe the background has to be blue with green borders, according to the SRD instruction sheet.

Tara is spelt with an ar rather than er.

Dave

Get [Outlook for Android](#)

From: Info <info@qualitydesigns.net>
Sent: Monday, October 7, 2019 12:08:58 PM
To: Dave Miller [REDACTED]
Subject: RE: Dave Miller Sign Maps Attached

Hi Dave,

how's this?

Best regards,

Geoff Orlick

OWNER

621 11th Avenue
Campbell River, BC
V9W 4G5

250.286.0919

FX: 250.286.1975
1.800.286.SIGN

www.qualitydesigns.net

From: Dave Miller

Sent: October-04-19 12:35 PM

To: Info <info@qualitydesigns.net>

Subject: Dave Miller Sign Maps Attached

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Proposed O.C.P. Amendment and Zoning Amendment

Application Number: CP ID 19/RE ID 19

Applicant: Dave & Tara Miller

Applicant Phone Number: [REDACTED]

**This property is
presently designated
and zoned:**

**Upland Resource
Upland Resource**

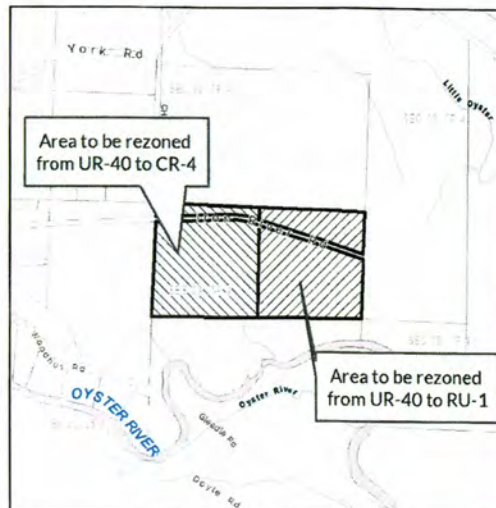
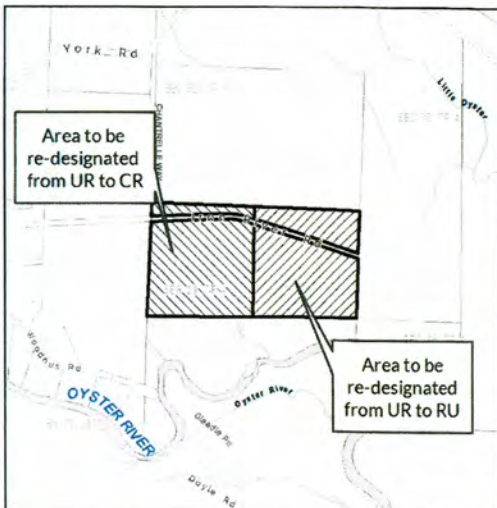
**An application has
been made to rezone
this property to:**

**Country Residential
Rural**

**Country Residential 4
Rural One**

**For further information
contact:**

**Community Planning
Services Dept.
600 Comox Rd.
Courtenay, B.C.
Tel:334-6000
Fax:334-8156**



Edith Watson

From: D Arcy Sego [REDACTED]
Sent: Thursday, October 17, 2019 10:54 AM
To: John Neill
Cc: Victoria Home; [REDACTED] bleigh.53@gmail.com
Subject: Oct 24 Public Hearing to consider Bylaw No 364 and 365 impacting Chantelle Way

Hi John,

I just received the public hearing notice consideration for Bylaw number 364 and 365 impacting the property at the south end of Chantrelle Way (File: 3320-20/CP 1D 19 and 3360-20/RD 1D 19).

Changes to this Bylaw directly impact the property I own as there is an easement running through the south side of the property.

Due to a matrimonial break down, in 2017, our property is currently under pending litigation by both myself and unpaid contractors against the property. My wife was living in the house without an occupancy permit. These concerns were reported to the regional district in writing where Mr. Hargrave refused to take actions in 2018 (he will have copies of our email correspondence and his written statements). I am working through the judicial system to have the property sold for asset division or to buy my wife's share of the property. With my wife and her fathers continued delays in settling this matter, I am anticipating a court ordered direction in the new year.

I anticipate any changes to this Bylaw that impact our property will likely result in the Strathcona Regional district being brought into the litigation process to determine impacts on the property valuation. By way of this email I am requesting you to advise Myriah Foort, Chief Financial Officer of this risk to the Strathcona Regional District.

I will also attend on October 24 in person to verbally articulate my concerns, and to obtain an update regarding the Strathcona Regional Districts risk management plans regarding this potential financial risk.

In the event I am not able to attend on the 24th, I am cc'ing both my ex-wife (who is currently on the property), Brenda Leigh Area D Councillor, and my family lawyer.

Respectfully,

D'Arcy Sego

Edith Watson

From: val leakey [REDACTED]
Sent: Friday, October 18, 2019 1:22 PM
To: John Neill
Subject: Public hearing re 31.6 hectare parcel Chantrelle Way

Good afternoon Mr. Neill,

My name is Valerie Leakey. My husband and myself live on [REDACTED] For some reason we did not receive the correspondence regarding the above hearing. My neighbour did provide us with a copy. I am hoping you can answer some questions I have.

1. If this amendment to the community plan is approved the map shows 2 lots 1 CR4 and one RU1. My neighbour spoke with you and is of the understanding that there will be 2 5 acre lots on the CR4 plus the remaining CR4 and one 20 acre lot on the RU1 plus the remaining. Does this mean upon approval there would be a total of 5 lots?

2. What would be the process to divide the remaining CR4 to 5 acre lots? Would another public inquiry take place?

3. I have been told by the property owners that any decision regarding the size of Chantrelle Way is up the dept of highways. Is that the case? Would any further subdivision of these two lots also be referred to them for approval?

Thank you for any information you can provide to me.

Valerie Leakey

Edith Watson

From: Noba Anderson
Sent: Tuesday, October 22, 2019 1:21 PM
To: Barbara Bryant; Brenda Leigh; Jim Abram; Gerald Whalley
Cc: Aniko Nelson; John Neill; Mary Jo Van Order; Edith Watson; Betty Wasyliw
Subject: Re: Notice of Public Hearing - Bylaws No. 364 & 365 - Thursday, October 24, 2019 - 6:30 p.m.

I was not delegated by the Board to attend this one... so I will not be attending.
Thanks, Noba

Director, Noba Anderson
Cortes Island, Area B
Strathcona Regional District
nanderson@srd.ca
Tel: 250-935-0320

I am deeply grateful to live in Coast Salish territory.

From: Barbara Bryant <BBryant@srd.ca>
Sent: Tuesday, October 22, 2019 10:27 AM
To: Brenda Leigh <bleigh@srd.ca>; Noba Anderson <nanderson@srd.ca>; Jim Abram <jabram@srd.ca>; Gerald Whalley <gwhalley@srd.ca>
Cc: Aniko Nelson <ANelson@srd.ca>; John Neill <JNeill@srd.ca>; Mary Jo Van Order <mvanorder@srd.ca>; Edith Watson <EWatson@srd.ca>; Betty Wasyliw <bwasyliw@srd.ca>
Subject: Notice of Public Hearing - Bylaws No. 364 & 365 - Thursday, October 24, 2019 - 6:30 p.m.

Hello Directors:

This email is just a friendly reminder of the public hearing scheduled for Thursday, October 24, 2019 commencing at 6:30 p.m. at the Ocean Resort (Oceanfront Building – Ocean Room), 4384 South Island Highway, Campbell River, B.C.

A copy of the Notice of Public Hearing and a copy of Bylaw No. 364 and Bylaw No. 365 are attached for your review. Hard copies will be available at the meeting.

Thank you.

Kind Regards,



Barbara Ann Bryant
Property Services Representative
301 - 990 Cedar Street, Campbell River, BC V9W 7Z8
e. bbryant@srd.ca | t. 250.830.6718 | f. 250.830.6710

This communication is intended for use of the recipient to whom it is addressed and may contain confidential, personal and/or privileged information. Please contact me immediately if you are not the intended recipient of the communication and do not copy, distribute, or take action relying upon it. Any communication received in error, or subsequent reply, should be deleted or destroyed.

 Please consider the environment before printing this email

Edith Watson

From: Barbara Bryant
Sent: Tuesday, October 22, 2019 11:07 AM
To: Brenda Leigh (bleigh@srd.ca); Anderson (nanderson@srd.ca); Director Abram; Whalley (gwhalley@srd.ca)
Cc: Aniko Nelson; John Neill; Mary Jo Van Order; Edith Watson; Betty Wasyliw
Subject: Notice of Public Hearing - Bylaws No. 364 & 365 - Thursday, October 24, 2019 - 7:00 p.m.

Hello Again Everyone:

I am so very sorry for my typing error, my apologies. The public hearing on Thursday evening , October 24th at the Ocean Resort will commence at **7:00 p.m.** and NOT 6:30 p.m. as stated below. Staff will arrive at the venue at approximately 6:30 p.m. for set up.

Thank you.

Kind Regards,



Barbara Ann Bryant
Property Services Representative
301 - 990 Cedar Street, Campbell River, BC V9W 7Z8
e. bbryant@srd.ca | t. 250.830.6718 | f. 250.830.6710

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 Please consider the environment before printing this email

From: Barbara Bryant
Sent: Tuesday, October 22, 2019 10:28 AM
To: Brenda Leigh (bleigh@srd.ca) <bleigh@srd.ca>; Anderson (nanderson@srd.ca) <nanderson@srd.ca>; Director Abram <jabram@srd.ca>; Whalley (gwhalley@srd.ca) <gwhalley@srd.ca>
Cc: Aniko Nelson <ANelson@srd.ca>; John Neill <JNeill@srd.ca>; Mary Jo Van Order <mvanorder@srd.ca>; Edith Watson <EWatson@srd.ca>; Betty Wasyliw <bwasyliw@srd.ca>
Subject: Notice of Public Hearing - Bylaws No. 364 & 365 - Thursday, October 24, 2019 - 6:30 p.m.

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A copy of the Notice of Public Hearing and a copy of Bylaw No. 364 and Bylaw No. 365 are attached for your review. Hard copies will be available at the meeting.

Thank you.

Kind Regards,



Barbara Ann Bryant
Property Services Representative
301 - 990 Cedar Street, Campbell River, BC V9W 7Z8
e. bbryant@srd.ca | t. 250.830.6718 | f. 250.830.6710

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 Please consider the environment before printing this email

Edith Watson

From: Hans Couvreur [REDACTED]
Sent: Tuesday, October 22, 2019 2:25 PM
To: John Neill
Subject: Bylaws 364 and 365.

I have no objection to this proposal.

H. Couvreur
[REDACTED]
Campbell River B.C.
[REDACTED]

Edith Watson

From: Paul Hargrave [REDACTED]
Sent: Wednesday, October 23, 2019 10:52 AM
To: John Neill
Subject: RE: Plan 376RW

Good Morning John:

Thank you for your assistance in obtaining the information, and clarifying this road designation.

Greatly appreciated.

Cheers, Paul Hargrave, Bantam Mills 1980 Ltd.

From: John Neill <JNeill@srd.ca>
Sent: October 23, 2019 10:06 AM
[REDACTED]
Subject: FW: Plan 376RW

Hi Paul - please find below, clarification on the status of Iron River Road.

Regards,

John



John W. Neill MCIP MRTPI
Planner
301-990 Cedar Street, Campbell River, BC V9W 7Z8
t. 250.830.6706 | 1877.830.2990

From: Thompson, Tammy TRAN:EX <Tammy.Thompson@gov.bc.ca>
Sent: Tuesday, October 22, 2019 14:11
To: John Neill <JNeill@srd.ca>
Cc: Franssen, Morganne TRAN:EX <Morganne.Franssen@gov.bc.ca>
Subject: RE: Plan 376RW

Hi John,

Please find attached a copy of Plans 376RW and EPP5704.

Iron River Road is only a Ministry Road for approximately the first 650 metres starting at Island Highway 19A. The rest of Iron River Road is basically a Forest Service Road formed by access easements on land titles. Please find attached CA1567616 which shows Reference Plan EPP5704 as an access easement for TimberWest.

Plan 376RW is a Right of Way Plan for Batco Development Company (logging company?), therefore, it is not considered a Provincial unopened road allowance or right of way.

Thanks,

Tammy Thompson

Development Services Officer

Ministry of Transportation & Infrastructure

550 Comox Road

Courtenay, BC V9N 3P6

Phone: (250)-334-6952

Fax: (250)-334-1291

From: John Neill [<mailto:JNeill@srd.ca>]

Sent: Thursday, October 17, 2019 12:17 PM

To: Thompson, Tammy TRAN:EX

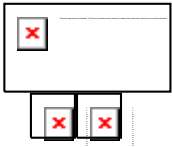
Subject: Plan 376RW

Hi Tammy,

Does Plan 376 R/W extend over PID 008-968-594, or just Easement Plan EPP5704? Is Plan 376 R/W considered an unopened road right-of-way?

Thanks and regards,

John



**John W. Neill MCIP MRTPI
Planner**

301-990 Cedar Street, Campbell River, BC V9W 7Z8
t. 250.830.6706 | 1877.830.2990

Edith Watson

From: Betty Wasyliw
Sent: Wednesday, October 30, 2019 12:54 PM
To: John Neill
Subject: PH Report Bylaws 364 and 365
Attachments: 20191024 Draft Public Hearing Report - Bylaw No 364 and 365 Draft 2.docx

For your review.

Sorry for the pressure, but they want to send this to Directors and have approval by Friday for agenda publication, so if you could please give this a once over sooner than later?

Thanks,



Betty Wasyliw
Corporate Services Assistant
301-990 Cedar Street, Campbell River, BC V9W 7Z8
e. bwasyliw@srd.ca | t. 250.830.6714 | f. 250.830.6710



PUBLIC HEARING REPORT Bylaws No. 364 & 365

Report on the public hearing held on October 24, 2019 at the Ocean Room (Oceanfront Building), Ocean Resort, 4384 South Island Highway, Campbell River, BC, to consider Bylaw No. 364, being Oyster Bay/Buttle Lake Community Plan Bylaw, 1996, Amendment 21 and Bylaw No. 365, being Campbell River Area Zoning Bylaw, 1991, Amendment No. 55.

PRESENT:

Chair:	B. Leigh	Oyster Bay – Buttle Lake (Electoral Area D)
Directors:	J. Abram	Discovery Islands–Mainland Inlets (Electoral Area C)
	G. Whalley	Kyuquot/Nootka-Sayward (Electoral Area A)
Staff:	J. Neill	Planner
	B. Wasyliv	Corporate Services Assistant (Recording Secretary)

Chair Leigh called the public hearing to order at 7:00 p.m., welcomed all those present and introduced the Board representatives present.

Chair Leigh read a prepared statement regarding the public hearing procedure and called for those wishing to speak to sign the speakers list. The Chair further advised that any written submissions must be brought forward before the close of the public hearing and that supporting documentation was available for viewing in the public hearing binder located at the rear of the room. The Chair confirmed that all presentations and submissions received at the public hearing would form part of the public hearing record and that any submissions received after the close of the public hearing would neither be read nor considered by the Board.

J. Neill, Planner I, provided a brief overview of proposed Bylaws No. 364 and 365. The bylaws were prepared in response to an application to amend the Oyster Bay/Buttle Lake Official Community Plan and Campbell River Area Zoning Bylaw.

Mr. Neill advised that Bylaw No. 364 proposes to amend the Oyster Bay/Buttle Lake Official Community Plan and Bylaw 365 proposes to amend the Campbell River Area Zoning Bylaw to re-designate and rezone a 31.6 hectare property at the south end of Chantrelle Way, York Road, to facilitate the creation of two homestead lots on the property. The planner explained that in order to achieve this objective, the applicants have applied for the following bylaw amendments:

- Split re-designate the subject parcel from Upland Resource to Country Residential on the west portion and Rural on the east portion; and
- Split rezone the subject parcel from Upland Resource 40 (UR-40) to Country Residential Four (CR-4) on the west portion and Rural One (RU-1) on the east portion.

J. Neill advised that the bylaws were referred to First Nations and government agencies for comment. The regional agrologist indicated the proposal would not impact the adjoining forest land in the ALR; archaeology had no concerns; the Ministry of Transportation had no objection, subject to conditions being satisfied as part of a subsequent subdivision application; and VIHA indicated approval, subject to satisfactory sewage disposal being achieved on the proposed lots. The Wei Wai Kum and We Wai Kai Nations had no comment respecting this proposal. Mr. Neill confirmed that Bylaws 364 and 365 were given first and second readings by the Regional Board at its meeting on October 9, 2019, at which time the Regional Board directed that a public hearing be conducted on October 24, 2019 for the purpose of obtaining public input with respect to the bylaws.

Chair Leigh invited the applicant to speak.

Dave Miller (Applicant), 3815 Woodland Drive, declined the invitation.

Chair Leigh invited the first speaker on the speaker's list to introduce himself to the Directors.

Rick Anglin, of 4230 Chantrelle Way, indicated support for the proposed changes in principle, but voiced two concerns; the first was about drainage and the second pertained to a proposed trail between properties. Mr. Anglin stated that as he had corrected past issues resulting from improper drainage and he would like assurance that future drainage from construction of roadways is installed correctly. Additionally, Mr. Anglin stated that he is opposed to the pathway between properties leading to the river. He stated that his concerns are regarding lack of fire access and that the increasing trespass activity from hunters and off-road vehicle users who litter and damage property will grow even further if a trail is installed.

Chair Leigh confirmed with J. Neill that the Ministry of Transportation will handle the drainage associated with road building but assured Mr. Anglin that his concerns are noted.

Chair Leigh invited the next speaker on the list to address the Directors.

Jonathon Kilgour, or 3455 York Road, sought assurance that his right of access to his property would be retained if this proposal moves forward.

J. Neill informed Mr. Kilgour that the easement will be protected for those properties to the east of the subject properties.

Director Abram inquired if this would go into the subdivision plan.

J. Neill confirmed that part of the area in question would become a public road to provide frontage to the proposed lots and the rest would remain the easement.

Chair Leigh announced that she had reached the end of the speaker's list and invited other speakers to come forward.

Paul Hargave, owner of the adjacent lots 13 and 14 with easement access through the subject property, asked whether a Ministry of Transportation road that terminates at his lot will be put in, or if it will remain an easement.

J.Neill stated that the public road will stop at the eastern boundary of the proposed 5-acre parcel which would be half way through the property and the rest of the Iron River Road would remain as the easement, which means there will be no public road abutting Mr. Hargrave's property.

P.Hargrave stated he shares same experience with Mr. Anglin regarding trespassers despite the fencing he has installed. His concern is that if a Ministry of Transport Road is put in, the result will be an increase of road users and he asked if there would be a gate installed or some other way to stop through traffic. Mr. Hargrave informed the Directors that he has a managed forest property which is a tree farm, and with current access, if there were a fire, it would be very difficult to contain or manage it. He stated that he was not aware of a proposed trail down to the Oyster River and expressed his opposition to this idea.

Chair Leigh called for additional speakers.

Andy Leakey, of 4186 Chantrelle Way, stated his concern regarding traffic on the road, as the road is only 33 feet wide. With the rezoning resulting in the addition of two to six families, the road is insufficient for the increased traffic.

Director Abram inquired whether the road is currently a half road on one piece of property and about the identity of the property owner on the other side of the road.

A.Leakey explained that the owners of the property in question are not in attendance. Mr. Leakey stated that he had originally built the road and supplied the land, after which time, the Department of Transportation assumed control. Mr. Leakey recalled that there had, many years ago, been discussion about the property owners across the street contributing 33 feet in their side to create a proper road, but there has been no recent discussion or action on the topic.

Chair Leigh called for additional speakers.

Dave Miller (Applicant), 3815 Woodland Drive, stated his agreement with the other speakers and indicated that he shares their concerns pertaining to access and suggested that a public road may allow for better access enforcement.

A.Leakey asked about the future of Iron River Road and inquired if it may ultimately be overtaken by individual properties or if it will be converted to a public road.

Chair Leigh stated that this is not the subject of the public hearing and that she did not have that information.

J.Neill, provided a brief overview of the origins of Iron River Road, which was a right of way with portions converted to public road as subdivisions have occurred in the area. The planner confirmed that at this time, there is no plan to convert Iron River Road to a public road.

Director Leigh called for additional speakers.

P.Hargrave asked if the easement through Lot 16 would remain as an easement or become a Ministry of Transportation road.

J.Neill, Planner I, explained that it is the wish of the Ministry of Transportation for Chantrelle Way be extended south and link with Iron River Road, which will be extended as a public road to the midpoint of the property as a means to serve the two parcels.

Chair Leigh asked if the Ministry of Transportation's intended changes would result in the existing half road being converted to a busy main road.

J. Neill clarified that the road would only be used to serve the two parcels, which is in place because under the rules of subdivision, new lots created must front onto a highway. This change eliminates the need for the existing easement.

Chair Leigh called again for speakers.

R. Anglin asked about who the decision maker is regarding road layout, specifically regarding changes to Chantrelle Way.

J. Neill, confirmed that the Ministry of Transportation determines how subdivisions will lay out.

P. Hargrave asked for clarification about the zoning changes on the proposed property.

J. Neill, Planner I, stated that the western half the property would be rezoned Country Residential 4 (CR-4), of which two 5-acre parcels will be carved out. The rest will remain as a single piece of land that will straddle the zoning boundary between Rural and the Country Residential zoning. This is because the Managed Forest Council requires a minimum holding of 25-hectares to be considered managed forest land, thus if further subdivision were to occur on this property, it would lose its managed forest land designation.

R. Anglin sought confirmation that this subdivision will only create two 5-acre lots.

Chair Leigh confirmed this.

Chair Leigh asked for more information about the public access trail along the treeline that was negotiated during the rezoning process and what could be put in place in lieu of a trail.

Pauline Anglin, of 4230 Chantrelle Way, which is located across from the gate. Ms. Anglin noted that the map indicates the trail leads to another parcel of land, not the Oyster River and asked why a trail with a termination point on private property would be created. She stated that there had been a notable increase in off-road vehicle users in the area who are operating dangerously and damaging her property; activity she stated will increase if a public access trail is developed.

Director Abram asked if there was another negotiable amenity that could be offered to replace the trail between the properties.

J. Neill, Planner I, confirmed that this is possible but is not sure what that amenity could be.

P. Anglin suggested a park or play area could be a good substitute for the trail.

P. Hargrave provided some background information regarding off road vehicle access and usage. He identified the park at Glenmore Road as one entry point to the trail system, along with access off Macaulay Road and York Road, which brings users through his property, along the Iron River Road, across the Inland Island Highway, and into Strathcona Park and to the mountains. Mr. Hargrave noted that all his attempts to block off access have been evaded, as trespassers move barriers, break fences, and fall trees to create new trails around obstacles to gain access.

D. Miller noted that their intention is to build a home and moving onto the property. He remarked that some of the current issues around trespassers stem from the fact that the property is vacant. Mr. Miller stated that he believes that once the property is occupied, there will be a reduction in trespassers as he and his family will be present to monitor, control, and deter off road vehicle users.

P. Hargrave agreed with Mr. Miller.

Chair Leigh cautioned that occupancy may not deter trespassers and she recounted an unresolved off-road vehicle trespass issue that property owners in Stories Beach are currently experiencing. The Chair stated that residency may help, but it will not solve the problem.

Open Conversation ensued. A suggestion to create a bylaw to allow for confiscating off-road vehicles found being used on main roads was offered and discussion around police enforcement and failure to display registration numbering and licensing followed.

Chair Leigh advised that the topic of off-road vehicle trails was on the agenda at the recent Union of BC Municipalities conference where she spoke in opposition to the proposed trail system from Area D to the north island.

Chair Leigh called for speakers.

Scott Hargrave, of 8723 Island Highway and partial owner of adjoining lots, stated that he is opposed to the development of trail as well. He noted that the proposed trail would terminate near an old logging road owned by Raven Lumber, which would allow for off road vehicle users to connect to an entire logging road network, which would certainly increase traffic to the area.

Chair Leigh asked if the proposed trail was eliminated and negotiated a replacement amenity would require another public hearing.

J. Neill confirmed that another public hearing would not be required for such a change. He restated that the purpose of the current public hearing was to discuss changing the zoning of the land designation and that the issue of subdivision and amenity is completely separate.

P. Anglin suggested that the small piece of the Miller property north of the Iron River Road could be a good location for a park.

D. Miller confirmed that he was open to discuss options regarding the amenity but clarified that his property squares up in the area that Ms. Anglin is referring to, so the piece in question does not exist.

P. Hargrave stated that the piece Ms. Anglin is referring to is on Lot 16, not Mr. Miller's property.

S. Hargrave suggested that an alternate amenity could be a pole with surveillance cameras mounted to it for monitoring trespass activity to aid in enforcement.

Chair Leigh shared her past experiences as a trail user in the areas being discussed.

Chair Leigh called for further comments. Hearing none, she called for speakers for a second time. The Chair then reminded attendees that comment sheets must be submitted prior to the close of the public hearing and again called for speakers. Hearing none, Director Leigh stated

that a five-minute end of meeting reminder was commencing. The Chair called for a final time for speakers and written submissions and stated that no submissions will be accepted after the close of the public hearing. Additionally, she asked the public to refrain from approaching the Directors after the public hearing and referred any questions and comments to be directed to staff.

Chair Leigh called a final time for speakers and hearing none, declared the Public Hearing to be closed at 7:50 p.m.

At the time of closing of the Public Hearing zero (0) written submissions had been received at the public hearing and three (3) written submissions had been received prior to the Public Hearing and entered into the record.

The undersigned hereby certifies and declares the foregoing to be a fair and accurate report of the Public Hearing for Bylaw No. 364, being Oyster Bay/Buttle Lake Community Plan Bylaw, 1996, Amendment 21 and Bylaw No. 365, being Campbell River Area Zoning Bylaw, 1991, Amendment No. 55.

B. Wasyliw, Recording Secretary

The undersigned hereby certify and declare the foregoing to be a fair and accurate report of the Public Hearing for Bylaw No. 364, being Oyster Bay/Buttle Lake Community Plan Bylaw, 1996, Amendment 21 and Bylaw No. 365, being Campbell River Area Zoning Bylaw, 1991, Amendment No. 55.

Director B. Leigh, Chair

Director J. Abram

Director G. Whalley

Edith Watson

From: David Leitch
Sent: Friday, November 01, 2019 2:36 PM
To: Aniko Nelson
Subject: FW: Confidential

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

From: Brenda Leigh
Sent: October-26-19 5:50 PM
To: Jane Miller [REDACTED]
Subject: Re: Confidential

Sorry, Jane. As soon as I saw the applicants' names in your message, I stopped reading. Due to the fact that a Public Hearing took place on this matter on Thursday, October 24th, the Regional Directors who attended that hearing cannot receive any further information regarding the subject of the hearing.

If you wish, you may contact the Chief Administrative Officer of the SRD, David Leitch at (250)830-6700 or the SRD Corporate Officer, Tom Yates at the same number.

Legal constraints on receiving new information after the close of a Public Hearing would prevent any of the Electoral Area Directors on our Board from receiving new information on this application at this time.

Hope you're enjoying this lovely sunshine!....We are getting a whole week of it coming up, so that is something to look forward to after all this rain!

Cheers,

Brenda Leigh, Director,
Oyster Bay-Buttle Lake (Area D),
Strathcona Regional District

Sent from my iPad

> On Oct 26, 2019, at 2:18 PM, Jane Miller <janef00@telus.net> wrote:

>

> Hello Brenda,

> I am thinking that it is important for you to have all the facts before making a decision. Tara (nee Nelson) and David Miller and Aniko and Aaron Nelson bought an 80 acre parcel of land at the end of Chantrelle Way (off York Rd). Aaron and Tara are siblings. They bought this property from David's employer Timber West. They want to rezone and subdivide and develop the property into a subdivision of houses on 5 acre lots. It is my concern that with Aniko Nelson as the SRD planning manager, that this may have been misrepresented to the Board upon application for rezoning and a conflict of interest exists.

> Sincerely,

> Jane Miller

>

> Sent from my iPad

Edith Watson

From: Dave Miller [REDACTED]
Sent: Tuesday, November 12, 2019 2:24 PM
To: John Neill
Subject: Re: Zoning Amendment

Thanks John.

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From: John Neill <JNeill@srd.ca>
Sent: Tuesday, November 12, 2019 2:20:02 PM
To: Dave Miller [REDACTED]
Subject: RE: Zoning Amendment

Will do, Dave – I'm still waiting for the approved minutes to come out. I'll send over the bylaw when I receive a copy.

Regards,

John

From: Dave Miller [REDACTED]
Sent: Tuesday, November 12, 2019 13:07
To: John Neill <JNeill@srd.ca>
Subject: Zoning Amendment

Hi John,

I was wondering if you could send me a copy of the approved zoning amendment?

Regards,

Dave

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Edith Watson

From: Brenda Leigh <bleigh.53@gmail.com>
Sent: Thursday, December 05, 2019 11:19 AM
To: Edith Watson
Subject: Re: Request for Records

Hi, Edith. I think I already sent this to you a few weeks ago—except for one piece of correspondence from “Jayne-Somebody” which was received right after the close of the Miller Public Hearing and which I could not read. I forwarded it to Dave Leitch, as is the practice with information received after the close of a Public Hearing.

Let me know if the previous correspondence is received by you.

Brenda Leigh, Director,
Oyster Bay-Buttle Lake (Area D),
Strathcona Regional District

Sent from my iPad

On Dec 5, 2019, at 9:11 AM, Edith Watson <EWatson@srd.ca> wrote:

Good morning,

Re: Request for records – Freedom of Information and Protection of Privacy

Corporate Services is currently responding to a FIPPA request for records. Accordingly, please provide the requested hard copy documents and/or links to all electronic records on or before Tuesday, December 10 2019. Once collected, Corporate Services will be reviewing and severing, if applicable, prior to providing a response to the applicant. Please contact Tom or myself without delay to address any questions or concerns you may have. The applicant’s request is summarized below for your reference:

“all correspondence received by the SRD (Director Brenda Leigh & staff) pertaining to rezoning application for Miller, Dave & Tara – CP 1D 19/RZ 1D 19.”

Thank you for your assistance

<image001.jpg>
<image002.png><image003.jpg>

Edith Watson, CMC
Senior Executive Assistant
Deputy Corporate Officer
301-990 Cedar Street, Campbell River, BC V9W 7Z8
e. ewatson@srd.ca | t. 250.830.6712

Edith Watson

From: Aniko Nelson
Sent: Wednesday, December 11, 2019 11:27 AM
To: Edith Watson
Cc: Tom Yates; David Leitch
Subject: RE: Request for Records

Hi Edie,

In addition to what is included in the Public Hearing binder, electronic records compiled by community services staff can be found through the link provided below:

G:\Planning\Applications\Zoning Bylaw Amendments - 3360\Area D\2019\CP 1D 19_RZ1D 19_Miller\Correspondence

Thank you.

A.

From: Edith Watson
Sent: December-05-19 9:12 AM
To: Aniko Nelson <ANelson@srd.ca>
Cc: Tom Yates <TYates@srd.ca>; David Leitch <DLeitch@srd.ca>
Subject: FW: Request for Records

Good morning,

Just a reminder that staff responses for this request are to be provided by Tuesday, December 10, 2019.

Thank you,

Edith

From: Edith Watson
Sent: Tuesday, November 19, 2019 4:42 PM
To: Aniko Nelson <ANelson@srd.ca>
Cc: Tom Yates <TYates@srd.ca>; David Leitch <DLeitch@srd.ca>
Subject: Request for Records

Good afternoon,

Re: Request for records – Freedom of Information and Protection of Privacy

Corporate Services is currently responding to a FIPPA request for records. Accordingly, please provide the requested hard copy documents and/or links to all electronic records on or before Tuesday, December 10 2019. Once collected, Corporate Services will be reviewing and severing, if applicable, prior to providing a response to the applicant. Please contact Tom or myself without delay to address any questions or concerns you may have. The applicant's request is summarized below for your reference:

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Thank you for your assistance.



Edith Watson, CMC
Senior Executive Assistant
Deputy Corporate Officer

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e. ewatson@srd.ca | t. 250.830.6712